

The Sierra Lakes Specific Plan Amendments Added

Specific Plan Regulations	Ordinance 1133	November 15 th 1994
Amendment #1	Ordinance 1229	November 4 th 1997
Amendment #2	Ordinance 1309	December 7 th 1999
Amendment #3	Resolution # 2002-79	June 18 th 2002
Amendment #4	Ordinance 1375	June 18 th 2002
Amendment #5	Ordinance 1403	June 3 rd 2003
Amendment #6	Ordinance 1482	July 19 th 2005

11/5/94

**AN ORDINANCE OF THE CITY OF FONTANA, CALIFORNIA ADOPTING
THE SIERRA LAKES SPECIFIC PLAN**

WHEREAS, Lewis Homes of California ("Applicant") has submitted a request for approval of the Sierra Lakes Specific Plan, as on file in the City Clerk's Office; and

WHEREAS, the City Council is authorized to adopt specific plans controlling the development of land within the City pursuant to Government Code Sections 65450 and 65453; and

WHEREAS, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted, has considered the Sierra Lakes Specific Plan and recommended by the Planning Commission that the City Council adopt the Sierra Lakes Specific Plan; and

WHEREAS, on November 1, 1994 the City Council held a noticed public hearing concerning the Sierra Lakes Specific Plan; and

WHEREAS, the City Council has reviewed and certified the Environmental Impact Report for the Sierra Lakes Specific Plan, SCH 92012024 and adopted a Statement of Overriding Considerations relative thereto; and

WHEREAS, the City Council has approved General Plan Amendment No. 91-20 submitted by the Applicant, pertaining to certain amendments to the General Plan necessary to ensure the Sierra Lakes Specific Plan's conformance with City's General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds and determines that the Sierra Lakes Specific Plan is in substantial compliance with the objectives contained in the Fontana Municipal Code § 30-911(a)(1)-(11), to wit:

- (a) The Specific Plan will ensure development consistent with the City's General Plan and integral elements.
- (b) The Specific Plan provides maximum development flexibility while ensuring quality.
- (c) The Specific Plan ensures development will not exceed the City's ability to provide essential urban services.
- (d) The Specific Plan will provide a streamlined but comprehensive review and approval process for development approvals.

11/4/97

AN ORDINANCE OF THE CITY OF FONTANA APPROVING THE SIERRA LAKES SPECIFIC PLAN AMENDMENT #1 AND SIERRA LAKES DEVELOPMENT AGREEMENT AMENDMENT #1

WHEREAS, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on October 20, 1997, considered the Sierra Lakes Specific Plan Amendment #1 and Sierra Lakes Development Agreement Amendment #1; and

WHEREAS, the Planning Commission recommended to the City Council that the Sierra Lakes Specific Plan Amendment #1 and Sierra Lakes Development Agreement Amendment #1 be approved; and

WHEREAS, notice of the City Council public hearing concerning the Amendment of the Specific Plan and Development Agreement was given pursuant to the Government Code by publication in The Sun, a newspaper of general circulation within the City, on September 19, 1997; and

WHEREAS, the City Council has received public testimony on the project and on the environmental analysis and determines that the amendments will not have a significant effect on the environment and a Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding is recommended for this project per the Local Guidelines for Implementing the California Environmental Quality Act.

NOW, THEREFORE, be it resolved, determined, and ordered by the City Council of the City of Fontana, as follows:

Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. The Sierra Lakes Specific Plan and Sierra Lakes Development Agreement is hereby amended as set forth in **Exhibit "A"** which is incorporated herein by reference.

Section 3. The Sierra Lakes Specific Plan Amendment #1 and the Sierra Lakes Development Agreement Amendment #1 are consistent with the goals and policies of the General Plan.

This space is for the
County Clerk's stamp

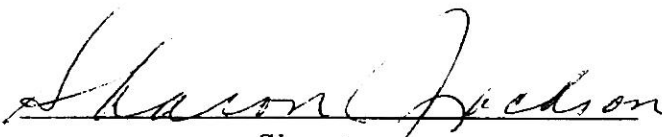
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not small than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, To-wit: October 23, 1997.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 23rd day of October 1997.


Signature

**City of Fontana
Summary of Proposed
Ordinance #1229
PO#96-25428**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED
ORDINANCE NO. 1229**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, November 4, 1997, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance 1229, approving the Sierra Lakes Specific Plan Amendment #1 and the Sierra Lakes Development Agreement #1.

A certified copy of the full text of the proposed ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE CITY
OF FONTANA**
David R. Eshleman, Mayor

Kathy Montoya
City Clerk

Publish: October 23, 1997

FONTANA HERALD NEWS
16920 Spring Street
P.O. Box 549
Fontana, California 92334
Phone (909) 822-2231 Fax (909) 355-9358

This space is for the
County Clerk's stamp

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not small than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, To-wit: November 6, 1997.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 6th day of November 1997.


Signature

**CITY OF FONTANA
Summary of Adopted
Ordinance #1229
PO#96-25428**

**CITY OF FONTANA
FONTANA, CALIFORNIA
SUMMARY OF ADOPTED
ORDINANCE NO. 1229**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, November 4, 1997, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council adopted Ordinance No. 1229, approving the Sierra Lakes Specific Plan Amendment #1 and the Sierra Lakes Development Agreement Amendment #1.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335

AYES: Mayor Eshleman,
Council Members Nuaimi,
Mancha, Roberts

CITY COUNCIL OF THE CITY
OF FONTANA
David R. Eshleman, Mayor

Kathy Montoya
City Clerk

Publish: November 6, 1997

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16920 Spring Street
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Phone (909) 822-2231 Fax (909) 355-9358

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING
SPECIFIC PLAN AMENDMENT #99-04 (AMENDMENT #2 OF
THE SIERRA LAKES SPECIFIC PLAN), AMENDING THE
SIERRA LAKES SPECIFIC PLAN REGARDING LOT WIDTHS
AND THAT THE READING OF THE TITLE CONSTITUTES THE
FIRST READING THEREOF**

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS
FOLLOWS:

Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. Specific Plan Amendment #99-04 is consistent with the goals and policies of the General Plan.

Section 3. Specific Plan Amendment #99-04 is hereby approved and the Sierra Lakes Specific Plan, Table 6-Residential Development Standards-Product Type (Pages 4.5 & 4.6), is hereby amended to read as follows:

Minimum lot widths for knuckles, cul-de-sac, and irregular lots will be measured at a distance of 30 feet from the front property line.

Section 4. Any provision of this Ordinance which is declared by a court of competent jurisdiction to be void, invalid or unlawful may be stricken from this Ordinance and the remainder of this Ordinance enforced in accordance with its terms. The Council declares that it would have adopted this Ordinance, such severance notwithstanding.

Section 5. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in a newspaper of general circulation, published and circulated in the City of Fontana, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 7th day of December, 1999.

#3
6/18/02
RESOLUTION NO. 2002- 79

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT #02-003, AN AMENDMENT OF THE LAND USE POLICY MAP TO REFLECT THE CHANGES IN SPECIFIC PLAN AMENDMENT #02-003 (SIERRA LAKES SPECIFIC PLAN AMENDMENT #3)

WHEREAS, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on May 28, 2002 and June 10, 2002, considered General Plan Amendment #02-003; and

WHEREAS, on June 10, 2002, the Planning Commission recommended to the City Council that General Plan Amendment #02-003 be approved; and

WHEREAS, Notice of the City Council public hearing concerning General Plan Amendment #02-003 was given pursuant to the Government Code by publication in The Herald News, a newspaper of general circulation within the City, on May 2, 2002.

NOW THEREFORE, be it resolved, determined, and ordered by the City Council of the City of Fontana as follows:

- Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination
- Section 2. The General Plan is amended as per Specific Plan Amendment #02-003 (Sierra Lakes Specific Plan Amendment #3) (On file in the City Clerk's Department).
- Section 3. This resolution shall take effect when adopted.

APPROVED AND ADOPTED this 18th day of June, 2002.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

6/18/02

AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT #02-003 (SIERRA LAKES SPECIFIC PLAN AMENDMENT #3), AN AMENDMENT OF THE SIERRA LAKES SPECIFIC PLAN TO MODIFY THE ALIGNMENT OF THE SIERRA LAKES PARKWAY, MODIFY THE ACREAGES OF PLANNING AREAS 20, 22, 23, 24, 25, 26, AND ELIMINATE A 3.6 ACRE BUSINESS PARK

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. Find Specific Plan Amendment #02-003 is consistent with the goals and policies of the General Plan.

Section 3. Specific Plan Amendment #02-003 is hereby approved and the Sierra Lakes Specific Plan is hereby amended to read per Attachment "A".

Section 4. Any provision of this Ordinance which is declared by a court of competent jurisdiction to be void, invalid or unlawful may be stricken from this Ordinance and the remainder of this Ordinance enforced in accordance with its terms. The Council declares that it would have adopted this Ordinance, such severance notwithstanding.

Section 5. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in a newspaper of general circulation, published and circulated in the City of Fontana, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 18th day of June, 2002.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

SIERRA LAKE

A Master Planned Golf Community

Lewis  Homes

Prepared for:

THE CITY OF FONTANA

8353 Sierra Avenue

Fontana, California 92335

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Contact: Craig L. Bruorton, AICP

Prepared by:

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On Behalf of:

LEWIS OPERATING CORP.

1156 North Mountain Avenue

Upland, California 91785

(909) 985-0971

Contact: Mimi-Ray† Gerry Bryan

Adopted: November 15, 1994

Amended: October 21, 1997

DRAFT AMENDMENT: ~~November 27, 2001~~ April 19, 2002

FILE COPY SPA #02-003

- The creation of new employment opportunities through the development of the golf course, commercial facilities, ~~business park uses~~ and the corporate center, contributing to the balance of jobs and housing.
- The installation of significant public facilities and infrastructure improvements that will benefit the entire North Fontana Planning Area.

The Sierra Lakes Master Planned Golf Community will set the image for North Fontana through the implementation of the following features:

- The extensive use of high quality site amenities, design elements and architectural treatments throughout the Sierra Lakes development.
- A unified community design theme reinforced through a comprehensive landscape architecture program, community monumentation, and wall/fencing details that will enhance the Sierra Lakes image.
- Preservation of the site's Olive grove heritage by incorporating remaining historic Olive trees at accent locations such as community entries and focal points, and by preserving portions of an historic aqueduct and replanting historic olive trees in a grove-like pattern in a historic preservation site.
- An innovative mixture of land uses in combination with the golf course, parks, and open space amenities that creates a unique country club setting and a quality living environment for the entire community.

This Specific Plan document has been prepared in accordance with the provisions of State planning law as related to Specific Plans. Included in the following sections is detailed information regarding the project's consistency with applicable local and State planning regulations, project overview, development regulations, design standards, and methods and procedures for implementing and administering this Specific Plan document.

1.1 HISTORICAL PERSPECTIVE

The site of the Sierra Lakes Master Planned Golf Community was originally part of the San Bernardino Rancho, a land grant property dating back to Mexican ownership of the State of California. During the late 1800s, the site was divided into several homesteads which comprised a portion of the original settlement of the community known as Grapeland. The settlers formed the Grapeland Irrigation District in 1890, but failed to obtain water rights from nearby Lytle Creek. Because many of the settlers were dependent on the water for their grape, raisin, fruit, and olive groves, most were forced to leave the area. One of the earliest settlers, J.L. Adams, originally

Master theme entries will incorporate substantial landscaping, decorative walls and appropriate signage.

Goal: *Preserve the unique character of neighborhoods throughout the City.*

Consistency: The project site and the majority of its neighboring properties are presently vacant. However, the development encourages preservation of the site's unique character by incorporating remaining Olive trees in clusters at accent locations throughout the project. The Olive trees will be used at the entryways, in the historic preservation area and in select streetscapes. The development also incorporates a historic preservation site to preserve elements of the historic Grapeland Irrigation System.

E. Economic Development

Goal: *Maintain a balance between job opportunities, housing opportunities and supporting commercial uses.*

Consistency: The Sierra Lakes project is consistent with the City's goal of a jobs/housing balance and increased tax revenue through the development of a 22.6-31.6-acre Town Center, 22.6 25.5-acre Corporate Center/Restaurant Row, 3.6-acre Business Park, 13.9 11.7-acre Village Center and a 150.3-acre Championship Golf Course.

At buildout, Sierra Lakes will achieve a jobs to housing balance above the current SCAG recommendation for the region.

F. Infrastructure and Public Services/Facilities

Goal: *Provide facilities to meet the needs for education, cultural entertainment, protection of public safety and health, and civic pride.*

Consistency:

- The proposed Fontana Unified School District (FUSD) elementary school will be utilized by children from within the development and from adjacent areas.
- The proposed Town Center, Village Center and Corporate Center/Restaurant Row facilities will provide retail, service and entertainment opportunities for the community.

2.3 PLANNING OBJECTIVES

The role of this document, as both a regulatory and planning document, is to facilitate the City's General Plan goals and policies as they relate to the North Fontana area and this particular site.

The Sierra Lakes Specific Plan has established the following planning objectives to provide logical and orderly community development in accordance with the General Plan:

A. Enhance the North Fontana Image

- Improve Sierra Avenue, Citrus Avenue and Summit Avenue frontages with parkways to include landscaping, theme walls, and community identity features to enhance these corridors.
- Develop Community Entry features as major gateway amenities adjacent to freeway off-ramps and along Sierra Avenue and Citrus Avenue.
- Provide high quality architecture and landscaping adjacent to the future Route 30 alignment.
- Develop extraordinary amenities such as the golf course, clubhouse, and major gateways within the North Fontana area.

B. Balance Jobs and Housing

- Create a balanced community consisting of commercial, residential and recreational uses.
- Create a variety of employment opportunities by developing a mix of land uses (regional/community/neighborhood commercial, office, business park, educational and a golf course).

C. Facilitate Revenue Generating Uses

- Enhance land values through the installation of major public improvements, amenities, and infrastructure. This will significantly increase assessed values, creating greater tax revenue to the City.
- Provide sales tax revenues through the development of facilities related to the golf course and the retail commercial planning areas.

a variety of surface courts. The school will have joint use of the adjacent 6.5-acre neighborhood park, and activities such as organized team sports may be held on park grounds. Specific joint-use conditions will be subject to an agreement between the FUSD and the City.

- **COMMERCIAL/RETAIL LAND USES** - are provided at both regional, community and neighborhood levels, including a ~~22.6~~ 31.6-acre Town Center and a ~~13.9~~ 11.7-acre Village Center, conveniently located along the proposed Route 30 alignment.
- **BUSINESS PARK/ CORPORATE CENTER/RESTAURANT ROW LAND USES** - are accommodated in a ~~3.6~~ ~~acre Business Park~~ and ~~22.6~~ 25.5-acre Corporate Center/Restaurant Row along the proposed Route 30 alignment, which will encourage "high-tech" research and development, business park, administrative/professional office uses and a variety of restaurant sites. These uses are intended to generate substantial employment opportunities, while increasing the tax base to ensure a positive long-term fiscal impact to the City.
- **PARKLAND** - within Sierra Lakes comprises a total of 42.3 acres. Approximately 6.5 acres are devoted to a neighborhood park designed to primarily serve Sierra Lakes residents. A 0.4-acre historic preservation area, located along Summit Avenue, will preserve important historic elements associated with the Grapeland Irrigation System. On a more regional level, the 35.4-acre North Fontana Community Park is being master-planned in conjunction with the Sierra Lakes Specific Plan, including the redesign, rehabilitation and development of areas within the park.

The Sierra Lakes Master Planned Golf Community will provide a distinctive community image through the application of integrated design guidelines, development standards, a comprehensive landscaping plan and community monumentation. These elements serve to unify the overall land use plan, reinforcing the community concept and incorporating significant design elements to reflect a quality development.

2.6 FISCAL CONSIDERATION

A key component of the Sierra Lakes Master Planned Golf Community is the long-term fiscal benefit to be derived in terms of revenue generation and employment opportunities. A comprehensive fiscal analysis and strategy has been prepared as part of the project EIR which addresses short-term and long-term impacts, as well as appropriate mitigation.

Table 1
SIERRA LAKES STATISTICAL SUMMARY

LAND USE	PLANNING AREA(S)	ACRES	DENSITY	DWELLING UNITS
RESIDENTIAL				
Single Family (Detached)	1	13.5	4.6 du/ac	62
	3	17.7	4.5 du/ac	79
	4	23.0	6.7 du/ac	154
	5	30.2	6.6 du/ac	197
	6	28.1	5.8 du/ac	163
	7	8.0	5.4 du/ac	43
	9	12.3	6.7 du/ac	82
	10	21.3	7.8 du/ac	166
	11	14.2	6.8 du/ac	96
	13	14.2	7.3 du/ac	103
	14A	13.3	7.5 du/ac	100
	14B	10.7	7.4 du/ac	79
	15	11.5 ¹	8.3 du/ac	105
	16	12.8 ¹	7.6 du/ac	87
	17	9.1	6.4 du/ac	58
	18	14.5	7.3 du/ac	106
	19	12.1	6.9 du/ac	84
	20	24.2 16.3	7.5 du/ac	188 123
	21	7.1	7.7 du/ac	55
	27	18.4	5.1 du/ac	93
RESIDENTIAL SUBTOTAL		308.3¹ 316.2	6.6 du/ac	2,035 2,100
RECREATION/CIRCULATION				
Golf Course	12	150.3		
Parks/Historic Preservation Site/School	2, 8A, 8B, 27A, 27B, 28A, 28B	52.3		
Roads/Parkways		76.2 77.0		
Freeway (Future Route 30) ³		42.3 43.3		
RECREATION/CIRCULATION SUBTOTAL		321.1 322.9		
RESIDENTIAL AND RECREATION/CIRCULATION SUBTOTAL		637.3 631.2	3.3 3.2 du/ac	2,100 2,035

¹ A minor modification, approved on April 23, 1998, decreased Planning Area 15 from 12.7 acres to 11.5 acres and increased Planning Area 16 from 11.4 acres to 12.8 acres.

² Includes internal residential streets. Excludes master planned roadways.

³ The project assumes the development of the future Route 30 alignment. The ~~42.3~~ 43.3-acre freeway ROW includes 10.6 ~~13.3~~ acres of freeway ROW in the Village Center, ~~2.6~~ acres of freeway ROW in the Business Park, ~~14.3~~ 16.6 acres of freeway ROW in the Corporate Center/ Restaurant Row and ~~12.4~~ 16.1 acres of freeway ROW in the Town Center.

A. Residential Uses

Residential land uses and local streets within residential planning areas comprise a total of ~~316.2~~ **308.3** acres. Single family detached homes are located throughout the project. These homes will be planned with a diversity of lot sizes and lot configurations featuring premium golf course orientations, lake views and prestigious golf course neighborhood environments. Some neighborhoods within the Sierra Lakes community may have gated entries. Those residents living in neighborhoods that are not directly adjacent to the golf course will still experience the golf course views from major neighborhood entry points and view corridors.

Residential uses will have lot sizes ranging from 3,015 square feet to over 6,000 square feet. Numerous floor plans and elevations will provide a wide range of diversity within the neighborhoods. A maximum of ~~2,100~~ **2,035** single family detached dwelling units will be provided in the community of Sierra Lakes.

B. Recreation/Open Space Land Uses

The Sierra Lakes Master Planned Golf Community contains extraordinary open space and recreational amenities. Park requirements established by the City of Fontana are based upon the provisions of Section 66477 of the State Government Code, referred to as the Quimby Act. Under these provisions, local agencies may grant (and LHOC hereby requests) credit for public facilities for the following uses: the proposed golf course; neighborhood and community parks; historic preservation site; private recreation centers within Single-Family Detached neighborhoods (if provided); Class I bicycle trails; and that portion of the school site attributable to joint use outdoor activities (namely play and turfed areas as defined by State of California Department of Education criteria). These amenities, comprising the open space and recreation elements of Sierra Lakes, are depicted on Figure 6 and listed in Table 2 below. An overall community parks plan is provided on Figure 7.

The City of Fontana requires 5.0 acres/1,000 population to satisfy Quimby Act requirements. According to the City's population calculation, Sierra Lakes would be required to provide ~~36.6~~ **35.4** acres of park credit to satisfy Quimby Act standards. This is based on a population of ~~7,082~~ **7,308** (~~7,308~~ **7,082** persons \div 1,000 \times 5 = ~~36.6~~ **35.4**) as shown in Table 3 below.

Sierra Lakes addresses this requirement through the approved Sierra Lakes Development Agreement, as amended on October 21, 1997. The provision of open space and recreational facilities in Sierra Lakes results in a highly amenitized and well-balanced plan. The key elements of the open space and recreation plan are described in detail below.

7. Streetscape Elements

Streetscape elements consist of special open space amenities, including the pedestrian and bicycle path system described above. Sierra, Summit and Citrus Avenues, the perimeter streets, will be landscaped to provide a cohesive landscape theme in coordination with the treatment of parkways and open space areas throughout the project, and will be dedicated to and maintained by the City of Fontana.

C. Town Center/Village Center

Retail commercial land use in Sierra Lakes totals ~~36.5~~ **43.3** acres (plus an additional ~~25.4~~ **26.7** acres which are located within the proposed Route 30 Freeway right-of-way) located at the southeast and southwest corners of the development (see Figure 10A). The project assumes the development of the proposed Route 30 alignment. The ~~25.4~~ **26.7**-acre freeway right-of-way includes ~~13.3~~ **10.6** acres of freeway right-of-way in the Village Center and ~~12.1~~ **16.1** acres of freeway-right-of-way in the Town Center. If the proposed Route 30 is not constructed or if its proposed right-of-way is modified, this acreage, or any portion thereof, will revert to the commercial uses described herein (see Figure ~~10B~~). Because of potential fluctuations in plot plan design and/or market demand, the final acreage within Planning Areas 22 and ~~25~~/**26** may vary $5\pm$ acres if Route 30 is not constructed.

**1. Town Center
Planning Area: 22**

The Town Center (~~22.6~~ **31.6** acres net) is located at the Sierra Avenue/Route 30 interchange. Approximately ~~12.1~~ **16.1** acres of freeway right-of-way are reserved within Planning Area 22, bringing the total gross acreage for this Planning Area to ~~34.7~~ **47.7** acres. If Route 30 is abandoned, the ~~12.1~~ **16.1** acre right-of-way will revert to Town Center uses. Uses will consist of commercial retail, consumer services, **warehouse** stores, restaurants and entertainment facilities. The Town Center primarily serves a city-wide market area; however, its freeway orientation will accommodate a regional market level as well.

**2. Village Center
Planning Area: ~~26~~ **25/26****

The Village Center (~~13.9~~ **11.7** acres) is located at the Citrus Avenue/Route 30 interchange. Approximately ~~13.3~~ **10.6** acres of freeway right-of-way are reserved within Planning Area ~~25/26~~ **26**, bringing the total gross acreage for this Planning Area to ~~27.2~~ **22.3** acres. If Route 30 is abandoned, the ~~13.3~~ **10.6** acres will revert to Village Center uses. The Village Center will provide commercial retail and consumer services at a "neighborhood" market level.

These commercial facilities will provide enhanced tax base and sales tax generation benefits to the City. These developments also will provide additional employment opportunities, consistent with the goals and policies of the City.

D. Corporate Center/Restaurant Row and Business Park Land Uses

The Corporate Center/Restaurant Row ~~and Business Park~~ areas comprise ~~26.2~~ 25.5 acres net (plus an additional ~~16.9~~ 16.6 acres for Route 30 freeway right-of-way). If the proposed Route 30 is not constructed or if its right-of-way is modified, this acreage, or any portion thereof will revert to the commercial uses described herein.

1. Business Park
Planning Area: 25

~~The Business Park is located on 3.6~~ 5.2 acres immediately east of the Village Center. Approximately ~~2.6~~ 4.4 acres of freeway right-of-way are reserved within Planning Area 25, bringing the total acreage for this area to ~~6.2~~ 9.6 acres. If the proposed Route 30 is abandoned, the ~~2.6~~ 4.4 acres will revert to Business Park uses. The Business Park is intended to accommodate research and development, light wholesale, storage/distribution, light industrial and general commercial uses.

21. Corporate Center/Restaurant Row
Planning Areas: 23 and 24

The Corporate Center/Restaurant Row is located on ~~23.4~~ 25.5 acres adjacent to the Town Center. Approximately ~~14.3~~ 16.6 acres of freeway right-of-way are reserved within Planning Area 23 and 24 and 24, bringing the total acreage for this area to ~~36.9~~ 42.1 acres. If the proposed Route 30 is abandoned, the ~~14.3~~ 16.6 acres will revert to Corporate Center/Restaurant Row uses. ~~These Planning Areas 23 and 24~~ are intended to accommodate office tenants who want to locate close to the golf course and who require good freeway access. Also, restaurants will be encouraged to locate here to serve the corporate office tenants and residents of Sierra Lakes, Fontana, and the region.

3.3 CIRCULATION PLAN

A. Street System

The Vehicular Circulation Plan establishes the design parameters and traffic patterns in and around Sierra Lakes. The Vehicular Circulation Plan design parameters include the following:

- Street layouts which conform to finish contours, topographic features and drainage patterns.

includes a separate off-street (Class I) bike path and a sidewalk on the opposite side. Special street trees located adjacent to the curb will help to identify this street as an "Enhanced Collector" that allows all planning areas to be accessible to one another (see Figure 11B).

- ***Curtis Avenue/Catawba Avenue:*** are collector streets, adjacent to Planning Area 27 and portions of the North Fontana Community Park (Planning Areas 27A, 27B and 28B). These streets complete the connections to Citrus Avenue and the planning areas located west of Citrus (see Figure 11B).
- ***Cypress Avenue Street "E":*** is a Secondary Highway which may, in the future, serve as the south entry to the commercial planning areas. This is the extension of Cypress Avenue and will provide the connection from the project to the south, at the proposed Route 30 undercrossing between Sierra and Citrus Avenues (see Figure 11B) when constructed by the City of Fontana in the future.
- ***Street "C":*** is a Neighborhood Street that runs through the golf course to access single family detached planning areas. The right-of-way is 64 feet with a 40-foot curb-to-curb dimension (see Figure 11C). This street will include four golf cart crossings which maximize vistas into the golf course and integrate the golf course planting scheme with the streetscape.
- ***Street "D":*** is the golf course entry drive. It will have a base 94-foot right-of-way with a 14-foot center median and include Class II bike lanes. This entry has bermed landscaping to denote it as the major entry into the project (see Figure 11C and 27).
- ***Streets "F", "G" and "H":*** are community entry drives, each having a 102-foot right-of-way, an 8-foot center median and Class II bike lanes. These entries connect the perimeter streets (Summit and Citrus) to the internal loop road (see Figure 11C).
- ***Local Streets and Cul-De-Sacs:*** provide circulation within the residential planning areas. The design acts to naturally limit the amount of through traffic. This street type utilizes either a 50-foot or 54-foot right-of-way (see Figure 11D).
 - ***Short Local and Cul-De-Sacs:*** will be developed where the cul-de-sac is 600 feet or less and the street serves 30 units or less. This street type has a 50-foot right-of-way and maintains a 36-foot curb-to-curb dimension. This is the lowest order of public residential street. It provides frontage for access to private lots and carries the traffic having destination or origin on the street itself.

C. Pedestrian Facilities

Pedestrian facilities will be provided in the form of sidewalks in the parkways adjacent to interior and perimeter roadways. To ensure safe pedestrian circulation throughout Sierra Lakes, sidewalk design shall incorporate the following:

- The use of special paving treatment and handicapped ramps at major intersections.
- Meandering sidewalks along "D" and "C" Streets.
- A sidewalk located along the golf course side of Street "B" connecting all the residential land uses with all of the commercial land uses.

3.4 PUBLIC FACILITIES

A. Water Distribution

The project site is currently served by the Fontana Water Company (FWC), which operates a reservoir, transmission mains and local lines serving residents located primarily east of Beech Avenue and south of Summit Avenue.

An on-site well has been tested and developed for use as a non-potable source of water for irrigation of the golf course and related landscape features. This project represents an opportunity for utilization of direct recharge, as the irrigation water will be dispersed and percolated back into the source aquifer. This will result in significant conservation of water and provide a self-contained system for golf course irrigation and recharge.

The off-site water distribution system will be jointly developed by FWC and the project developer. On-site improvements will be completed at the developer's expense.

On-site improvements are anticipated to consist of a twelve-inch (12") master planned line in the loop road, Street "B", and a twelve-inch (12") backbone line in the frontage road, Street "A" Sierra Lakes Parkway, connecting into the twelve-inch (12") master planned line in Summit Avenue. All in-tract lines are anticipated to loop back to the Street "A" Sierra Lakes Parkway and Street "B" lines (see Figure 13).

B. Sewer Services

The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with the Chino Basin Municipal Water District (CBMWD) for wastewater treatment. The project will need to be annexed to the CBMWD prior to recordation of the first final tract map for a residential planning area for production homes or, in the alternative, be serviced by a package treatment plant that could be located on- or off-site.

- **Secondary Highway (Cypress Avenue-Street "E").** This street may, in the future, link the commercial land uses in Sierra Lakes with residential development to the south. Lined with *Rhus lancea* street trees, it introduces the theme planting that is incorporated into the community entries (see Figure 24).
- **Collector Street (Catawba/Curtis Avenues).** These perimeter collector streets carry out the east-west and north-south themes established by Summit Avenue and Citrus Avenue respectively. Like Summit Avenue, Curtis Avenue is identified with masses of Canary Island Pine (*Pinus canariensis*). Likewise, Catawba Avenue reflects its thematic relationship to Citrus Avenue through a massing of Mondell Pine (*Pinus eldarica*) (see Figure 25).
- **Neighborhood Street (Street "C").** A neighborhood street, Street "C", serves as the major connector between the loop road, Collector "B", and the residential parcels along this street. This street is identified by the Magnolia tree (*Magnolia grandiflora*), which is a broad canopy evergreen tree with large, deep green leaves and huge white flowers (see Figure 26).
- **Golf Course Entry Drive (Street "D").** The major residential access and the public approach to the golf course is along an enhanced drive from Sierra Avenue, connecting Sierra Avenue and the loop road (Street "B"). The identity of this major entrance is established with a landscape treatment of alternating Olive Trees (*Olea europaea*) and Mexican Fan Palms (*Washington robusta*). The palms will provide a regional identity for this entry and the understory of Olives will offer a human scale for the pedestrian. Beyond the loop road, the drive continues to the clubhouse through a portion of the golf course. Along this portion of the drive, the palms extend to the clubhouse. At this point, however, the golf course planting theme replaces the Olive trees (see Figure 27).
- **Community Entry (Streets "F" "G" and "H").** Community entry streets link perimeter streets (Summit and Citrus Avenues) to the internal loop road (Collector Street "B"). These streets are lined with Olives (*Olea europaea*) to identify entry into the Sierra Lakes community (see Figure 28).
- **Local Streets.** Local streets provide circulation routes through the neighborhood areas. Where the residential streets meet the golf course, a small cluster of accent trees identifies this as a special and unique area. In this location, the trees are intended to enhance traffic safety by announcing the golf cart path crossing to on-coming motorists well in advance. The change in vegetation, together with a change in pavement texture, will alert the driver to the presence of cross-traffic. In addition, special advance warning signs shall be placed on both sides of the street to alert motorists of golf cart crossings (see Figure 29).

- **Private Drives.** Private drives could be located within the single family detached Planning Areas that are gated (see Figure 30).
- **Golf Cart Crossings.** At certain points within the project, provisions will be made for safe and efficient golf course crossings at intersection points with public streets. These crossings will be delineated on the public roadway by enriched paving and a 10-foot-wide median, and a golf cart stop sign will be placed on the cart path at each intersection point. The median and adjacent golf course pathway will be demarked by accent plantings (see Figures 31 and 32).

C. Entries

Community and residential entries serve to identify and announce arrival to Sierra Lakes from perimeter streets.

- **Major Community/Golf Course Entry.** The major community/golf course entry, located at the intersection of Sierra Avenue and Street "D", is the primary point of entry to the residential portion of the community and provides public access to the golf course (see Figures 33 and 34). For this reason, the monumentation landscaping, with Mexican Fan Palms (*Washington robusta*), and/or Date Palms (*Pheonix dactylifera*) with Olive trees (*Olea europaea*), are the most dramatic in the hierarchy of entries.
- **Major Community Entries.** Major community entries are located at the intersections of Street "A" Sierra Lakes Parkway at both Sierra and Citrus Avenues. These are the primary points of public entry to the Sierra Lakes commercial district. Clusters of Olive trees (*Olea europaea*) will create a dramatic statement at the major community and community entries. The inclusion of Mexican Fan Palms (*Washington robusta*) and/or Date Palms (*Pheonix dactylifera*) at these major entries provides unique character and special prominence at these important gateways. All of these elements combine to produce a bold and distinctive entrance into Sierra Lakes. Major community entries are further identified with monument walls and signage which express the architectural character of the community. Low shrub and groundcover plantings serve to accent these features (see Figures 35 and 36).
- **Community Entries.** Community entries, located at Streets "F", "G" and "H" denote primary access points from Summit and Citrus Avenues into the residential area located in the northerly portion of the site. Community entries are similar in character to the major community entries, but are smaller in scale. Walls and signage announce the Sierra Lakes community and Olive tree clusters (*Olea europaea*) and tall palms serve again as an identifying element. Here, the entry landscaping maintains a more residential scale (see Figures 37 and 38).

- **View Fencing** - is located primarily along the golf course/residential edge and at the neighborhood park. In these locations, view fencing provides visual access to the golf course and open space amenities for the residents of Sierra Lakes.

G. Community Monumentation

Effective community identification and signage is essential in establishing the image of Sierra Lakes. Community monumentation includes several elements which incorporate both signage and identity features at strategic locations around the project.

- **Major Community Identification Elements** - are delineated at the northeast and northwest corners of the site at the intersections of Summit Avenue with Sierra Avenue and Citrus Avenue. A third element is incorporated at the intersection of Catawba Avenue and Curtis Avenue. The scale of these elements is proportionate to anticipated traffic volumes on the major streets (see Figure 48).
- **Major Community Entry Features** - comprise signage and monumentation at each of the two entry points on Sierra Avenue and at the intersection of Street "A" Sierra Lakes Parkway with Citrus Avenue. Signage is limited to wall mounted lettering that is illuminated from below. Dramatic up-lighting into the palm trees adjacent to the monumentation is encouraged to create a bold effect.
- **Community Entry Features** - are small scale monuments with tasteful, wall mounted signage, proportionate to the residential entry. Lighting is limited to the sign face only, either back-lit channel letters or up-lighting onto the sign face.
- **Neighborhood Entry Features** - are similar to those at Community Entries, but are of smaller scale. These features serve to identify entry to the residential area.

All monumentation shall conform with the Sierra Lakes sign regulations (see Section 4.3 of this document) and represent the character of the community through a consistency of design, color, materials and landscape treatment.

4.0 DEVELOPMENT REGULATIONS

Implementation of the Sierra Lakes Specific Plan is accomplished through a set of detailed Development Regulations and Design Guidelines. The Sierra Lakes Master Plan provides several benefits to the City of Fontana which justify adoption of the regulations and standards contained within this document. The Sierra Lakes Master Plan provides the following:

- A balance of land uses, including a variety of housing opportunities, new employment centers, as well as community support and recreational facilities.
- Enhanced property values resulting from the development of infrastructure, a variety of quality residential areas, commercial projects and a championship golf course.
- Substantial active and passive public recreational amenities, including a championship 18-hole golf course, lakes, open-space/parkways, community and neighborhood parks.
- New sources of sales tax revenue for the City through the development of the commercial and golf course planning areas.

4.1 GENERAL PROVISIONS

A. Purpose and Intent

The regulations set forth in this chapter have been established to provide for the orderly development of the Sierra Lakes Master Planned Golf Community. These standards provide for the arrangement, development and use of a variety of single family detached residential housing types, supporting retail commercial facilities, a corporate center/restaurant row, ~~business park uses~~ and golf course/open space consistent with the intent, purpose and goals of the City's General Plan. Application of the regulations and standards contained within this document is intended to provide appropriate land use and to protect the health, safety and welfare of the community.

B. General Notes

1. Any land use proposal not specifically covered by the provisions contained herein shall be subject to the regulations of the City of Fontana Zoning Code (Chapter 33) for the underlying zone.

9. Drainage facilities shall comply with the requirements of the City of Fontana Community Development Department -- Engineering or any such other agency designated by the City of Fontana.
10. Sewer treatment, collection and facilities shall comply with the standards of the City of Fontana and the Chino Basin Municipal Water District.
11. Water, electricity, gas, telephone and television cable services shall comply with the requirements of the Fontana Water Company, Southern California Edison, Southern California Gas Company, Pacific Bell Company and Comcast Cable, respectively.
12. Emergency services and police protection shall comply with the requirements of the City of Fontana.
13. Fire protection shall comply with the requirements of the San Bernardino County Central Valley Fire District

4.2 DEVELOPMENT REGULATIONS

The following Section (including Tables 6 and 7) set forth the standards for development of all Residential, Corporate Center/Restaurant Row, ~~Business Park~~, Town Center, Village Center and Golf Course/Open Space uses within the Sierra Lakes Master Planned Golf Community. This section has been prepared in accordance with California Government Code 65450, et. seq., and all applicable development and design standards of the City of Fontana Development Code. Some development and design standards have been modified to accommodate various product types.

It should be noted that all zoning designations within this section are consistent with the current City of Fontana Zoning Code. Individual development areas are defined by lot size, and have been included in accordance with the goals and objectives of this document.

garage door to the nearest edge of the pedestrian walkway or property line, whichever is the lesser distance.

- ***Required Site Screening.*** Except as otherwise provided herein, a solid decorative type masonry wall, landscaped earthen berm, or any combination thereof, totaling not less than five feet four inches (5'4") in height, shall be provided along and immediately adjacent to the site boundary line of any single family development abutting any arterial highway, any commercial zone boundary or any alley abutting any such boundary. The height of any such wall and/or berm shall be as measured from the highest finished grade level of the building pad of the dwelling units located nearest any such abutting boundary.

6. Development Area (SFD-3015) - Single Family Detached
Planning Area: 20

The standards for Planning Area 20 shall be the same as specified above for the SFD-3015 Zone, with the following exception:

- ***Lot Area.*** The minimum lot area shall be three thousand and fifteen (3,015) square feet for those lots located along the perimeter of the golf course, driving range, lakes, or other golf-related amenity. Lots with no golf course frontage shall have a minimum lot area of four thousand (4,000) square feet, with an average lot size of four thousand five hundred (4,500) square feet. For purposes of calculating the 4,500 square-foot average lot size requirement, golf course frontage lots having a minimum lot area of 3,015 square feet shall be excluded from the calculation.

B. Commercial Regulations¹

1. Town Center and Village Center (C-R)
Planning Areas: 22 and 26 25/26

The standards for the C-R (Regional Commercial) Zone shall include the following:

- ***Permitted Uses.*** The following uses shall be permitted:
 - a) All uses permitted in the *Neighborhood Commercial* category.
 - b) Discount department stores, home improvement stores and garden center stores.
 - c) Entertainment centers including such uses as movie theaters.

¹ Please consult Table 7 for more specific criteria delineating these commercial regulations.

- **Minimum Landscaping.** A minimum of twenty percent (20%) of the site shall be devoted to landscaping for all improved building sites.

3. ~~**Business Park (RMU-2)**~~

~~Planning Area: 25~~

~~The standards for the RMU-2 (Regional Mixed Use) Zone shall include the following:~~

~~**Permitted Uses.** The following uses shall be permitted:~~

- ~~a) All uses permitted in the Corporate Center area(s).~~
- ~~b) Administrative and corporate offices and headquarters.~~
- ~~c) Data processing centers and facilities.~~
- ~~d) Light manufacturing including such uses as cabinet making, carpentry and picture framing.~~
- ~~e) Minor automotive service, including such uses as stereo installation and auto detailing.~~
- ~~f) Personal warehousing (i.e. mini-storage).~~
- ~~g) Research and product development, including such uses as engineering and laboratory research, together with all administrative and other related activities and facilities in conjunction therewith.~~
- ~~h) Technical support services, including such uses as blueprinting and office supply establishments.~~
- ~~i) Any use which the Director of Community Development determines to be similar in character to the uses enumerated in this section.~~

~~**Maximum Building Height.** The maximum height of all buildings shall be eighty-five feet (85'), unless a greater height is authorized by the Director of Community Development and/or Director of Fire Protection, if such building falls under Title 19 or Title 24 of the California Administrative Code.~~

~~**Use Coverage.** Maximum use coverage shall be eighty percent (80%) of the building site for all impervious surfaces.~~

~~**Minimum Street Frontage and Street Setback.** All structures shall have a minimum of forty feet (40') of street frontage (minimum width of lot at street front), and a minimum of twenty feet (20') distance from any street. A minimum~~

D. School

The zone and standards for the school site (Planning Area 8A) shall be the same as the SFD-6200 Zone. School uses shall specifically be permitted in this planning area/zone.

4.3 SIGN REGULATIONS

The purpose of this section is to establish standards for the uniformity and hierarchy of signage, reinforcing the character and image of the Master Planned Golf Community. The following regulations shall apply to all residential and non-residential uses within Sierra Lakes.

Except as specified below, sign regulations shall be in accordance with Chapter 3 of the Fontana Municipal Code and the standards set forth under the controlling zone district in which the signs are located. Signs shall be established as part of a Sign Program administered by the City and shall conform to the following general specifications:

A. Community Entry Monumentation

Entry monumentation will be provided at four levels consistent with the provisions and standards set forth below.

1. Major Community/Golf Course Entry

The Major Community Golf Course Entry signage is located at the intersection of Sierra Avenue and Street "D" at the primary point of entry into the Sierra Lakes community and main public access to the golf course. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of eight (8) feet from grade nor a total area of more than one hundred sixty (160) square feet. Sign area consisting of lettering or logo shall not exceed sixty (60) square feet.

2. Major Community Entry

Major Community Entry signage is located at the intersections of **Sierra Lakes Parkway Street "A"** at both Sierra and Citrus Avenues. These are the primary points of public entry into the Sierra Lakes commercial district. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of six (6) feet from grade nor a total area of more than one hundred twenty (120) square feet. Sign area consisting of lettering or logo shall not exceed fifty (50) square feet.

B. Commercial

- Buildings and other improvements should be located to complement that portion of the site on which they are placed.
- The site, relationship to other structures, scenic values and orientation toward major access points and arterial streets should be dominant factors in the siting of buildings.
- Where feasible, consideration should be given to building elements as they relate to the environment.
- Long stretches of monotonous store fronts should be avoided through the staggering of building planes, variation of facades, recessed entries and the use of arcades where feasible, except where consciously designed to designate a certain design theme.
- Circulation should be designed for both auto and pedestrian use. Pedestrian access from streets and parking to shopping areas should be clearly distinguished. The use of canopies, arcades and awnings are encouraged to give protection and comfort to the pedestrian.
- Parking areas should be integrated throughout the site and shall be landscaped to avoid large expanses of paving.
- Monolithic and stark streetscapes shall be avoided through varying setbacks, roof lines and landscaping.

C. Business Park/ Corporate Center

- ~~Business park~~ Corporate Center complexes are intended to be contemporary, employing building massing, scale and proportion for design effect.
- Parking areas shall be integrated throughout the site and be sufficiently landscaped to avoid large expanses of paving.
- Building orientation shall be planned to optimize circulation, delivery and access, relation to the site, architectural character and environmental setting.
- Monolithic and stark streetscapes shall be avoided through varying setbacks, roof lines and landscaping.
- Should parking structures be proposed, design and materials should complement building architecture and be integrated into the building design.
- The site, relationship to other structures, scenic values and access orientation should be dominant factors in the siting of buildings.

- Maximum architectural treatment should occur to all building faces exposed to community or neighborhood view. Although the facades shall be of a type and character suitable to ~~business park and/or~~ corporate center enterprises, the design, material and texture will complement adjoining uses and be within the streetscape theme.
- Particular consideration to color and material shall be given to the design and treatment of roofs because of their potential visual impact. All roof-mounted equipment shall be mounted in wells or behind parapets. The height of the equipment shall be a minimum of six inches (6") below the top of the wall height or parapet, screened from view.
- Colors, materials, textures and finishes for exterior building surfaces shall be chosen according to a goal of achieving maximum compatibility with the adjoining natural or community environment. Colors may be slightly different to attract the attention of the passerby but bright or stark color contrast visible to the community street scene will be avoided, other than accent colors.

5.3 LANDSCAPE/STREETSCAPE GUIDELINES

A. Residential

The following guidelines apply to those land uses designated as *Single Family Detached*.

- Plant material should be used to integrate the architectural form with the landscape. Expansive horizontal and vertical surfaces should be modulated or interrupted by foliage masses.
- Streetscapes should be designed to promote community character and compliment the form of the various roadways. Streetscapes should consist of trees, shrubs and groundcovers which are selected to establish a distinct character or theme for each neighborhood. Consistency will be achieved through the use of plant materials selected from the master list of plants established for each streetscape.
- Landscaped setbacks along the site's perimeter should selectively buffer off-site views.
- Street tree plantings should have a formal, uniform spacing, unless otherwise stated in this document.
- Landscape treatment for entry monumentations should serve to establish an individual identity.
- Entries into Sierra Lakes should be accent points, providing view corridors into developments and introducing the theme and character of the community through use of vertical trees and accent shrub plantings.

- The landscape concept for entry into the ~~business park~~ corporate center should consist of special treatments to highlight entrances and monuments into the business park/corporate center area to promote a strong cornerstone for the North Fontana image.

D. Plant List

The following is a listing of trees identified for use in the streets, corridors, community and neighborhood entries and other special areas of Sierra Lakes.

- Sierra Avenue
Pinus eldarica Mondell Pine
Platanus acerifolia 'Bloodgood' London Plane Tree
- Citrus Avenue
Pinus eldarica Mondell Pine
Platanus acerifolia 'Bloodgood' London Plane Tree
- Summit Avenue
Pinus canariensis Canary Island Pine
Pyrus C. 'Bradford' Bradford Pear
- Street "A"
Magnolia grandiflora Southern Magnolia
Washingtonia robusta Mexican Fan Palm
- Loop Road Street "B"
Cinnamomum camphora Camphor Tree
- Collector Street "C"
Magnolia grandiflora Southern Magnolia
- Local Streets
Cupaniopsis anacardioides Carrotwood
Eriobotrya deflexa Bronze Loquat
Geijera parviflora Australian Willow
Melaleuca quinquenervia Cajeput Tree
Quercus ilex Holly Oak
Rhus lancea African Sumac
Schinus Terebinthifolius Brazilian Pepper
Zelkova serrata Sawleaf Zelkova
- Major Community/Golf Course Entry

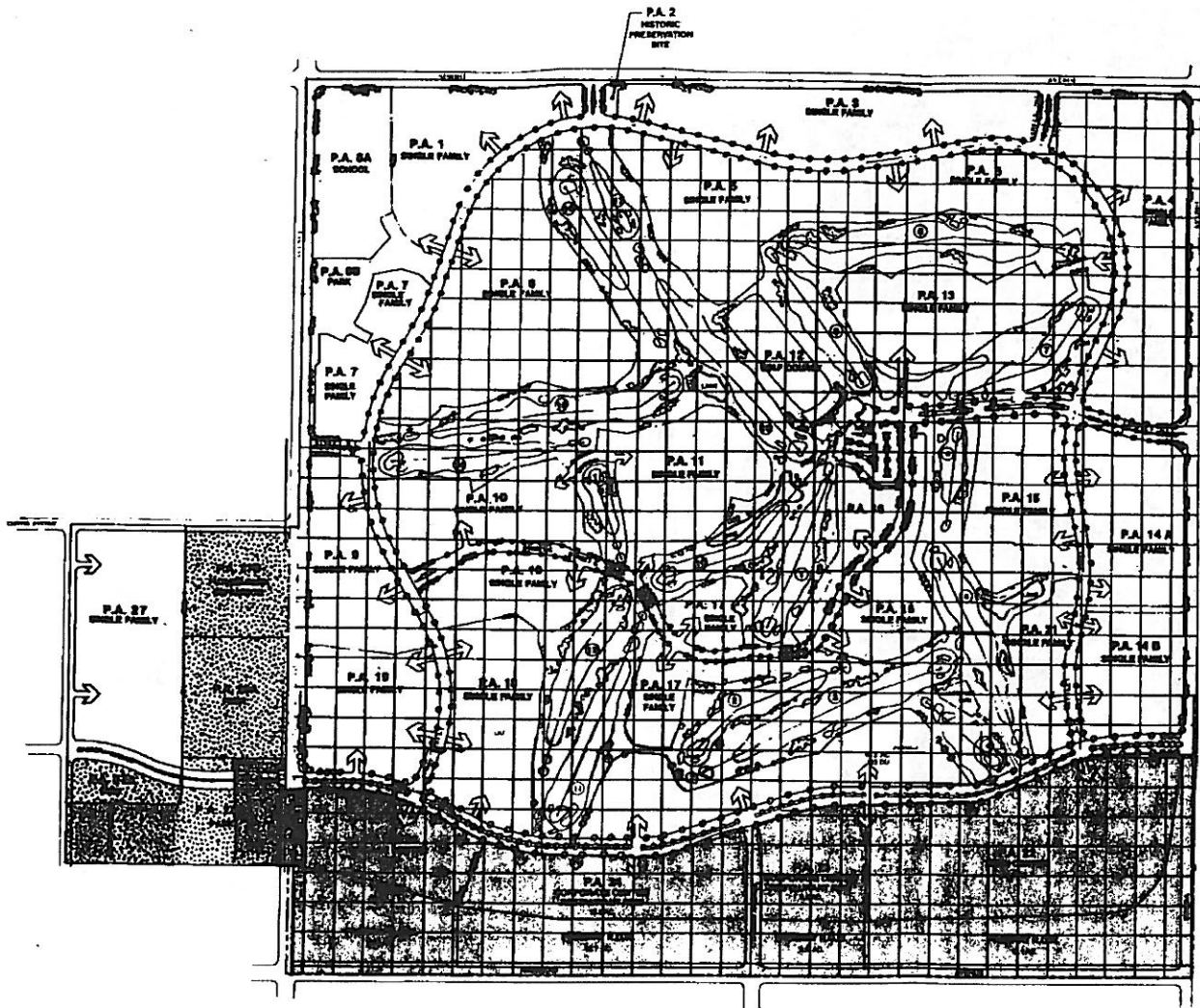
GENERAL PLAN LAND USE DESIGNATIONS

LEGEND

	REGIONAL MIXED-USE (RMU)
	RECREATIONAL (P-R)
	EXISTING RESIDENTIAL PLANNED COMMUNITY (R-PC)
	EXISTING COMMUNITY MIXED USE (CMU)
	EXISTING PUBLIC FACILITY (P-PF)
	EXISTING SCHOOL (P-S)
	EXISTING RECREATIONAL (P-R)

NOTE:

GPA NO. 91- 20 HAS BEEN FILED WITH THE CITY OF FONTANA TO AMEND A PORTION OF THE EXISTING CMU DESIGNATION, WITHIN THE SIERRA LAKES SPECIFIC PLAN BOUNDARIES, TO RMU AND TO INCLUDE FOUR SINGLE FAMILY ATTACHED PLANNING AREAS (14B, 15, 18 & 21) AND ELEVEN SINGLE FAMILY DETACHED PLANNING AREAS (4, 5, 6, 9, 10, 11, 14A, 16, 17, 19 & 20) WITHIN THE RMU DESIGNATION.



RECREATION/OPEN SPACE PLAN

LEGEND

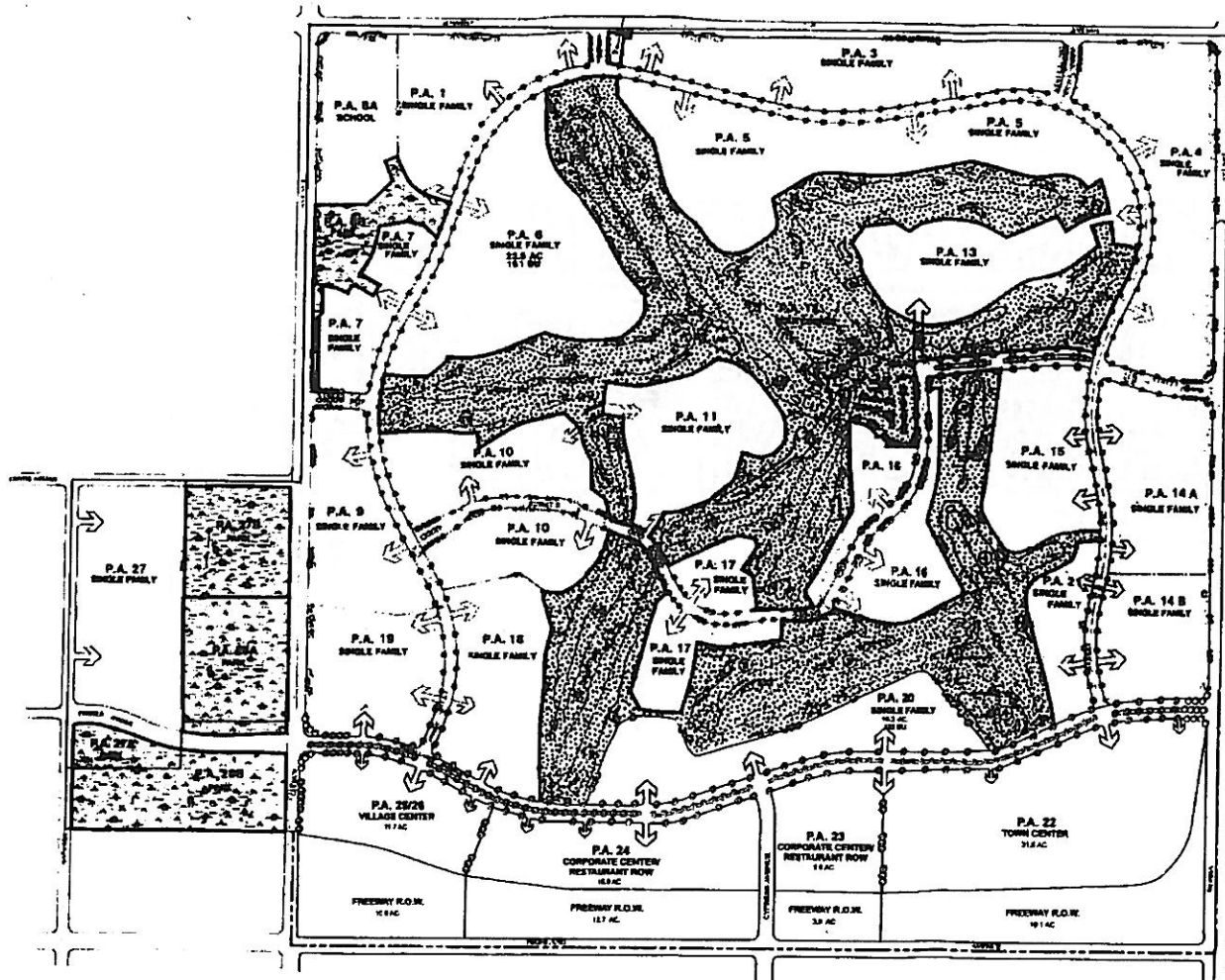


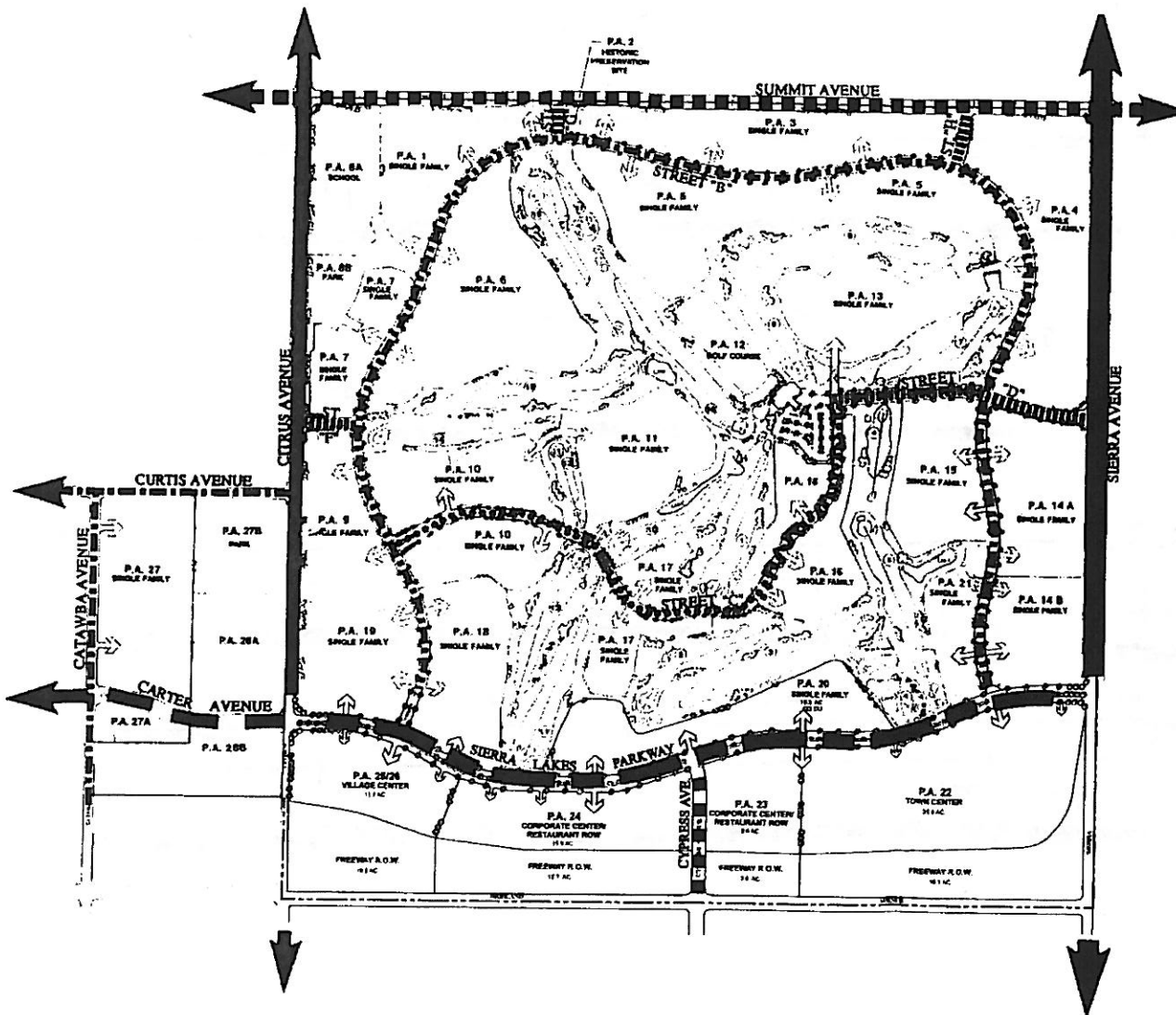
LAND USE	ACRES
GOLF COURSE	150.3
PARKS	42.3

NOTE:

CLASS I BIKE LANES ARE LOCATED WITHIN THE EXPANDED LANDSCAPED PARKWAYS ALONG STREET "B", SIERRA AVENUE AND PORTIONS OF STREET "A" AS SHOWN ON FIGURE 12, BICYCLE CIRCULATION PLAN.

CLASS II BIKE LANES ARE LOCATED WITHIN THE STREET RIGHT-OF-WAYS AS SHOWN ON FIGURE 12, BICYCLE CIRCULATION PLAN.





VEHICULAR CIRCULATION PLAN

LEGEND

	MAJOR ARTERIAL HIGHWAY SIERRA AVENUE (VARIES)
	PRIMARY HIGHWAY CITRUS AVENUE (VARIES)
	PRIMARY HIGHWAY SIERRA LAKES PARKWAY, CARTER AVE. (VARIES)
	COMMUNITY ENTRY DRIVE STREETS "D", "F", "G" & "H" (VARIES)
	SECONDARY HIGHWAY SUMMIT AVE, CYPRESS AVE. (VARIES)
	COLLECTOR STREET "B", CATAWBA AVE & CARTER AVE. (VARIES)
	NEIGHBORHOOD STREET STREET "C" (64' R.O.W.)
	LOCAL STREET (NOT SHOWN) (50' OR 54' R.O.W.)

NOTE:
ACCESS POINTS INTO INDIVIDUAL
PLANNING AREAS ARE CONCEPTUAL
AND INDICATE WHERE POTENTIAL
ACCESS MAY OCCUR.

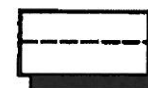


BICYCLE CIRCULATION PLAN

LEGEND



**CLASS I
STREET SEPARATED
BICYCLE**



**CLASS II
STRIPED, ON-STREET
BICYCLE LANE**

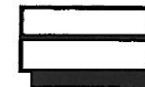


SEWER SYSTEM PLAN

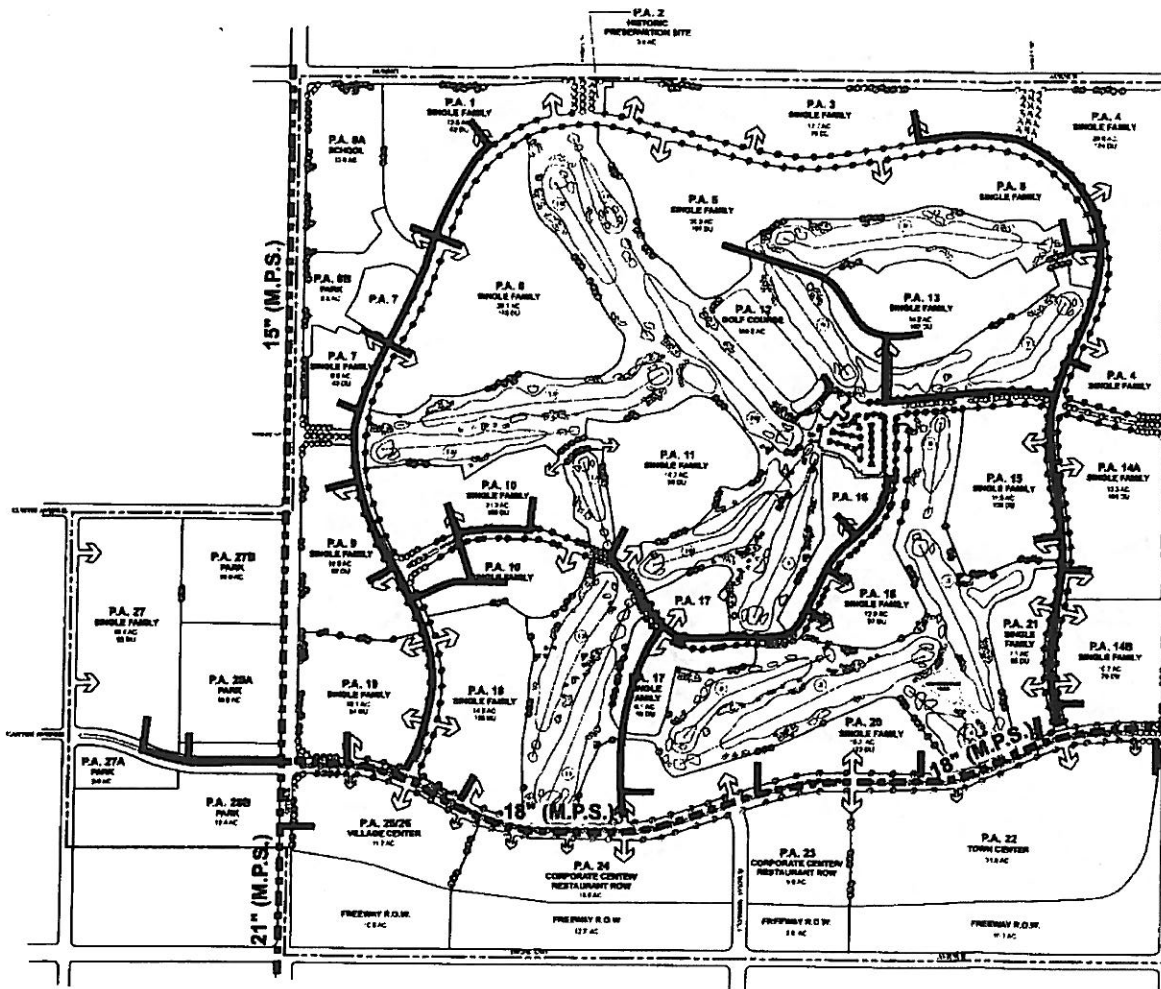
LEGEND



MASTER PLANNED
FACILITY (SIZE AS NOTED)



BACKBONE SYSTEM
(8" UNLESS OTHERWISE NOTED,
SERVING AS CONNECTION
FROM MASTER PLANNED
FACILITY TO IN-TRACT SYSTEM)



■ **LANDSCAPE CONCEPT PLAN**

















Lewis Homes



NOTE: THIS SITE PLAN IS CONCEPTUAL ONLY.

LANDSCAPE CONCEPT PLAN

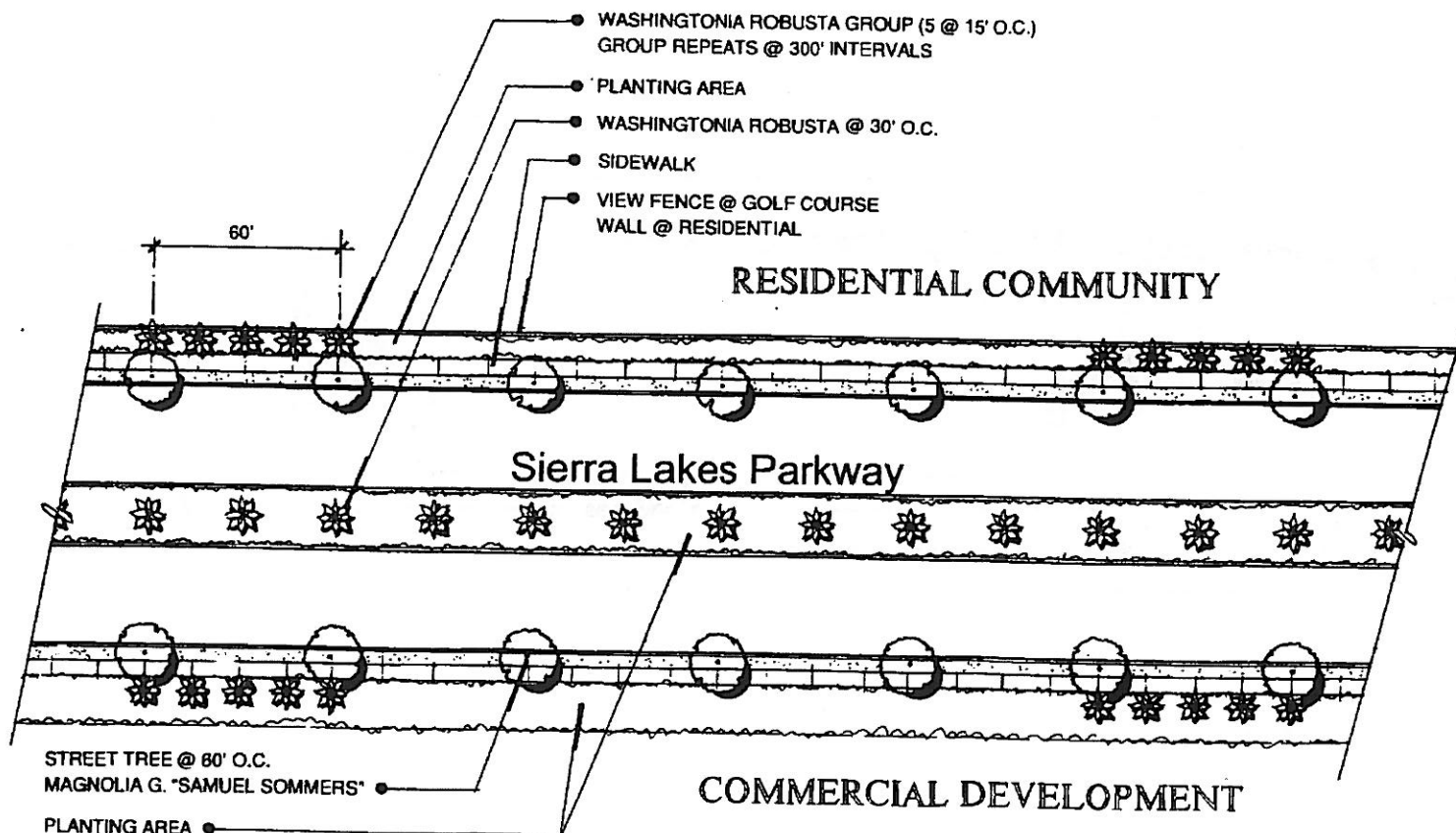
LEGEND

-  SIERRA AVENUE
-  CITRUS AVENUE
-  SUMMIT AVENUE
-  CURTIS AVENUE
-  CATAWBA AVENUE
-  CARTER AVENUE
-  SIERRA LAKES PARKWAY
-  STREET B
-  STREET C
-  STREET D
-  CYPRESS AVE.
-  MAJOR COMMUNITY/GOLF COURSE ENTRY
-  MAJOR COMMUNITY ENTRY
-  COMMUNITY ENTRY
-  COMMUNITY IDENTIFICATION/ OLIVE GROVE
-  CLUB HOUSE
-  GOLF CART CROSSING/ OLIVE GROVE
-  NEIGHBORHOOD ENTRY/ OLIVE GROVE
-  ISLAND WATER FOWL HABITAT

NOTE: ALL LANDSCAPING SHALL CONFORM WITH CITY STREET DISTANCE CRITERIA.

FIGURE 17

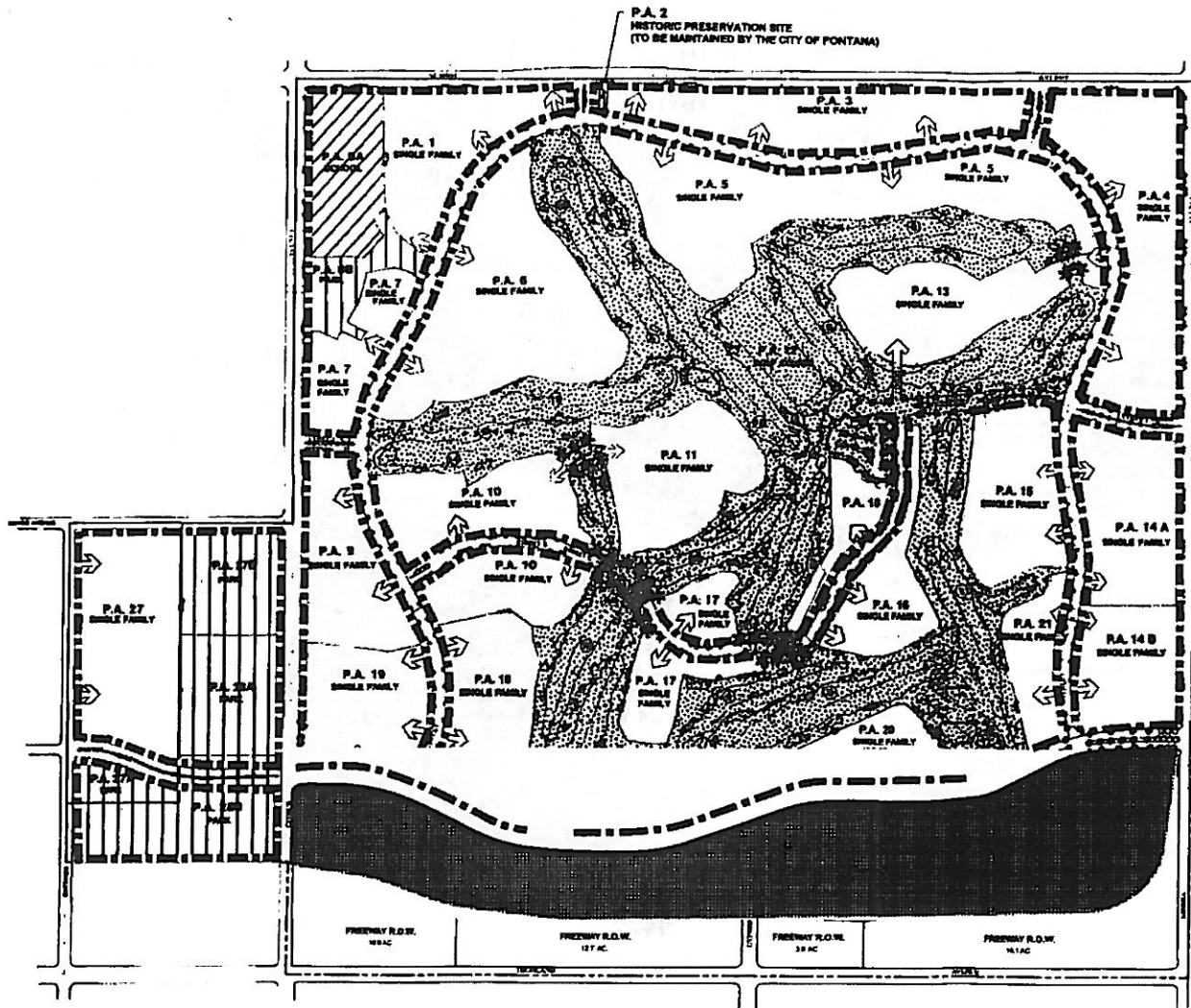
PRIMARY HIGHWAY
SIERRA LAKES PARKWAY PLAN VIEW



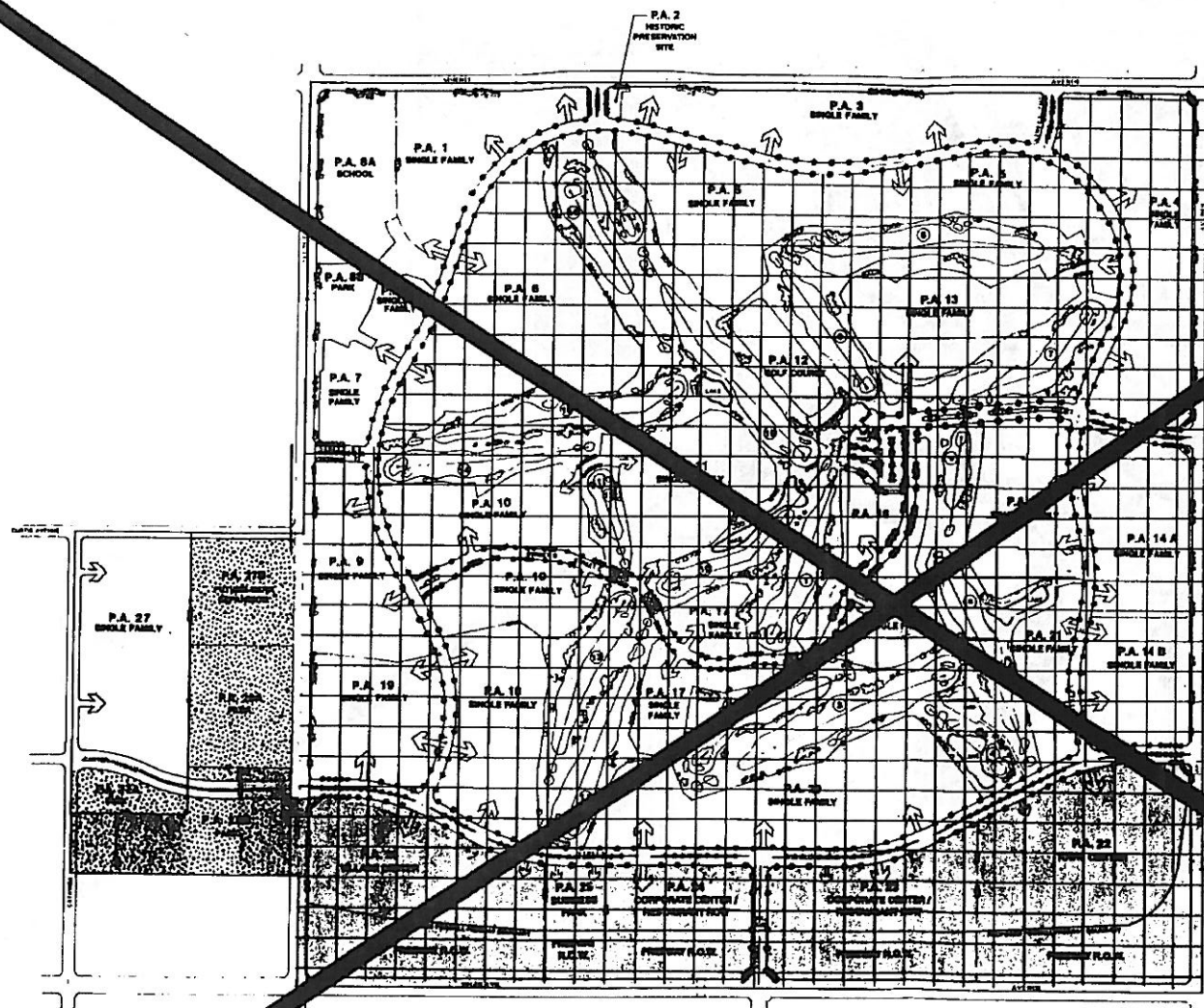
LANDSCAPE MAINTENANCE PLAN

LEGEND

-  GOLF COURSE MAINTAINED
-  PRIVATELY OR SUB-ASSOCIATION MAINTAINED
-  CITY OF FONTANA MAINTAINED
-  SCHOOL DISTRICT MAINTAINED
-  PARK AREAS TO BE MAINTAINED BY THE CITY OF FONTANA



GENERAL PLAN LAND USE DESIGNATIONS



LEGEND

- REGIONAL MIXED-USE (RMU)
- RECREATIONAL (P-R)
- EXISTING RESIDENTIAL PLANNED COMMUNITY (R-PC)
- EXISTING COMMUNITY MIXED USE (CMU)
- EXISTING PUBLIC FACILITY (P-PF)
- EXISTING SCHOOL (P-S)
- EXISTING RECREATIONAL (P-R)

NOTE:

GPA NO. 91-20 HAS BEEN FILED WITH THE CITY OF FONTANA TO AMEND A PORTION OF THE EXISTING CMU DESIGNATION, WITHIN THE SIERRA LAKES SPECIFIC PLAN BOUNDARIES, TO RMU AND TO INCLUDE FOUR SINGLE FAMILY ATTACHED PLANNING AREAS (14B, 15, 18 & 21) AND ELEVEN SINGLE FAMILY DETACHED PLANNING AREAS (4, 5, 6, 9, 10, 11, 14A, 16, 17, 19 & 20) WITHIN THE RMU DESIGNATION.



RECREATION/OPEN SPACE PLAN

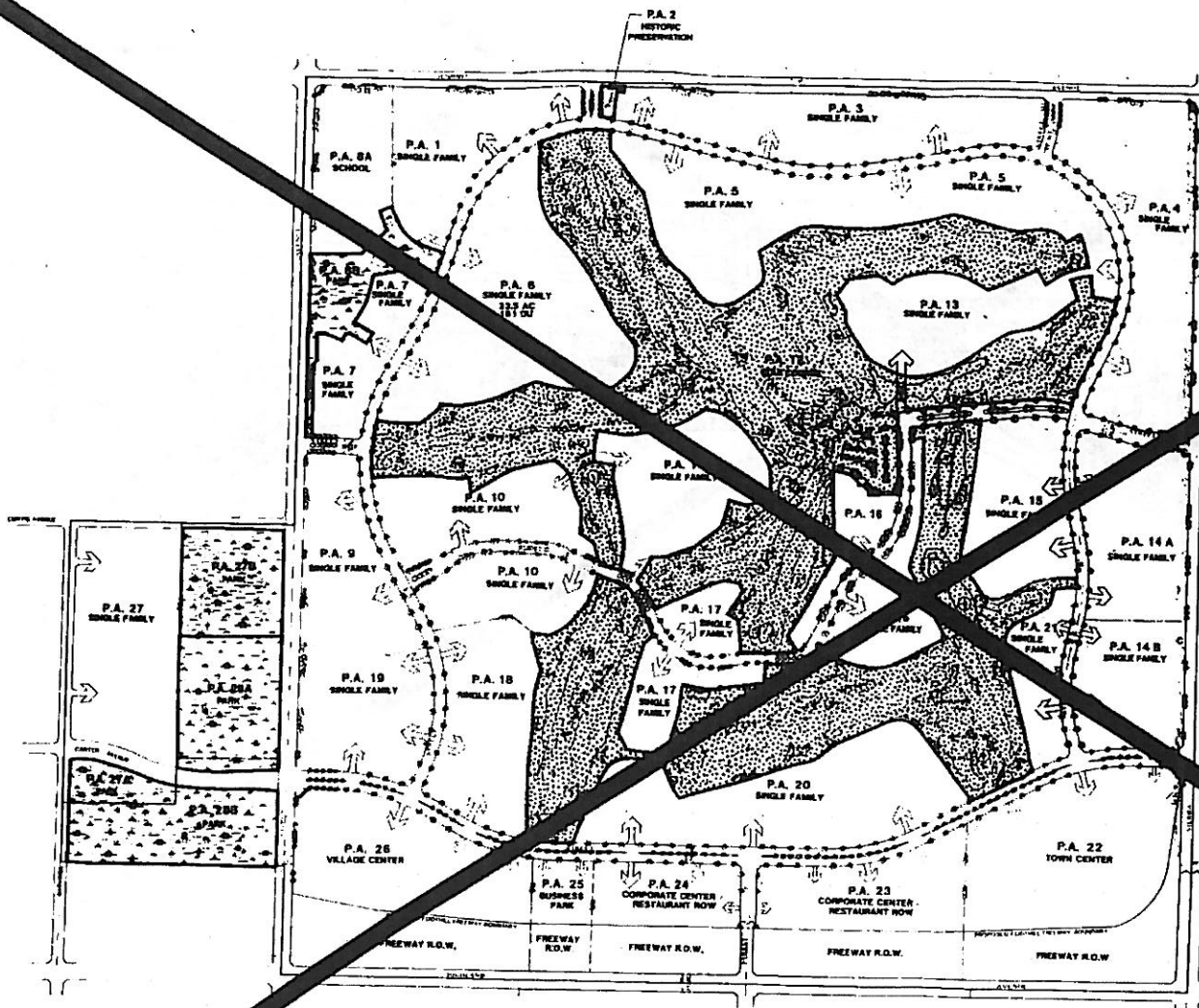
LEGEND

LAND USE	ACRES
GOLF COURSE	150.3
PARKS	42.3

NOTE:

CLASS I BIKE LANES ARE LOCATED WITHIN THE EXPANDED LANDSCAPED PARKWAYS ALONG STREET "B", SIERRA AVENUE AND PORTIONS OF STREET "A" AS SHOWN ON FIGURE 12, BICYCLE CIRCULATION PLAN.

CLASS II BIKE LANES ARE LOCATED WITHIN THE STREET RIGHT-OF-WAYS AS SHOWN ON FIGURE 12, BICYCLE CIRCULATION PLAN.



COMMERCIAL LAND USE PLAN W/OUT FREEWAY

SITE:

TOWNCENTER	112.00
CORPORATE CENTER I	20.00
CORPORATE CENTER II	12.00
BUSINESS PARK	11.00
VILLAGE CENTER	19.00
TOTAL	184.00

BUILDING AREAS:

TOWNCENTER	1,117,000 SF
MAJOR 1	50,000 SF
MAJOR 2	10,000 SF
MAJOR 3	30,000 SF
MAJOR 4	20,000 SF
MINORS	5,000 SF
PARKS	10,000 SF
LANDSCAPE	25,000 SF
TOTAL	2,037,000 SF

PARKING PROVIDED = 1,000 CARS

CORPORATE CENTER I 800,000 SF / 12.00 A

OFFICE BLDG. A	2-STORY	12,000 SF
OFFICE BLDG. B	2-STORY	12,000 SF
OFFICE BLDG. C	3-STORY	117,000 SF
OFFICE BLDG. D	3-STORY	30,000 SF
RESTAURANTS		31,000 SF
TOTAL		202,000 SF

PARKING PROVIDED = 1,000 CARS

CORPORATE CENTER II 565,000 SF / 12.00 A

OFFICE BLDG. E	3-STORY	85,000 SF
OFFICE BLDG. F	3-STORY	85,000 SF
RESTAURANTS		10,000 SF
TOTAL		180,000 SF

PARKING PROVIDED = 800 CARS

BUSINESS PARK 800,000 SF / 13.00 A

BLDG. G	2-STORY	35,000 SF
BLDG. H	2-STORY	35,000 SF
BLDG. I	2-STORY	22,000 SF
BLDG. J	2-STORY	22,000 SF
BLDG. K	2-STORY	35,000 SF
BLDG. L	2-STORY	18,000 SF
TOTAL		187,000 SF

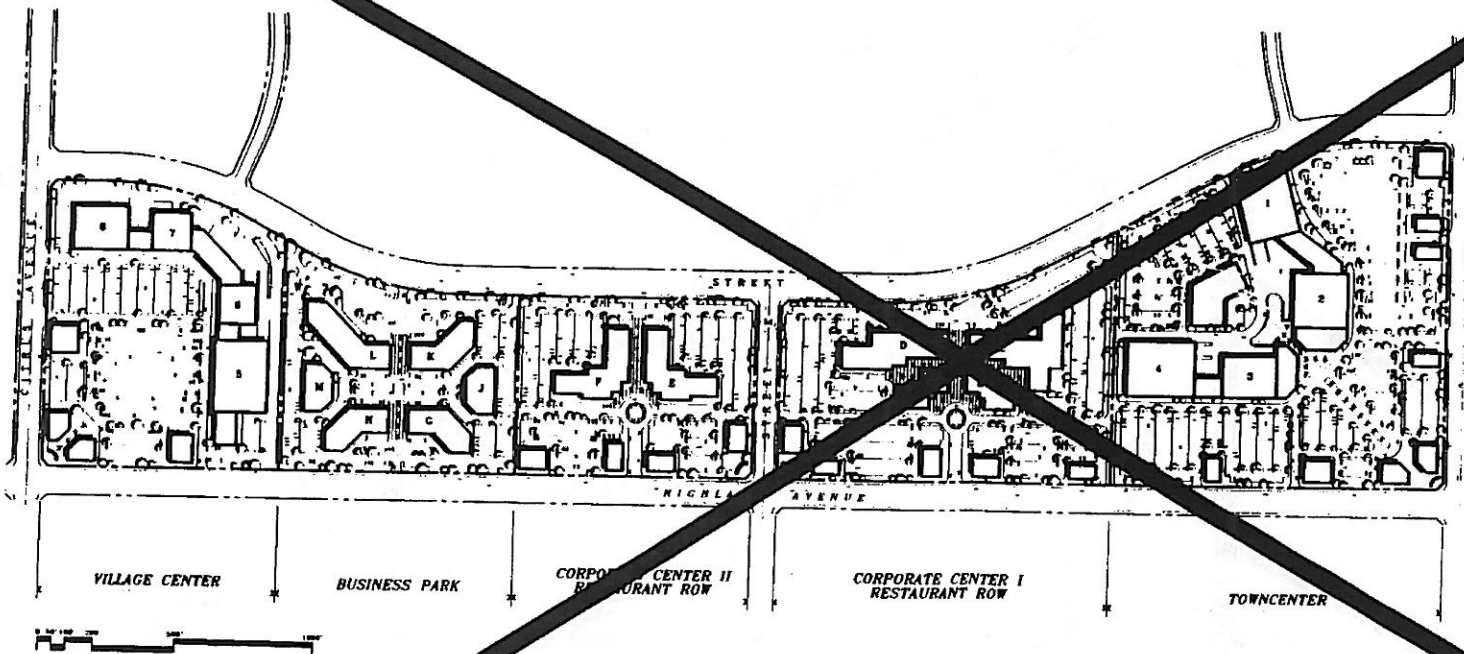
PARKING PROVIDED = 272 CARS

VILLAGE CENTER 600,000 SF / 19.00 A

MAJOR 5		10,000 SF
MAJOR 6		20,000 SF
MAJOR 7		20,000 SF
MAJOR 8		31,000 SF
MINORS		11,000 SF
PARKS		12,000 SF
TOTAL		104,000 SF

PARKING PROVIDED = 1,000 CARS

GRAND TOTAL = 1,106,200 SF



COMMERCIAL LAND USE PLAN CONCEPTUAL SITE PLAN OF COMMERCIAL AREA WITHOUT FOOTHILL FREEWAY

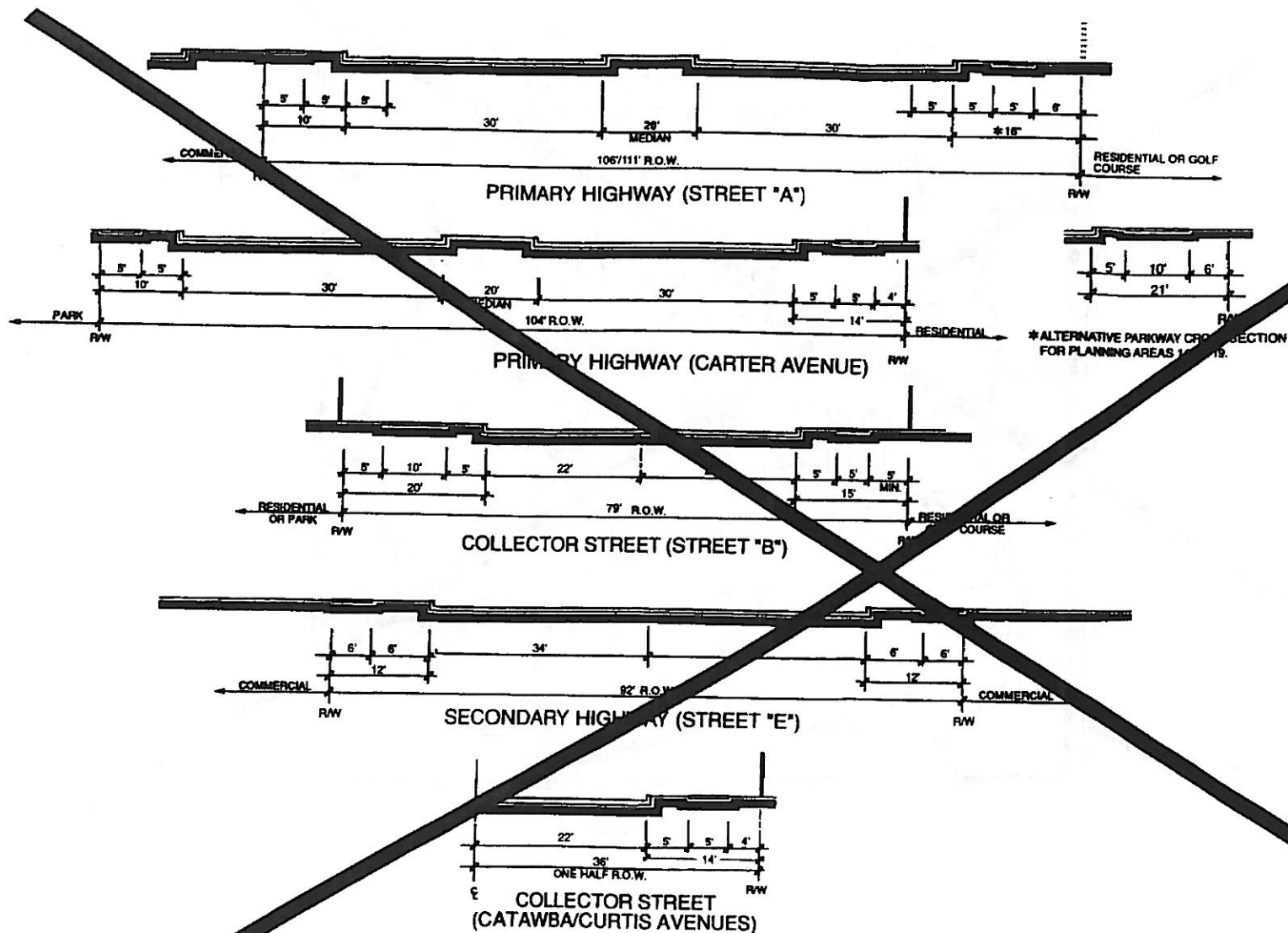
Lewis Homes



FIGURE 10B




NOTE: THIS SITE PLAN IS CONCEPTUAL ONLY

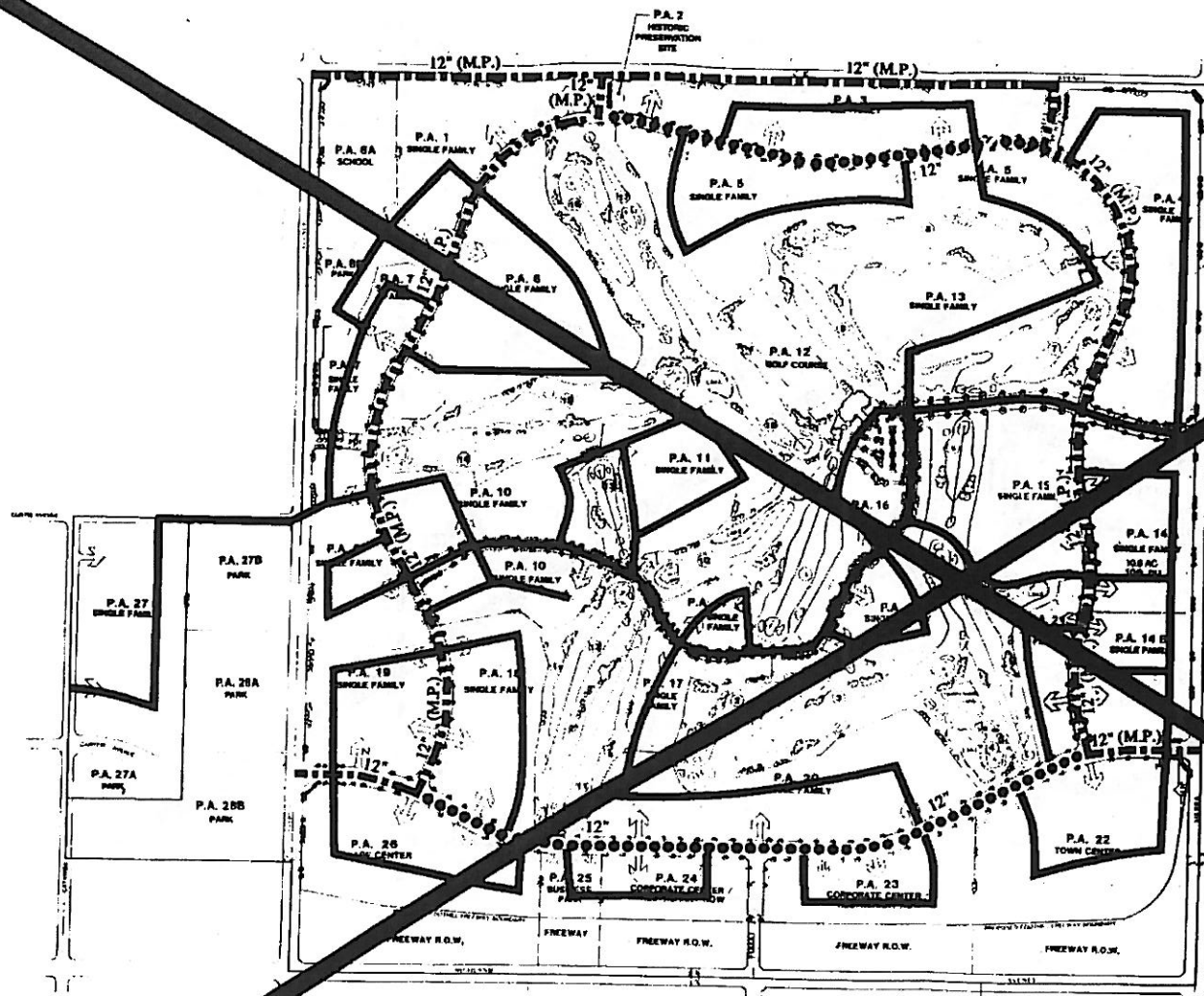
STREET CROSS-SECTIONS



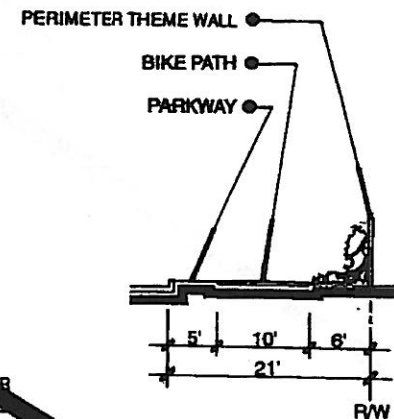
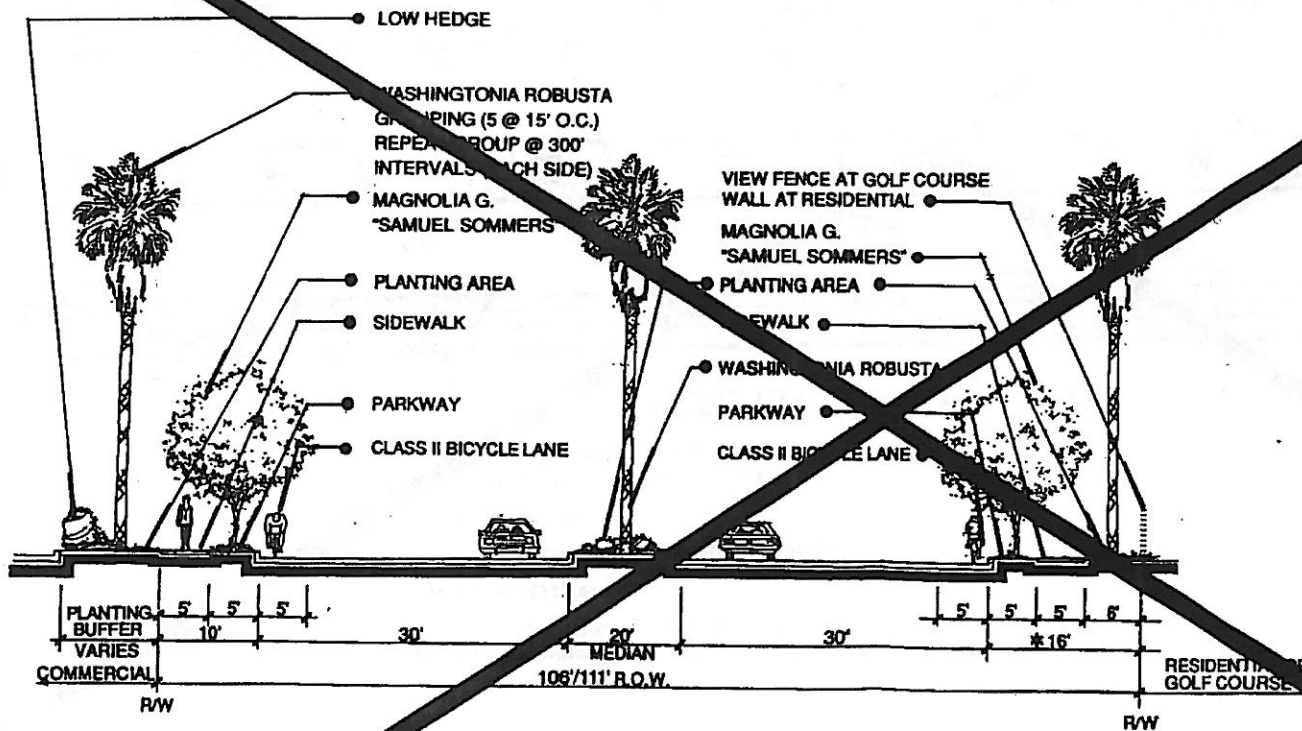
WATER DISTRIBUTION PLAN

LEGEND

-  MASTER PLANNED SYSTEM (12")
-  BACKBONE SYSTEM (12")
-  IN-TRACT SYSTEM (8")

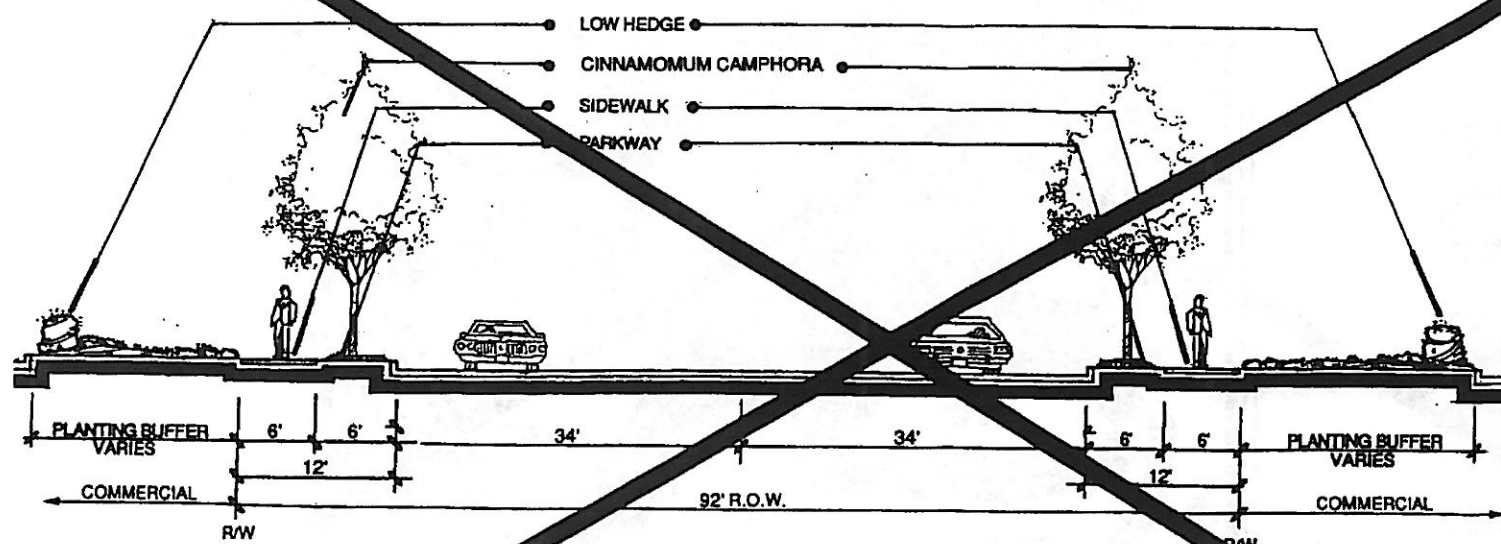


**PRIMARY HIGHWAY,
STREET "A" - CROSS SECTION**



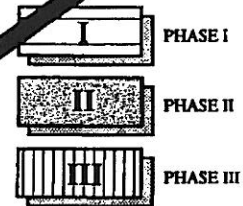
*ALTERNATIVE PARKWAY CROSS-SECTION
FOR PLANNING AREAS 14B & 19.

SECONDARY HIGHWAY
(STREET "E") - CROSS SECTION



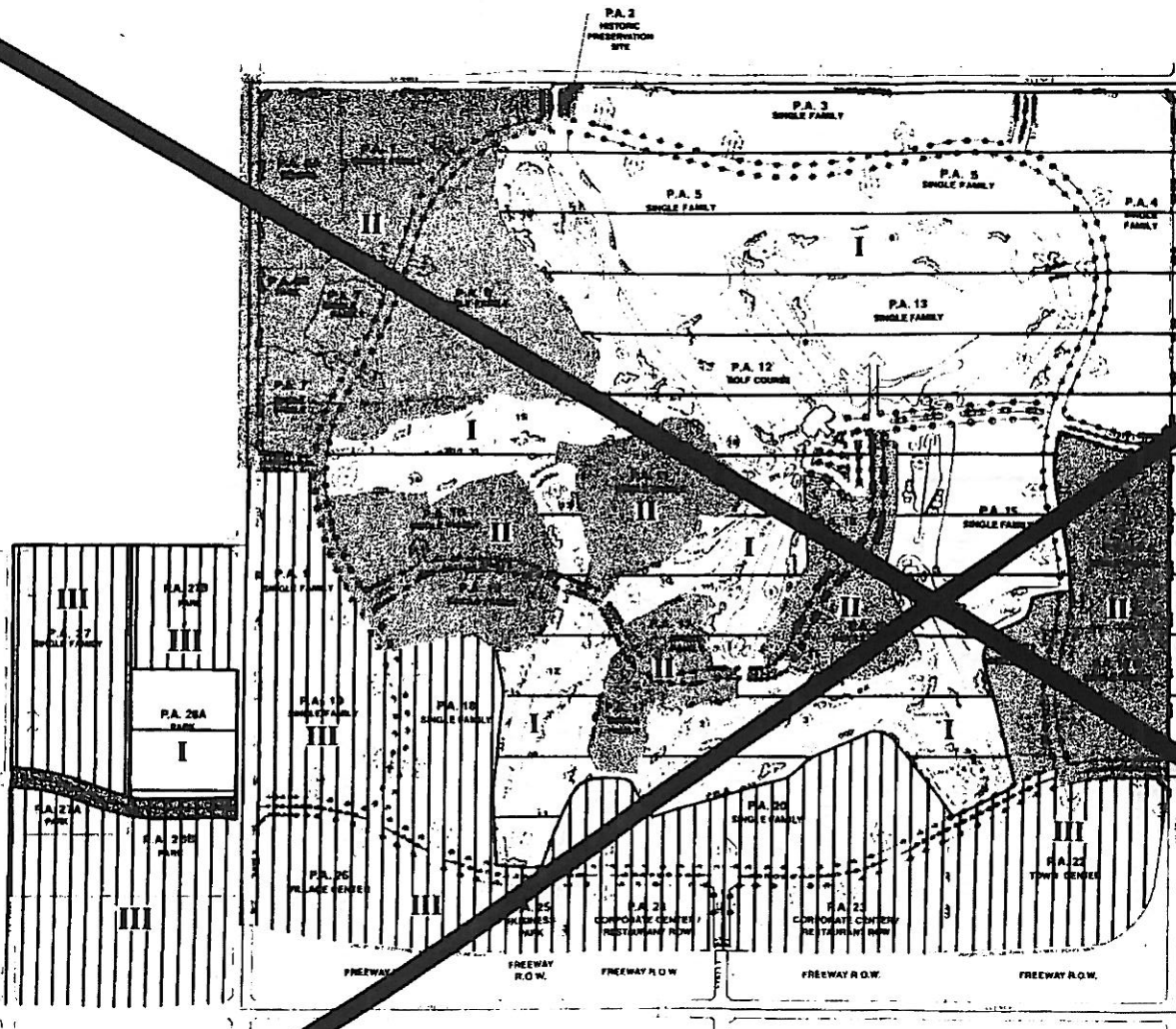
PHASING PLAN

LEGEND



NOTES:

- 1) THE SCHOOL IN P.A. 8A WILL BE CONSTRUCTED BY THE SCHOOL DISTRICT IN ACCORDANCE WITH ITS FUNDING CAPABILITIES.



**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, To-wit, July 4, 2002,

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 4
th day of July

Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE NO. 1375
P.O.# 03-0B003**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF ADOPTED
ORDINANCE NO. 1375**

**NOTICE IS HEREBY
GIVEN** that the City Council of the City of Fontana, at a regular meeting held on Tuesday, July 2, 2002 in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1375, an Ordinance of the City of Fontana, approving Specific Plan Amendment #02-003 (Sierra Lakes Specific Plan Amendment #3), an amendment of the Sierra Lakes Specific Plan to modify the alignment of the Sierra Lakes Parkway, modify acreages of Planning Areas 20, 22, 23, 24, 25, 26, and eliminate a 3.6 acre Business Park..

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

AYES: Mayor Eshleman,
Council Members Gonzales,
Nuairi, Roberts, Rutherford
NOES: None
ABSENT: None

**CITY COUNCIL OF THE
CITY OF FONTANA**
David R. Eshleman, Mayor

Beatrice Watson
City Clerk

Publish: July 4, 2002
P.O.# 03-0B003

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

#5
ORDINANCE NO. 1403 6/3/03

AN ORDINANCE OF THE CITY OF FONTANA
APPROVING SPECIFIC PLAN AMENDMENT #03-001
(SIERRA LAKES SPECIFIC PLAN AMENDMENT #4) TO
ADD LANGUAGE TO ALLOW FOR THE PROVISION OF A
COMMERCIAL SIGN PROGRAM FOR PLANNING AREAS
22, 23, 24, 25, AND 26 IN THE SIERRA LAKES SPECIFIC
PLAN.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AND FIND AS
FOLLOWS:

Section 1. That the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game de Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

Section 2. That Specific Plan Amendment No. 03-001 is consistent with the goals and policies of the General Plan.

Section 3. That Specific Plan Amendment No. 03-001 is hereby approved, adding language to allow for the provision of a commercial sign program for Planning Areas 22, 23, 24, 25, and 26 in the Sierra Lakes Specific Plan, as shown in Exhibit "A".

Section 4. This Ordinance shall take effect thirty (30) days from the date of adoption and prior to the expiration of fifteen (15) days from passage thereof, shall be published by the City Clerk at least once in the Herald News, a newspaper of general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 3rd day of June, 2003.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

- ***Parking Requirements.*** A minimum of one (1) parking space for each two hundred fifty (250) square feet of gross leasable floor area for general office use, and one (1) space for each five hundred (500) square feet of gross leasable floor area for manufacturing, storage and industrial use.
- ***Minimum Landscaping.*** A minimum of twenty percent (20%) of the improved building site shall be devoted to landscaping.

C. Golf Course/Open Space/Public Parks/Historic Preservation Site

The standards for the golf course, open space, historic preservation site and public parks (Planning Areas 2, 8B, 12, 27A, 27B, 28A and 28B) shall be those of the City's "O" Open Space Zone. Permitted uses shall include passive and active recreation. On-course restrooms shall be permitted on the golf course. Also, a clubhouse shall be allowed within this zone within the golf course and may include the following uses, as well as those the Director of Community Development determines to be similar in character:

- Golf support functions
- Locker room facilities
- Restaurant and lounge facilities
- Temporary Sales/Marketing
- Information Center
- Banquet facilities
- Meeting Rooms
- Pro Shop

A golf course maintenance yard also shall be permitted within this zone.

D. School

The zone and standards for the school site (Planning Area 8A) shall be the same as the SFD-6200 Zone. School uses shall specifically be permitted in this planning area/zone.

4.3 SIGN REGULATIONS

The purpose of this section is to establish standards for the uniformity and hierarchy of signage, reinforcing the character and image of the Master Planned Golf Community. The following regulations shall apply to all residential and non-residential uses within Sierra Lakes.

Except as specified below, sign regulations shall be in accordance with Chapter 3 of the Fontana Municipal Code and the standards set forth under the controlling zone district in which the signs are located. Signs shall be established as part of a Sign Program administered by the City and shall conform to the following general specifications:

A. Community Entry Monumentation

Entry monumentation will be provided at four levels consistent with the provisions and standards set forth below.

1. **Major Community/Golf Course Entry**

The Major Community Golf Course Entry signage is located at the intersection of Sierra Avenue and Street "D" at the primary point of entry into the Sierra Lakes community and main public access to the golf course. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of eight (8) feet from grade nor a total area of more than one hundred sixty (160) square feet. Sign area consisting of lettering or logo shall not exceed sixty (60) square feet.

2. **Major Community Entry**

Major Community Entry signage is located at the intersections of Street "A" at both Sierra and Citrus Avenues. These are the primary points of public entry into the Sierra Lakes commercial district. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of six (6) feet from grade nor a total area of more than one hundred twenty (120) square feet. Sign area consisting of lettering or logo shall not exceed fifty (50) square feet.

3. **Community Entry**

Community Entries denote primary access points from Summit and Citrus Avenues into the residential areas in the northerly portion of Sierra Lakes. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of six (6) feet from grade nor a total area of more than one hundred (100) square feet. Sign area consisting of lettering or logo shall not exceed forty (40) square feet.

4. **Neighborhood Entry**

Neighborhood Entries identify arrival into residential parcels within Sierra Lakes. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of six (6) feet from grade nor a total area of more than ninety (90) square feet. Sign area consisting of lettering or logo shall not exceed twenty (20) square feet.

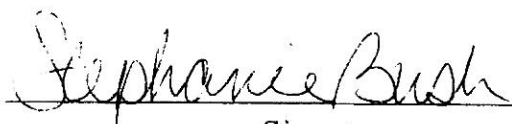
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, May 29, 2003,

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 29th day of May.


Signature

This space is for the
County Clerk's stamp

**SUMMARY OF PROPOSED
ORDINANCE NO.1403
P.O.# 03-0B003**

**CITY OF FONTANA
FONTANA, CALIFORNIA**

**SUMMARY OF PRO-
POSED ORDINANCE NO.
1403**

**NOTICE IS HEREBY
GIVEN** that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, June 3, 2003, in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1403, an Ordinance of the City of Fontana, approving Specific Plan Amendment #03-001 (Sierra Lakes Specific Plan Amendment #03-001 (Sierra Lakes Specific Plan Amendment #4) to add language to allow for the provision of a Commercial Sign Program for Planning Areas 22, 23, 24, 25, and 26 in the Sierra Lakes Specific Plan.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

**CITY COUNCIL OF THE
CITY OF FONTANA
Mark N. Nuaimi, Mayor**

Beatrice Watson
City Clerk

**Publish: May 29, 2003
P.O.# 03-0B003**

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N
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Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

11/19/05
ORDINANCE NO. 1482

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING ZONE CHANGE NO. 04-006, WHICH AMENDS THE LAND USE ZONING MAP TO CHANGE APPROXIMATELY 1.7 ACRES OF LAND FROM PUBLIC FACILITY (P-PF) TO SIERRA LAKES SPECIFIC PLAN.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. After the publication of notice as required by law, the City Council of the City of Fontana, California conducted public hearings on Zone Change No 04-006.

Section 2. Pursuant to the Local Guidelines for Implementing the California Environmental Quality Act (2004), the City certified an Environmental Impact Report and directed staff to file a Notice of Determination for Zone Change No. 04-006.

Section 3. Zone Change No. 04-006 is consistent with the goals and policies of the City of Fontana General Plan.

Section 4. Zone Change No. 04-006 is hereby approved and the zoning is changed from Public Facility (P-F) to Sierra Lakes Specific Plan as shown on Exhibit "A", attached hereto and by this reference incorporated.

Section 5. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald News, a local newspaper of the general circulation, published and circulation in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 19th day of July, 2005.

READ AND APPROVED AS TO LEGAL FORM:

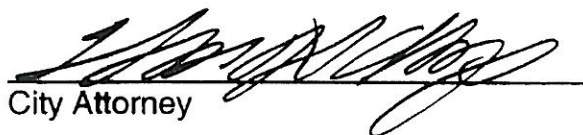
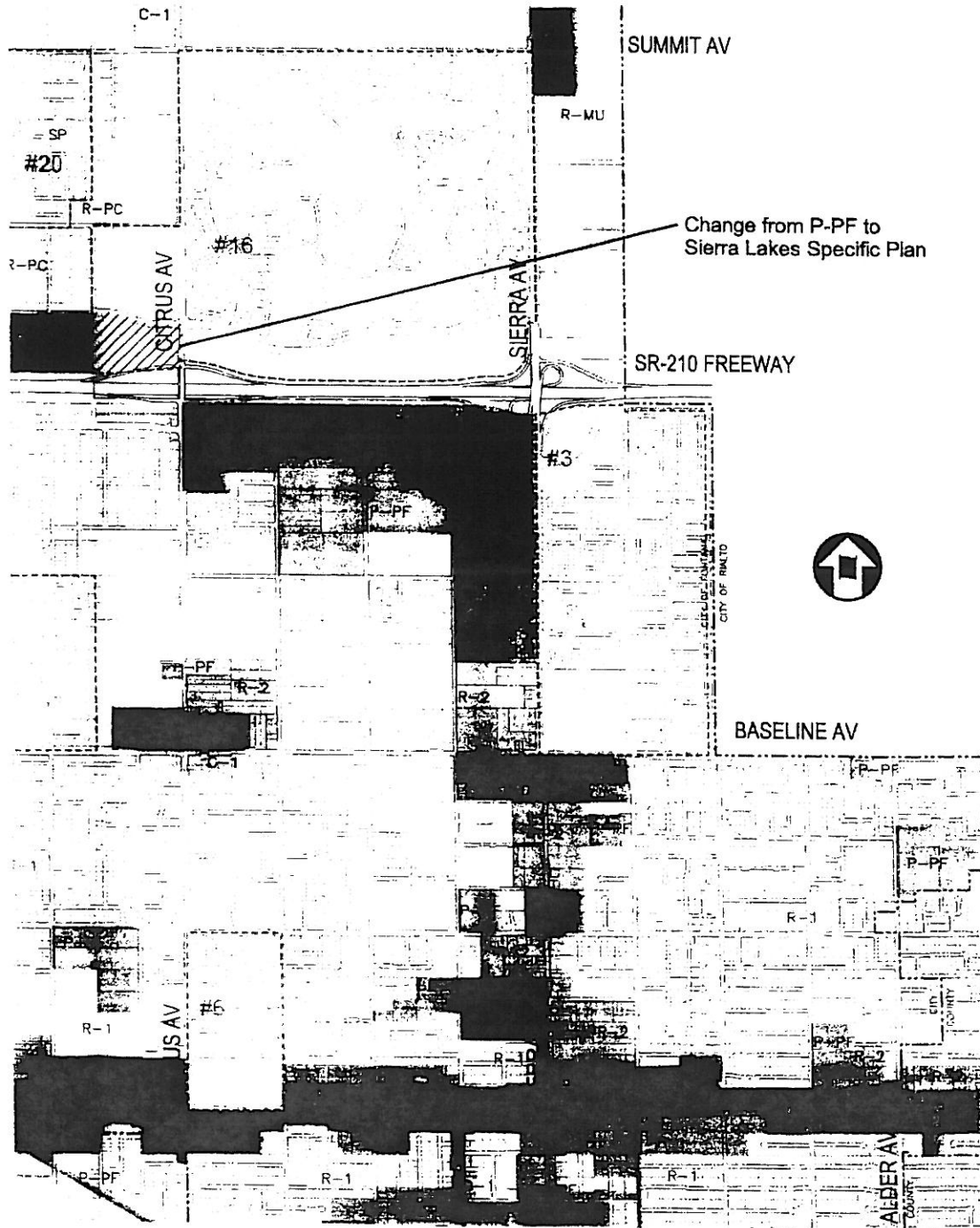

City Attorney

EXHIBIT "A"
ZONE CHANGE

Zoning Change Ordinance No. 04-006



**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Friday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, To-wit, July 22, 2005

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 22nd day of July



Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE NO. 1482**

P.O.# 400275

AFF# 29626

**SUMMARY OF ADOPTED
ORDINANCE NO 1482**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday July 19, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1482, an Ordinance of the City of Fontana, California, approving Zone Change No. 04-006, which amends the Land Use Zoning Map to change approximately 1.7 acres of land from Public Facility (P-PF) to Sierra Lakes Specific Plan.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

AYES: Mayor Nuaimi,
Council Members Roberts,
Rutherford, Warren
NOES: None
ABSENT: Council Member
Scialdone

**CITY COUNCIL OF THE
CITY OF FONTANA**
Mark N. Nuaimi, Mayor

Beatrice Watson
City Clerk

P.O. #400275
Publish: July 22, 2005

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N
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ORDINANCE NO. 1483

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 04-005, WHICH MODIFIES THE LAND USE MAP BOUNDARIES BY ADDING APPROXIMATELY 1.7 ACRES OF PROPERTY TO THE SIERRA LAKES SPECIFIC PLAN, AND AMENDS THE TEXT OF THE SIERRA LAKES SPECIFIC PLAN.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. After the publication of notice as required by law, the City Council of the City of Fontana, California conducted public hearings on Specific Plan Amendment No. 04-005.

Section 2. Pursuant to the Local Guidelines for Implementing the California Environmental Quality Act (2004), the City certified an Environmental Impact Report and directed staff to file a Notice of Determination for Specific Plan Amendment No. 04-005.

Section 3. Specific Plan Amendment No. 04-005 is consistent with the goals and policies of the City of Fontana General Plan.

Section 4. Specific Plan Amendment No. 04-005, which amends the boundaries of the Sierra Lakes Specific Plan, by adding approximately 1.7 acres of property and reflecting this change in the Sierra Lakes Specific Plan documents from 700 acres to 701.7 acres is hereby approved. Furthermore, the Sierra Lakes Specific Plan is amended to include the changes identified in Exhibit "A" attached hereto and incorporated herein by reference.

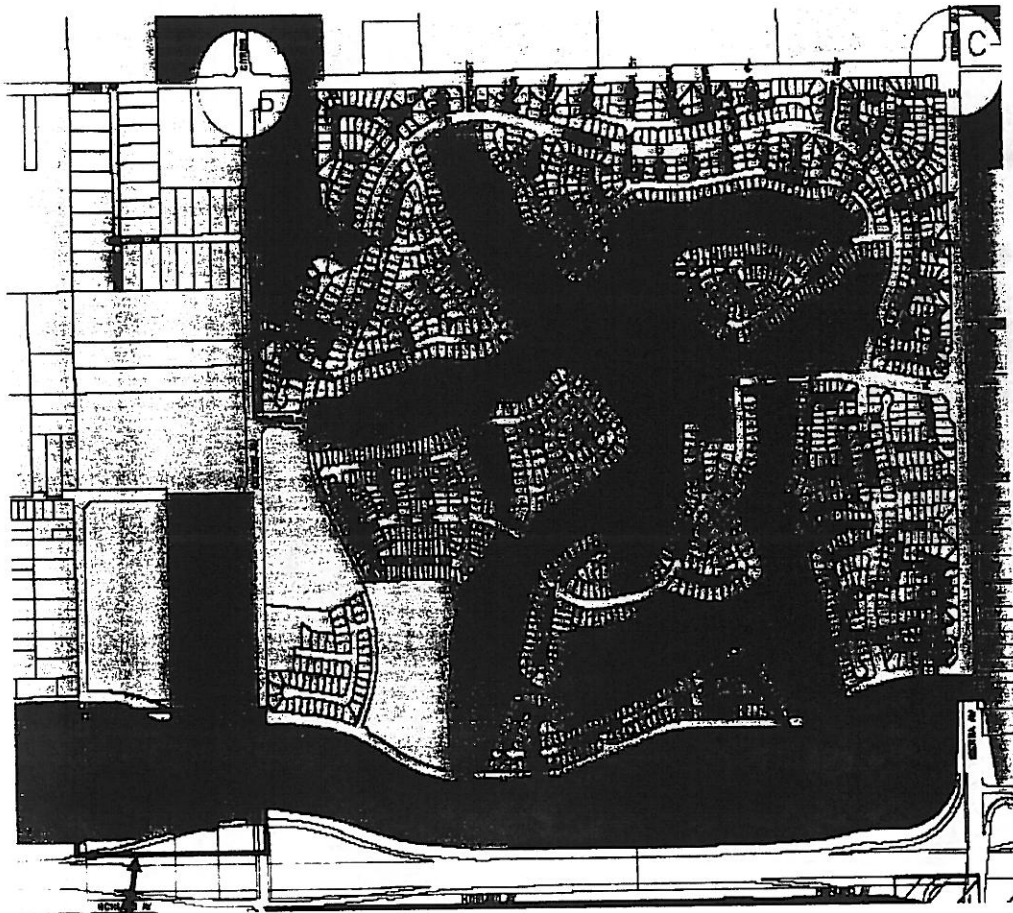
Section 5. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald News, a local newspaper of the general circulation, published and circulation in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 19th day of July, 2005.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

EXHIBIT "A"
SPECIFIC PLAN AMENDMENT



Project Site



CITY OF FONTANA PLANNING DIVISION

GENERAL PLAN MAP

DATE: June 13, 2005

CASE: DR No. 04-031/GPA No.
04-007/ZC No. 04-
006/SPA No. 04-005

LAND USE PLAN

ATTACHMENT #4

FINDINGS FOR TENTATIVE PARCEL MAPS
(as required by Section 66474 of
the State Subdivision Map Act)

Project: Tentative Parcel Map No.16718

Date: June 13, 2005

The Planning Commission shall approve any tentative parcel map only if it makes the following findings:

1. This tentative parcel map is consistent with the City's General Plan.

The proposed General Plan Amendment will change the land use designation to General Commercial (C-G). The lots proposed under this Tentative Parcel Map meet the minimum size requirement set forth in the Development Code and Sierra Lakes Specific Plan for commercial lots. The proposed subdivision is for the development of a commercial shopping center and therefore, is consistent with the General Plan.

2. The design or improvement of this tentative parcel map is consistent with applicable with general and specific plans.

As previously stated, the proposed Tentative Parcel Map meets or exceeds the minimum lot size and standards set forth in the City of Fontana Development Code and Sierra Lakes Specific Plan. Additionally, the Tentative Parcel Map is consistent with all applicable goals and policies of the General Plan.

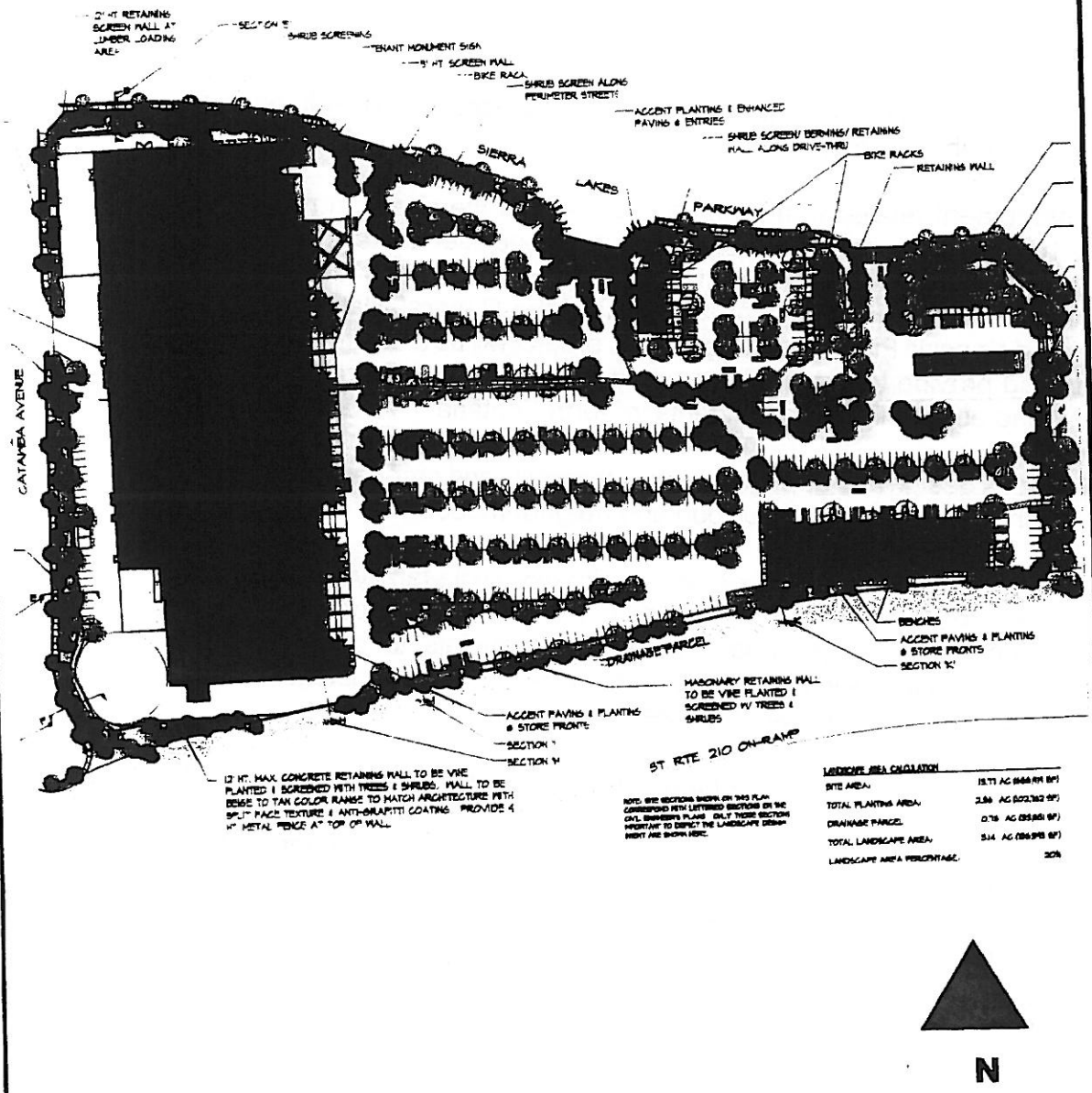
3. The site is physically suitable for the type of development proposed.

The project area, when developed, will provide street improvements adequate to accommodate the commercial development anticipated by this project. The applicant will construct full street improvements, drainage improvements, and traffic signals which will assist traffic flow.

4. The design of the tentative parcel map and the proposed improvements are not likely to cause substantial environmental damage of substantial and avoidable injury to wildlife in its habitat.

A Final Environmental Impact Report was prepared for this project. This document reviewed the environmental impacts of the project including the future development of the subject site for commercial uses. The FEIR identified mitigations measures to be implemented prior to development. These mitigation measures have been incorporated into the project as conditions of approval.

5. The design of this tentative parcel map or type of improvements is not likely to cause serious public health problems.



SITE PLAN

DATE: June 13, 2005

CASE: DR No. 04-031/GPA No. 04-007/ZC No. 04-006/SPA No. 04-005

CONDITIONS OF APPROVAL

PROJECT: Tentative Parcel Map No. 04-016 and Design Review No. 04-031

DATE: June 13, 2005

LOCATION: The project site is an irregularly-shaped property consisting of seven parcels (APNs: 0226-201-01, -02, -03, -07, -11, -12, and -13) totaling approximately 16.7 net acres located at the southwest corner of Sierra Lakes Parkway and Citrus Avenue, and having a frontage of 1,200 feet on Sierra Lakes Parkway and a frontage of 410 feet on Citrus Avenue..

PLANNING DIVISION

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
 - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
 - B. All other Conditions of Approval imposed by this project have been fulfilled.
2. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Community Development Director or his/her designee.
3. All signs shall be reviewed under a separate Design Review Sign application.
4. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
5. This Tentative Parcel Map shall expire on June 13, 2007, unless this time period is otherwise extended pursuant Section 26-58 of the City of Fontana Municipal Code or pursuant to any provision of the Subdivision Map Act as enacted or subsequently amended.
6. All block walls shall be capped.

16. The applicant agrees to defend, indemnify, and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attach, set aside, avoid, or annul an approval of the Planning Commission and/or City Council concerning this project, within the applicable statute of limitations for challenging such approval. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate fully in the defense. If the City of Fontana fails to promptly notify the applicant of any claim, action, or proceeding, or if the City of Fontana fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City of Fontana.

PRIOR TO ISSUANCE OF GRADING PERMIT

17. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

18. Prior to Certificate of Occupancy, a Property Maintenance Agreement shall be entered into, with the City of Fontana to maintain all landscaping, parking lot, drainage, lighting and paved areas within the project in accordance with the standards of repair, maintenance and cleanliness specified in the plans submitted and approved by the Community Development Department. If such landscaping, parking lot, drainage, lighting and paved areas are not maintained, such Agreement grants to the City such rights of access, ingress and egress upon and across the project site as deemed necessary to undertake and complete corrective action and assess actual City cost against the applicant/owner/tenant and against the property. The Agreement shall also be incorporated by referencing the Covenants, Conditions and restrictions (CC&R's) recorded against the property, if any, and recorded with the County Recorder's office.
19. The applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement (s) and on any private property, to the satisfaction of the Community Development Director. A note to this effect shall be placed on the map prior to recordation of the final map.

27. To accommodate entry monumentation and full height landscaping in front of block walls, there shall be a minimum of eight feet of additional right of way dedication behind required sight lines along all street frontages for roadway classifications of collector and above. This requirement shall be demonstrated at the time of tentative map submittal to the satisfaction of the City Engineer.
28. Applicant shall prepare signing and striping plans as required, to the satisfaction of the City Traffic Engineer.
29. The applicant shall submit an exhibit indicating the location of the additional streetlights to meet City Standard Plans and the plan to install them.
30. Applicant shall provide permanent on-site traffic control including signs, markings, and striping in accordance with the Manual of Uniform Traffic Control Devices (latest edition) to the satisfaction of the City Traffic Engineer.
31. CalTrans approval is required for the installation of the driveway located along Citrus Avenue.

ENGINEERING (LAND DEVELOPMENT)

32. Applicant/Engineer of record shall submit with the first plan check submittal of record map and improvement plans plan check fees based on a construction cost estimate in accordance with the City fee schedule. Additional improvement plan check fees will be required prior to final approval if the final approved construction cost estimate is higher than original estimate submitted.
33. All plan check fees shall be paid with the first complete submittal(s) for plan checking. Final determination of all plan check fees will be made prior to final map recordation and must be paid in full prior to map recordation.
34. A Preliminary soils report must be submitted, reviewed, supplemented and approved as required by the City Engineer.
35. All improvement plans submitted to the City shall be prepared by a professional engineer registered in the State of California and shall have correct scaled dimensions. Engineering plans shall be submitted on City standard 24 inch x 36 inch sheets with a 1 inch = 40 feet scale. Outside agency standard plans shall be required to be incorporated on the improvement plan. Sticky backs shall not be permitted.

44. A grading bond or subdivision agreement with accompanying security shall be in place with the City.
45. All easements necessary to accommodate the final approved grading plan shall be recorded prior to grading permit issuance. Easement widths shall be per City Standard. Applicant shall be responsible for maintenance of such easements until such time as all public improvements are completed and accepted for operation and maintenance.
46. Owner/ Developer shall submit to the State Water Resources Control Board a Notice of Intent (NOI) to comply with the terms of the General Construction Activity Storm Water Permit to discharge storm water associated with construction activity which includes clearing, grading or excavation that result in the disturbance of at least one acre of total land area. Construction activity on sites of less than one acre requires a permit if the construction is part of a larger common plan of development of sale. Owner/ Developer shall submit to the city a copy of the State's Approved General Permit issued for this project.
47. Record the approved subdivision map for the project site. City Engineer may grant approval of grading permit prior to recordation of the map.
48. Improvement plans for the project shall be substantially complete.
49. Record any lot line adjustments, right-of-way dedications or easements required for the development.

PRIOR TO MAP RECORDATION

50. Prior to map recordation, the applicant shall have completed the process of forming a Community Facilities District (CFD) for the purpose of funding landscape maintenance and lighting. To initiate the process the applicant shall submit the completed CFD application forms accompanied by the appropriate fee to the City Financial Services Division. The package will include all maps necessary to show the district boundaries, the location of all lighting and landscape maintenance areas (with applicable dimensions and types of landscape) and include all related Engineer's reports as approved by the City Engineer.
51. Electronic files for the approved Record Map shall be submitted to the City in AutoCad or Cad compatible format.
52. The final map must comply with the current State Subdivision Map Act as amended, all applicable provisions of Subdivision Section of the current Fontana Municipal Code and City Standards. Additionally, a Preliminary

final approved report shall be included in the improvement design submittals.

61. Applicant shall have engineered improvement plans prepared by a professional engineer registered in the State of California. All required public improvements, including but not limited to: streets, storm drainage systems, sewers, utilities, traffic signals, street lights, striping, signs and markings (included any required traffic control and/or detour plans) shall conform to City Standards and Specifications, and as approved by the City Engineer and/or City Traffic Engineer, as required.
62. Obtain design and plan approval from appropriate utility companies for undergrounding all existing overhead utility service lines adjoining and interior to the project site and any adjacent facilities necessary as determined by the utility company. This includes power lines less than 36 kV in accordance with Fontana Municipal Code. Written approval from each serving utility stating that binding arrangements have been completed between the utility company and the applicant for providing and paying for these services must be provided to the City Engineer's Office.
63. The project shall be served by the City's sanitary sewer system and all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. (Projects located outside of the City will be required to execute an Irrevocable Annexation Agreement with the City)

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

64. Electronic files for all approved improvement drawings shall be submitted to the city in Auto Cad or Cad compatible format.
65. Applicant must have an approved set of public improvement plans on file with the City Engineer's office.
66. All City and other applicable agency permits required in order to accomplish planned construction must be obtained prior to constructing or joining existing improvements.
67. For phased construction, submit a phasing plan identifying construction access, public access and emergency access for review and approval by the City Engineer.
68. Construction traffic access to an on-going phased construction site shall not be permitted through any adjacent development site, which has been completed and accepted by the City for occupancy.

acceptance by the City. Where applicable, the applicant must provide provisional street sweeping schedules to the City.

79. Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access, parking areas, drives and drainage acceptance.

SPECIAL CONDITIONS

80. This Commercial Development shall be improved in accordance with the City Code and City Standards.
81. Provide streetlights along Catawba Avenue, Sierra Lakes Parkway and Citrus Avenue frontage as required by the City Engineer.
82. The existing sewer line in lot 2 shall be abandoned in place.
83. Developer shall coordinate with Caltrans to relinquish the future storm drain easement to the City of Fontana.
84. Submit confirmation letter from Caltrans with approval of the driveway on Citrus Avenue.
85. Prior to issuance of building permit, applicant shall demonstrate proof of encroachment permit from Caltrans for storm drain connection.
86. Future storm drain easement (Lot A) shall be drivable for maintenance purposes.
87. Taper the existing right-of-way line on Catawba Avenue.
88. Dedicate a 4.5 foot sidewalk strip along each driveway in order to maintain accessibility.

BUILDING & SAFETY

89. The applicant shall comply with the latest adopted edition of the following codes:
- A. Building Code and its appendices and standards
 - B. Plumbing Code and its appendices and standards
 - C. Mechanical Code and its appendices and standards
 - D. Building Security Code
 - E. Electrical Code

- D. No water course or natural drainage shall be obstructed.
- E. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other.
- F. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (i.e.; concrete swale to slag or dirt swale).
- G. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to, and approved by the Building & Safety Division.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

- H. The grading plans shall, as a minimum, contain sections at all property lines and/or permit boundary lines. These sections shall clearly indicate:
 - 1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 - 2. The ground cover/finished surface material being proposed (i.e.: type of pavement, plant material, etc.); and
 - 3. All proposed drainage structures; and
 - 4. Any proposed and/or required walls or fencing.
97. All exterior lighting shall be orientated, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
98. All signs shall be Underwriters, Laboratories, or equal, approved.
99. Permits are required prior to the removal and/or demolition of structures.
100. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

have minimum eight (8) inch mains, six (6) inch laterals, six (6) inch riser and an approved six (6) inch fire hydrant. Standard 903.1 (F10)

105. The development and each phase thereof shall have a minimum of 2 points of vehicular access for fire and other emergency equipment and for routes of escape which will safely handle evacuations, shall be required. Standard 902.2.1 (F12)

SCHOOL DISTRICT

106. Prior to issuance of building permits the applicant shall be responsible for paying the applicable school district fee.

HAZARDOUS MATERIALS DIVISION (San Bernardino County Fire Department)

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

107. Prior to occupancy, operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact County Fire Department/Hazardous Materials Division/ Emergency Response and Enforcement Section at (909) 386-8401.
108. Prior to occupancy, applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit. For information, call County Fire Department/Hazardous Materials Division/ Field Services Section at (909) 387-3080.

PUBLIC SERVICES DEPARTMENT, ENVIRONMENTAL

PRIOR TO THE ISSUANCE OF ANY PERMIT

109. The applicant shall obtain coverage under the State's General Construction Storm Water Permit have filed with the State Board a Notice of Intent to be covered by the relevant General Permit. The applicant shall provide a copy of the Waste Discharger Identification Number (WDID) issued by the State Board as evidence of coverage under the General Permit.

**THE UNDERSIGNED APPLICANT HAS READ AND ACKNOWLEDGES THE
CONTENT OF AND AGREES TO THE CONDITIONS OF APPROVAL FOR
THIS PROJECT.**

Signature

Date

Print Name and Title

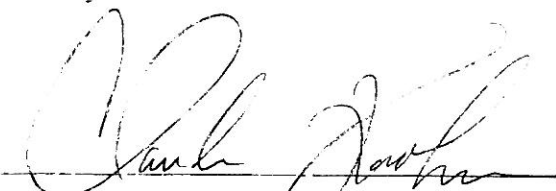
**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Friday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates To-wit: July 22, 2005

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Fontana, California, this 22nd day of July


Signature

This space is for the
County Clerk's stamp

**SUMMARY OF ADOPTED
ORDINANCE NO. 1483**

P.O.# 400275

AFF# 29627

**SUMMARY OF ADOPTED
ORDINANCE NO 1483**

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday July 19, 2005, in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1482, an Ordinance of the City of Fontana, California, approving Specific Plan Amendment No. 04-005, which modifies the Land Use Map boundaries by adding approximately 1.7 acres of property to the Sierra Lakes Specific Plan, and amends the text of the Sierra Lakes Specific Plan.

A certified copy of the full text of the ordinance is available in the office of the City Clerk of the City of Fontana, 8353 Sierra Avenue, Fontana, California 92335.

AYES: Mayor Nuaimi,
Council Members Roberts,
Rutherford, Warren
NOES: None
ABSENT: Council Member
Scialdone

**CITY COUNCIL OF THE
CITY OF FONTANA**
Mark N. Nuaimi, Mayor

Beatrice Watson
City Clerk

P.O. #400275
Publish: July 22, 2005

FONTANA HERALD NEWS

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SIERRA & LAKE

A Master Planned Golf Community

Lewis  Homes

Prepared for:

THE CITY OF FONTANA

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Fontana, California 92335
(909) 350-6602
Contact: Orlando Hernandez

Prepared by:

T&B PLANNING CONSULTANTS, INC.

17542 East 17th Street, Suite 100
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(714) 505-6360
Contact: Tracy Zinn / Dave Patel

On Behalf of:

LEWIS OPERATING CORP.

1156 North Mountain Avenue
Upland, California 91786
(909) 949-6743
Contact: Mark Wendel

Adopted: November 15, 1994

Amended: October 21, 1997

Amended: April 23, 1998

Amended: June 18, 2002

Amended: May 22, 2003

Amended: July 19, 2005

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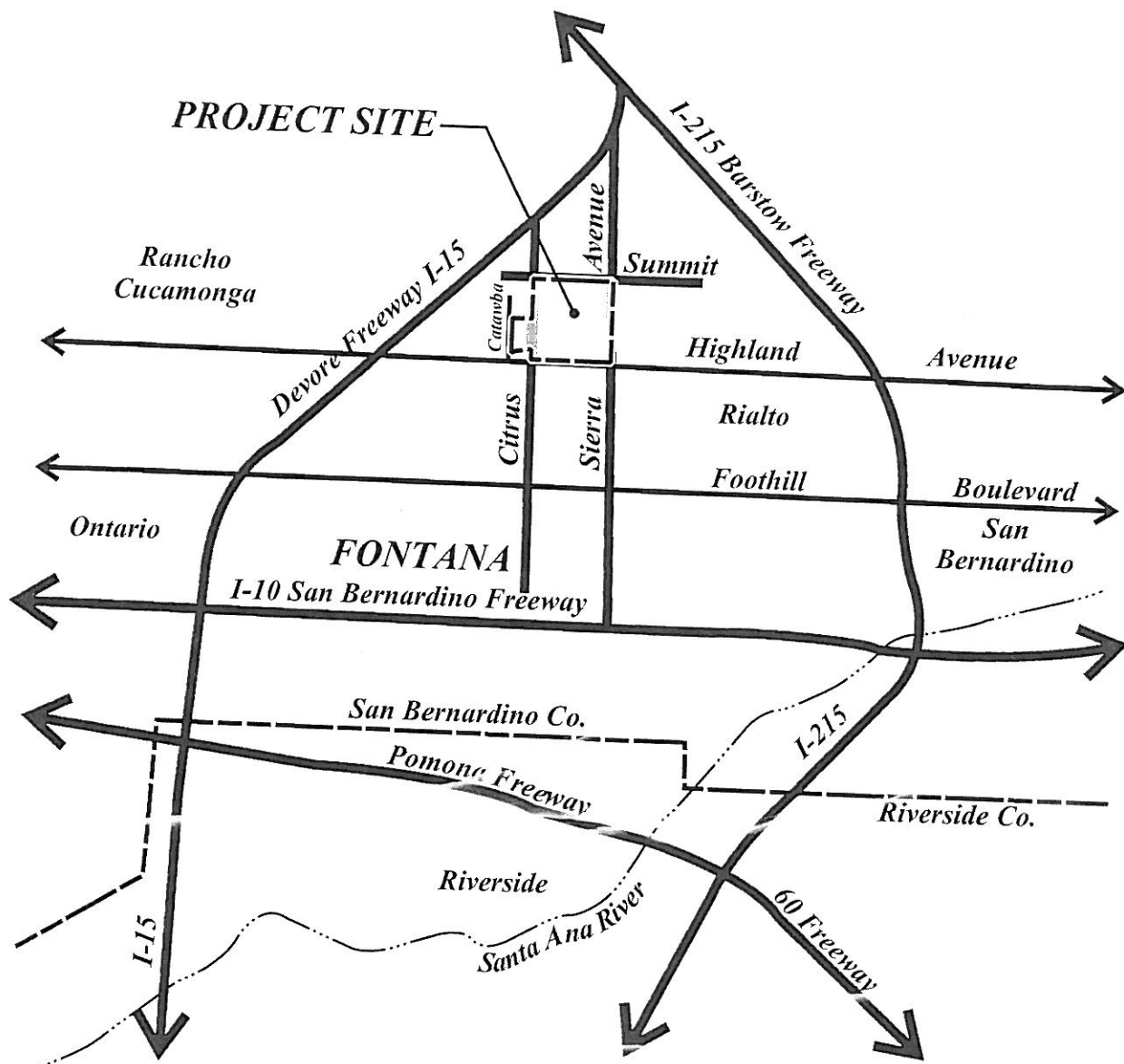
1.0 INTRODUCTION

Sierra Lakes is a 701.7-acre Master Planned Golf Community located in the northern portion of the City of Fontana. As shown in Figure 1, the project site is bounded by the Summit Avenue alignment on the north, Highland Avenue on the south, Sierra Avenue on the east and Citrus and Catawba Avenues on the west. The site is currently undeveloped, as are the majority of properties within the North Fontana area. Sierra Lakes consists of the following major components:

- A premier 18-hole championship golf course, including a clubhouse with a related banquet/meeting/conference facility.
- A maximum of 2,035 single family detached residential units in a variety of designs and sizes.
- Commercial land uses along the future Foothill Freeway (Route 30) alignment designed to accommodate office, retail and consumer service uses oriented toward neighborhood, community and regional markets.
- A high profile corporate center/restaurant row located along the future Foothill Freeway (Route 30) alignment.

The development of this mixed use master plan will result in substantial benefits to the City of Fontana and its residents, including:

- Exemplary active and passive recreational facilities anchored by a championship 18-hole golf course available for play by the general public, with expansive appurtenant public landscaping and recreation amenities including a neighborhood park and historic preservation site.
- The master planning and further development of the North Fontana Community Park site.
- New housing opportunities provided through a wide range of single-family residential lot sizes and dwelling types which respond to the varying needs of the community.
- Substantial new sources of revenue generated by the golf course and its related commercial and support facilities, and the new commercial development in the Village Center and Town Center planning areas.
- The generation of property tax increment that benefits the North Fontana Redevelopment Agency.

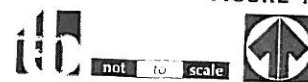


SIERRA & LAKES
A Master Planned Golf Community

REGIONAL MAP

Lewis Homes

FIGURE 1



- The creation of new employment opportunities through the development of the golf course, commercial facilities, and the corporate center, contributing to the balance of jobs and housing.
- The installation of significant public facilities and infrastructure improvements that will benefit the entire North Fontana Planning Area.

The Sierra Lakes Master Planned Golf Community will set the image for North Fontana through the implementation of the following features:

- The extensive use of high quality site amenities, design elements and architectural treatments throughout the Sierra Lakes development.
- A unified community design theme reinforced through a comprehensive landscape architecture program, community monumentation, and wall/fencing details that will enhance the Sierra Lakes image.
- Preservation of the site's Olive grove heritage by incorporating remaining historic Olive trees at accent locations such as community entries and focal points, and by preserving portions of an historic aqueduct and replanting historic olive trees in a grove-like pattern in a historic preservation site.
- An innovative mixture of land uses in combination with the golf course, parks, and open space amenities that creates a unique country club setting and a quality living environment for the entire community.

This Specific Plan document has been prepared in accordance with the provisions of State planning law as related to Specific Plans. Included in the following sections is detailed information regarding the project's consistency with applicable local and State planning regulations, project overview, development regulations, design standards, and methods and procedures for implementing and administering this Specific Plan document.

1.1 HISTORICAL PERSPECTIVE

The site of the Sierra Lakes Master Planned Golf Community was originally part of the San Bernardino Rancho, a land grant property dating back to Mexican ownership of the State of California. During the late 1800s, the site was divided into several homesteads which comprised a portion of the original settlement of the community known as Grapeland. The settlers formed the Grapeland Irrigation District in 1890, but failed to obtain water rights from nearby Lytle Creek. Because many of the settlers were dependent on the water for their grape, raisin, fruit, and olive groves, most were forced to leave the area. One of the earliest settlers, J.L. Adams, originally

homesteaded the southeastern quarter of the site in the late 1880s where he maintained an orchard of Olive trees as well as other fruits.

Along with J.L. Adams, several settlers began growing Olive trees beginning in the late 1880s. The most prominent of these were Levi N. Breed and Charles C. Moore. Through independent negotiations, Breed was able to provide a reliable source of water, independent of the Grapeland Irrigation District. This allowed his agricultural operations to continue successfully into the early 1900s. In later years, Breed and Moore worked together to improve upon the old irrigation system that served the site. Portions of the Grapeland Irrigation District reservoirs and aqueducts still exist at the northerly boundary of the site, reflecting a significant time in the history of early homesteading in California.

Remnants of Breed's operations and significant portions of the original Olive groves could be found on the Sierra Lakes site until 1995, when a wildfire destroyed the remnants of the operation and a majority of the Olive trees. The site also has been utilized for the grazing of livestock.

In 1984, the Fontana City Council approved the La Cuesta Specific Plan (Specific Plan No. 6), which encompassed an 800-acre planning area for residential, commercial, business park and public uses. The approved plan consisted of 2,756 dwelling units on 523 acres, major commercial centers on 146 acres, and public/quasi public uses on approximately 130 acres. The Sierra Lakes Master Planned Golf Community comprises the southernmost 640 acres of the original 800-acre La Cuesta area, plus an additional 61.7 acres, for a total Specific Plan area of 701.7 acres. This Specific Plan document constitutes a new Specific Plan separate from the provisions and conditions of the La Cuesta Specific Plan.

Archaeological investigations of the La Cuesta/Sierra Lakes project area were initiated in 1986 by Ron Bissell. At the time of these investigations, Bissell reported the presence of numerous residential complexes and a series of agricultural/irrigation systems which extended beyond the boundaries of the Sierra Lakes project area (then known as the La Cuesta project area). In 1987, The Centennial Group contracted with Hatheway & McKenna to conduct an archaeological review of the La Cuesta Specific Plan property, investigate the nature of rock alignments and cairns throughout the property, and complete an architectural study of the standing structures or structural remains for eligibility for the National Register of Historic Places. Hatheway & McKenna completed their field work between July 6 and July 20, 1987. The subsequent report was considered a "Preliminary Determination of Eligibility" report for the residential complexes.

In 1989, under separate contracts, Hatheway & McKenna were hired to complete the historical and archaeological studies for Lewis Homes of California (LHOC). The preliminary archaeological studies provided a more detailed definition of the resources within the project area and resulted in the recommendation that the five residential complexes and the irrigation system be investigated via a Phase II archaeological testing program. Hatheway and McKenna, et al. have completed all of the recommended Phase II studies.

1.2 PURPOSE AND INTENT

Comprehensive community development can be ensured through the adoption of a development control mechanism that reflects thorough land use planning. The most suitable development control mechanism is the Specific Plan which, when adopted by City Ordinance, serves both a planning and a regulatory function.

The Specific Plan is generally considered to be the most appropriate method of zoning control for large properties containing a variety of land uses. The Specific Plan must anticipate physical and environmental issues, and can be structured to provide the necessary flexibility to respond to changing conditions which will arise during the lifetime of a comprehensively planned community.

1.3 AUTHORITY AND SCOPE

The Sierra Lakes Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local planning agencies the authority to prepare a Specific Plan of development for any area covered by a General Plan, for the purpose of establishing systematic methods for implementation of the agency's General Plan. A Specific Plan, as the term implies, is specific in nature, designed to address site specific issues such as existing on-site conditions relative to topography and existing environmental concerns, site design and layout, including building setbacks and visual appearance, as well as project-wide concerns such as on-site and off-site circulation, utility provisions and infrastructure financing alternatives. A General Plan does not show local streets, individual parcels, or specific land uses. While a General Plan examines an entire City or County, a Specific Plan concentrates on the individual development issues of a particular project. The City of Fontana's General Plan document establishes objectives which mandate the preparation of individual Specific Plan documents in order to ensure that new developments meet the basic standards of environmental safety, infrastructure, quality of structural design, quality of planning, the provisions to maintain aesthetic quality and cultural identity.

California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan and mandates consistency with the General Plan. According to Section 65451, a Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
- (2) The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other

- essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out items (1), (2) and (3) above.

In addition, the California Government Code states that a *"Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan."*

With respect to land use regulation, this document serves as General Plan and zoning for the property consistent with the City of Fontana General Plan. In this regard, all future development plans, tentative parcel and/or tract maps or other similar entitlements, shall be consistent with regulations set forth in this document and with all applicable City regulations.

In addition to the Specific Plan, an Environmental Impact Report (EIR) was prepared under the City's authority in compliance with the California Environmental Quality Act (CEQA). The EIR serves as the project-wide environmental document for the Sierra Lakes Specific Plan and all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. The EIR is furthermore an informational document designed to provide the City decision makers and general public with a full understanding of the potential environmental effects of the development proposal.

The City of Fontana adopted the Sierra Lakes Specific Plan by ordinance and certified the EIR on November 15, 1994. The adopted Specific Plan permitted the development of 2,239 dwelling units and called for the preservation of substantial numbers of existing mature Olive trees on the site which had been placed on a preserve on the site. At the time of Specific Plan adoption, approximately 1,800 Olive trees existed in a preserve on the Sierra Lakes property. On October 21, 1997, the City Council approved an amendment to the Specific Plan to reduce the maximum number of dwelling units permitted by the Specific Plan from 2,239 to 2,100. The Amendment also modified the project's landscape concept because a majority of the Olive trees and historic structures that existed on the site in 1994 were lost due to wildfire in 1995. In compliance with CEQA requirements, a Negative Declaration was certified for the Amendment.

A second Amendment to the Specific Plan was approved on April 23, 1998. The second Amendment modified acreages in Planning Areas 15 and 16. A third Amendment was approved on June 18, 2002. This Amendment adjusted the alignment of Sierra Lakes Parkway and modified the acreages of Planning Areas 20, 22, 23, 24, and 25/26. The maximum number of dwelling units was also reduced, from 2,100 du to 2,035 du. The primary purpose of the Amendment was to allow for more acreage in the commercial planning areas to accommodate the siting and parking

requirements of large home improvement and warehouse stores. In compliance with CEQA, a Negative Declaration was certified for the Amendment. A fourth Amendment was approved on May 22, 2003, which added a text paragraph allowing preparation of a Commercial Sign Plan for Planning Areas 22, 23, 24 and 25/26.

1.4 FONTANA GENERAL PLAN CONSISTENCY

The overall relationship between the Sierra Lakes Specific Plan and the Fontana General Plan is that the Specific Plan provides a site specific, detailed description of regulations, standards and guidelines for implementing General Plan goals and policies. To achieve this, the Specific Plan must be in conformance with and be consistent with the General Plan.

Consistency with the General Plan is achieved when the various land uses within the Specific Plan are compatible with the objectives, policies, general pattern of land uses and programs contained in the General Plan. Consistency is defined as follows: *"An action, program or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment."* This statement from the Governor's Office of Planning and Research describes how a Specific Plan should be consistent with the General Plan.

The Sierra Lakes Specific Plan implements the goals and policies of the City of Fontana General Plan. As such, Sierra Lakes is consistent with the goals and policies of the General Plan (Source: Fontana General Plan, adopted May, 1990). A detailed element by element discussion of General Plan conformance pertaining to goals and policies is provided below.

A. Land Use

Goal: *Provide a balance of residential, commercial, industrial, educational, open space and recreational land uses which will provide diverse economic, social and cultural opportunities.*

Consistency: Sierra Lakes is a Master Planned Golf Community that incorporates a balance of residential, commercial, educational, office and a variety of open space/ recreational land uses. This unique mix of land use will create an environment that allows residents to live, work and recreate within their community. Sierra Lakes will incorporate a wide range of single-family detached housing types. The entire Sierra Lakes project will enhance the image of the North Fontana area.

Goal: *Provide for a logical, orderly and environmentally sound land use strategy which establishes Fontana as a unified and economically sound community.*

Consistency: This Specific Plan has been developed in accordance with the General Plan's land use strategy and creates logical and orderly development. The Sierra Lakes Specific Plan clusters major commercial uses along Sierra Avenue, Citrus Avenue and Highland Avenue (future Route 30). This development does not burden the City's existing infrastructure, rather, it will provide additional public facilities for the North Fontana area. Furthermore, the project contributes substantial new sources of revenue generated by the proposed golf course, commercial centers and enhanced property values, all of which will create a long-term positive fiscal impact to the City and offset the costs of services provided.

Goal: *Protection and enhancement of community values by affecting land use patterns that are compatible with the local and regional environment.*

Consistency: The Sierra Lakes project responds to both local and regional issues by utilizing land uses which respond to the future Route 30 Freeway and proposed planned communities surrounding the development. The golf course is being designed to accommodate an on-site water recharge system, which will provide a permanent recharge facility to benefit the immediate planning area and all of North Fontana.

B. Circulation

Goal: *Promote greater efficiency in transportation through the logical placement of land uses and intensities.*

Consistency: The Sierra Lakes Specific Plan is consistent with the Circulation Element of the General Plan. It provides for the improvement of Citrus Avenue, Summit Avenue and Sierra Avenue, as well as providing sufficient right-of-way for future Route 30 in accordance with the criteria established in the General Plan. The development also provides a roadway network of secondary highways, collectors and local streets consistent with City standards.

Goal: *Promote the use of other modes of transport to reduce dependency on the automobile.*

Consistency: The project promotes the use of alternative modes of transportation by providing:

- A comprehensive bicycle trail system to encourage safe and efficient bike transportation.

- A safe pedestrian walkway system to encourage pedestrian movement.
- Strategically placed transit stops designed to promote the use of public transit both within the project and in the North Fontana area.

Reduced automobile traffic will result from the strategic balance of single family detached housing types in close proximity to the planned employment and commercial centers. This will encourage pedestrian, bicycle riding, public transit and ridesharing alternatives.

C. Housing

Goal: *Encourage the provision of a wide range of housing by location, type of unit and price to meet the existing and future needs of Fontana residents.*

Consistency: Sierra Lakes is a Master Planned Golf Community which provides a variety of single family detached housing types ranging from large single family premium homes to affordable single family homes.

Goal: *Provide equal opportunity for all residents to reside in the housing of their choice.*

Consistency: The variety of residential product types provided within Sierra Lakes will accommodate families with differing housing needs and socio-economic levels, ranging from affordable single family detached housing to large premium residential developments.

The development will encourage the production of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons, per state and federal regulations. The development also encourages production of new housing units for elderly and disabled persons in close proximity to public transportation, public services and commercial facilities and encourages the production of child care facilities in conjunction with new housing development.

D. Community Design

Goal: *Reduce/prevent conflicts between land uses in existing and future developments.*

Consistency: The Sierra Lakes Land Use Plan is compatible with existing and proposed surrounding land uses by its proposed land use design and specified buffering techniques.

Goal: *Improve the image and appearance, and promote the functional efficiency of the City.*

Consistency: Sierra Lakes has been designed to enhance the North Fontana image at the City's northernmost gateway by providing a premier 18-hole championship public golf course and including master theme entries at major street intersections. Master theme entries will incorporate substantial landscaping, decorative walls and appropriate signage.

Goal: *Preserve the unique character of neighborhoods throughout the City.*

Consistency: The project site and the majority of its neighboring properties are presently vacant. However, the development encourages preservation of the site's unique character by incorporating remaining Olive trees in clusters at accent locations throughout the project. The Olive trees will be used at the entryways, in the historic preservation area and in select streetscapes. The development also incorporates a historic preservation site to preserve elements of the historic Grapeland Irrigation System.

E. Economic Development

Goal: *Maintain a balance between job opportunities, housing opportunities and supporting commercial uses.*

Consistency: The Sierra Lakes project is consistent with the City's goal of a jobs/housing balance and increased tax revenue through the development of a 41.2-acre Town Center, 15.9-acre Corporate Center/Restaurant Row, 11.7-acre Village Center, 16.3-acre Commercial-Retail site, and a 150.3-acre Championship Golf Course.

At buildout, Sierra Lakes will achieve a jobs to housing balance above the current SCAG recommendation for the region.

F. Infrastructure and Public Services/Facilities

Goal: *Provide facilities to meet the needs for education, cultural entertainment, protection of public safety and health, and civic pride.*

Consistency:

- The proposed Fontana Unified School District (FUSD) elementary school

will be utilized by children from within the development and from adjacent areas.

- The proposed Town Center, Village Center, Commercial-Retail, and Corporate Center/Restaurant Row facilities will provide retail, service and entertainment opportunities for the community.
- The proposed exemplary open space and recreation amenities will enhance the North Fontana area, bringing a sense of civic pride to the community.
- The proposed circulation system will provide efficient circulation, complete the street system at this location, and facilitate emergency access, consistent with the City's public services requirements.
- The proposed golf course will provide a recreational opportunity for Fontana area residents and students/athletes of the surrounding school districts and will provide a banquet/conference facility for use by local community and civic service clubs and organizations.

Goal: *Ensure the timely, logical and cost effective development of infrastructure and public service facilities.*

Consistency: The development will provide for major infrastructure improvements, including streets, utilities, water, sewer and storm drain facilities, as well as parks and pedestrian/bicycle paths. All facilities will be constructed and maintained in accordance with applicable standards.

G. Conservation

Goal: *Conserve and protect natural resources within the Planning Area where economically feasible.*

Consistency: The proposed Sierra Lakes project is designed to conserve and protect existing water resources through the utilization of on-site sources of irrigation which will combine with an aquifer recharge capability. This will significantly mitigate the net water usage for the golf course and related landscape elements.

Goal: *Preserve significant mature trees, vegetation, landforms and wildlife habitat within the Planning Areas.*

Consistency: A majority of the site's preserved historic Olive trees were lost due to a wildfire. The remaining Olive trees located in the preserve will be incorporated into parks, select streetscapes and community entry features wherever feasible.

Goal: *Promote and encourage energy efficiency and the use of renewable energy resources.*

Consistency: Sierra Lakes encourages the use of energy conservation devices and passive design concepts to increase energy efficiency and reduce housing operating costs.

H. Open Space/Recreation

Goal: *Emphasize maintenance of, and access to, open space and recreational resources in the Planning Area.*

Consistency: Sierra Lakes will provide extraordinary open space areas, including a 150.3-acre 18-hole championship public golf course, parks, historic preservation site and expansive common landscape areas and parkways. About 178.0 acres of the development will be devoted to open space/recreation.

Goal: *Provide recreational facilities to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.*

Consistency: Sierra Lakes provides extraordinary active and passive public recreational opportunities in the form of a 150.3-acre 18-hole championship golf course with clubhouse and related facilities. Additionally, a City community park and a neighborhood park are located within the Master Plan for the use of community residents and the citizens of Fontana.

Goal: *Provide appropriate pedestrian, equestrian and bicycle trails as linkages between open space and recreational facilities within the Planning Area.*

Consistency: The Sierra Lakes Circulation Plan has been designed to provide safe and efficient bicycle and pedestrian transportation between open space areas, residential uses and commercial uses, consistent with the City's Circulation and Open Space/Recreation Element.

I. Safety

Goal: *Minimize potential hazards to public health, safety and welfare.*

Consistency:

- Adequate police and fire protection will be made available to the site, consistent with City of Fontana requirements.
- The Sierra Lakes site design incorporates appropriate grading and development design standards to protect the community from geological and flood hazards.
- The circulation system for Sierra Lakes has been designed to facilitate emergency access consistent with the City's Public Services requirements.

J. Noise

Goal: *Provide an acceptable noise environment for existing and future residents of the City.*

Consistency: The development standards for Sierra Lakes have incorporated both State of California and City of Fontana interior and exterior noise standards for the development of residential areas. Proper sound attenuation will be provided by a combination of building setback, sound wall construction and building type location throughout the site.

2.0 Project Overview

2.0 PROJECT OVERVIEW

2.1 PROJECT SETTING

The Sierra Lakes Master Planned Golf Community is located in the northern portion of the City of Fontana, near the foot of the San Gabriel Mountains. The development site lies on a broad alluvial plain formed by Lytle Creek (Figure 2). This natural drainage system serves as the collector for a large watershed encompassing portions of both the San Gabriel and San Bernardino Mountains. No significant drainage courses cross the site and storm water drains as sheet flow generally from northeast to southwest.

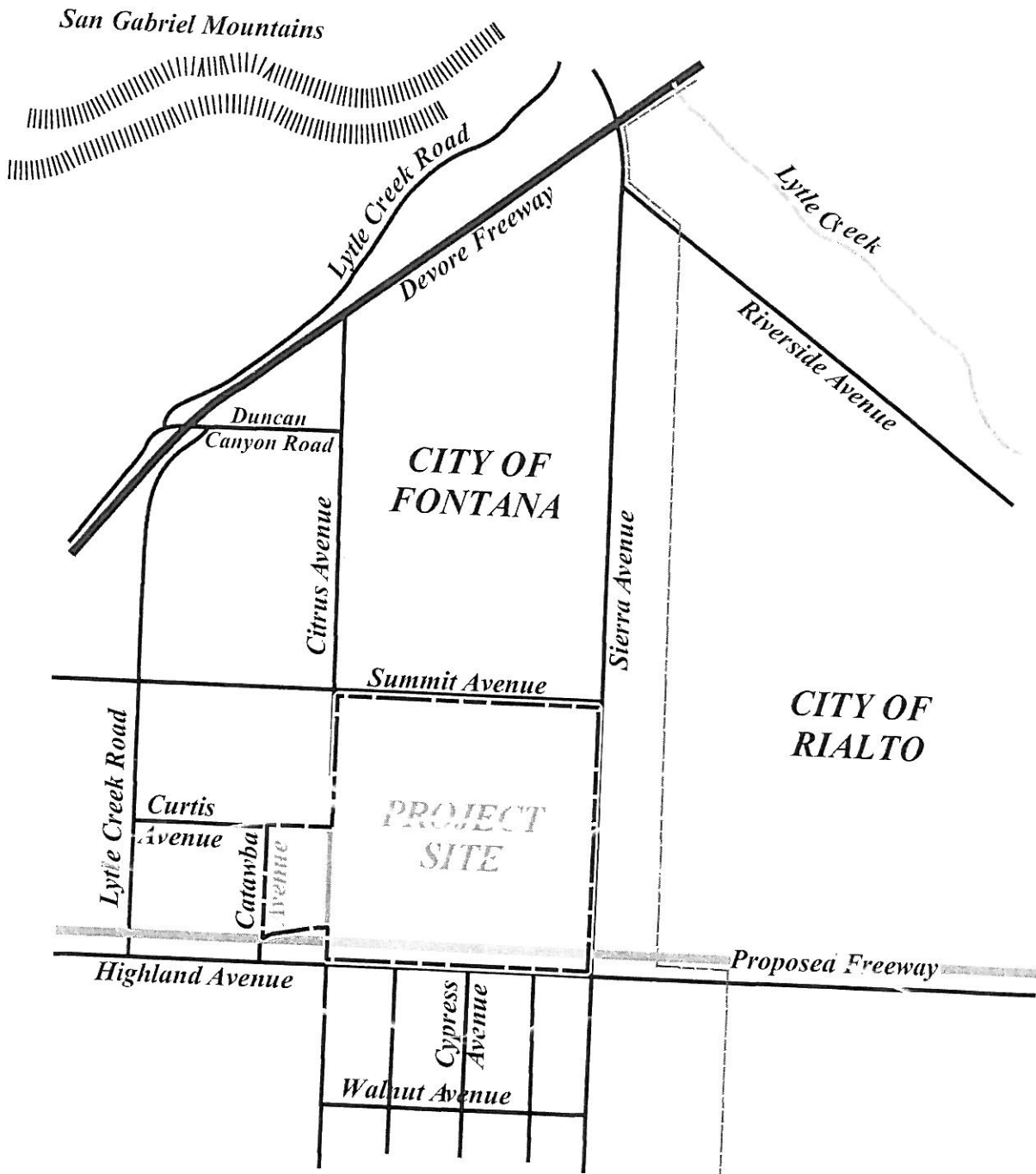
Topographically, the site is characterized as flat to gently sloping in a southwesterly direction. The property ranges in elevation from approximately 1,660 feet above mean sea level in the northeasterly corner to 1,515 feet above mean sea level in the southwesterly corner.

Soils consist primarily of coarse alluvium and silty sand. Existing well logs on site indicate 900 feet of alluvial soil underlain by bedrock. Expansive soils are considered to be minimal in this area. The local groundwater table is relatively deep, and no foundation problems are expected as the result of fluctuations in the groundwater levels. The soil conditions throughout the area will provide support for development under controlled grading and proper foundation design.

The majority of native vegetation on-site exists in a disturbed condition as a result of past agricultural operations, wildfire and grazing livestock. Undisturbed native vegetation consists primarily of successional buckwheat scrub and non-native grasslands. In 1990, LHOC relocated most of the viable existing Olive trees to the southeastern portion of the site in a temporary, controlled nursery setting. The relocation of the Olive trees was performed to preserve as many as possible, as a drought was threatening all of the trees. At that time, approximately 1,800 Olive trees were located on the site in a preserve. In 1995, a wildfire swept across the site, destroying a majority of the trees. Approximately 190 mature Olive trees remain in the preserve.

Eucalyptus windrows were originally located along several of the old roads, especially in the northern portions of the site. However, prior to LHOC's involvement, most of the windrows had been cut down. Existing species remaining in this area are sugar gum and blue gum Eucalyptus and Arizona Cypress.

The Sierra Lakes site is located in an area of the City that is predominantly undeveloped. Similar to the project site, the surrounding areas are primarily vacant with sparsely scattered residences and other older buildings. Surrounding land uses include: vacant lands and isolated residences to the north; vacant lands, residences and businesses to the south of and along Highland Avenue; vacant land and several light industrial facilities along Sierra Avenue to the east; and vacant land



SIERRA & LAKES
A Master Planned Golf Community

VICINITY MAP

Lewis Homes

FIGURE 2



and residences to the west. Sierra Lakes is within the boundaries of the North Fontana Redevelopment Project Area, which encompasses approximately 14 square miles of North Fontana. Several major development projects have been approved in the vicinity of Sierra Lakes, including:

- **Walnut Village Specific Plan** - located southeast of the project site, south of Highland Avenue and east of Sierra Avenue, consisting of 342 acres. This Specific Plan consists of 1,644 residential units, 39 acres of commercial uses, together with community facilities, park, open space and trail uses.
- **Hunter's Ridge Specific Plan** - located northwest of the project site, above the I-15 Freeway. Hunter's Ridge consists of 595 acres with 1,403 single family residences, 390 multi-family residences, 9.0 acres of neighborhood commercial uses, public uses and open space areas.
- **California Landings Specific Plan** - located at the southeast corner of Hemlock and Highland (the Gilfillan Airport site), consisting of 223 acres of planned residential and commercial uses.
- **Westgate Specific Plan** - located west of Sierra Lakes, near Interstate 15, consisting of 2,505 dwelling units, a commercial/business park, parks and other public uses on 954 acres.

Another development project is proposed near the Sierra Lakes project site:

- **Summit Heights** - located north of Highland Avenue, west of Lytle Creek Road and south of Summit Avenue, consisting of 294 acres of planned residential and commercial uses.

2.2 ISSUES, OPPORTUNITIES AND CONSTRAINTS

Prior to the preparation of this Specific Plan document, numerous meetings were held with City Staff to discuss relevant issues, opportunities and constraints related to development of the Sierra Lakes project. The following items were identified as issues to be addressed in the preparation of this document and in the implementation of the plan.

A. Planning and Environmental Issues

- Provide appropriate public recreational amenities.
- Encourage enhancement of an upscale North Fontana image.

- Create a high quality, unique community design with identifiable residential neighborhoods supported by recreation and commercial uses.
- Provide an efficient and attractive system of arterial highways, collector streets and local streets.
- Preserve, where feasible, significant biotic resources.
- Mitigate on-site upstream and downstream drainage impacts associated with development.
- Mitigate traffic related noise impacts along the proposed Foothill Freeway (Route 30) and the planned major arterial highways.
- Diversify housing types.
- Maximize regional, community and freeway-oriented commercial development potential.
- Provide for adequate public facilities and services, including means of financing.
- Preserve and/or record historic features in accordance with recommendations of historic resources consultant team.

B. Opportunities

The Sierra Lakes Master Planned Golf Community creates the following opportunities:

- ***Public Recreation.*** Extraordinary public recreational uses focusing on a 150.3-acre, 18-hole championship golf course, community and neighborhood park facilities, bicycle trails and pedestrian sidewalks , and retail/commercial opportunities in close proximity to residential planning areas.
- ***Fiscal.*** New sources of tax revenue generation will be created through the development of retail commercial and office land uses. In addition, property values (on and off-site) will be enhanced with the development of the golf course amenity.
- ***Infrastructure Improvements.*** Implementation of the goals and policies of the City's capital improvements plan through the construction by the developer or by the appropriate public agencies and/or service providers for on-site and off-site infrastructure.

- **Residential.** Compliance with the City's General Plan recommendation to provide a wide range of housing opportunities to serve a variety of economic groups. Adherence to the City's criteria for public amenities by providing a championship golf course and public parks.
- **Historic Preservation.** The retention of remaining portions of the historic Olive groves through incorporation of remaining mature Olive trees into entries and select streetscapes, and the maintenance and preservation of historical features at a proposed historic preservation site located along Summit Avenue.
- **Golf Course.** Development of an 18-hole championship golf course that also will serve as a regional flood control and water recharge facility.
- **Transportation.** A comprehensive circulation system, including defined community access points and an efficient hierarchy of streets.

The strategic location of heavier traffic generating uses such as the Restaurant Row/Corporate Center, Town Center, Village Center, and Commercial-Retail along the proposed Route 30 right-of-way, in close proximity to future freeway interchanges.

A comprehensive bicycle/pedestrian circulation system, with linkage to the City's proposed Regional Trail System.

- **Jobs/Housing.** A variety of land uses that will create new opportunities for employment within close proximity to housing.

C. Constraints

Certain constraints exist on and adjacent to the Sierra Lakes site that must be adequately addressed and resolved as part of the development process. These constraints include:

- **Infrastructure.** The area lacks sufficient infrastructure and public services on both a local and regional level. The infrastructure improvements required for the development of Sierra Lakes have been identified and will be constructed by the developer or by the appropriate public agencies and/or service providers.
- **Air Quality.** Generally, the region experiences adverse air quality conditions with periods of poor air quality.
- **Hydrology.** The property and surrounding area are subject to sheet flooding due to topography and the lack of regional or on-site storm drainage facilities.

2.3 PLANNING OBJECTIVES

The role of this document, as both a regulatory and planning document, is to facilitate the City's General Plan goals and policies as they relate to the North Fontana area and this particular site.

The Sierra Lakes Specific Plan has established the following planning objectives to provide logical and orderly community development in accordance with the General Plan:

A. Enhance the North Fontana Image

- Improve Sierra Avenue, Citrus Avenue and Summit Avenue frontages with parkways to include landscaping, theme walls, and community identity features to enhance these corridors.
- Develop Community Entry features as major gateway amenities adjacent to freeway off-ramps and along Sierra Avenue and Citrus Avenue.
- Provide high quality architecture and landscaping adjacent to the future Route 30 alignment.
- Develop extraordinary amenities such as the golf course, clubhouse, and major gateways within the North Fontana area.

B. Balance Jobs and Housing

- Create a balanced community consisting of commercial, residential and recreational uses.
- Create a variety of employment opportunities by developing a mix of land uses (regional/community/neighborhood commercial, office, educational and a golf course).

C. Facilitate Revenue Generating Uses

- Enhance land values through the installation of major public improvements, amenities, and infrastructure. This will significantly increase assessed values, creating greater tax revenue to the City.
- Provide sales tax revenues through the development of facilities related to the golf course and the retail commercial planning areas.

D. Develop Recreation and Open Space

- Provide a major recreational and open space amenity for use by the general public and the residents of Sierra Lakes.
- Locate neighborhood and community park facilities in proximity to residences.
- Incorporate important historic features in parks and open spaces.

E. Create a Prestigious Master Planned Golf Community

- Provide a cohesive design theme that incorporates landscaping, streetscape elements and high quality architecture.
- Achieve a balance of residential, recreational, commercial, office and open space uses.
- Implement major circulation/traffic systems in keeping with the City's General Plan.
- Contribute positively to the North Fontana image.

2.4 GENERAL PLAN AMENDMENT






Prior to the adoption of this Specific Plan in 1994, the City of Fontana's General Plan designated the project site as Residential Planned Community (R-PC), Community Mixed Use (CMU), Public Facility (P-PF), School (P-S) and Recreation (P-R), as shown in Figure 3. A General Plan Amendment (GPA) was processed prior to adoption of the original Specific Plan to modify the CMU designation and portions of the R-PC designation to Regional Mixed Use (RMU). An additional GPA was required to add a 1.7-acre parcel to the Specific Plan boundaries. In addition, other land use designations were modified as shown in Figure 3.

The RMU designation applies to the North Fontana area and is intended to allow for regional and community related commercial uses and, where specifically designated, medium density residential uses within a Specific Plan. Specific uses permitted in the RMU designation include:




- Warehouse and Retail Outlets
- Entertainment Centers
- Hotels and Convention Centers

GENERAL PLAN LAND USE L

RESIDENTIAL DESIGNATIONS

-  R-E Residential Estates (2
-  R-PC Residential Planned Co
-  R-SF Single Family Resident
-  R-M Medium Density Reside
(5.1-7.6 du/ac for single
7.7-12 du/ac for single family a
-  R-MF Multi Family Residential



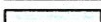
COMMERCIAL DESIGNATIONS

-  C-C Community Commercial
-  C-G General Commercial (C
-  RMU Regional Mixed Use
(0.1-1.0 FAR for non-resident

INDUSTRIAL DESIGNATIONS

-  L-I Light Industrial (0.1-0
-  I-G General Industrial (0.1

PUBLIC DESIGNATIONS

-  P-PF Public Facilities
-  P-R Recreational Facilities
-  P-UC Public Utility Corridors

OPEN SPACE DESIGNATIONS

-  OS Open Space

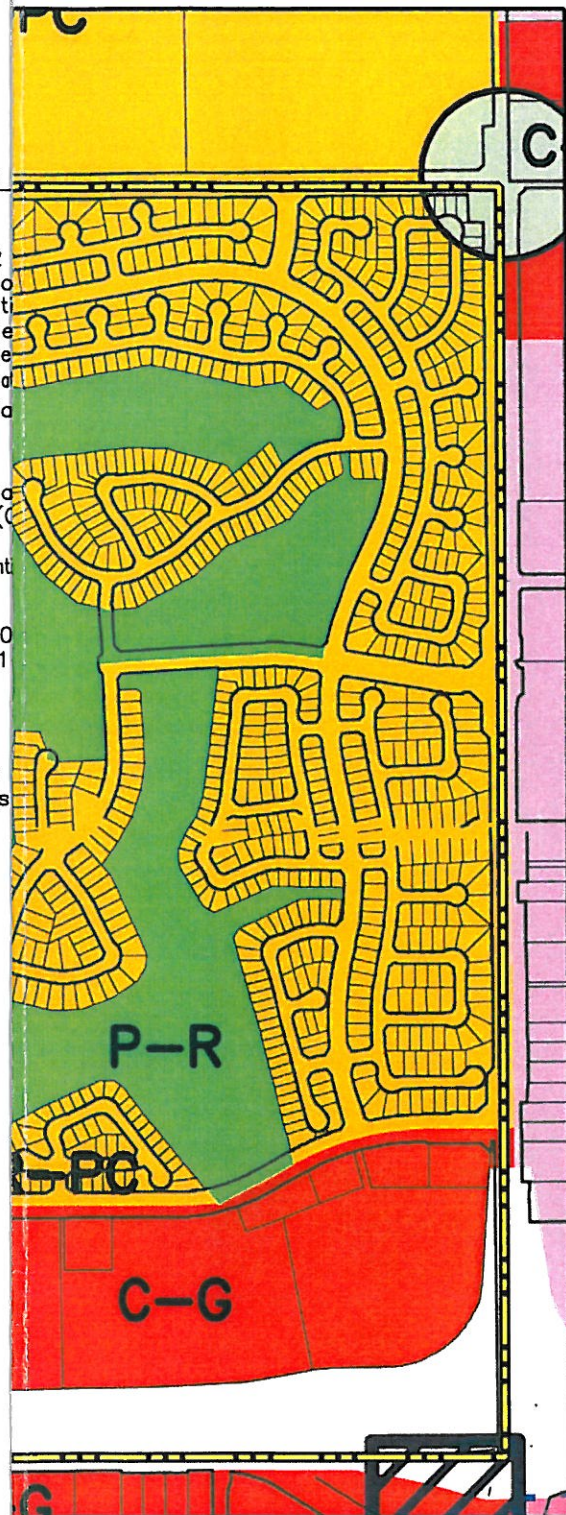


FIGURE 3



SIERRA LAKES
A Master Planned Golf Community

Lewis Homes

GENERAL P

- Professional Business Offices
- Eating and Drinking Establishments
- Daycare Centers
- Institutional, Public and Quasi-Public Uses
- Research and Development
- Regional Malls
- Corporate Business Parks
- Service Business Offices
- Light Manufacturing, such as fabricating, assembly and processing, including warehousing and distribution if related to a primary light manufacturing use

Where specifically specified, the RMU also allows residential development at *Medium-High Density* (R-MH) with land use densities up to 12 du/acre. This will accommodate residential single family detached densities of this Specific Plan.

The Sierra Lakes Specific Plan complies with those provisions of the General Plan that provide for the amenities and services envisioned by the City of Fontana. Although this Specific Plan document complies with all of the General Plan's goals and policies, GPAs were processed to modify land use designations on the project site to help achieve the desired goals of the Specific Plan and General Plan.

2.5 PROJECT DESCRIPTION

The Specific Plan for the Sierra Lakes Master Planned Golf Community provides an innovative mix of complementary land uses as shown on Figure 4 (Land Use Plan) and as outlined below. A description of each land use category is summarized below.

- **RESIDENTIAL LAND USES** - consist of a maximum of 2,035 dwellings of varying density, size, type and family orientation. Product types include single family detached units on lots ranging in size from 3,015 square feet to over 6,000 square feet.
- **RECREATIONAL LAND USES** - are dominated by the 150.3-acre, 18-hole championship golf course, together with the clubhouse and its associated facilities. Other active and passive recreational facilities are provided in the form of dedicated and improved park land and expanded landscaped parkways that incorporate pedestrian and bicycle paths.
- **SCHOOL SITE** - is proposed within Sierra Lakes on ten acres. The school site will be dedicated to the Fontana Unified School District (FUSD) and serve grades K through 5. Recreational equipment and playfields associated with the school grounds will be available for public use during non-school hours. Typical playground equipment provided by the

FUSD may include swings, basketball and volleyball courts, multi-purpose sports fields and a variety of surface courts. The school will have joint use of the adjacent 6.5-acre neighborhood park, and activities such as organized team sports may be held on park grounds. Specific joint-use conditions will be subject to an agreement between the FUSD and the City.

- **COMMERCIAL/RETAIL LAND USES** - are provided at both regional, community and neighborhood levels, including a 41.2-acre Town Center and a 11.7-acre Village Center, conveniently located along the proposed Route 30 alignment. Additionally, 16.3-acre Commercial-Retail site will be located adjacent to the Village Center.
- **CORPORATE CENTER/RESTAURANT ROW LAND USES** - are accommodated in a 15.9-acre Corporate Center/Restaurant Row along the proposed Route 30 alignment, which will encourage "high-tech" research and development, business park, administrative/professional office uses and a variety of restaurant sites. These uses are intended to generate substantial employment opportunities, while increasing the tax base to ensure a positive long-term fiscal impact to the City.
- **PARKLAND** - within Sierra Lakes comprises a total of 27.7 acres. Approximately 27.3 acres are devoted to a neighborhood park and community park designed to primarily serve Sierra Lakes residents and adjacent areas. A 0.4-acre historic preservation area, located along Summit Avenue, will preserve important historic elements associated with the Grapeland Irrigation System. A 35.4-acre North Fontana Community Park was previously master-planned in conjunction with the Sierra Lakes Specific Plan, including the redesign, rehabilitation and development of areas within the park. However, a new site has been identified by the City of Fontana in a location better suited for the residents of North Fontana.

The Sierra Lakes Master Planned Golf Community will provide a distinctive community image through the application of integrated design guidelines, development standards, a comprehensive landscaping plan and community monumentation. These elements serve to unify the overall land use plan, reinforcing the community concept and incorporating significant design elements to reflect a quality development.

2.6 FISCAL CONSIDERATION

A key component of the Sierra Lakes Master Planned Golf Community is the long-term fiscal benefit to be derived in terms of revenue generation and employment opportunities. A comprehensive fiscal analysis and strategy has been prepared as part of the project EIR which addresses short-term and long-term impacts, as well as appropriate mitigation.

3.0 Specific Plan Elements

3.0 SPECIFIC PLAN ELEMENTS

3.1 COMMUNITY CONCEPT

Sierra Lakes is a large scale Master Planned Golf Community that integrates a variety of residential, educational, open space/parks, community commercial, regional commercial, and office land uses around a championship golf course. The golf course acts as the unifying element that ties the various land uses together. This is accomplished by extending the golf course design theme to each major component of the public circulation system. The golf course also provides the necessary open space transitions between the various land uses.

The focal point of the residential and recreational elements of the Sierra Lakes project is the golf course entry and clubhouse facility. These elements tie in directly with the North Fontana arterial system. The golf course entry reinforces the recreational and open space image of the Sierra Lakes project and communicates that image to the community at large.

The Town Center and Village Center will provide the initial focal point of the non-residential portions of the project. These land uses will serve as gateways to the Sierra Lakes project from Route 30 and from the areas of Fontana located south of Route 30.

The land uses within Sierra Lakes will accommodate a wide range of community needs, including housing, employment, public facilities and services, and recreation. Sierra Lakes is designed to enhance the concept of a balanced community, consistent with the City's General Plan.

3.2 LAND USE PLAN

The Master Land Use Plan for Sierra Lakes (see Figure 4) is designed to integrate community uses as described below. A statistical summary outlining the land uses is provided on Table 1.

LAND USE ABSTRACT

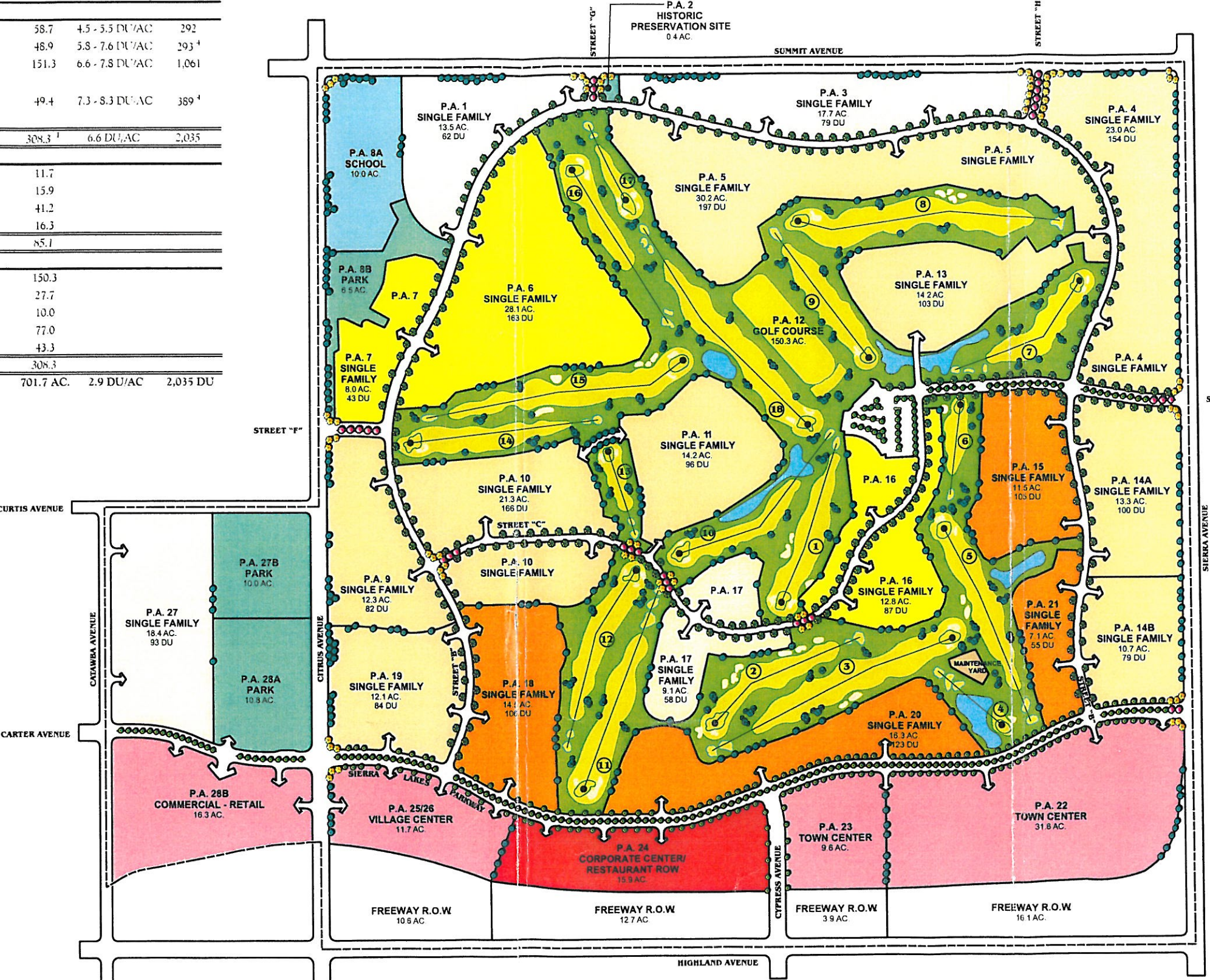
LAND USE	ACRES	DENSITY	DWELLING UNITS
RESIDENTIAL (SINGLE FAMILY DETACHED)			
6,000 SQ. FT. MINIMUM LOTS	58.7	4.5 - 5.5 DU/AC	292
5,000 SQ. FT. MINIMUM LOTS	48.9	5.8 - 7.6 DU/AC	293 ⁴
4,000 SQ. FT. MINIMUM LOTS	151.3	6.6 - 7.8 DU/AC	1,061
3,015 SQ. FT. MINIMUM LOTS (GOLF COURSE FRONTAGE LOTS ONLY)	49.4	7.3 - 8.3 DU/AC	389 ⁴
4,000 SQ. FT. MINIMUM LOT (INTERIOR LOTS)			
SUBTOTAL	308.3 ¹	6.6 DU/AC	2,035
COMMERCIAL ²			
VILLAGE CENTER	11.7		
CORPORATE CENTER/RESTAURANT ROW	15.9		
TOWN CENTER	41.2		
COMMERCIAL - RETAIL	16.3		
SUBTOTAL	85.1		
RECREATION & CIRCULATION			
GOLF COURSE	150.3		
PARKS/HISTORIC PRESERVATION SITE	27.7		
SCHOOL	10.0		
ROADS/PARKWAYS	77.0		
FREEWAY (FUTURE ROUTE 30 ³)	43.3		
SUBTOTAL	308.3		
TOTAL	701.7 AC.	2.9 DU/AC	2,035 DU

¹ Includes interior residential streets, excludes master planned roadways.

² If Route 30 is not built, then the 43.3 acres of freeway R.O.W. will revert back to commercial uses as shown in Footnote 3. Because of potential fluctuation in plot plan design and/or market demand, the final acreage within each of these five planning areas may vary up to 5%+/- acres if Route 30 is not constructed.

³ The project assumes the development of the future Route 30 alignment. The 43.3 acre Freeway R.O.W. includes 10.6 acres of freeway R.O.W. in the Village Center, 16.6 acres of freeway R.O.W. in the Corporate Center/Restaurant Row and 16.1 acres of freeway R.O.W. in the Town Center.

⁴ A minor modification to P.A.'s 15 and 16, approved April 23, 1998, modified acreages in P.A.'s 15 and 16. (See Table 1 for details).



LAND USE PLAN

FIGURE 4

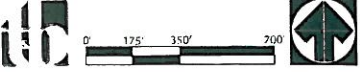


Table 1
SIERRA LAKES STATISTICAL SUMMARY

LAND USE	PLANNING AREA(S)	ACRES	DENSITY	DWELLING UNITS
RESIDENTIAL				
Single Family (Detached)	1	13.5	4.6 du/ac	62
	3	17.7	4.5 du/ac	79
	4	23.0	6.7 du/ac	154
	5	30.2	6.6 du/ac	197
	6	28.1	5.8 du/ac	163
	7	8.0	5.4 du/ac	43
	9	12.3	6.7 du/ac	82
	10	21.3	7.8 du/ac	166
	11	14.2	6.8 du/ac	96
	13	14.2	7.3 du/ac	103
	14A	13.3	7.5 du/ac	100
	14B	10.7	7.4 du/ac	79
	15	11.5 ¹	8.3 du/ac	105
	16	12.8 ¹	7.6 du/ac	87
	17	9.1	6.4 du/ac	58
	18	14.5	7.3 du/ac	106
	19	12.1	6.9 du/ac	84
	20	16.3	7.5 du/ac	123
	21	7.1	7.7 du/ac	55
	27	18.4	5.1 du/ac	93
RESIDENTIAL SUBTOTAL		308.3²	6.6 du/ac	2,035
RECREATION/CIRCULATION				
Golf Course	12	150.3		
Parks/Historic Preservation Site/School	2, 8A, 8B, 27B, 28A	37.7		
Roads/Parkways		77.0		
Freeway (Future Route 30) ³		43.3		
RECREATION/CIRCULATION SUBTOTAL		308.3		
RESIDENTIAL AND RECREATION/CIRCULATION SUBTOTAL		616.6	3.3 du/ac	2,035
COMMERCIAL⁴				
Village Center	25/26	11.7		
Corporate Center/Restaurant Row	24	15.9		
Town Center	23	9.6		

LAND USE	PLANNING AREA(S)	ACRES	DENSITY	DWELLING UNITS
Commercial-Retail	28B	16.3		
Town Center	22	31.6		
COMMERCIAL SUBTOTAL		85.1		
PROJECT TOTAL		701.7	2.9 du/ac	2,035

1. A minor modification, approved on April 23, 1998, decreased Planning Area 15 from 12.7 acres to 11.5 acres and increased Planning Area 16 from 11.4 acres to 12.8 acres.

2. Includes internal residential streets. Excludes master planned roadways.

3. The project assumes the development of the future Route 30 alignment. The 43.3-acre freeway ROW includes 10.6 acres of freeway ROW in the Village Center, 16.6 acres of freeway ROW in the Corporate Center/Restaurant Row and 16.1 acres of freeway ROW in the Town Center.

4. If Route 30 is not built, then 43.3 acres of freeway ROW will revert back to commercial uses as shown in Footnote 1. Because of potential fluctuations in plot plan design and/or market demand, the final acreage within each of these five planning areas may vary up to 5± acres if Route 30 is not constructed.

A. Residential Uses

Residential land uses and local streets within residential planning areas comprise a total of 308.3 acres. Single family detached homes are located throughout the project. These homes will be planned with a diversity of lot sizes and lot configurations featuring premium golf course orientations, lake views and prestigious golf course neighborhood environments. Some neighborhoods within the Sierra Lakes community may have gated entries. Those residents living in neighborhoods that are not directly adjacent to the golf course will still experience the golf course views from major neighborhood entry points and view corridors.

Residential uses will have lot sizes ranging from 3,015 square feet to over 6,000 square feet. Numerous floor plans and elevations will provide a wide range of diversity within the neighborhoods. A maximum of 2,035 single family detached dwelling units will be provided in the community of Sierra Lakes.

B. Recreation/Open Space Land Uses

The Sierra Lakes Master Planned Golf Community contains extraordinary open space and recreational amenities. Park requirements established by the City of Fontana are based upon the provisions of Section 66477 of the State Government Code, referred to as the Quimby Act. Under these provisions, local agencies may grant (and LHOC hereby requests) credit for public facilities for the following uses: the proposed golf course; neighborhood and community parks; historic preservation site; private recreation centers within Single-Family Detached neighborhoods (if provided); Class I bicycle trails; and that portion of the school site attributable to joint use outdoor activities (namely play and turfed areas as defined by State of California Department of Education criteria). These amenities, comprising the open space and recreation elements of Sierra Lakes, are depicted on Figure 6 and listed in Table 2 below. An overall community parks plan is provided on Figure 7.

The City of Fontana requires 5.0 acres/1,000 population to satisfy Quimby Act requirements. According to the City's population calculation, Sierra Lakes would be required to provide 35.4 acres of park credit to satisfy Quimby Act standards. This is based on a population of 7,082 ($7,082 \text{ persons} \div 1,000 \times 5 = 35.4$) as shown in Table 3 below.

Sierra Lakes addresses this requirement through the approved Sierra Lakes Development Agreement, as amended on October 21, 1997. The provision of open space and recreational facilities in Sierra Lakes results in a highly amenitized and well-balanced plan. The key elements of the open space and recreation plan are described in detail below.

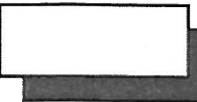
FIGURE 5

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Legend

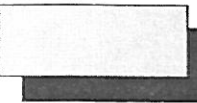
Land Use

Acres



GOLF COURSE

150.3

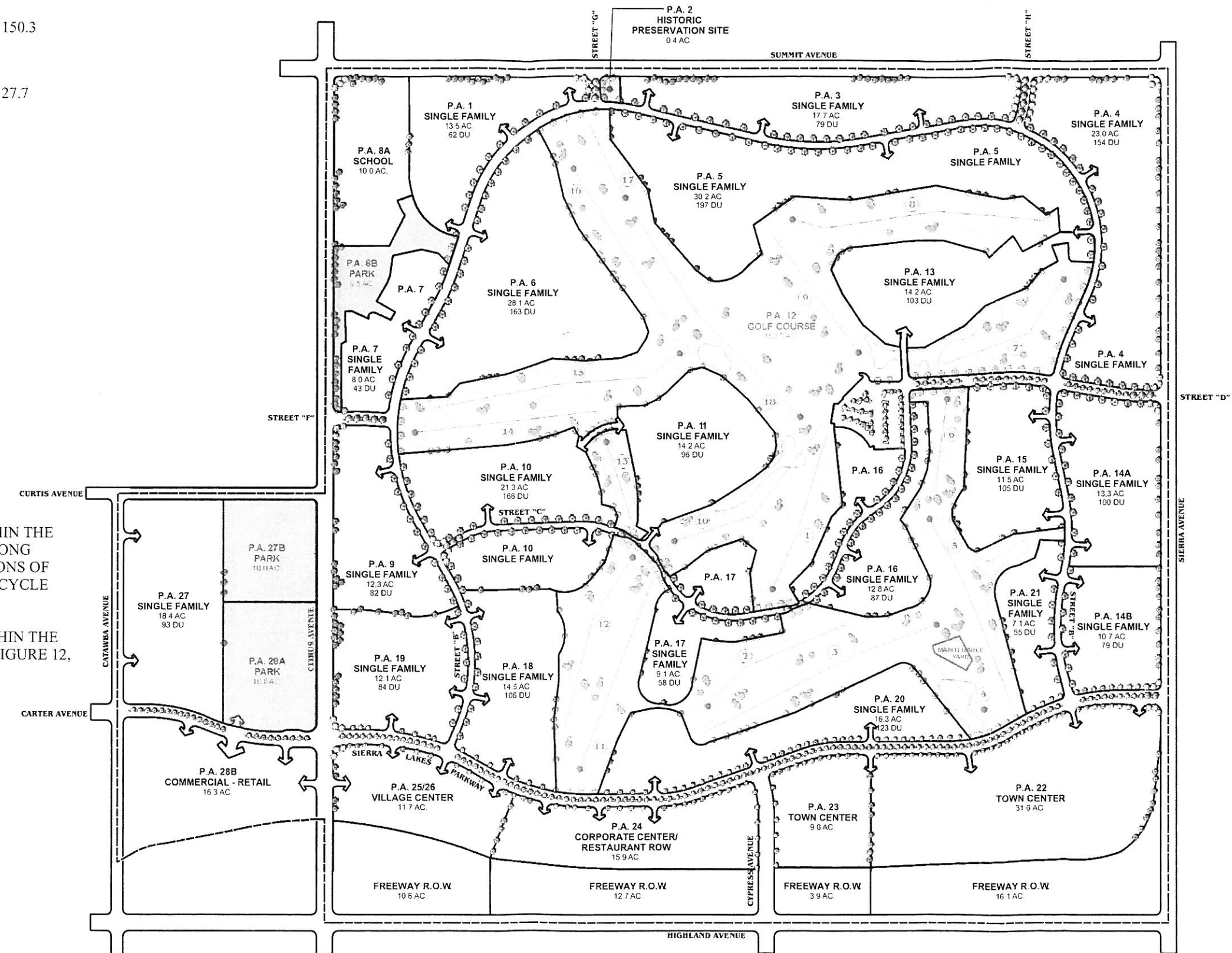


PARKS

27.7

NOTE:
CLASS I BIKE LANES ARE LOCATED WITHIN THE EXPANDED LANDSCAPED PARKWAYS ALONG STREET "B", SIERRA AVENUE AND PORTIONS OF STREET "A" AS SHOWN ON FIGURE 12, BICYCLE CIRCULATION PLAN.

CLASS II BIKE LANES ARE LOCATED WITHIN THE STREET RIGHT-OF-WAYS AS SHOWN ON FIGURE 12, BICYCLE CIRCULATION PLAN.



RECREATION/OPEN SPACE PLAN

Lewis Homes

FIGURE 6

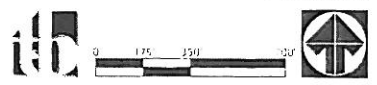


Table 2
OPEN SPACE AND RECREATION SUMMARY

LAND USE
Golf Course, Banquet/Conference Facilities (150.3 acres)
Neighborhood Park
Historic Preservation Site
City Community Park (design and development, PA 28A & 27B)
Off-Street Bicycle Path at Sierra Avenue and Street "B" and a portion of Sierra Lakes Parkway

Table 3
SIERRA LAKES POPULATION REQUIREMENTS

LAND USE	QUANTITY	HOUSEHOLD SIZE	TOTAL POPULATION
Single Family Detached	2,035 DUs	3.48	7,082 persons

1. Golf Course Plan
Planning Area: 12

The golf course will be the predominant recreational feature of the Sierra Lakes development, as well as for the entire North Fontana area. The golf course comprises a mixture of single and double loaded fairways, greens and tees, along with a driving range and practice tees. It has been designed by Ted Robinson as an 18-hole championship level par 72 course. Other courses designed by Mr. Robinson include the Desert Horizons, Marriot Desert Springs and Indian Wells courses in the Palm Springs area, and Fairbanks Ranch, Rancho Bernardo, and Tustin Ranch courses in the Southern California coastal area. The project has been designed to create "view windows" (the course actually touches the public circulation element at several locations), so that golfers and non-golfers alike can experience the open space and feel of a golf course community.

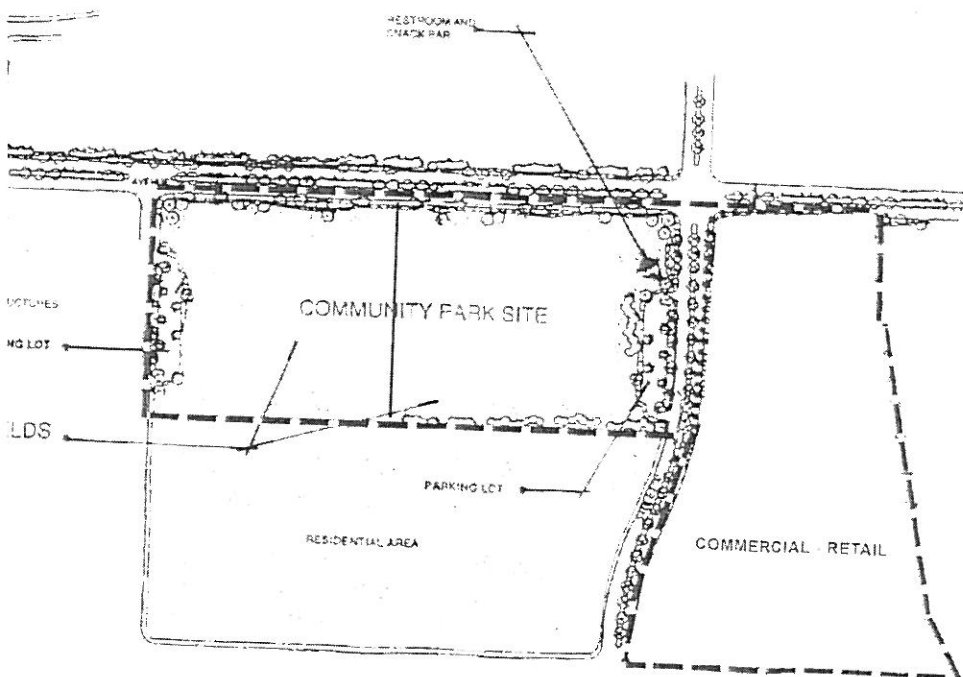


FIGURE 7



not to scale



It is anticipated that the clubhouse, located in conjunction with the 150.3-acre golf course, will include a pro-shop, restaurant, and may include a banquet/ conference/ meeting facilities and golf-related specialty shops. This complex will be centrally located within the golf course. A uniform architectural and landscaping theme will create an attractive appearance in keeping with the country club setting.

2. Lakes

A series of lakes, supplied by an on-site well, is incorporated into the golf course fairways adjacent to the community. The on-site well and lakes provide a variety of advantages and serve several purposes including:

- A source of irrigation water and water storage for the golf course and related landscape areas, thereby conserving the use of domestic water which would otherwise be used for golf course irrigation;
- Riparian nesting habitat for water fowl (located on islands within the lakes); to be developed pursuant to guidelines of the State Department of Fish and Game;
- Several water hazards, incorporated into the design of the golf course; and,
- An aesthetic amenity, enhancing the country club setting of the community and reinforcing its image.

**3. Historic Preservation Site
Planning Area: 2**

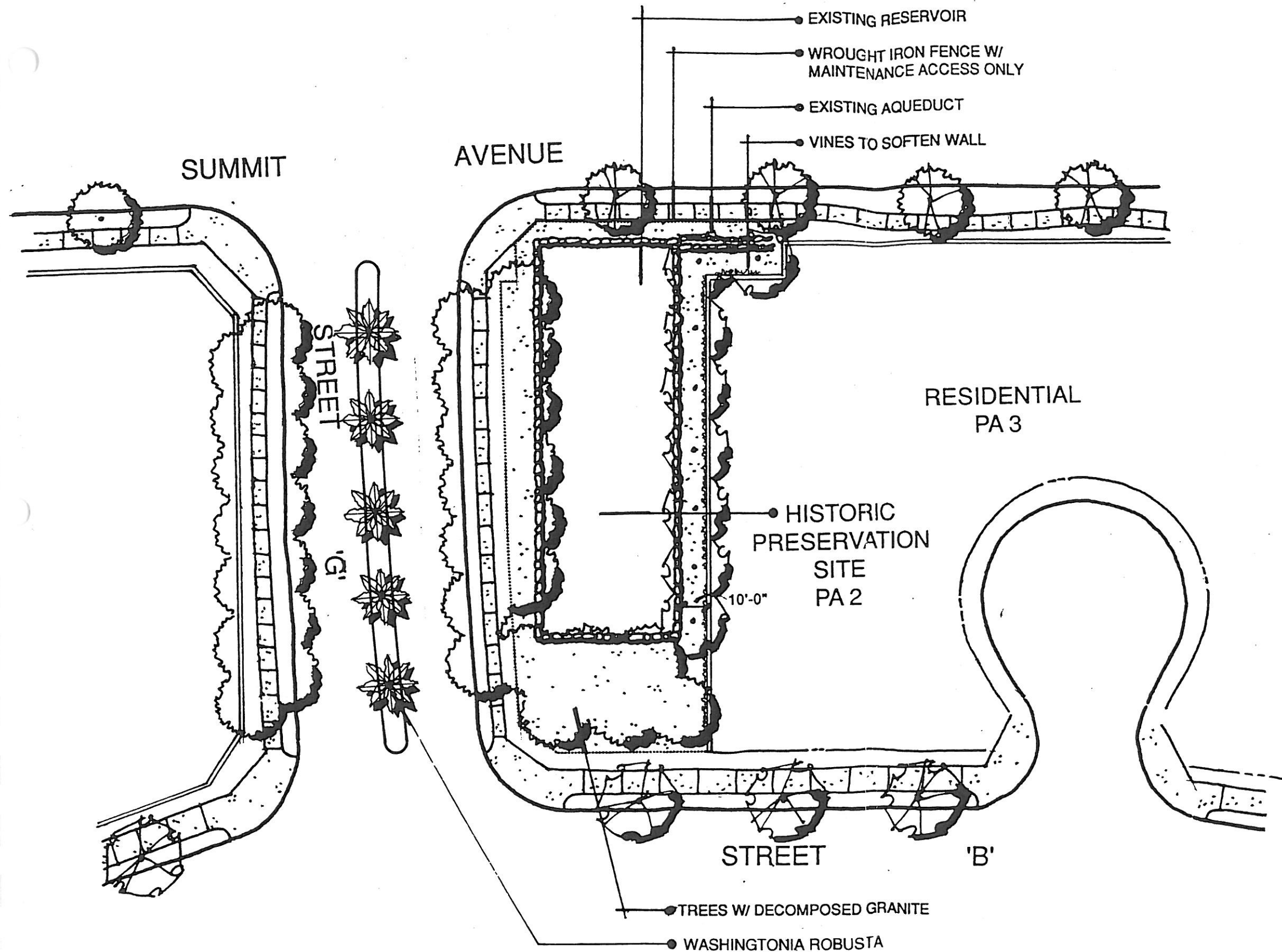
An area of 0.4 acres has been set aside to preserve an existing reservoir and 30 lineal feet of an aqueduct that was once a part of the historic Grapeland Irrigation System. This area will be protected by a 6-foot high wrought iron fence and backed by a community wall. Some of the remaining Olive trees will be relocated to the historic preservation site (see Figure 8). The historic preservation site will be dedicated to and maintained by the City of Fontana.

**4. Neighborhood Park/School Site
Planning Areas: 8A and 8B**

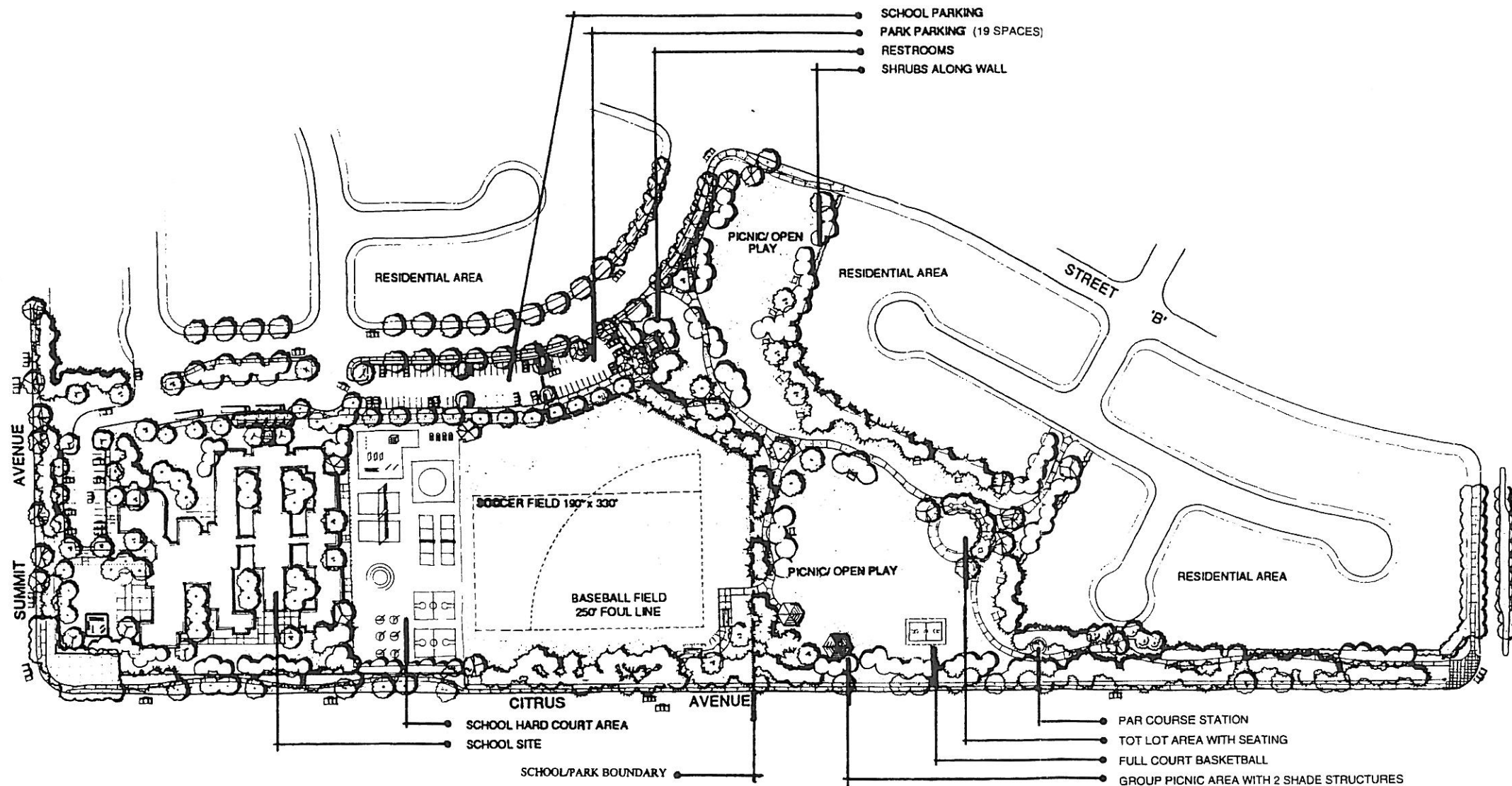
A 6.5-acre neighborhood park and a 10.0-acre school site are incorporated into the site design in the northwestern portion of the project, adjacent to single-family detached neighborhoods (Planning Areas 1 and 7) (see Figure 9).

**Community Park
Planning Areas: 27B and 28A**

A 20.8-acre community park is located in the southwestern portion of the project



NOTE: ALL LANDSCAPING SHALL CONFORM WITH CITY SIGHT DISTANCE CRITERIA.



NOTE: ALL LANDSCAPING SHALL CONFORM
WITH CITY SIGHT DISTANCE CRITERIA.

FIGURE 9

site in Planning Areas 27B and 28A, adjacent to a single-family detached neighborhood (Planning Area 27) (see Figure 9).

Active recreational facilities within the neighborhood and community parks may include hard surface courts and play equipment, full court basketball, a par course, tot lot, picnic grounds and open play areas. Play fields and hard surface courts, which are provided as a part of the 10-acre school site, are intended for joint use with the neighborhood park during after-school hours. Specific joint use conditions will be subject to an agreement between the FUSD and the City. Access to recreational areas within the school site will be controlled by perimeter fencing and gates.

For the safety of school and park users, a combination of solid walls or wrought iron fencing will run the length of Citrus Avenue from Street "F" to Summit Avenue. Through the use of limited access gates and turf block surfaces, where needed, emergency access will be provided for police, ambulance and fire services.

LHOC will construct the neighborhood and community park facilities to City standards. All park designs will be approved by the Park Planning and Landscape Development Section of the Engineering Division. The neighborhood park and community park will be dedicated to and maintained by the City of Fontana.

5. Pedestrian/Bicycle Circulation System

Non-vehicular circulation plays a key role in the Sierra Lakes Specific Plan. Amenities within the project (the golf course and park sites) are connected to the commercial planning areas by a comprehensive system of sidewalks and bicycle paths.

Sidewalks are planned as part of all public street sections. Bicycle paths will be provided in two forms, as shown on Figure 12: Class I, off-street paths, and Class II, striped on-street paths. These continuous sidewalks and bicycle paths will enable pedestrian and non-vehicular traffic to circulate with minimal vehicular conflicts.

6. North Fontana Community Park Site

A North Fontana Community Park site was previously planned for development within Planning Areas 27A and 28B. However, a new site has been identified by the City of Fontana in a location better suited for the residents of North Fontana. These two Planning Areas have been combined and will be developed with 16.3 acres of Commercial-Retail uses.

7. Streetscape Elements

Streetscape elements consist of special open space amenities, including the pedestrian and bicycle path system described above. Sierra, Summit and Citrus Avenues, the perimeter streets, will be landscaped to provide a cohesive landscape theme in coordination with the treatment of parkways and open space areas throughout the project, and will be dedicated to and maintained by the City of Fontana.

C. Town Center/Village Center

Retail commercial land use in Sierra Lakes totals 69.2 acres (plus an additional 30.6 acres which are located within the proposed Route 30 Freeway right-of-way) located at the southeast and southwest corners of the development (see Figure 10A). The project assumes the development of the proposed Route 30 alignment. The 30.6-acre freeway right-of-way includes 10.6 acres of freeway right-of-way in the Village Center and 20.0 acres of freeway-right-of-way in the Town Center. If the proposed Route 30 is not constructed or if its proposed right-of-way is modified, this acreage, or any portion thereof, will revert to the commercial uses described herein. Because of potential fluctuations in plot plan design and/or market demand, the final acreage within Planning Areas 22 and 25/26 may vary 5± acres if Route 30 is not constructed.

1. Town Center
Planning Area: 22/23

The Town Center (41.2 acres net) is located at the Sierra Avenue/Route 30 interchange. Approximately 20.0 acres of freeway right-of-way are reserved within Planning Areas 22 and 23, bringing the total gross acreage for this Planning Area to 61.2 acres. If Route 30 is abandoned, the 20.0-acre right-of-way will revert to Town Center uses. Uses will consist of commercial retail, consumer services, warehouse stores, restaurants and entertainment facilities. The Town Center primarily serves a city-wide market area; however, its freeway orientation will accommodate a regional market level as well.

2. Village Center
Planning Area: 25/26

The Village Center (11.7 acres) is located at the Citrus Avenue/Route 30 interchange. Approximately 10.6 acres of freeway right-of-way are reserved within Planning Area 25/26, bringing the total gross acreage for this Planning Area to 22.3 acres. If Route 30 is abandoned, the 10.6 acres will revert to Village Center uses. The Village Center will provide commercial retail and consumer services at a "neighborhood" market level.

FIGURE 10

THIS FIGURE HAS BEEN INTENTIONALLY OMITTED

FIGURE 10B

THIS FIGURE HAS BEEN INTENTIONALLY OMITTED.

3. Commercial-Retail
Planning Area: 28B

A Commercial-Retail site (11.7 acres) is located adjacent to the Village Center at the Citrus Avenue/Route 30 interchange. Similar to the Town Center, uses will consist of commercial retail, consumer services, warehouse stores, restaurants and entertainment facilities. The Commercial-Retail site is intended to serve a city-wide and regional market area.

These commercial facilities will provide enhanced tax base and sales tax generation benefits to the City. These developments also will provide additional employment opportunities, consistent with the goals and policies of the City.

D. Corporate Center/Restaurant Row Uses

The Corporate Center/Restaurant Row areas comprise 15.9 acres net (plus an additional 12.7 acres for Route 30 freeway right-of-way). If the proposed Route 30 is not constructed or if its right-of-way is modified, this acreage, or any portion thereof will revert to the commercial uses described herein.

1. Corporate Center/Restaurant Row
Planning Areas: 24

The Corporate Center/Restaurant Row is located on 15.9 acres adjacent to the Town Center. Approximately 12.7 acres of freeway right-of-way are reserved within Planning Area 24, bringing the total acreage for this area to 28.6 acres. If the proposed Route 30 is abandoned, the 12.7 acres will revert to Corporate Center/Restaurant Row uses. Planning Area 24 is intended to accommodate office tenants who want to locate close to the golf course and who require good freeway access. Also, restaurants will be encouraged to locate here to serve the corporate office tenants and residents of Sierra Lakes, Fontana, and the region.

3.3 CIRCULATION PLAN

A. Street System

The Vehicular Circulation Plan establishes the design parameters and traffic patterns in and around Sierra Lakes. The Vehicular Circulation Plan design parameters include the following:

- Street layouts which conform to finish contours, topographic features and drainage patterns.
- Circulation patterns which provide optimal emergency access and adequate separation between vehicular and pedestrian traffic, to encourage safety throughout the project

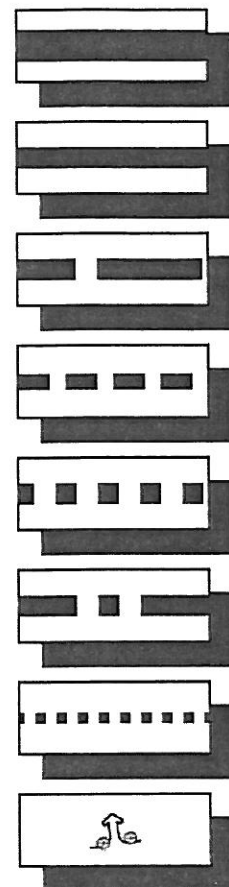
(including golf cart crossings).

- Controlled points of access to highway and collector streets are controlled to ensure efficient traffic flow and to minimize congestion on City streets.
- Compliance with City of Fontana standards and requirements.

The vehicular circulation system (see Figure 11 and associated cross-sections for vehicular circulation and Figure 12 for bicycle circulation) consists of internal streets and major perimeter streets including:

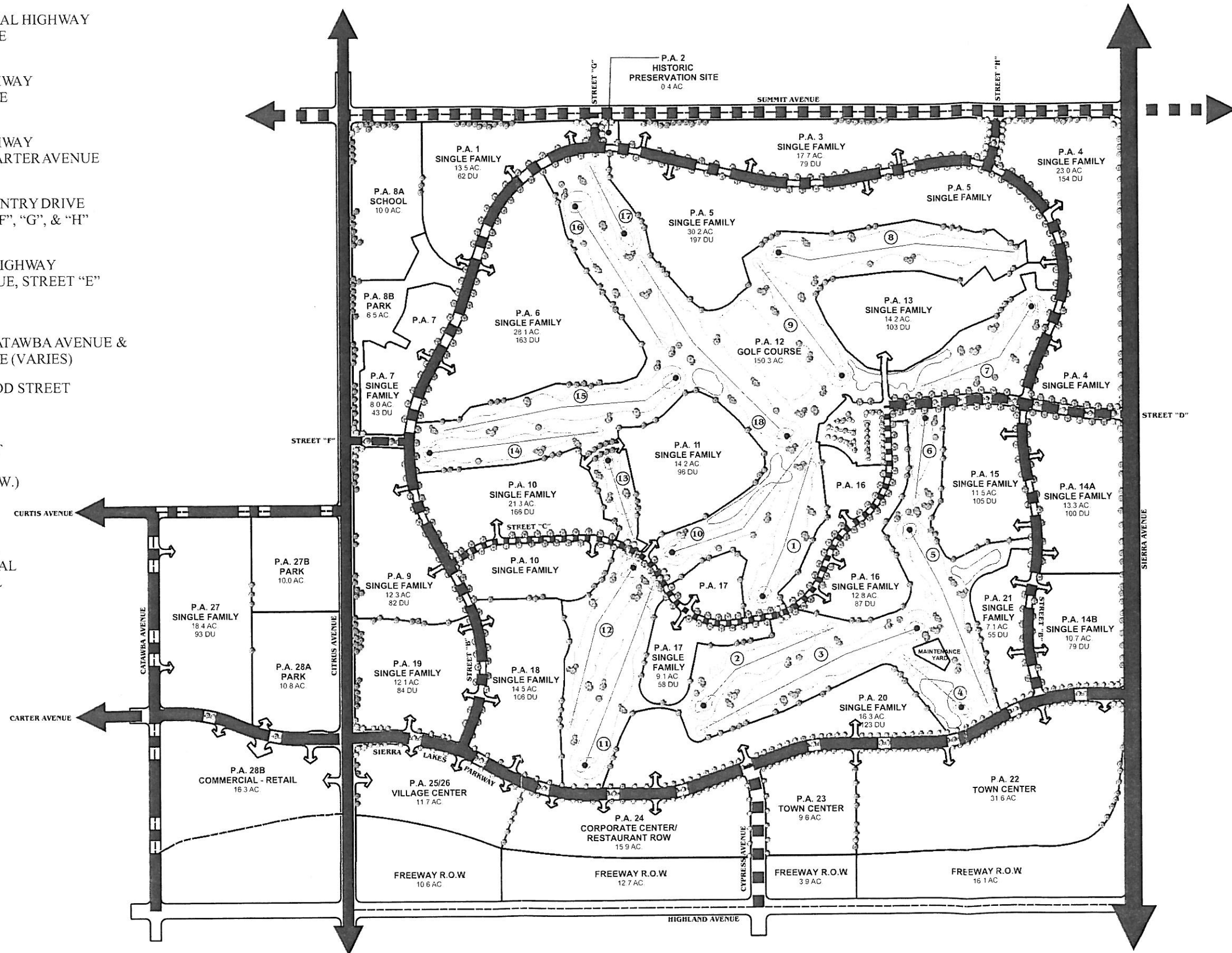
- **Sierra Avenue:** forms the easterly boundary of the project site and is designated a Major Arterial Highway, with a base right-of-way of 162 feet with a 20-foot center median. The design includes a Class I off-street pedestrian and bicycle trail which meanders within a 27-foot parkway. The 27-foot zone increases to 49 feet at community entries (see Figure 11A).
- **Citrus Avenue:** forms the westerly boundary and is designated as a Primary Highway, with a base right-of-way of 104 feet (see Figure 11A), a 14-foot center median and a Class II on street bike lane.
- **Summit Avenue:** is designated a Secondary Highway, which extends along the northerly boundary, with a base right-of-way width of 92 feet (see Figure 11A) and a Class II bike lane.
- **Sierra Lakes Parkway:** is a Primary Highway that runs in the east-west direction connecting Sierra Avenue and Citrus Avenue. The base right-of-way is 106 feet with a 20-foot center median. Class II bike lanes will be provided adjacent to the commercial planning areas and Class I bike paths will be provided adjacent to Planning Areas 14B and 19. This street will be the main thoroughfare to all of the commercial and office uses. Special landscape treatment will identify this street as a major street within the Sierra Lakes project (see Figure 11B).
- **Carter Avenue:** also is a Primary Highway which serves as an extension of Sierra Lakes Parkway connecting Citrus and Catawba Avenues. The right-of-way is 104 feet with a 20-foot center median. However, the sidewalk and planting area dimensions vary from Sierra Lakes Parkway (see Figure 11B).
- **Street "B":** is an Enhanced Collector and backbone street that loops around the Sierra Lakes project, connecting to Sierra Lakes Parkway and the various community and neighborhood entries. The right-of-way is 79 feet with a 44-foot curb-to-curb dimension. The design includes a separate off-street (Class I) bike path and a sidewalk on the opposite side.

Legend



- MAJOR ARTERIAL HIGHWAY
SIERRA AVENUE
(VARIES)
- PRIMARY HIGHWAY
CITRUS AVENUE
(VARIES)
- PRIMARY HIGHWAY
STREET "A", CARTER AVENUE
(VARIES)
- COMMUNITY ENTRY DRIVE
STREETS "D", "F", "G", & "H"
(VARIES)
- SECONDARY HIGHWAY
SUMMIT AVENUE, STREET "E"
(VARIES)
- COLLECTOR
STREET "B", CATAWBA AVENUE &
CURTIS AVENUE (VARIES)
- NEIGHBORHOOD STREET
STREET "C"
(64' R.O.W.)
- LOCAL STREET
(NOT SHOWN)
(50' OR 54' R.O.W.)

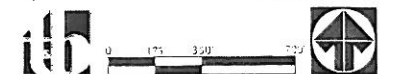
NOTE:
ACCESS POINTS INTO INDIVIDUAL
PLANNING AREAS ARE CONCEPTUAL
AND INDICATE WHERE POTENTIAL
ACCESS MAY OCCUR.

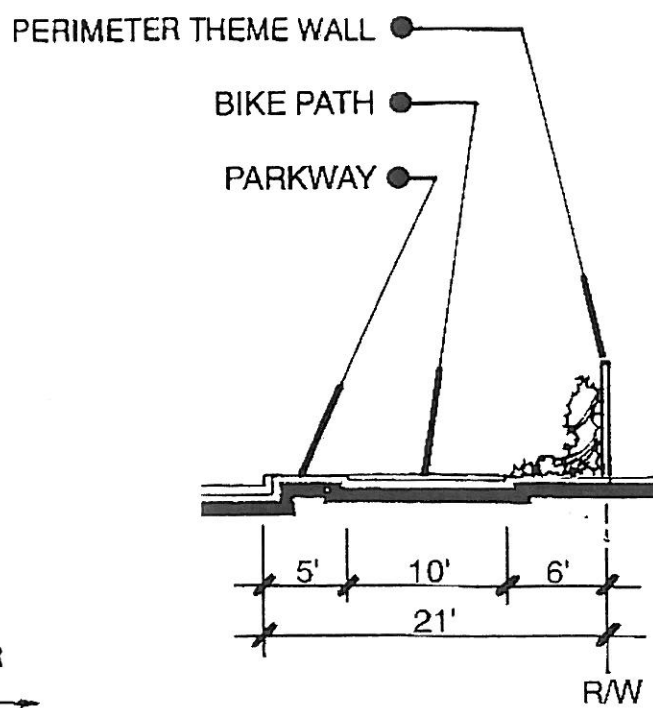
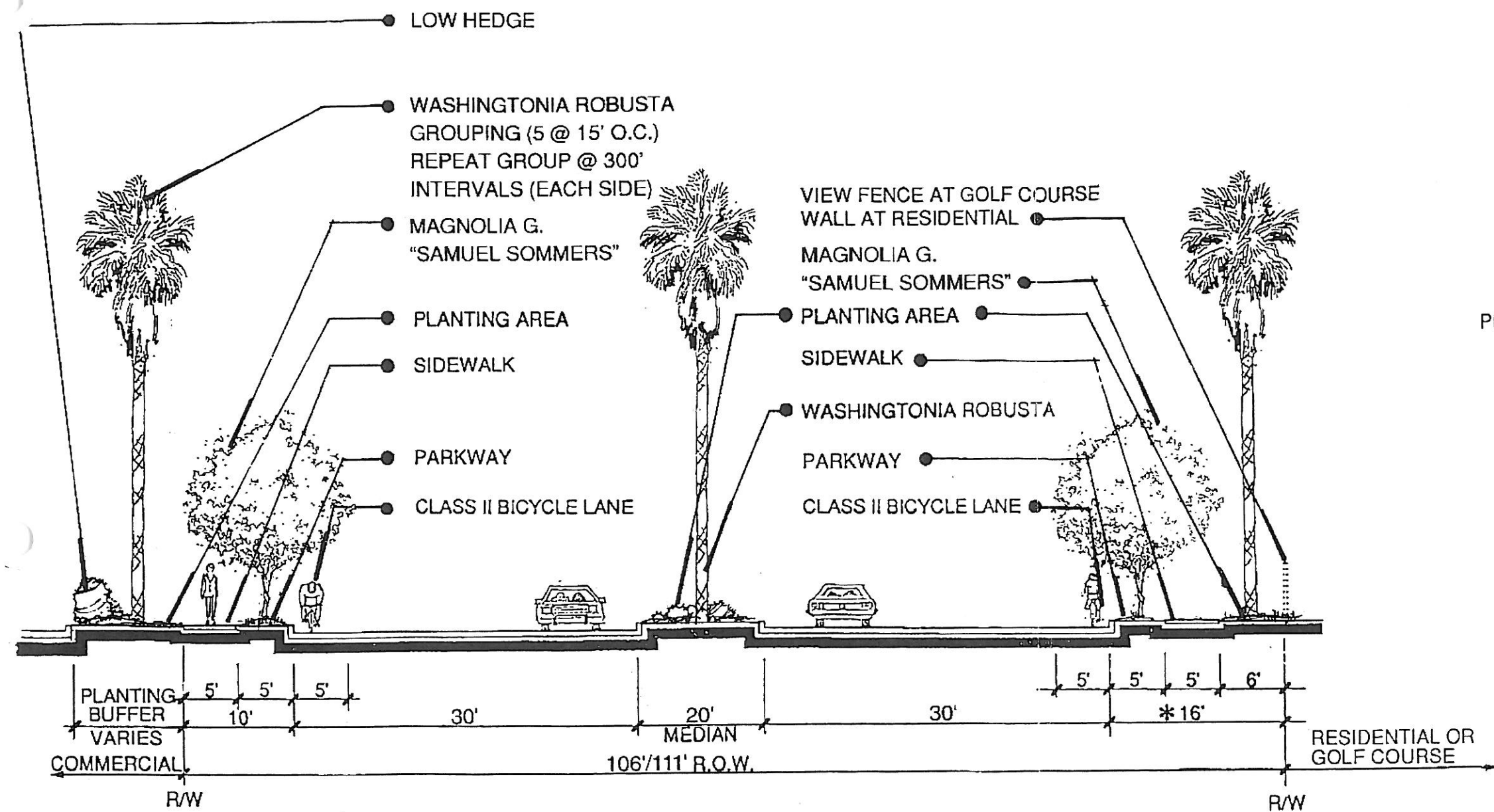


SIERRA LAKES
A Master Planned Golf Community

VEHICULAR CIRCULATION PLAN

FIGURE 11





*ALTERNATIVE PARKWAY CROSS-SECTION FOR PLANNING AREAS 14B & 19.

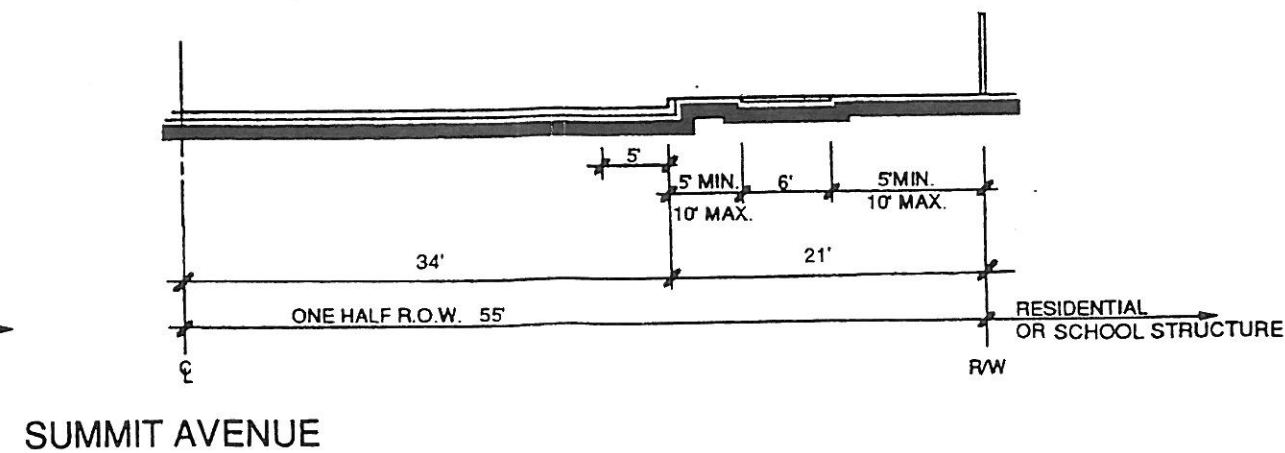
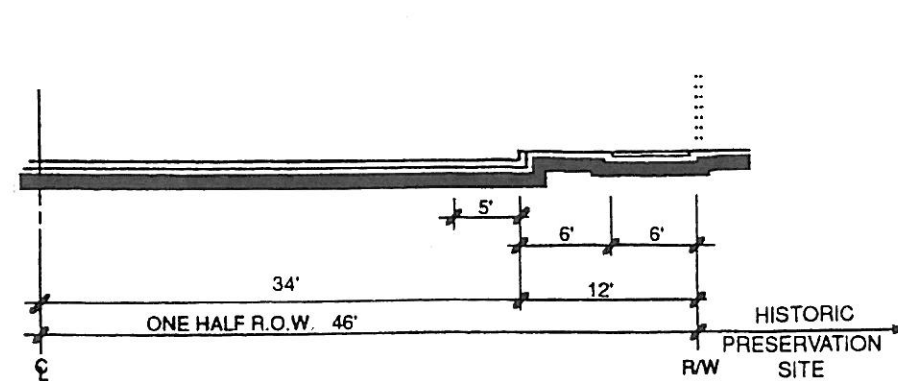
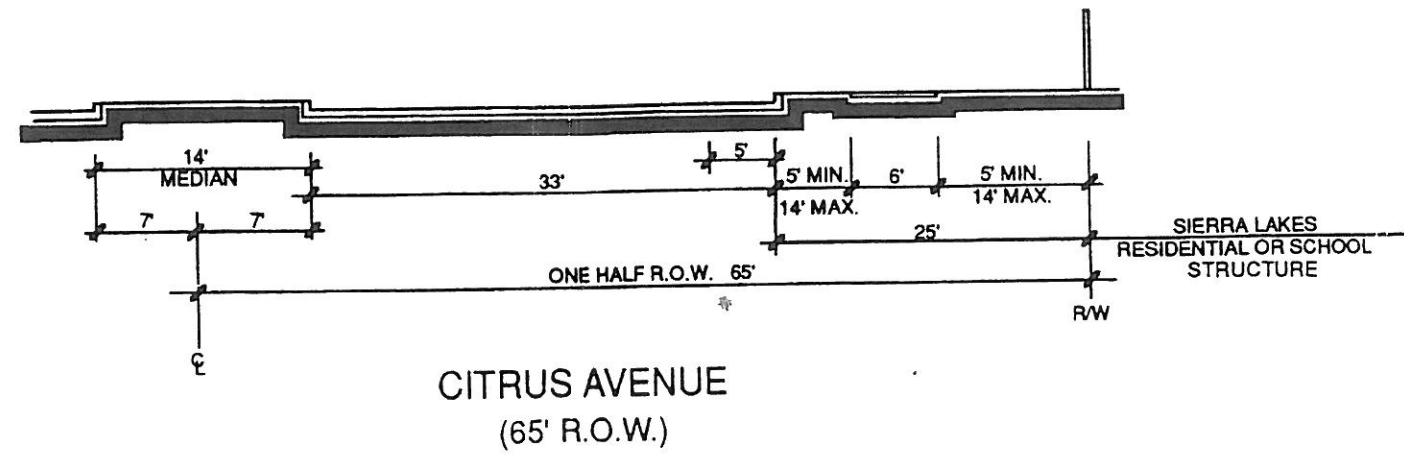
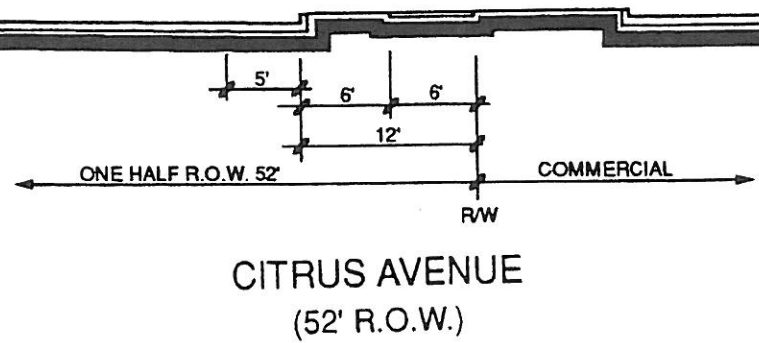
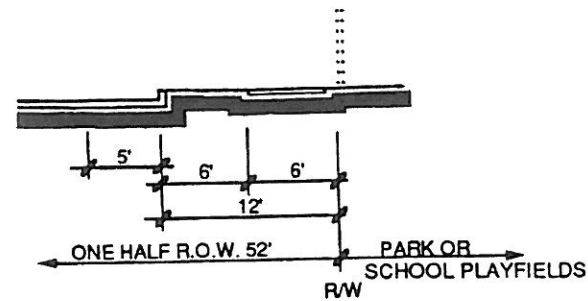
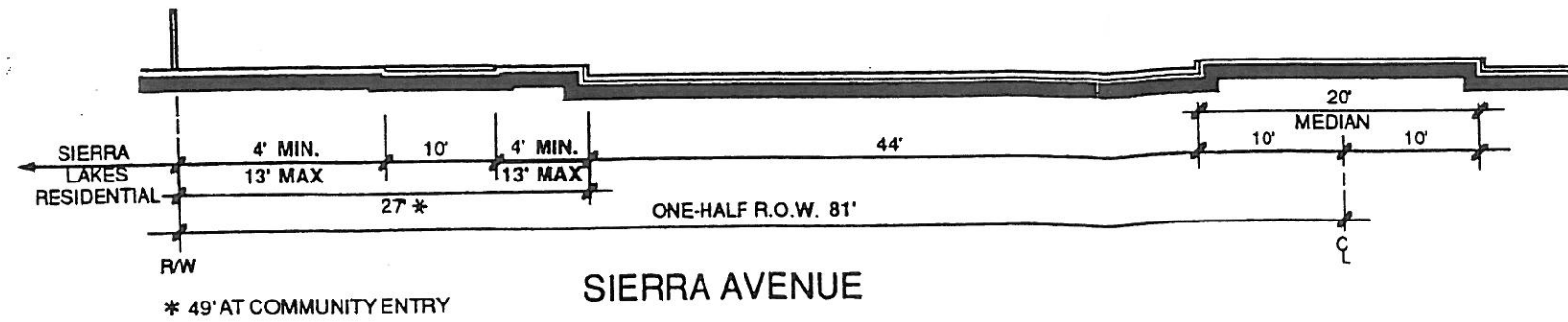


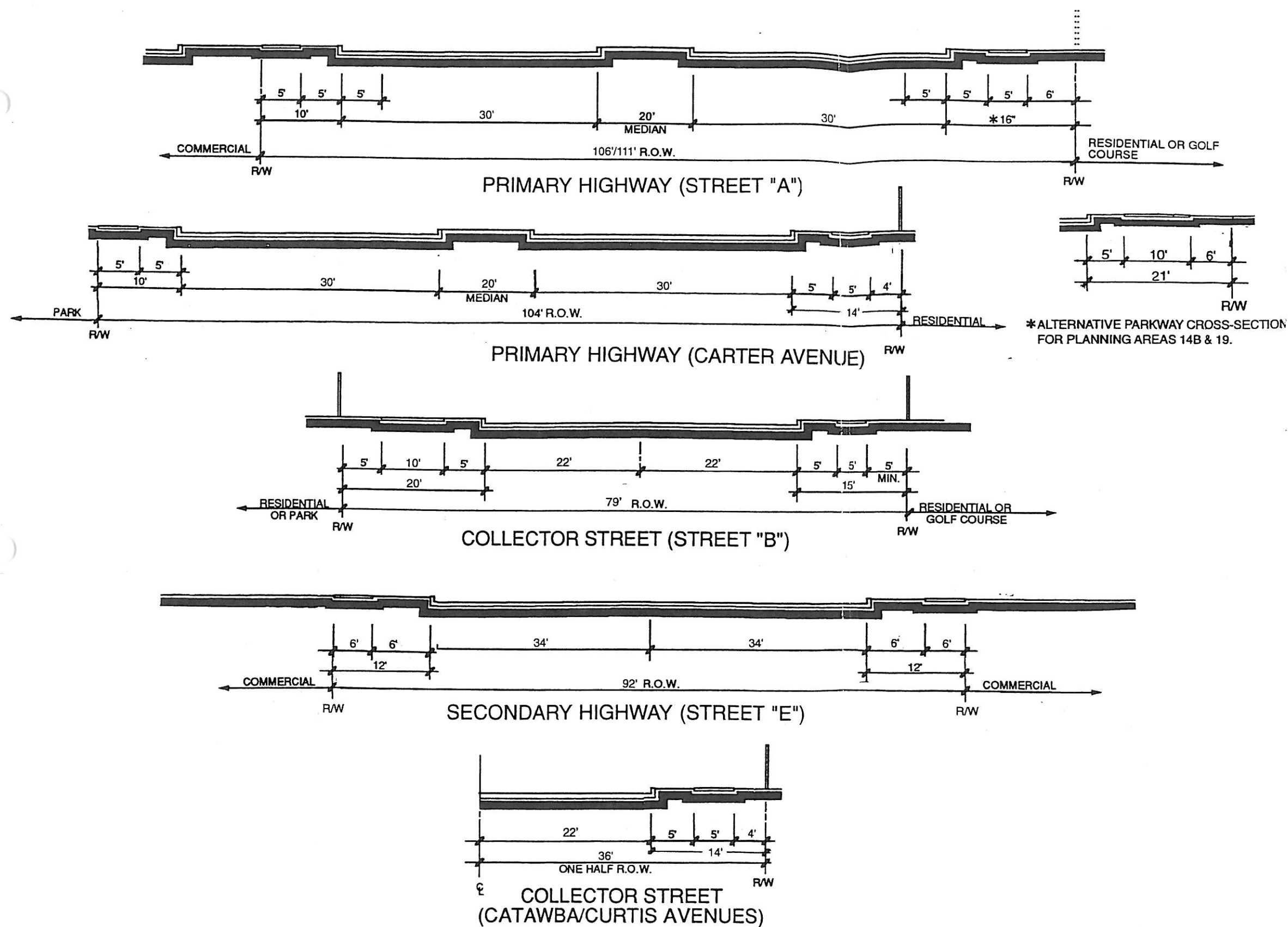
PRIMARY HIGHWAY,
■ SIERRA LAKES PARKWAY - CROSS SECTION



NOTE: THIS SECTION IS CONCEPTUAL ONLY.

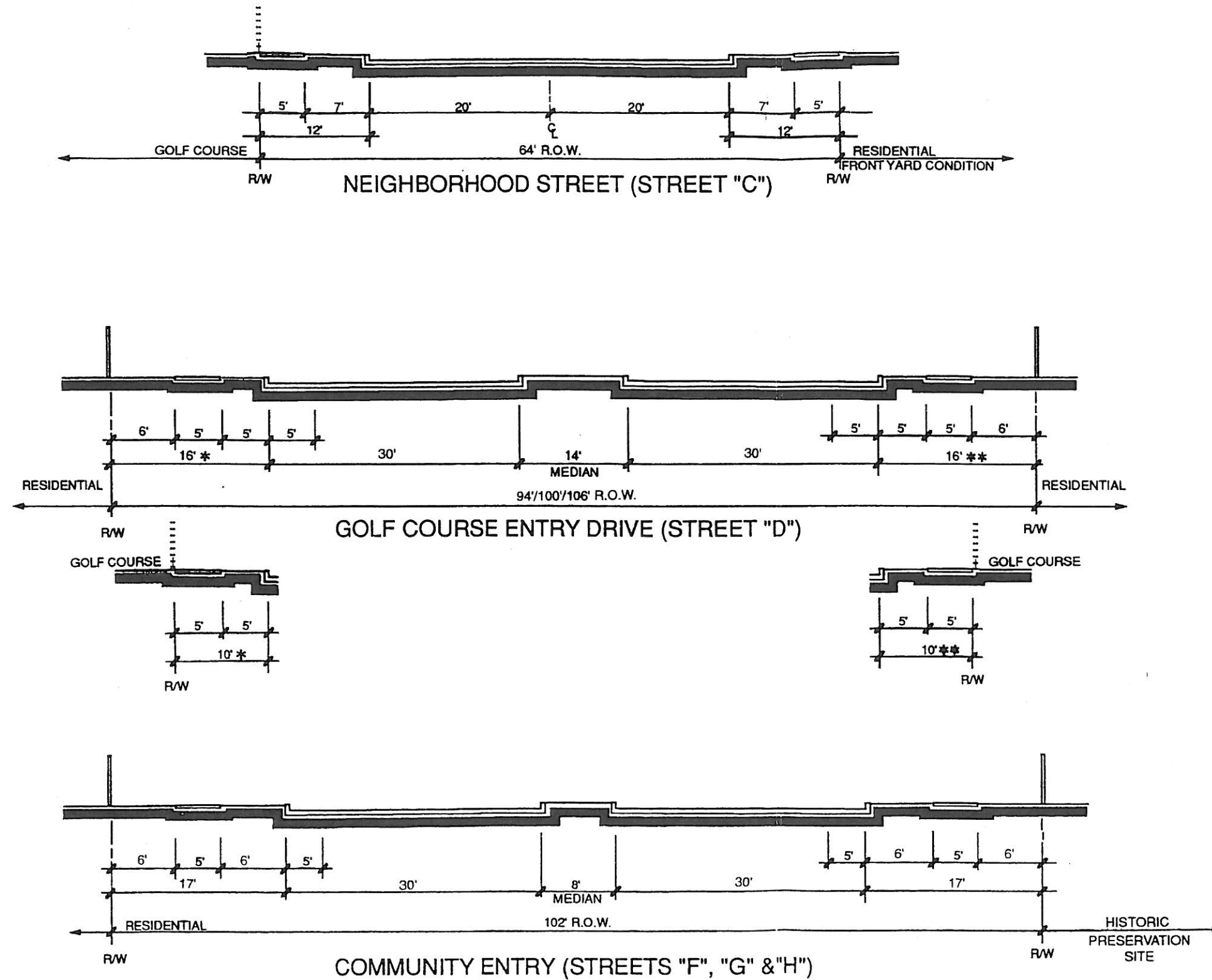
FIGURE 21

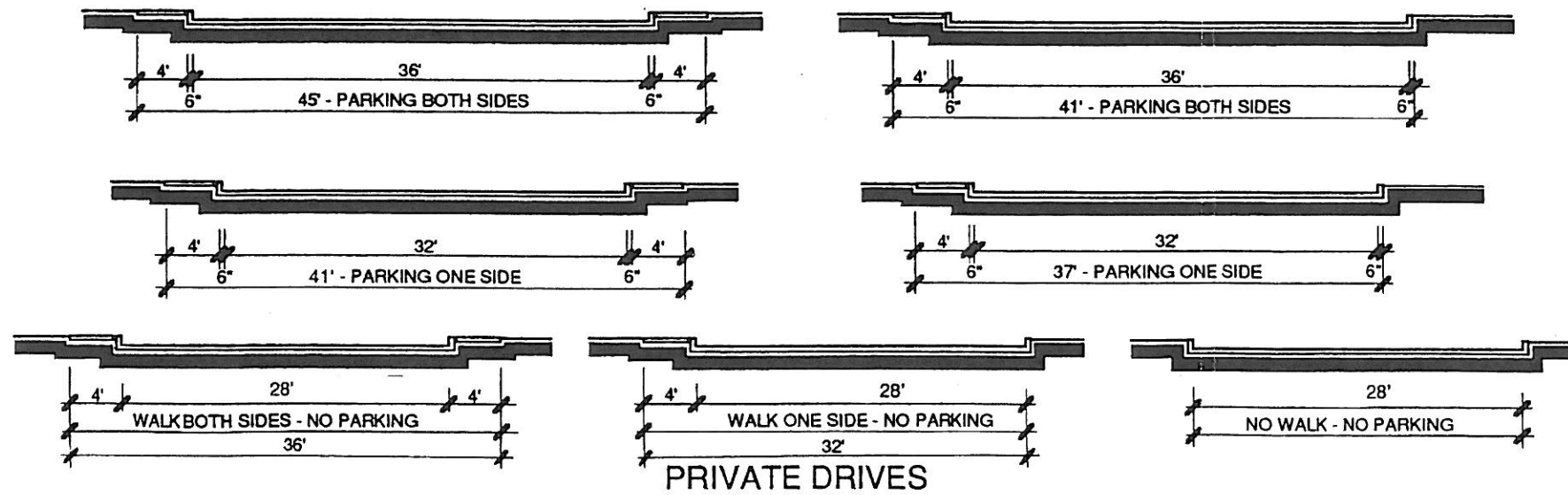
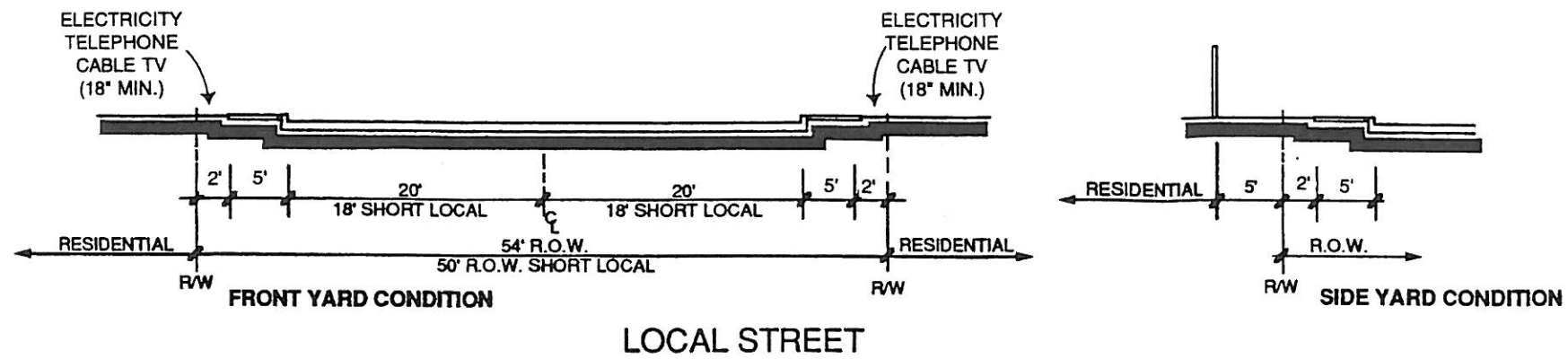




Special street trees located adjacent to the curb will help to identify this street as an "Enhanced Collector" that allows all planning areas to be accessible to one another (see Figure 11B).

- **Curtis Avenue/Catawba Avenue:** are collector streets, adjacent to Planning Area 27 and portions of the North Fontana Community Park (Planning Areas 27A, 27B and 28B). These streets complete the connections to Citrus Avenue and the planning areas located west of Citrus (see Figure 11B).
- **Cypress Avenue:** is a Secondary Highway which may, in the future, serve as the south entry to the commercial planning areas. This is the extension of Cypress Avenue and will provide the connection from the project to the south, at the proposed Route 30 undercrossing between Sierra and Citrus Avenues (see Figure 11B) when constructed by the City of Fontana in the future.
- **Street "C":** is a Neighborhood Street that runs through the golf course to access single family detached planning areas. The right-of-way is 64 feet with a 40-foot curb-to-curb dimension (see Figure 11C). This street will include four golf cart crossings which maximize vistas into the golf course and integrate the golf course planting scheme with the streetscape.
- **Street "D":** is the golf course entry drive. It will have a base 94-foot right-of-way with a 14-foot center median and include Class II bike lanes. This entry has bermed landscaping to denote it as the major entry into the project (see Figure 11C and 27).
- **Streets "F", "G" and "H":** are community entry drives, each having a 102-foot right-of-way, an 8-foot center median and Class II bike lanes. These entries connect the perimeter streets (Summit and Citrus) to the internal loop road (see Figure 11C).
- **Local Streets and Cul-De-Sacs:** provide circulation within the residential planning areas. The design acts to naturally limit the amount of through traffic. This street type utilizes either a 50-foot or 54-foot right-of-way (see Figure 11D).
- **Short Local and Cul-De-Sacs:** will be developed where the cul-de-sac is 600 feet or less and the street serves 30 units or less. This street type has a 50-foot right-of-way and maintains a 26-foot curb-to-curb dimension. This is the lowest order of public residential street. It provides frontage for access to private lots and carries the traffic having destination or origin on the street itself.





- **Local Street and Cul-De-Sacs:** will be developed when the cul-de-sac exceeds 600 feet and the street serves more than 30 units. This street type has a 54-foot right-of-way and maintains a 40-foot curb-to-curb dimension. It provides frontage for access to private lots and carries the traffic having destination or origin on the street itself or within the immediately neighborhood. It is designed to carry traffic at slow speed and provide limited through traffic.
- **Private Drives:** could be located within single family detached planning areas that are gated. Private drives may be constructed with a variety of widths, ranging from 28 feet to 45 feet (see Figure 11D).

B. Bikeways

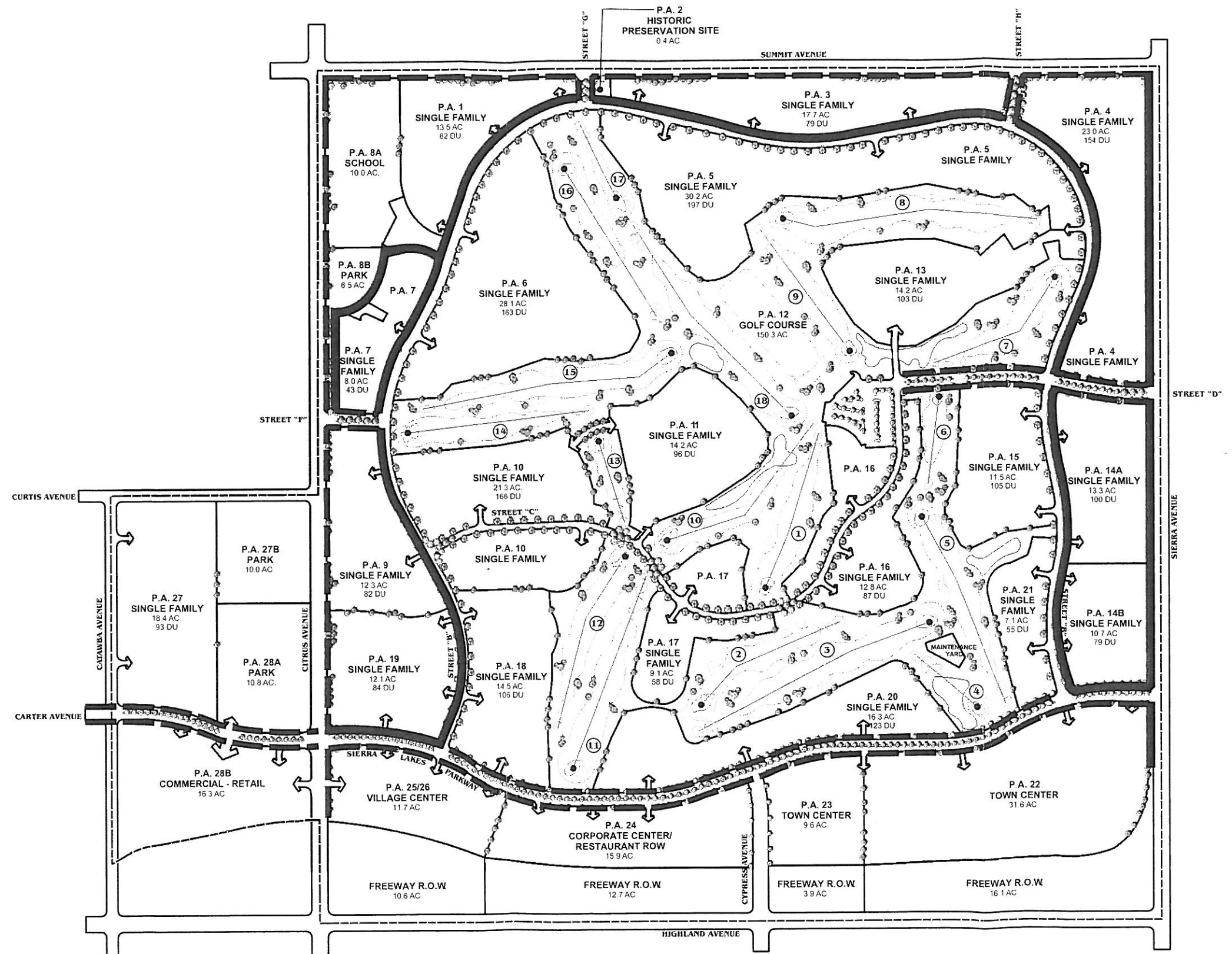
Extensive bicycle facilities are provided within Sierra Lakes (see Figure 12). A Class I bicycle path runs the full length of Sierra Avenue and Street "B", the internal loop road, and along portions of Sierra Lakes Parkway. The bike path is an "off-street", 10-foot-wide facility located within a landscaped corridor. This feature is designed to reduce conflicts between vehicles and bicycles.

The Class I bicycle path extends the full length of the internal loop road (Street "B") and connects to Sierra Lakes Parkway. A Class I bicycle path also is provided on Sierra Avenue. The Class I path connects to the project entryways (Streets "D", "F", "G" and "H"), which each include Class II bicycle lanes. The bicycle paths and lanes could accommodate bicycle traffic between the residential and commercial land uses without utilizing City streets outside of Sierra Lakes. The Class II bikeway consists of a striped lane with restricted vehicular parking and appropriate signage. Both Citrus and Summit Avenues also will be designed to include Class II bike lanes. A Class I path also extends from the internal loop road (Street "B") through the neighborhood park in Planning Area 8B and continues southward through the park and along Citrus Avenue to Street "F".

The Sierra Lakes bikeway system will provide bicycle access throughout the project area and will promote the use of bicycles as an alternative mode of transportation. In the future, residents of Sierra Lakes will be able to travel to other portions of the City along City-designated bikeways, including the proposed regional bikeway located north of Summit Avenue within the major utility corridor. All bike lanes within Sierra Lakes will be illuminated by street lights in accordance with City of Fontana lighting requirements.

Legend

- CLASS I
STREET SEPARATED
BICYCLE PATH
- CLASS II
STRIPED, ON-STREET
BICYCLE LANE



SIERRA LAKES
A Master Planned Golf Community

Lewis Homes

BICYCLE CIRCULATION PLAN

FIGURE 12



C. Pedestrian Facilities

Pedestrian facilities will be provided in the form of sidewalks in the parkways adjacent to interior and perimeter roadways. To ensure safe pedestrian circulation throughout Sierra Lakes, sidewalk design shall incorporate the following:

- The use of special paving treatment and handicapped ramps at major intersections.
- Meandering sidewalks along "D" and "C" Streets.
- A sidewalk located along the golf course side of Street "B" connecting all the residential land uses with all of the commercial land uses.

3.4 PUBLIC FACILITIES

A. Water Distribution

The project site is currently served by the Fontana Water Company (FWC), which operates a reservoir, transmission mains and local lines serving residents located primarily east of Beech Avenue and south of Summit Avenue.

An on-site well has been tested and developed for use as a non-potable source of water for irrigation of the golf course and related landscape features. This project represents an opportunity for utilization of direct recharge, as the irrigation water will be dispersed and percolated back into the source aquifer. This will result in significant conservation of water and provide a self-contained system for golf course irrigation and recharge.

The off-site water distribution system will be jointly developed by FWC and the project developer. On-site improvements will be completed at the developer's expense.

On-site improvements are anticipated to consist of a twelve-inch (12") master planned line in the loop road, Street "B", and a twelve-inch (12") backbone line in the frontage road, Sierra Lakes Parkway, connecting into the twelve-inch (12") master planned line in Summit Avenue. All in-tract lines are anticipated to loop back to the Sierra Lakes Parkway and Street "B" lines (see Figure 13).

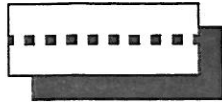
B. Sewer Services

The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with the Chino Basin Municipal Water District (CBMWD) for wastewater treatment. The project will need to be annexed to the CBMWD prior to recordation of the first final tract map for a residential planning area for production homes or, in the alternative, be serviced by a package treatment plant that could be located on- or off-site.

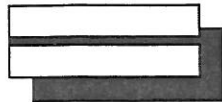
Legend



MASTER PLANNED
SYSTEM (12")



BACKBONE SYSTEM
(12")



IN-TRACT SYSTEM
(8")

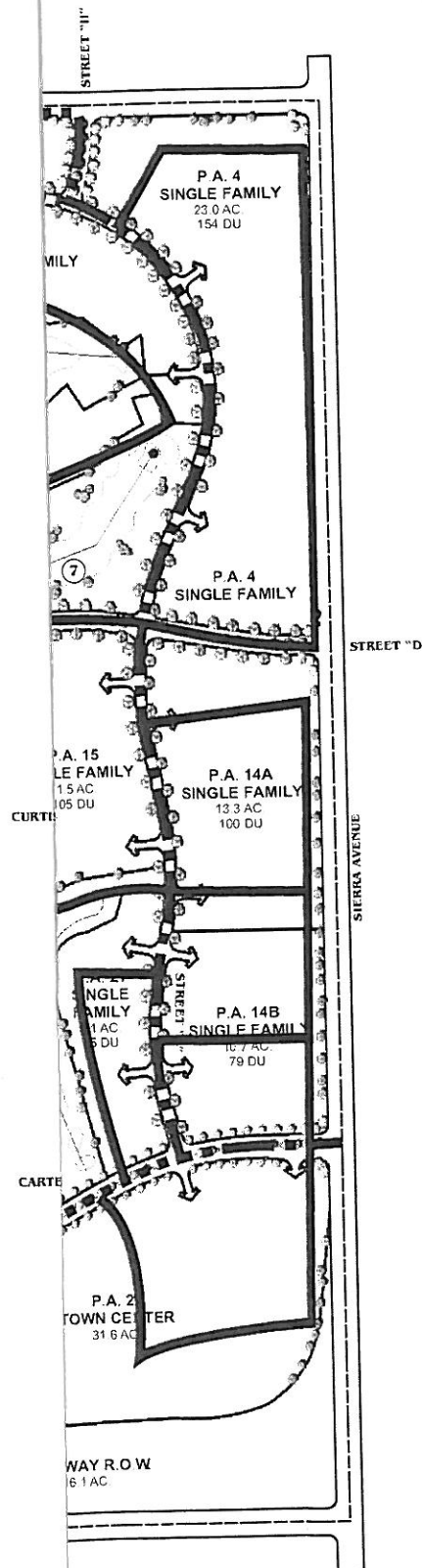
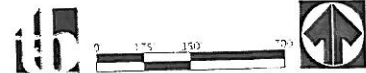


FIGURE 13

SIERRA LAKES
A Master Planned Golf Community

WATER DIST



No sewer lines exist on or adjacent to the project area. In order to provide sewer service, approximately 1,850+ feet of twenty-one-inch (21") diameter master planned sewer trunk line will be extended from the present terminus in Citrus Avenue south of the project.

Off-site improvements will be in accordance with the North Fontana Infrastructure Study and Plan (NFISP). On-site improvements will be installed at the developer's expense.

On-site improvements will consist of a sewer system with various connections to master planned trunk lines in Citrus and Sierra Avenues and along the southerly portion of the site (see Figure 14).

C. Drainage Facilities

Sierra Lakes is part of a 1,452-acre watershed that is tributary to that portion of Highland Avenue between Sierra Avenue on the east and Catawba Avenue on the west. The site drains in a southwesterly direction at a gradient of approximately 2.5 percent. No drainage improvements presently exist on the site.

Planning Areas 1-21 will be tributary to water infiltration/recharge basins that will be incorporated into the design of the project golf course. Of the 690 undeveloped acres tributary to and north of Summit Avenue, between Citrus Avenue and Sierra Avenue, 440 acres will drain into the basins on an interim basis (see Figure 15). The remaining 250 acres will follow the existing drainage pattern by flowing west in Summit Avenue until being intercepted by Citrus Avenue. Ultimately, all areas north of Summit Avenue will be collected in Master Plan of Drainage Line "B". Planning Areas 22-28 will drain into Master Plan of Drainage Line "C".

D. Utilities

Utility services provided to the site consist of natural gas and electrical distribution systems. The Southern California Gas Company provides gas service to the project site. Electrical service is provided by the Southern California Edison Company.

Communication systems are comprised of telephone and cable television utilities. Fontana's cable television system is provided by Comcast Cable TV company. Telephone service is provided by Pacific Bell.

Utility lines will be installed underground in accordance with City of Fontana guidelines. Joint trenching agreements will be provided among utility companies to facilitate installation. Utility lines will primarily follow street alignments.

E. Grading Concept

The project site is part of a gently sloping alluvial plain with little topographic variation. Soils and geologic conditions present no significant constraints to grading. The primary objectives of the grading plan are as follows:

- To establish road grades that are consistent with those of existing City streets around the site.
- To provide appropriate site drainage to the golf course, at proper flow rates, so that storm water can be permanently retained and recharged into the underground aquifer.
- To provide stable development pads for residential and non-residential structures.
- To maximize visual relief and variety in landform by providing changes in height and grade to create aesthetic views to site amenities such as the lakes and golf course.
- To balance the cut and fill on-site in order to eliminate truck trips hauling materials to and from the site. This will minimize the consumption of energy and the disruption of traffic flow around the site during construction.

3.5 COMMUNITY SERVICES

The following information is a brief summary of services to be provided to Sierra Lakes. A more detailed discussion of facilities and service availability is presented in the Environmental Impact Report (EIR).

A. Police and Fire Protection

The Fontana Police Department will provide law enforcement for Sierra Lakes. The City of Fontana currently maintains a ratio of 1.14 sworn officers per 1,000 residents.

Fire protection is provided to the site by the Central Valley Fire District (CVFD), which is part of the San Bernardino County Fire Agency. CVFD also provides paramedic service in the area.

B. Public Schools

Fontana Unified School District (FUSD) serves the student population of Sierra Lakes and its surrounding neighborhoods. FUSD currently utilizes student generation ratios by grade with elementary, middle and high school categories. A negotiated "School Mitigation Agreement" will be prepared and executed by the project developer and FUSD, which will provide for the needs of the students of Sierra Lakes in accordance with District standards.

3.6 CONSERVATION PLAN

The Conservation Plan for Sierra Lakes incorporates both biological and historical resources into the design of the community. The preservation of significant resources will be accomplished both on-site and off-site.

A. Biological Resources

Biological resources include both native and introduced plant species. The majority of the site has been disturbed by previous agricultural activity, the most significant being the cultivation of Olive groves, and by a wildfire.

The applicant has reviewed impacts and mitigation with the California Department of Fish and Game (CDFG) and the United States Fish and Wildlife Service (USFWS). Mitigation, if any, will be subject to an agreement if required by the CDFG and the USFWS. The mitigation program will include:

- 1) Construct a series of lakes and riparian "wetlands" as an integral part of the proposed golf course. These features will cover approximately 20 acres and limited riparian vegetation will be planted.
 - 2) Create islands which also will support riparian vegetation. These water features and their attendant riparian vegetation will provide habitat for migratory and overwintering waterfowl on the inland route of the Pacific Flyway.
 - 3) The applicant completed an Olive tree preservation program in 1990. Since that time, a majority of the Olive trees have been lost due to a wildfire. Provisions of the Olive tree relocation program which remain applicable to this Specific Plan, as amended in 1997, are detailed below. The remaining mature Olive trees will be incorporated into the Sierra Lakes landscape theme at accent locations to maintain the project's overall landscape design theme.
- ***Olive Tree Relocation Program.*** Approximately 190 mature specimen Olive trees exist as remnants of the Olive groves planted by Levi Breed and other settlers in the late 1800s.

Although unattended for many years, in the late 1980's, approximately 3,000 Olive trees existed on the site. In the spring of 1989, a comprehensive evaluation of the condition of the Olive trees was initiated by LHOC. This was followed by the development of an Olive tree preservation program. The most unfortunate finding of this evaluation was the fact that a significant number of trees were cut down, probably for firewood, fifty to sixty years ago. Although re-grown, the secondary growth left

these trees structurally weak and unable to survive replanting. While many of these trees could not be salvaged, the majority (over 1,800 specimens) were successfully saved and moved to a forty-acre temporary nursery site which was established in the southeast corner of the property, served by a temporary irrigation system. In 1995, a wildfire swept across the site, destroying approximately 1,610 of the 1,800 Olive trees. A total of approximately 190 mature Olive trees remain on the site.

The Olive Tree Relocation Program was accomplished in three phases. A detailed report of this operation is provided in the Appendices which accompany the Sierra Lakes Environmental Impact Report. Phase one of the program consisted of pruning the trees. Removal of fifty percent of the foliage was necessary in order to reduce evapotranspiration and ensure a successful transplant. It was also essential that the pruning retain the tree's natural shape and enhance its aesthetic qualities.

Phase two consisted of watering and fertilizing the trees to strengthen them prior to transplanting. First a basin was constructed around the trees, and then irrigation was performed. The berm forming the basins was increased to ensure that the entire root ball be saturated thoroughly.

The final phase of the program entailed the actual relocation of the trees to the nursery site. The trees were dug with a backhoe, but all major roots were cut by hand. It was vitally important that the root ball remain intact during the transportation stage. Breaking of the root ball would have caused severe shock and careful handling of the truck and crane was essential. Once at the nursery site, the trees were placed and backfilled with a mix of organic soil amendment and site soil. Immediately after backfilling, the trees were hand watered to reduce transplant shock and to settle the back fill mix.

After the initial watering by hand, regular irrigation every three to four days has continued. An automatic irrigation system was installed to accomplish this. Moisture sensors were installed to prevent over-watering, as too much water is a far greater danger to the trees than too little.

All the viable remaining Olive trees (190+) presently are located in the temporary nursery at the southeast corner of the project site, awaiting their final location within the project. When the time arrives to place the trees in their final location, these same procedures will be followed. The trees will have added considerable new leaf growth by then, and should be attractive specimens.

In conjunction with phase one of the tree relocation program, cultural resource investigations were performed by Jeanette A. McKenna et. al. These investigations were requested by the City of Fontana as partial fulfillment of mitigation measures recommended by Hatheway & McKenna in 1987 relative to the La Cuesta Specific Plan, including:

- Archaeological and historical documentation.
- An intensive archaeological survey.
- Recordation of all cultural features within Phase I boundaries (e.g., mapping and photography).
- Preparation of a final report, including recommendations for additional cultural resource investigations.

The complete report prepared by Hatheway & McKenna, together with the Cultural Resources Investigations of the Phases I-V Tree Relocation Program prepared by McKenna et. al., are included in the Appendices which accompany the Environmental Impact Report.

As a result of these investigations, McKenna et. al. concluded that there were no significant cultural resources nor remains of prehistoric origin within the Phase I tree relocation area. It was recommended that the tree relocation project be allowed to proceed with respect to the requirements for cultural resource management studies.

Within Phases II through V, further investigations resulted in the identification of three historically or archaeologically sensitive areas. These included:

- The Fulwider/Moore residential complex in the southwestern corner of Phase II.
- The canal and rock wall segments in the northwestern corner of the Phase III property.
- The irrigation canals (3) in the Phase IV and V areas.

In each case, McKenna et. al. suggested potential significance and recommended additional investigations prior to any direct or indirect disturbances to these areas. Based on these findings, McKenna et. al. made the following recommendations with respect to the Phase II through V project areas:

- With the exception of three areas of sensitivity noted above, the tree relocation program should proceed with respect to archaeological/historical cultural resources.

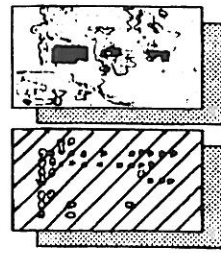
- The developer, with the presence of an archaeologist, should arrange to have the modern debris surrounding the Fulwider/Moore residence removed.
- The Fulwider/Moore residential complex should be mapped to scale and a minimum of two archaeological testing units should be placed in likely locations for buried cultural deposits. Analysis of the testing data will determine the need, if any, for a mitigation program.
- The canal and rock wall in the northwestern corner of Phase III should be recorded to scale, photographed and tested with at least one controlled excavation unit and some shovel scrapings. The mode of construction and any other pertinent data will be used for comparative purposes with respect to canals in other areas of the project site.
- The three canals in the southern portion of the property (Phases IV and V) should be tested with a controlled unit in each canal, and photographs of each canal be used to document the numerous lengths. Data on the condition of the canals and the modes of construction will be used to determine the significance of the features and, if necessary, in determining whether or not a mitigation program is called for. All of the work recommended above was completed in February/March, 1990.

B. Cultural Resources

Several historical elements existed on the site at the time the Sierra Lakes Specific Plan was adopted by the City of Fontana (November 1994). The most significant of these were the remnants of the John L. Adams Homestead, the Olive groves and the water distribution system (see Figure 16). J.L. Adams was one of the earliest settlers who originally homesteaded the southeastern quarter of the site in the late 1800s, and the Adams Homestead was considered an excellent source of early artifacts. Adams, and other settlers who followed, began growing Olive trees in the late 1800s. The groves were irrigated by an elaborate system of aqueducts and reservoirs. Unfortunately, most of the on-site Olive trees and the Adams Homestead were destroyed by a wildfire in 1995. Other structures built by the early settlers have either been significantly altered, destroyed by fire, and/or are in very poor condition.

A report was prepared in 1987 by Hatheway & McKenna to determine the significance of the then-existing resources and to establish the most effective ways to mitigate impacts associated with the 800-acre La Cuesta Specific Plan property. Archive searches and on-site investigations indicated that no significant archaeologic or paleontologic remains existed within the community area. Hatheway & McKenna recommended three mitigation measures to fully document any and all data of historical significance through further historical research, a

LEGEND

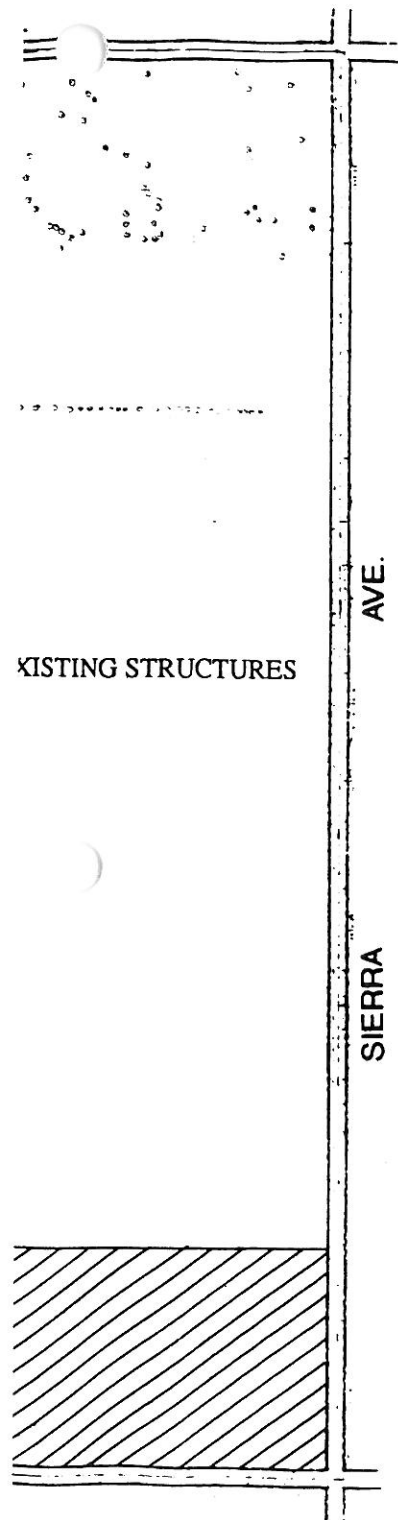


EXISTING STRUCTURES
IN 1994¹

EXISTING OLIVE TREE
PRESERVATION PROJECT AREA²

¹SEVERAL STRUCTURES EXISTED ON THE SITE AT THE TIME THE SIERRA LAKES SPECIFIC PLAN WAS APPROVED IN 1994. SINCE THAT TIME, SEVERAL STRUCTURES WERE DESTROYED BY A WILDFIRE, OR WERE ALTERED/DEMOLISHED TO PERMIT ARCHAEOLOGICAL INVESTIGATION.

²IN 1995, A WILDFIRE DESTROYED A MAJORITY OF THE EXISTING OLIVE TREES. APPROXIMATELY 190 MATURE OLIVE TREES REMAIN ON THE SITE.



photographic essay and archaeological testing for present and future study. These measures entailed:

- A study prepared in general accordance with Historic American Building Survey (HABS) guidelines.
- An archaeological testing program developed to investigate subsurface deposits.
- The preparation of all such materials for curation, upon identification of an appropriate repository.

In accordance with the recommendations of the Hatheway & McKenna report, LHOC has initiated and completed these measures. Subsequent to the archaeological data recovery, McKenna et. al. monitored the demolition of a portion of the structures located within the property. This monitoring permitted the archaeological investigation of areas beneath the structures. The results showed that no new significant artifacts were present.

The Phase II archaeological investigations and subsequent archaeological monitoring of demolition activities on-site resulted in a determination that the cultural remains on the project site did not meet the threshold of significance necessary to be considered for federal or state recognition.

This Specific Plan calls for portions of the aqueduct and reservoir system along the Summit Avenue alignment to be preserved within the Sierra Lakes community. This will be accomplished through the establishment of a historic preservation site to preserve the existing reservoir and 30 linear feet of the aqueduct that was once a part of the historic Grapeland Irrigation System.


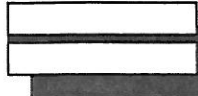

3.7 COMMUNITY DESIGN PLAN

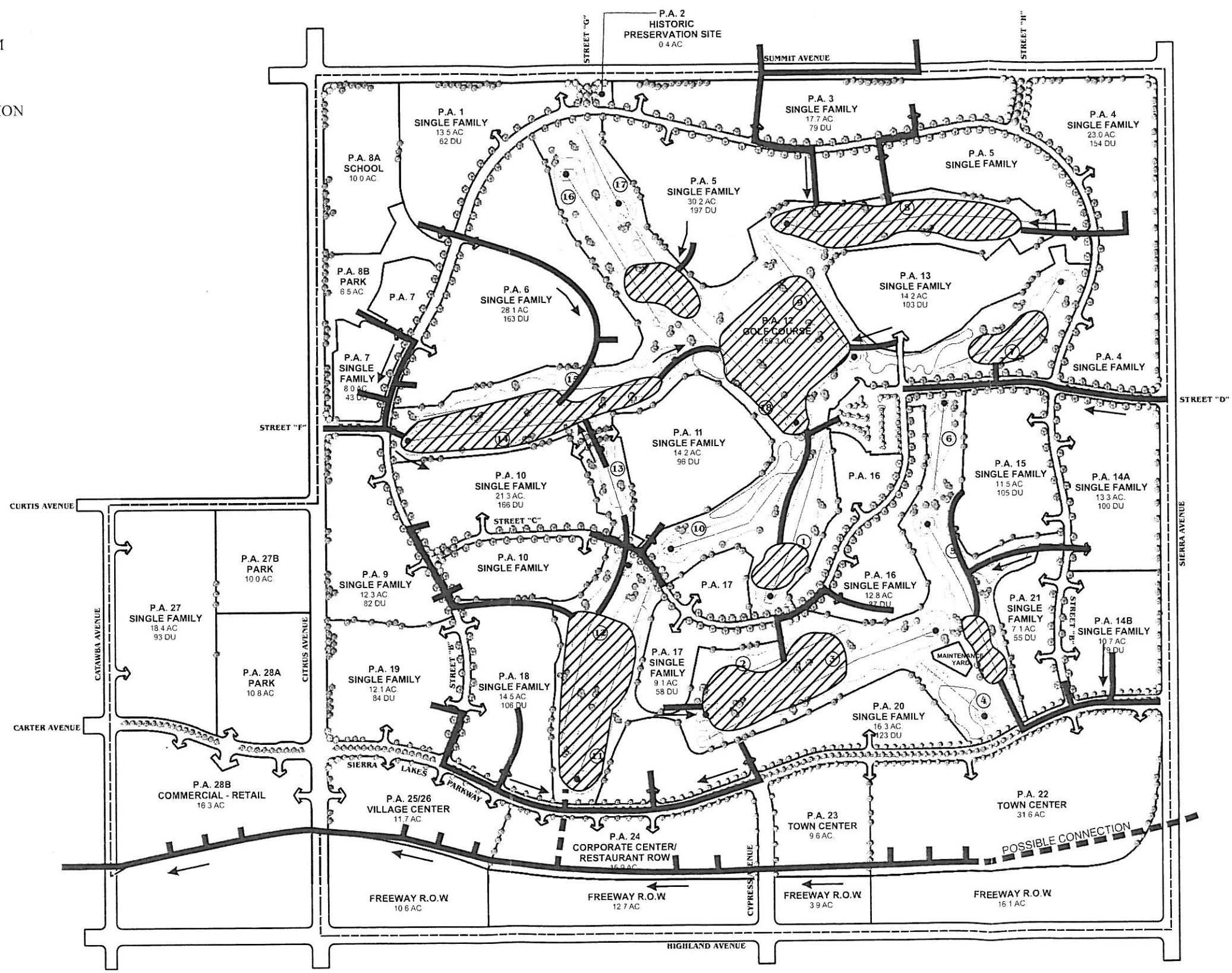
The character and image of the Sierra Lakes Master Planned Golf Community is determined by several interrelated elements. These elements are delineated in the conceptual landscape plan (see Figure 17) and described below.

A. Existing Olive Trees

One of the most prominent features of the community design element is the historically significant Olive tree (*Olea europaea*). As described in previous sections, although a majority of the site's historic Olive trees were destroyed by fire in 1995, remaining mature trees will be

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-  WATER FILTRATION/ RECHARGE BASIN
-  STORM DRAIN SYSTEM
-  OVERFLOW CONNECTION TO LINE C

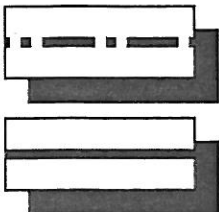


CONCEPTUAL STORM DRAIN PLAN

FIGURE 15

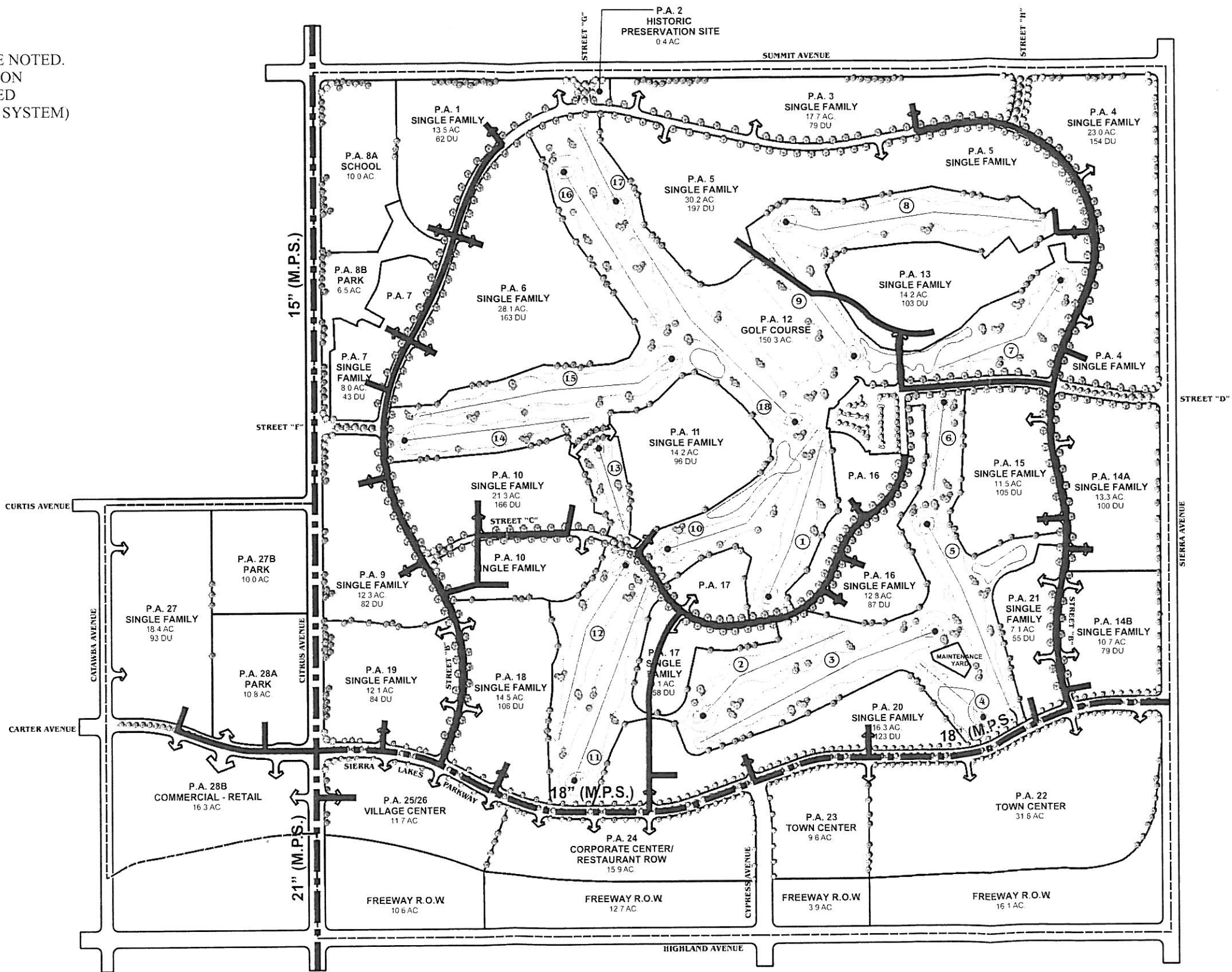


Legend



MASTER PLANNED
FACILITY
(SIZE AS NOTED)

BACKBONE SYSTEM
(8" UNLESS OTHERWISE NOTED.
SERVING AS CONNECTION
FROM MASTER PLANNED
FACILITY TO IN-TRACT SYSTEM)



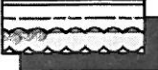
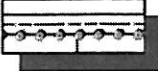



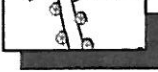
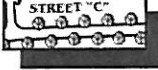
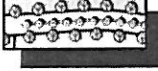




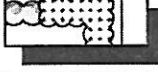






SEWER SYSTEM PLAN

FIGURE 14



Legend

-  SIERRA AVENUE
-  CITRUS AVENUE
-  SUMMIT AVENUE
-  CURTIS AVENUE
-  CATAWBA AVENUE
-  CARTER AVENUE
-  SIERRA LAKES PARKWAY
-  STREET B
-  STREET C
-  STREET D
-  STREET E
-  MAJOR COMMUNITY/GOLF COURSE ENTRY
-  MAJOR COMMUNITY ENTRY
-  COMMUNITY ENTRY
-  COMMUNITY IDENTIFICATION/OLIVE GROVE
-  CLUB HOUSE
-  GOLF CART CROSSING/OLIVE GROVE
-  NEIGHBORHOOD ENTRY/OLIVE GROVE
-  ISLAND WATER FOWL HABITAT

NOTE:
ALL LANDSCAPING SHALL CONFORM
WITH CITY SIGHT DISTANCE CRITERIA.

SIERRA LAKES
A Master Planned Golf Community

LANDSCAPE CONCEPT PLAN

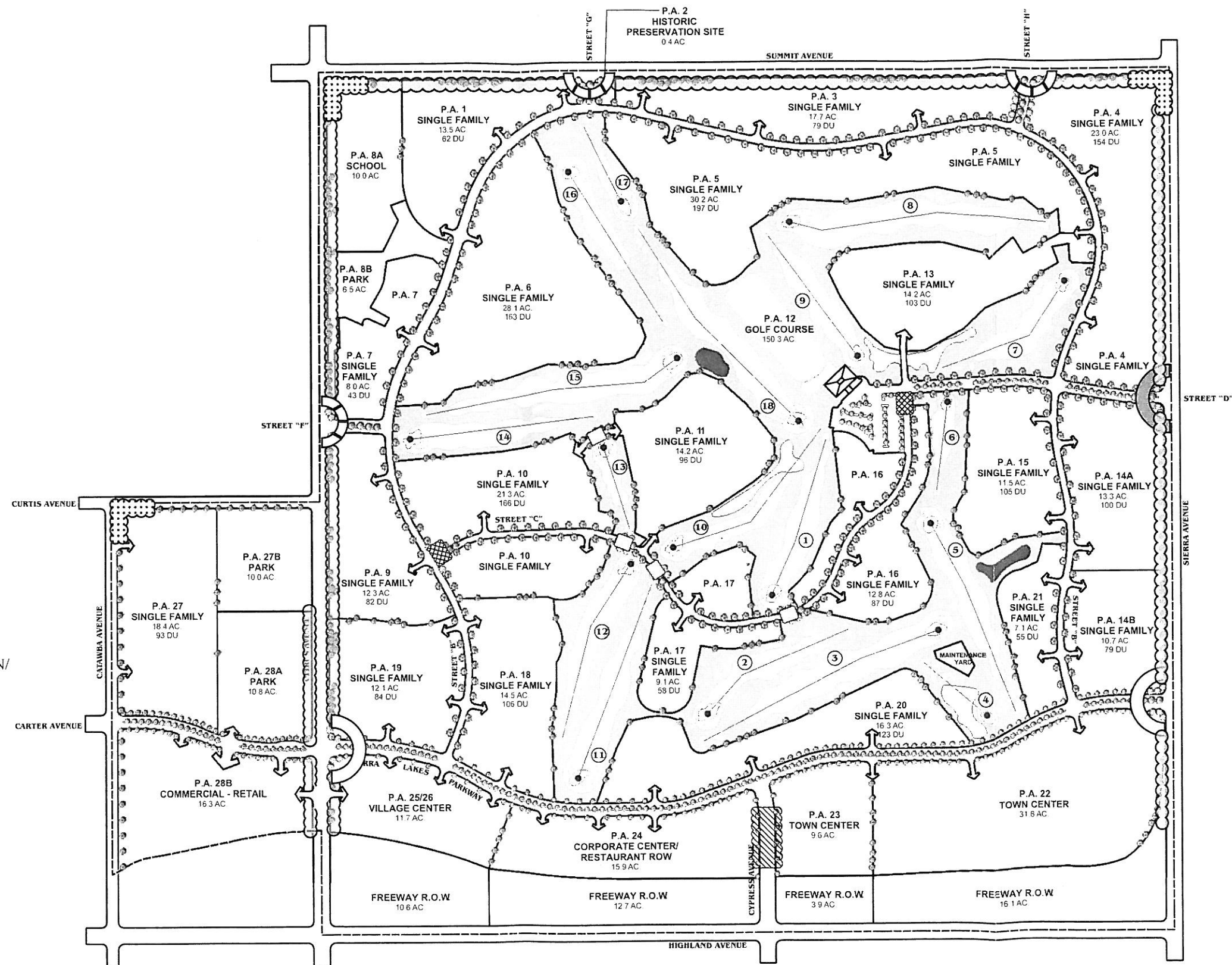


FIGURE 17



preserved and planted in clusters at accent locations in the development. In order to reflect this vestige of Fontana's past, the plan incorporates clusters of Olive trees at several key locations:

- The major community/golf course entry located on Sierra Avenue.
- Major community entries located on Sierra Avenue and Citrus Avenue.
- Community entries located on Summit and Citrus Avenues.
- Within the historic preservation site.
- At community identification features located at the intersections of Sierra and Summit Avenues, Citrus and Summit Avenues and Curtis and Catawba Avenues.

Clustering historic Olive trees at accent locations will create a special identity and character for the Sierra Lakes community. The use of Olives as single trees (not in clusters) or in ways other than those identified within this landscape plan is strongly discouraged. To allow such use would only diminish the importance of the Olives as an identity feature and as a unifying element for the Sierra Lakes community as a whole.

B. Streetscapes

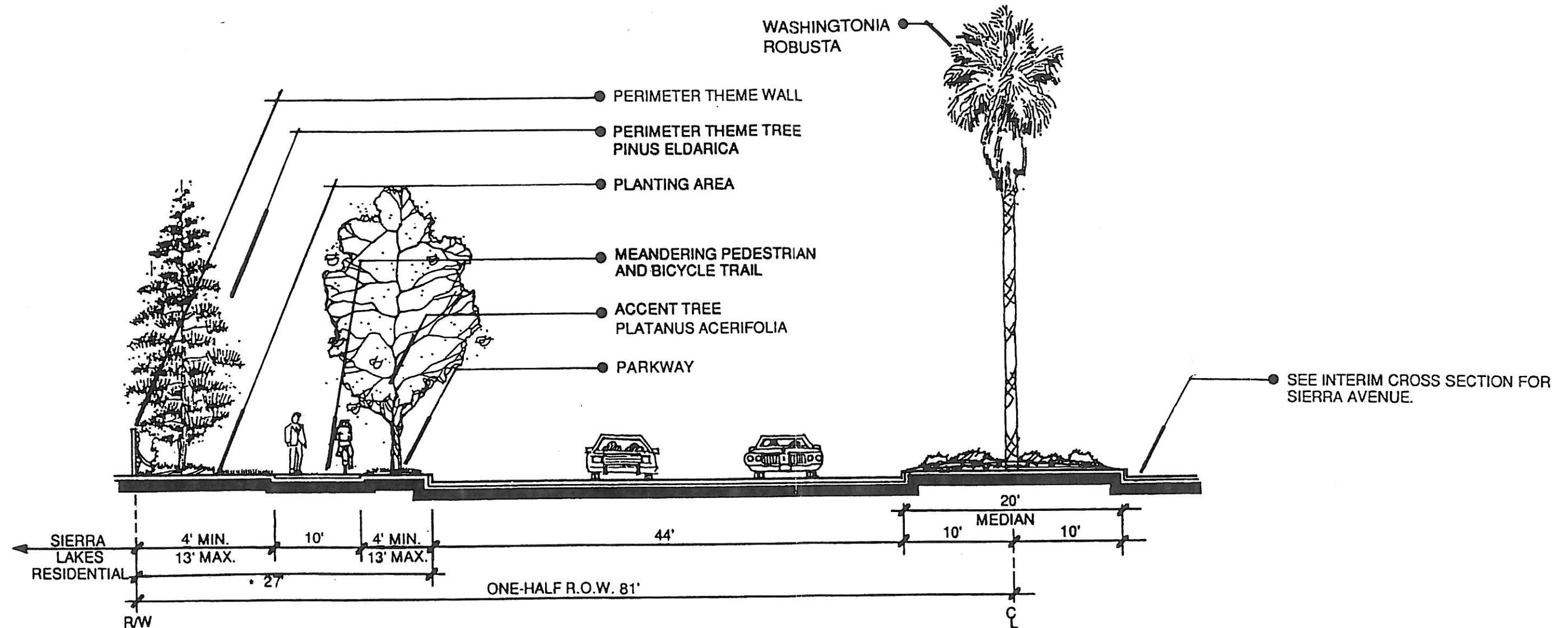
Streetscape refers to the scene created adjacent to community roadways through the aesthetic combination of architectural styling, building setbacks, walls and fencing, street tree planting, shrubs and ground covers, street furniture and sidewalk paving. The community roadway system consists of streets that vary in width, capacity and design speed depending upon their functional classification. An effective streetscape treatment reinforces the hierarchy that exists within the street system through the selection of plant materials according to such characteristics as size, form, texture and color, and the careful arrangement of these materials in relation to the street. Streetscaping can facilitate traffic flow by creating an identity for each street and by "announcing" major intersections and project entries for approaching motorists. The streetscape treatment for Sierra Lakes is intended to establish a distinctive character for the planned community and to enhance the image of North Fontana in general.

The overall streetscape concept for Sierra Lakes utilizes a combination of tall evergreen trees with broad-leafed accent trees, located within ample parkway corridors around the perimeter of the project. Street trees are grouped in informal clusters and spaced randomly along the street corridor. The majority of trees utilized are evergreen species to provide lush, green vegetation on a year-round basis. Species have been selected for their ability to resist damage due to high winds. A few deciduous trees will be interspersed with the evergreens to provide a show of fall color and to provide variety in the texture of the landscape.

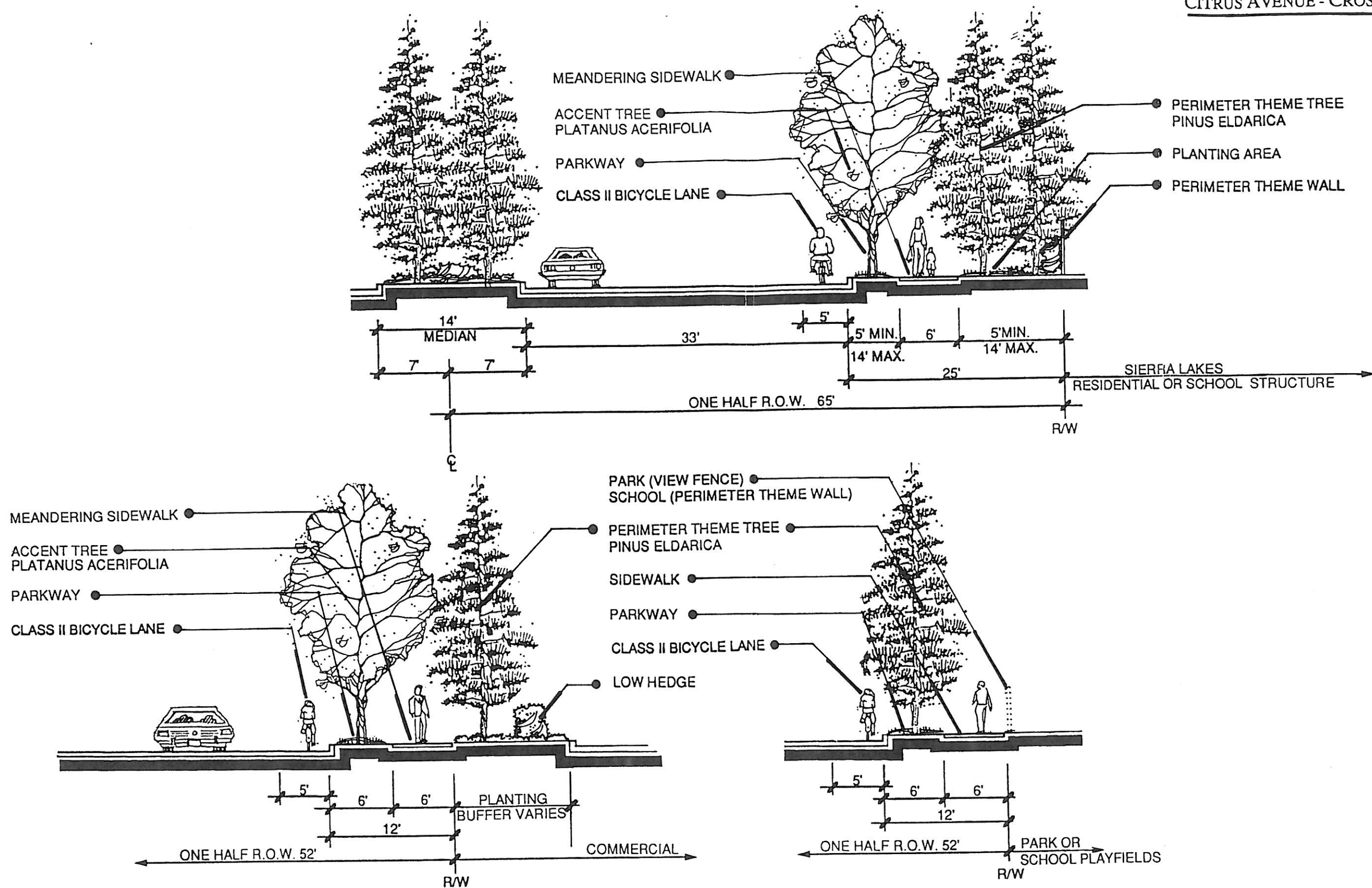
- **Sierra and Citrus Avenues.** The perimeter streets running north and south are planted with informal massings of Mondell Pine (*Pinus eldarica*), a tall, vertical pine which

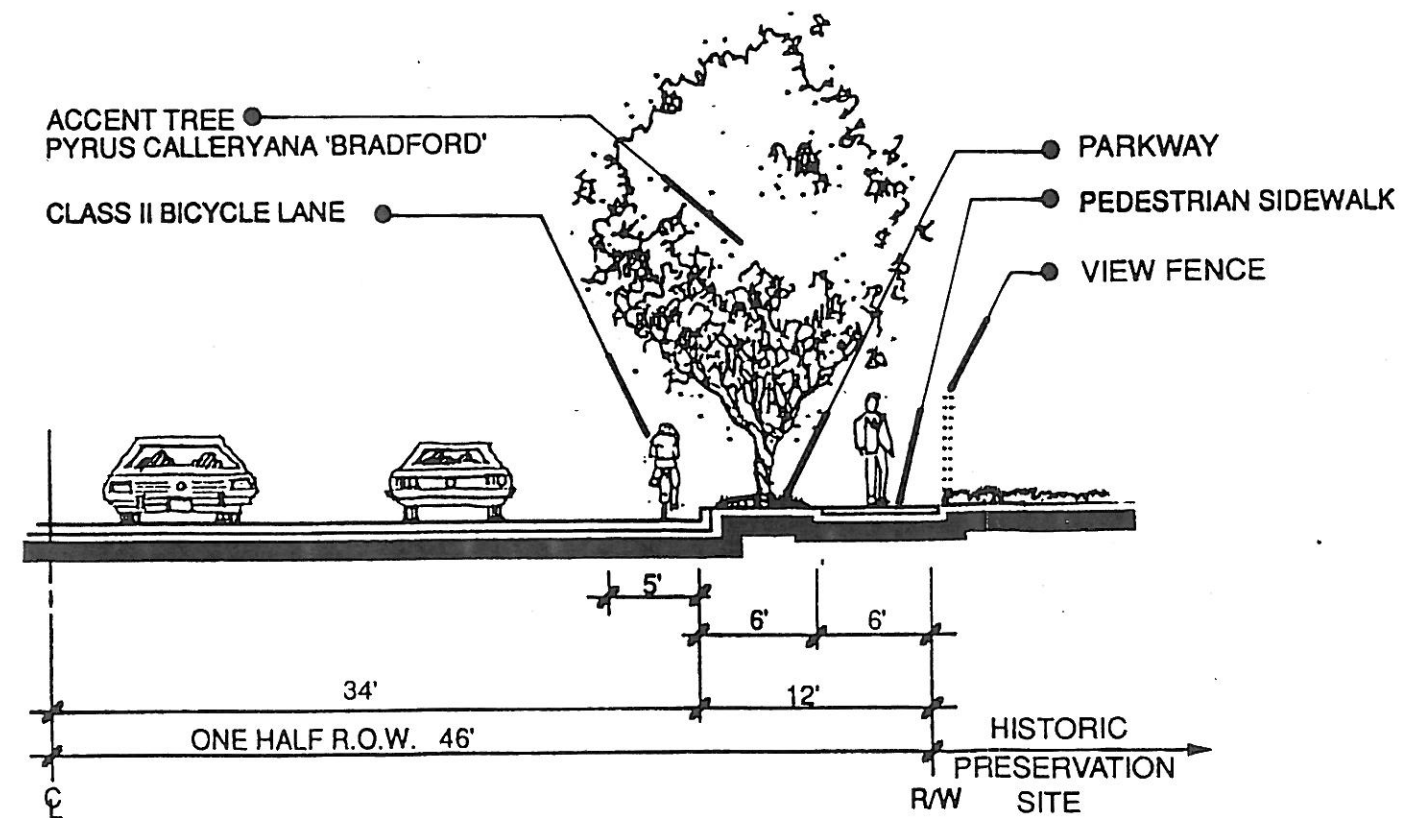
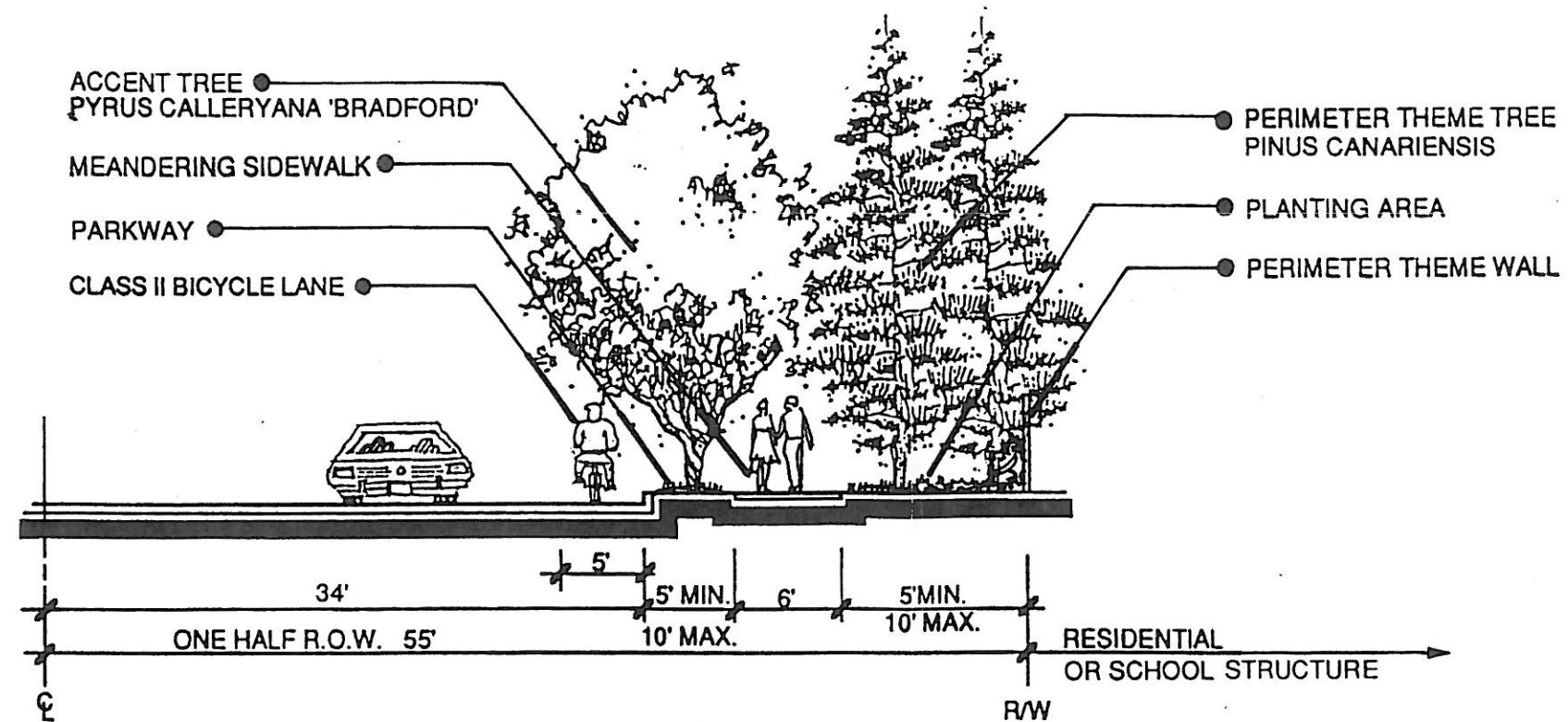
displays a stately character with its height and conical form. These evergreen plantings are accented by a random spaced, single row of London Plane, or Sycamore Tree (*Platanus acerifolia*). These large deciduous trees, with maple-like leaves and smooth, mottle-colored bark provide a broad canopy and dense shade for a dramatic street scene and positive pedestrian scale (see Figures 18 and 19).

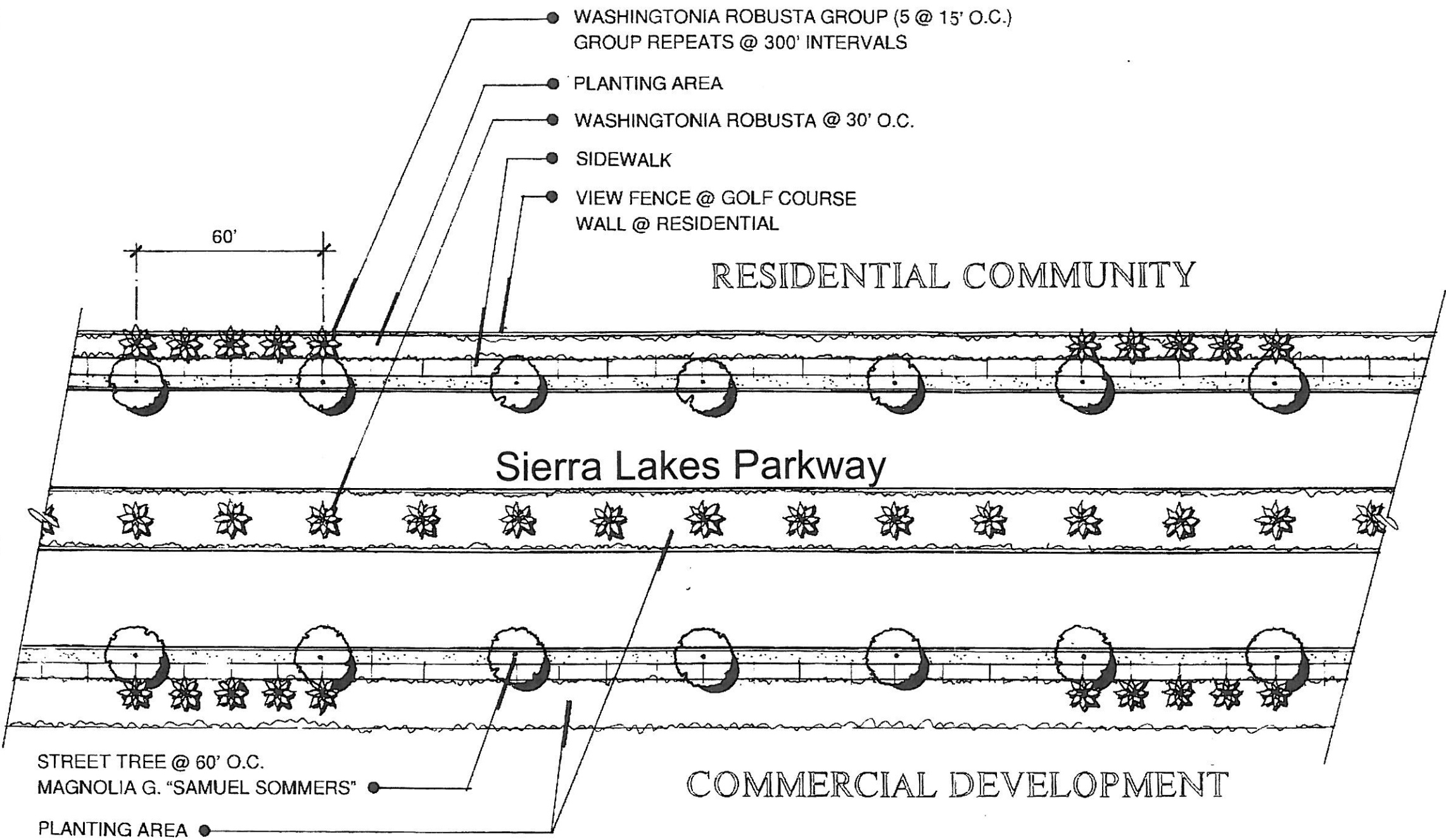
- **Summit Avenue.** This east-west perimeter street is identified with masses of Canary Island Pine (*Pinus canariensis*). Bradford Pear (*Pyrus C. "Bradford"*), an accent tree, accompanies the Canary Island Pine along this street. The tree provides shade, canopy and a dramatic contrast to the evergreen pine (see Figure 20).
- **Primary Highway (Sierra Lakes Parkway).** This southerly, east-west thoroughfare extends through the commercial/corporate center of the community and provides a strong transitional element between residential and non-residential areas. The streetscape created along this interior corridor differs substantially from the perimeter corridors by utilizing a completely different palette of tree species and a very formal, uniform spacing pattern. Tall Mexican Fan Palms (*Washingtonia robusta*), which will be visible for some distance, will be planted in the median island and along the parkway in random groupings, providing the community a regional identity. Magnolia trees (*Magnolia grandiflora*) will alternate with the palms and give this corridor an inviting, human scale and a positive foreground enframing to the commercial and residential areas fronting Sierra Lakes Parkway. The Corporate Center, located in the center of the project on the south side of Sierra Lakes Parkway, provides a major focal point within the community (see Figures 21 and 21A).
- **Carter Avenue.** This thoroughfare serves as a westerly extension of Sierra Lakes Parkway as it extends from Citrus Avenue to Catawba Avenue and traverses the City community park and the single-family detached residences in Planning Area 27. As with Sierra Lakes Parkway, a single row of Mexican Fan Palms (*Washingtonia robusta*) will occur along the median island. However, in order to distinguish the commercial uses along Sierra Lakes Parkway and the land uses along Carter Avenue, the parkway and its palms have been removed and *Rhus lancea* street trees replace *Magnolia grandiflora* (see Figure 22).
- **Enhanced Collector (Street "B").** Primary circulation through the single family residential area in the northerly portion of the project site is provided by an Enhanced Collector (Street "B"). In order to provide a distinct identity for this loop road, a single broad-leaved evergreen tree species is utilized in a single row, uniformly spaced on either side of the street. The identity of Street "B" is established by the Camphor Tree (*Cinnamomum camphora*). This tree provides visual interest in every season. Winter foliage is shiny yellow green; in early spring, new foliage may vary between pink, red or bronze and clusters of fragrant yellow flowers cover the tree (see Figure 23).

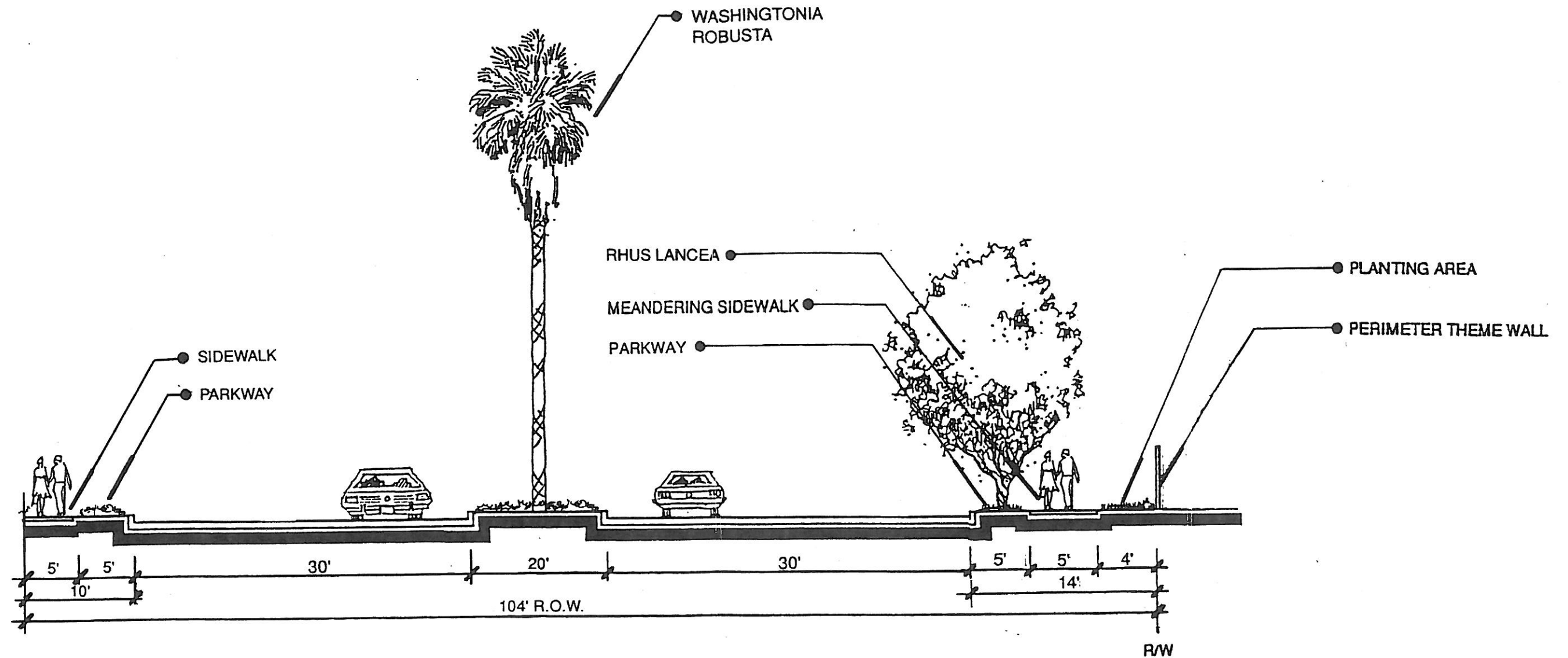


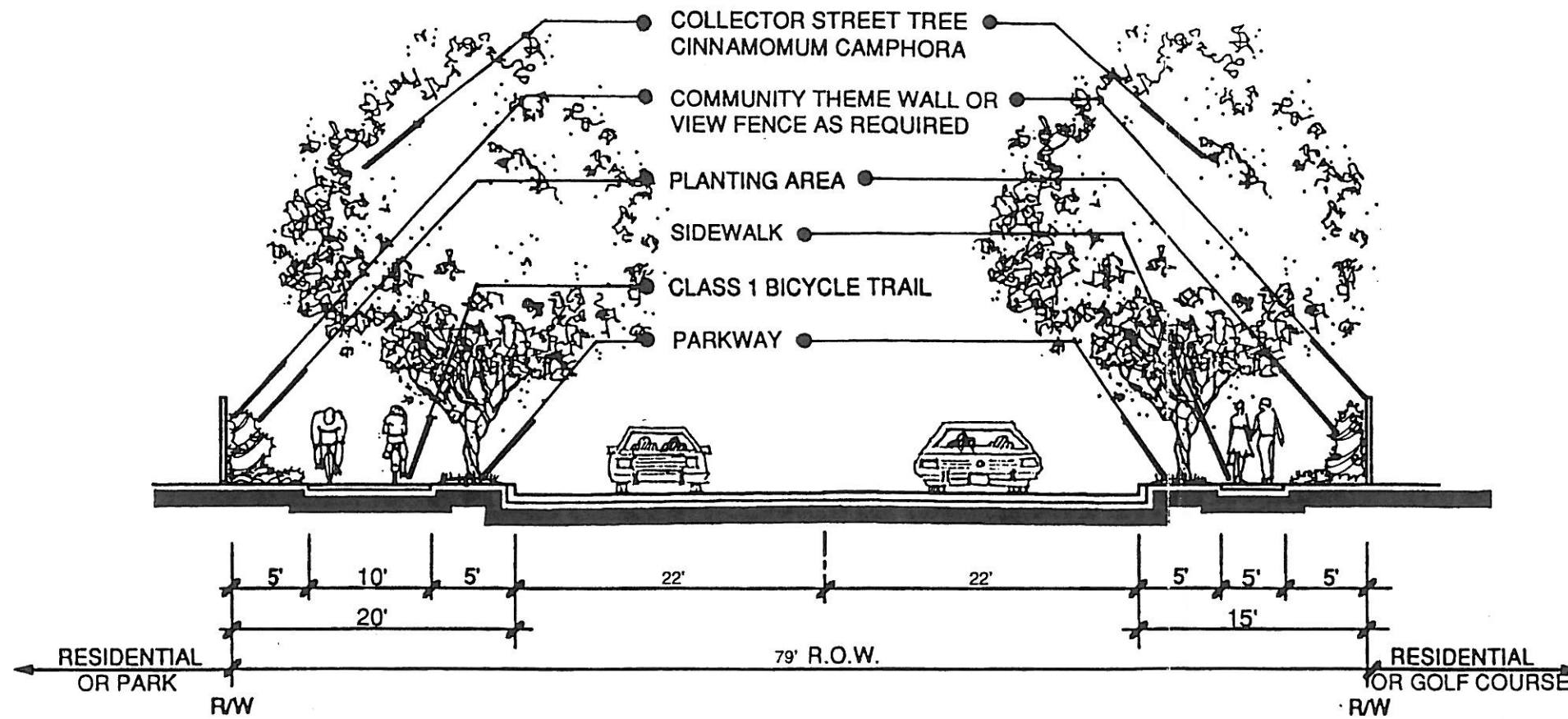
* The 27' landscape development zone increases to 49' at community entries (see Figures 34, 36, & 48).



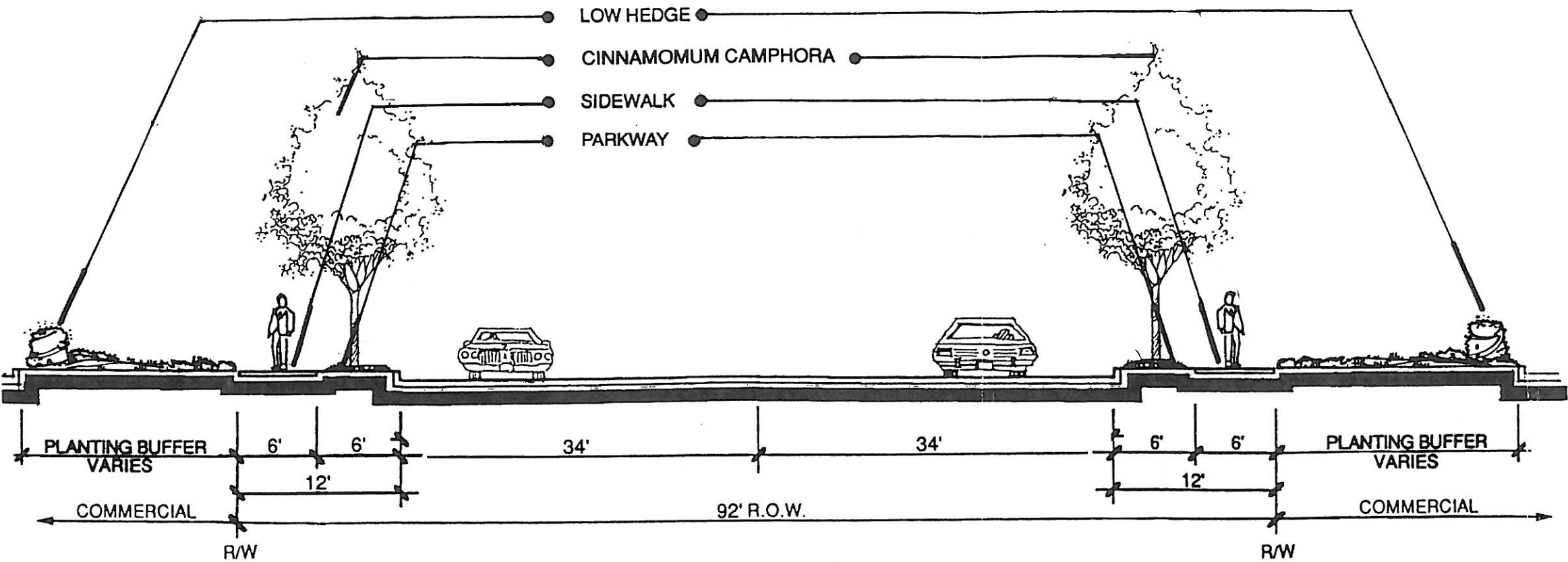


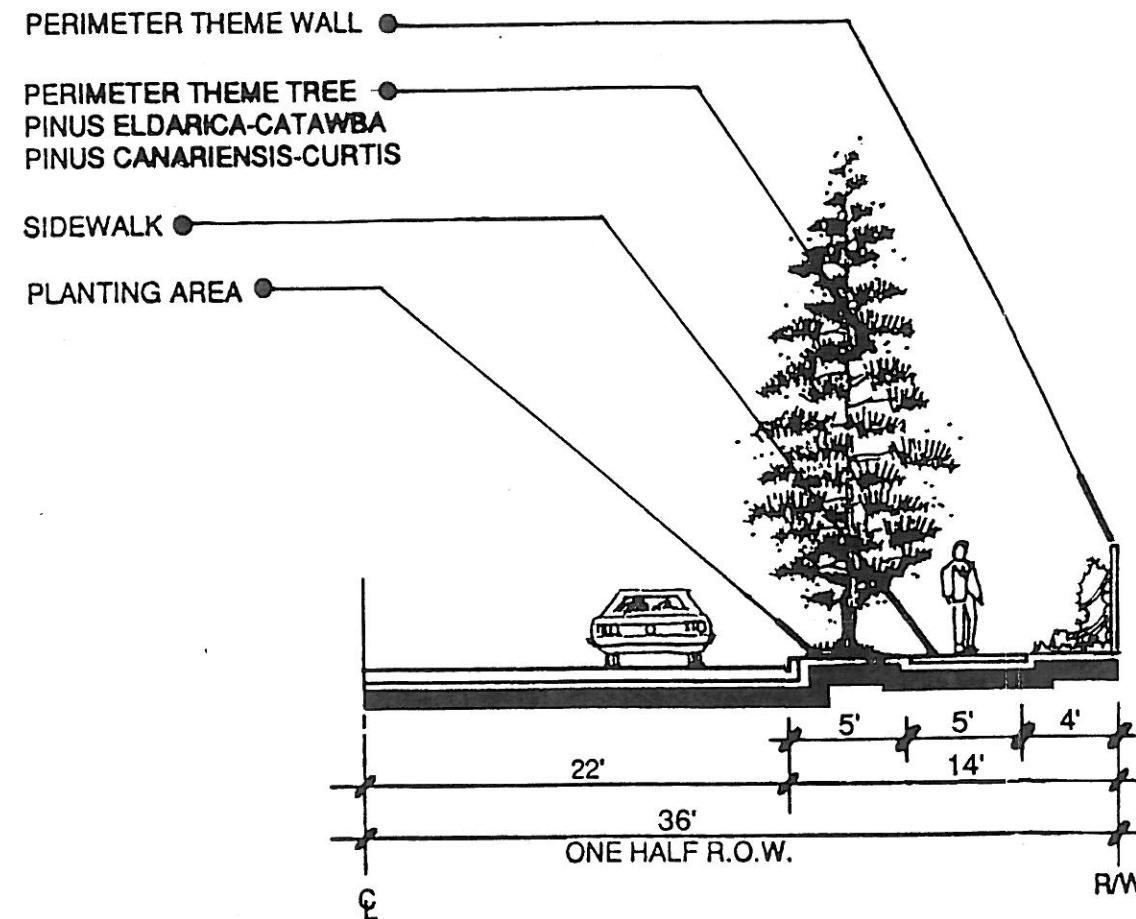


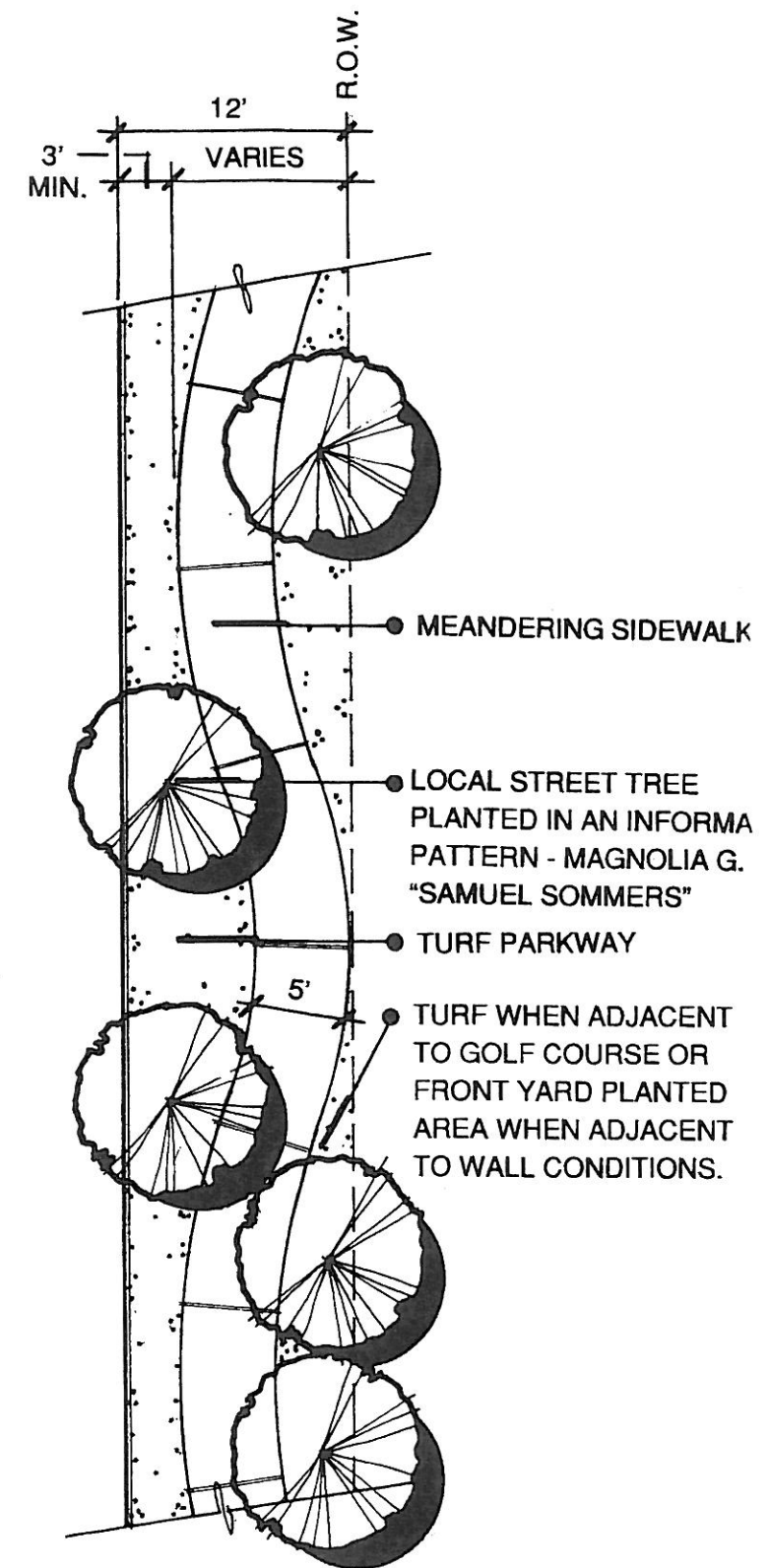
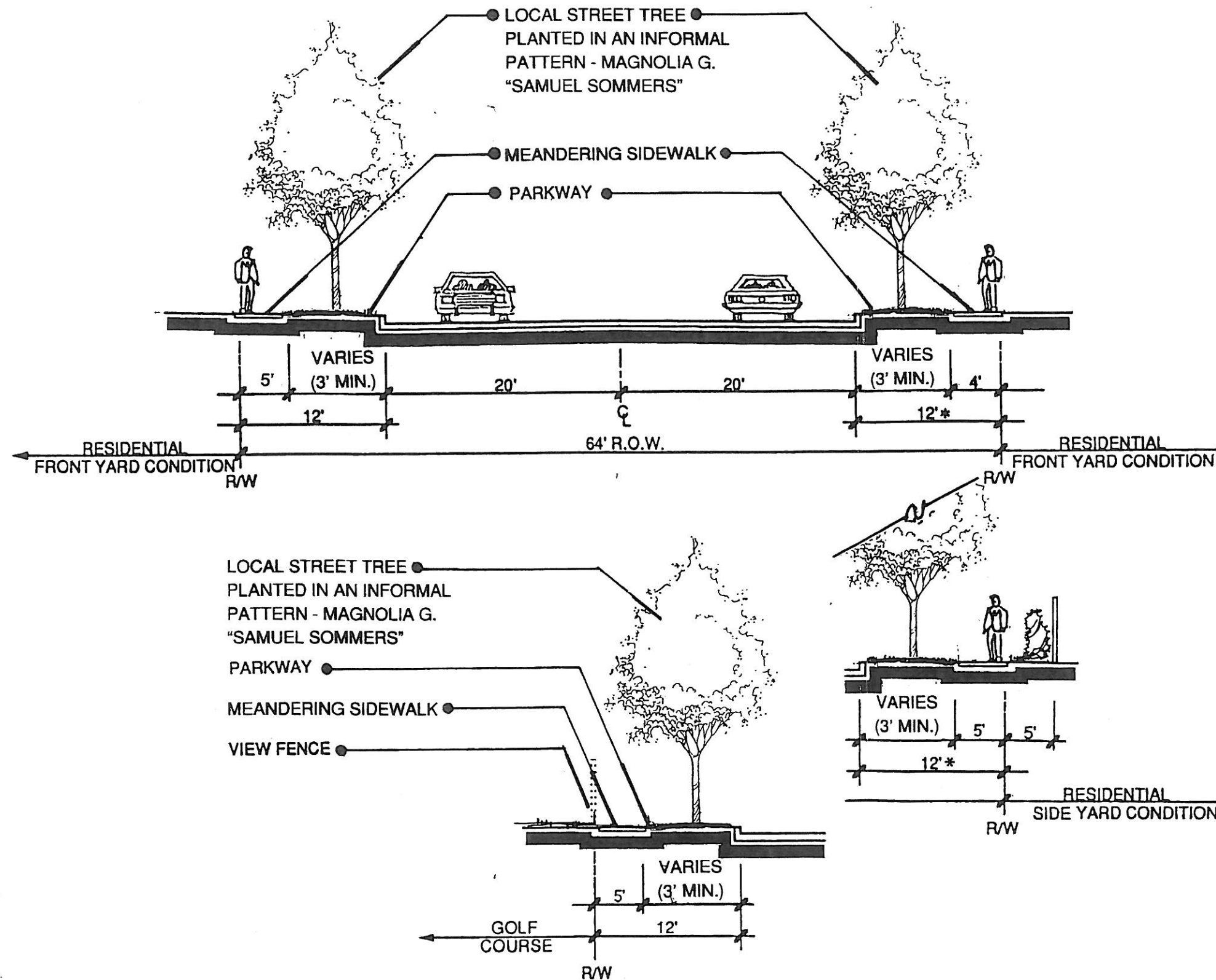




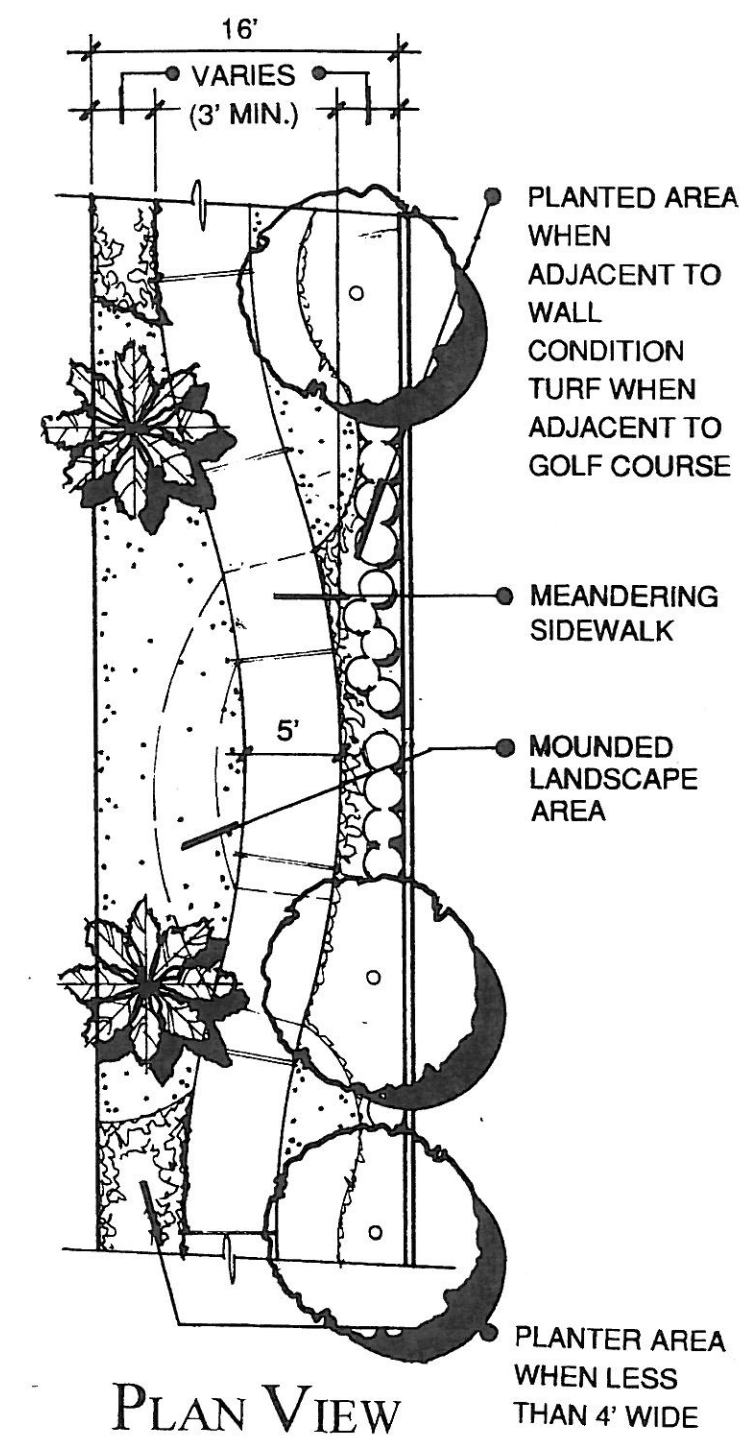
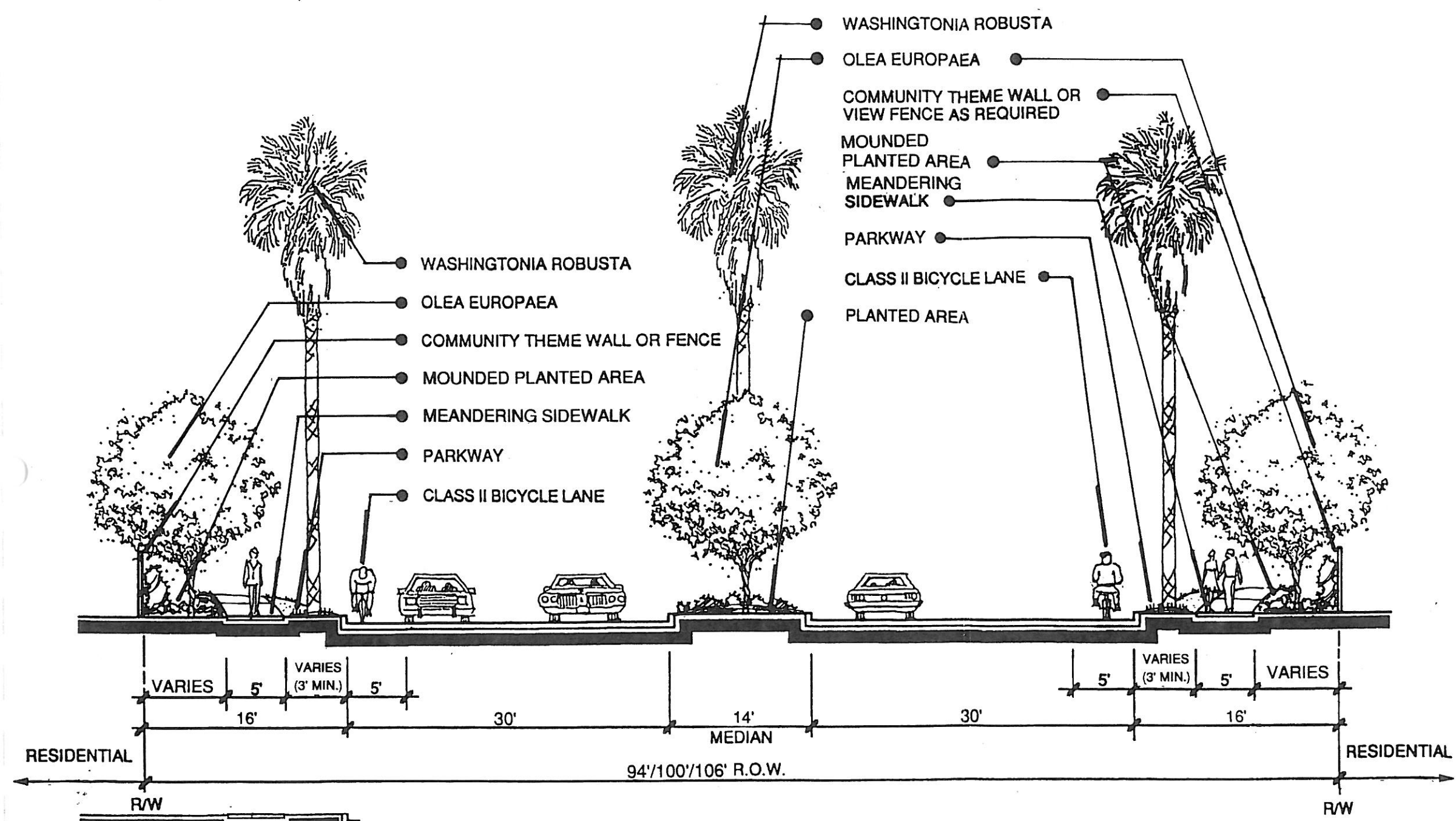
- **Secondary Highway (Cypress Avenue).** This street may, in the future, link the commercial land uses in Sierra Lakes with residential development to the south. Lined with *Rhus lancea* street trees, it introduces the theme planting that is incorporated into the community entries (see Figure 24).
- **Collector Street (Catawba/Curtis Avenues).** These perimeter collector streets carry out the east-west and north-south themes established by Summit Avenue and Citrus Avenue respectively. Like Summit Avenue, Curtis Avenue is identified with masses of Canary Island Pine (*Pinus canariensis*). Likewise, Catawba Avenue reflects its thematic relationship to Citrus Avenue through a massing of Mondell Pine (*Pinus eldarica*) (see Figure 25).
- **Neighborhood Street (Street "C").** A neighborhood street, Street "C", serves as the major connector between the loop road, Collector "B", and the residential parcels along this street. This street is identified by the Magnolia tree (*Magnolia grandiflora*), which is a broad canopy evergreen tree with large, deep green leaves and huge white flowers (see Figure 26).
- **Golf Course Entry Drive (Street "D").** The major residential access and the public approach to the golf course is along an enhanced drive from Sierra Avenue, connecting Sierra Avenue and the loop road (Street "B"). The identity of this major entrance is established with a landscape treatment of alternating Olive Trees (*Olea europaea*) and Mexican Fan Palms (*Washington robusta*). The palms will provide a regional identity for this entry and the understory of Olives will offer a human scale for the pedestrian. Beyond the loop road, the drive continues to the clubhouse through a portion of the golf course. Along this portion of the drive, the palms extend to the clubhouse. At this point, however, the golf course planting theme replaces the Olive trees (see Figure 27).
- **Community Entry (Streets "F" "G" and "H").** Community entry streets link perimeter streets (Summit and Citrus Avenues) to the internal loop road (Collector Street "B"). These streets are lined with Olives (*Olea europaea*) to identify entry into the Sierra Lakes community (see Figure 28).
- **Local Streets.** Local streets provide circulation routes through the neighborhood areas. Where the residential streets meet the golf course, a small cluster of accent trees identifies this as a special and unique area. In this location, the trees are intended to enhance traffic safety by announcing the golf cart path crossing to on-coming motorists well in advance. The change in vegetation, together with a change in pavement texture, will alert the driver to the presence of cross-traffic. In addition, special advance warning signs shall be placed on both sides of the street to alert motorists of golf cart crossings (see Figure 29).







PLAN VIEW

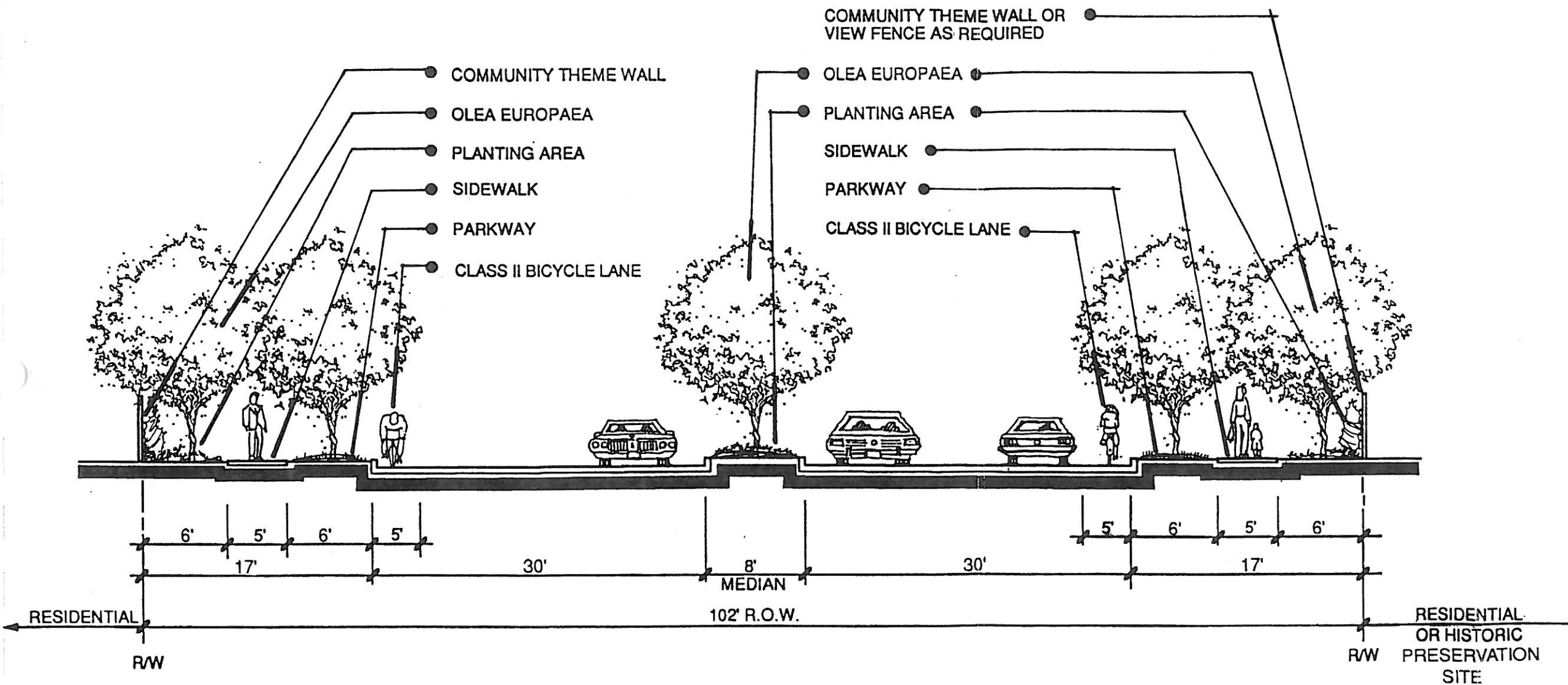


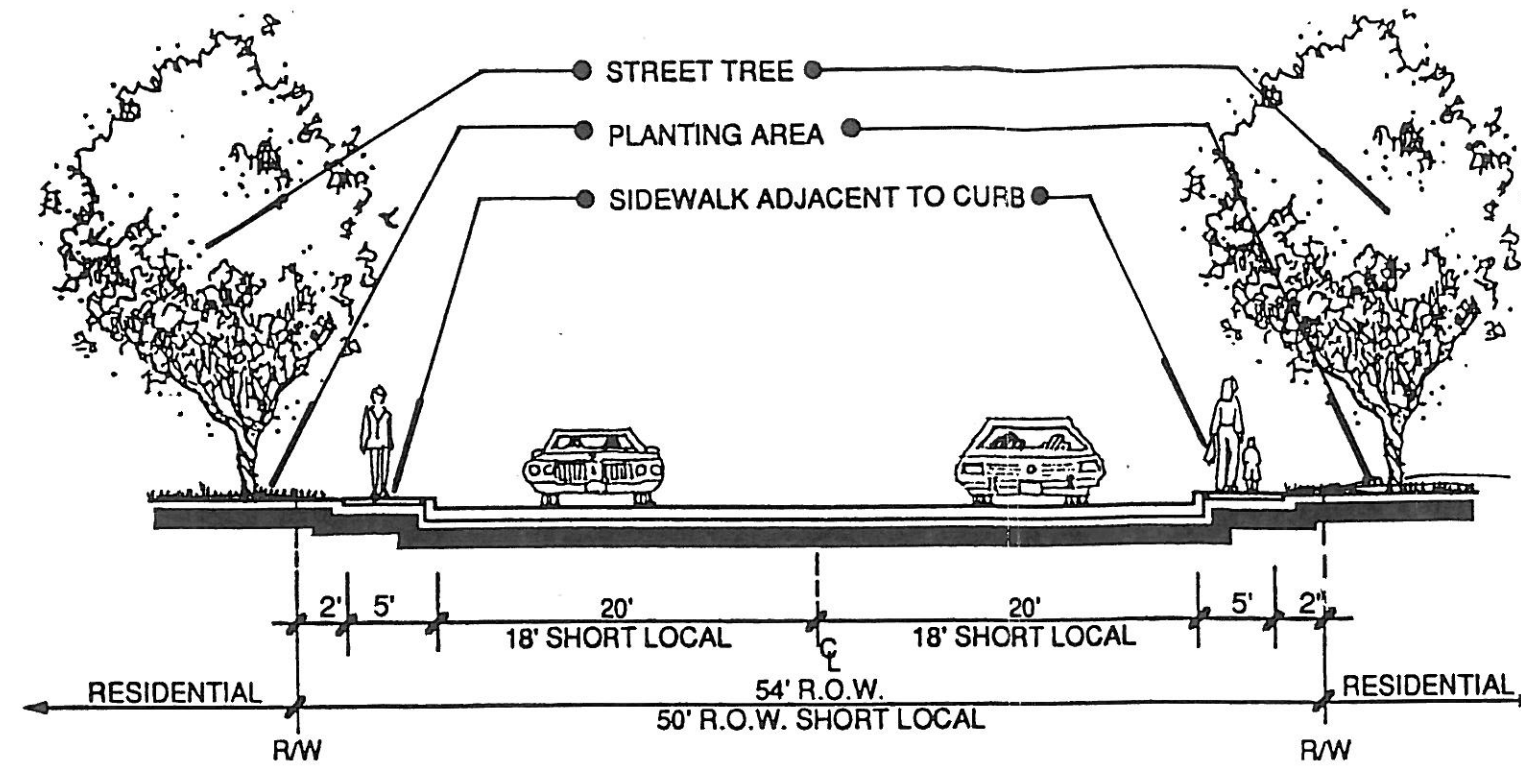
GOLF COURSE ENTRY DRIVE
(STREET "D") - CROSS SECTION

Lewis Homes
NOTE : THIS SECTION IS CONCEPTUAL ONLY.

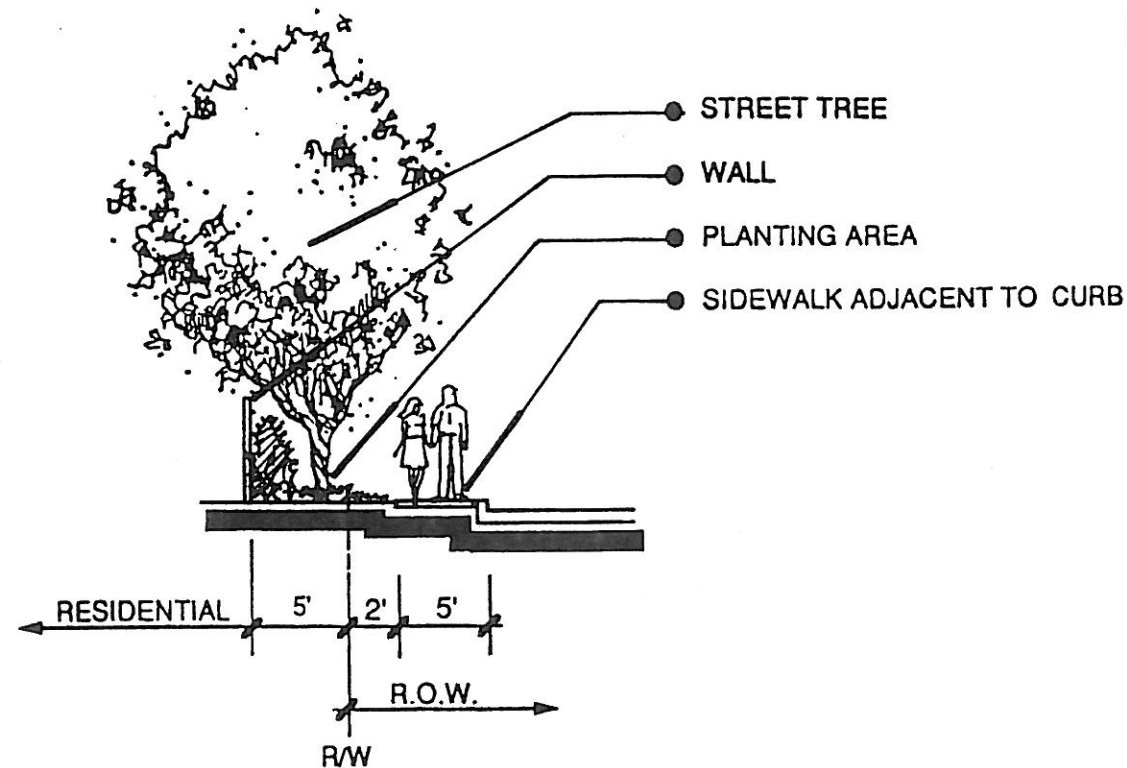
FIGURE 27







FRONT YARD CONDITION



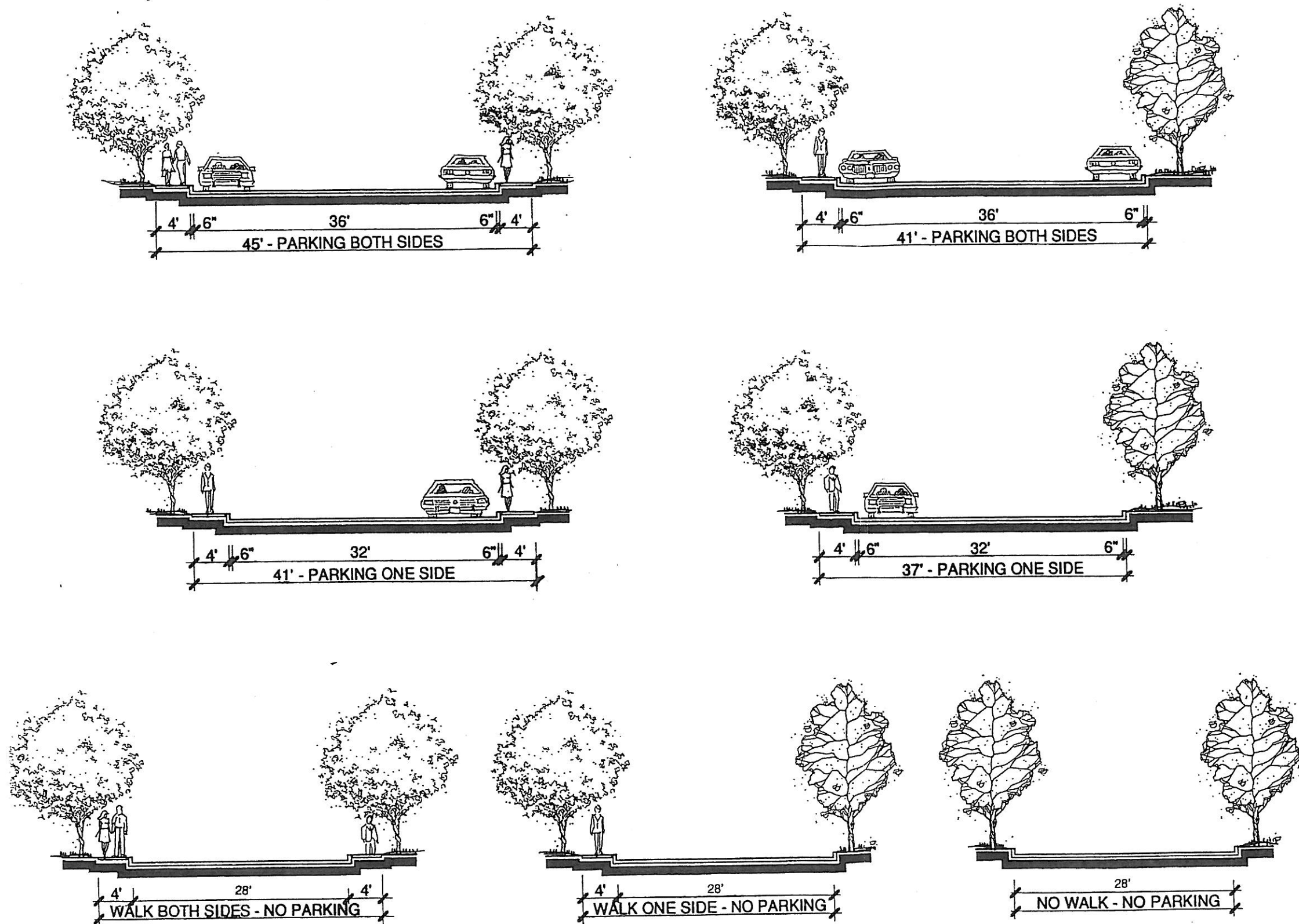
SIDE YARD CONDITION

- **Private Drives.** Private drives could be located within the single family detached Planning Areas that are gated (see Figure 30).
- **Golf Cart Crossings.** At certain points within the project, provisions will be made for safe and efficient golf course crossings at intersection points with public streets. These crossings will be delineated on the public roadway by enriched paving and a 10-foot-wide median, and a golf cart stop sign will be placed on the cart path at each intersection point. The median and adjacent golf course pathway will be demarked by accent plantings (see Figures 31 and 32).

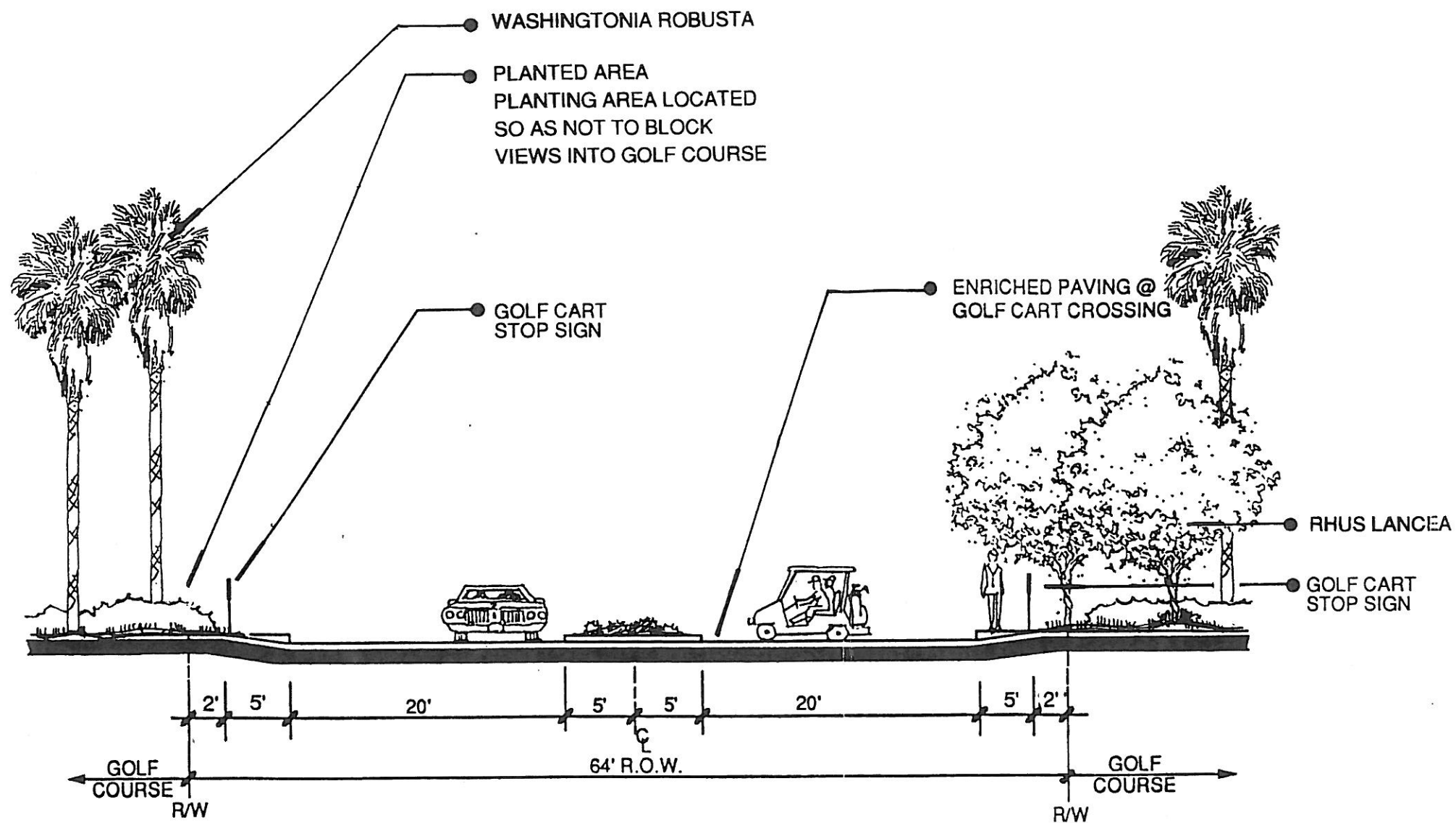
C. Entries

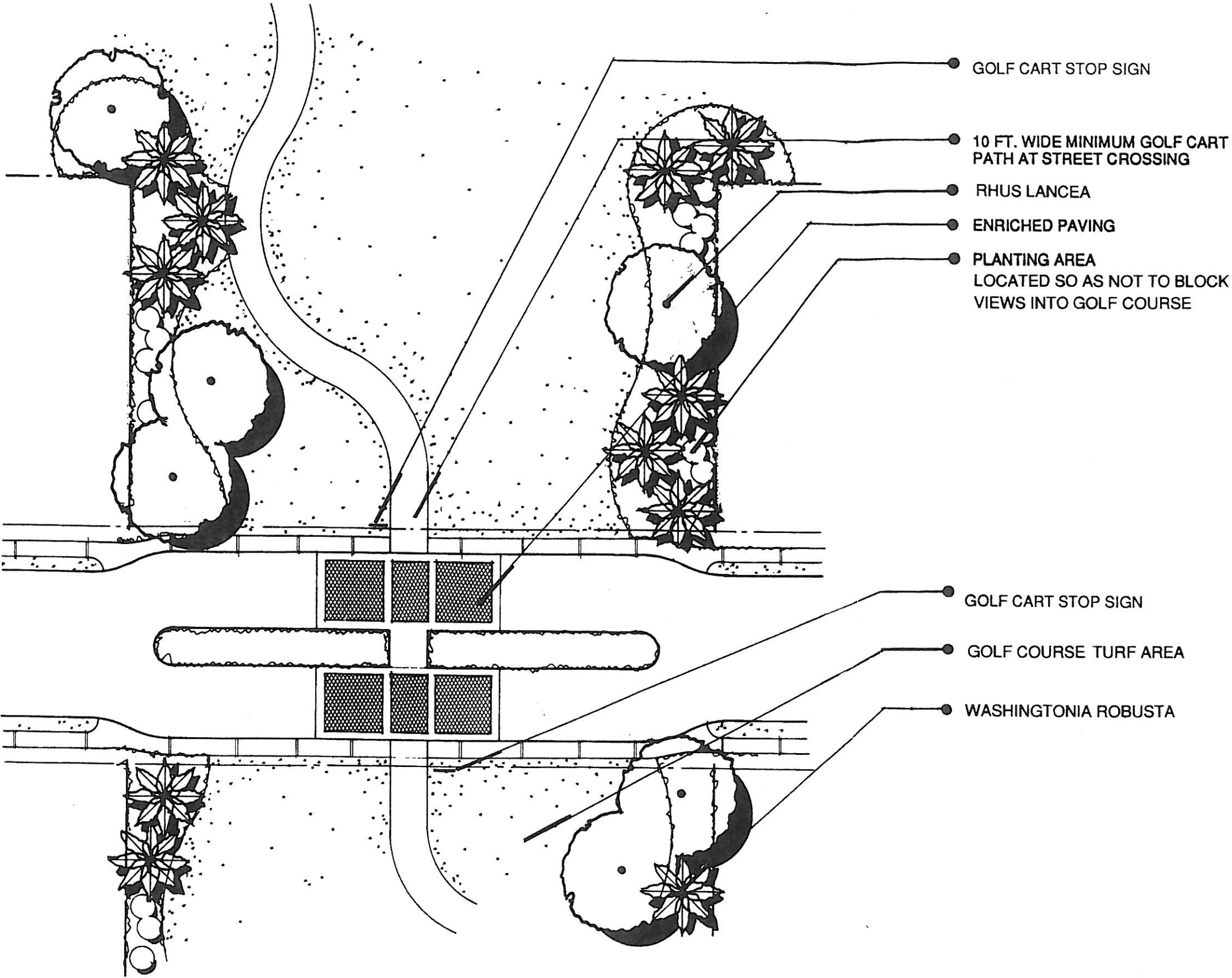
Community and residential entries serve to identify and announce arrival to Sierra Lakes from perimeter streets.

- **Major Community/Golf Course Entry.** The major community/golf course entry, located at the intersection of Sierra Avenue and Street "D", is the primary point of entry to the residential portion of the community and provides public access to the golf course (see Figures 33 and 34). For this reason, the monumentation landscaping, with Mexican Fan Palms (*Washington robusta*), and/or Date Palms (*Pheonix dactylifera*) with Olive trees (*Olea europaea*), are the most dramatic in the hierarchy of entries.
- **Major Community Entries.** Major community entries are located at the intersections of Sierra Lakes Parkway at both Sierra and Citrus Avenues. These are the primary points of public entry to the Sierra Lakes commercial district. Clusters of Olive trees (*Olea europaea*) will create a dramatic statement at the major community and community entries. The inclusion of Mexican Fan Palms (*Washington robusta*) and/or Date Palms (*Pheonix dactylifera*) at these major entries provides unique character and special prominence at these important gateways. All of these elements combine to produce a bold and distinctive entrance into Sierra Lakes. Major community entries are further identified with monument walls and signage which express the architectural character of the community. Low shrub and groundcover plantings serve to accent these features (see Figures 35 and 36).
- **Community Entries.** Community entries, located at Streets "F", "G" and "H" denote primary access points from Summit and Citrus Avenues into the residential area located in the northerly portion of the site. Community entries are similar in character to the major community entries, but are smaller in scale. Walls and signage announce the Sierra Lakes community and Olive tree clusters (*Olea europaea*) and tall palms serve again as an identifying element. Here, the entry landscaping maintains a more residential scale (see Figures 37 and 38).

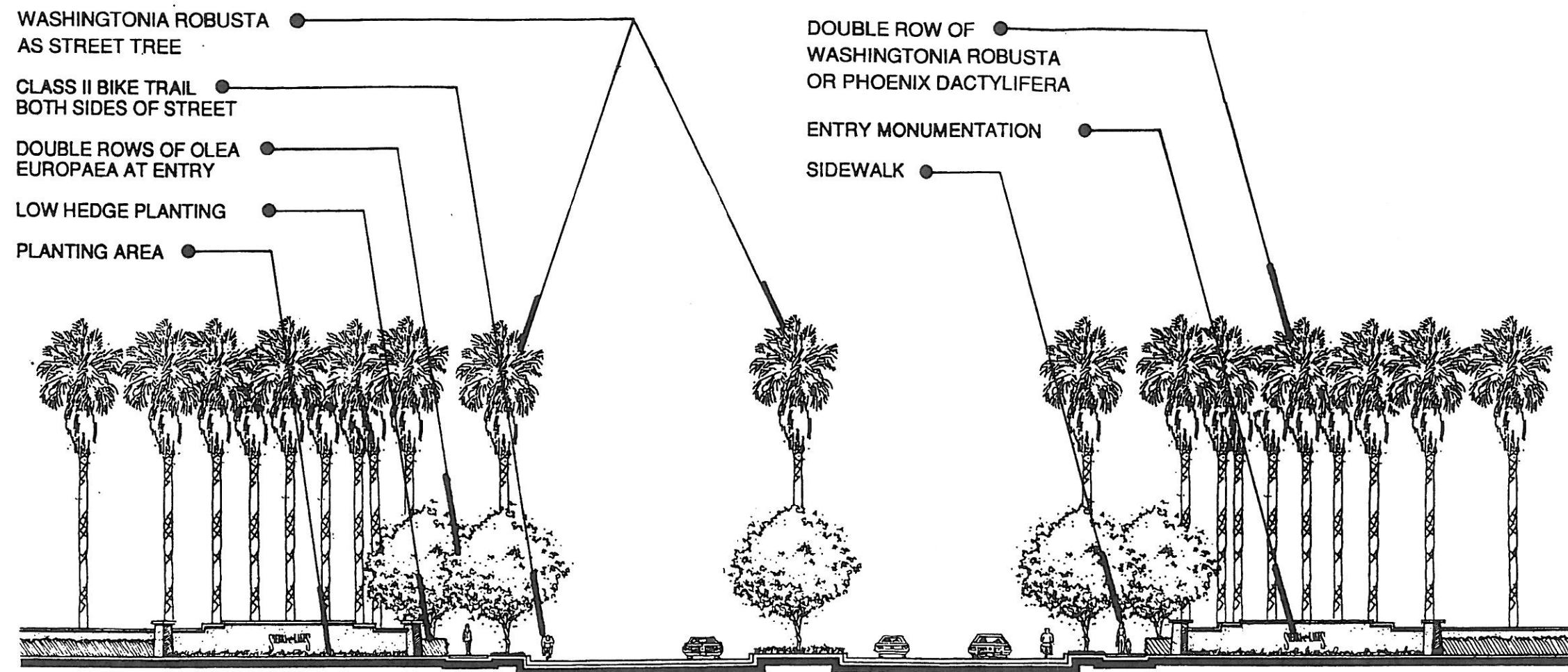


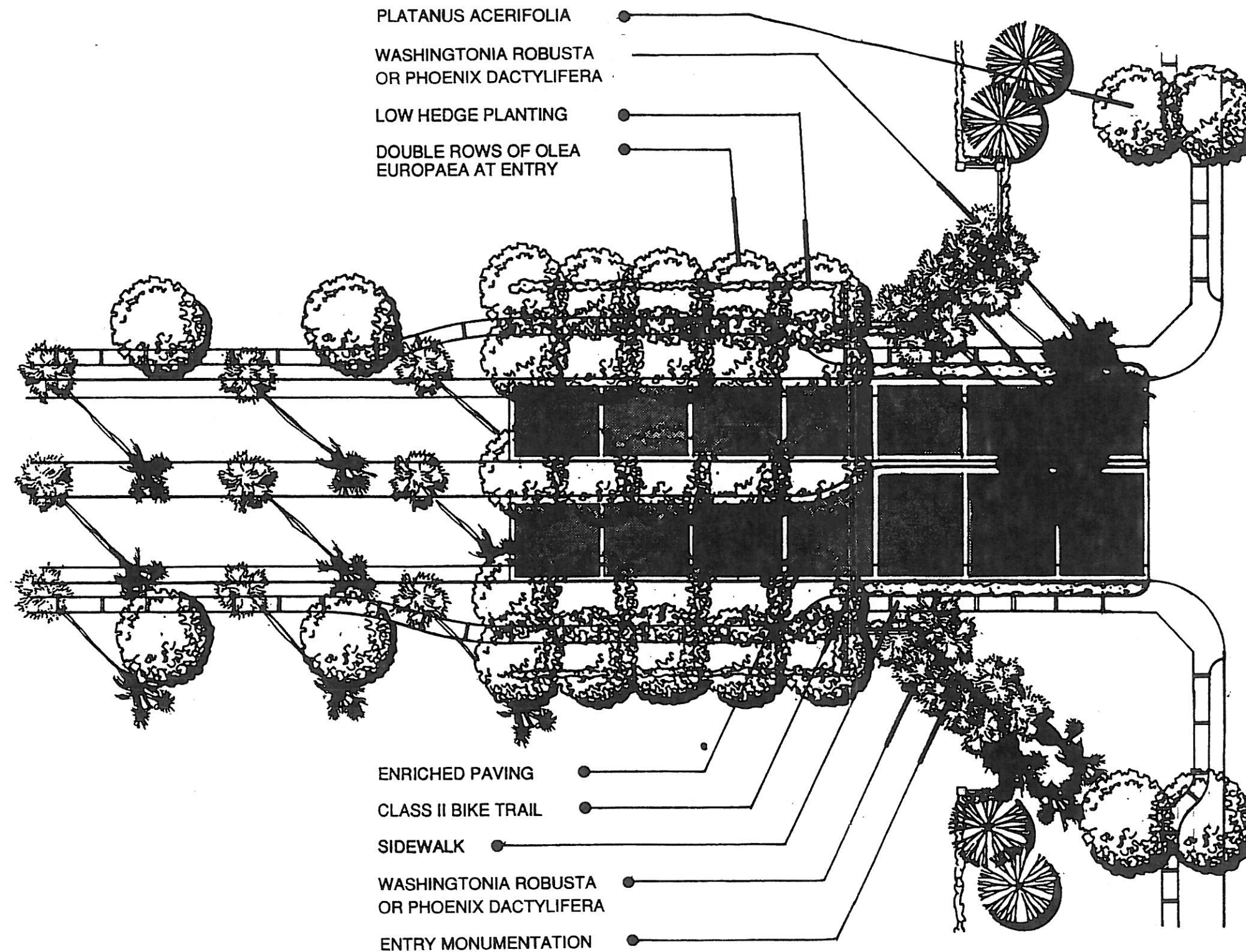
TREES SHOWN ON ALL SECTIONS
DEPICT A SINGLE FAMILY
STREET SCENE AND NOT NECESSARILY
A FORMAL STREETScape.



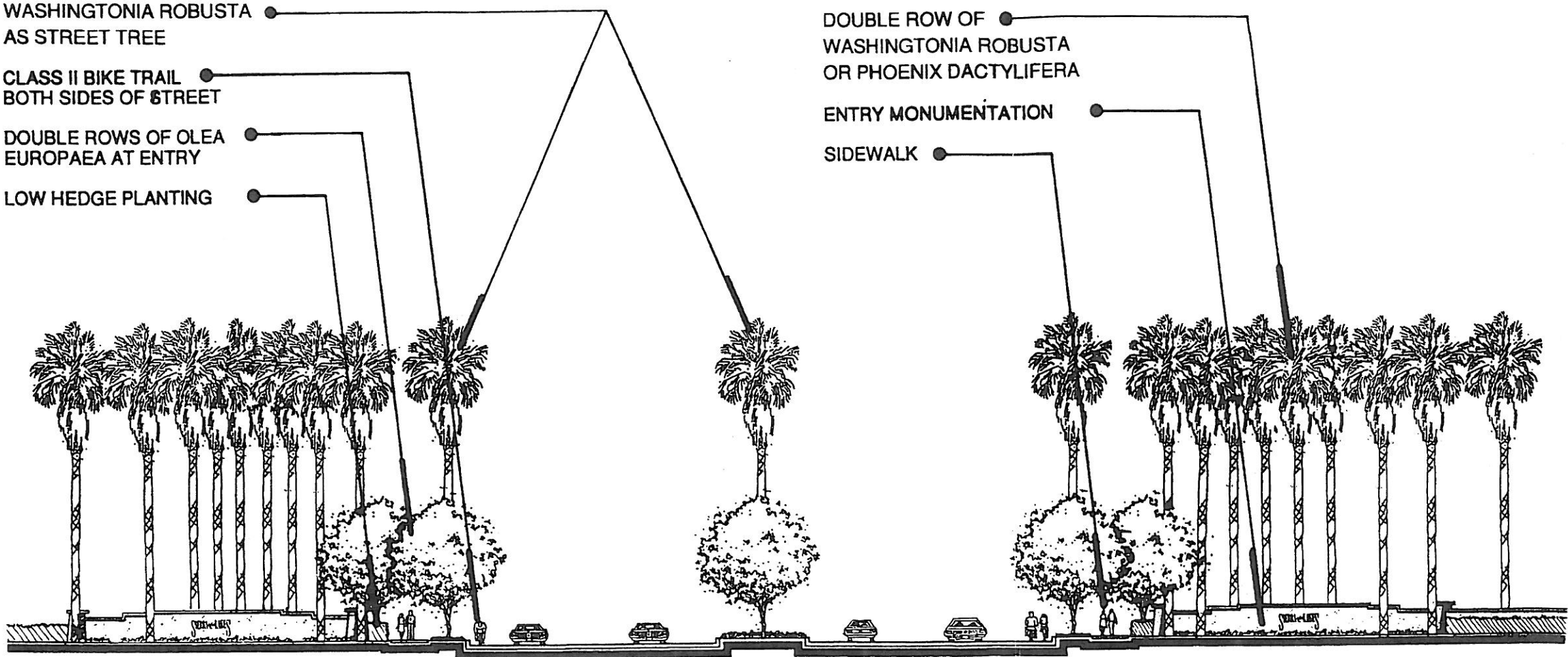


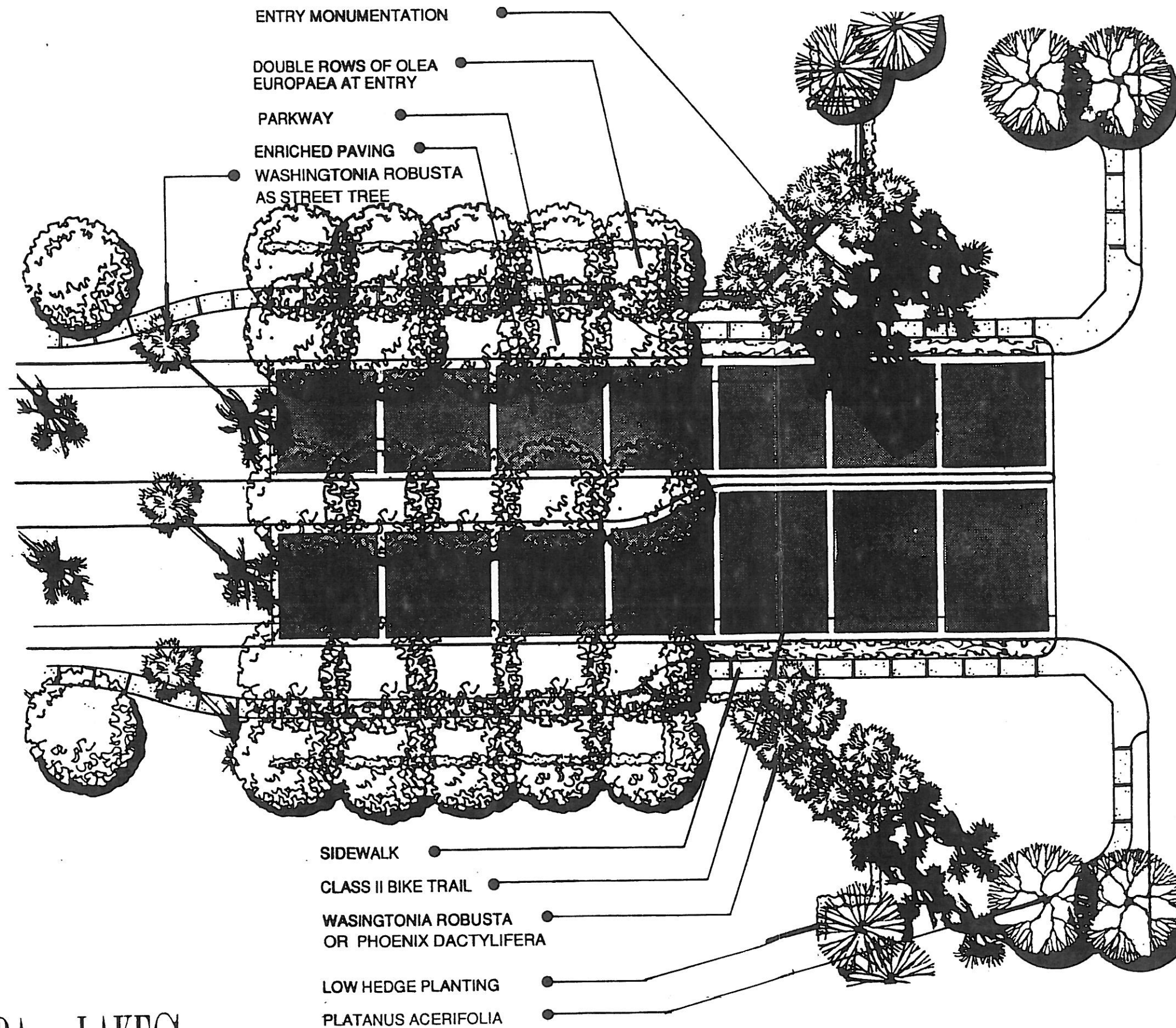
NOTE: ALL LANDSCAPING SHALL CONFORM
WITH CITY SIGHT DISTANCE CRITERIA.



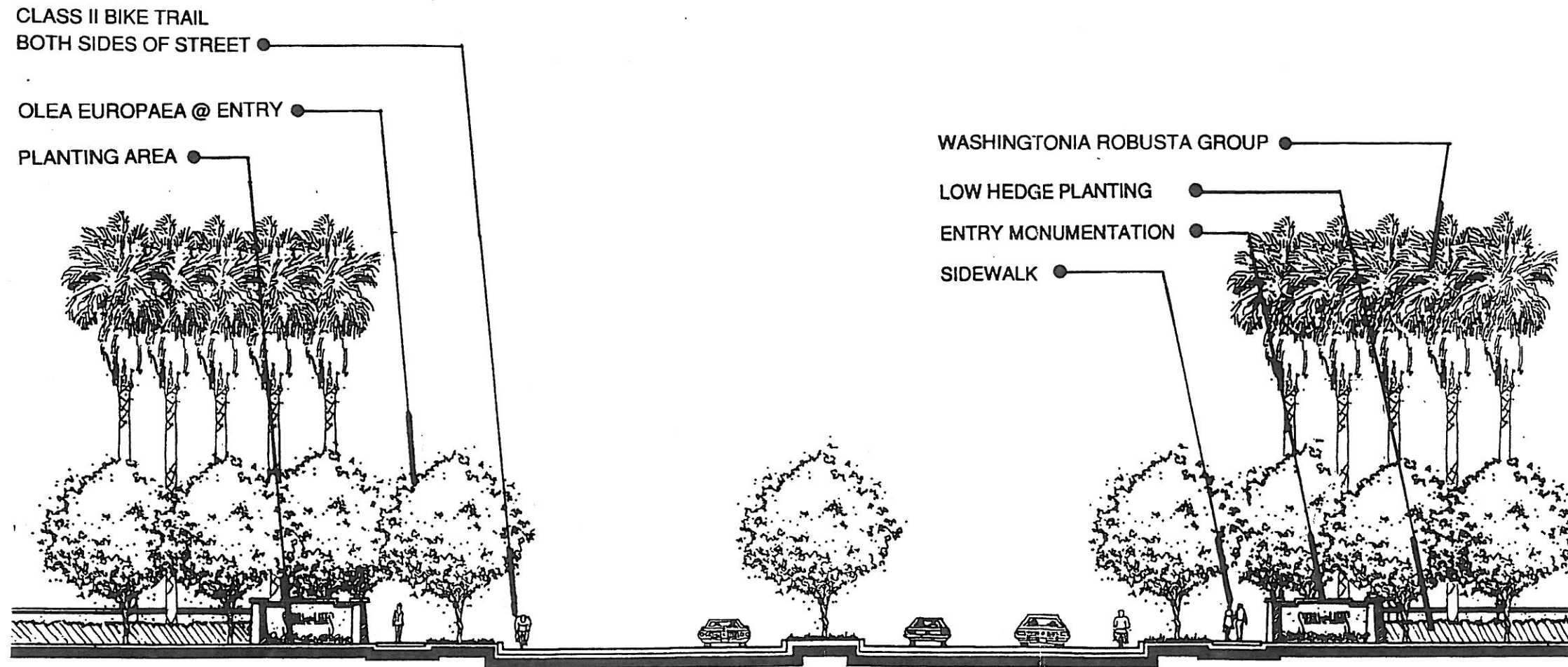


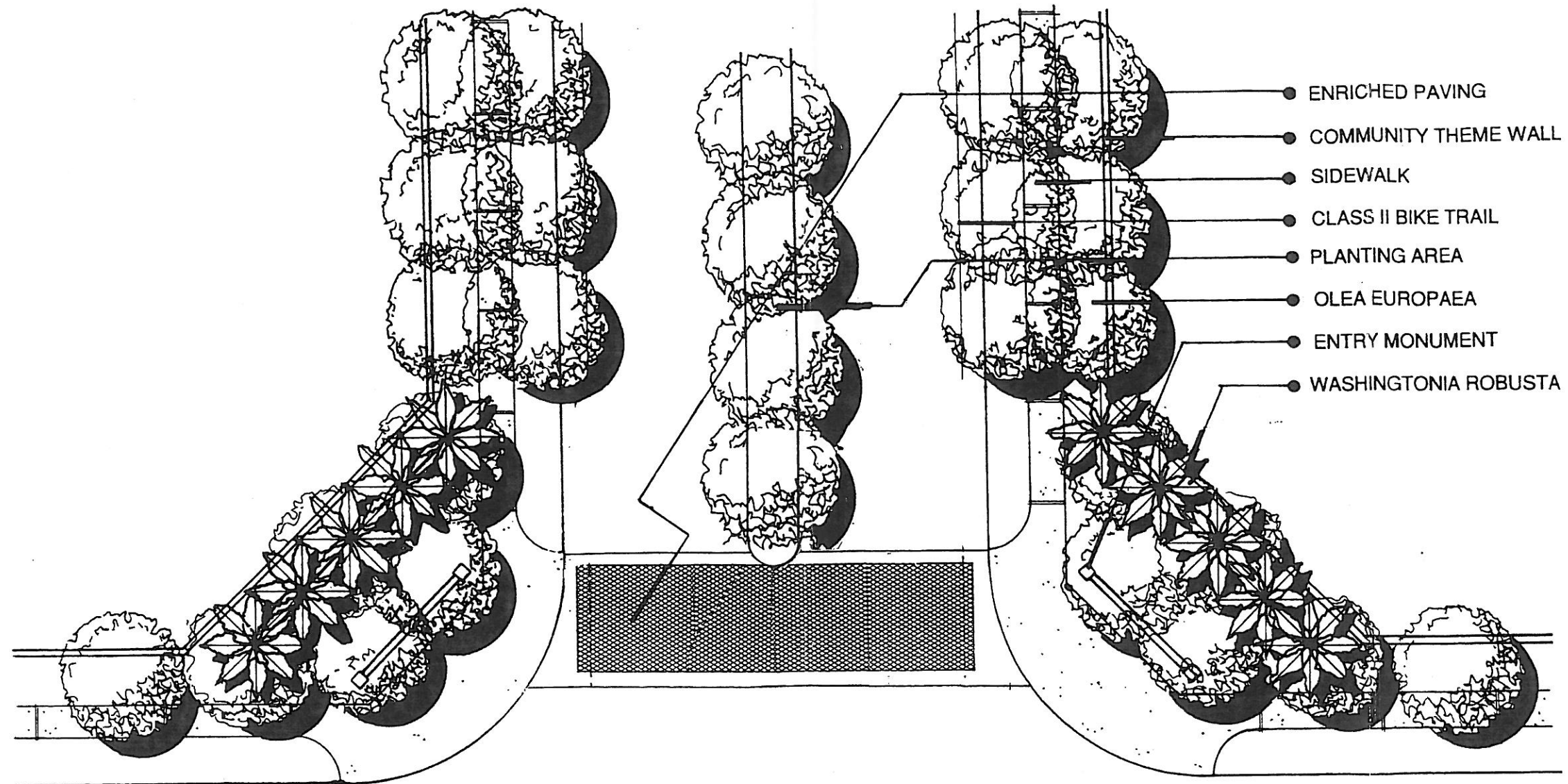
NOTE: ALL LANDSCAPING SHALL CONFORM
WITH CITY SIGHT DISTANCE CRITERIA.





NOTE: ALL LANDSCAPING SHALL CONFORM WITH CITY SIGHT DISTANCE CRITERIA.





NOTE: ALL LANDSCAPING SHALL CONFORM
WITH CITY SIGHT DISTANCE CRITERIA.

- **Neighborhood Entries.** These entries, situated at the intersections of Neighborhood Street "C" with Collector Street "B" and the golf course entry drive, are the arrivals to residential parcels within Sierra Lakes. These entries are surrounded by specimen Mexican Fan Palms (*Washington robusta*) and African Sumac trees (*Rhus lancea*) (see Figure 39).

D. Landscape Buffers and Edge Conditions

The areas in which different land uses adjoin, typically require a special landscape treatment to ensure compatibility between such uses. The land use concept for Sierra Lakes has carefully considered the combination of uses in proximity to one another to minimize potential conflicts. With its landscaped median island and expanded parkways, for example, Sierra Lakes Parkway, which extends through the commercial center of the project site, serves as a functional buffer between the residential uses to the north and the non-residential to the south.

Within these two major use areas, certain transitional areas are identified and special landscape treatments are prescribed to accomplish the following:

- Screening and sound attenuation between residential areas and street traffic.
- Softening hard edges formed by architectural elements.
- Integrating building mass with land form.
- Framing dramatic views to recreational amenities on-site and mountain vistas off-site.
- Softening contour grading to create an even more naturalistic appearance through the use of groundcovers and low shrubs.

These special buffer areas and edge conditions are addressed below.

- **Perimeter Edge Treatments.** - consist of the streetscape corridors which enclose the project site. Special treatment within these corridors will include ample building setbacks with sound attenuation walls, where required, and masses of plant material. Landscaping consists of large, upright evergreen and accent street trees grouped in informal clusters adjacent to the street. Understory landscaping will include low shrubs and mounding groundcovers planted adjacent to walls to break up long expanses and to add variety and texture to the street scene. An additional landscape easement adjoins the public right-of-way to accommodate the street tree planting as well as meandering walkways and shrub plantings at the base of the perimeter privacy walls. All these elements will combine to create a positive pedestrian scale at the street edges.

NEIGHBORHOOD ENTRY - PLAN VIEW

- ENRICHED PAVING
- TURF PARKWAY
- RHUS LANCEA OR OLEA EUROPAEA
- COMMUNITY THEME WALL
- MEDIAN PLANTING
- SIDEWALK
- WASHINGTONIA ROBUSTA

NOTE: ALL LANDSCAPING SHALL CONFORM
WITH CITY SIGHT DISTANCE CRITERIA.

Lewis Homes

NOTE : THIS SITE PLAN IS CONCEPTUAL ONLY.

FIGURE 39



Community theme walls along these corridors are intended to be a minimum of five feet and four inches (5' 4") in height, slump block construction. Attention to the cap detail is important, also to be slump block. These walls are intended to increase privacy for the residential areas of Sierra Lakes, while providing a unifying element along the street. Where adjacent to commercial areas, these privacy walls will give way to a low wall or a solid evergreen hedge approximately twenty-four inches (24") in height. These elements will allow visibility from the street to the businesses, but will also help to screen the parking lots from the view of passers-by, enhancing the aesthetic character of the corridor.

E. Open Space Features

In addition to the buffer areas identified along specific boundaries, the landscape plan includes special treatments for open space and recreational areas throughout the community.

- ***Golf Course Edge Treatment*** - is provided where residential areas and the golf course perimeters merge (see Figure 40). The landscape treatment along this edge is designed to:
 - Establish aesthetic view corridors from residences to golf course features.
 - Direct the flow of play around the golf course and define fairway edges.

The edge will be defined along residential property lines with a view fence. This will allow the residents to maximize views of this magnificent open space amenity while maintaining their privacy.

Irrigation of the golf course, as is typical, will be accomplished with large radius impact heads. Smaller radius spray heads will be placed along the residential edges. The placement of landscape materials within the fairways, along edges and around tees and greens, will frame the holes for golf play. For example, trees may be placed in close proximity to a tee box or adjacent to the fairway to indicate the preferred line of play.

- ***Lakes*** - Sierra Lakes derives its name, in part, from the numerous lakes within the golf course. These lakes will provide a special character to the community. A waterfall system will be created as a visual focal point near the clubhouse. This naturalistic waterfall will be fed by the on-site well and will be an added amenity in the open space (see Figure 42).
- ***Lake Edge Treatments*** - The residential/golf course interface will reflect the naturalistic character of landscaping in the open space and recreational areas of the community. Several different alternatives are available to address a variety of edge conditions. A hard edge formed by concrete or gunite is provided entirely around the

FIGURE 40

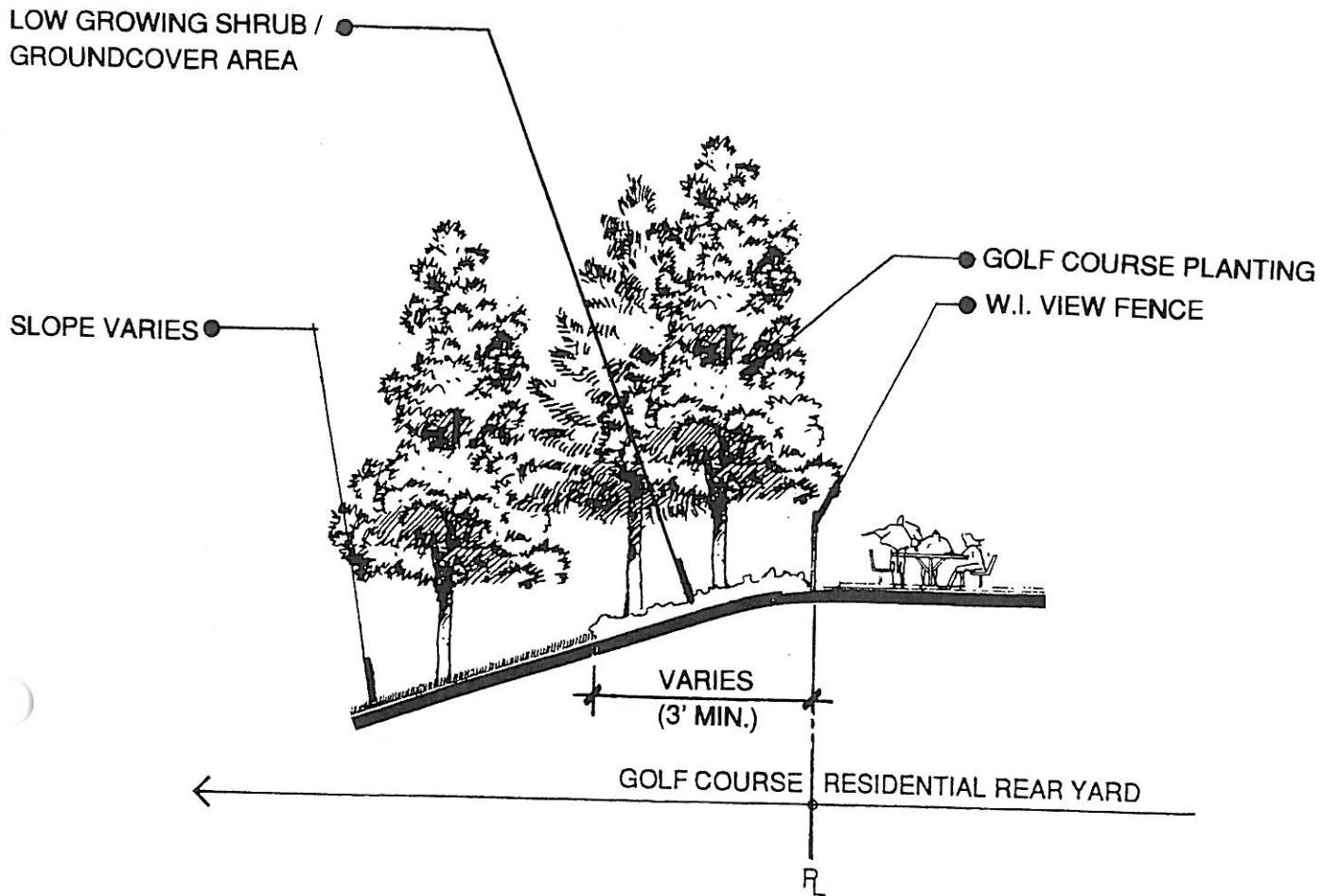


FIGURE 41

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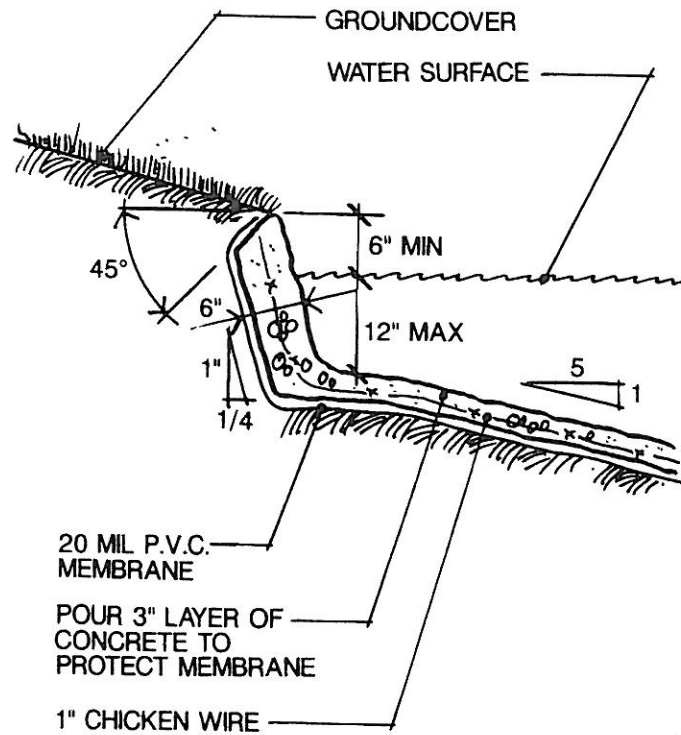
shoreline to prevent erosion and maintain water quality. This edge compensates for fluctuations in the water surface elevation resulting from pumping for irrigation, the influx of storm runoff and for wave action generated by high winds. Under the water surface, the lake bottom slopes away from the edge at a ratio (typical) of 5:1. Above the edge, where space allows for a gentle slope, turf may extend directly to the water's edge. Where limited space becomes a constraint, a naturalistic edge possibly consisting of, but not limited to, railroad ties, telephone poles, or naturalistic boulder outcroppings may be incorporated. Gentle slopes both above and below the lake surface are used to maximize safety around the water's edge (see Figures 43, 44 and 45).

- **Islands** - Within the golf course, two of the lakes are designated to include islands. These islands will be planted with riparian vegetation to provide nesting habitat for water fowl. A list of suitable plant material will be developed in accordance with the California Department of Fish and Game guidelines (see Figure 46).
- **Public Amenities** - The park facilities and historic preservation site provided within Sierra Lakes contribute to the feeling of spaciousness within the neighborhood setting. Plant materials utilized in this context are consistent with the overall community concept, including predominantly evergreen trees in informal clusters. The historic preservation site located on Summit Avenue will incorporate significant specimen Olives to combine the site with the residential entry statement on Summit Avenue, creating a truly unique feature at this important focal point.
- **Private Amenities** - Within single family detached developments, recreational amenities may be provided. Within these facilities, the landscape treatment should reflect the same naturalistic elements that characterize the community. Predominantly evergreen tree species and accompanying accent trees should be grouped informally around these facilities.

F. Community Walls and View Fencing

Community walls and view fences serve as a unifying element along street corridors, link community and neighborhood entry features at major intersections throughout the project, and provide an important aspect of privacy for the community's residents. The community wall and fencing program is intended to allow flexibility in the use of walls and fencing along major street corridors and within residential areas while ensuring consistency in the type of materials utilized. Two types of elements are identified in the walls and fencing plan for Sierra Lakes (see Figure 47).

- **Community Theme Wall** - which extends around the perimeter of the project area and functions as an element of the streetscape.



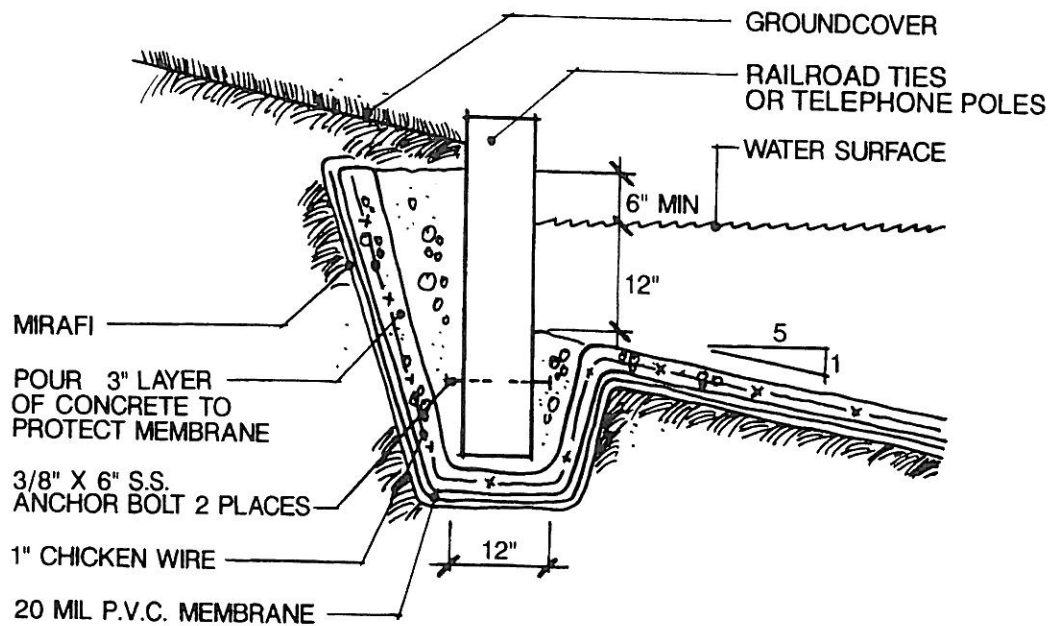
LAKE EDGE -
"POURED CONCRETE"

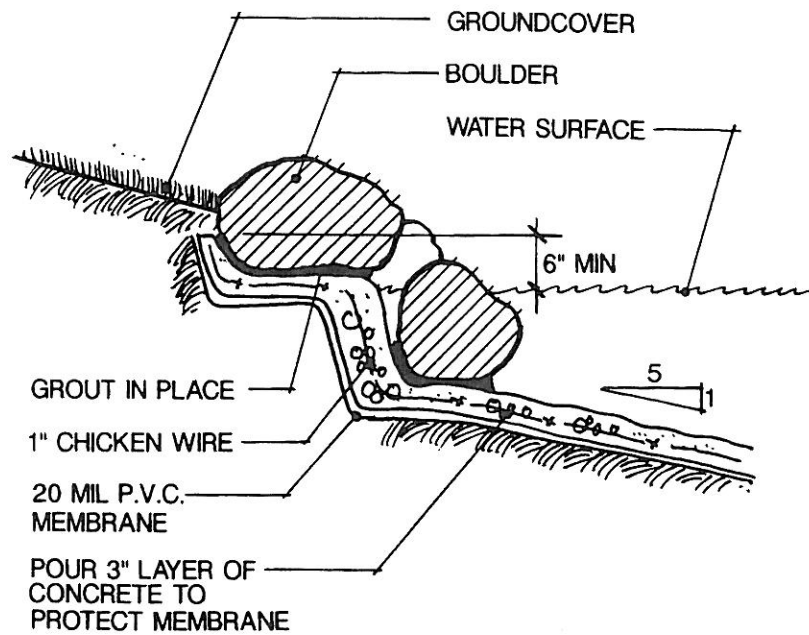
FIGURE 43

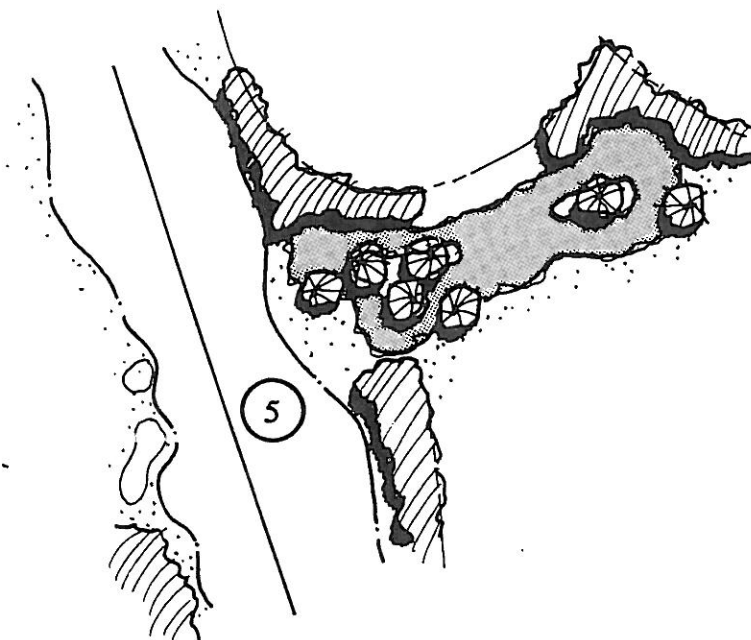
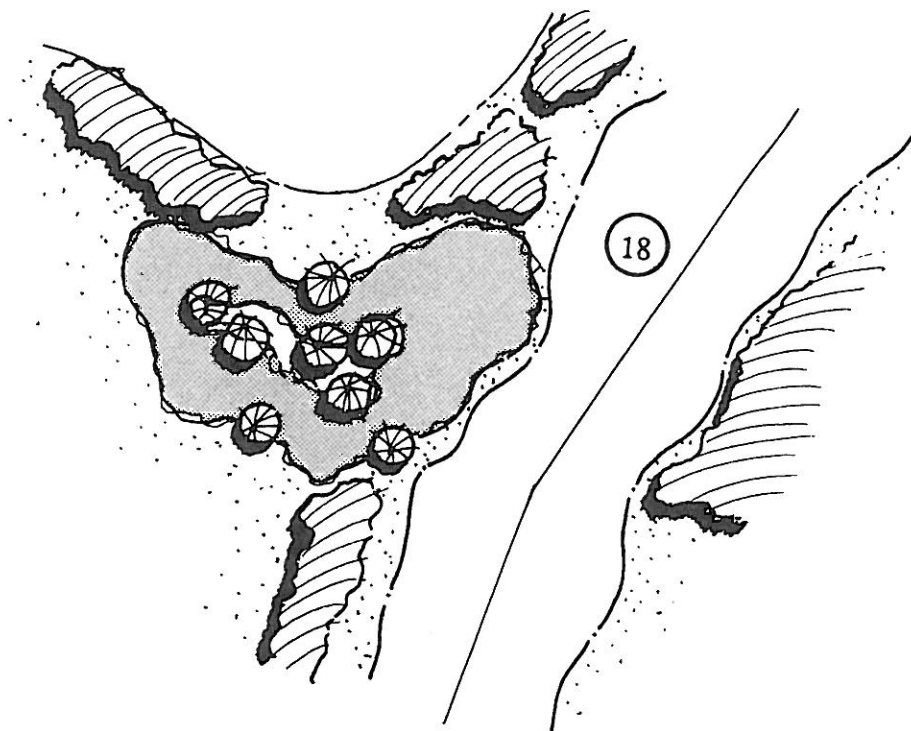


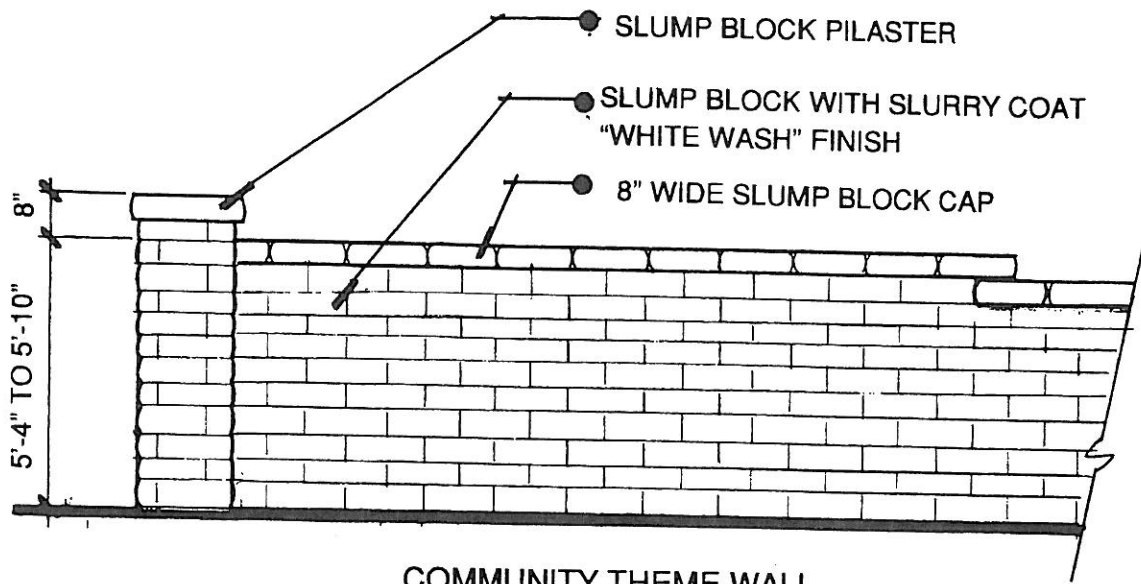
Lewis Homes

NOTE : THIS SECTION IS CONCEPTUAL ONLY

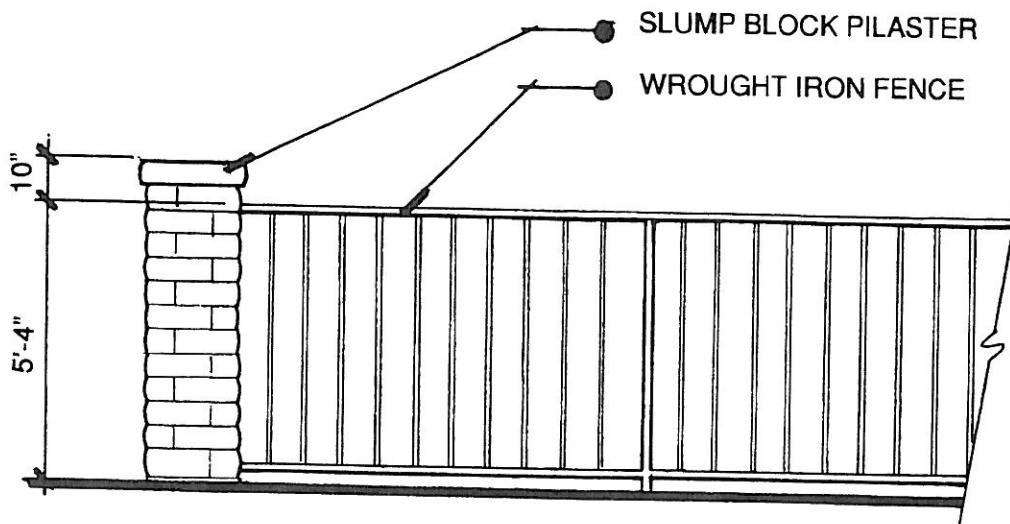








COMMUNITY THEME WALL



VIEW FENCE

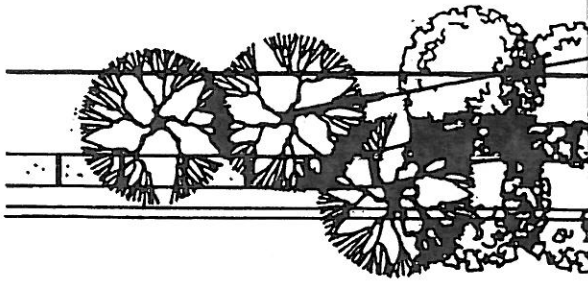
- ***View Fencing*** - is located primarily along the golf course/residential edge and at the neighborhood park. In these locations, view fencing provides visual access to the golf course and open space amenities for the residents of Sierra Lakes.

G. Community Monumentation

Effective community identification and signage is essential in establishing the image of Sierra Lakes. Community monumentation includes several elements which incorporate both signage and identity features at strategic locations around the project.

- ***Major Community Identification Elements*** - are delineated at the northeast and northwest corners of the site at the intersections of Summit Avenue with Sierra Avenue and Citrus Avenue. A third element is incorporated at the intersection of Catawba Avenue and Curtis Avenue. The scale of these elements is proportionate to anticipated traffic volumes on the major streets (see Figure 48).
- ***Major Community Entry Features*** - comprise signage and monumentation at each of the two entry points on Sierra Avenue and at the intersection of Sierra Lakes Parkway with Citrus Avenue. Signage is limited to wall mounted lettering that is illuminated from below. Dramatic up-lighting into the palm trees adjacent to the monumentation is encouraged to create a bold effect.
- ***Community Entry Features*** - are small scale monuments with tasteful, wall mounted signage, proportionate to the residential entry. Lighting is limited to the sign face only, either back-lit channel letters or up-lighting onto the sign face.
- ***Neighborhood Entry Features*** - are similar to those at Community Entries, but are of smaller scale. These features serve to identify entry to the residential area.

All monumentation shall conform with the Sierra Lakes sign regulations (see Section 4.3 of this document) and represent the character of the community through a consistency of design, color, materials and landscape treatment.



- 3 CORNER LOCATIONS
 - SIERRA AVENUE & SUMM
 - CITRUS AVENUE & SUMM
 - CATAWBA AVENUE & CUI

SIERRA & LAKES
A Master Planned Golf Community
Fontana, CA.

■ COMM

NOTE: ALL LANDSCAPING SHALL CONFORM
WITH CITY SIGHT DISTANCE CRITERIA.

FIGURE 48



H. Maintenance Responsibility

Successful operation of maintenance districts and associations are important in maintaining quality within the Sierra Lakes project. Maintenance of the Sierra Lakes common areas, street scenes, golf course and individual planning areas is summarized on Table 4 and Figure 49 will be provided by one of the following ways:

- **Golf Course** - The golf course will be privately maintained.
- **Regional Storm Drain Recharge System** - The private golf course owner/operator will maintain the proposed regional storm drain recharge system. FEMA standard maintenance and monitoring supervision will be provided by the City of Fontana.
- **Street Scenes** - All perimeter street scenes (Sierra Avenue, Citrus Avenue, Curtis Avenue, Catawba Avenue, Summit Avenue and Highland Avenue); internal roads, streetscenes, community monumentation and entryways will be the responsibility of a Community Facilities District (CFD); which is also to include all landscaping, lighting and walls.

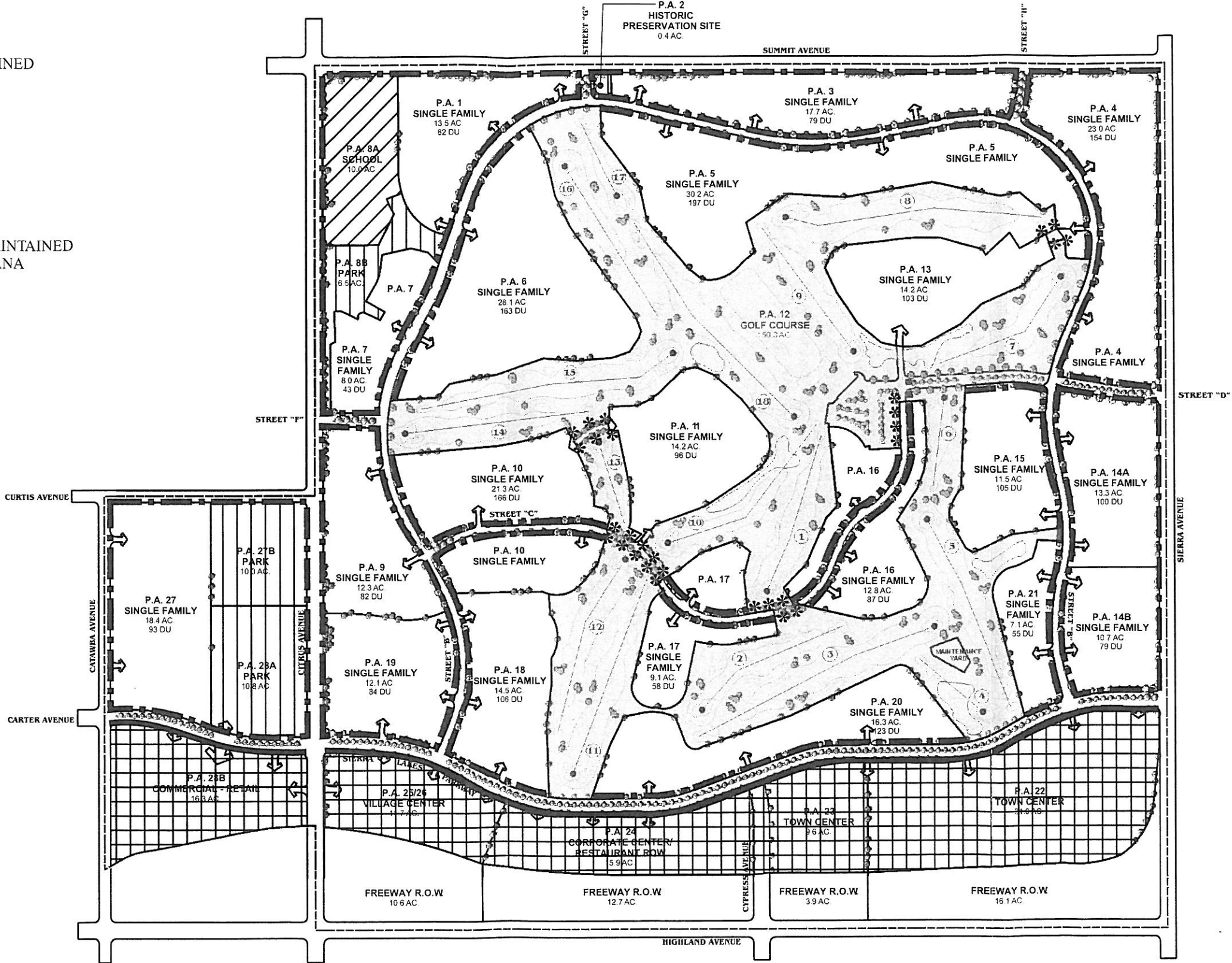
**TABLE 4
MAINTENANCE RESPONSIBILITIES**

TYPE OF AREA	INDIVIDUAL HOMEOWNER	HOMEOWNER ASSOCIATION	CITY OF FONTANA (CFD OR OTHE- R)	PRIVATE GOLF COURSE OWNER/ OPERATOR
Private Recreation Areas		x		
Private Streets		x		
Streetscene Landscaping			x	
Front Yards along Local Streets	x			
Public Parks			x	
Golf Course				x
Regional Storm Drain Recharge System			x	x
Historic Preservation Site			x	

Please see Figure 49 for a graphic depiction of the Landscape Maintenance Plan.

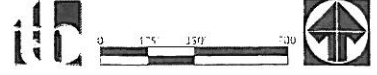
Legend

- ***** GOLF COURSE MAINTAINED
- PRIVATELY OR SUB-ASSOCIATION MAINTAINED
- CITY OF FONTANA MAINTAINED
- SCHOOL DISTRICT MAINTAINED
- PARK AREAS TO BE MAINTAINED BY THE CITY OF FONTANA



LANDSCAPE MAINTENANCE PLAN

FIGURE 49



- **Parks** - All parks within the Sierra Lakes project will be dedicated to the City of Fontana and will be maintained and operated by the City or a CFD.
- **Commercial and Office** - Commercial and office planning areas will be privately or sub-association maintained. All street scenes adjoining commercial and office planning areas will be the responsibility of the private association/owner.
- **Historic Preservation Site** - The historic preservation site will be dedicated to the City and be maintained by either the City of Fontana or a CFD.
- **Individual Homeowner's Association** - If a single family detached planning area is gated as a private community, a homeowner's association will be formed to maintain and/or operate the gates and other common areas within the private community.

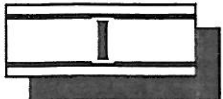
I. Landscape Maintenance Standards

All landscape areas shall be maintained in accordance with industry standards for professional landscape maintenance. Such maintenance shall include watering, fertilization, mowing, edging, pruning, trimming, herbicide programming, pesticide programming, clean-up and other on-going seasonal programmed maintenance functions. In addition, a seasonal spraying program of all Olive trees will be incorporated to insure that the trees do not bear fruit. Replacement of dead or diseased plant materials originally approved shall be accomplished on a routine basis. Irrigation systems shall be routinely inspected, repaired and maintained in an operating condition at all times. All walks shall be kept routinely free of litter and debris.

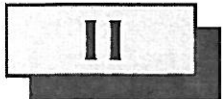
3.8 PRELIMINARY PROJECT PHASING

At this stage of planning, it is not feasible to develop a detailed phasing plan. This preliminary proposal has three major phases, to be developed over a seven to ten (7-10) year period in response to market demands. This phasing plan reflects a logical sequence, providing for adequate infrastructure, extension of roads, grading balances, and other required physical improvements to service the development during and after its build-out. This proposed Sierra Lakes phasing will probably have some overlap with a start of a future phase, and it is very likely that many subphases will be occurring within a major phase. The following sections summarize public facilities, infrastructure, and project phasing (see Figure 50 and Table 5).

Legend



PHASE I

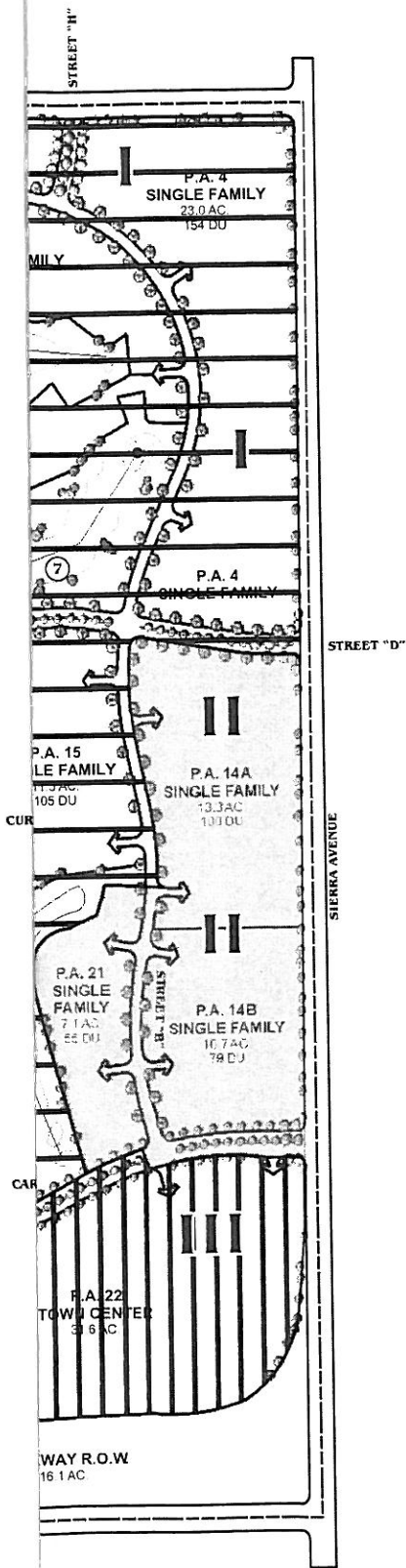


PHASE II



PHASE III

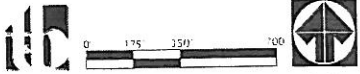
NOTE:
1) THE SCHOOL IN P.A. 8A WILL BE
CONSTRUCTED BY THE SCHOOL
DISTRICT IN ACCORDANCE
WITH ITS FUNDING CAPABILITIES.



STERRA LAKES
A Master Planned Golf Community

PHASING P

FIGURE 50



A. Public Facilities

Preliminary public facility construction phasing is as follows:

**TABLE 5
PUBLIC FACILITIES PHASING**

PLANNING AREA	PUBLIC FACILITY	SIZE OF SITE	MILESTONES AND REQUIREMENTS
12	Golf Course	150.3 acres	To be constructed during Phase I by Master Developer. ¹
2	Historic Preservation Site	0.4 acres	To be constructed during Phase II by Master Developer.
8B	Park	6.5 acres	To be constructed during Phase II by Master Developer.
8A	School	10.0 acres	To be constructed by the School District in accordance with its pupil demand and funding capabilities.
28A	Community Park	10.0 acres	To be constructed during Phase I by Master Developer.
27B	Community Park	10.8 acres	To be constructed during Phase III by the Master Developer.

¹ A portion of the golf course facilities may be constructed in more than one phase as specified in the project Development Agreement.

B. Infrastructure

It is anticipated that major on-site utility and circulation improvements will be constructed as required for each development phase or sub-phase. There will be an initial construction period to install major infrastructure improvements. Infrastructure phasing will be controlled by the internal circulation network.

C. Project Phasing Standards and Plans

1. The precise alignment and sizing of major infrastructure systems will be addressed in detail during the final engineering stage.
2. Each planning area shall include development of adjacent landscape development zones and applicable infrastructure.
3. Prior to recordation of any final subdivision map, improvement plans for the respective planning area shall be submitted to the City for approval.

4. Development permitted hereby, including recordation of final subdivision maps, shall be done progressively, in stages, provided adequate vehicular access, public facilities and infrastructure is constructed to adequately serve the planning area to be developed. Additionally, each sub-phase of development shall conform substantially with the intent and purpose of the Phasing Program.
5. The maximum number of dwelling units permitted by the Sierra Lakes Master Planned Golf Community shall be 2,035. The approximate number of dwelling units within each residential planning area is established on the Sierra Lakes Land Use Plan (Figure 4). Each planning area contains specific gross densities and a maximum number of dwelling units. During the site plan and tentative map stage of design, the actual number of dwelling units and size of specific planning areas may vary from that specified in the Sierra Lakes Specific Land Use Plan. The density, product type and development standards of a residential planning area may be transferred to another planning area, subject to approval of the Director of Community Development, provided such transfer does not exceed ten percent (10%) of the maximum number of dwelling units for that planning area, and is consistent with the design objectives of this document. A tracking report will be submitted to the City Planning Department, to demonstrate all dwelling unit shifts on a project-wide basis. A Specific Plan Amendment will not be required, provided that the tracking report adequately explains the proposed shift of densities.

4.0 DEVELOPMENT REGULATIONS

Implementation of the Sierra Lakes Specific Plan is accomplished through a set of detailed Development Regulations and Design Guidelines. The Sierra Lakes Master Plan provides several benefits to the City of Fontana which justify adoption of the regulations and standards contained within this document. The Sierra Lakes Master Plan provides the following:

- A balance of land uses, including a variety of housing opportunities, new employment centers, as well as community support and recreational facilities.
- Enhanced property values resulting from the development of infrastructure, a variety of quality residential areas, commercial projects and a championship golf course.
- Substantial active and passive public recreational amenities, including a championship 18-hole golf course, lakes, open-space/parkways, community and neighborhood parks.
- New sources of sales tax revenue for the City through the development of the commercial and golf course planning areas.

4.1 GENERAL PROVISIONS

A. Purpose and Intent

The regulations set forth in this chapter have been established to provide for the orderly development of the Sierra Lakes Master Planned Golf Community. These standards provide for the arrangement, development and use of a variety of single family detached residential housing types, supporting retail commercial facilities, a corporate center/restaurant row, and golf course/open space consistent with the intent, purpose and goals of the City's General Plan. Application of the regulations and standards contained within this document is intended to provide appropriate land use and to protect the health, safety and welfare of the community.

B. General Notes

1. Any land use proposal not specifically covered by the provisions contained herein shall be subject to the regulations of the City of Fontana Zoning Code (Chapter 33) for the underlying zone.

2. Whenever the regulations contained herein differ from the regulations of the City of Fontana Zoning Code, the regulations of the Sierra Lakes Master Planned Golf Community shall take precedence.
3. The maximum number of dwelling units permitted by the Sierra Lakes Master Planned Golf Community shall be 2,035. The approximate number of dwelling units within each residential planning area is established on the Sierra Lakes Land Use Plan (Figure 4). Each planning area contains a specific gross density and a maximum number of dwelling units. During the site plan and tentative map stage of design, the actual number of dwelling units and size of specific planning areas may vary from that specified in the Sierra Lakes Specific Land Use Plan. The density, product type and development standards of a residential planning area may be transferred to another planning area, subject to approval of the Director of Community Development, provided such transfer does not exceed ten percent (10%) of the maximum number of dwelling units for that planning area, and is consistent with the design objectives of this document.
4. The size and boundary configurations of planning areas may vary upon final engineering and design. A maximum modification of ten percent (10%) is allowed. Minor boundary and acreage variations shall be permitted, subject to approval of the Director of Community Development, without an amendment to the Specific Plan document.
5. Transfer of densities within individual planning areas shall be considered consistent with the General Plan provided: a) the overall project maximum of 2,035 dwelling units is not exceeded; b) individual zoning maximums are not exceeded; and c) the general location of planning areas is approximate to the area shown on the Land Use Plan.
6. Grading plans shall comply with all City of Fontana standards. A preliminary geotechnical engineering report and soil engineering investigation shall be submitted with tentative tract maps. The recommendations of the engineering geologist and soil engineer shall be incorporated into the grading plan design prior to grading permit approval.
7. Construction shall comply with the provisions of all applicable building codes (plumbing, mechanical, structural and building).
8. All terms used in this document shall have the same definitions as provided in the City of Fontana Zoning Code, Chapter 33, Article 1, Section 33-9 of the Municipal Code; including but not limited to the following:

- a. **Building Height.** The vertical distance measured from the adjoining house curb grade to the highest point of the roof surface, if flat roof; and to mean height level between eaves and ridge for a gable, hip or gable roof; provided, however, that where buildings are setback from the street line, then the height may be measured from the average elevation of the finished grade adjacent to the front of the building.
- b. **Frontage.** All the property fronting on one side of a street between intersecting streets, or between a street and right-of-way, waterway, end of dead-end street or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.
- c. **Grade.** The average of the finished ground level at the center of all walls of a building. In the event walls are parallel to and within five feet (5') of a sidewalk, such ground level shall be measured at the sidewalk.
- d. **Lot Area.** The total horizontal area included within the lot lines of a lot, excluding public rights-of-way, above-ground utility easements and open space.
- e. **Lot Depth.** The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.
- f. **Lot Frontage.** The dimension of a lot or portion of a lot abutting on a street, except the side of a corner lot.
- g. **Lot Width.** The average horizontal distance between side lot lines measured at right angles to the lot depth.
- h. **Yard, Front.** An open space contiguous to the front lot line of a lot and extending from side line to side line thereof and measured between the front lot line and the main structure on the lot.
- i. **Yard, Rear.** An open space contiguous to the rear line of a lot and extending from side line to side line thereof and measured between the rear lot line and the main structure on the lot.
- j. **Yard, Side.** An open space contiguous to the side line of a lot and extending from the front property line to the rear property line and measured between the side lot line and the main structure.

9. Drainage facilities shall comply with the requirements of the City of Fontana Community Development Department -- Engineering or any such other agency designated by the City of Fontana.
10. Sewer treatment, collection and facilities shall comply with the standards of the City of Fontana and the Chino Basin Municipal Water District.
11. Water, electricity, gas, telephone and television cable services shall comply with the requirements of the Fontana Water Company, Southern California Edison, Southern California Gas Company, Pacific Bell Company and Comcast Cable, respectively.
12. Emergency services and police protection shall comply with the requirements of the City of Fontana.
13. Fire protection shall comply with the requirements of the San Bernardino County Central Valley Fire District

4.2 DEVELOPMENT REGULATIONS

The following Section (including Tables 6 and 7) set forth the standards for development of all Residential, Corporate Center/Restaurant Row, Town Center, Village Center and Golf Course/Open Space uses within the Sierra Lakes Master Planned Golf Community. This section has been prepared in accordance with California Government Code 65450, et. seq., and all applicable development and design standards of the City of Fontana Development Code. Some development and design standards have been modified to accommodate various product types.

It should be noted that all zoning designations within this section are consistent with the current City of Fontana Zoning Code. Individual development areas are defined by lot size, and have been included in accordance with the goals and objectives of this document.

Table 6
RESIDENTIAL DEVELOPMENT STANDARDS - PRODUCT TYPE

DEVELOPMENT STANDARD	SFD 6000	SFD 5000	SFD 4000		SFD 3015	
Planning Areas	1, 3, 7, and 27	6, 16, and 17	4, 5, 9, 10, 11, 13, 14A, and 19	14B	15, 18, and 21	20
Lot Area (A)	6,000 sf min.	5,000 sf min.	4,000 sf min. 4,500 sf avg.	4,000 sf min.	3,015 sf min [for lots w/ golf course frontage] 4,000 sf min. [all others] (C)	3,015 sf min [for lots w/ golf course frontage] 4,000 sf min. [all others] (C) 4,500 sf avg. (D)
Maximum Dwelling Units Permitted Per Acre	7.25	7.92	10.0	10.0	10.9	10.9
Minimum Lot Width (at required front setback) (E)	50'	40'	35'	35'	35'	35'
Minimum Lot Frontage (at front property line)	35'	30'	25'	25'	25'	25'
Minimum Flag Lot Frontage (at front property line) (F)	20'	20'	20'	20'	20'	20'
Minimum Lot Depth (G)	100'	85'	70'	67'	67'	67'
Lot Coverage (maximum %)	50%	50%	50%	60%	60%	60%
Building Height Limitations	35' (2-1/2 stories)	35' (2-1/2 stories)	35' (2-1/2 stories)	35' (2-1/2 stories)	35' (2-1/2 stories)	35' (2-1/2 stories)
Minimum Front Yard Setback (H, I)	15' min./20' avg. (J)	15' min./20' avg. (J)	10' min./15' avg.	10' min./10' avg.	10' min./10' avg.	10' min./15' avg.
Minimum Rear Yard Setback (H, I, K)	15'	15'	15'	15'	15'	15'
Minimum Side Yard Setback	5'	5'	5'	5'	5'	5'
Minimum Garage Setback (Front - Entry) (L)	18'	18'	18'	18'	18'	18'
Minimum Garage Setback (Side - Entry)	10'	10'	10'	10'	10'	10'
Minimum Corner Side Yard Setback	10'	10'	10'	10'	10'	10'
Minimum Distance between Habitable Buildings (M)	10'	10'	10'	10'	10'	10'
Minimum Livable Space (N, O)	1650 sf	1550 sf	1450 sf	1250 sf	1450 sf [for lots w/ golf course frontage] 1250 sf [all others]	1450 sf [for lots w/ golf course frontage] 1250 sf [all others]
Minimum Garage Clear Inside Dimensions 2-car 3-car	20' x 20' 27' x 20'	20' x 20' 27' x 20'	20' x 20' 27' x 20'	20' x 20' 27' x 20'	20' x 20' 27' x 20'	20' x 20' 27' x 20'
Site Screening Height (P)	5'4" min.	5'4" min.	5'4" min.	5'4" min.	5'4" min.	5'4" min.
Minimum Parking Spaces (Q)	2 garage spaces per unit.	2 garage spaces per unit.	2 garage spaces per unit.	2 garage spaces per unit.	2 garage spaces per unit.	2 garage spaces per unit.

- A = Net land acreage, excluding land necessary for all public streets and above-ground utility easements.
- B = PURPOSEFULLY OMITTED
- C = Lots located along the perimeter of the golf course, driving range, lakes, or other golf-related amenity may be a minimum of 3,015 s.f.
- D = For purposes of calculating the 4,500 sf. average lot size requirement in Planning Area 20, golf course frontage lots having a minimum lot area of 3,015 sf shall be excluded from such calculation.
- E = All lots with golf course frontages within any residential Planning Area of the project shall have 45-foot average lot widths, which shall be determined by dividing the total lineal footage of the golf course perimeter abutting each Planning Area by the number of lots with golf course frontage within that Planning Area.
- F = Flag lots shall be allowed on golf course frontage only. No more than four percent (4%) of golf course frontage lots shall be flag lots. Any portion of a flag lot stem shall not be included in the lot area calculation.
- G = Minimum lot depth may be reduced by ten feet (10') for lots fronting on a knuckle or cul-de-sac.
- H = All setbacks are measured from habitable area, not from an architectural projection. An architectural projection is defined as an element that articulates the building elevations, such as pot shelves, eaves, enhanced window sills, shutter details, window trim, and entry gates, but does not include patio covers, porches, trellises, or other accessory structures.
- I = At plan review, the Planning Commission may approve a decrease of five feet (5') in the minimum front- and/or rear-yard setback in order to promote diversity of streetscape, product type, and architectural treatment.
- J = Single-story homes may be constructed with a minimum ten-foot (10') and average fifteen-foot (15') front-yard setback for the habitable portion of the structure.
- K = Patio covers, trellises or gazebos may extend into this minimum setback, but such structures shall be set back at least 10' from the property line to the support column for SFD 6000 and SFD 5000, and at least 5' from the property line to the support column for SFD 4000 and SFD 3015.
- L = Units shall have a roll-up garage door.
- M = Buildings are defined as habitable structures and do not include trellises, decks, patio covers, retaining walls, or storage sheds.
- N = Notwithstanding the provisions of Ordinance Nos. 1065 and 1088 of the Code of the City of Fontana, the minimum livable square footage provided within this Table shall not be reduced.
- O = If any unit is single story, the minimum livable space may be reduced by 100 square feet provided that such reduction of 100 square feet shall apply to no more than five percent (5%) of the units in any planning area.
- P = Site screening is required where single family detached units abut any arterial or primary or secondary highway.
- Q = Including cul-de-sac lots.

Table 7
COMMERCIAL/CORPORATE CENTER
STANDARDS

DEVELOPMENT STANDARDS	C-R TOWN CENTER/ VILLAGE CENTER	RMU-1 CORPORATE CENTER/ RESTAURANT ROW	C-2 COMMERCIAL-RETAIL
Planning Area(s)	22, 23, AND 25/26	24	28B
1. Height	50'	85' ¹	85' ¹
2. Use Coverage	85% of Site	85% of Site	85%
3. Building Setbacks	25' ²	20' front ² 20' side ³ 20' rear ³	20' front ² 20' side ³ 20' rear ³
4. Parking Space	1 per 200 s.f. of leasable space ⁵	1 per 250 s.f. of leasable office space ⁴	1 per 200 s.f. of leasable space ⁵
5. Minimum Landscaping	15% of Site	15% of Site	15% of Site

- ¹ Greater height is attainable if authorized by the Director of Community Development and/or the Director of Fire Protection.
- ² A minimum of ten feet (10') of this total setback shall be required for landscaping.
- ³ A minimum of five feet (5') of this total setback shall be required for landscaping.
- ⁴ Eating establishments require one (1) space for each one-hundred fifty (150) square feet of gross leasable floor area.
- ⁵ Garden Centers and Outdoor Sales associated with a commercial-retail establishment require one (1) space for each five-hundred (500) square feet of leasable floor area.

A. **Residential Regulations**¹

1. **Development Area (SFD-6000) - Single Family Detached**
Planning Areas: 1, 3, 7, and 27

The standards of the SFD-6000 Zone shall include the following:

- ***Permitted Use.*** The following uses shall be permitted:
 - a) Single-family detached dwelling unit.
 - b) Accessory buildings, structures and uses related to a permitted use.
 - c) Service and utility facilities as required to implement the Plan.
- ***Lot Area.*** The minimum lot area shall be six thousand (6,000) square feet.
- ***Minimum Lot Width and Depth.*** All lots shall have a minimum width (at the required front setback) of fifty feet (50') and a minimum depth of one hundred feet (100').
- ***Minimum Lot Frontage.*** The minimum lot frontage at the front property line shall be thirty-five feet (35') except for flag lots, in which case the minimum lot frontage shall be twenty feet (20').
- ***Maximum Lot Coverage.*** The maximum lot coverage shall be fifty percent (50%).
- ***Building Height.*** Maximum height for all buildings shall be two and one-half (2-1/2) stories, not to exceed thirty-five feet (35').
- ***Minimum Front Yard.*** Front yard setback for the habitable portion of the house shall be a minimum of fifteen feet (15') with an average twenty feet (20'). Single-story homes shall have a minimum front yard setback of ten feet (10') with an average of fifteen feet (15').
- ***Minimum Rear Yard.*** Rear yard setback shall be a minimum of fifteen feet (15').
- ***Minimum Side Yard.*** Minimum side yard setback shall be five feet (5'), with a minimum building separation between lots of ten feet (10'). Corner lot street side yard setback shall be a minimum of ten feet (10').

¹

Please consult Table 6 for more specific criteria delineating these residential regulations.

- **Front Entry Garages.** The minimum street setback to any front entry garage shall be eighteen feet (18') from the back of the property line.
- **Side Entry Garages.** The minimum street setback to any side entry garage shall be ten feet (10') from the back of the property line.
- **Easements.** The only easements allowed to be calculated within the lot area are any underground public utility easement (such as telephone, cable T.V., gas line or electrical line).
- **Parking Spaces.** Two (2) garage spaces are required per dwelling unit. Required open parking spaces shall be permitted in a driveway having minimum dimensions of ten feet (10') wide and eighteen feet (18') long measured from the garage door to the nearest edge of the pedestrian walkway or property line, whichever is the lesser distance.
- **Required Site Screening.** Except as otherwise provided herein, a solid decorative type masonry wall, landscaped earthen berm, or any combination thereof, totaling not less than five feet four inches (5'4") in height, shall be provided along and immediately adjacent to the site boundary line of any single family development abutting any arterial highway, any commercial zone boundary or any alley abutting any such boundary. The height of any such wall and/or berm shall be as measured from the highest finished grade level of the building pad of the dwelling units located nearest any such abutting boundary.

2. **Development Area (SFD-5000) - Single Family Detached**
Planning Areas: 6, 16, and 17

The standards of the SFD-5000 Zone shall include the following:

- **Permitted Use.** The following uses shall be permitted:
 - a) Single-family detached dwelling unit.
 - b) Accessory buildings, structures and uses related to a permitted use.
 - c) Service and utility facilities as required to implement the Plan.
- **Lot Area.** The minimum lot area shall be five thousand (5,000) square feet.
- **Minimum Lot Width and Depth.** All lots shall have a minimum width (at the required front setback) of forty feet (40') and a minimum depth of eighty-five feet (85').

- **Minimum Lot Frontage.** The minimum lot frontage at the front property line shall be thirty feet (30') except for flag lots, in which case the minimum lot frontage shall be twenty feet (20').
- **Maximum Lot Coverage.** The maximum lot coverage shall be fifty percent (50%).
- **Building Height.** Maximum height for all buildings shall be two and one-half (2-1/2) stories, not to exceed thirty-five feet (35').
- **Minimum Front Yard.** Front yard setback for the habitable portion of the house shall be a minimum of fifteen feet (15') with an average of twenty feet (20'). Single-story homes shall have a minimum front yard setback of ten feet (10') with an average of fifteen feet (15').
- **Minimum Rear Yard.** Rear yard setback shall be a minimum of fifteen feet (15').
- **Minimum Side Yard.** Minimum side yard setback shall be five feet (5'), with a minimum building separation between lots of ten feet (10'). Corner lot street side yard setback shall be a minimum of ten feet (10').
- **Front Entry Garages.** The minimum street setback to any front entry garage shall be eighteen feet (18') from the back of the property line.
- **Side Entry Garages.** The minimum street setback to any side entry garage shall be ten feet (10') from the back of the property line.
- **Easements.** The only easements allowed to be calculated within the lot area are any underground public utility easement (such as telephone, cable T.V., gas line or electrical line).
- **Parking Spaces.** Two (2) garage spaces are required per dwelling unit. Required open parking spaces shall be permitted in a driveway having minimum dimensions of ten feet (10') wide and eighteen feet (18') long measured from the garage door to the nearest edge of the pedestrian walkway or property line, whichever is the lesser distance.
- **Required Site Screening.** Except as otherwise provided herein, a solid decorative type masonry wall, landscaped earthen berm, or any combination thereof, totaling not less than five feet four inches (5'4") in height, shall be provided along and immediately adjacent to the site boundary line of any single family development abutting any arterial highway, any commercial zone boundary or any alley abutting any such boundary. The height of any such wall

and/or berm shall be as measured from the highest finished grade level of the building pad of the dwelling units located nearest any such abutting boundary.

3. **Development Area (SFD-4000) - Single Family Detached**
Planning Areas: 4, 5, 9, 10, 11, 13, 14A, and 19

The standards of the SFD-4000 Zone shall include the following:

- ***Permitted Use.*** The following uses shall be permitted:
 - a) Single-family detached dwelling unit.
 - b) Accessory buildings, structures and uses related to a permitted use.
 - c) Service and utility facilities as required to implement the Plan.
- ***Lot Area.*** The minimum lot area shall be four thousand (4,000) square feet with an average lot size per planning area of four thousand five hundred (4,500) square feet.
- ***Minimum Lot Width and Depth.*** All lots shall have a minimum width (at the required front setback) of thirty-five feet (35') and a minimum depth of seventy feet (70').
- ***Minimum Lot Frontage.*** The minimum lot frontage at the front property line shall be twenty-five feet (25') except for flag lots, in which case the minimum lot frontage shall be twenty feet (20').
- ***Maximum Lot Coverage.*** The maximum lot coverage shall be fifty percent (50%).
- ***Building Height.*** Maximum height for all buildings shall be two and one-half (2-1/2) stories, not to exceed thirty-five feet (35').
- ***Minimum Front Yard.*** Front yard setback for the habitable portion of the house shall be a minimum of ten feet (10') with an average of fifteen feet (15').
- ***Minimum Rear Yard.*** Rear yard setback shall be a minimum of fifteen feet (15').
- ***Minimum Side Yard.*** Minimum side yard setback shall be five feet (5'), with a minimum building separation between lots of ten feet (10'). Corner lot street side yard setback shall be a minimum of ten feet (10').

- **Front Entry Garages.** The minimum street setback to any front entry garage shall be eighteen feet (18') from the back of the property line. The unit shall be provided with a roll-up garage door.
- **Side Entry Garages.** The minimum street setback to any side entry garage shall be ten feet (10') from the back of the property line.
- **Easements.** The only easements allowed to be calculated within the lot area are any underground public utility easement (such as telephone, cable T.V., gas line or electrical line).
- **Parking Spaces.** Two (2) garage spaces are required per dwelling unit. Required open parking spaces shall be permitted in a driveway having minimum dimensions of ten feet (10') wide and eighteen feet (18') long measured from the garage door to the nearest edge of the pedestrian walkway or property line, whichever is the lesser distance.
- **Required Site Screening.** Except as otherwise provided herein, a solid decorative type masonry wall, landscaped earthen berm, or any combination thereof, totaling not less than five feet four inches (5'4") in height, shall be provided along and immediately adjacent to the site boundary line of any single family development abutting any arterial highway, any commercial zone boundary or any alley abutting any such boundary. The height of any such wall and/or berm shall be as measured from the highest finished grade level of the building pad of the dwelling units located nearest any such abutting boundary.

4. **Development Area (SFD-4000) - Single Family Detached**
Planning Area: 14B

The standards for Planning Area 14B shall be the same as specified above for the SFD-4000 Zone, with the following exceptions:

- **Lot Area.** The minimum lot area shall be four thousand (4,000) square feet.
- **Minimum Lot Width and Depth.** All lots shall have a minimum width (at the required front setback) of thirty-five feet (35') and a minimum depth of sixty-seven feet (67').
- **Maximum Lot Coverage.** The maximum lot coverage shall be sixty percent (60%).
- **Building Height.** Maximum height for all buildings shall be two and one-half (2-1/2) stories, not to exceed thirty-five feet (35').

- **Minimum Front Yard.** Front yard setback for the habitable portion of the house shall be a minimum of ten feet (10') with an average of ten feet (10').
- **Minimum Rear Yard.** Rear yard setback shall be a minimum of fifteen feet (15').
- **Minimum Side Yard.** Minimum side yard setback shall be five feet (5'), with a minimum building separation between lots of ten feet (10'). Corner lot street side yard setback shall be a minimum of ten feet (10').
- **Front Entry Garages.** The minimum street setback to any front entry garage shall be eighteen feet (18') from the back of the property line. The unit shall be provided with a roll-up garage door.
- **Side Entry Garages.** The minimum street setback to any side entry garage shall be ten feet (10') from the back of the property line.
- **Easements.** The only easements allowed to be calculated within the lot area are any underground public utility easement (such as telephone, cable T.V., gas line or electrical line).
- **Parking Spaces.** Two (2) garage spaces are required per dwelling unit. Required open parking spaces shall be permitted in a driveway having minimum dimensions of ten feet (10') wide and eighteen feet (18') long measured from the garage door to the nearest edge of the pedestrian walkway or property line, whichever is the lesser distance.
- **Required Site Screening.** Except as otherwise provided herein, a solid decorative type masonry wall, landscaped earthen berm, or any combination thereof, totaling not less than five feet four inches (5'4") in height, shall be provided along and immediately adjacent to the site boundary line of any single family development abutting any arterial highway, any commercial zone boundary or any alley abutting any such boundary. The height of any such wall and/or berm shall be as measured from the highest finished grade level of the building pad of the dwelling units located nearest any such abutting boundary.

5. Development Area (SFD-3015) - Single Family Detached
Planning Areas: 15, 18, and 21

The standards of the SFD-3015 Zone shall include the following:

- **Permitted Use.** The following uses shall be permitted:
 - a) Single-family detached dwelling unit.
 - b) Accessory buildings, structures and uses related to a permitted use.

- c) Service and utility facilities as required to implement the Plan.
- **Lot Area.** The minimum lot area shall be three thousand and fifteen (3,015) square feet for those lots located along the perimeter of the golf course, driving range, lakes, or other golf-related amenity. Lots with no golf course frontage shall have a minimum lot area of four thousand (4,000) square feet.
 - **Minimum Lot Width and Depth.** All lots shall have a minimum width (at the required front setback) of thirty-five feet (35') and a minimum depth of sixty-seven feet (67').
 - **Minimum Lot Frontage.** The minimum lot frontage at the front property line shall be twenty feet (25') except for flag lots, in which case the minimum lot frontage shall be twenty feet (20').
 - **Maximum Lot Coverage.** The maximum lot coverage shall be sixty percent (60%).
 - **Building Height.** Maximum height for all buildings shall be two and one-half (2-1/2) stories, not to exceed thirty-five feet (35').
 - **Minimum Front Yard.** Front yard setback for the habitable portion of the house shall be a minimum of ten feet (10') with an average of ten feet (10').
 - **Minimum Rear Yard.** Rear yard setback shall be a minimum of fifteen feet (15').
 - **Minimum Side Yard.** Minimum side yard setback shall be five feet (5'), with a minimum building separation between lots of ten feet (10'). Corner lot street side yard setback shall be a minimum of ten feet (10').
 - **Front Entry Garages.** The minimum street setback to any front entry garage shall be eighteen feet (18') from the back of the property line. The unit shall be provided with a roll-up garage door.
 - **Side Entry Garages.** The minimum street setback to any side entry garage shall be ten feet (10') from the back of the property line.
 - **Easements.** The only easements allowed to be calculated within the lot area are any underground public utility easement (such as telephone, cable T.V., gas line or electrical line).
 - **Parking Spaces.** Two (2) garage spaces are required per dwelling unit. Required open parking spaces shall be permitted in a driveway having minimum dimensions of ten feet (10') wide and eighteen feet (18') long measured from the

garage door to the nearest edge of the pedestrian walkway or property line, whichever is the lesser distance.

- **Required Site Screening.** Except as otherwise provided herein, a solid decorative type masonry wall, landscaped earthen berm, or any combination thereof, totaling not less than five feet four inches (5'4") in height, shall be provided along and immediately adjacent to the site boundary line of any single family development abutting any arterial highway, any commercial zone boundary or any alley abutting any such boundary. The height of any such wall and/or berm shall be as measured from the highest finished grade level of the building pad of the dwelling units located nearest any such abutting boundary.

6. **Development Area (SFD-3015) - Single Family Detached**
Planning Area: 20

The standards for Planning Area 20 shall be the same as specified above for the SFD-3015 Zone, with the following exception:

- **Lot Area.** The minimum lot area shall be three thousand and fifteen (3,015) square feet for those lots located along the perimeter of the golf course, driving range, lakes, or other golf-related amenity. Lots with no golf course frontage shall have a minimum lot area of four thousand (4,000) square feet, with an average lot size of four thousand five hundred (4,500) square feet. For purposes of calculating the 4,500 square-foot average lot size requirement, golf course frontage lots having a minimum lot area of 3,015 square feet shall be excluded from the calculation.

B. **Commercial Regulations**⁷

All commercial establishments shall not allow any person to linger, loiter, sit, stand or otherwise use for any purpose any parking or open space on any commercial or private property. The Police Department can require any commercial establishment to place a prominent, permanent sign or signs stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES". The size, format, form, placement, and languages of the sign or signs shall be determined by the Planning Division.

1. **Town Center and Village Center (C-R)**
Planning Areas: 22, 23, and 25/26

The standards for the C-R (Regional Commercial) Zone shall include the following:

- **Permitted Uses.** The following uses shall be permitted:
 - a) All uses permitted in the *Neighborhood Commercial* category.

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Please consult Table 7 for more specific criteria delineating these commercial regulations.

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- b) Discount department stores, home improvement stores and garden center stores.
 - c) Entertainment centers including such uses as movie theaters.
 - d) Technical support services, including such uses as blueprinting and office supply establishments.
 - e) Outdoor Sales: Outdoor sales areas associated with primary retail tenants of 50,000 square feet or larger shall not be required to obtain a Temporary Use Permit. However, a detailed site plan and use description (type of sales, hours of operation, days/weeks of operation, etc.) shall be submitted to the Planning Staff for review and approval prior to first outdoor sale.
 - f) Fuel Station: Fuel station associated with primary retail tenants of 100,000 square feet or larger shall be allowed and shall not be required to obtain a Special Use Permit.
 - g) Alcoholic Sales: Alcoholic sales associated with primary retail tenants of 100,000 square feet or larger shall be allowed and shall not be required to obtain a Conditional Use Permit.
 - h) Tire and Battery Service: Tire and Battery Service associated with primary retail tenants of 100,000 square feet or larger shall be allowed and shall not be required to obtain a Conditional Use Permit.
 - i) Pharmacy and Optical Sales and Services: Pharmacy and Optical Sales and Services associated with primary retail tenants of 100,000 square feet or larger shall be allowed and shall not be required to obtain a Conditional Use Permit.
 - j) Any use which the Director of Community Development determines to be similar in character to the uses enumerated in this section.
- **Maximum Building Height.** Maximum height of all buildings and structures shall be fifty feet (50'), except for towers, spires and other architectural accents.
 - **Use Coverage.** Maximum coverage shall be eighty-five percent (85%) of the building site for all impervious surfaces.
 - **Building Setback.** All buildings shall be setback a minimum of twenty-five feet (25') from all property lines, except where a building is more than thirty-five feet (35') in height which shall require the setback to be a distance equal to the height of the structure. If the building is stepped back, the setback does not have to be

equal to the height of the structure. A minimum of ten-feet (10') of the total setback shall be required for landscaping.

- ***Parking Requirements.*** A minimum of one (1) space per two hundred (200) square feet of gross leasable floor area for all commercial uses. Garden Centers and Outdoor Sales associated with a commercial-retail establishment require one (1) space for each five-hundred (500) square feet of leasable floor area.
- ***Minimum Landscaping.*** A minimum of fifteen percent (15%) of the site area shall be devoted to landscaping, consistent with the guidelines of the Sierra Lakes Master Planned Golf Community design guidelines.

2. **Corporate Center/Restaurant Row (RMU-1)**
Planning Area: 24

The standards for the RMU-1 (Regional Mixed Use) Zone shall include the following:

- ***Permitted Uses.*** The following uses shall be permitted:
 - a) Professional and medical offices; public services including post offices, libraries and governmental services; and financial services including banks, savings and loans and credit unions.
 - b) Administrative and corporate offices and headquarters.
 - c) Data processing centers and facilities.
 - d) Research and development industries.
 - e) Governmental services, including such uses as municipal offices.
 - f) Food and beverage services, including such uses as restaurants, cafes and delicatessens, together with the sale of alcoholic beverages as an incidental part of a permitted use.
 - g) Any use which the Director of Community Development determines to be similar in character to the uses enumerated in this Section.
- ***Maximum Building Height.*** The maximum height for all buildings shall be eighty-five feet (85'), unless a greater height is authorized by the Director of Community Development and/or the Director of Fire Protection, if such building falls under Title 19 or Title 24 of the California Administrative Code.
- ***Use Coverage.*** Maximum coverage shall be eighty-five percent (85%) of the building site for all impervious surfaces.

- **Minimum Street Frontage and Street Setbacks.** All structures shall have a minimum of forty feet (40') of street frontage (minimum width of lot at street front), and a minimum of twenty feet (20') distance from any street. A minimum of ten feet (10') of landscaping will be provided when fronting or siding a public street. This landscape setback is included in the twenty-foot (20') minimum setback above.
- **Minimum Front Yard.** Minimum front yard shall be twenty feet (20') when building is adjacent to a primary highway or public street; five feet (5') when adjacent to a private street.
- **Minimum Side Yard.** Minimum side yard shall be twenty feet (20') when building is adjacent to a primary highway or public street; five feet (5') when adjacent to a private street.
- **Minimum Rear Yard.** Minimum rear yard shall be twenty feet (20') when building is adjacent to a primary highway or public street; five feet (5') when adjacent to a private street.
- **Required Site Screening.** All uses shall be screened by a solid wall or fence on all rear and sides of not less than five and one half feet (5-1/2') in height and shall provide a minimum of ten feet (10') of landscaping when fronting or siding a public street.
- **Parking Requirements.** Minimum of one (1) space for each two hundred fifty (250) square feet of gross leasable floor area. Eating establishments require one (1) space for each one hundred fifty (150) square feet of gross leasable floor area.
- **Minimum Landscaping.** A minimum of fifteen percent (15%) of the site shall be devoted to landscaping for all improved building sites.

3. **Commercial-Retail (C-2)**
Planning Areas: 28B

The standards for the C-2 (General Commercial) Zone shall include the following:

- **Permitted Uses.** The following uses shall be permitted:
 - a) All uses permitted in the *General Commercial* category.
 - b) Discount department stores, home improvement stores and garden center stores.
 - c) Entertainment centers including such uses as movie theaters.

- d) Technical support services, including such uses as blueprinting and office supply establishments.
 - e) Outdoor Sales: Outdoor sales areas associated with primary retail tenants of 50,000 square feet or larger shall not be required to obtain a Temporary Use Permit. However, a detailed site plan and use description (type of sales, hours of operation, days/weeks of operation, etc.) shall be submitted to the Planning Staff for review and approval prior to first outdoor sale.
 - f) Any use which the Director of Community Development determines to be similar in character to the uses enumerated in this section.
-
- **Maximum Building Height.** The maximum height for all buildings shall be eighty-five feet (85'), unless a greater height is authorized by the Director of Community Development and/or the Director of Fire Protection, if such building falls under Title 19 or Title 24 of the California Administrative Code.
 - **Use Coverage.** Maximum coverage shall be eighty-five percent (85%) of the building site for all impervious surfaces.
 - **Minimum Street Frontage and Street Setbacks.** All structures shall have a minimum of forty feet (40') of street frontage (minimum width of lot at street front), and a minimum of twenty feet (20') distance from any street. A minimum of ten feet (10') of landscaping will be provided when fronting or siding a public street. This landscape setback is included in the twenty-foot (20') minimum setback above.
 - **Minimum Front Yard.** Minimum front yard shall be twenty feet (20') when building is adjacent to a primary highway or public street; five feet (5') when adjacent to a private street.
 - **Minimum Side Yard.** Minimum side yard shall be twenty feet (20') when building is adjacent to a primary highway or public street; five feet (5') when adjacent to a private street.
 - **Minimum Rear Yard.** Minimum rear yard shall be twenty feet (20') when building is adjacent to a primary highway or public street; five feet (5') when adjacent to a private street.
 - **Required Site Screening.** All uses shall be screened by a solid wall or fence on all rear and sides of not less than five and one half feet (5-1/2') in height and shall provide a minimum of ten feet (10') of landscaping when fronting or siding a public street.

- ***Parking Requirements.*** A minimum of one (1) space for each two hundred (200) square feet of gross leasable floor area. Eating establishments require one (1) space for each one hundred fifty (150) square feet of gross leasable floor area. Garden Centers and Outdoor Sales associated with a commercial-retail establishment require one (1) space for each five-hundred (500) square feet of leasable floor area.
- ***Minimum Landscaping.*** A minimum of fifteen percent (15%) of the site shall be devoted to landscaping for all improved building sites.

C. Golf Course/Open Space/Public Parks/Historic Preservation Site

The standards for the golf course, open space, historic preservation site and public parks (Planning Areas 2, 8B, 12, 27A, 27B, 28A and 28B) shall be those of the City's "O" Open Space Zone. Permitted uses shall include passive and active recreation. On-course restrooms shall be permitted on the golf course. Also, a clubhouse shall be allowed within this zone within the golf course and may include the following uses, as well as those the Director of Community Development determines to be similar in character:

- Golf support functions
- Locker room facilities
- Restaurant and lounge facilities
- Temporary Sales/Marketing Information Center
- Banquet facilities
- Meeting Rooms
- Pro Shop

A golf course maintenance yard also shall be permitted within this zone.

D. School

The zone and standards for the school site (Planning Area 8A) shall be the same as the SFD-6200 Zone. School uses shall specifically be permitted in this planning area/zone.

4.3 SIGN REGULATIONS

The purpose of this section is to establish standards for the uniformity and hierarchy of signage, reinforcing the character and image of the Master Planned Golf Community. The following regulations shall apply to all residential and non-residential uses within Sierra Lakes.

Except as specified below, sign regulations shall be in accordance with Chapter 3 of the Fontana Municipal Code and the standards set forth under the controlling zone district in which the signs are located. Signs shall be established as part of a Sign Program administered by the City and shall conform to the following general specifications:

A. Community Entry Monumentation

Entry monumentation will be provided at four levels consistent with the provisions and standards set forth below.

1. Major Community/Golf Course Entry

The Major Community Golf Course Entry signage is located at the intersection of Sierra Avenue and Street "D" at the primary point of entry into the Sierra Lakes community and main public access to the golf course. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of eight (8) feet from grade nor a total area of more than one hundred sixty (160) square feet. Sign area consisting of lettering or logo shall not exceed sixty (60) square feet.

2. Major Community Entry

Major Community Entry signage is located at the intersections of Sierra Lakes Parkway at both Sierra and Citrus Avenues. These are the primary points of public entry into the Sierra Lakes commercial district. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of six (6) feet from grade nor a total area of more than one hundred twenty (120) square feet. Sign area consisting of lettering or logo shall not exceed fifty (50) square feet.

3. Community Entry

Community Entries denote primary access points from Summit and Citrus Avenues into the residential areas in the northerly portion of Sierra Lakes. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of six (6) feet from grade nor a total area of more than one hundred (100) square feet. Sign area consisting of lettering or logo shall not exceed forty (40) square feet.

4. Neighborhood Entry

Neighborhood Entries identify arrival into residential parcels within Sierra Lakes. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of six (6) feet from grade nor a total area of more than ninety (90) square feet. Sign area consisting of lettering or logo shall not exceed twenty (20) square feet.

B. Town Center/Village Center Entry Signs

Medium-scale monumentation shall identify entry into the Town Center/Village Center areas. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of eight (8) feet from grade nor a total area of more than one hundred twenty (120) square feet. Sign area consisting of lettering or logo shall not exceed seventy five (75) square feet.

C. Corporate Center Entry Signs

Corporate Center Entry signs provide low-scale monumentation identifying entry into the Corporate Center/Restaurant Row area. Standards shall include:

- ***Maximum Height and Area.*** Such signage shall be provided as an element of the required site screen wall or as a separate, freestanding wall. Signage shall not exceed a vertical height of eight (8) feet from grade nor a total area of more than one hundred twenty (120) square feet. Sign area consisting of lettering or logo shall not exceed seventy five (75) square feet.

D. Commercial Sign Plan

Planning Areas 22, 23, 24, 25, 26, and 28B shall be allowed to prepare a Commercial Sign Plan that will provide detailed signage criteria for development within these areas.

E. Temporary Signs

Temporary signs denoting the architect, engineer or contractor placed on the premises where construction is in progress. Such signs shall not exceed a vertical length of eight (8) feet, nor a total area of twenty-four (24) square feet.

F. Future Development Signs

This type of temporary signage advises of future development using the general terms of residential or commercial in the description of the future land use on the site upon which the sign shall be located. Such signs shall not exceed a vertical height of twelve (12) feet, a horizontal length of eight (8) feet, nor a total area of thirty-two (32) square feet. Signs shall be consistent in size, color, material and design and shall provide an identifiable element to the community. All future development signs shall conform to the temporary sign program which shall be approved by staff.

G. Golf Course Signs

Signs shall be permitted on the golf course to denote directional flow of play, tee designations, yardage markers, golf cart crossings, and other similar golf functions.

5.0 Community Design Guidelines

5.0 COMMUNITY DESIGN GUIDELINES

The purpose of this section is to provide site planning, architectural and design criteria that will promote high quality development and an aesthetically pleasing living environment within the Sierra Lakes Master Planned Golf Community. The guidelines, when combined with the landscape monumentation, walls/fences, parking and lighting guidelines presented in this Specific Plan, provide the overall framework for establishing a sense of community identity, land use character, scale and environmental sensitivity in the planning and design of development within the Sierra Lakes community. This plan describes the landscape concept and defines the parameters for the development of the landscape theme.

The following guidelines express "*intent*" rather than "*absolutes*", thereby allowing flexibility in fulfilling the intended design goals and objectives. Moreover, these guidelines are intended to promote creativity and innovation as well as consistent quality in the implementation of land uses.

5.1 SITE PLANNING

A. Residential

- Buildings and other improvements should be located to complement the site on which they are placed.
- The site's relationship to other structures, scenic values and orientation toward the golf course should be dominant factors in the siting of buildings.
- Where feasible, consideration should be given to building elements as they relate to the environment.
- One- and two-story homes should be integrated and grouped to create variation and a sense of scale.
- Attention should be given to the design and placement of dwelling units to preserve privacy and to maximize utilization of golf course open space and visual amenities (i.e., lakes and other water features within the golf course).
- Local street system design should consider ease of auto traffic movement and provide opportunities for pedestrian, bicycle and other alternative transportation modes.
- Local street layouts should promote compatibility with building sites and lot arrangements to ensure consistent streetscape character.

B. Commercial

- Buildings and other improvements should be located to complement that portion of the site on which they are placed.
- The site, relationship to other structures, scenic values and orientation toward major access points and arterial streets should be dominant factors in the siting of buildings.
- Where feasible, consideration should be given to building elements as they relate to the environment.
- Long stretches of monotonous store fronts should be avoided through the staggering of building planes, variation of facades, recessed entries and the use of arcades where feasible, except where consciously designed to designate a certain design theme.
- Circulation should be designed for both auto and pedestrian use. Pedestrian access from streets and parking to shopping areas should be clearly distinguished. The use of canopies, arcades and awnings are encouraged to give protection and comfort to the pedestrian.
- Parking areas should be integrated throughout the site and shall be landscaped to avoid large expanses of paving.
- Monolithic and stark streetscapes shall be avoided through varying setbacks, roof lines and landscaping.

C. Corporate Center

- Corporate Center complexes are intended to be contemporary, employing building massing, scale and proportion for design effect.
- Parking areas shall be integrated throughout the site and be sufficiently landscaped to avoid large expanses of paving.
- Building orientation shall be planned to optimize circulation, delivery and access, relation to the site, architectural character and environmental setting.
- Monolithic and stark streetscapes shall be avoided through varying setbacks, roof lines and landscaping.
- Should parking structures be proposed, design and materials should complement building architecture and be integrated into the building design.
- The site, relationship to other structures, scenic values and access orientation should be dominant factors in the siting of buildings.

- Local street system design should consider ease of auto traffic movement and provide opportunities for pedestrian, bicycle and other alternative transportation modes.
- Local street layouts should promote compatibility with building sites and lot arrangements to ensure consistent streetscape character.

5.2 ARCHITECTURE

A. Residential

- For each floor plan in single family detached product areas, varying complimentary elevations shall be provided to create visual interest and a varied neighborhood streetscene.
- Where similar floor plans of the same unit are located on adjacent single family lots, it is suggested that one be a reverse plan and different in elevation from the other of the same plan (on certain streets this may not be possible).
- To achieve diversity intended for Sierra Lakes, architects shall avoid designs that overemphasize a single architectural style. Neighborhood design should incorporate variety through the use of colors, materials, roof types, massing, scale, and the orientation of units and garages on the lot.
- The height and bulk of buildings should be approximate in scale to the size, shape and topography of the site and should be harmonious with the setting, verified through grading concept plans and site plan review.
- Building faces (particularly front elevation planes) and roof planes should be varied in placement and size to provide visual interest and focus, and to create human scale.
- In order to provide design interest and variety within individual neighborhood areas, articulation of architectural elements and color shall be incorporated into the design of houses through the special treatment of windows, doors, entries, porches, balconies, railings, columns, and chimneys.
- Two story units shall incorporate architectural elements above the garage such as special window treatments and projected elements, where necessary, to provide appropriate character and variety to the second story. Second story windows and balconies shall be placed carefully in order to protect the privacy of adjacent properties.
- Recessed or pop-out windows and doors, along with other architectural projections and recesses, are strongly encouraged to achieve articulation and shadowing effects.
- Roof protrusions such as vents or flashing, should be positioned away from the street side of the house or finished to match the roof color in order to minimize the visual impact.

- Bare metallic surfaces (vents, pipes, gutters, flashing, etc.) should be painted or covered from view in a manner harmonious with the general exterior architectural treatment of the building.
- Architectural screens, fences and accessory structures should be compatible in material, color and texture to the main buildings.

B. Commercial

- Commercial building facades facing public views should be architecturally articulated through the use of varying heights, massing, placement, forms, textures and/or coloration.
- Driveway materials at entries that retain their original beauty and strength such as concrete, brick, tile or conglomerate are encouraged.
- Maximum architectural treatment should occur to all building faces exposed to community or neighborhood view. Although the facades shall be of a type and character suitable to commercial enterprises, the design, material and texture will complement adjoining uses and the streetscape theme.
- Particular consideration to color and materials shall be given to the design and treatment of roofs because of their potential visual impact. Roof flashing, rain gutters, down spouts, vents and other roof protrusions are to be screened from view or finished to match adjacent materials and/or colors of the parent structure.
- Colors, materials, textures and finishes for exterior building surfaces shall be chosen according to a goal of achieving maximum compatibility with the adjoining natural or community environment. Colors may be slightly different to attract the attention of the passerby; however, bright or stark color contrast visible to the community street scene shall be avoided, other than accent color.

C. Corporate Center

- The height and bulk of buildings should be approximate in scale to the size, shape and topography of the site and should be harmonious with the setting, verified through grading concept plans and site plan review.
- Materials, colors and general style should be integrated through each development site to achieve continuity in design.
- Maximum architectural treatment should occur to all building faces exposed to community or neighborhood view. Although the facades shall be of a type and character suitable to corporate center enterprises, the design, material and texture will complement adjoining uses and be within the streetscape theme.

- Particular consideration to color and material shall be given to the design and treatment of roofs because of their potential visual impact. All roof-mounted equipment shall be mounted in wells or behind parapets. The height of the equipment shall be a minimum of six inches (6") below the top of the wall height or parapet, screened from view.
- Colors, materials, textures and finishes for exterior building surfaces shall be chosen according to a goal of achieving maximum compatibility with the adjoining natural or community environment. Colors may be slightly different to attract the attention of the passerby but bright or stark color contrast visible to the community street scene will be avoided, other than accent colors.

5.3 LANDSCAPE/STREETSCAPE GUIDELINES

A. Residential

The following guidelines apply to those land uses designated as *Single Family Detached*.

- Plant material should be used to integrate the architectural form with the landscape. Expansive horizontal and vertical surfaces should be modulated or interrupted by foliage masses.
- Streetscapes should be designed to promote community character and compliment the form of the various roadways. Streetscapes should consist of trees, shrubs and groundcovers which are selected to establish a distinct character or theme for each neighborhood. Consistency will be achieved through the use of plant materials selected from the master list of plants established for each streetscape.
- Landscaped setbacks along the site's perimeter should selectively buffer off-site views.
- Street tree plantings should have a formal, uniform spacing, unless otherwise stated in this document.
- Landscape treatment for entry monumentations should serve to establish an individual identity.
- Entries into Sierra Lakes should be accent points, providing view corridors into developments and introducing the theme and character of the community through use of vertical trees and accent shrub plantings.
- Landscaping details, including fencing, project walls and monuments, should enhance the theme of the community and serve to identify the individual development areas.
- Special treatment areas will be defined where golf course and development areas meet and where commercial land uses transition to residential areas.

- Common open space could be provided within individual planning areas for passive open space uses.
- To minimize erosion and reduce irrigation requirements, natural stone may be laid at grade and end to end. These stone fields may be laid in random, freeform patterns with low mounding plant material to soften edges.

B. Commercial

The following guidelines address those areas designated as *Village Center* and *Town Center*.

- Landscaping for transitional zones between residential development and commercial uses should soften the visual impact of the transition and be botanically compatible with the full range of adjacent plant materials.
- Landscape treatment for entry monumentations should serve to identify entry into commercial areas, establishing individual identification.
- Entries into the commercial areas should be accent points, providing view corridors into developments, announcing entry and introducing the theme and character of the community through use of accent tree and shrub plantings.

C. Corporate Center

The following guidelines apply to the *Corporate Center/Restaurant Row* areas.

- Landscaping for transitional zones between commercial/retail development and either corporate center or residential areas should soften the visual impact of the transition and be botanically compatible with adjacent plant materials.
- Plant materials and design (i.e., masses and forms) should be used to both identify specific areas of facilities, such as clusters of buildings, and to help to visually integrate those areas or facilities into their larger environmental context.
- Landscaping details, including fencing, project walls and monuments should enhance the theme of the community and serve to identify the individual development areas.
- The landscape concept for entry into the corporate center should consist of special treatments to highlight entrances and monuments into the business park/corporate center area to promote a strong cornerstone for the North Fontana image.

D. Plant List

The following is a listing of trees identified for use in the streets, corridors, community and neighborhood entries and other special areas of Sierra Lakes.

- Sierra Avenue

<i>Pinus eldarica</i>	Mondell Pine
<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree
- Citrus Avenue

<i>Pinus eldarica</i>	Mondell Pine
<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree
- Summit Avenue

<i>Pinus canariensis</i>	Canary Island Pine
<i>Pyrus C.</i> 'Bradford'	Bradford Pear
- Street "A"

<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Washingtonia robusta</i>	Mexican Fan Palm
- Loop Road Street "B"

<i>Cinnamomum camphora</i>	Camphor Tree
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- Collector Street "C"

<i>Magnolia grandiflora</i>	Southern Magnolia
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- Local Streets

<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Geijera parviflora</i>	Australian Willow
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Quercus ilex</i>	Holly Oak
<i>Rhus lancea</i>	African Sumac
<i>Schinus Terebinthifolius</i>	Brazilian Pepper
<i>Zelkova serrata</i>	Sawleaf Zelkova
- Major Community/Golf Course Entry

<i>Olea europaea</i> (existing relocated)	Olive
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
- Community Entries

<i>Olea europaea</i> (existing relocated)	Olive
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
• <u>Neighborhood Entries</u>	
<i>Rhus lancea</i>	African Sumac
<i>Washingtonia robusta</i>	Mexican Fan Palm
• <u>Accent Trees</u>	
<i>Albizia julibrissin</i>	Silk Tree
<i>Alnus rhombifolia</i>	White Alder
<i>Arbutus unedo</i>	Strawberry Tree
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Calopendrum capense</i>	Cape Chestnut
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstoemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Prunus sp.</i>	Flowering Plum
<i>Pyrus C. 'Bradford'</i>	Bradford Pear
<i>Pyrus kawakami</i>	Evergreen Pear
<i>Quercus sp.</i>	Oak Species
<i>Schinus molles</i>	California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper
• <u>Golf Course</u>	
<i>Albizia julibrissin</i>	Silk Tree
<i>Calodendrum capense</i>	Cape Chestnut
<i>Fraxinus uhdei</i>	Evergreen Ash
<i>Eucalyptus camaldulensis</i>	Red Gum
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Mondell Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Platanus Acerifolia</i>	London Plane Tree
<i>Rhus lancea</i>	African Sumac
<i>Schinus molle</i>	California Pepper
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Washingtonia Robusta</i>	Mexican Fan Palm
<i>Zelkova serrata</i>	Sawleaf Zelkova

6.0 Methods and Procedures

6.0 METHODS AND PROCEDURES

The Sierra Lakes Specific Plan serves as the Zoning and General Plan implementation document for the property in conjunction with Chapter 33 of the Fontana Zoning Code and Ordinance No. 845. The methods and procedures for implementation and administration of this Specific Plan document are as follows:

6.1 SPECIFIC PLAN ADOPTION

Government Code Section 65453(a) states that:

"A Specific Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body."

The Sierra Lakes Specific Plan will be adopted by Ordinance in accordance with City policy.

The Sierra Lakes Specific Plan has been developed as both a regulatory document and a land use policy plan. The development standards have been structured in a format consistent with the City of Fontana Zoning Ordinance, incorporating general provisions, permitted uses, development standards, project approval procedures and other zoning related provisions. The remaining sections of the Sierra Lakes Specific Plan are oriented to land use policies and include background and project information, planning policies, design criteria, conceptual plans and infrastructure proposals.

6.2 IMPLEMENTATION

The Sierra Lakes Master Planned Golf Community shall be implemented through the processing of tract maps, parcel maps and site plans. The implementation process, as described below, provides the mechanism for reviewing precise plans and ensuring development consistency with the Specific Plan objectives.

A. Applicability

All development within the Sierra Lakes Master Planned Golf Community shall be subject to the implementation procedures described herein.

B. Development Review Process

Tentative Tract/Parcel Maps and Site Plans for development within a Specific Plan area shall be submitted to the Director of Community Development for review and processing. Tentative Maps and Site Plans shall be prepared and submitted in accordance with City requirements and local codes (Fontana Municipal Codes). They will be reviewed by the City for consistency with the Land Use Plan Map and Development Standards that are set forth in this document.

6.3 PROCEDURES FOR REVIEW AND APPROVAL

The following procedures are to be used for the review and approval of Site Plans for individual planning areas, and establish the requirements for making changes or additions to the Master Planned Community. It should be noted that upon adoption of this Specific Plan document, the land use designations indicated on the Land Use Plan shall be applied and will attain the regulatory equivalence of zoning ordinances.

A. Site Plan Approval

At the applicant's option, either the City of Fontana's "Dynamic Plotting" process or the "Site Plan Review" process will be employed for project implementation. If the latter course is chosen, the Site Plan(s) for a particular development area shall be reviewed at a duly noticed public hearing by the Planning Commission for consistency with the Specific Plan document. Notice of said hearings shall be given at the same time and in the same manner as specified for hearings for Tract Maps and Parcel Maps in the Municipal Code. If the Site Plan is found to be consistent with the Specific Plan and this chapter, the Planning Commission or City Engineer, as applicable, shall approve the Site Plan and direct that the Zoning Map of the City be amended when necessary. The decision of the Planning Commission or the City Engineer shall be final, subject to appeal or review by the City Council in the same time and manner as provided for appeal from decisions of the advisory agency on Tract Maps or Parcel Maps as set forth in Chapter 33 of the City's Municipal Code.

B. Site Plan Consistency

Following approval of a Site Plan, if any changes are proposed regarding the location or alteration of any use or structure shown on an approved Site Plan, a revised plan shall be submitted to the Director of Community Development and/or Planning Director for approval. If the Director of Community Development or his/her designee determines that the proposed revision complies with the provisions of the Specific Plan document and the general intent of the approved Site Plan, the revised Site Plan may be approved without resubmittal to the approval process described in the above Section (Site Plan Approval). Such decision shall be final unless appealed to the City Council within ten (10) days from the date of such decision.

C. Specific Plan Amendments

Because the Sierra Lakes development will be phased over a number of years, it is anticipated that market conditions and development practices may change, thereby necessitating Specific Plan Amendments. Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Amendment is deemed major by the Director of Community Development, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor modifications by the Director of Community Development, as defined herein, will be processed administratively by the Administrative Review process.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act

(CEQA), Section 15162. It is the applicant's responsibility to provide an analysis of the impacts of the amendment relative to the original EIR.

1. Findings for Approval of Specific Plan Amendments

In considering approval or disapproval of Specific Plan Amendments, the City Council shall find that the proposed Amendment is in compliance with the following:

- a. The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of submission.
- b. The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety or general welfare.
- c. The proposed Amendment is consistent with the overall design character and general community structure of Sierra Lakes.
- d. The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

2. Minor Modifications

The following minor modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Director of Community Development. The Director of Community Development, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- a. Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer.
- b. Change in utility and/or infrastructure servicing agency.
- c. Arterial, collector or local road alignment revisions when the centerline moves by less than two hundred feet (200').
- d. Collector street alignments within tracts. Off-site connections or 4-way intersections at arterial roads only when reviewed and approved by the Director of Community Development and City Traffic Engineer.
- e. Alignment of pedestrian trails and off-street bike lanes.
- f. Decrease in project density.
- g. Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 10% of that stated within this Specific Plan.

- h. Minor landscape, wall material, wall alignment and streetscape design modifications which are consistent with the design guidelines contained in this document.
- i. Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
- j. Changes in park facilities or conceptual park drawings.
- k. Conceptual design of the golf course and/or golf course facilities.
- l. Minor revisions to project graphics which do not substantially change the intent of the graphics in the Sierra Lakes Specific Plan.
- m. Transfer of units of 10% or less.
- n. Modifications to architecture, plotting and unit size that have been previously reviewed and approved through the design review process.
- o. Specific modifications of a similar nature to those listed above, which are deemed minor by the Director of Community Development, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.

D. Effective Date

All Amendments per this Section adopted by ordinance shall take effect thirty (30) days after final adoption by the City Council.

5.4 WALL AND VIEW FENCE GUIDELINES

A. Residential

- Fencing materials and patterns shall be compatible with adjacent building materials.
- Walls shall be treated as extensions of the structures.
- The use of full dimension caps, pilasters and changes in wall surfaces (staggering) are encouraged.
- The softening of wall and fence surfaces with plantings is strongly encouraged.
- Long, straight stretches of fences or walls should be avoided.

B. Commercial

- Screening of parking lots where visible from community collectors is encouraged.
- Refuse storage, utility facilities, and delivery areas shall be screened from public view.
- The softening of wall and fence surfaces with plantings is strongly encouraged.
- Fencing materials and patterns should be consistent with adjacent building materials.

C. Corporate Center

- Areas surrounded by walls or fences extending more than one hundred feet (100') along a public thoroughfare shall screen those walls or fences with appropriate plantings. Fencing and wall design will be closely controlled and shall be complemented with landscaping.
- Refuse storage, utility facilities and delivery areas should be screened from public view.
- The softening of wall and fence surfaces with plantings is strongly encouraged.
- Long, straight stretches of fences or walls should be avoided.
- Screening of parking lots where visible from community collectors is encouraged.