

Summit at Rosena Specific Plan  
Amendments Added

Specific Plan Regulations Ordinance 1497

March 22<sup>nd</sup> 2006

3/22/06

ORDINANCE NO. 1497

AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC  
PLAN NO. 03-010 (SUMMIT AT ROSENA SPECIFIC PLAN)

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DOES HEREBY  
ORDAIN AS FOLLOWS:

**Section 1.** Specific Plan No. 03-010 (Summit at Rosena Specific Plan) is hereby adopted as described in Exhibit "A" attached hereto and incorporated herein by reference.

**Section 2.** 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 3.** 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 Sun, a local 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 22<sup>nd</sup> day of March, 2006.

READ AND APPROVED AS TO LEGAL FORM:



City Attorney

**SAN BERNARDINO COUNTY SUN**

This space for filing stamp only

399 D ST, SAN BERNARDINO, CA 92401  
Telephone (909) 386-3960 / Fax (909) 381-3976

TRUDY MILNE  
FONTANA CITY CLERK DEPT.  
8353 SIERRA AVE  
FONTANA, CA - 92335

SBS #: 938533

**SUMMARY OF PROPOSED ORDINANCE NO. 1497**  
NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Wednesday, March 22, 2006 in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1497, an Ordinance of the City of Fontana, approving Specific Plan No. 03-010 (Summit at Rosena 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. Nusami, Mayor  
Beatrice Watson  
City Clerk  
3/13/06

588-938533#

**PROOF OF PUBLICATION**

(2015.5 C.C.P.)

State of California )  
County of SAN BERNARDINO ) ss

Notice Type: ORDSB - ORDINANCE PUBLICATION-SB

Ad Description: SUMMARY OF ADOPTED ORDINANCE NO. 1497

I am a citizen of the United States and a resident of the State of California; 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 and publisher of the SAN BERNARDINO COUNTY SUN, a newspaper published in the English language in the city of SAN BERNARDINO, county of SAN BERNARDINO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN BERNARDINO, State of California, under date 06/20/1952, Case No. 73084. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/13/2006

Executed on: 03/13/2006  
At Los Angeles, California

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

Helen Tang



Signature

## SAN BERNARDINO COUNTY SUN

This space for filing stamp only

399 D ST, SAN BERNARDINO, CA 92401  
Telephone (909) 386-3960 / Fax (909) 381-3976

TRUDY MILNE  
FONTANA CITY CLERK DEPT.  
8353 SIERRA AVE  
FONTANA, CA - 92335

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State of California )  
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I am a citizen of the United States and a resident of the State of California; 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 and publisher of the SAN BERNARDINO COUNTY SUN, a newspaper published in the English language in the city of SAN BERNARDINO, county of SAN BERNARDINO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN BERNARDINO, State of California, under date 06/20/1952, Case No. 73084. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

03/30/2006

Executed on: 03/30/2006  
At Los Angeles, California

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

SBS #: 946933

**SUMMARY OF ADOPTED  
ORDINANCE NO. 1487.**  
**NOTICE IS HEREBY GIVEN**  
that the City Council of the  
City of Fontana, at a Regular  
Meeting scheduled on  
Wednesday, March 22, 2006,  
in the City Hall Council  
Chambers, 8353 Sierra  
Avenue, adopted Ordinance  
No. 1487, an Ordinance of  
the City of Fontana,  
California, approving Specific  
Plan No. 03-010 (Summer at  
Rosenca 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 92336.  
**AYES:** Mayor Nuaimi,  
Council Members Roberts,  
Rutherford, Scialdone,  
Warren  
**NOES:** None  
**ABSENT:** None  
**CITY COUNCIL OF THE**  
**CITY OF FONTANA**  
Mark N. Nuaimi, Mayor  
Beatrice Watson  
City Clerk  
3/30/06

Helen Jury

**Signature**

# THE SUMMIT AT ROSENA SPECIFIC PLAN

Prepared for:

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Adopted: March 22, 2006

## Authority

The Summit at Rosena Specific Plan has been prepared in accordance with California Government Code Sections 65450 et seq. and Chapter 30, Article II, Division 9 of the City of Fontana Municipal Code (Specific Plans).

I

### AUTHORITY

California Government Code Section 65451 states that a Specific Plan shall include text and graphics that discuss all of the following subjects:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location, and 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 and needed to support the land uses described in the plan.
- Any and all development and design standards, including criteria for conserving, developing, and utilizing natural resources.
- A program of implementation measures including regulations, programs, public works projects, and financing measures to implement all of the above.
- The relationship of the Specific Plan to the General Plan.

In addition, the Specific Plan may address other subjects that, in the judgment of the planning agency, are necessary or desirable for implementation of the General Plan. State law permits a Specific Plan to be prepared, adopted, or amended in the same manner as a General Plan, except that a Specific Plan may be adopted by resolution or by ordinance and may be amended as often as is deemed necessary by the legislative body. State law requires that a Specific Plan and amendments thereto be consistent with the General Plan. Section 30-61 of the Fontana Municipal Code requires Specific Plans to include the following:

- An Introduction including the project description, project location and setting, project summary, and user's guide to the Specific Plan.
- A Summary of the Specific Plan, including a condensed statement of the purpose, scope, and main ideas of the Specific Plan.
- A description of the Planning Framework, including background and project history, purpose, existing and proposed on and off-site land uses, General Plan consistency, and a summary of project amenities exceeding Code requirements.
- A Community Development Plan, including concept and design objectives, land use, circulation plan and road sections, and park and recreation plan.
- Design Guidelines including site planning, architectural styles, design guidelines, landscape plans, pedestrian and bike plans, walls and plans, grading, signage, and lighting.
- A Public Facilities Plan, including water sources and supply, wastewater and sanitary sewer, storm drainage, and public services.
- A description of Specific Plan Implementation, including, phasing, development regulations, general provisions for each land use area, and plan administration.
- An Appendix, including the property ownership, General Plan compliance, plant palette, adopting ordinance, CEQA compliance, authority, and scope.
- Additional information and materials required by the Community Development Director

In response to Government Code and Municipal Code requirements, the Summit at Rosena Specific Plan has been prepared to provide the essential link between the policies of the City of Fontana's General Plan and actual development in the project area. By functioning as a regulatory document, the Specific Plan provides a means of implementing and detailing the City of Fontana's General Plan.

**II****SPECIFIC PLAN USER'S GUIDE**

The Summit at Rosena Specific Plan is organized into nine chapters as follows.

- Chapter 1.0, Introduction, describes the purpose and intent of the Specific Plan, and sets forth the goals and objectives for development of the Summit at Rosena community. The Introduction also includes a description of the location of the Summit at Rosena; its physical setting; and on-site and surrounding General Plan designations, zoning, and land uses. Finally, Chapter 1.0 includes a Project Summary. Thus, Chapter 1.0 meets City of Fontana Specific Plan requirements for the Introduction, Summary, and Planning Framework Sections.
- Chapter 2.0 sets forth the Land Use Plan for the Summit at Rosena. In addition to a land use overview, this chapter identifies the land use types that will be permitted within the community. This chapter fulfills Municipal Code requirements for the land use portion of Community Development.
- Chapter 3.0 delineates the Community Amenities that will be provided as part of the community, including parks, trails, community entries, landscaping, and design guidelines. This chapter fulfills Municipal Code requirements for design guidelines within the Specific Plan.
- Chapter 4.0 outlines the Circulation Plan, including plans for vehicular, pedestrian and bicycle circulation within the community. This chapter fulfills Municipal Code requirements for the circulation plan and road sections portion of Community Development.
- Chapter 5.0 illustrates the storm drain facilities and improvements required for the Summit at Rosena based on the preliminary hydrology calculations undertaken for the community.
- Chapter 6.0, Public Facilities Plan, sets forth plans for water, and sewer, including information on water sources and supply, as well as other public services and utilities.
- Chapter 7.0, Grading, identifies conceptual grading for the community.
- Chapter 8.0, Development Regulations, identifies specific zoning and development standards for the Summit at Rosena. This chapter fulfills Municipal Code requirements for development regulations and general requirements for each land use as part of project Specific Plan Implementation.
- Chapter 9.0 sets forth project Implementation, including phasing and plan administration.

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## 1.0 Introduction

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## Community Vision

The vision of the Summit at Rosena Specific Plan is to establish an amenity-rich, family-oriented community consisting of single-family residential neighborhoods, a mixed-use Activity Center, parks and trails, and a neighborhood elementary school. The Summit at Rosena Specific Plan will maintain a high quality living environment, provide convenient commercial opportunities for the neighborhood, enhance the quality of life for present and future residents of the City of Fontana, and add economic value to the land.



### 1.1

## PURPOSE AND INTENT

The Summit at Rosena Specific Plan represents a comprehensive approach to the planning and development of an amenity-rich, mixed use residential community in North Fontana. The Specific Plan provides detailed text and exhibits describing the proposed community, including:

- Establishing a pattern of residential, recreational, commercial, and institutional land uses to meet the needs of future residents of the community, including provisions for a mix of residential product types and lot sizes.
- Defining a strong package of community amenities (Figure 1.1). Included as part of project development will be:
  - Use of an existing Southern California Edison (SCE) right-of-way as a 20-acre park with a quarter-mile running track, Xeriscape demonstration gardens, and an extensive trail system with six exercise stations;
  - A neighborhood elementary school;
  - A one-acre community recreation center for use by Summit at Rosena residents, featuring an Olympic-size pool, lap pool, spa, weight room, cabana, and barbecue;
  - A 1.75-acre neighborhood-oriented pocket park with two half-court basketball courts and picnic, restroom, and barbecue facilities, connecting the elementary school with Edison Trails Park;
  - Two quarter-acre tot lots, one of which will have restroom facilities;
  - An extensive system of greenways with off-street trails, including a 40-foot wide greenway along Casa Grande Avenue;
  - Landscaped entry monuments with a water feature at the primary entry to the community;
  - Enhanced paving for pedestrian crossings at all major internal intersections; and
  - Additional private recreational facilities within townhouse and garden court planning areas.
- Providing a neo-traditional circulation system, moving traffic within the community along a grid system of local streets, including four roundabouts to slow traffic consistent with adjacent neighborhoods.
- Design guidelines to ensure high quality design of buildings, landscaping, lighting, site grading, and other community features.
- Plans for the provision of water, sewer, drainage, and utility infrastructure to support development of the community.
- Detailed zoning and development regulations for the community.

The Summit at Rosena Specific Plan, when adopted, will serve as both the City's policy statement regarding the development of the proposed community and as a tool to implement the provisions of the Fontana General Plan as it applies to the site, and will constitute the zoning for the community. The Specific Plan's development, performance, and design standards, along with its design guidelines will govern future development of the community. The Specific Plan will ensure consistent and sensitive



Tot Lots



Elementary School



Decorative Lighting



Dog Park

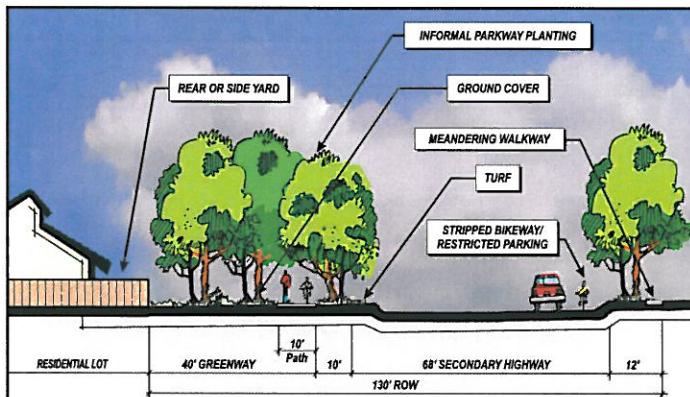


Community Recreation

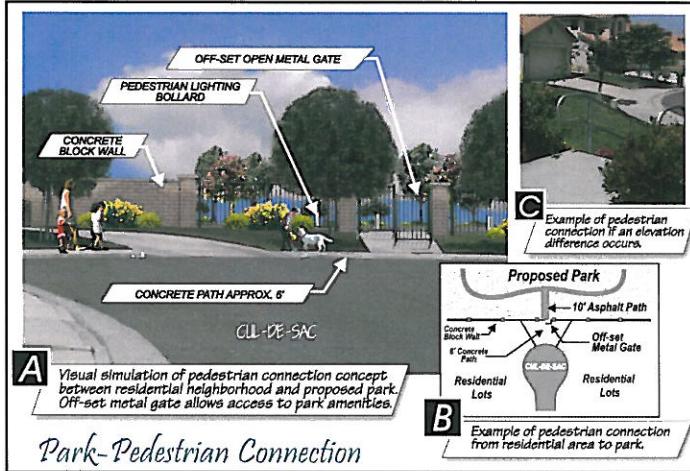


Pocket Park

Figure 1.1 Summary of Community Amenities



Enhanced Greenway



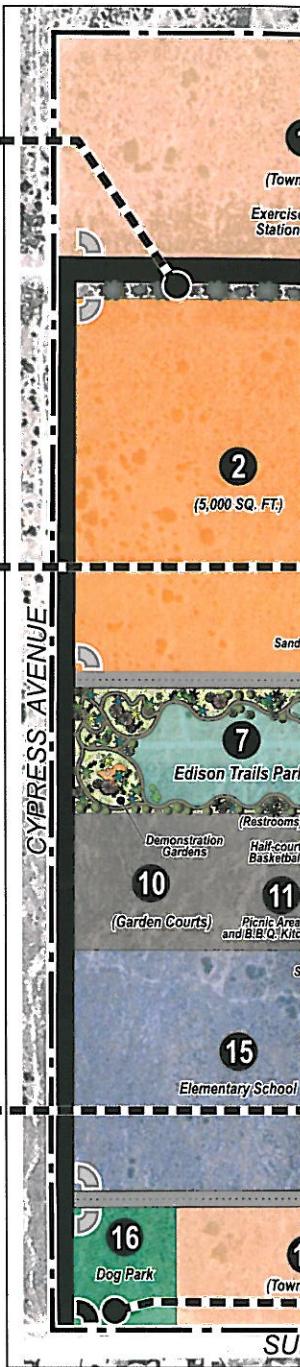
Park-Pedestrian Connection



Legend

- SINGLE FAMILY RESIDENTIAL (10,000 SQ. FT. LOTS)
- SINGLE FAMILY RESIDENTIAL (6,000 SQ. FT. LOTS)
- SINGLE FAMILY RESIDENTIAL (5,000 SQ. FT. LOTS)
- SINGLE FAMILY RESIDENTIAL (4,000 SQ. FT. LOTS)

- SINGLE FAMILY RESIDENTIAL (TOWNHOUSE)
- SINGLE FAMILY RESIDENTIAL (GARDEN COURTS)
- ACTIVITY CENTER (GARDEN COURTS/COMMERCIAL)
- SCHOOL



## Specific Plan

land use, landscape design, architectural treatment, logical development phasing, and adequate and efficient provision of public services over the life of the development.

The purpose of the Summit at Rosena Specific Plan is to focus development of the approximately 180-acre community in a manner that benefits community residents, the general public, and the City of Fontana. The Specific Plan achieves this goal by ensuring quality development, including a strong package of community amenities. The development regulations contained in the Specific Plan address the unique characteristics of the site and surrounding properties, as well as the needs of future residents of the community and City. The Specific Plan is intended to foster a more innovative and desirable community than could be achieved through conventional zoning and development standards.

## 1.2 PROJECT GOALS AND OBJECTIVES

### 1.2.1 *Overall Goal*

The Summit at Rosena Specific Plan is intended to respond to the public demand for a variety of residential product types and lot sizes within an amenity-rich planned community setting, maintaining a high design quality, providing extensive recreational opportunities and open space areas, establishing compatible neighborhood commercial facilities, facilitating efficient vehicular circulation flow within the project area, and converting existing site conditions such as the SCE right-of-way with its large transmission tower and high voltage lines into community assets.

These goals are the framework upon which the Specific Plan is constructed. The success of this Specific Plan depends, in large part, upon its ability to respond to and adequately meet these goals.

When implemented, the project will prove an attractive, safe, and economically viable addition to the City of Fontana.

To further define this overall goal statement, individual goals and objectives are provided below. The goals and objectives, by definition, are broad in scope. The detailed standards, guidelines, and policies that will serve to implement the goals and objectives are found in the individual chapters that comprise this Specific Plan.

### 1.2.2 *Community Amenity and Design Goal and Objectives*

#### Goal:

Provide a strong package of recreational and design amenities to encourage outdoor activities, create visual interest and diversity, and ensure a high quality of harmonious community design.

#### Objectives:

- Creation of an identifiable “sense of place” by capitalizing on the opportunity to create a central open space with recreational facilities by converting the SCE right-of-way into a community asset.
- Provision of an elementary school site.
- Provision of a range of recreational amenities, including trails, picnic area/tot lots, open play fields, swimming pools, and ball courts.

## Specific Plan

- Establishment of a visually attractive development through consistent application of architectural and landscape standards/guidelines that will create a high quality residential lifestyle and supporting neighborhood retail and services.
- Provision of desirable pedestrian connections between residential neighborhoods, parks, the neighborhood school, and neighborhood-level commercial opportunities that serve residents' daily needs (e.g., drug store, day care center, dry cleaners, hair salon, etc.).
- Establishment of a complementary streetscape program to create community identity through landscaping, lighting standards, and project signage.
- Establishment of a palette of compatible residential and commercial architectural designs that will provide a visually attractive environment.
- Provision of attractive project entry monumentation that creates a sense of arrival within the site.
- Capitalizing on potential views of the central open space area and the San Gabriel Mountains.

### *1.2.3 Land Use Goal and Objectives*

#### Goal:

To provide a high quality, well-planned mixture of residential, commercial, and open space uses.

#### Residential Objectives:

- Meeting anticipated public demand by providing single-family housing with a variety of lot sizes along with attached housing products that are marketable in the west valley area of San Bernardino County.
- Provision of high quality housing that will attract a broad spectrum of buyers, including attractive housing that will provide "move-up" opportunities for area residents.
- Establishment of residential neighborhoods that are identifiable by their mix of compatible architectural styles and location within the community, with safe and convenient pedestrian, bicycle, and vehicular access to the central open space area as well as to commercial opportunities.

#### Commercial Objectives:

- Establishment of neighborhood retail and service uses (e.g., drug store, day care, personal services, etc.) to serve the needs of nearby residents.
- Provision of a variety of sales tax-generating uses.

#### Open Space Objectives:

- Establishment of an open space area as a central visual and recreational feature of the community, converting the existing SCE right-of-way into a vibrant community asset.
- Provision of an extensive system of greenways and pathways providing desirable pedestrian access throughout the community, connecting residential neighborhoods with the local elementary school, central open space area, park facilities, and mixed-use activity center.

#### *1.2.4 Circulation Goal and Objectives*

Goal:

To provide for safe and efficient vehicular, pedestrian, and bicycle movement within the Summit at Rosena community.

Objectives:

- Provision of a system of local roadways within the community that is capable of safely moving vehicles within the community and to exterior arterial roadways without congestion.
- Reduction of the need to rely on automobile travel through the provision of safe and convenient pedestrian and bicycle connections between residential neighborhoods, the central open space area, local elementary school, neighborhood parks, and the mixed-use activity area.

#### *1.2.5 Infrastructure Goal and Objectives*

Goal:

To provide adequate utility and drainage infrastructure to serve the needs of the uses within the Specific Plan area.

Objectives:

- Provision of the water, sewer, electrical, and natural gas utility systems needed to support build out of the Summit at Rosena community.
- Provision of adequate stormwater drainage capacity to protect residents and businesses.
- Provision of high-speed Internet connection capability to all residences and businesses within the community.

#### *1.2.6 Project Implementation Goal and Objectives*

Goal:

To provide a clear and comprehensive program for implementation of the development proposed by the Specific Plan.

Objectives:

- Correlation between the land development and the installation of water, sewer, electrical, and natural gas utility systems, and project open space and amenities in a manner that is economically feasible and that ensures adequate service to residents and businesses within the community.
- Establishment of environmental performance standards for the community that minimize its impacts of the environment.
- Ensuring the ongoing maintenance of project open space and landscaped areas.
- Provision of clear and comprehensive development regulations and design guidelines that will result in a high quality community consistent with Specific Plan goals and objectives.
- Provision of a clear program for review of development proposals within individual neighborhoods and the mixed-use Activity Center.

## 1.3

## PROJECT LOCATION AND EXISTING LOCAL LAND USES

1.3.1 *Location*

The Summit at Rosena is located in the northern portion of the City of Fontana, southeast of Interstate 15 (I-15) within the northwest quadrant of the intersection of Summit Avenue and Sierra Avenue. The Summit at Rosena is bisected by an SCE right-of-way, which runs in an east-west direction through the project site. A Metropolitan Water District (MWD) right-of-way is located in the northern portion of the site and also follows an east-west route. The community encompasses 179.8 acres of land (Figure 1.2).

1.3.2 *Existing Setting*

Much of the site for the Summit at Rosena is undisturbed and covered with native grass and dense brush. Man-made features on the site include the following.

The 330-foot wide SCE right-of-way runs from east to west through the center of the site, including one transmission tower, 500 kV lines, and a maintenance vehicle access road within the community.

- The 100-foot wide MWD right-of-way runs from east to west in the northern portion of the property. A 10-foot diameter water line is buried underground within this right-of-way.
- A few dirt roadways; some associated with the SCE or MWD rights-of-way and others no longer in use.
- Scattered debris and dumped refuse (e.g., furniture, tires).

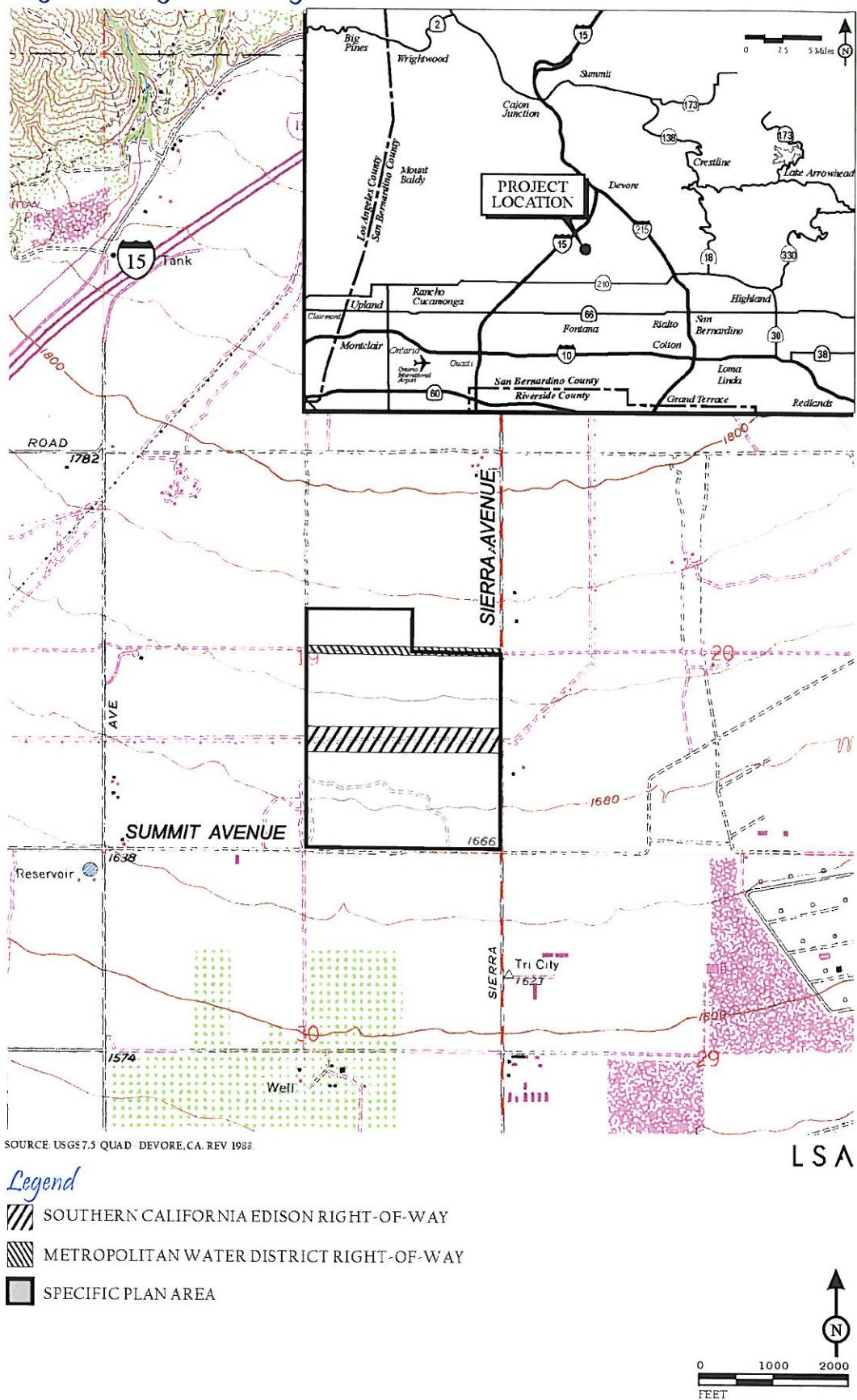
Existing uses located to the south of the project site include residential uses and a golf course within the Sierra Lakes Specific Plan. Two single-family residential dwellings occur to the east and northeast of the project site along Sierra Avenue. There is a single-family residential development to the northeast, beyond Sierra Avenue. The SCE transmission towers that pass through the site continue to the west and northeast through adjacent lands. Similarly, MWD's right-of-way continues both to the west and east of the project site. To the southeast of the site on the east side of Sierra Avenue is an existing area of industrial development (Figure 1.3).

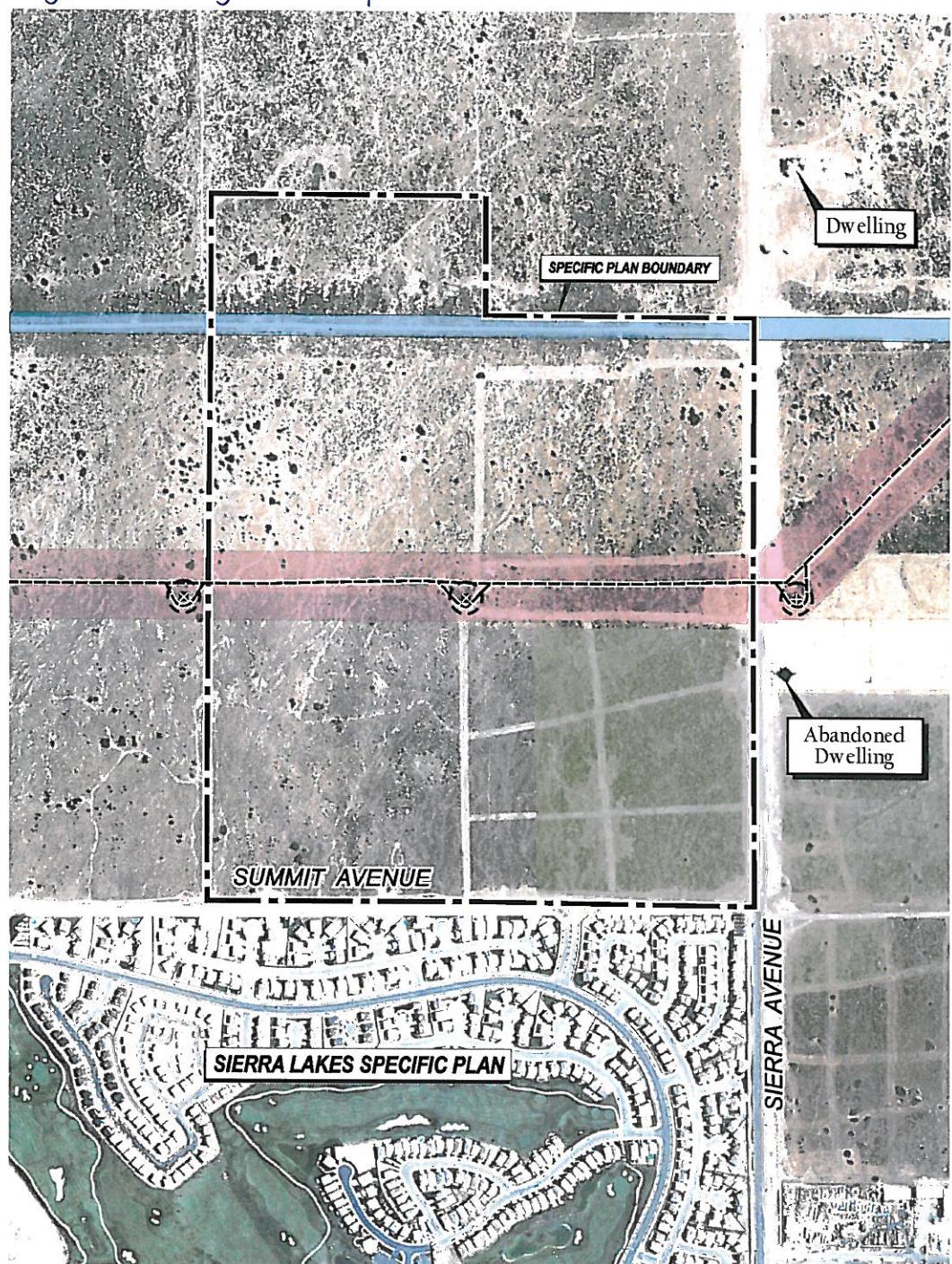
1.3.3 *Existing General Plan and Zoning Designations*

## General Plan:

The majority of the project site has been designated R-PC (Residential Planned Community, 3.0 to 6.4 dwelling units per adjusted gross acre) by the Fontana General Plan. A designation of P-UC (Public Utilities Corridor) coincides with the SCE right-of-way. The General Plan designation to the north, south, and west of the project site is R-PC. A portion of the land to the south is designated P-R, which corresponds with the Sierra Lakes golf course use. The General Plan designation to the east of the project site across Sierra Avenue is primarily RMU. A designation of Local Activity Center occurs at the intersection of Sierra and Summit Avenues, surrounded by an area of C-G immediately adjacent to the Local Activity Center on the east side of Sierra Avenue. Figure 1.4 depicts both the on-site and adjacent General Plan designations.

Figure 1.2 Regional and Project Location

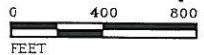


◆ *Figure 1.3 Existing Area Development*

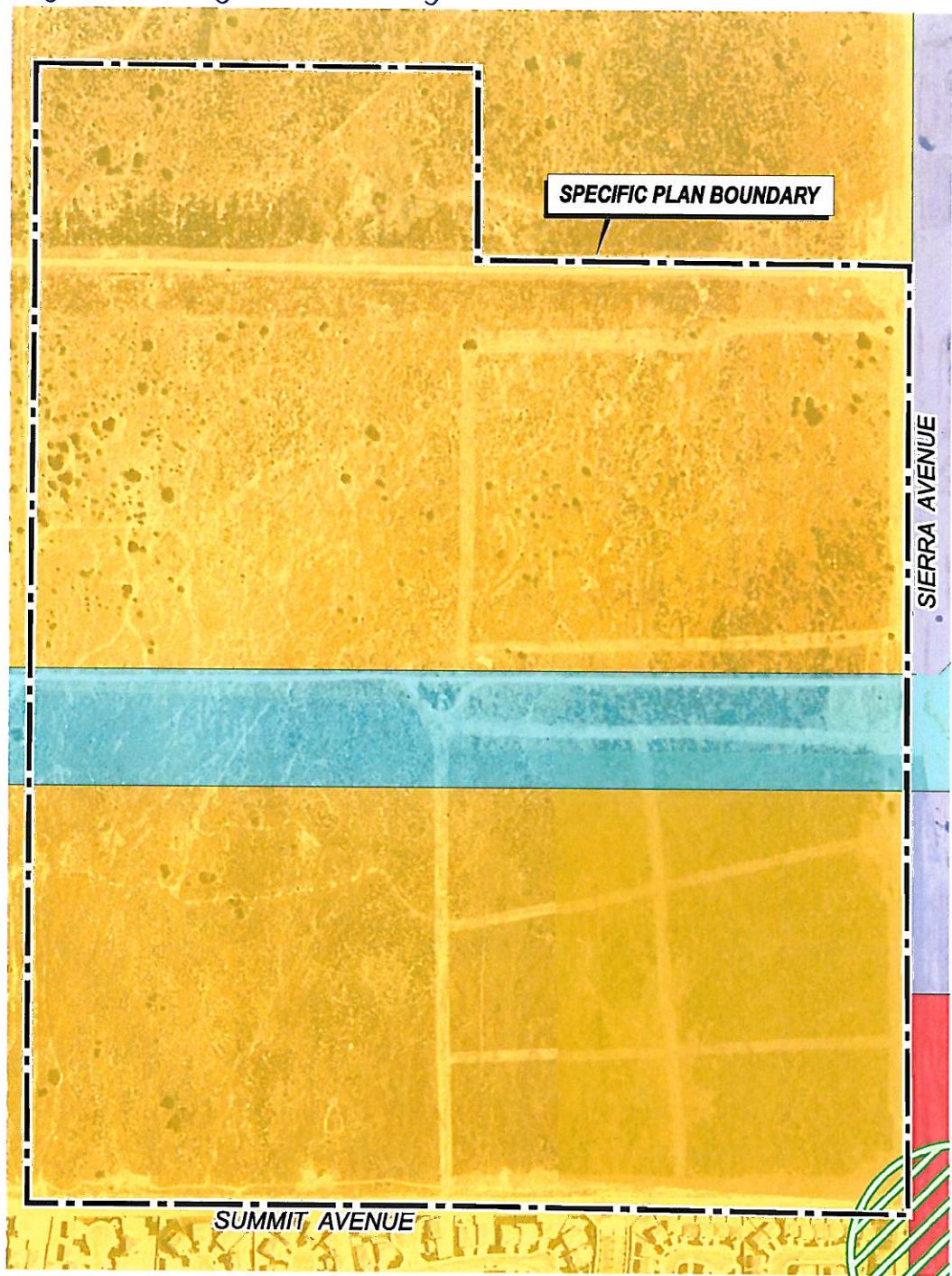
BASE MAP SOURCE: Eagle Aerial, 2001.

*Legend*

- EDISON TRANSMISSION TOWERS
- SOUTHERN CALIFORNIA EDISON MAINTENANCE ROAD
- SOUTHERN CALIFORNIA EDISON  
RIGHT-OF-WAY
- METROPOLITAN WATER DISTRICT  
RIGHT-OF-WAY

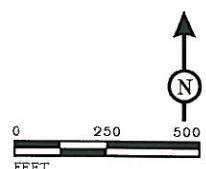


◆ *Figure 1.4 Existing General Plan Designations*



*Legend*

- [Yellow square] RESIDENTIAL PLANNED COMMUNITY (R-PC 3 0 - 6.4 du/ac)
- [Red square] COMMERCIAL GENERAL (C-G)
- [Purple square] REGIONAL MIXED USE (RMU)
- [Light Blue square] PUBLIC UTILITY CORRIDOR (P-UC)
- [Green and Red striped square] LOCAL ACTIVITY CENTER



## Zoning:

The Summit at Rosena is currently designated as R-PC on the City's Zoning Map. The SCE right-of-way, which bisects the project site and continues both to the east and west, is designated as Public Facility. The land immediately south of the project site is zoned "Specific Plan #16 Sierra Lakes." East of the project site are various designations including C-2 and M-1. Figure 1.5 illustrates the current zoning on and adjacent to the project site.

## 1.4

## PROJECT USE SUMMARY

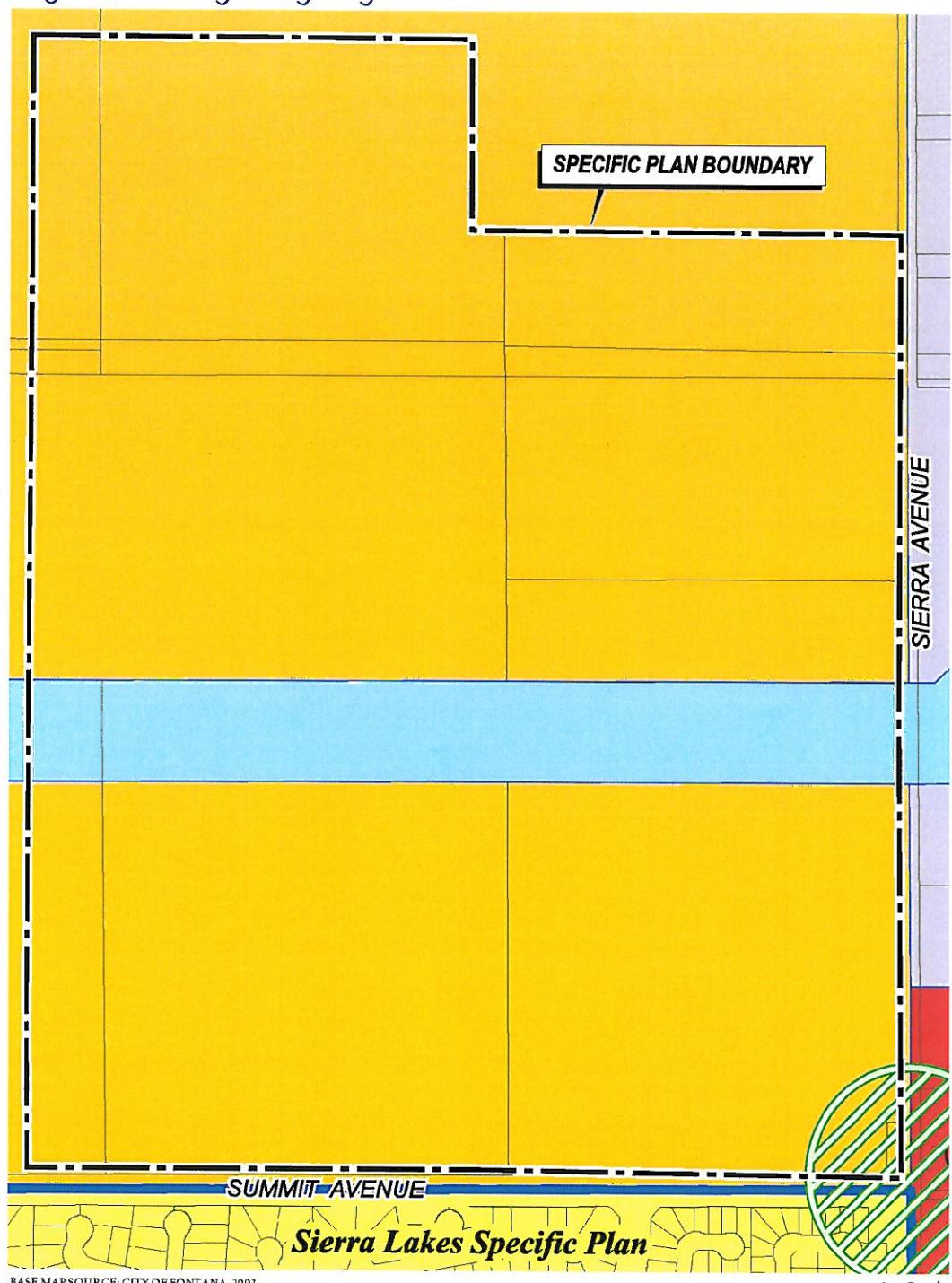
The Summit at Rosena encompasses approximately 179.8 acres. The community will include single-family dwellings with a range of lot sizes, a mixed-use Activity Center featuring both attached dwellings and neighborhood retail and service uses in a compatible layout, an elementary school, and open space areas providing both passive and active recreational uses.

At build out, the summit at Rosena will accommodate up to 856 dwelling units of various sizes and types. Based on 149.4 adjusted gross acres, a density of 5.73 dwelling units per adjusted gross acre is proposed. A variety of housing types will provide options for a broad cross-section of residents. These housing types will include single-family detached homes within neighborhoods whose lots range from an average of 4,000 square feet to a minimum of 10,000 square feet. High quality attached residential units are proposed adjacent to the local elementary school and within the mixed-use Activity Center. Table 1.A provides the corresponding number of acres and the maximum number of dwelling units under each residential type.

Table 1.A - Specific Plan Land Use

Land Use	Acres	Dwelling Units
Residential	126.65	
Townhouse		347
Garden Courts		190
Single-Family Residential		
SFR 4,000		97
SFR 5,000		98
SFR 6,000		75
SFR 10,000		49
Commercial		
Neighborhood Retail and Services (within Activity Center)	1.00	
Open Space		
Edison Trails Park (within SCE right-of-way)	20.00	
Pocket Park	1.75	
Dog Park	2.00	
Tot Lots	0.50	
Greenways (1.40 miles)	4.50	
Other Community Features		
Elementary School	12.00	
Dedications for Secondary/Arterial Roadways <sup>1</sup>	10.40	
	<i>TOTAL<sup>1</sup></i>	179.80
<i>Less the park within SCE right-of-way and dedications for secondary/arterial highways.</i>	30.4	
<i>ADJUSTED GROSS ACREAGE</i>	149.4	856

<sup>1</sup> Represents dedications Casa Grande, Cypress, and Sierra Avenues, including approximately 6 acres within the MWD right of way that will be primarily used for Casa Grande Avenue.

◆ *Figure 1.5 Existing Zoning Designations*

## Specific Plan

The 20-acre Edison Trails Park, running through the center of the community, will offer a pleasant visual amenity for the project and a primarily passive-use recreational area, with over a mile of meandering walking/bike paths, six exercise stations, landscaping, Xeriscape demonstration gardens, and parking. A 1.75-acre (net) pocket park will connect recreational facilities within the school site to Edison Trails Park. A covered picnic area, barbecue facilities, two half court basketball courts, and restroom facilities will be provided within the pocket park. Two quarter-acre tot lots will be also be provided. Edison Trails Park, the pocket park, and tot lots will be open to the public. A one-acre private community recreation center will be established for use by Summit at Rosena residents. It will include an Olympic-size pool, lap pool, spa, weight room, cabana, and barbecue facilities. Private recreation facilities will also be provided for townhouse and garden court planning areas.

The Summit at Rosena is conveniently located near major arterial streets, including Summit Avenue along the southerly community boundary and Sierra Avenue along the community's eastern boundary. Arterial roadways are planned along the westerly boundary of the community (Citrus Avenue and along the MWD right-of-way (Casa Grande Avenue). The Summit at Rosena's local street system has been designed in a neo-traditional manner to provide safe and efficient access within and through the community via local streets, including connections to the perimeter arterial roadway system.

The Summit at Rosena will provide a wide variety of amenities to create a pleasant, functional, and unique community. As more fully described in the various chapters of this document, the Summit at Rosena will provide a variety of housing types including single-family residences of different lot sizes and attached residences within a mixed-use environment. This mixed-use environment creates an Activity Center, which provides for neighborhood retail (e.g., drug store) and service needs (e.g., day care center) integrated with high quality attached housing.

The Summit at Rosena features a large open space park with passive uses such as walking/biking trails and other supporting uses such as a playground and tot lot. Greenways that link neighborhoods and other community features will facilitate pedestrian and bicycle circulation. The design guidelines and standards of the Summit at Rosena Specific Plan will foster high quality design by encouraging that residential products exhibit a variety of compatible layouts, garage orientations, a mix of one- and two-story building elements to reduce building bulk, and a complementary palette of building and roofing materials and colors. The Activity Center concept is designed with a pedestrian emphasis and is to include public gathering areas such as courtyards with amenities such as landscaping, site furniture, and public art. Together, these amenities will create a desirable community that will be an asset for the City of Fontana.

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## 2.0 Land Use

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## Land Use Concept

The Summit at Rosena will consist of a mixture of residential product types with up to 856 single-family detached and attached dwelling units. It will support neighborhood commercial uses in a mixed-use setting, an elementary school/park, and open space recreational uses to create a high-quality community catering to families seeking move-up housing and an outdoor lifestyle.



2.1

## LAND USE OVERVIEW

The Summit at Rosena will consist of a mixture of residential product types with up to 856 single-family detached and attached dwelling units<sup>1</sup>, supporting neighborhood commercial, an elementary school, and open space recreational uses to create a high quality community catering to families seeking move-up housing and an outdoor lifestyle (Figure 2.1). Public recreational facilities—including a 20-acre central park featuring more than a mile of trails; a quarter-mile running track; a 1.75-acre pocket park with picnic and barbecue facilities, half-court basketball courts, and restroom facilities; two quarter-acre tot lots; a private community recreation center featuring an Olympic-size pool, lap pool, weight room, cabana, and barbecue facilities; and a neighborhood elementary school facility—will enhance the community. In addition, approximately 1.4 miles of trails will be provided, connecting residential neighborhoods to the central park area, school, and activity center. These recreational facilities (other than the community recreational center) will be accessible to the general public. A commercial area will be developed as part of a mixed-use Activity Center, providing retail and service uses (e.g., drug store, day care, and personal services) to serve the needs of nearby residents.

Infrastructure improvements will include:

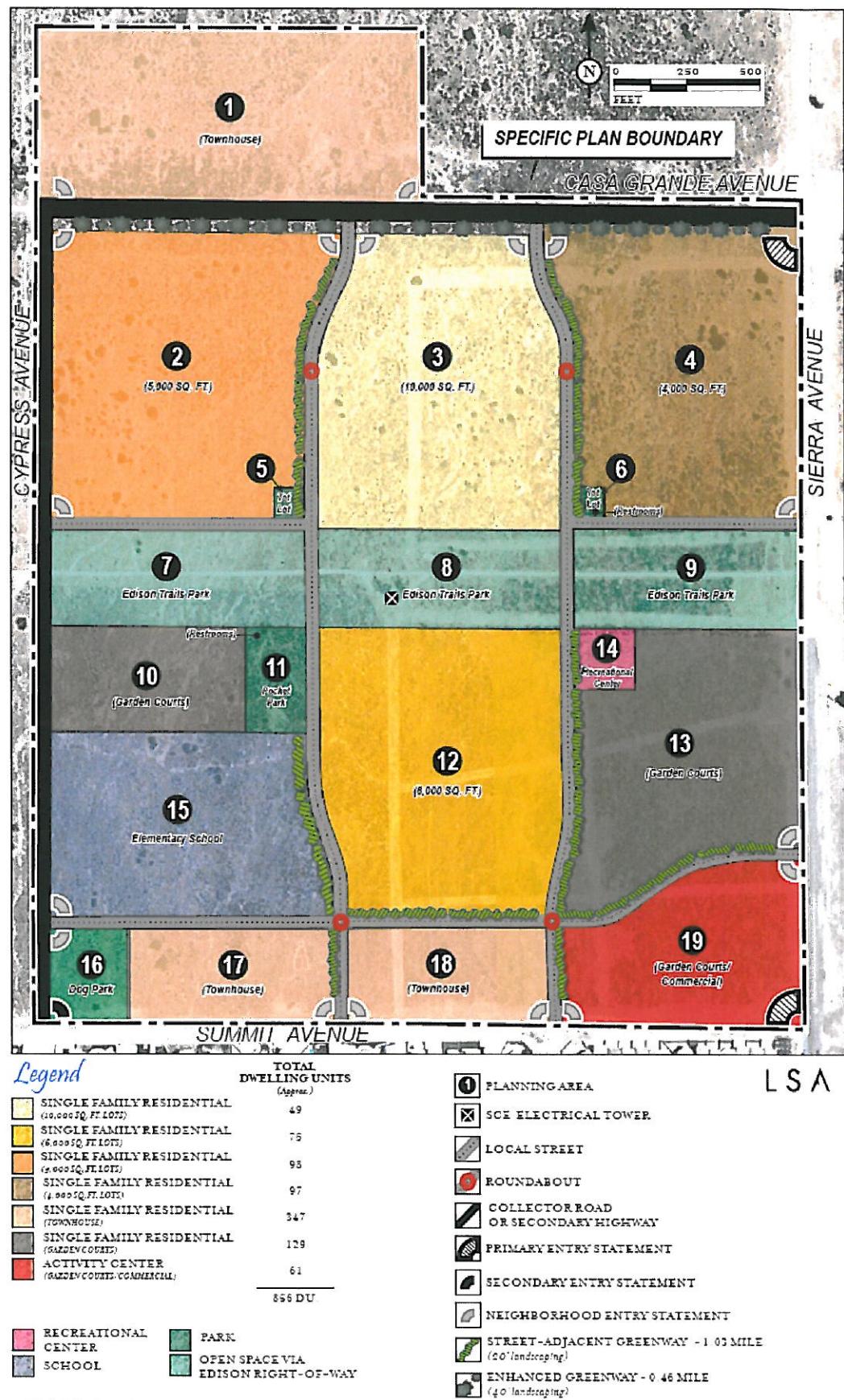
- Improvements to Casa Grande Avenue and Cypress Avenue adjacent to the community, including construction of Casa Grande and Cypress, along with landscaping, street lighting and sidewalk installation;
- Construction of landscaping, street lighting and sidewalks along Sierra and Summit Avenues; and
- Installation of water, sewer, drainage and utility systems, including provision of access to high-speed Internet connections for residents and businesses within the community.

Single-family housing opportunities will be provided with a range of lot sizes, including neighborhoods with lot sizes averaging 4,000 to a minimum of 10,000 square feet. In addition, attached residential units and garden courts are proposed to cater to those who prefer this style of housing. The Summit at Rosena Specific Plan emphasizes housing with a mix of compatible architectural styles to provide diversity and high quality, an open space recreational amenity, and convenient access to the neighborhood commercial uses within the Activity Center. Elements of the project such as streetscape and entry monument signs create a harmonious, consistent character throughout.

The Specific Plan's commercial objectives include establishing neighborhood retail and service uses (e.g., drug store and personal services such as day care) that meet the needs of nearby residential uses and increase the choice of retail and service uses for local consumers. Commercial development within the Specific Plan area adds jobs to the local economy and generates sales tax revenue.

<sup>1</sup> Should, following a good faith effort on the part of the school district and developer, the Fontana Unified School District not close escrow on the proposed school site within seven years of the effective date of the ordinance adopting this Specific Plan, the 12 acres within that site may be developed with single-family detached dwelling units with a minimum lot size of 10,000 square feet, increasing the build out of the Summit at Rosena to 898 dwelling units. The tract map will be processed per standard City procedures.

Figure 2.1 Land Use Plan



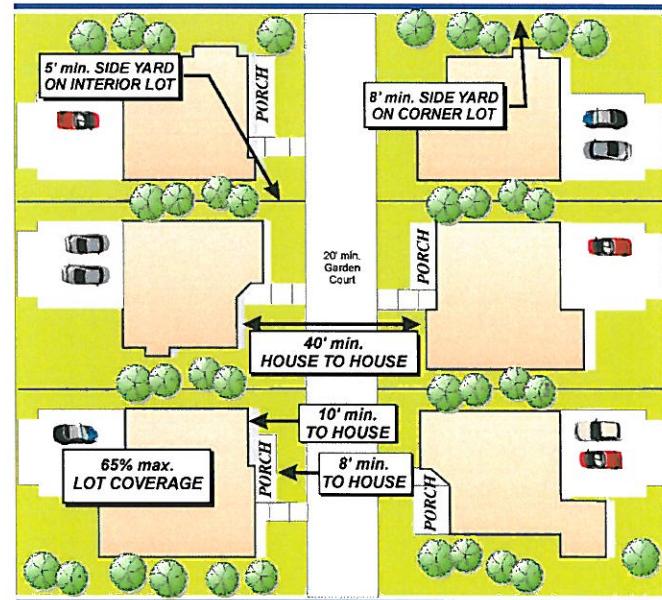
The Summit at Rosena is designed to create a unique identity through its open space amenities, which include active and passive recreational facilities, meandering walking/biking trails, and a local elementary school. By laying out land uses appropriately, views of the central open space amenity and San Gabriel Mountains are emphasized. The Specific Plan's architectural and landscape standards and guidelines will also produce a quality development that is pleasing to residents, commercial patrons, and the citizens of Fontana (for details, see Chapter 3.0 – Community Amenities and Design Guidelines).

## 2.2 LAND USE TYPES

### 2.2.1 Residential

The Summit at Rosena Specific Plan proposes single-family residential neighborhoods and attached housing, encompassing up to 856 residential dwelling units. The following residential types are included:

- **Single-Family Residential (10,000):** Homes on large lots (minimum 10,000 square feet) will be developed within the center of the community in Planning Area 3. Up to 49 units of this type will be developed.
- **Single-Family Residential (6,000):** Planning Area 12, located north in the center of the community south of Edison Trails park, will consist of a neighborhood of homes on lots averaging 6,000 square feet. A total of 75 dwelling units of this product type will be provided.
- **Single-Family Residential (5,000):** A neighborhood with lots averaging 5,000 square feet will be provided in Planning Area 2 in the northwestern portion of the community. Up to 98 dwelling units of the product type will be provided.
- **Single-Family Residential (4,000):** Planning Area 4 is envisioned as a neighborhood with lot sizes each averaging 4,000 square feet. Up to 97 dwelling units of this product type will be developed.
- **Garden Courts:** Garden courts consisting of single-family detached housing products will be provided in Planning Area 10, adjacent to the neighborhood elementary school, Edison

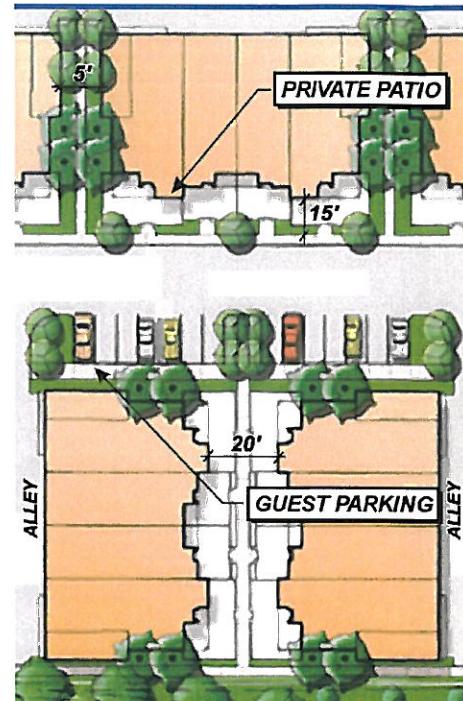


Conceptual layout of Garden Courts.

Trails Park, and pocket park; Planning Area 13 adjacent to Edison Trails Park and the mixed-use Activity Center, and within the Activity Center. Up to 190 garden court units will be provided at a density of up to 10 dwelling units per acre.

## Specific Plan

- **Townhouse:** Attached single-family residences will be provided in Planning Area 1 north of Casa Grande Avenue and Planning Areas 17 and 18. A total of up to 347 townhouse units will be provided and a maximum density of 16 dwelling units per acre.



Conceptual Townhouse layout.

### 2.2.2 Commercial

Neighborhood commercial uses will be conveniently located in conjunction with attached residential uses in the Activity Center (Planning Area 19). Neighborhood commercial uses are envisioned to provide retail, service, and convenience uses within a pedestrian-oriented neighborhood center designed to meet the daily needs of the immediate community. Up to 20,000 square feet of commercial uses will be provided. Pedestrian links via greenways between the neighborhood commercial area of the Activity Center and the adjacent single-family residential areas will facilitate access to neighborhood-serving uses.

### 2.2.3 Elementary School

The Fontana Unified School District has indicated the need to establish an elementary school within the Summit at Rosena to serve students living within the community and areas to be west. In response, a 13.1-gross acre site with 12 net usable acres (Planning Area 15) has been reserved for the school. The elementary school site will be connected to the community's central open space via an adjacent 1.75-acre pocket park.

Should the District choose not to purchase the site or, following good faith negotiations with the developer, fail to close escrow within seven years of the effective date of ordinance adopting this Specific Plan, the master developer will provide written notice to the City, and the 12-acre Planning Area may then be developed with a maximum of 39 single-family dwellings on minimum 10,000 square foot lots. If residential development ultimately occurs within Planning Area 15, the total development yield of the Summit at Rosena may be increased to 898 dwelling units.

### 2.2.4 Open Space and Recreation

To provide additional open space and recreational amenities to Summit at Rosena residents and the community at large, the existing SCE right-of-way through the center of the community will be converted into a 20-acre park, which will become the aesthetic focal point of the community. The park will feature 13.5 acres of landscaping and open play areas, over a mile of meandering walking/bike trails with six exercise stations, a quarter-mile running track, and Xeriscape demonstration gardens. In addition to the central park area, a 1.75-acre (net) pocket park will be provided linking the elementary school to the central open space. The pocket park will provide picnic

## Specific Plan

tables, benches, barbecues, two half-court basketball courts, and restroom facilities. Two quarter-acre tot lots will be also be provided, one of which will have restroom facilities. A 2.0-acre dog park will be provided in the southwestern portion of the community. Approximately 1.4 miles of trails will be provided within the Summit at Rosena in addition to the trails within the central open space area. These trails will consist of a combination of greenways and street-adjacent greenways, including an enhanced, 40-foot wide greenway along Casa Grande Avenue. In addition to these facilities, which will be accessible to the public, a 1.0-acre private community recreation center for use by Summit at Rosena residents will be developed. The community recreation center will feature an Olympic-size pool, lap pool, spa, weight room, cabana, and barbecue facilities.

Details regarding the open space design and park facilities can be found in Chapter 3.0, Community Amenities and Design Guidelines. Provisions regarding open space maintenance can be found in Chapter 9.0, Implementation.

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### 3.0 Community Amenities and Design Guidelines

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## Quality Design

Good design is an important component of the value and livability of neighborhoods. The Summit at Rosena will comprise a distinctive collection of residential neighborhoods, each defined by a mix of architectural styles.



# 3.0 Community Amenities and Design Guidelines

## 3.1 INTRODUCTION

The Summit at Rosena will be an amenity-rich community. In addition to the conversion of an existing Southern California Edison right-of-way into a 20-acre park, the community will also provide a 1.75-acre (net) neighborhood pocket park, a 2.0-acre dog park, two quarter-acre tot lots, a community recreational center/pool complex, approximately 1.4 miles of street-adjacent greenways, landscaped entry statements with water features at the primary entries into the community, and a school site. To complement these amenities, design guidelines for project landscaping and streetscapes, as well as guidelines for architectural design are presented in this chapter to ensure high quality development throughout the Summit at Rosena.

### 3.1.1 Community Design Concepts

Communitywide design elements, including landscaping, greenways, streetlights, and neighborhood signage will promote a sense of place and identity for the community. While residential neighborhoods will each have an individual identity and the community will display a variety of residential lot sizes and building architecture, elements of community design—including signage, lighting, landscaping, and site amenities—will be used to create a unifying identify for the community as a whole. Variations in the scale of design elements, such as walls, signage and streetscapes will be employed to establish hierarchies of land use and to identify different neighborhoods.

An Early California theme will provide a unifying element for the community and will be reflected in buildings, landscaping, signage, and streetscapes. Theme walls, signage, and landscaping, combined with water features at key locations, will constitute a framework of community and neighborhood entry elements that will be organized in a hierarchy from the primary community entry at the intersection of Summit and Sierra Avenues to major entries along these routes, secondary entries from Cypress and Casa Grande Avenues, and entries to individual neighborhoods.

### 3.1.2 Purpose of Design Guidelines

A comprehensive framework of design guidelines has been developed to ensure the successful integration of individual neighborhoods into a cohesive community. These guidelines address common design elements that will be provided throughout the community to provide a unifying theme, as well as the design elements that will be used to promote a distinct identity to individual neighborhoods within the community. These guidelines define the fundamental techniques that builders will use to achieve community objectives and ensure the City of Fontana and future project residents that development of the Summit at Rosena will achieve design excellence.

The design guidelines contained in this chapter establish basic provisions for residential and commercial architecture, as well as for site planning, landscaping, on-site walls and fences, outdoor mechanical equipment, lighting, and street furniture. They are intended to guide and inform to the same extent that they may restrict or require. The provisions of this chapter have been prepared to assist, inspire, and direct outstanding design solutions by encouraging creativity in site planning and architectural, landscape design.

The design guidelines contained in this chapter are intended to allow design latitude and flexibility, while ensuring that the value of property within and adjacent to the project will be enhanced through careful design control. Variation within the context of these guidelines is encouraged. Projects in which nearly identical buildings line the streets without variation are not acceptable and will not be approved. Design within the Summit at Rosena should clearly reflect the “place making” techniques described in this chapter.

### 3.2

## PARKS AND RECREATIONAL FACILITIES

To provide open space and recreation to Summit at Rosena residents and the community at large, the existing SCE right-of-way through the center of the community will be converted into a park, which will become the aesthetic focal point of the community. In addition to the central park area, a 1.25-acre (net) pocket park will be provided linking an elementary school to the central open space.

### *3.2.1 Edison Trails Park (Southern California Edison Right-of-Way)*

A 20-acre park will be located in the central portion of the community within the existing SCE right-of-way (Figure 3.1). This park will provide 13.5 acres of landscaping and open play areas, a quarter-mile running track, more than a mile of meandering 8-foot wide walking/biking trails with six exercise stations, Xeriscape demonstration gardens, and public parking. Edison Trails Park will be open to the public.

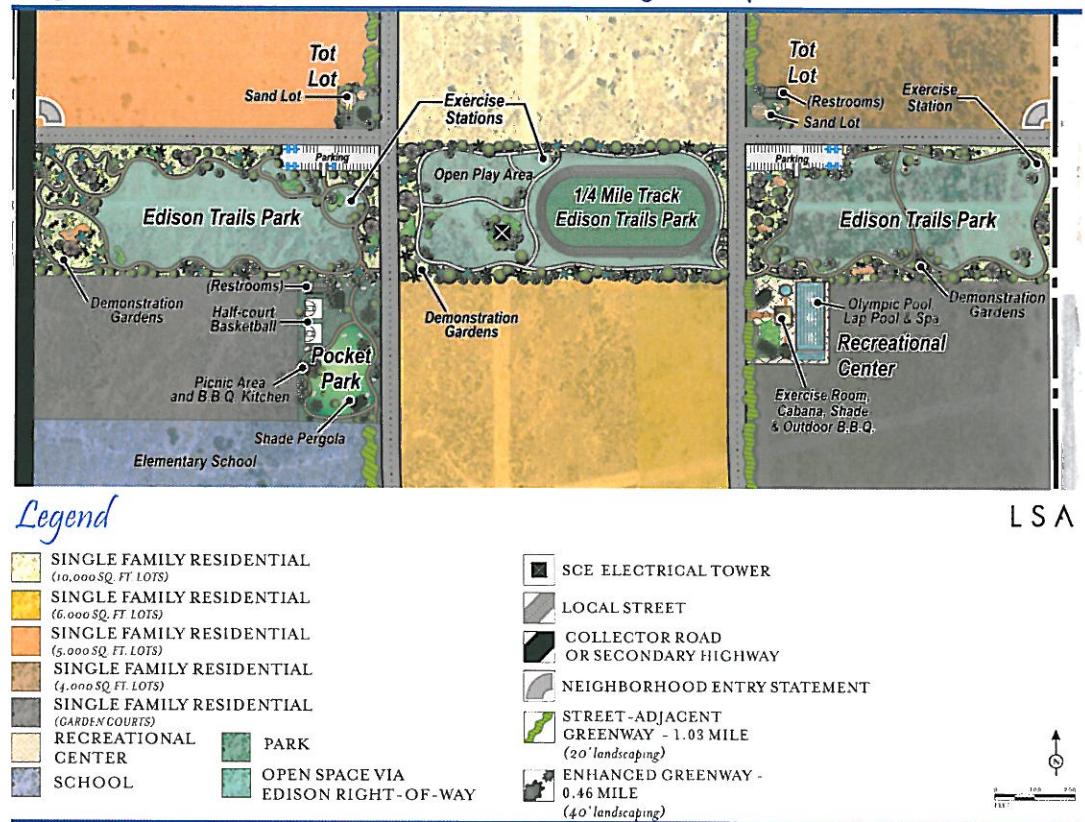
Along the southern edge of the park, groupings of landscape materials (which are designed to be non-view-obscuring in order to facilitate safety and security), pedestrian lighting bollards, and site furnishings such as benches will create inviting pedestrian entries into the park. Pedestrian access from north of the park will also be facilitated by landscaped trail connections featuring pedestrian lighting bollards that will be located near pedestrian crosswalks. Visual screening will be provided along Sierra Avenue to provide a pleasant streetscape.

A license agreement for use of the SCE right-of-way within the Summit at Rosena Specific Plan shall be entered into prior to recordation of the first tract map within the Summit at Rosena. Should the license agreement be cancelled by SCE prior to completion of Edison Trails Park, the developer of the Specific Plan shall provide community amenities within the Specific Plan area in addition to those required by the Specific Plan or pay fees to the City for offsite amenities with a value equivalent to that of any portions of Edison Trails Park yet to be constructed.

### *3.2.2 Neighborhood Pocket Park*

A 1.75-acre (net) neighborhood park will be provided, connecting the school site and the 20-acre central open space area (Figure 3.1). Within the neighborhood park will be picnic tables and barbecues, two half-court basketball courts, restroom facilities, walkways, and decorative lighting. The neighborhood pocket park will be open to the public.

Figure 3.1 Edison Trails Park and Pocket Park Design Concept



### 3.2.3 Tot Lots

Two quarter-acre tot lots will be provided, north of Edison Trail Park (Figure 3.1). The easterly of the two tot lots will be provide restroom facilities. The tot lots will be open to the public.

### 3.2.4 Community Recreation Center

A one-acre community recreation center will be provided along the south side of Edison Trails Park (Figure 3.1). This will be a private facility for use by Summit at Rosena residents, and will feature an Olympic-size pool, lap pool, spa, weight room, cabana, and barbecue facilities.

### 3.2.5 Dog Park

A two-acre dog park will be provided in the southwestern portion of the community. This facility will consist of open turf areas, trees, walking paths, and benches. It will be fenced. The dog park will be accessible to the public.

### 3.2.6 Recreation within Attached Residential and Garden Court Neighborhoods

In addition to the park and recreation facilities described above and the trails system described in the following section, single-family attached and garden court residential neighborhoods will be provided with private open space and recreational facilities for the use by neighborhood residents.

Specific standards for the provision of such recreational facilities are set forth in Section 8.8.6 of the Summit at Rosena Specific Plan and will be implemented as follows.

Planning Area 1 will be developed with a maximum of 227 townhouse units on approximately 17.7 acres. This Planning Area will be provided with a pool/spa facility and four of the following:

- Large open lawn area suitable for informal play;
- Enclosed tot lot with multiple play equipment;
- Barbecue facility equipped with grill, picnic benches, etc.;
- Court facilities (e.g., tennis, volleyball, basketball);
- Jogging/walking trails with exercise stations; or
- Enclosed gym with exercise equipment.

Planning Area 10 will consist of a maximum of 42 garden court units on approximately acres. Planning Area 10 will be directly accessible to Edison Trails Park and the Pocket Park., and will be provided with two public art (production) pieces.

Planning Area 13 will consist of a maximum of 105 garden court units on approximately 14 acres. This Planning Area will be developed at a lower density than that which the City's zoning ordinance would normally require amenities to be provided. However, this Planning Area will provide four of the following:

- Large open lawn area suitable for informal play;
- Pool/spa facility;
- Enclosed tot lot with multiple play equipment;
- Barbecue facility equipped with grill, picnic benches, etc.;
- Court facilities (e.g., tennis, volleyball, basketball);
- Jogging/walking trails with exercise stations; or
- Enclosed gym with exercise equipment.

Planning Area 17 will be developed with a maximum of 64 townhouse units on approximately 5.1 acres. This Planning Area will provide a pool/spa facility and three of the following:

- Large open lawn area suitable for informal play;
- Enclosed tot lot with multiple play equipment;
- Barbecue facility equipped with grill, picnic benches, etc.;
- Court facilities (e.g., tennis, volleyball, basketball);
- Jogging/walking trails with exercise stations; or
- Enclosed gym with exercise equipment.

Planning Area 18 will be developed with a maximum of 56 townhouse units on approximately 5.1 acres. This Planning Area will provide a pool/spa facility and three of the following:

- Large open lawn area suitable for informal play;
- Enclosed tot lot with multiple play equipment;
- Barbecue facility equipped with grill, picnic benches, etc.;

- Court facilities (e.g., tennis, volleyball, basketball);
- Jogging/walking trails with exercise stations; or
- Enclosed gym with exercise equipment.

Planning Area 19 encompasses the community's Activity center, within which a maximum of 43 garden court units will be developed. This Planning Area will provide three of the following:

- Large open lawn area suitable for informal play;
- Pool and/or spa;
- Enclosed tot lot with multiple play equipment;
- Barbecue facility equipped with grill, picnic benches, etc.;
- Court facilities (e.g., tennis, volleyball, basketball);
- Jogging/walking trails with exercise stations; or
- Enclosed gym with exercise equipment.

### 3.3

## PEDESTRIAN CONNECTIONS, GREENWAYS AND SIDEWALKS

### *3.3.1 Pedestrian Connections to Edison Trails Park*

Pedestrian access to the park from the adjacent residential area to the south will be facilitated by specially designed pedestrian connections that feature offset metal gates from the end of residential cul-de-sacs to allow pedestrian and bicycle access to the park at several locations, while preventing vehicular access (Figure 3.2).

### *3.3.2 Greenways*

A path system of street-adjacent greenways will be provided to link residential neighborhoods to the school site, parks and recreational areas, Activity Center, and other major areas within the community. The location of these trails is shown in Figure 2.1. Street-adjacent greenways will consist of an enhanced parkway adjacent to streets, providing an additional 20 feet of landscaping and path beyond the standard 10-foot wide right-of-way (Figures 3.3 and 3.4). Within the greenway, an 8-foot pedestrian path will be provided. An enhanced greenway will be provided along the south side of Casa Grande Avenue, providing 40 feet of landscaping in addition to the standard right-of-way. An 8-foot pedestrian path and three exercise stations will be provided within this enhanced right-of-way (Figure 3.5).

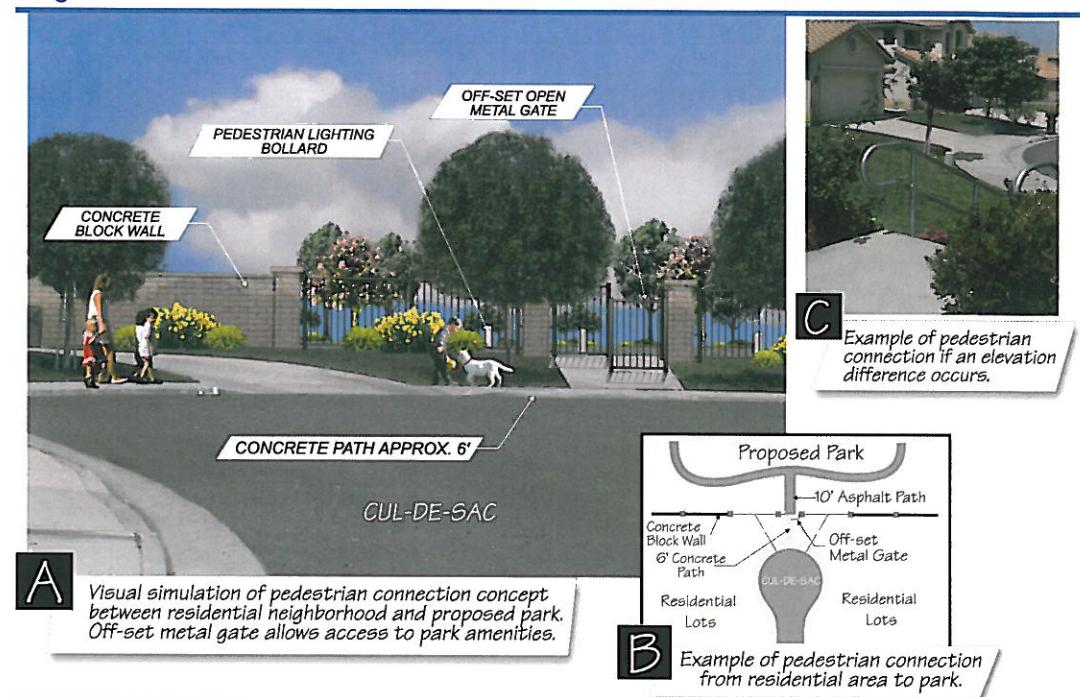
Where feasible, cul-de-sacs will be designed to terminate at greenways, providing convenient access from adjacent residential neighborhoods to the greenway system (Figure 3.6).

### *3.3.3 Sidewalks and Enhanced Street Crossings*

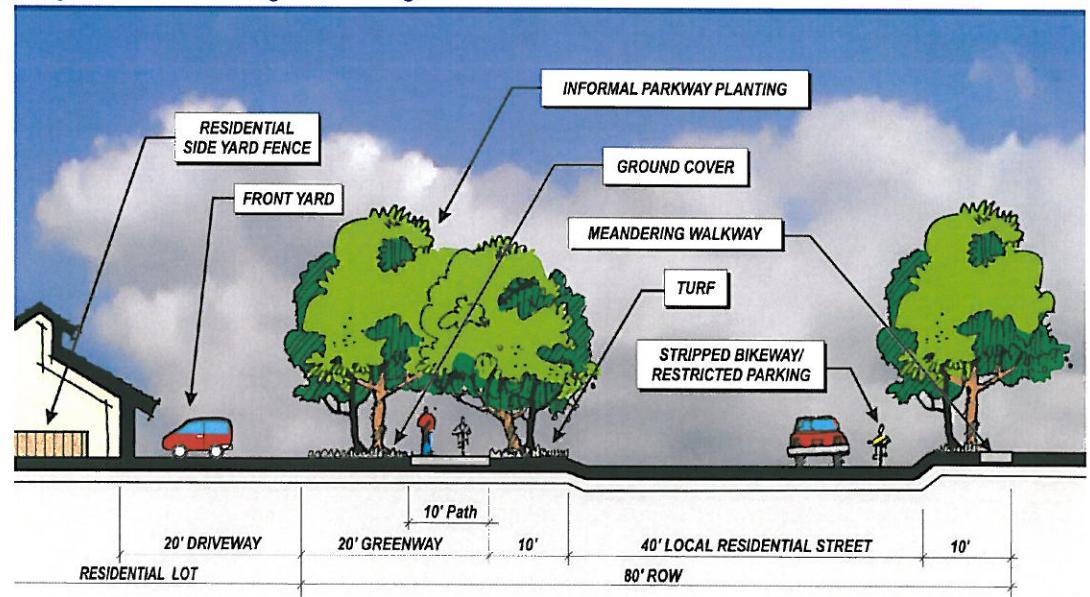
Sidewalks will be provided along all streets except where greenways are provided. All sidewalks will be constructed per City of Fontana standards with a minimum width of six feet. In addition, decorative paving will be provided at all internal intersections within the community.

## Specific Plan

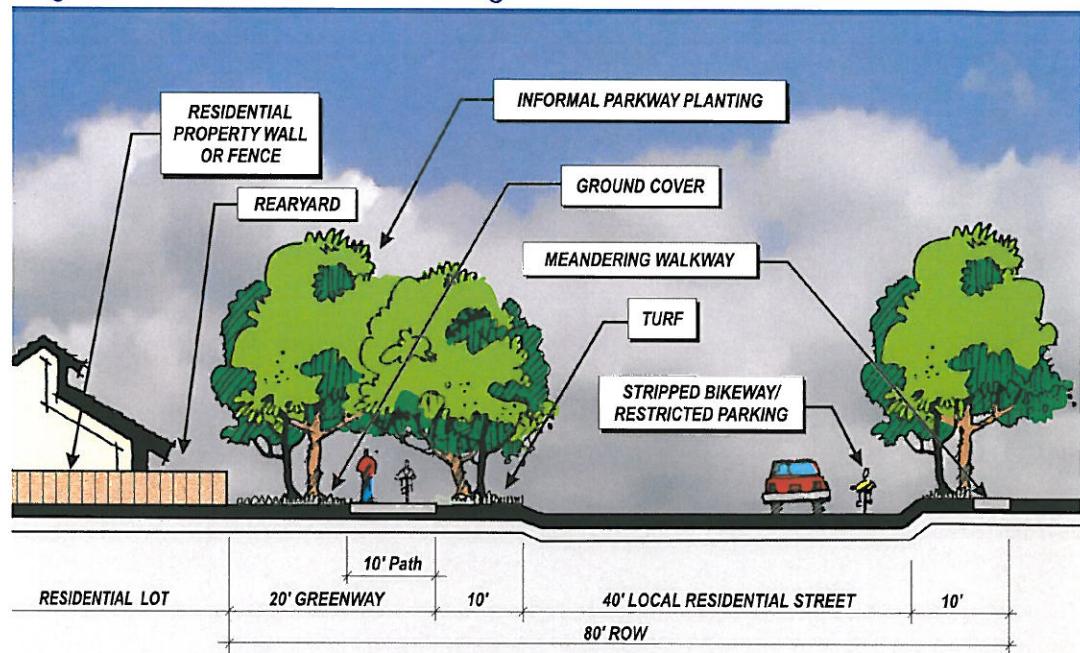
◆ Figure 3.2 Park-Pedestrian Connection



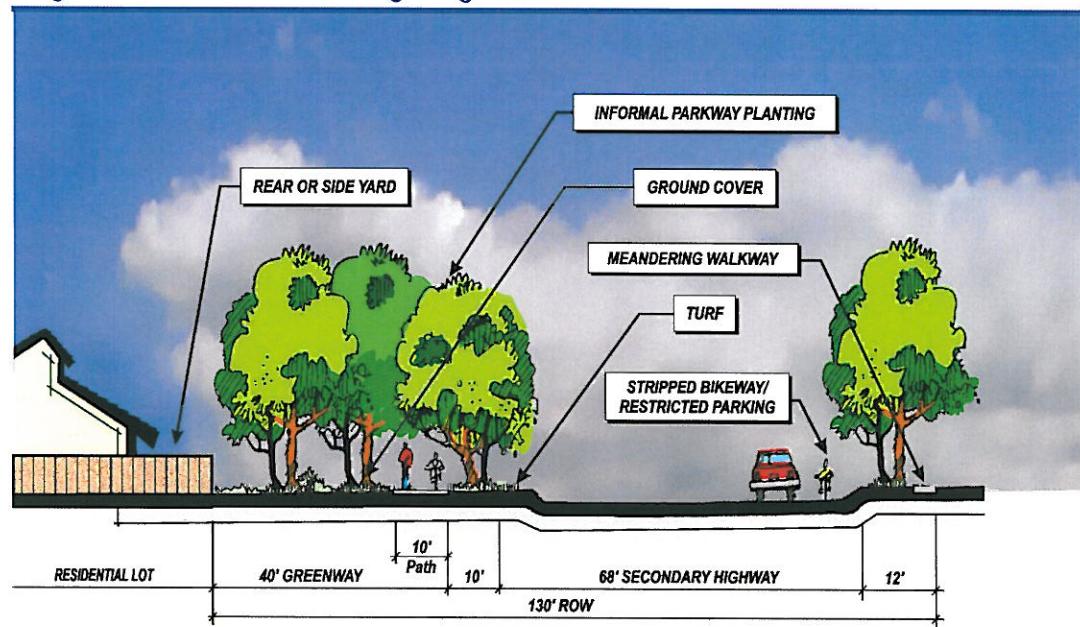
◆ Figure 3.3 Frontage Greenway



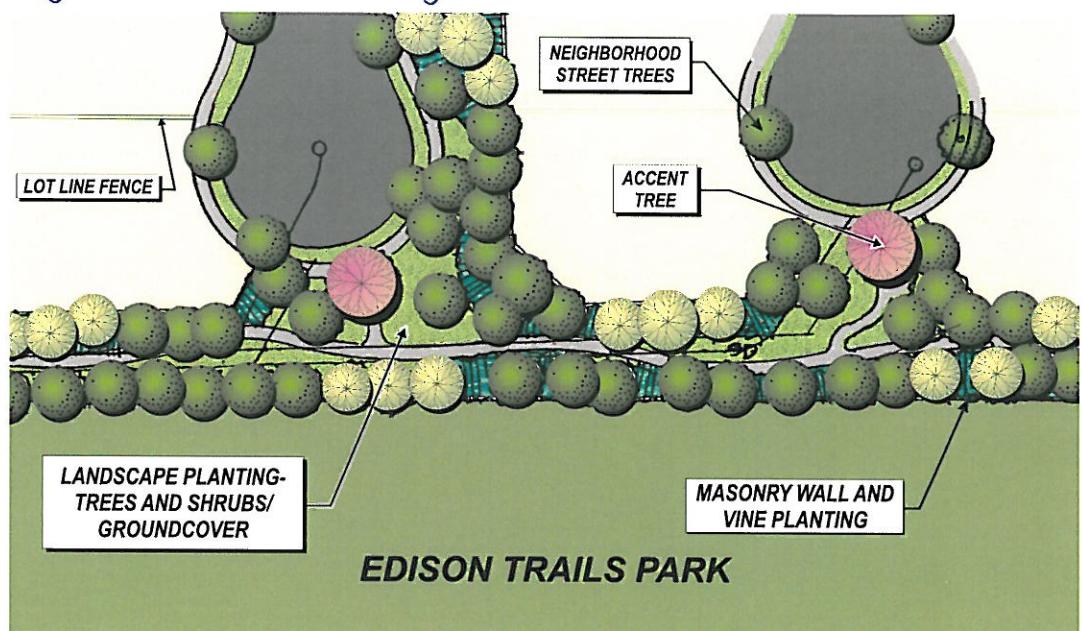
◆ Figure 3.4 Side/Rear Yard Greenway



◆ Figure 3.5 Enhanced Greenway along Casa Grande Avenue



◆ *Figure 3.6 Edison Trails Park Edge Condition*



### 3.4

## COMMUNITY ENTRY STATEMENTS

Entry statements provide residents and visitors with their first impression of the community. The Summit at Rosena's entry treatments have been designed to convey a distinct sense of arrival and express the community's design quality. The Summit at Rosena will feature three types of landscaped community entry statements to establish a hierarchy of entries, and foster an overall unifying sense of identity for the community. The plant species identified under the following entry statement concepts should be the emphasized plant materials; however, for variety and interest, other complementary species may be added. Figure 3.7 shows the locations of community entries.

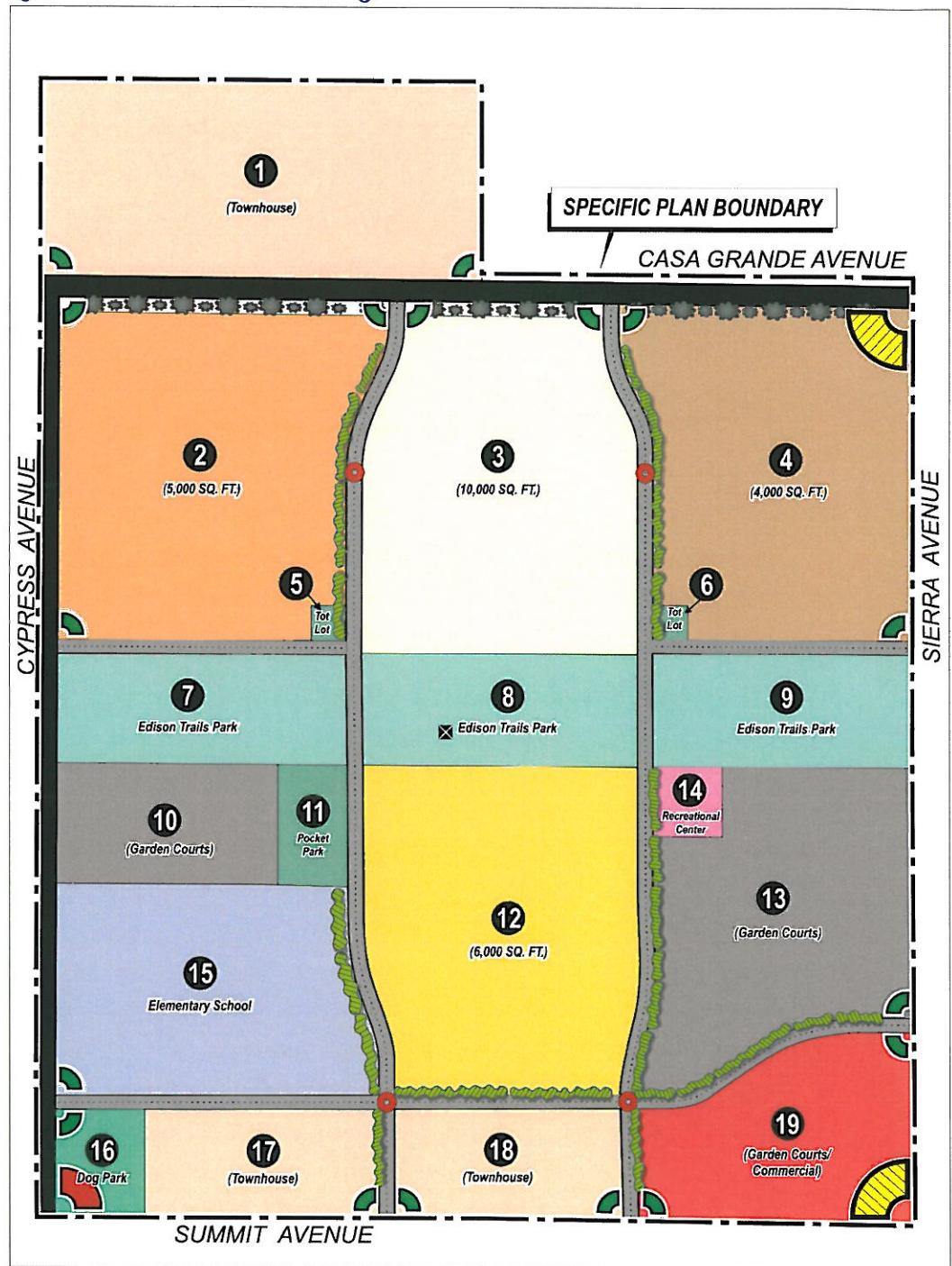
### 3.4.1 Primary Community Entries

The primary community entries will be located along Sierra Avenue at its intersections with Summit Avenue and Casa Grande Avenue. The entry will consist of a monument sign wall, landscaping, and a water feature, as illustrated in Figure 3.8. The water feature will be designed with sufficient flow so as to make the flow of water easily seen by motorists on Sierra and Summit Avenues.

These entry statements will be designed using elements from the following list:

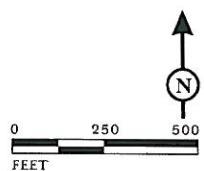
- Permitted species of trees:
  - *Phoenix canariensis* (Canary Island Date Palm).
  - *Schinus molle* (California pepper).
  - *Citrus* (Valencia orange).

Figure 3.7 Locations of Community Entries

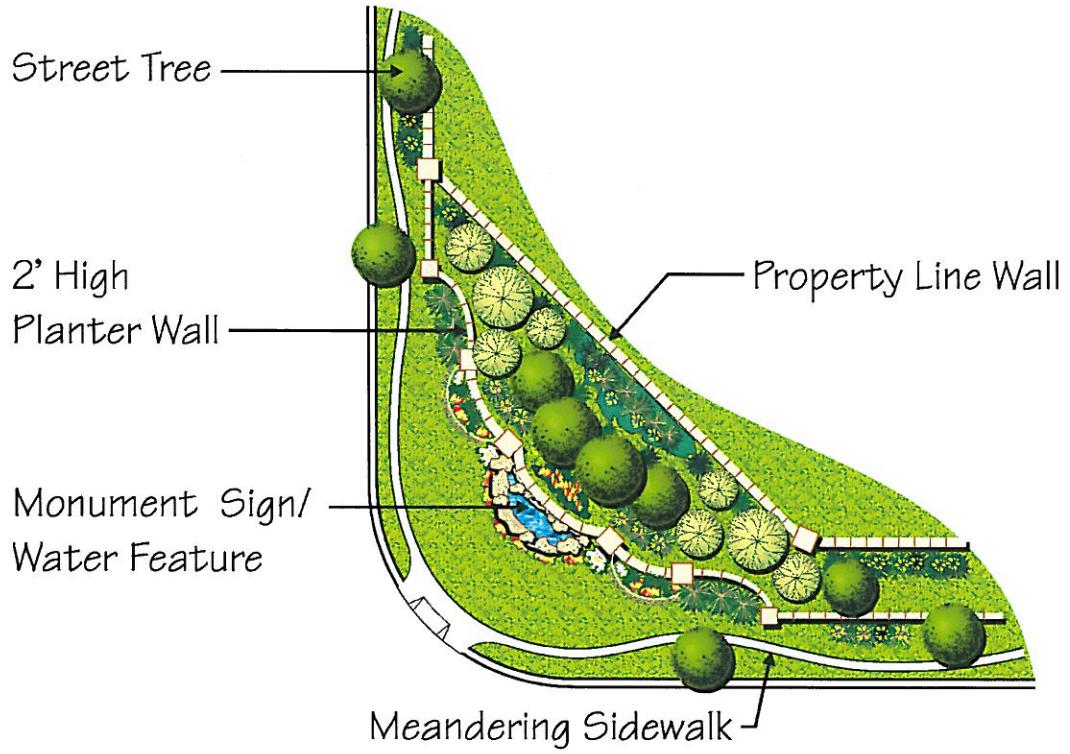


## Legend

COLLECTOR ROAD OR SECONDARY HIGHWAY	STREET-ADJACENT GREENWAY - 1.03 MILE (20' landscaping)
LOCAL STREET	ENHANCED GREENWAY - 0.46 MILE (40' landscaping)
PRIMARY ENTRY STATEMENT	
SECONDARY ENTRY STATEMENT	
NEIGHBORHOOD ENTRY STATEMENT	
ROUNABOUT	



◆ *Figure 3.8 Primary Community Entries*



## Specific Plan

- Permitted species of shrubs, accent plants, and groundcovers:
  - *Phormium*, *Xylosma congestum* (Shiny xylosma), *Rosmarinus officinalis* (Rosemary), *Lavandula augustifolia* 'Hidcote' (Lavender), *Hemerocallis* (Daylily), *Diites* (Fortnight lily, African iris, Butterfly iris), *Agapanthus* (Lily of the Nile), *Gazania* 'Mitsuwa Orange' (Gazania), *Bougainvillea*, *Lantana* 'Spreading Sunset' (Lantana).
- Decorative screen wall:
  - Permitted materials include split-face block, cobble, concrete, or masonry.
  - Maximum wall height: 42 inches.
  - Permitted to be placed within parking setback area, consistent with any City sight distance criteria.
- Entry signage:
  - Permitted to be a wall sign placed on the entry's decorative screen wall or a freestanding monument sign if placed consistent with any City sight distance criteria.
  - Permitted base materials for freestanding monument signs include split-face block, cobble, concrete, or masonry in a design that is complimentary to the decorative screen wall, if applicable.
  - Permitted lettering types include individually mounted channel letters or letters pre-cast into the sign background.
  - The use of plastic materials shall be prohibited as entry signage.
  - Sign text shall be as permitted in Section 8.7 of Chapter 8.0 – Development Regulations.
  - External lighting of the entry sign is permitted.

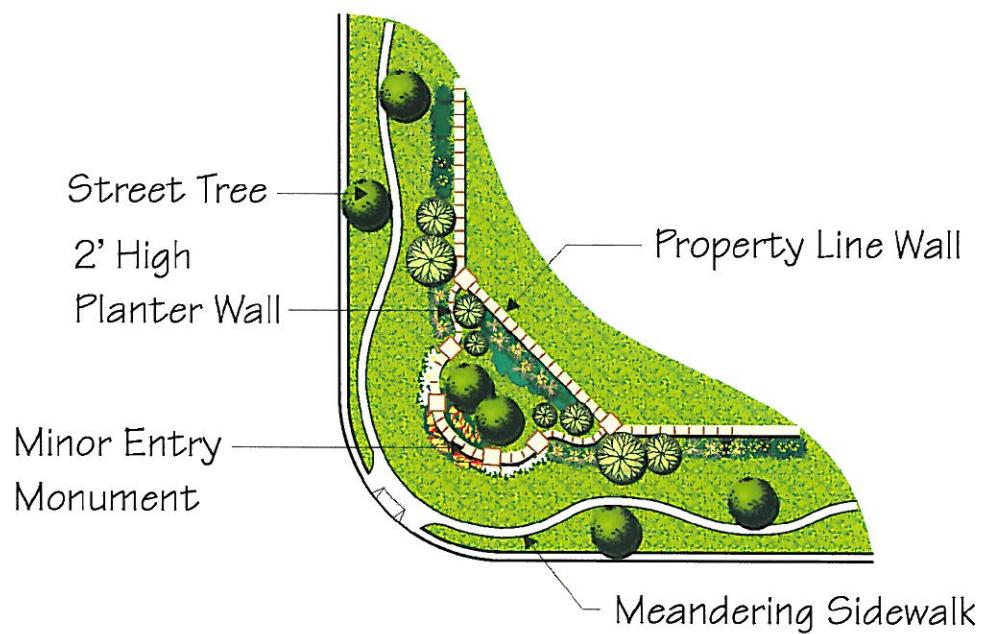
### 3.4.2 Secondary Community Entries

Secondary community entries will be located at the intersection of Summit Avenue and Cypress Avenue. This entry will consist of a monument sign wall and landscaping, as illustrated in Figure 3.9.

These entry statements will be designed using elements from the following list:

- Permitted species of trees:
  - *Magnolia grandiflora* 'Russet' (Russet Southern Magnolia).
- Permitted species of shrubs, accent plants, and groundcovers:
  - *Lavandula augustifolia* 'Hidcote' (Lavender), *Hemerocallis* (Daylily), *Diites* (Fortnight Lily, African Iris, Butterfly Iris), *Gazania* 'Mitsuwa Orange' (Gazania), *Lantana* 'Spreading Sunset' (Lantana).
- Decorative screen wall:
  - Permitted materials include split-face block, cobble, concrete, or masonry.
  - Materials and colors must be complementary to those selected for Activity Center Entries.
  - Maximum wall height: 6 feet.

Figure 3.9 Secondary Community Entries

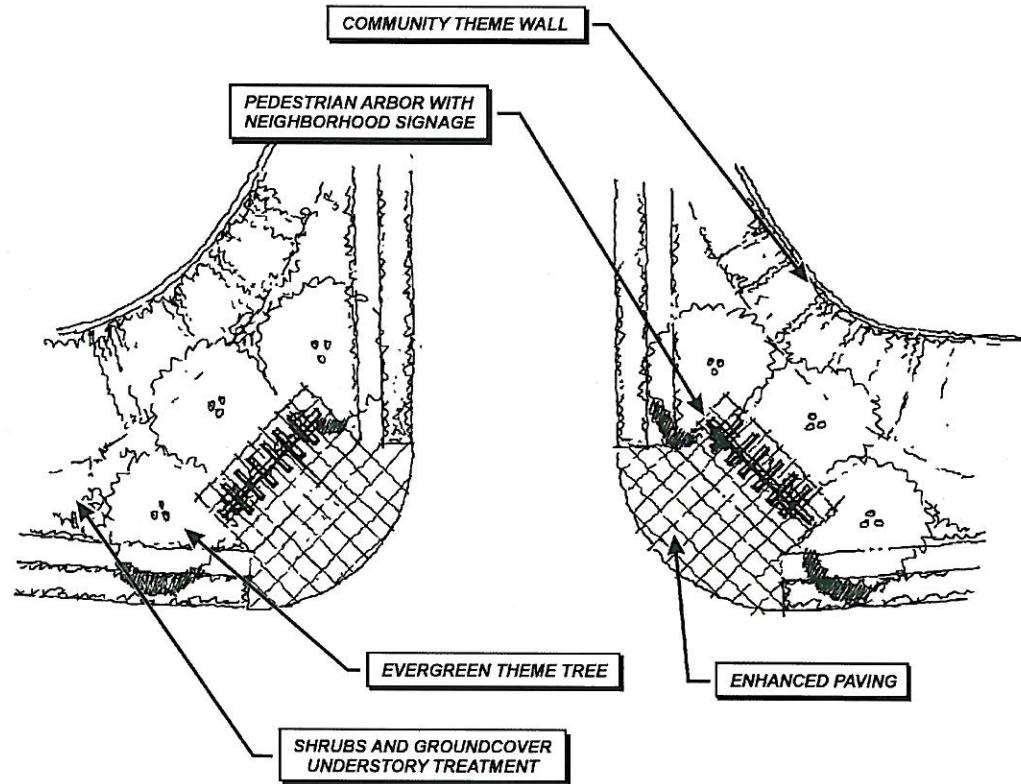


- Entry Signage:
  - Permitted to be a wall sign placed on the entry's decorative screen wall.
  - Permitted lettering types include individually mounted channel letters or letters pre-cast into the sign background.
  - The use of plastic materials shall be prohibited as entry signage.
  - Sign text shall be as permitted in Section 8.7 of Chapter 8.0 – Development Regulations.
  - External lighting of the entry sign is permitted.

### 3.4.3 Neighborhood Entries

Neighborhood entries will be provided at each of the roadway intersections along Sierra Avenue, Summit Avenue, Casa Grande Avenue, and Cypress Avenue where a primary or secondary entry monument is not otherwise provided. An additional neighborhood entry will be provided along Casa Grande at the southeast corner of Planning Area 1. Entry monuments for neighborhoods will be located in a landscaped area and set back a minimum of 5 feet from the sidewalk. A project monument will be provided on a low wall (maximum 4 feet) of split-face block, cobble, concrete, or masonry. The primary tree at neighborhood entries will be *Jacaranda mimosifolia*. See Figure 3.10.

Figure 3.10 Neighborhood Entries



## 3.5

## SCHOOL SITE

The Fontana Unified School District has determined that an elementary school is needed to serve the Summit at Rosena and adjacent residential lands to the west. An elementary school is thus proposed for Planning Area 15. It is intended that the school be connected to the community's central open space via an adjacent 1.75-acre (net) pocket park.

- The design of school facilities should be compatible with the community's early California design theme, including building materials, colors and landscaping.
- The design of the school facility should take advantage of the trails system within the Summit at Rosena to provide safe routes to school, while also providing safe routes for students residing to the west of the Summit at Rosena.
- School entry landscaping and signage should be compatible with the provisions of the Summit at Rosena Specific Plan.

## 3.6

## LANDSCAPE AND STREETSCAPE DESIGN

*3.6.1 Introduction*

Landscaping within the Summit at Rosena will play an important role in establishing and reinforcing the desirability of the Summit at Rosena community. Landscaping within the Summit at Rosena will provide a distinct community identity.

Landscape development within the Summit at Rosena will be guided by the design standards and guidelines set forth in this chapter to enhance the quality of the community. The Summit at Rosena landscape design concept responds to those elements and features which are reminiscent of Fontana's historical significance. The Specific Plan's landscape concept also allows for variation within individual Planning Areas, while maintaining the community's overall landscape design.

The Summit at Rosena landscape concept is intended to create an "early California" landscape within residential areas that utilizes both native and non-native species. Within the Activity Center, the concept is to create a landscape that addresses specific retail needs while providing a pleasant shopping experience within the Activity Center.

The residential, parks and open space, and Activity Center areas within the Summit at Rosena will have their own identity and character, based on the specific land use and landscape purpose. Continuity in form, color, and texture of site elements within each Planning Area will enhance the community image while blending in with the local foothill character and backdrop of the local mountains. The Activity Center will use materials appropriate to its architectural style and mixed-use character, compatible with the overall community theme.

Use of uniform planting palettes is intended to create a dominance of certain suggested plant species, thereby establishing a recognizable community identity. These areas will allow each residential neighborhood and commercial center to have its own individual character, while remaining part of the overall community of the Summit at Rosena. Specific plant types for each of the planning areas will provide continuity, identity, and organization for the streets, parking areas, monumentation, trails, and open space areas.

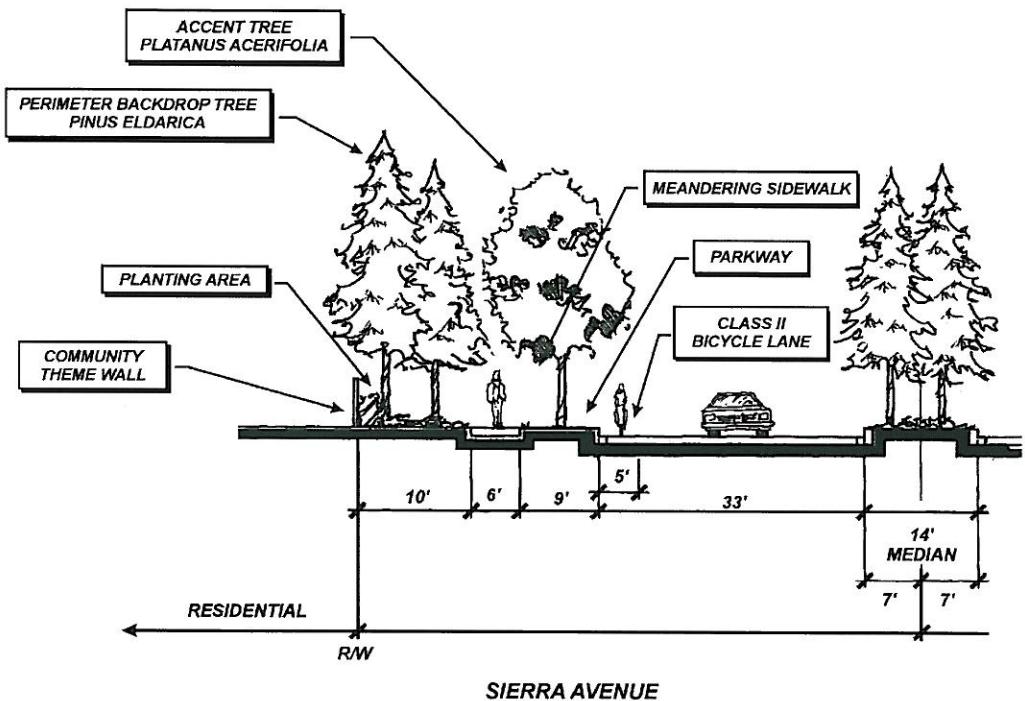
### 3.6.2 Streetscapes

Streetscape design will establish visual continuity throughout the Specific Plan Area, creating a distinctive identity for the Summit at Rosena. The various streetscape palettes presented in this section take into account the differing street widths, parkway, and median conditions (Table 3.A and Figures 3.11 through 3.13). The streetscape palettes, together with the entry statements, will define circulation patterns and enhance the project identity. The following identified species should be the emphasized plant materials within the respective streetscapes; however, for variety and interest, other complementary species may be added.

*Table 3.A - Streetscape Trees and Groundcover*

Type	Species	Common Name
<b>Sierra and Summit Avenues</b>		
Parkway Tree	<i>Ulmus parvifolia</i> 'True Green'	Evergreen Elm
Median Tree	<i>Phoenix canariensis</i>	Canary Island Date Palm
Parkway Groundcover	<i>Trachelospermum jasminoides</i>	Star Jasmine
Median Groundcover	<i>Lantana</i> 'Spreading Sunset'	Lantana
<b>Casa Grande and Cypress Avenues</b>		
Parkway Tree	<i>Magnolia grandiflora</i> 'Russet'	Russet Southern Magnolia
Parkway Groundcover	<i>Diites</i>	Fortnight Lily
Local Residential Streetscape. Each residential neighborhood shall feature a selected street tree type to differentiate the neighborhood and provide its own sense of identity. No tree type shall be used in more than two contiguous planning areas. Acceptable street trees along local residential streets include the following:		
Local Residential Street Trees	<i>Alnus rhombifolia</i>	White Alder
	<i>Bauhinia variegata</i>	Purple Orchid Tree
	<i>Chionanthus retusus</i>	Chinese Fringe Tree
	<i>Citrus</i>	Valencia Orange
	<i>Geijera parvifolia</i>	Australian Willow
	<i>Ginkgo biloba</i> 'Autumn Gold'	Maidenhair Tree
	<i>Heteromeles arbutifolia</i>	Toyon
	<i>Jacaranda mimosifolia</i>	Jacaranda
	<i>Lagerstroemia indica</i>	Crape Myrtle varieties
	<i>Liquidambar styracifolia</i>	American Sweet Gum 'Burgundy'
	<i>Pittosporum phillyracoides</i>	Willow Pittosporum
	<i>Pistacia chinensis</i>	Chinese Pistache
	<i>Platanus racemosa</i>	California Sycamore
	<i>Prunus cerasifera</i> 'Varieties'	Purple Leaf Plum
	<i>Quercus ilex</i>	Holly Oak
	<i>Rhus lancea</i>	African Sumac
	<i>Tabebuia chrysotricha</i>	Golden Trumpet Tree
	<i>Tabebuia ipe</i>	Pink Trumpet Tree
	<i>Tristania conferia</i>	Brisbane Box
	<i>Tristania laurina</i>	Water Gum

Figure 3.11 Sierra Avenue Streetscape Design



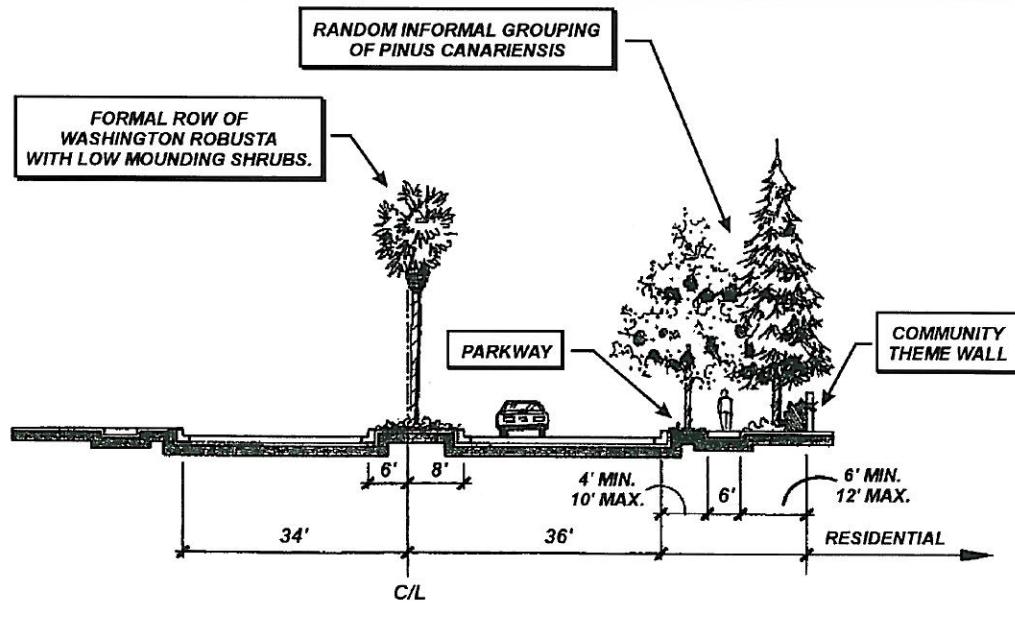
### 3.6.3 General Landscape Standards

#### a. General

- All areas to be landscaped will be planted with turf, groundcover, shrubs, or trees selected from the plant palette contained in this chapter.
  - A combination of hydro-seed mix and flattened ground covers shall be used to cover areas between shrubs and trees in order to prevent erosion.
  - Colorful perennials are to be provided as part of these plantings where appropriate to the purpose of the landscape area.
  - Decorative hardscape within these landscape areas shall be consistent with the purpose of the landscape area, provided that the hardscape is not the dominant visual feature.
  - The central open space area, parks, greenways, and common landscaped areas are permitted to be planted with a hydro-seed mix.
  - Single-family residences shall be provided with front yard landscaping. Sod shall be used for front yards.
- All detailed landscaping programs and streetscapes will be prepared by a qualified landscape architect for review by the Community Development Director.
- The improvement plans for each Planning Area shall include a landscape plan, which shall, at a minimum, include the following:
  - Irrigation plans of all landscaping areas within the Planning Area and exterior streetscape. All irrigation plans shall be drawn to scale and certified by a landscape architect;

- A planting plan for the Planning Area project that includes plant location, type, size, quantity, and installation method;
- A hardscape plan showing location and finishes; and
- Fence and wall treatment plans.
- The landscape palette for the Summit at Rosena shall promote drought tolerance through the use of native and naturalized species.

◆ *Figure 3.12 Summit Avenue Streetscape Design*



- All landscape areas required by the provisions of this chapter shall be equipped with automatic sprinkler systems.
  - Drip or bubbler irrigation shall be provided where feasible and consistent with the purpose of the landscape area.
  - Automatic controllers for common and park irrigation systems shall be equipped with automatic rain-shut-off devices and provide for various types of water management options.
  - Automatic sprinkler systems for single-family residences shall be provided such that the resident can extend the system to serve rear and side yard areas.
- The developer of each individual project within the Summit at Rosena Plan shall be responsible for the maintenance of all slope plantings, common landscaped areas, streetscapes, and irrigation systems within the project until such time as these operations are the responsibility of other parties.
- The developer of each individual project within the Summit at Rosena Plan shall be responsible for the maintenance of all slope plantings, common landscaped areas, streetscapes, and irrigation systems within the project until such time as these operations are the responsibility of other parties.
- Landscaping within the Activity Center, Garden Courts, and Attached Residential Planning Areas shall encompass a minimum of 10 percent of the square footage of the Planning Area. Required parking lot landscaping and landscaping within

required setback areas shall count toward this requirement; however, greenways, and landscaping within public and private rights-of-ways shall not count toward this requirement.

- All trees shall be a minimum 15 gallons in size. With all landscaped areas other than front yards of single-family residences, 20 percent of the trees provided shall be minimum 24-inch box in size.
- All groundcover at 1-gallon size shall be triangularly spaced at a dimension sufficient to fill the area within 24 months.
- Flattened material shall be triangularly spaced at a maximum of 12 inches on center unless the variety being planted allows for further spacing.
- Linear root barriers shall be installed where trees occur within 5 feet of any concrete flatwork, curb and gutter, utilities, structures, etc.
- Plant species are to be selected from the applicable palette for their ability to thrive in the site's soil and climatic conditions.
- The design of streetscape landscaping along Sierra, Summit, Casa Grande, and Cypress Avenues shall provide for adequate site distances at intersections.

#### b. Activity Center

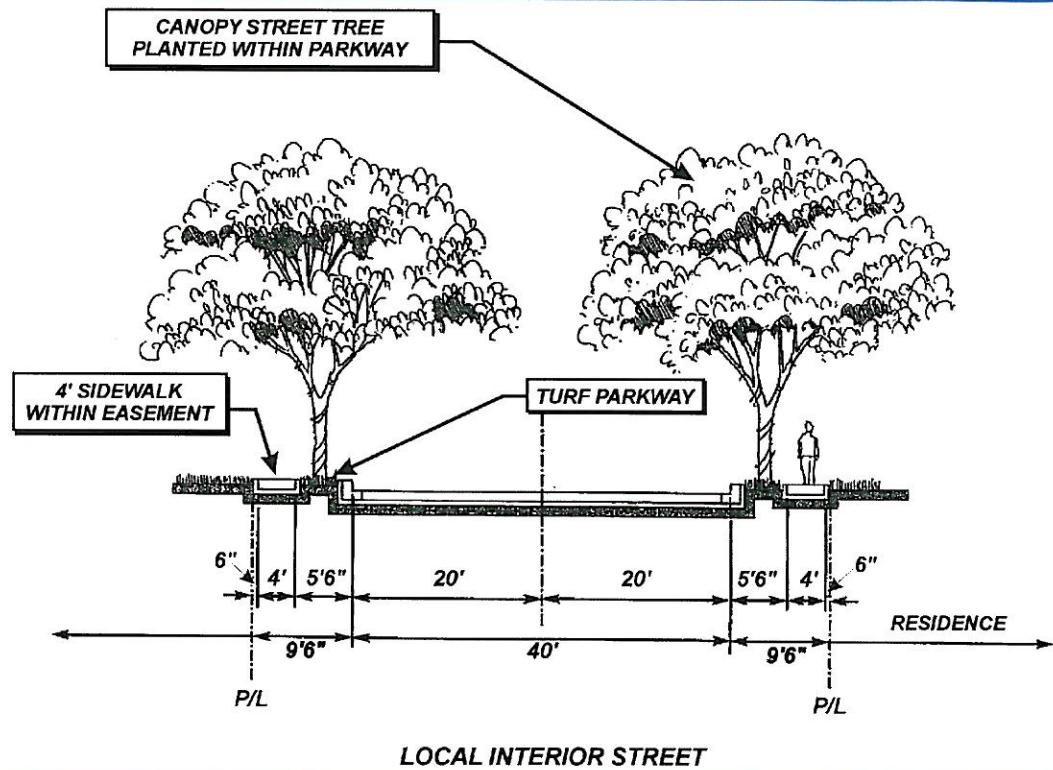
Landscape design for the Activity Center shall be designed to complement the architecture of the neighborhood commercial and residential uses planned for this area, enhance the pedestrian experience by providing shade, delineate the circulation patterns, and add spatial organization in the parking areas. Building entries, courtyards, and common open spaces are to be articulated and enhanced with landscape plantings and hardscape. The appearance of parking lots is to be softened with landscaping and service areas will be screened from view with landscape plantings and/or screen walls.

#### c. Parking Lot Landscaping

The following landscaping standards shall be applied to all parking lots in the Activity Center, Attached Residential, and open space areas.

- Parking should be buffered from adjacent streets and driveways with a combination of earth berms and landscaping or with a 3-foot high landscape hedge.
- Trees within the parking lot are to be provided at a ratio of one tree for every 14 parking stalls.
- Planter areas shall have a minimum inside width of 3 feet and an average inside width of 7 feet, bounded on the outside by a concrete curb (or its equivalent) having a minimum height of 6 inches.
- An end cap planter island shall be provided at the end of all parking rows. End caps shall be a minimum of 6 feet wide including curbs. Planters shall have a minimum length equal to the longest abutting parking stall, inclusive of curbing.
- Diamond planters located within parking rows shall have a minimum dimension of 5 feet by 5 feet interior clear area.
- Parking lot landscaping shall be designed so as to provide adequate site distance for motorists entering and exiting driveways.

Figure 3.13 Local Streetscape



### 3.6.4 Walls

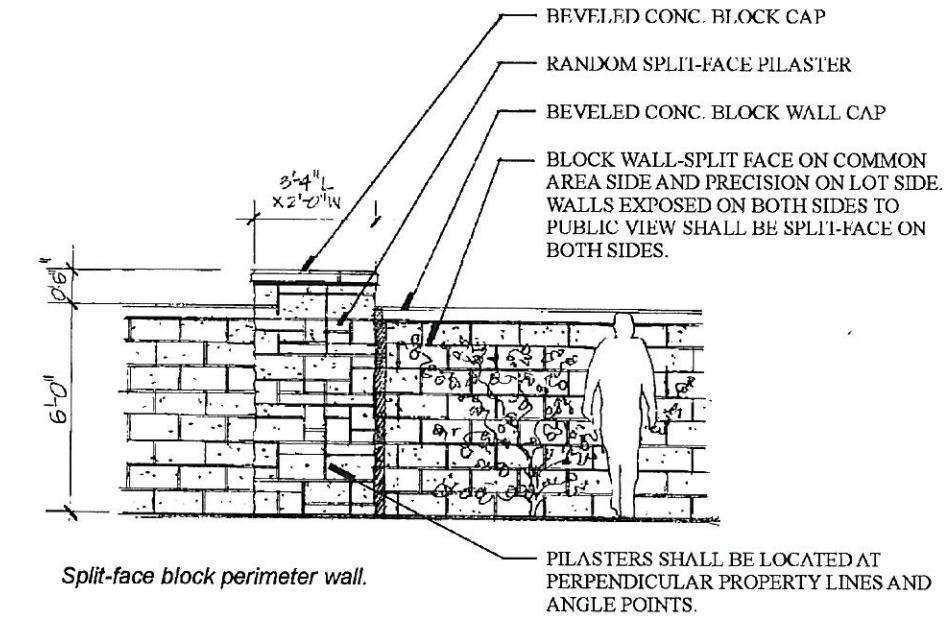
Walls are to be designed as an integral component and extension of adjacent building design and the surrounding landscape. Walls along the periphery of Planning Areas will be minimized through "side-on cul-de-sacs" and a grid roadway system that reduces the need for collector streets. Within Attached Residential Planning Areas, walls can be designed as part of residential structures. Such walls shall have a maximum height of 9 feet. Otherwise community theme walls, as well as residential walls and fences shall have a maximum height of 6 feet, exclusive of pilasters and decorative features, which shall have a maximum height of 7 feet.

Prohibited materials include barbed wire, wire, electrically charged fences, plastic materials, corrugated metal, chain link, wood, and grape-stake.

- Walls along the perimeters of residential Planning Areas shall be constructed of appropriate materials, such as stone, stone veneer, and split-faced block, accented with pilasters placed at average intervals of 50 to 100 feet (Figure 3.14).
- Precision block may only be used for walls and fencing between single-family residential lots or where specifically permitted by the document.
- The placement of walls in relation to landscaping shall minimize the visual impact of the wall, while maximizing its effectiveness for providing noise mitigation and privacy.
- The use of full-dimension wall caps, pilasters, and staggering of the wall plane shall be accomplished for walls along public roadway rights-of-way, as well as walls adjacent to community parks within the Summit at Rosena.

- Precision block is permitted to be used between single-family residential lots, and to define private yard areas within Attached Residential and Garden Courts Planning Areas (Figure 3.14).

◆ *Figure 3.14 Residential Walls*



### 3.6.5 Lighting

Lighting levels shall be sufficient for the safety and security of vehicular and pedestrian traffic, but shall be designed with cut-offs so as not to spill light onto adjacent properties.

- A site's lighting scheme should use a hierarchy to provide a type of wayfinding system.
  - The perimeter of the site and site entrances should be highlighted and should visually direct patrons with carefully designed light intensity and placement.
  - General parking lot illumination should provide for safety and security in a manner that is not overpowering and shall be designed to Illuminating Engineering Society (IES) standards for uniformity.
  - Lighting near buildings should feature a pedestrian scale and be inviting.



Example of decorative street lighting

## Specific Plan

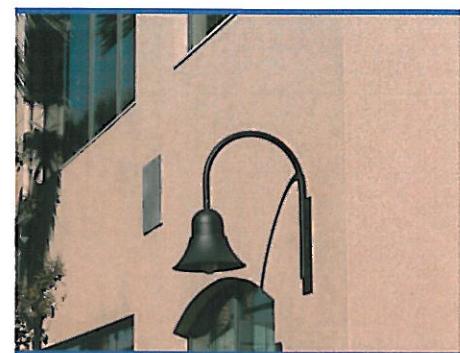
- Streetlights shall provide a safe and desirable level of illumination for motorists and pedestrians, without spilling over into residential areas.
- Within the Activity Center, Attached Residential, and Garden Courts Planning Areas, as well as open space areas, cut-off fixtures shall be used.
- Lighting shall be provided in all parking, vehicular and pedestrian circulation, loading, and service areas. The minimum maintained average foot-candle (fc) level shall be 1.00 fc, with a minimum of 0.40 fc.
- The height of the light source or pole shall be appropriate for the site activity and surrounding environment.
  - Light standards shall not exceed 30 feet in overall height.
  - The height of light standards within the SCE right-of-way shall be as approved by SCE to prevent a safety hazard.
- Light fixtures and lighting standards throughout the community shall be decorative.
  - All street lighting shall be decorative, and shall conform to a lighting theme to be approved by the City Engineer.
  - Improvement plans for streetscapes shall include the proposed design of lighting fixtures for City approval.
- Exterior lighting fixtures shall be architecturally integrated with the building style, materials, and colors.
- Lighting fixtures used in parking lots shall be located to ensure adequate light levels without impacting the location of required plantings.
- Use of low bollards with cut-off type lighting and landscape accent lighting is encouraged within pedestrian areas. Care must be taken to limit the light coverage to the task to be illuminated. Fixtures without glare control are prohibited.
- Accent lighting is permitted to illuminate significant architectural elements of a building; however, lighting that creates “building washes” on unadorned walls shall be discouraged. Neon building lighting shall be prohibited.
- Illuminated building entries shall be designed so as to direct lighting downward, and to illuminate only the immediate vicinity of the entry.
- Lighting of greenways and parks shall be designed so as to minimize light spillage into adjacent land uses.
- All exterior lighting shall be controlled by photocell in series with a time switch.
- All security lighting shall utilize a high color rendering lamp source.



Example of decorative street lighting



Example of decorative street lighting



Example of decorative building lighting



Example of decorative street furniture and paving



Example of decorative street furniture

### 3.6.6 Street Furniture

Site furniture such as benches, waste receptacles, drinking fountains, bollards, tree grates, planters, and architectural lighting fixtures shall be provided, as appropriate, within the Activity Center, along greenways, Edison Trails Park (as approved by Southern California Edison), and the pocket park to provide convenience for pedestrians. These features should be located in areas of congregation and activity, and dispersed along pedestrian pathways and within the Activity Center. The design of site furniture shall complement the style, materials, and colors of the building architecture and landscape theme and shall be vandal-resistant, and designed to withstand heavy use.



Example of furniture with park area



Street furniture and decorative building lighting

### 3.6.7 Signs

Signage will fulfill several important functions within the Summit at Rosena. In addition to providing a system for providing directional information to residents, visitors, and shoppers, appropriate signage is important as a means of expressing the design quality of the community. In addition to the regulations set forth for signage in Chapter 8 (Development Regulations), the provision of signs should be consistent with the following guidelines.

- The design of signs within the Summit at Rosena shall be compatible with adjacent architectural and landscape design and designed so as to create a unifying theme within the community.
- Signs shall be of a human scale and be designed to be easily read, rather than overwhelming.
- Permanent signs within the Summit at Rosena (street signs, project identification signs, fire lane signs, commercial tenant signs, and directory signs within garden courts, attached residential areas, and the Activity Center) shall be of a compatible design with each other.
- Temporary signs (marketing and subdivision sales and directional signs, future facility signs, and sales banners and flags) may be permitted by the City, provided they are promptly removed when no longer required.

### 3.6.8 Paving

Paved areas throughout the Summit at Rosena should be designed as an integral component of the surrounding architecture and landscaping. Decorative paving materials or decorative accents are encouraged in high visibility and high use areas such as in courtyards within the Activity Center, prominent activity areas within the open space park, as an accent in street medians, and in major pedestrian crosswalks at each intersection along Sierra and Summit Avenues. Decorative paving materials may include textured and/or colored concrete and interlocking concrete pavers.

## 3.7

## ARCHITECTURAL DESIGN GUIDELINES

The Summit at Rosena will provide a variety of housing products that each exhibit design excellence. The community will display a variety of architectural designs based on appropriate interpretations of traditional southern California styles that address current building codes, construction technologies, and market conditions.

Neighborhoods within the community will exhibit diversity and visual interest through variations in architectural materials, colors, textures, and details (e.g., roofs, windows, doors, fascias, trim, etc.).

### 3.7.1 Site Planning and Building Orientation

Site plans for individual projects within the Summit at Rosena should be creatively designed to provide variety in the appearance of the residential block.

Single-family and garden court neighborhoods should incorporate the following criteria.

- The location of unit entries and garages should vary. Incorporating side entry garages into the street scene is encouraged.
- The front and side setbacks of units should be varied along the streetscape.
- To reduce architectural massing, the short and low sides of corner units should be oriented toward the street.
- Where a two-story dwelling is located adjacent to a one-story dwelling, the two-story dwelling should have a one-story element.
- Lots should not be sited with rear yards facing the entrance to a neighborhood.
- Use of staggered garage setbacks and side-entry garages to enhance the street scene is encouraged where lots can accommodate such designs.
- Decorative walkways shall be provided from the driveway to the front entry.

Multifamily neighborhoods should incorporate the following design criteria.

- The setback of multifamily buildings should be varied along their façades.
- The entries to dwelling units should be individualized.

The Activity Center, Attached Residential areas, and Garden Courts should incorporate the following design criteria.

- Loading areas shall not be visible from street frontages and should be located to the interior of the Planning Area or screened with walls and landscaping.
- Access to service areas shall be designed so as not to impede travel by visitors and residents.
- Trash enclosures shall be finished with materials compatible with the surrounding architecture, and should be softened with landscaping. Gates shall be solid metal, and painted to match adjacent buildings.
- Architectural screening of service and other areas shall be of the same materials and finishes as adjacent buildings, and be designed so as to complement adjacent building design.
- Roof-mounted mechanical equipment is permitted on commercial buildings only if it is screened on all sides.
- Mechanical equipment, such as ground transformers located away from buildings, shall be screened from public view, including the top, if practical.

### *3.7.2 Architectural Design*

#### a. General Guidelines

The colors and building materials used within the Summit at Rosena shall be complementary, and reflect a distinct architectural style.

- Although the maximum allowable height of structures within the Summit at Rosena is determined by the development regulations set forth in Chapter 8, the underlying theme of building architecture should be to maintain a human-scale and low profile (Figure 3.15).
- Architecture shall be oriented toward the street to create a human scale and visually pleasing street scene. Elements such as porches, verandas, porte-cochères, balconies, decks, porticos, trellises, arbors, and courtyards along the front of a house and along side and rear elevations that are visible from the street are encouraged.

◆ Figure 3.15 Architectural Design



## Specific Plan

- All dwellings, whether attached or detached, should have shadow relief. This can be accomplished by incorporating offsets, pop-outs, overhangs, and recesses into the building design.
- All secondary building elevations (i.e., rear and side) that face streets should be well detailed and as interesting as the front or primary elevation of the building.
- Buildings shall incorporate strong simple massing with broken and varied elements. Building lines should emphasize horizontal elements and rooflines.
- Large expanses of flat wall planes vertically or horizontally are to be avoided.
- Two-story structures should incorporate a combination of one- and two-story elements.
- Roof types should be limited to traditional forms, including gable, hip, or shed roofs.
- Varying plate heights and roof heights are encouraged.
- Roofing materials shall be "S" or flat tiles manufactured of clay or concrete, fiberglass shingle, or simulated slate or shingle manufactured from concrete.
- Roof colors may vary, but should be compatible with neighboring elevations.
- Color is intended to provide a primary theme-conveying element. Colors should remain light; however, darker or lighter accents are encouraged to highlight building character.
- Fully recessed openings are encouraged and projecting windows may be used to add articulation to wall surfaces.
- Entry doors shall be wood or metal, and either glazed or decorative in nature.
- A floor plan shall not be used consecutively more than three times in a row, whether reversed or not.
- If the same floor plan is used for adjacent homes, one shall be the reverse of the other, and shall have a different elevation.
- No two adjacent homes using the same floor plan shall have the same exterior color scheme/treatment.
- No single floor plan shall occupy more than 40 percent of a single family planning area or 50 percent of a garden court planning area, whether reversed or not.
- A minimum of  $\frac{2}{3}$  of floor plans shall provide general architectural relief along the rear elevation in order to avoid one continuous wall or flat surface on the rear of the home. Fireplaces, rear yard trellises, covered patios, balconies, and media niches may be used to meet this requirement.
- Sufficient decorative trim consistent with the style of the building's exterior shall surround vents and windows to enhance the architectural style of the unit.
- Homes with a trim (band) feature that distinguishes the first and second floors should have the band on the front and rear elevations of the unit, as well as on side elevations adjacent to streets.
- Two-story homes with a second story elevation shall be provided with design features such as pot shelves, shutters, exposed rafter tails, contrasting paint color under eaves, and /or surrounding windows, consistent with the unit's architectural style.
- Wall-mounted decorative lighting shall be provided at the front porch area, as well as on each side of the garage door.

## Specific Plan

- All front doors shall provide a window or other decorative treatment.
- Exposed gutters and downspouts shall be painted to match the adjacent roof or wall material.
- Rectangular, half-round, or full-round attic vents on walls are encouraged.
- Solar panels, if provided, are to be integrated into the roof design, flush with roof slopes. Frames should be colored to complement the roof. Support solar equipment shall be enclosed and screened from view.
- All flashing, sheet metal, vent stacks and pipes shall be painted to match the adjacent building surface.
- Chimneys should be simple forms, generally using the same masonry or siding material as the rest of the house, with trim at the top that repeats the trim of the house. Chimney caps should be simple shapes made of painted metal.
- All homes shall be provided with decorative paving leading to the front door of the house in order to complement the home's exterior architectural elements. If the unit's elevation uses brick, rock, or other similar materials on the exterior of the house, these materials should be incorporated into the walkways.
- Garage doors shall be simple in design, and compatible with architectural style of residence. Accent colors are encouraged to highlight the architecture, and provide visual variety along streetscapes. Metal sectional "roll-up" doors are required.
- A variety of designs shall be used on garage doors. No two adjoining homes using the same floor plan are permitted to use the same garage door pattern.
- At a minimum, one automatic garage door opener shall be provided for the double garage door. In addition, one overhead electric receptacle shall be provided for each overhead garage door.
- In addition to any required receptacles for laundry appliances (washer and dryer) located in the garage, at least one duplex electric receptacle shall be provided on each wall of the garage.
- All utility boxes shall be located underground.

**b. General Style Guidelines**

A diversity of architectural styles is encouraged within the Summit at Rosena, rather than one specific style. The objective is to provide the richness of architectural character associated with successful, older southern California communities. Architectural diversity will also promote neighborhood identity and pride in ownership.

- The design of dwellings within individual neighborhoods is to display a variety of architectural styles, including variations in the height, mass, and roofline of buildings, as well as variations in window, door, and entry details.
- Single-family neighborhoods (Planning Areas) with 50 or more dwelling units shall include a minimum of three architectural styles, and may include a fourth style. Single-family neighborhoods (Planning Areas) with less than 50 dwelling units shall include a minimum of two architectural styles, and may include a third style.
- Styles appropriate for the Summit at Rosena include Craftsman/Bungalow, California Ranch, Monterrey, and American Farmhouse.

## Specific Plan

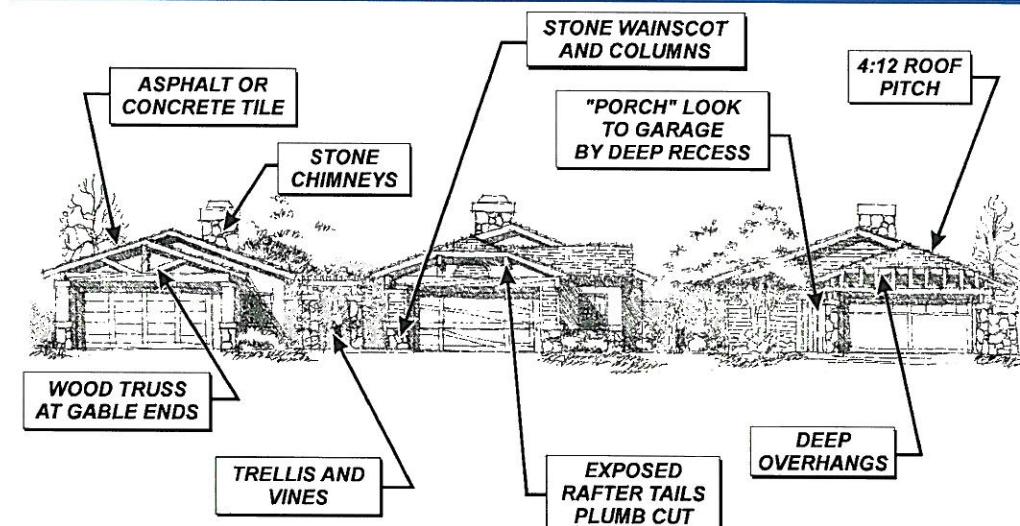
- A maximum of 40 percent and a minimum of 20 percent of any one style are permitted to be used within any individual neighborhood.
- Garden courts and attached residential neighborhoods may be developed as "themed" projects, using a single architectural style.
- Elevation treatments that are repeated on the same block should be of different color schemes in the same family. Varied color schemes are encouraged. Roof vents and appurtenances should be painted a color that will match or complement the roof color.

## c. Craftsman

The asymmetrical gabled, stuccoed Craftsman design is at home in southern California, having been pioneered by two brother architects, Charles and Henry Greene, of Pasadena. The Craftsman style focuses on the harmony of indoor and outdoor life, stressing honesty of form, materials, and workmanship. The Craftsman design avoids applied decorations in favor of straightforward expression. Natural woods, shingles, earth tone colors, brick, stone and river rock, and heavy structural beams were intended to connect structures to the natural environment.

The Craftsman style (Figure 3.16) is typically characterized by low-pitched half-hipped roofs with simple gables. Roof overhangs are deep with exposed rafter tails. Decorative (false) beams or braces commonly are added under the gables.

Figure 3.16 Craftsman Style



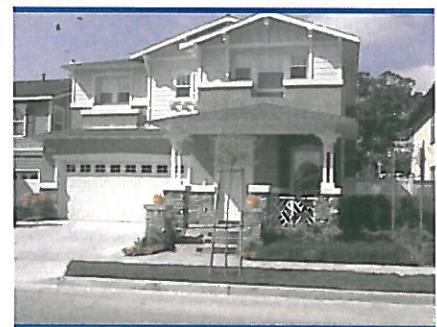
The typical wall form relies on a simple "box" orientation with detailing such as wall articulation, unique window locations, large overhangs, and large front porches front porches are supported by large pillars that are broad at the base, tapering and they extend upwards.

## ▪ Form

- Cross-gabled or gable-fronted one- or two-story box-like massing under the main roof.
- Entry porch, preferably with heavy square upper column or post on a massive pier base.



- Roof
  - 3:12 to 4:12 low-pitch roof preferred, with normal roof pitch up to 7:12 permitted.
  - Shingle texture flat concrete roof tile.
  - Unenclosed eaves overhang, with elaborate exposed rafter tails preferred and plain cut rafter tails permitted.
  - Overhangs 18 inches to 36 inches preferred.
  - Gable roofs preferred with gable and hip roofs permitted.
- Walls
  - Horizontal siding.
  - Plain wood shingle siding.
  - Sand or smooth stucco finish.
  - Blended stucco and siding.
  - Stucco with stone base, battered wall forms.
- Windows
  - Ribbon windows with three or more ganged.
  - Single-hung windows.
  - Mullion upper half of window.
  - White vinyl wrapped or aluminum frames.
- Colors
  - Light or deep earth tones.
  - Low contrasts between colors and materials.
- Details
  - Stone and brick blended chimney.
  - Black wrought iron or copper accents.
  - Wide front porch.
  - Layered wood entry door and window details.
  - Classically styled columns.
  - Decorative ridge beams and purlins.



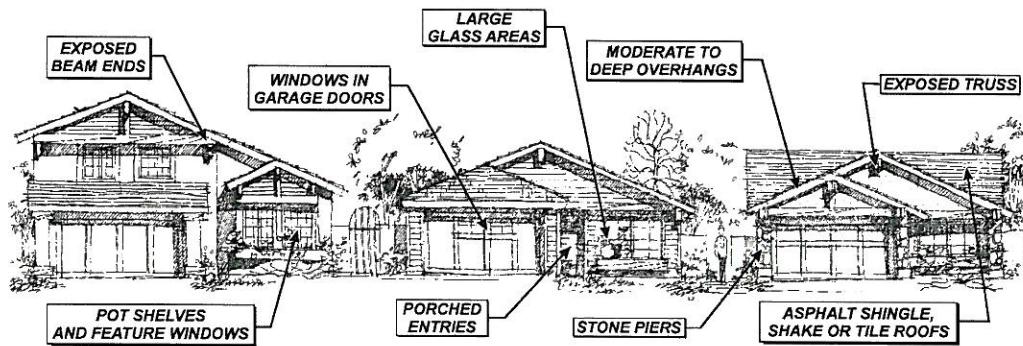
## Specific Plan

- Stone or brick base.
- Battered columns.
- Arts and crafts lighting fixtures permitted.
- Triangular knee braces.

## d. California Ranch

The California Ranch style (Figure 3.17) is indigenous to southern California and is derived from the Mediterranean, bungalow, and 1940s Ranch styles. It comprises one- and two-story volumes with hip and gable roofs having moderate to broad overhangs or eaves. The typical exterior wall surface includes clapboard (horizontal boards), board and batten (vertical boards), and stucco, with occasional use of shingles. The relationship between indoor and outdoor spaces is emphasized by large glass areas, sheltered porches, greenhouse rooms and windows, and corner windows. Private garden areas, patios, and pot shelves are common.

Figure 3.17 California Ranch Style

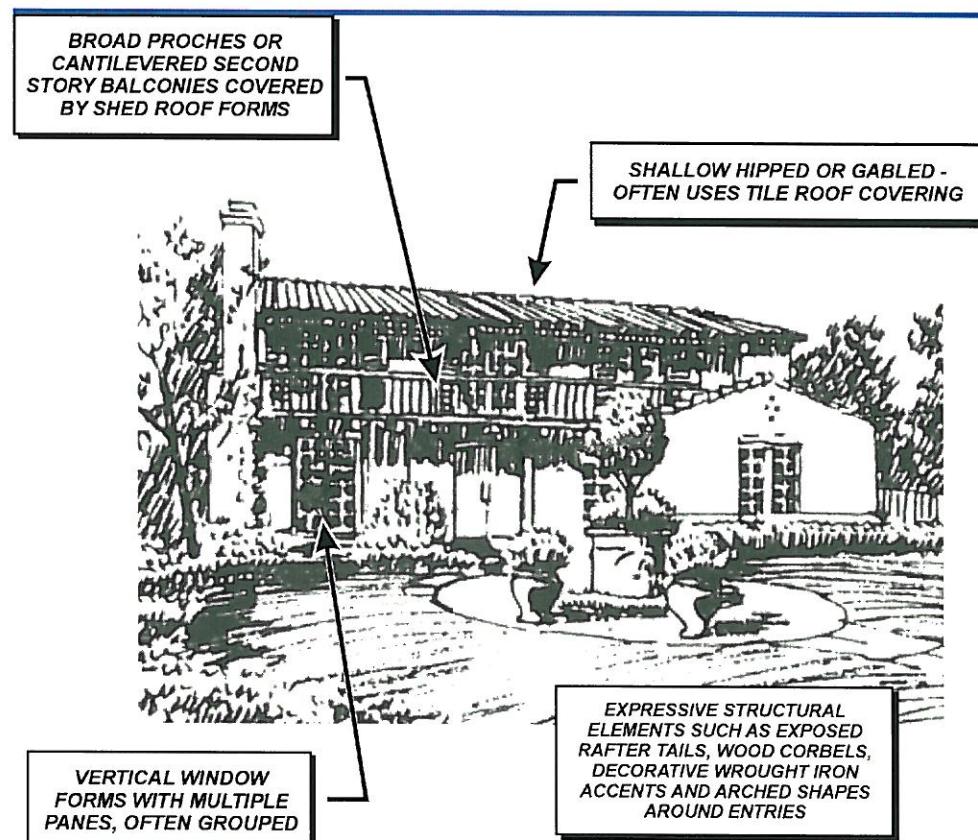


- Form
  - One or two-story volumes with hip and gable roofs.
  - Porched entrance.
- Roof
  - 4:12 to 5:12 normal pitch roof.
  - Shingle texture flat concrete roof tile.
  - Plain cut rafter tails.
  - Overhangs 6 inches to 12 inches.
  - Hip and gable roofs with heavy projecting beams on gable ends.
- Walls
  - Horizontal or vertical wood siding.
  - Sand or smooth stucco finish.
  - Blended stucco and siding.



- Windows
  - Large glass areas.
  - Windows with multiple panes.
  - Wood shutters and wood trim.
  - Windows in garage doors.
- Colors
  - Light browns and beiges, rust, and off-whites, with brighter colors used for accents and trim.
- Details
  - Porched entry.
  - Pot shelves.
  - Projecting gables over windows.
  - Exposed beam ends and deep fascias in combination with columns and piers to create strong shadow patterns.

◆ *Figure 3.18 Monterrey Style*



#### e. Monterrey

The Monterrey style (Figure 3.18) is a revival of the Spanish colonial houses of northern California, combining adobe construction with building shapes from New England. The Monterrey style is always characterized by a second-story balcony that is

generally cantilevered and covered by the principle roof of the building. The balcony is thus not located above living space. Multi-paned windows and large-scale chimneys are often present, along with shaped rafter tails at features areas. Walls convey a thick appearance with recessed door and window openings that are set into smooth wall planes. The use of arches, courtyards, patios, and colonnades often enhance Monterrey-style architecture.

▪ **Form**

- Single-gable roof, side to side.
- Simple, two-story horizontal massing, simple form.
- Broad porches or second-story cantilevered balcony along the front elevation.
- Vertical massing held to 25 percent to 35 percent of front elevation, with horizontal and vertical massing breaks.

▪ **Roof**

- 6:12 to 8:12 normal main roof pitch.
- Main roof is shallow hipped or gabled, intersected by front-facing gables, and often using red tile covering.
- Shingle texture flat tile or "S" concrete roof tile.



▪ **Walls**

- Smooth stucco finish with horizontal or vertical siding at second-floor balcony wall.
- All smooth stucco walls with horizontal or vertical siding permitted.
- Horizontal or vertical siding accents at gable ends.

▪ **Windows**

- Vertical window forms with multiple panes, often used in groupings.
- Single-hung.
- Gothic shape feature window at first floor permitted.
- White vinyl-wrapped aluminum windows.

▪ **Colors**

- White-toned bodies, with wood-toned trims preferred.
- Medium-range earth tones permitted.

▪ **Details**

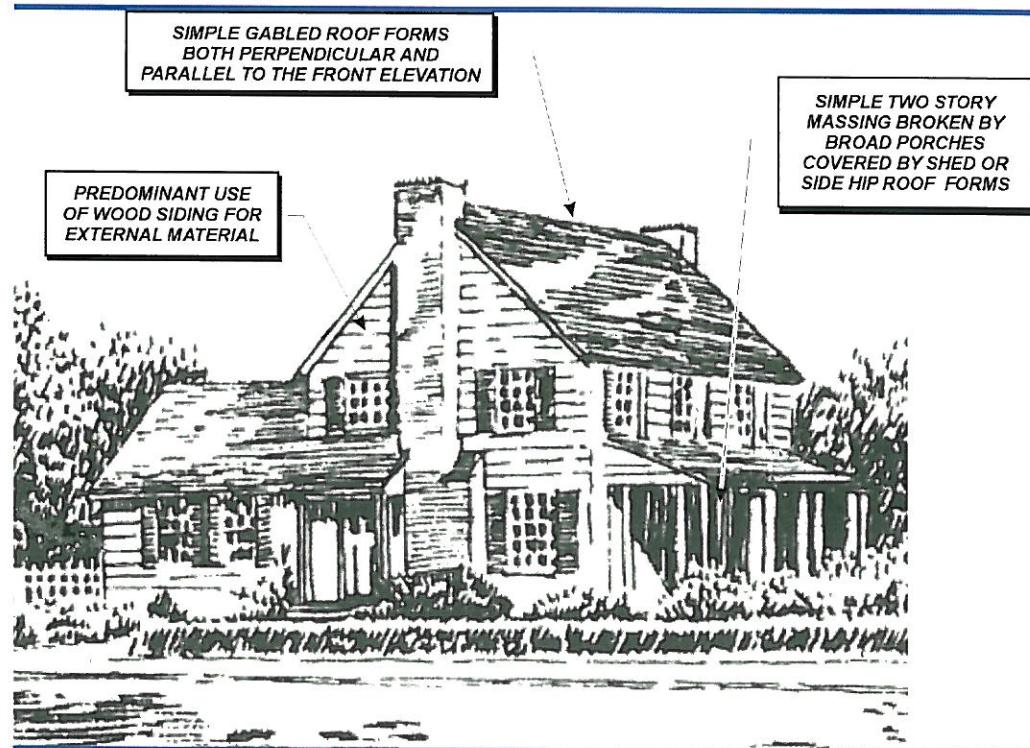
- Expressive structural elements such as exposed rafter tails, wood corbels, decorative wrought iron accents, arched shapes around entries.
- Shuttered windows.
- Chimney top detailing permitted.

### f. American Farmhouse

The American Farmhouse (Figure 3.19) is typically characterized by wrapping porches with a variety of wood columns and railings. An asymmetrical cottage look is sometimes used; dormers and symmetrical elevations can also characterize the elevation. Farmhouse architecture represents a practical country house. It is derived from Colonial styles from both New England and, later, the Midwest, and evolved with the availability of materials and construction technology.



Figure 3.19 American Farmhouse Style



- Form
  - Simple two-story massing broken only by porches that are covered by shed or side-hip roof forms.
- Roof
  - Simple gabled roof forms both perpendicular and parallel to the façade.
  - 4:12 to 8:12 normal pitched roof.
  - Shingle texture flat tile.
- Walls
  - Predominant use of wood siding.

- Windows
  - Vertical windows with pot shelves.
  - Single-hung, multi-paned windows on the front elevation.
  - Shuttered windows.
- Colors
  - Whites and off-whites, earth tones, contemporary pastels.
- Details
  - Cupolas, weathervanes, dove-cotes.
  - Wood railings and columns.
  - Pot shelves.
  - Simple chimney forms matching building color with metal trim at top.

### *3.7.3 Additional Activity Center Design Guidelines*

The strong character features and rich colors of early California are intended to direct the focus of non-residential design within the Activity Center.

a. Site Planning

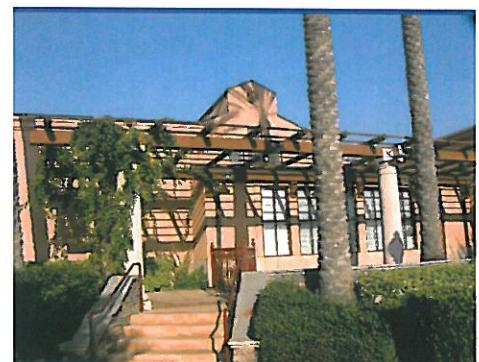
- The layout and character of commercial and residential uses within the Activity Center should be compatible.
- Commercial and residential structures should be sited so as to achieve a “village” scale appropriate to the functions and size of the Activity Center.
- The site design of the Activity Center should reflect its prominent location at the intersection of Sierra and Summit Avenues and its location in relation to the Primary Community entry for the Summit at Rosena.
- Loading areas shall not be visible from street frontages and should be located to the interior of the Planning Area or screened with walls and landscaping.

b. Architectural Character

The Activity Center should reflect an “Early California” style of architecture. This style is historically tied to a residential scale and outdoor living, with the use of low-profile architectural forms, patios, overhanging sun screens, and heavy-looking wall sections.

Historically, Early California construction involved the use of adobe brick with an indigenous plaster, and use rough sawn, native materials that were worked by hand by workers with only minimal skills. Thus, buildings should reflect the relative rough nature of this process.

Minimal window openings are provided for climate control, and natural materials are used that improve with age and patina. A strong relationship is created between plant



The use of arbors and agricultural-style architecture creates an “Old California” character.

materials and building forms such that the two are integrated. This is sometimes accomplished with the use of climbing vines, trellises, tree shade, and indoor/outdoor paving materials.

- **Form**
  - One- or two-story volumes with predominantly horizontal roof forms.
  - Arches, predominantly semi-circular.
  - One-story arcades along commercial buildings.
- **Roof**
  - Gable or hip with pitches 3:12 to 6:12.
  - Clay or concrete roof tile.
  - Providing jogs in the roof's ridgeline is encouraged.
  - Roof lines are to be broken and varied with an overall horizontal form.
  - Rough-sawn lumber for rafter tails, posts, and trim.
- **Walls**
  - "Thick-appearing" walls, which reflect a heavy masonry construction style.
  - Smooth trowel finish, flat finish, or float finish (simulates plaster over an uneven adobe brick wall).
  - Sand or smooth stucco finish.
  - Blended stucco and siding.
- **Windows**
  - Small to moderate glass areas.
  - Windows with solid, unbroken panes.
- **Colors**
  - Earth tones with a preference for the darker tones of the range, with darker or lighter accents to highlight buildings.
  - Color-accented windows are encouraged.
  - Clay colors on roofs



Recessed window openings and an arbor create an "Old California" character.



Creation of courtyards and plazas within the Activity Center is encouraged.

- Details

- Doors and windows recessed from the exterior wall surface to accentuate an appearance of thick walls.
- Massive structural elements, such as columns, arch bases, and building foundations.
- Columns used as structural or aesthetic design elements should convey a solid, durable image.
- Columns may be used as a free-standing form, a support for porch roofs and balconies, or to form arcades.
- Entrances should be clearly defined and inviting.
- The underside of eaves, porches, and colonnades should be wood planking or exterior plaster.
- Trellises, arbors, climbing vines on walls. Trellises, arbors, and other exterior structures are to be of stucco, wood, or precise concrete in typical forms of the Early California style.
- Exposed beam ends and deep fascias in combination with columns and piers to create strong shadow patterns.



Use of arbors and special paving creates interest in areas between buildings.



Architectural detailing is an important component of the design quality expected for the Summit at Rosena.

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## 4.0 Circulation

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## Circulation Concept

The Summit at Rosena provides for a complementary mix of vehicular, bicycle, and pedestrian movement within the community, including safe and convenient vehicular connections to City and regional roadway systems.



4.1

### ROADWAYS

#### 4.1.1 Proposed Vehicular Circulation System

Access to the Summit at Rosena will be provided via Summit Avenue and Sierra Avenue (See Figure 4.1).

- Sierra Avenue forms the eastern boundary of the community and is designated in the Fontana General Plan as a Major Highway with a right-of-way of 132 feet (six travel lanes) and a 20-foot wide raised median. The intersection of Sierra and Summit Avenues is signalized.
- Summit Avenue forms the southerly boundary of the community and is designated in the Fontana General Plan as a Secondary Highway with a right-of-way of 92 feet (four travel lanes) and a 12-foot painted median.

To provide safe, efficient, and convenient access to Sierra and Summit avenues, a hierarchy of roadways will be provided, including two secondary highways and local residential streets.

Cypress Avenue is proposed to be constructed along the westerly boundary of the community with its centerline along the community's existing westerly property line. Cypress Avenue is designated as a Secondary Highway in the Fontana General Plan with a 92-foot right-of-way (four travel lanes) and a 12-foot painted median. Half width improvements, plus ten feet will be constructed concurrent with site development north of Casa Grande Avenue.

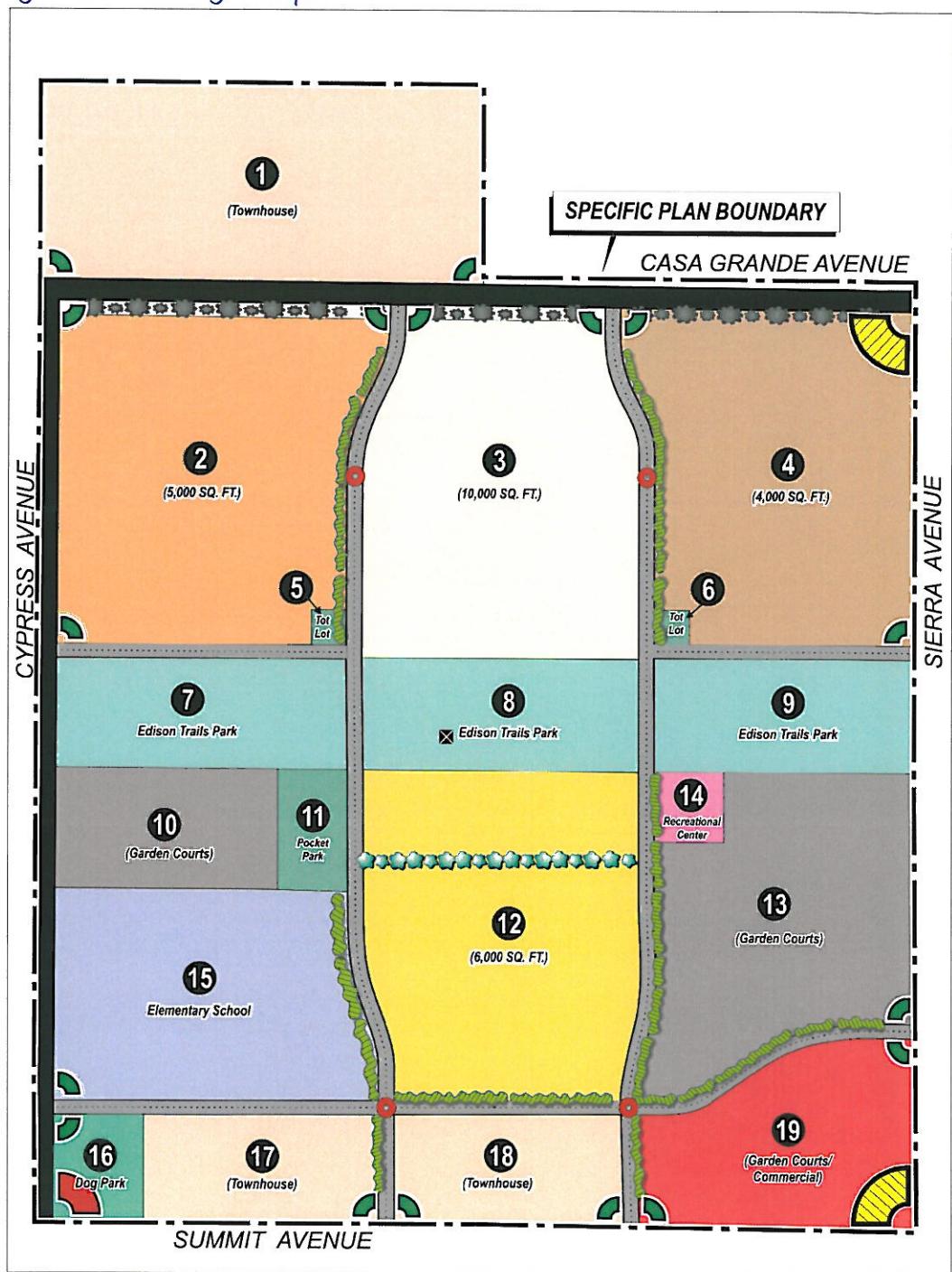
Casa Grande Avenue is proposed generally along the MWD right-of-way in the northern portion of the community. Casa Grande Avenue will be provided with a 132-foot right-of-way (four travel lanes) and a 12-foot painted median. Full improvements will be constructed adjacent to Planning Area 1. Between Planning Area 1 and Sierra Avenue, full improvements will be constructed with the exception of landscaping along the north side of Casa Grande Avenue where it is adjacent to land that is not part of the Summit at Rosena Specific Plan.

Cross-sections for each street classification are shown in Figure 4.2. Internal roadways within the community will be constructed as two-lane local streets with 60-foot side rights-of-way (two travel lanes).

Vehicular access from Sierra Avenue is proposed at three locations. Right-in/right-out access points are proposed along the north side of the mixed-use Activity Center (Planning Area 19), along the north side of the SCE right-of-way, adjacent to Planning Area 4 and north of the SCE right-of-way within Planning Area 4. A signalized intersection is proposed at Casa Grande Avenue. Two intersections with full access are proposed along Summit Avenue to either side of Planning Area 18. A signalized intersection is proposed at Cypress Avenue to provide additional access into the community. An internal system of local roadways will provide access from these vehicular entrances directly to residential and commercial uses within the Activity Center. Streets, other than Sierra, Summit, Casa Grande, and Cypress Avenues, will be permitted to run in a straight line for a maximum of 500 feet without a curve, offset, or roundabout.

The timing of on-site roadway construction in relation to development within the Specific Plan area is addressed in Chapter 9.0 – Implementation. The developer shall pay fair share project costs for off-site intersection improvements and freeway segment improvements as delineated in the project's Traffic Impact Analysis report.

#### ◆ Figure 4.1 Roadway Concept



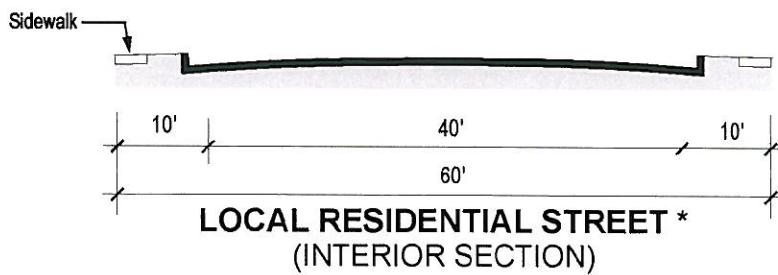
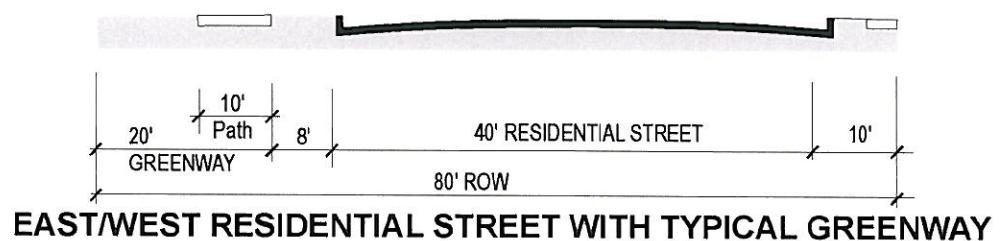
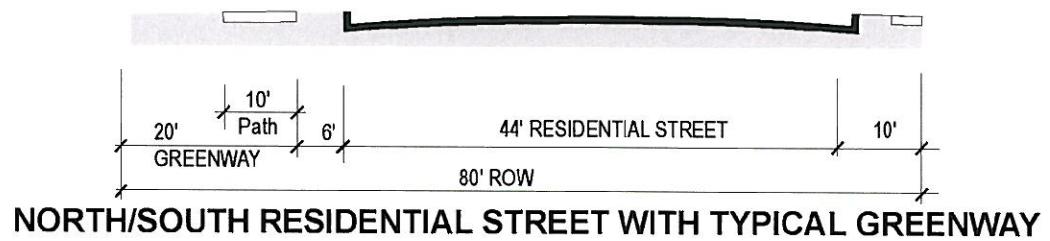
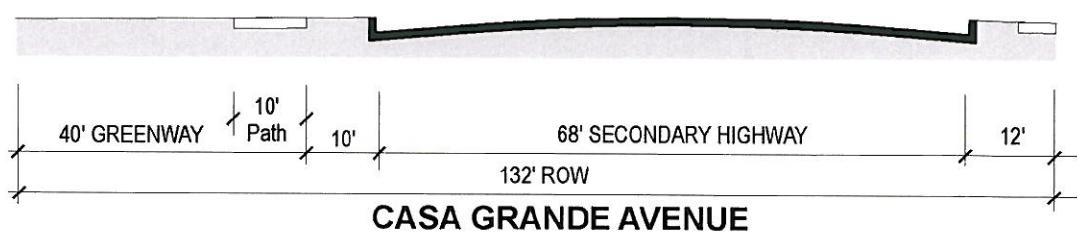
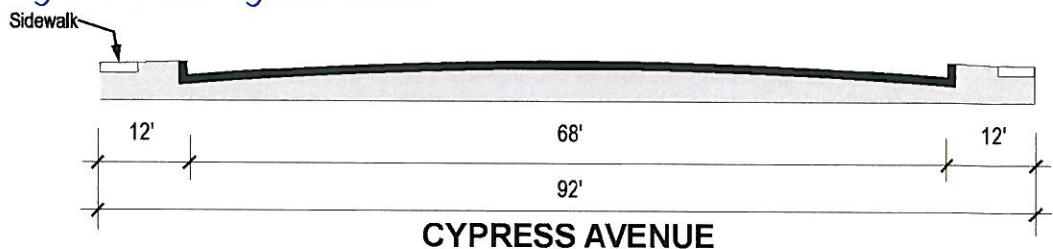
## Legend

LSA

-  COLLECTOR ROAD OR SECONDARY HIGHWAY
-  LOCAL STREET
-  PRIMARY ENTRY STATEMENT
-  SECONDARY ENTRY STATEMENT
-  NEIGHBORHOOD ENTRY STATEMENT
-  ROUNDABOUT
-  STREET-ADJACENT GREENWAY - 1.03 MILE  
(20' landscaping)
-  ENHANCED GREENWAY - 0.46 MILE  
(40' landscaping)

A scale bar with markings at 0, 250, and 500. The word "FEET" is written below the scale.

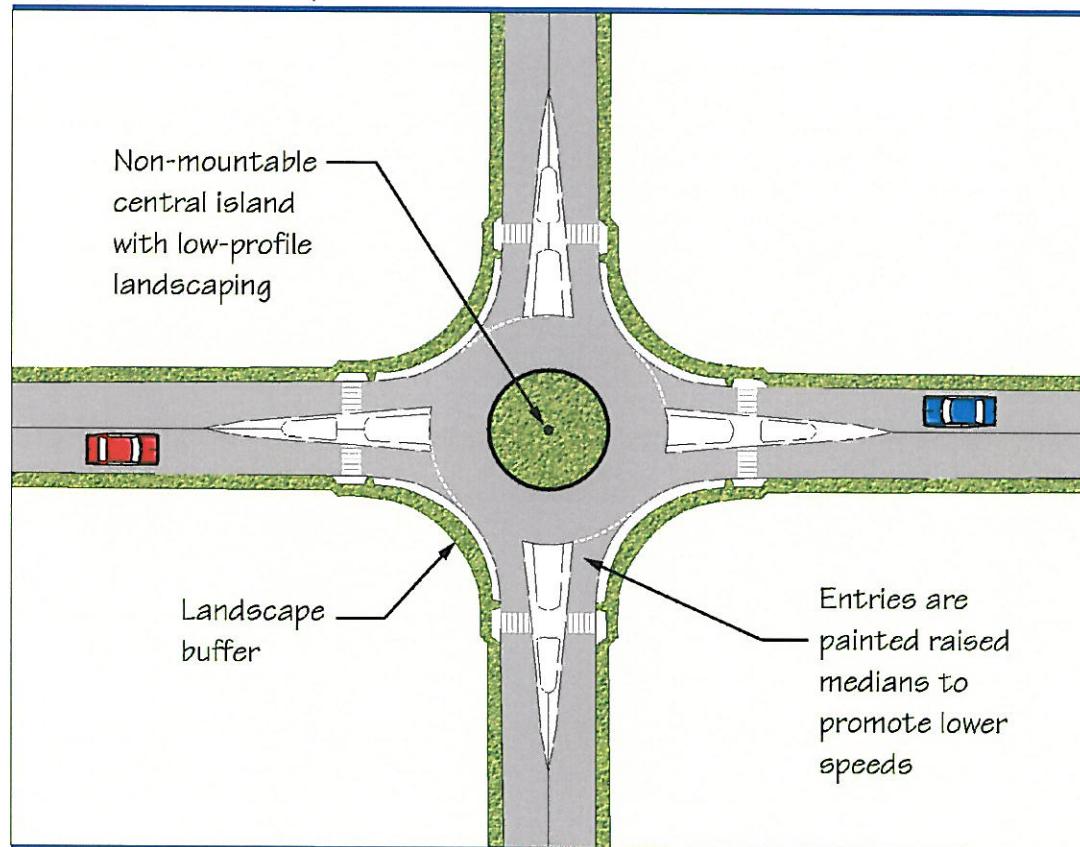
Figure 4.2 Roadway Cross-Section



## 4.1.2 Roundabouts

“Urban compact roundabouts,” which are small roundabouts used in low-speed urban environments, with average operating speeds of 35 mph or less are proposed (Figure 4.3). Urban compact roundabouts are intended to be pedestrian and bicyclist-friendly because their perpendicular approach legs require very low vehicle speeds to make a distinct right turn into and out of the circular roadway. All legs have single-lane entries. The principal objective of this design is to enable pedestrians to have safe and effective use of the intersection. The geometric design includes raised splitter islands that incorporate at-grade pedestrian storage areas and a non-mountable central island. There is also an apron surrounding the non-mountable part of the compact central island to accommodate large vehicles, such as fire trucks. The recommended design of these roundabouts comes from a Federal Highway Administration manual, and is similar to those in Germany and other northern European countries.

Figure 4.3 *Urban Compact Roundabout*



Maximum entry design speed:

15 mph

Number of entering lanes per approach:

1

Inscribed circle diameter:

60 feet (The inscribed circle diameter is the width across the outer edge of the roadway circle.)

Inner circle design:

Non-mountable, 12-foot diameter landscaped center circle with slightly raised 9-foot wide apron with decorative paving.

Splitter island treatment:

Raised splitter island with decorative paving and crosswalk cut.

#### 4.2 WALKING PATHS

A walking path system will be developed on-site via street-adjacent greenways and an off-street greenway that link major areas within the community. All sidewalks along major and secondary highways and local streets will be constructed per City of Fontana standards with a minimum width of six feet. To serve as a recreational amenity, over one mile of walking/bike trails will also be provided within the central open space park area (see Chapter 3.0 – Community Amenities and Design Guidelines for a conceptual trail location design). Access to the park trails and other park features will be facilitated by pedestrian connections at the residential cul-de-sacs along the southern perimeter of the park. A diagram and visual simulation of the pedestrian connection concept is shown in Chapter 3.0 – Community Amenities and Design Guidelines.

#### 4.3 BICYCLE PATHS

The use of local streets will facilitate the use of bicycles throughout the community. In addition, an off-street trail will be designed to facilitate bicycle travel. Trails within the central open space/park will also be designed to accommodate recreational bicycle use.

#### 4.4 CIRCULATION PLAN DEVELOPMENT STANDARDS

The Summit at Rosena includes an efficient and safe circulation design that will accommodate traffic, public safety, and security needs. All on-site roadway improvements will be constructed in accordance with Figure 4.1. All roads shall be constructed to City standards or better, subject to approval by the City Traffic Engineer, as a requirement for constructing subdivisions as part of the community.

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## 5.0 Drainage

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## Drainage Concept

The Summit at Rosena provides for the safe passage of stormwater and addresses the need for protecting downstream water quality.



### 5.1

## INTRODUCTION

This chapter illustrates the storm drain facilities and improvements required for the Summit at Rosena based on the preliminary hydrology calculations undertaken for the community. The Summit at Rosena has a tributary watershed of approximately 310 acres, and the conceptual master plan and local facilities identified in this chapter will ultimately drain the project site to the proposed Summit Avenue Storm Drain Master Plan Storm Drain (MPSD) LINE B – PHASE 4.<sup>1</sup>

### 5.2

## STORM DRAIN SYSTEM CONCEPT

Using the community's circulation and grading plan, as well as other available information, a storm drain layout for local flows was developed. Based on the hydrology study prepared using San Bernardino County Hydrology Manual and depending upon the timing of regional storm drain improvements, three different conditions for drainage might occur. Thus, three different storm drain system configurations were developed, and are described below.

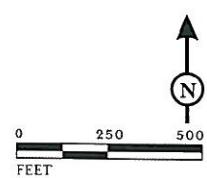
- *Condition "A"* (Figure 5.1) is based on the Summit Avenue Storm Drain MPSD Line B-Phase 4 and the downstream facility being in place at the time construction of Summit at Rosena improvements commence. Under this condition, the regional storm drain system has full capacity to accommodate the developed stormwater peak flows from the community. Thus, no on-site detention facility is needed.
- *Condition "B"* (Figure 5.2) is also based on the Summit Avenue Storm Drain MPSD Line B-Phase 4 is in place at the time construction of Summit at Rosena improvements commence. However, under this condition, the downstream storm drain facility would not yet be developed to handle the design storm flows. To mitigate the increased runoff from the community, an interim detention basin would need to be provided. The detention basin outlet will drain into the existing Summit Avenue Storm Drain. The outlet flows coming out of the detention basin will be equivalent to the existing or undeveloped flow condition.
- *Condition "C"* (Figure 5.3) assumes that the Summit Avenue Storm Drain MPSD Line B-Phase 4 is not in place at the time construction of Summit at Rosena improvements commence. To mitigate the increased runoff from the site, an interim detention basin would be provided. The detention basin outlet will drain into the existing 72-inch storm drain located at Summit Avenue. The outlet flows coming out of the detention basin will be equivalent to the existing or undeveloped flow condition.

An interim detention basin is proposed in conditions "B" and "C" as a result of the limitation in capacity or unavailability of Summit Avenue Storm Drain MPSD Line B-Phase 4 at the time of construction commencement. The proposed detention basin will be sized in accordance with San Bernardino County Flood Control standard dealing with increased runoff.

The design parameters for the proposed storm drain system are a 100-year return period and Group A soil types.

<sup>1</sup> Refer to the City of Fontana Strom Drain Improvement Plans, Drawing No. 3221.

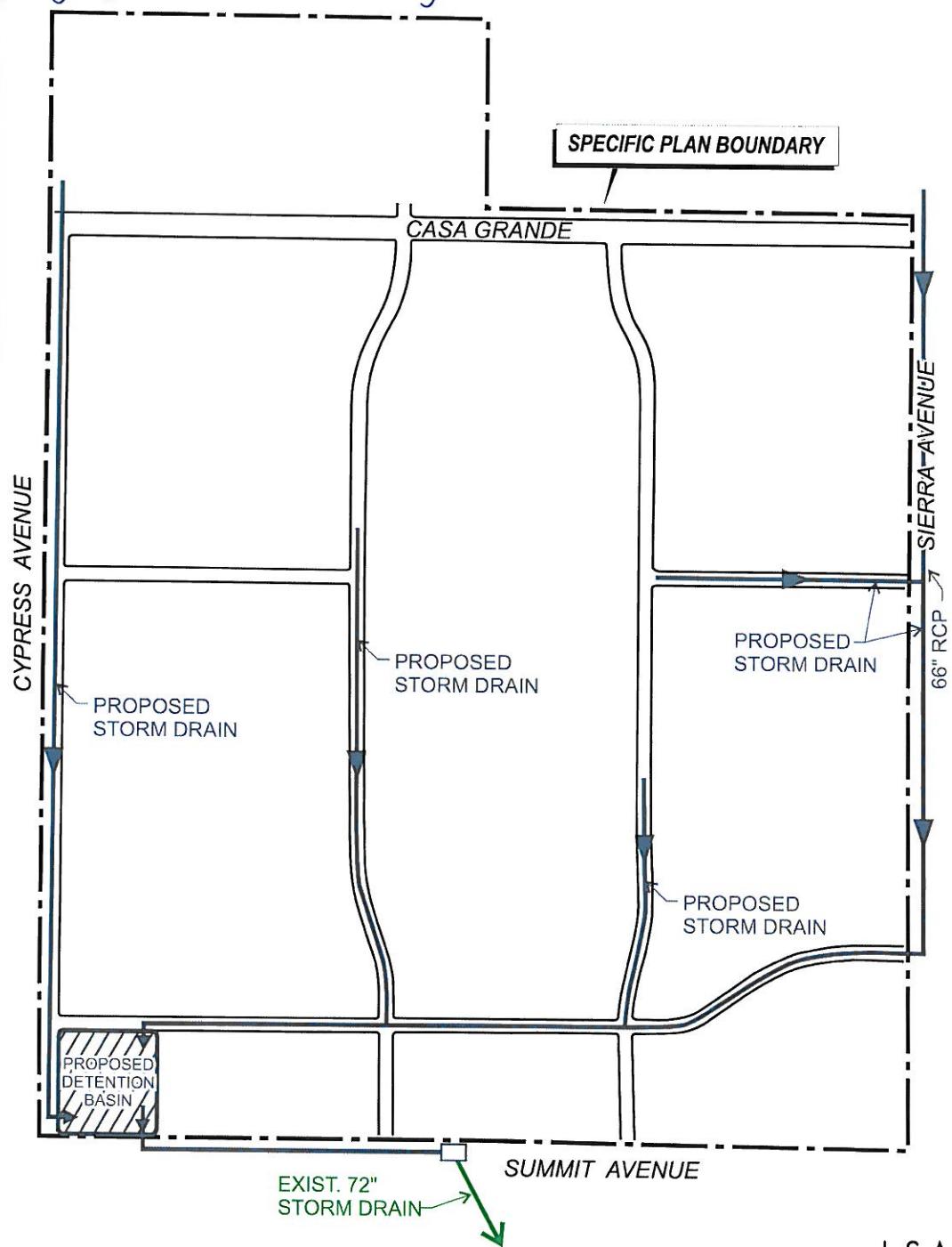
◆ Figure 5.1 Backbone Storm Drain System Condition A



◆ Figure 5.2 Backbone Storm Drain System Condition B



◆ Figure 5.3 Backbone Storm Drain System Condition C



Legend

PROPOSED STORM DRAIN

PROPOSED DETENTION BASIN

EXISTING STORM DRAIN

## 5.3

## STORMWATER TREATMENT

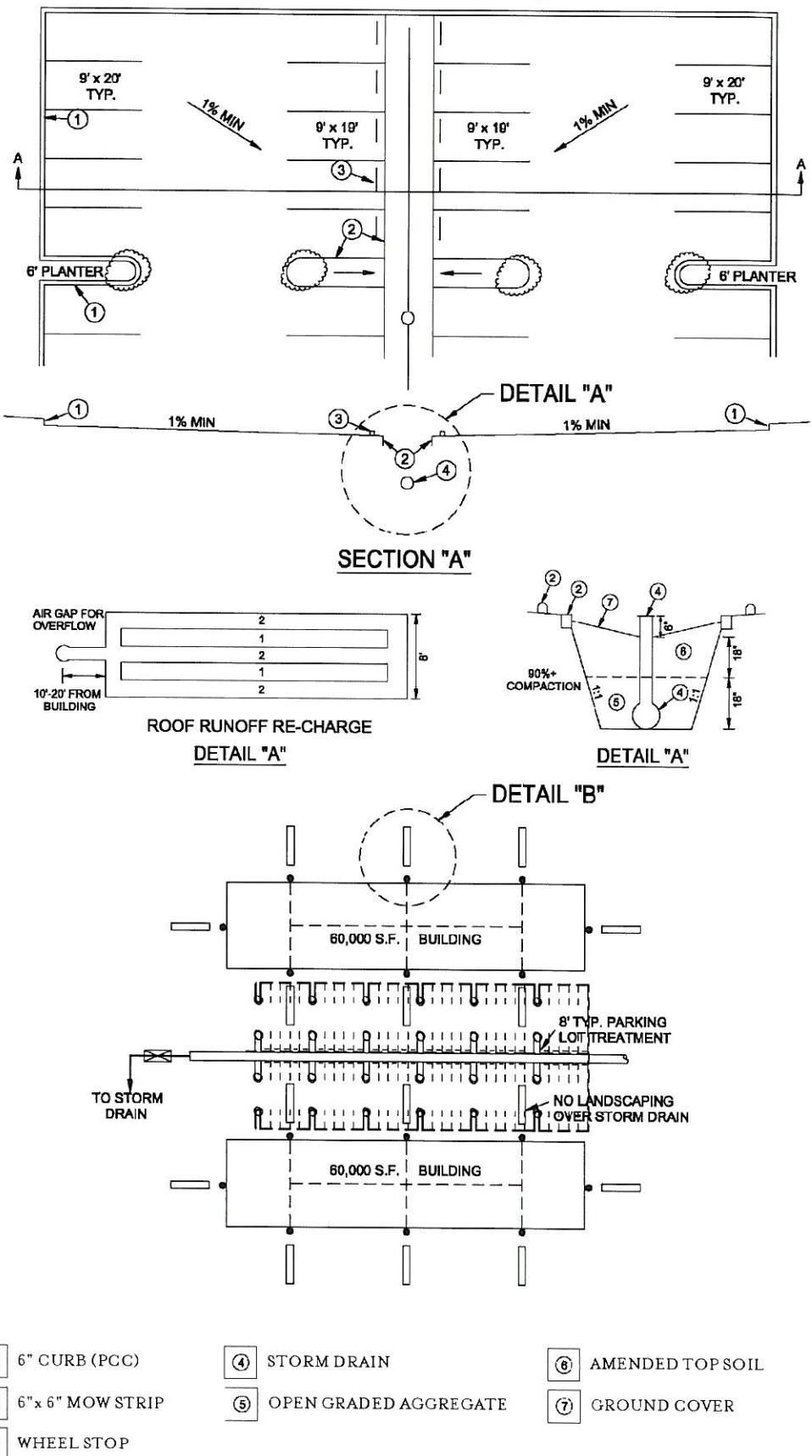
Recently, the County of San Bernardino and the City of Fontana adopted new development standards to minimize the detrimental effects of development projects on receiving waters through implementation of site designs that reduce runoff and pollutant transport. This is accomplished by minimizing impervious surfaces and maximizing on-site infiltration. Additionally, source-control Best Management Practices (BMPs), on-site structural treatment control BMPs, and/or participation in regional or watershed-based structural treatment control BMPs are to be used. The goal of these methods is to create a project that mimics the predevelopment hydrologic regime by detaining on-site the difference between the five-year developed and the five-year undeveloped storm events.

A specific, project-wide water quality management plan will be submitted to the City of Fontana for approval prior to recordation of the first tentative map. Site Design BMPs for Water Quality Management permitted by the water quality management plan for the Summit at Rosena include, but are not limited to, the following:

- Maximize permeable areas (pervious open space) of the site by reducing the amount of pavement, decreasing the project's footprint or by utilizing alternative paving materials in select areas;
- Drain rooftops into pervious, swaled landscaped areas prior to discharge of overflow into storm drain;
- Construct streets, sidewalks, and parking lot aisles to the minimum width necessary;
- Construct walkways, parking stalls, overflow parking lots, and other low-traffic areas with open-jointed paving materials;
- Use pervious drainage channels (rock or grass lines systems) for conveying parking lot runoff into storm drain overflows;
- Use perforated pipe, gravel infiltration pits and drywells for low-flow infiltration following treatment by an acceptable method;
- Construct on-site vegetated ponding areas and swaled landscaping (not mounded) that drain within 72 hours to prevent the development of vector-breeding areas;
- Provide curb cutouts, curb cores, or concrete mow strips and wheel stops to allow stormwater runoff to flow into swaled landscaped areas;
- Where soil conditions are suitable, construct vegetated infiltration trenches in paved parking lot areas to infiltrate and filter stormwater runoff;
- Maximize canopy interception and water conservation by preserving mature existing native trees, and planting additional native or drought-tolerant trees and large shrubs; and
- Other site design options that are comparable and equally effective.

Two conceptual site designs using the above Site Design BMPs are shown in Figure 5.4. All development within the Summit at Rosena will be consistent with the project-wide water quality management plan, and will incorporate site design BMPs. Two other types of BMPs exist for water quality management: source control and treatment control. Source control BMPs are defined as any administrative action, design of a structural facility, usage of alternative materials, and operation, maintenance, inspection, and compliance of an area that aims to eliminate or reduce stormwater pollution. Treatment control BMPs are defined as any engineered system

◆ Figure 5.4 Conceptual Water Quality Management Facility



designed and constructed to treat the adverse impacts of stormwater and urban runoff pollution. Source control BMPs to be used in the water quality management plan for the Summit at Rosena Specific Plan are divided into two categories as shown in Table 5.A.

*Table 5.A - Source Control BMPs*

Routine Non-Structural	Education of Property Owners
	Activity Restrictions
	Spill Contingency Plan
	Employee Training/Education Program
	Street Sweeping Private Street and Parking Lots
	Common Areas Catch Basin Inspection
Routine Structural	Landscape Planning
	Hillside Landscaping
	Storm Drain Signage
	Efficient Irrigation
	Inlet Trash Racks
	Energy Dissipaters
	Trash Storage Areas and Litter Control

The project-wide water quality management plan will provide for one or more of the following flow-based or volume-based treatment control BMPs to serve all development within the Specific Plan, based on the identified pollutants of concern and the impairments of any downstream receiving waters:

- Biofilters, Vegetated Buffer Strips, Vegetated Swales;
- Detention Basins;
- Infiltration Basins;
- Wet Ponds or Wetlands;
- Media Filtration;
- Water Quality Inlets;
- Hydrodynamic Separator Systems;
- Multiple Systems; and/or
- Manufactured/Proprietary Devices.

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## 6.0 Public Services and Facilities

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## Community Infrastructure

The Summit at Rosena provides for water and sewer infrastructure, as well as a full range of public services and facilities to support the community.



### 6.1 WATER FACILITIES

The Summit at Rosena will receive water service from two separate entities, within whose service areas the Summit at Rosena is located (Figure 6.1). The West Valley Water District will serve the area north of the SCE right-of-way, while the Fontana Water Company will provide water service for Edison Trails Park within the SCE right-of-way and lands to the south. Water Supply Assessments have been prepared by both agencies. Both of the Assessments concluded that the needs of the Specific Plan development can and will be met.

#### 6.1.1 West Valley Water District Service Area

West Valley Water District will require the construction of 12-inch water lines in Sierra Avenue and Cypress Avenue, from Casa Grande Avenue south to the street intersections at the north limit of Edison Trails Park. A 12-inch line in a generally east-west orientation will be required to provide a tie between the Sierra Avenue and Cypress Avenue lines. This line will be located within local streets and thereby avoid running across private property.

West Valley Water District has a design for a 24-inch water line in Casa Grande Avenue from Sierra Avenue to the west beyond the Summit at Rosena. This line is a major transmission line and may be in place prior to construction of the Specific Plan improvements. If so, the developer of the Summit at Rosena would only be responsible for the costs associated with construction of a 12-inch line. If the regional transmission line is not in place at the time of the Specific Plan development, the additional up-charges between the 12-inch and 24-inch lines would be borne by West Valley Water District.

Planning Area 1, which lies north of Casa Grande Avenue, will receive service from a 12-inch line to be constructed in Cypress Avenue north from Casa Grande Avenue that will follow a local roadway east before turning south and connecting back into the 24-inch line in Cass Grande Avenue.

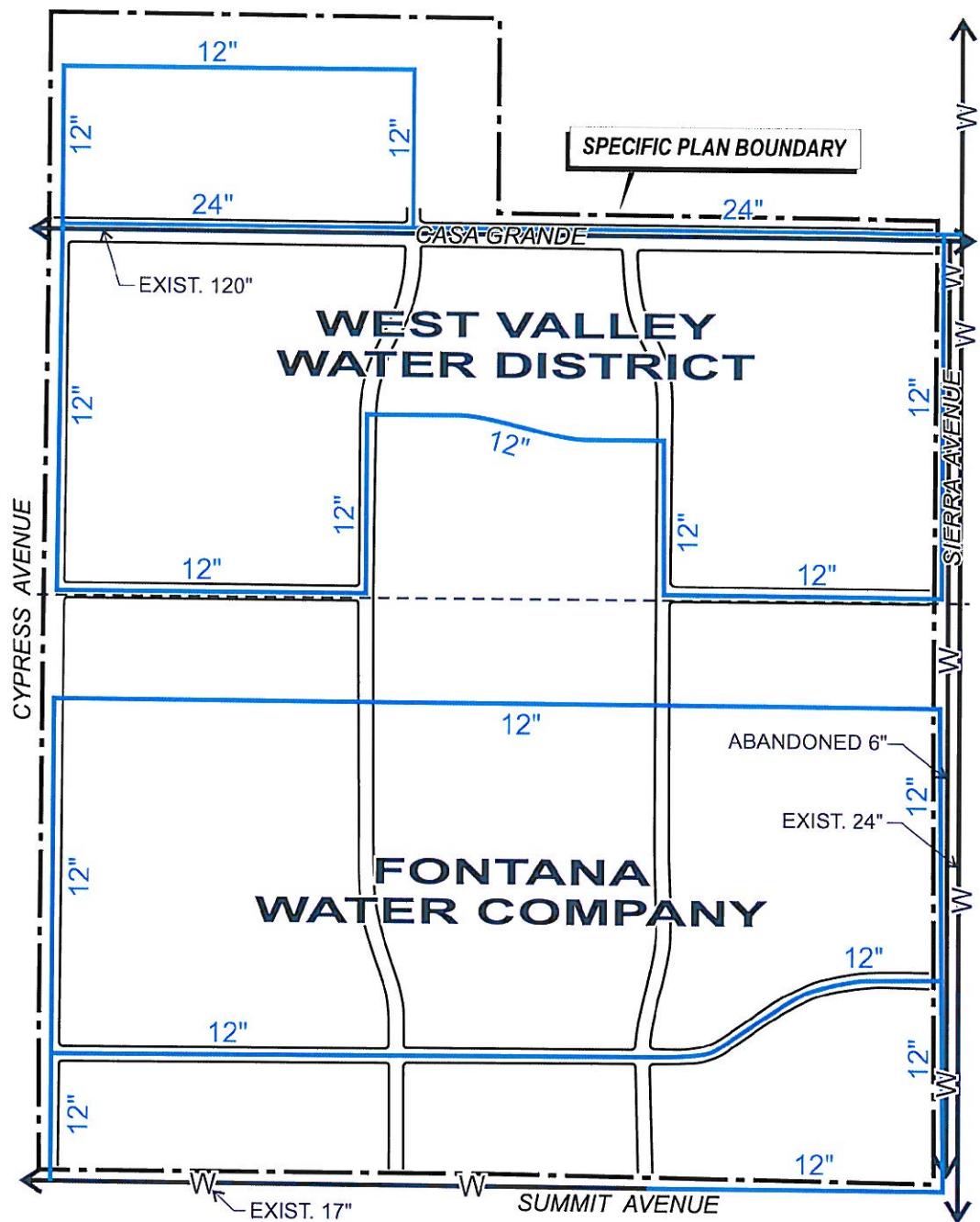
Distribution lines will be sized and located based upon the specific needs of the individual planning areas based on criteria established by West Valley Water District and supported by hydraulic analyses.

#### 6.1.2 Fontana Water Company Service Area

The Fontana Water Company designs and prepares all of the construction documents for water facilities within their service area. Like the West Valley Water District, the Fontana Water Company would design a looped backbone system that allows for the maximum circulation pattern. Distribution lines would then branch out within streets to serve individual parcels.

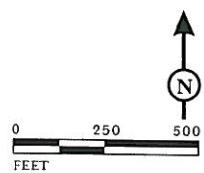
For the southerly portion of this Specific Plan, it is assumed that there will be a 12-inch water line in Summit Avenue extending easterly to Sierra Avenue from the terminus of the existing 17-inch water line at Turnberry Way, continuing north to the southerly boundary of Edison Trails Park, westerly along the same southerly boundary of Edison Trails Park to Cypress Avenue, then southerly connecting to the existing 17-inch line in Summit Avenue.

## ◆ Figure 6.1 Backbone Water System



## Legend

- PROPOSED WATER LINE  
(size as noted)
- EXISTING WATER LINE  
(size as noted)
- BOUNDARY BETWEEN  
WEST VALLEY WATER DISTRICT AND  
FONTANA WATER COMPANY



There may be a need for another backbone line in the southerly east-west street tying Cypress Avenue and Sierra Avenue.

All water line construction within the Fontana Water Company service area is subject to reimbursement at an annual rate of 2.5 percent spread over a 40-year payment period.

### *6.1.3 Reclaimed Water Lines*

Reclaimed water supplies are not currently available to serve the Summit at Rosena, but may be made available at some time in the future. In anticipation of such availability, additional lines for reclaimed water will be provided to serve the Edison Trails Park, the pocket park, and tot lots. Edison Trails Park, the pocket park, and tot lots will be irrigated with reclaimed water when reclaimed water supplies are available to the Summit at Rosena.

### *6.1.4 Metropolitan Water District Pipeline*

There is an existing 10-foot diameter steel water line in Casa Grande Avenue owned by the Metropolitan Water District of Southern California and called the Foothill Feeder-Rialto Pipeline. This water line is a regional facility and is not available for local use.

## 6.2

## SEWER FACILITIES

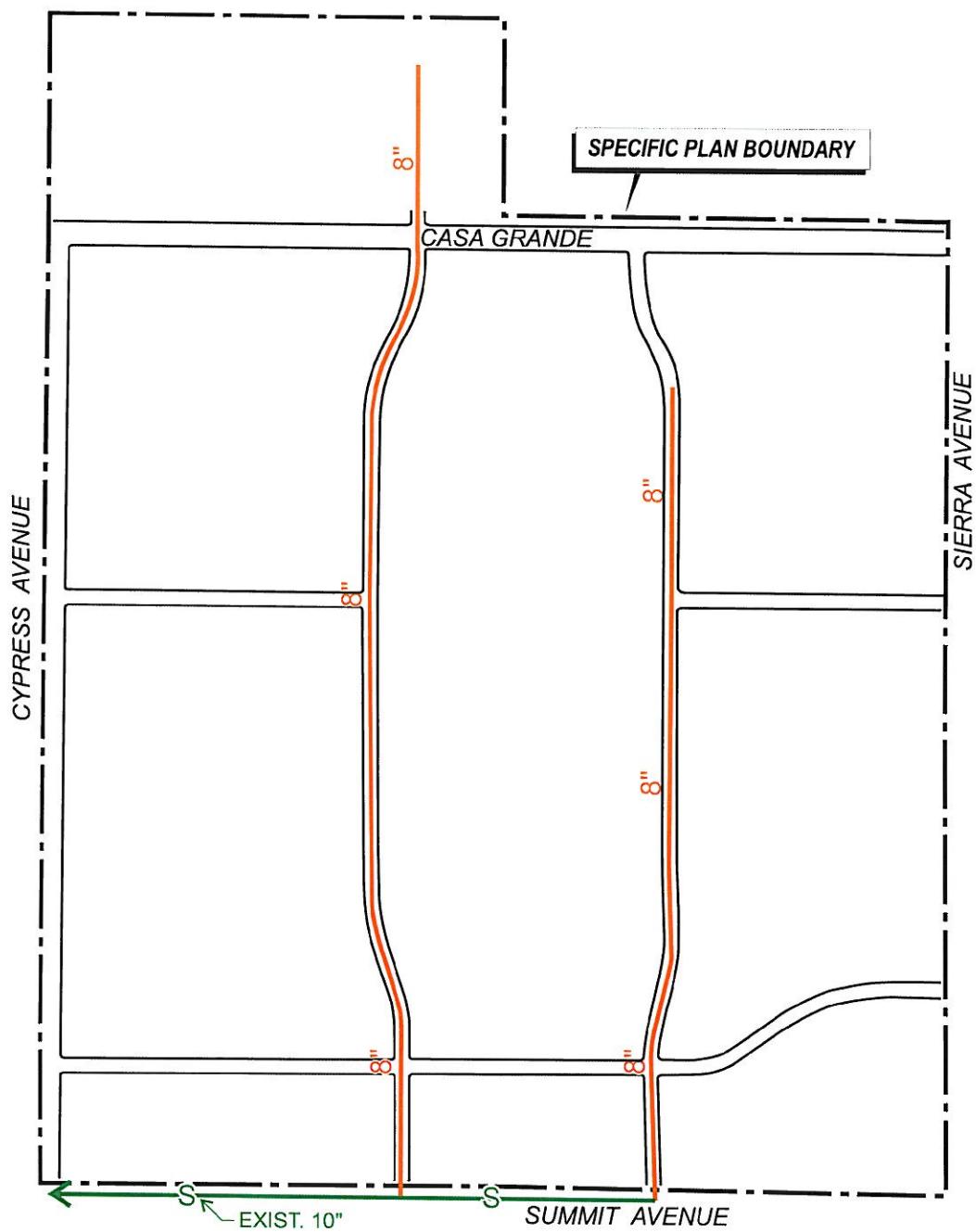
The Summit at Rosena will receive sanitary sewer service through the City of Fontana (Figure 6.2). There are plans currently being prepared for the construction of a 10-inch sewer line in Summit Avenue from Citrus Avenue easterly to Turnberry Way. At Citrus Avenue, this proposed line connects to an existing 16-inch sewer that continues southerly.

The Summit Avenue line, although under design by the City, will be constructed by private development that occurs along the north side of the street. If the properties west of the Specific Plan develop prior to the Summit at Rosena, they will construct that portion of the line within their boundaries. If no development occurs west of the Summit at Rosena prior to its development, the entire Summit Avenue line will be constructed as a part of this Specific Plan.

Sewer lines with a minimum diameter of 8 inches will be extended northerly from Summit Avenue in the two interior streets between Cypress Avenue and Sierra Avenue to provide the interior backbone sewer collection system. From these lines, branch lines will fan out to the east and west into the remaining interior streets providing services to all lots.

Actual pipe sizes will be determined through calculations that reflect the actual tributary areas and land gradients within the Specific Plan.

◆ Figure 6.2 Backbone Sewer Layout

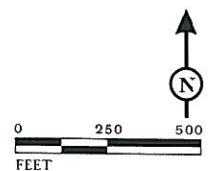


*Legend*

PROPOSED SEWER LINE  
(size as noted)

EXISTING SEWER LINE  
(size as noted)

L S A



## 6.3 PUBLIC SERVICES

### 6.3.1 Police and Fire Protection

The City of Fontana Police Department will provide law enforcement services for the Summit at Rosena. The Department operates from a central station located adjacent to City Hall at 17005 Upland Avenue, and provides patrol services throughout the City on a 24-hour, 7 days per week basis. The City currently maintains a ratio of 1.14 sworn officers per 1,000 residents.

The San Bernardino County Fire Department will provide fire protection services to the Summit at Rosena. Station 78, located at 7110 Citrus Avenue, serves the northern portion of the City of Fontana, including the Summit at Rosena.

### 6.3.2 Schools

The Fontana Unified School District serves the students of the Summit at Rosena, and northern Fontana. It is anticipated that students within the community will attend an elementary school to be located within the Summit at Rosena, Almeria and Wayne Ruble Middle Schools, and the future Summit High School.

### 6.3.3 Library Services

Library services for the City of Fontana are provided by the San Bernardino County Library System. The Fontana branch of the system is located at 8334 Emerald Avenue.

### 6.3.4 Utilities

The Summit at Rosena will be served with telephone, cable, high speed internet, electric, natural gas, and solid waste collection services from the private utility providers identified in Table 6.A

Each dwelling unit shall be provided with four (4) phone lines to the house.

Table 6.A – Summit at Rosena Utility Providers

Utility	Provider
Electricity	Southern California Edison (SCE)
Natural Gas	Southern California Gas Company
Solid Waste Collection	Burtec Waste
Telephone (and Internet)	SBC
Cable (and Internet)	Adelphia

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## 7.0 Grading

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## Grading Concept

The Summit at Rosena slopes gently to the south and does not require major landform modification.



### 7.1

## GRADING TECHNIQUES/DEVELOPMENT STANDARDS

All grading activities shall be in substantial conformance with the provisions of this chapter, as well as with any grading-related mitigation measures outlined in the EIR prepared for the Specific Plan. Additionally, all grading and earthwork necessary for implementation of the Specific Plan shall adhere to the Uniform Building Code and applicable City of Fontana codes, requirements, and standard drawings. Prior to the commencement of grading operations, the City of Fontana shall have first approved grading permits pursuant to City ordinance. Project grading shall meet the following requirements.

- All grading will occur in conformance with City engineering guidelines and shall, whenever possible, be balanced on-site.
- Prior to any development within any area of the Specific Plan, an overall conceptual grading plan for the portion in process shall be submitted to the City Engineer for approval. The grading plan for each such area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area. The grading plan shall specify the techniques to be utilized to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; and preliminary pad and roadway elevations.
- Detailed grading plans shall be prepared prior to any on-site grading for each individual project within the Specific Plan area, or group of projects.
- Prior to initial grading activities, a soils report and geotechnical study shall be completed that further analyzes on-site soil conditions and includes appropriate measures to be implemented to control erosion and dust.
- Prior to issuance of a grading permit, a General Construction Activity Storm Water Permit shall be obtained from the State Water Resources Control Board. A Storm Water Pollution Prevention Plan (SWPPP), which cites the water quality control measures to be implemented with project grading, shall be submitted concurrent with grading permit applications to the City Engineer.
- All streets shall have a gradient not to exceed City of Fontana engineering standards. Where cut and fill slopes are created higher than 10 feet in vertical height and exceeding a 5:1 slope, slope erosion control plans shall be submitted to the Community Development Department when grading plans are submitted for approval.
- The overall shape, height, and grade of any cut and fill slope shall be developed in concert with the existing natural contours and scale of the natural terrain of a particular site. The graded form shall reflect the natural, rounded terrain, where possible. All cut and fill slopes shall be constructed at inclinations of no steeper than 2:1. Exceptions for steeper slopes can be made, if supported by technical analysis and approved by the City Engineer. The grading plan must reflect a contouring and landscaping program intended to control erosion.
- The toes and tops of all slopes higher than 10 feet in vertical height shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permit such rounding.
- Potential brow ditches, terrace drains, or other minor swales determined necessary at future stages of project review shall be lined with natural erosion control materials or concrete.

- The developer shall be responsible for maintenance and upkeep of all planting and irrigation systems until, if applicable, those operations become the responsibility of other parties.
- MWD guidelines are to be followed for grading within the existing 100-foot-wide MWD right-of-way running east-west across the northern part of the project site.
- SCE guidelines are to be followed for grading within the existing 330-foot-wide SCE right-of-way running east-west across the central portion of the project site.

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## 8.0 Development Regulations

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## Regulatory Concept

Appropriate development regulations are set forth to ensure that the development of residential, commercial, and other uses within the Summit at Rosena achieves the design quality expected for the community.



8.1

## INTRODUCTION

The purpose of this chapter is to ensure a quality community by implementing the planning and design concepts set forth in this Specific Plan and setting forth clear development standards and regulations. This chapter establishes zoning districts and permitted uses for residential, commercial, institutional, and open space land uses; sets forth development standards applicable to all buildings, structures, and uses within the Specific Plan area; and defines additional regulations for certain types of uses in order to avoid and mitigate impacts from these uses. In addition, this chapter establishes parking and signage regulations.

8.2

## GENERAL PROVISIONS

### 8.2.1 General Notes

- a. **General Plan Consistency.** The Summit at Rosena Specific Plan is intended to carry out the goals and policies of the City of Fontana General Plan, as amended, in an orderly and attractive fashion. Development within the Summit at Rosena Specific Plan area shall, therefore, be consistent with the provisions of the Fontana General Plan.
- b. **Relationship between the Summit at Rosena and the Fontana Municipal Code.** Development regulations within the Summit at Rosena Specific Plan are intended to supplement or replace the provisions of the Fontana Municipal Code as they might apply to lands within the Summit at Rosena Specific Plan area. Subjects not addressed in this Specific Plan shall conform to the relevant provisions of the Fontana Municipal Code. In the event the provisions of this document differ from the City's Municipal Code or other City development regulations or guidelines, the provisions of the Summit at Rosena Specific Plan take precedence, provided such provisions are consistent with the Fontana General Plan.
- c. **Conformance with Uniform Building and Fire Codes.** All construction within the Summit at Rosena Specific Plan shall be in compliance with the Uniform Building Code, Uniform Fire Code, and all other ordinances adopted by the City pertaining to construction and safety features.
- d. **Implementation of EIR Mitigation Measures.** The mitigation measures contained in the certified EIR for the Summit at Rosena Specific Plan have been incorporated into this document, and shall, as appropriate, be conditions of approval on all development within the Specific Plan area, as determined by the City of Fontana Planning Manager pursuant to the provisions of CEQA and the City's rules to implement CEQA. Appendix A of this Specific Plan includes a listing of the mitigation measures contained in the EIR.
- e. **Technical Master Plans for Traffic, Water, Sewer, and Drainage.** Specific requirements for infrastructure improvements are determined by technical master plans prepared for the Summit at Rosena Specific Plan. The full texts of these master plans are available under separate cover. Technical master plans are permitted to be amended from time to time to ensure the availability of adequate infrastructure and services to the site, subject to the approval of the City Engineer or service agency providing the service.

- f. **Severability.** If any term, provision, condition, requirement, or portion thereof of this Specific Plan is for any reason held invalid, unenforceable, or unconstitutional, the remainder of this Specific Plan or the application of such term, provision, condition, requirement, or portion thereof to circumstances other than those in which it is held to be invalid, unenforceable, or unconstitutional, shall not be affected thereby; and each other term, provision, condition, requirement, or portion thereof shall be held valid and enforceable to the fullest extent permitted by law.
- g. **Maximum Number of Dwelling Units.** A maximum of 856 dwelling units are permitted to be developed within the Summit at Rosena Specific Plan.
  - i. The anticipated number of dwelling units identified by this Specific Plan for any individual Planning Area may be increased by up to 15 percent, providing the total number of dwelling units within the Specific Plan area does not exceed 856.
  - ii. Any development approval requesting an increase in the number of dwelling units permitted within an individual Planning Area pursuant to paragraph g.i, above, shall be accompanied by identification of a concurrent reduction in the number of dwelling units within another Planning Area, demonstrating that the total number of dwelling units within the Specific Plan area will not exceed 856.
- h. **Minor Variations.** Minor boundary and acreage variations (up to 10%) within the Specific Plan may be approved by the Planning Manager without an amendment to this Specific Plan.

### 8.3

## SPECIFIC PLAN ZONING CLASSIFICATIONS

### *8.3.1 Residential Zoning Classifications*

The purpose of residential zoning classifications is to provide opportunities for a variety of quality housing products to meet a range of lifestyle and housing needs. The following zoning classifications are established by the Summit at Rosena Specific Plan.

- a. "R-4000" Single Family Residential (4,000-square foot average lot size per Planning Area).
- b. "R-5000" Single Family Residential (5,000-square foot average lot size per Planning Area).
- c. "R-6000" Single Family Residential (6,000-square foot average lot size per Planning Area).
- d. "R-10,000" Single Family Residential (10,000 square foot minimum lot sizes per Planning Area).
- e. "Garden Court" Single Family Attached Residential (10.0 dwelling units per acre maximum).
- f. "Townhouse" Single Family Attached Residential (16.0 dwelling units per acre maximum).

### 8.3.2 Activity Center

The purpose of the Activity Center zoning designation is to provide for a mixed-use style of development to serve both residential and day-to-day neighborhood commercial needs. The attached residential units are intended to provide a high quality, higher density housing product to appeal to those who prefer this style of living. Through appropriate layout that considers the mixed-use context, neighborhood retail and service commercial needs will be met by providing for commercial uses that are conveniently located and easy to access.

### 8.3.3 School

The School designation is intended to provide for establishment of an elementary school facility within the community.

### 8.3.4 Park

The Park designation is intended to provide for recreational use of the existing SCE utility corridor within the community, establishing it as the central focus of the Summit at Rosena. The Park designation also provides for establishment of a pocket park and tot lots to serve the community.

### 8.3.5 Community Recreational Center

The Community Recreational Center designation provides for establishment of a private recreational facility and pool complex to serve Summit at Rosena residents.

## 8.4 PERMITTED USES

The purpose of this section is to define the uses that are allowable within each of the zoning districts within the Specific Plan area. These permitted uses are set forth in Table 8.A. Each use type set forth in Table 8.A is designated as being permitted, conditionally permitted, or prohibited within each of the zoning classifications as follows.

- P Permitted use
- A Permitted only as an ancillary use to an otherwise permitted use
- C Permitted subject to the approval of a Conditional Use Permit (CUP) in compliance with the Fontana Municipal Code, Chapter 30
- Prohibited use (not permitted)

*Table 8.A - Permitted Land Uses*

	Zoning Designations				
	Residential PA's (All)	Activity Center	School	Park	Community Recreational Center
<b>Residential Uses</b>					
Single-Family Detached Dwelling	P	-	-	-	-
Single-Family Attached Dwelling	P	P	-	-	-

## Specific Plan

Table 8.A - Permitted Land Uses

	Zoning Designations				
	Residential PA's (All)	Activity Center	School	Park	Community Recreational Center
Multiple-Family Dwelling	P	P	-	-	-
Senior Housing	P	P	-	-	-
Group (1 to 6 persons)	P	P	-	-	-
Group (7 or more persons)	C	C	-	-	-
Boarding Home (less than 3 persons)	P	P	-	-	-
Boarding Home (3 or more persons)	-	C	-	-	-
Assisted living facility (senior or otherwise)	-	C	-	-	-
Other Uses					
Administrative and professional offices	-	P	-	-	-
Animal hospital, small animals	-	C	-	-	-
Antique shop	-	P	-	-	-
Arcade, pinball, video and similar uses	-	C	-	-	-
Art gallery	-	P	-	-	-
Art supply store	-	P	-	-	-
Assembly or meeting hall for lodges, fraternal organizations, private clubs, labor unions, religious services, or similar uses	-	C	-	-	-
Bakery goods store	-	P	-	-	-
Banks, credit unions, savings and loans	-	C	-	-	-
Barber shop or beauty parlor	-	P	-	-	-
Bicycle shop	-	P	-	-	-
Book store	-	P	-	-	-
Cleaners and laundries	-	P	-	-	-
Clinics, medical, dental, acupressure	-	P	-	-	-
Clubs, civic, community, or private	-	C	-	-	-
Community center	-	C	-	-	-
Confectionary store	-	P	-	-	-
Convalescent or nursing home	-	C	-	-	-
Convenience store	-	P	-	-	-
Copying, packing, and mailing services	-	P	-	-	-
Cyber cafes	-	P	-	-	-
Day Care (1 to 6 persons)	P	P	-	-	-
Day Care (7 or more persons)	-	C	-	-	-
Decorating, paperhanging, upholstery shop	-	P	-	-	-
Drug store	-	P	-	-	-
Florist shop	-	P	-	-	-
Gift shop	-	P	-	-	-
Governmental buildings and uses	-	P	-	-	-
Gymnasium, health spas, or physical culture establishments under 4,000 square feet	-	P	-	-	-
Gymnasium, health spas, or physical culture establishments over 4,000 square feet	-	C	-	-	-
Hobby shop, hobby supplies store	-	P	-	-	-
Ice cream store	-	P	-	-	-
Jewelry store	-	P	-	-	-
Locksmith	-	P	-	-	-
Music and vocal instruction	-	P	-	-	-
News stand	-	P	-	-	-
Nursery, plant	-	P	-	-	-
Optician	-	P	-	-	-

Table 8.A - Permitted Land Uses

	Zoning Designations				
	Residential PA's (All)	Activity Center	School	Park	Community Recreational Center
Parks, public and private	P	P	P	P	P
Pet shop	-	P	-	-	-
Pharmacy	-	P	-	-	-
Picture framing store	-	P	-	-	-
Photographic developing and finishing store (must include retail)	-	P	-	-	-
Photographer	-	P	-	-	-
Picture framer	-	P	-	-	-
Pool hall, billiard center	-	C	-	-	-
Post office	-	P	-	-	-
Places of assembly	-	C	-	-	-
Public or private park or playground	P	-	P	P	P
Public utility & public service structures	P	P	P	P	P
Residential day care, licensed	P	P	-	-	-
Restaurant & café, excluding those with live entertainment (no alcohol service)	-	P	-	-	-
Restaurant & café, excluding those with live entertainment (with alcohol service)	-	C	-	-	-
Schools, private or parochial elementary	-	-	P	-	-
Schools, public elementary	-	-	P	-	-
Shoe repair	-	P	-	-	-
Stationery store	-	P	-	-	-
Tailor	-	P	-	-	-
Ticket agency	-	P	-	-	-
Video rental store	-	P	-	-	-
Accessory Uses					
Accessory structures	A	A	A	A	A
Animals, small - keeping and raising	A	A	-	-	-
Antenna, receiving	A	A	A	A	A
Antenna, transmitter, cellular poles	-	C	-	-	-
Construction trailer	P	P	P	P	P
Garage, private	A	A	-	-	-
Granny housing	A	A	-	-	-
Guest home	A	A	-	-	-
Home occupation	A	A	-	-	-
Private swimming pool	A	A	-	-	-
Oversized vehicle parking	A	A	-	-	-
Recreational vehicle storage (associated with Garden Courts)	-	-	-	-	-
Second dwelling units	A	A	-	-	-
Tennis courts, private	A	A	-	-	-
Vehicle parking	A	A	A	A	A
Temporary Uses					
Construction trailers	P	P	P	P	P
Sales or rental office	P	P	P	P	P

## 8.5

## GENERAL DEVELOPMENT STANDARDS

Structures within residential Single Family Detached and Garden Courts Planning Areas shall conform to the provisions outlined in Table 8.B. Structures within Townhouse Planning Areas shall conform to the provisions outlined in Table 8.C, while development within the Activity Center and other Planning Areas shall conform to the provisions outlined in Table 8.D. Table 8.E shows permitted intrusions into setbacks within all Planning Areas.

*Table 8.B - Residential Development Standards*

Development Standards	4,000-S.F. Lots	5,000-S.F. Lots	6,000-S.F. Lots	10,000 S.F. Lots	Garden Courts
Average Lot Size, Each Planning Area	4,000 s.f.	5,000 s.f.	6,000 s.f.	10,000 s.f.	2,800 s.f.
Minimum Lot Size	4,000 s.f.	4,500 s.f.	5,400 s.f.	10,000 s.f. <sup>1</sup>	2,800 s.f.
Minimum Lot Width <sup>1</sup>					
Front Entry Garage	42'	45'	55'	60'	35'
Side Entry Garage	55'	55'	55'	55'	N/A
Minimum Lot Depth <sup>1</sup>	70'	75'	90'	95'	70'
Maximum Lot Coverage	65%	60%	50%	45%	65%
Minimum Front Yard Setbacks:					
Living Area	14'	16'	18'	21'	10'
Porch	10'	10'	12'	15'	8'
Side Entry Garage	10'	10'	16'	16'	N/A
Front Entry Garage	22'	22'	22'	25'	N/A
Minimum Rear Yard Setbacks:					
Living Area	10'	10'	20% <sup>2</sup>	20% <sup>2</sup>	10'
Open Patio Cover (1-story home)	3'	5'	10'	10'	5'
Open Patio Cover (2-story home)	5'	10'	10'	10'	5'
Minimum Side Yard Setback					
Interior Property Line	5'	5'	5'	5'	5'
Corner Lot Adjacent to Street	10'	10'	10'	10'	5'
Minimum Building Separation					
Between Adjacent 2-Story Structures	10'	10'	15'	15'	10'
Between 1-story and any other Primary Structure	10'	10'	10'	10'	10'
Maximum Projection into Setback Areas	Table 8.E for permitted encroachments into setback areas.				
Maximum Building Height	35'	35'	35'	35'	35'

## Specific Plan

Table 8.B - Residential Development Standards

Development Standards	4,000-S.F. Lots	5,000-S.F. Lots	6,000-S.F. Lots	10,000 S.F. Lots	Garden Courts
Minimum Residential Floor Area					
One-Story Units	1,500 s.f.	1,700 s.f.	1,850 s.f.	1,850 s.f.	1,200 s.f.
Two-Story Units	1,700 s.f.	2,100 s.f.	2,100 s.f.	2,100 s.f.	1,500 s.f.

Note A minimum or 20% of the lots shall have a minimum size of 10,000 square feet

<sup>1</sup> Does not apply to cul-de-sac lots or lots fronting on a knuckle. The minimum width of cul-de-sac lots and lots fronting on knuckles shall be 30 feet as measured at the front property line. If the lot width is less than 42 feet, then an extra parking space shall be provided on-site.

<sup>2</sup> Percentage of lot depth, not to exceed 20'.

Table 8.C - Townhouse Development Standards

Development Standard	Townhouse
Maximum Density	16.0 du/ac
Minimum Lot Area	0.5 acres
Minimum Lot Width	60'
Minimum Lot Depth	100'
Maximum Lot Coverage	50%
Building Separation from Rights-of-Way:	
Sierra and Summit Avenues	25'
Cypress and Casa Grande Avenues	20'
Local Streets	15'
Alleys, private streets and driveways	5'
Minimum Building Separation:	
Front-to-front	
1 story to 1 story	25'
1 story to 2 stories	30'
2 stories to 2 stories	30'
Rear to Rear	
1 story to 1 story	15'
1 story to 2 stories	15'
2 stories to 2 stories	25'
Front to Rear	
1 story to 1 story	25'
1 story to 2 stories	25'
2 stories to 2 stories	30'
Side to Side	
1 story to 1 story	10'
1 story to 2 stories	10'
2 stories to 2 stories	15'
Side to Front/Rear	
1 story to 1 story	20'
1 story to 2 stories	20'
2 stories to 2 stories	30'
Building Separation from Adjacent Planning Areas (Planning Areas 3, 10, 12, 13, 14, 15, 17)	15'
Maximum Projections into Yards	See Table 8.E
Maximum Building Heights	35'
Minimum Floor Area	
1 Bedroom	700 square feet

Table 8.C - Townhouse Development Standards

Development Standard	Townhouse
2 Bedrooms	900 square feet
3 or more Bedrooms	1,100 square feet
Minimum Private Open Space Area	
1 <sup>st</sup> Floor	100 square feet per unit
2 <sup>nd</sup> floor	75 square feet per unit
Common Open Space	25% of lot

Table 8.D - Activity Center and Open Space/Park Development Standards

Development Standards	Activity Center	School	Park	Community Recreation
Minimum Lot Size				
Residential use on ground floor	2,800 s.f.	N/A	N/A	N/A
No residential use on ground floor	10,000 s.f.			
Minimum Lot Width				
Residential use on ground floor	35'	N/A	N/A	N/A
No residential use on ground floor	80'			
Minimum Lot Depth				
Residential use on ground floor	70'	N/A	N/A	N/A
No residential use on ground floor	80'			
Maximum Lot Coverage				
Residential use on ground floor	65%	60%	15%	N/A
No residential use on ground floor	N/A			
Minimum Front Yard Setbacks:				
Recreation Uses				10'
Commercial Uses	20'	20'	20'	
Residential Uses:				
Living Area	10'			
Porch	8'			
Side Entry Garage	N/A			
Front Entry Garage	N/A			
Minimum Rear Yard Setbacks:				
Commercial Uses:				
Adjacent to commercial use	10'	N/A	N/A	N/A
Adjacent to residential use	20'			
Residential Uses	3'			
Minimum Side Yard Setback				
Commercial Uses:				
Adjacent to commercial use	10'			
Adjacent to residential use	20'	N/A	N/A	N/A
Adjacent to street	20'			
Residential Uses				
Interior Property Line	5'			
Corner Lot Adjacent to Street	5'			

Table 8.D - Activity Center and Open Space/Park Development Standards

Development Standards	Activity Center	School	Park	Community Recreation
Minimum Building Separation Between commercial and residential structures	20'			
Between Adjacent 2-Story Structures of same use	10'	N/A	N/A	N/A
Between 1-story and any other Primary Structure of same use	10'			
Maximum Building Height	45'	35'	N/A	20'
Minimum Residential Floor Area One-Story Units Two-Story Units	1,200 s.f. 1,500 s.f.	N/A	N/A	N/A

Table 8.E - Permitted Projections into Setbacks

	Required Minimum Setbacks for Architectural and Other Features
Activity Center	<p>Electrical transformers; utility meters; ground-mounted signs; street furniture; and telephone, cable television, gas, and water appurtenances shall be permitted to intrude into required setbacks as necessary.</p> <p>ARCHITECTURAL FEATURES<sup>1,2</sup> - 36"</p> <p>EXTERIOR STAIRS - 10'</p> <p>INTERNAL ROADS - no limit on maximum intrusion if curb-separated sidewalks provided</p>
Residential Planning Areas	<p>ARCHITECTURAL FEATURES<sup>1</sup></p> <p>Front - 10' minimum</p> <p>Side<sup>2</sup> - 3' 4" minimum</p> <p>Rear - 12' minimum</p> <p>FIRST STORY BAY WINDOWS (at grade with a maximum width of 12')</p> <p>Front - 10' minimum</p> <p>Side<sup>2</sup> - 3' 4" minimum</p> <p>Rear - 12' minimum</p> <p>COVERED PATIO, GAZEBO, ARBOR OR SIMILAR<sup>3</sup></p> <p>Side - 3' one side, 5' other side, minimum</p> <p>Rear - 6' minimum</p> <p>OPEN SECOND FLOOR BALCONY (at rear)</p> <p>Side - 10' minimum</p> <p>Rear - 10' minimum</p>

## Notes

- <sup>1</sup> Fireplaces, eaves, cornices, canopies, belt courses, sills, media niches, buttresses, wing walls, utility meters, etc., which do not create additional floor area.
- <sup>2</sup> Projecting chimneys and bays shall not directly oppose similar projections on adjacent homes.
- <sup>3</sup> The ground floor square footage for main and accessory structures, including covered patios, gazebos, arbors, and similar structures, shall not cover more than 60% of the lot.
- <sup>4</sup> For Garden Courts, SFR 4000 and SFR 5000, a "zero lot line" detached residential development pattern may be used, where one side of the dwelling unit is located on the side property line of the lot (and a reciprocal easement is granted to allow this dwelling owner access to the side of the dwelling located on the property line for maintenance), as long as the required side setback for the other side of the dwelling that is not located on the property line is doubled (i.e., for two adjacent dwelling units the separation distance between them is maintained as it would be if the side setbacks stated in Table 8.B were used in a conventional development pattern).
- <sup>5</sup> For Garden Courts, SFR 4000 and SFR 5000, a "z-lot" pattern may be used in which a side lot line may be offset in a "z" configuration rather than perpendicular to the street, when accompanied by a use easement. In "z-lot" patterns, the lot area and width dimension may be less than the minimum required as long as the two adjacent lots forming the "z" configuration average out to the minimum requirements.

### 8.5.1 Measuring Maximum Height

The building envelope to be used for determining the height of all structures shall be measured as the vertical distance in a horizontal plane from the finished grade to the top of the structure, exclusive of architectural elements (e.g., towers) within the Activity Center, chimneys, and ventilators. The maximum height established in Table 8.B for residential areas and Table 8.C for the Activity Center and other Planning Areas shall not be exceeded anywhere along the horizontal plane that runs perpendicular to the finished grade.

### 8.5.2 Required Setback Areas

Table 8.B specifies required setbacks for residential uses, while Table 8.C specifies setback standards for the Activity Center and other Planning Areas. Required setback areas shall be open and unobstructed from the ground to the sky. Electrical transformers, utility meters; street furniture; landscaping; and telephone, cable television, gas and water appurtenances shall be exempt from this provision. In addition, ground-mounted signs may be approved within required building and parking setback areas.

## 8.6 PARKING AND LOADING

### 8.6.1 General Parking Requirements

- a. Parking located in the rear of commercial structures within the Activity Center shall be credited toward the minimum parking requirement.
- b. The provisions of Sections 30-301 through 30-311 and Section 30-312 (d)-(j) of the Fontana Municipal Code shall apply.
- c. The design and construction of parking facilities shall comply with the handicap parking requirements established by the State of California.

### 8.6.2 Number of Parking Spaces Required

Table 8.F indicates the number of parking spaces required for each use within the Summit at Rosena.

- a. For the purposes of calculating the adjusted gross floor area (AGFA) for a use to determine the required number of parking spaces, the following items are to be excluded from the overall dimensions of the building.
  - i. Interior courtyards
  - ii. Interior atriums
  - iii. Thickness of exterior walls of the structure
  - iv. Elevator shafts
  - v. Stair wells
  - vi. Equipment/maintenance rooms
  - vii. Restrooms

- viii. Exterior seating areas other than those that are part of a commercial business
- ix. Interior and exterior corridors, hallways, or balconies
- x. Janitor and storage rooms

b. The Planning Commission may reduce the number of parking spaces required for multiple uses on a lot, subject to the following findings.

- i. Adequate off-street parking will be provided for the proposed use.
- ii. Significant environmental impacts other than those addressed in the EIR for the Summit at Rosena Specific Plan will not result from the proposed parking reduction.
- iii. The proposed reduction in parking will not cause any significant environmental impacts that were addressed in the EIR to be substantially more severe than was addressed in the EIR or require a major rewrite of the EIR.
- iv. A parking study has been prepared by a qualified traffic engineer and approved by the City determining that adequate off-street parking will be provided for the proposed use.

c. Cross-lot, reciprocal parking easements wherever possible to minimize the number of entrances/exits from the street. Such reciprocal parking easements shall be considered by the Planning Commission in making determinations relative to proposed reductions in required on-site parking.

d. Additional parking spaces beyond those required pursuant to Table 8.F may be required by the City for any if the City's approving authority makes the finding that the additional spaces are needed to:

- i. Compensate for the land or critical shortage of curb space for vehicular parking;
- ii. Facilitate the free flow of traffic onto a street; or
- iii. Reduce or avoid a hazard to public safety.

e. In calculating the number of required parking spaces, fractional numbers shall be rounded up to the closest whole number.

f. For permitted uses that are not specified in Table 8.F, the City shall determine the number of spaces required based on the most similar use outlined in Table 31.314 A of the Fontana Municipal Code.

*Table 8.F - Required Number of Parking Spaces*

<i>Use</i>	<i>Minimum Number of Spaces Required</i>
<b>Residential Uses</b>	
Single-Family Dwelling, including Garden Courts	<p>2-car garage, plus one garage space for every 2 bedrooms over 3 bedrooms</p> <p>A three-car enclosed garage may be required by the City for dwellings at the end of a cul-de-sac or along a knuckle, where there is a shortage of curb space, unless one of the following is provided:</p> <ul style="list-style-type: none"> <li>▪ Cul-de-sac/knuckle lots with less than 42 linear feet frontage may meet this requirement with an additional dedicated paved parking pad (8' x 19' available space) outside of the driveway apron, subject to the provisions of this Specific Plan and the Fontana Municipal Code.</li> <li>▪ At least 20 feet of curb between curb cuts is available.</li> </ul>

Table 8.F - Required Number of Parking Spaces

Use	Minimum Number of Spaces Required
Attached Residential Dwelling (Townhouse)	
Studio	1.5 spaces per unit, of which one space shall be within an enclosed garage.
One Bedroom	1.5 spaces per unit, of which one space shall be within an enclosed garage.
Two Bedrooms	2.0 spaces per unit, both of which shall be within an enclosed garage.
Three or More Bedrooms	2.5 spaces per unit, of which two spaces shall be within an enclosed garage and the remaining spaces shall be within a covered space. <sup>1</sup>
	<sup>1</sup> For multiple family projects, up to 30% of the required garage and covered parking requirement is permitted to be satisfied with tandem parking. Tandem parking shall be permitted only when the tandem spaces serve the same dwelling unit, and are not to be used for visitor parking.
Senior Housing	
Studio	1.0 space per unit.
One Bedroom	1.0 space per unit.
Two or More Bedrooms	1.25 spaces per unit.
Guest Parking	
Garden Courts, Townhouses	0.7 space per unit, with a minimum of 3 spaces.
Senior Housing	1 space per 8 units (0.25 space per unit).
Model Home Complex	2 spaces per model.
Retail Uses	
Retail Sales, stand alone or multiple uses	1 space per 175 square feet of gross floor area for the initial 5,000 square feet, plus 1 space per 200 square feet of gross floor area for the next 5,000 square feet of gross floor area, plus 1 space per 225 square feet of gross floor area greater than 10,000 square feet.
Plant nurseries	1 space per 500 square feet of outdoor sales or display area, plus 1 space per 2,500 square feet of growing grounds.
Service Uses	
Beauty or barber shop, shoe repair, laundromat, and similar services	1 space per 225 square feet of gross floor area.
Blueprinting services	1 space per 400 square feet of gross floor area.
Self-service storage facilities	5 spaces for office, plus 2 spaces for each caretaker unit, plus 1 space for each 25 storage units that are not provided with direct vehicular access.
Office Uses	
Banks, savings and loans, and similar institutions.	1 space per 200 square feet of gross floor area, not including drive-through.
Medical or dental	1 space per 200 square feet of gross floor area.
Professional or other office	1 space per 250 square feet of gross floor area.
Governmental office	1 space per 200 square feet of gross floor area.
Restaurants and Bars	
Fast food restaurant with drive-through, walk-in areas	1 space per 75 square feet of gross floor area. Play areas without seating are not counted as part of gross floor area.
Other restaurant	1 space per 100 square feet of gross floor area.
Bar, night club, lounge	1 space per 75 square feet of gross floor area.

Table 8.F - Required Number of Parking Spaces

Use	Minimum Number of Spaces Required
<b>Entertainment and Recreation</b>	
Amusement arcade	1 space per 50 square feet of gross floor area. In addition to vehicular parking, bicycle parking is required to be provided.
Athletic club or gym	1 space per 250 square feet of gross floor area, plus 1 space per 50 square feet of exercise floor area, plus 3 spaces per outdoor ball court.
Parks	
Central Open Space	80 spaces
Pocket Park	None required
Pool or billiard hall	1 space per 175 square feet of gross floor area.
<b>Educational Institutions</b>	
Elementary school	1 space per teaching and non-teaching employee on the maximum shift, plus a minimum of 5 spaces for visitor parking, plus 1 space per 5 fixed seats in an auditorium, gymnasium, or similar place of public assembly.
Trade, professional, vocational, art, dance school	1 space per teaching and non-teaching positions on the maximum shift, plus 1 space per each 2 students of maximum allowable enrollment.
Nursery schools, preschools, day care centers	1 space per employee on the maximum shift, plus 1 space per each 10 children.
<b>Public Assembly</b>	
Assembly hall, church, temple or synagogue, other public assembly with fixed seats	1 space per each 3 fixed seats
Assembly hall, church, temple or synagogue, other public assembly without fixed seats	1 space per 40 square feet of floor area in the principal assembly area and/or overflow area.
Museums, art galleries, libraries	1 space per 400 square feet of gross floor area.
<b>Health Facilities</b>	
Sanitariums, nursing homes, and similar facilities	1 space per 5 patient beds, plus 1 space per staff doctor and 1 space per employee on the maximum shift.

### 8.6.3 Design Standards for Parking Facilities

#### a. Location of Parking

- Parking spaces shall be provided either on the parcel of the use for which the parking is required or within an integrated development within which a common parking area provides spaces for each use.
- All required off-street parking shall be within 400 feet of the use or uses it is intended to serve. Appropriate legal instruments shall be required to ensure the continued availability of parking.

#### b. Ingress/Egress

- All parking lots shall be accessible from a street or alley.
- Access for individual parking spaces and parking lots shall be designed so that vehicles are not required to back out onto a public street or alley, except parking for single-family dwellings and garage spaces for townhomes and garden courts.

- iii. Parking lots shall be designed so that vehicles are not required to enter a public street in order to access one drive aisle from another.
- iv. Driveways along collector streets shall have hammerheads.
- v. Direct access to individual uses along Summit Avenue and Sierra Avenue shall be avoided, except for right-in/right-out access into parking areas for the Activity Center, Townhouse, and Garden Courts uses.

c. **Parking Design**

- i. Driveways and aisle widths within parking lots shall have the minimum widths set forth in Table 8.G. Driveway accesses that are over 150 feet in length shall provide a minimum 20-foot wide drive aisle to accommodate emergency vehicles.

*Table 8.G - Required Minimum Driveway and Parking Aisle Widths*

Use	Minimum Driveway Width
<b>Driveways Accessing Garages</b>	
Single-Family Detached, Duplex, Garden Courts, Townhouse	16'
Detached garage located in the rear yard of a single-family residence	12'
<b>Drive Aisles within Parking Lots</b>	
One-way driveway and access aisles	20'
Two-way driveway and access aisles	26'
Two-way truck access for commercial uses	30'

- ii. A minimum inside turning radius of 18 feet and an outside turning radius of 30 feet shall be provided in all parking lot areas.
- iii. Parking stalls shall have the minimum dimensions set forth in Table 8.H.

*Table 8.H - Required Minimum Parking Stall Dimensions*

Type of Parking Stall	Minimum Size	Maximum Proportion
Standard Parking		
Garage, Carport	10' x 20'	No restrictions.
Open parking	9' x 19'	No restrictions.
Open parking adjacent to walls/raised planters > 8"	10' x 19'	No restrictions.
Parallel Parking	8' x 22'	10% of total number of spaces.
Compact Parking	9' x 16'	10% of total number of spaces within a parking lot.
Handicapped Parking	14' x 19'	As required by Title 24, California Code of Regulations.

- iv. Compact parking stalls shall be clearly marked "COMPACT CARS ONLY" in 6-inch high letters.
- v. The number, location, and width of permitted curb cuts shall be as approved as part of the proposed development.

d. **Drainage**

- i. All parking areas shall be provided with adequate drainage facilities, which shall be designed to prevent the free flow of surface runoff onto adjacent

properties and to prevent ponding or standing pools of water within the parking area.

- ii. Parking areas shall be designed to meet applicable NPDES water quality requirements.

**e. Landscaping**

Parking lot landscaping shall be provided per the provisions of Section 3.6.3 of the Summit at Rosena Specific Plan.

**f. Parking Lot Lighting**

Parking lot lighting shall be provided per the provisions of Section 3.6.4 of the Summit at Rosena Specific Plan.

**g. Parking Lot Markings**

- i. Parking lot striping and signage shall be provided with all signs and markings being official traffic control devices in accordance with adopted city standards and the California Vehicle Code (CVC).

- ii. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping. No open parking spaces shall be designated within the Activity Center, except for disabled persons parking, van pool, car pool, or any other designated parking as required by law.

- iii. Parking lot entrances, exits, and aisles shall be clearly marked with arrows painted on the parking lot surface and/or with appropriate signage.

**h. Paving**

All parking lot and loading areas shall be paved with a minimum of three inches of asphalt concrete over 90 percent compacted native soil or aggregate base as recommended in a design soils report as approved by the Fontana Building Official. An alternative portland cement concrete design may be submitted for review and approval by the Building Official.

**i. Parking Lot Screening**

Open parking areas shall be provided with screening consisting of the following.

- i. A low-profile wall, earthen berm, or hedge not more than  $3\frac{1}{2}$  feet in height.
- ii. A combination of an earthen berm topped with a hedge or low-profile wall to a maximum combined height of  $3\frac{1}{2}$  feet, provided that the berm is not less than one-half the total height of the screening.

All screen walls shall be attractively designed with pilasters, caps, and a painted or plastered finish, as determined by the City through its design review process. The colors and style of the wall shall be compatible with adjacent building architecture, walls, and landscaping, and shall be designed so as to require minimal maintenance.

### ***8.6.4 Loading Area Regulations***

The provision of loading areas shall comply with Sections 30-333 through 30-341 of the Fontana Municipal Code.

### 8.6.5 Recreational Vehicle Parking

- a. Parking or storage of recreational vehicles (RVs), boats, trailers, personal watercraft, and similar motorized or non-motorized vehicles within single-family detached Planning Areas shall be within a fully enclosed garage that is architecturally compatible with the main dwelling.
- b. Within the Activity Center, Townhouse, and Garden Courts Planning Areas, clustered open parking for recreational vehicles is permitted, subject to the following.
  - i. The recreational vehicle parking area is not visible from a public street or alley.
  - ii. The parking spaces are reserved for use only by the residents of the Planning Area within which the parking is located.
  - iii. The parking spaces have a minimum dimension of 12' x 36'.

### 8.6.6 Parking Standards for Bicycles and Motorcycles

- a. Adequate bicycle parking shall be provided within the Activity Center Planning Area at a rate of 1 bicycle parking space for each 25 automobile parking spaces required for non-residential uses within the Planning Area.
- b. Bicycle parking racks shall be of a size and design that will accommodate the required bicycles.
- c. There shall be no bicycle parking on sidewalks unless additional area is provided which does not conflict with sidewalk or entryway.
- d. Bicycle parking facilities should be placed on well lighted, paved surfaces in an area of the parking lot that is convenient to destination entrances for employees and patrons.
- e. Bicycle parking facilities should be located in highly visible areas to minimize theft and vandalism and should not interfere with pedestrian traffic.
- f. Bicycle parking facilities should be protected from potential damage by other vehicle traffic.
- g. All motorcycle parking areas, if provided, shall be paved with concrete to prevent motorcycle kickstands from damaging the pavement and should be clearly identified for motorcycle usage.

## 8.7

### SIGN STANDARDS

#### 8.7.1 General Requirements

- a. The provisions of Sections 3-83 through 3-94 and Section 3-168 of the Fontana Municipal Code related to sign permits, applications, review of proposed permits, and enforcement of sign regulations shall apply.
- b. The provisions of Section 3-171, Maintenance, of the Fontana Municipal Code shall apply.
- c. The provisions of Sections 3-172 through 3-174, Section 3-176, and Article V of Chapter 3 of the Fontana Municipal Code related to sign location, parking of

advertising vehicles, political signs, signs on public property, and newsracks shall apply.

### 8.7.2 Size, Number, and Location of Signs

- a. The size and number of signs shall be consistent with the provisions of Table 8.1.
- b. *Window Signs.* No sign placed in or upon the window of any structure within the Activity Center utilized for commercial purposes shall be placed in the upper or lower one third of the total transparent area of any window. Window signs shall be counted in the total square footage allowable for individual business signs. Window signage shall be limited to 25 percent of the total window area.

Table 8.9 - Signage Standards

Sign Type	Maximum Number	Maximum Sign Area or Allowed Ratio	Location, Height, and Other Requirements
<b>Residential Planning Areas</b>			
For sale, rental, or lease sign	One, un-lighted, single-faced sign per frontage	4 square feet.	Signs shall be located in front setback area or on private property, and are not permitted within public rights-of-way. Signs shall not exceed 4 feet in height.
Unit Identification	One per dwelling unit	1 square foot.	Sign may only indicate name of the occupant.
Attached residential project identification	One at each street entry into common parking areas	32 square feet.	Wall signs shall not extend above the roof or eave line, and is permitted to project up to 12" from the building face. Identification signs are permitted to be illuminated, either internally or externally, provided that all lights are directed away from public rights-of-way and adjacent properties.
Directory sign for attached residential projects	One at each street entry into the project is required.	16 square feet.	Sign shall provide a diagram of the complex in accordance with Fire Department Requirements.
<b>Activity Center</b>			
Monument	Four within the Activity Center.	30 square feet.	Monument signs are permitted to incorporate up to 4 tenant identifications per face. Overall maximum height of 4' and width of 10'. Sign shall be located so as not to impede line-of-sight for vehicles, as determined by the City Engineer. Sign shall be placed a minimum of 5' behind the sidewalk and 20' from any point of ingress or egress.

Table 8.9 - Signage Standards

Sign Type	Maximum Number	Maximum Sign Area or Allowed Ratio	Location, Height, and Other Requirements
Wall	One per building elevation for up to four anchor tenants. One per tenant space for in-line shops.	On building frontage, 1.0 square foot of sign area (including any logo) per lineal foot of building frontage.	Each tenant is permitted a minimum of 25 square feet and a maximum of 100 square feet. Wall signs shall not exceed more than 70% of the unit's width. Sign copy shall be individual letters with a maximum height of 24".
Under-canopy sign	One for each occupant per frontage.	4 square feet.	Not applicable.
Directional sign		The location of on-site directional signs shall be determined on a case-by-case basis. Each sign shall not exceed a total of 10 square feet in area and 4 feet in height.	

## c. Temporary Signs:

- i. A temporary (45-day) sign permit may be issued by the building official, subject to the provisions of Section 3-163 of the Fontana Municipal Code for the following uses.
  - (1) Within the Activity Center, school, or open space areas, one banner not exceeding 60 square feet in area shall be permitted when announcing a grand opening of a new business or a special event within Planning Area where the activity will occur. A second banner may be permitted by the City if the business or location where the activity will occur has more than one street frontage.
  - (2) Window signs not exceeding 25 percent of a window area. Such signs are permitted to be painted in water-soluble paints or constructed of paper.
  - (3) One banner not exceeding 30 square feet shall be permitted for special events within residential Planning Areas. A second banner may be permitted only if the location of the special event has more than one frontage.
- ii. No more than one special event sign shall be permitted per activity and shall be either window signs or a wall sign in combination with balloons, inflated devices, searchlights, beacons, pennants, etc. All such signs, banners, pennants, etc., shall be removed within 45 days.
- iii. Such temporary sign permits may be granted by the City for a period of time not exceeding 45 days from the date of installation of the device and shall not be granted to the same business or location more than twice during any calendar year. The two permitted time periods may not be granted consecutively, but shall be separated by a time period of at least 60 days.
- iv. Florist shops are permitted to have one banner not exceeding 30 square feet announcing all special events (e.g., Valentine's Day and graduation) and holidays during the year.

- d. *Temporary Signs for New Construction and Real Estate Directional Signs:* New construction directional signs are to be installed pursuant to provisions of Section 3-164 of the Fontana Municipal Code while that Section or any successor section remains in force.
- e. *Temporary real estate signs advertising real property which has been subdivided for the purposes of sale or lease shall be subject to the following conditions:*
  - i. The sign shall remain only as long as some portion of the property advertised for sale remains unsold, or for a period of two years from the recordation of the final map, whichever period is shorter. Subject to review and approval by the planning commission, such time may be extended for one year, provided that there is still a bona fide offering of lots in the subdivision for sale. Not more than one such extension may be granted.
  - ii. The signs shall be located on the premises which they advertise.
  - iii. No sign shall exceed 160 square feet in area.
  - iv. No more than two such signs shall be permitted for any individual Planning Area.
  - v. Each sign shall not exceed four square feet.
  - vi. Signs shall be permitted on the same lot with a model home, provided the signs do not exceed four in number and ten square feet in area each. Such signs shall be removed after the developer concludes the initial sale of the lots or homes to their initial owners, or within one year, whichever time period is shorter.
  - vii. Temporary banners, flags and pennants are permitted to be used for advertising the sale or lease of the tract, subdivisions or development and models therein.
  - viii. No signs shall be posted in the public right-of-way. Any sign(s) so posted shall be subject to removal with removal fees to be billed to persons benefiting from sign(s).
- f. *Church, School, Public, and Institutional Signs:*
  - i. *Wall sign:* One wall sign is permitted on each wall face fronting on a dedicated street or parking lot. The area of the sign shall in no event exceed one square foot of signage for each linear foot of building frontage and shall not exceed 100 square feet per sign. The maximum height of letters or sign is 24 inches. Only channel letters or contoured cabinet signs are permitted.
  - ii. *Monument sign:* One identification monument sign, maximum 30 square feet in area and four feet in overall height. Monument signs shall be placed in a landscaped area or planter of not less than 250 square feet. Monument signs shall be a minimum of five feet from any right-of-way, sidewalk or driveway and cannot impede line of sight from vehicles.
  - iii. City of Fontana public facility signs will comply with the size and criteria set by the community development director on a case-by-case basis.
- g. *Abandoned Signs:* The City may require any sign which has been abandoned for a period of 90 days or more to be removed upon written notification to the owner of the property on which the sign is located. Abandoned signs must be completely removed, including all poles, structures, footings, cabinets, faces and electrical devices within 30 days of the mailing of such a notice.

h. *Wall Murals:*

- i. Wall murals may be permitted by the Planning Commission upon receipt of the recommendation of the Parks and Recreation Commission as provided by Sections 2-366 through 2-370 of the Fontana Municipal Code in conjunction with any non-residential use, subject to the following requirements.
  - (1) There shall be no more than one wall mural per parcel.
  - (2) The wall mural shall be unlighted.
  - (3) Wall murals shall be installed directly on a building wall.
  - (4) There shall be no projection of the wall mural in any direction from the surface of the structure.
  - (5) The property owner has provided his written consent to erect and has agreed to properly maintain and remove that mural in accordance with conditions established by the Planning Commission.
  - (6) The design and location of the proposed wall mural is compatible with the design theme of the site on which it is to be located, as well as with design of adjacent architecture and landscaping in the immediate vicinity of the site.
  - (7) The design and size of the proposed wall mural is appropriate to the function of the site.
  - (8) The proposed wall mural has appropriate design as a public work of art. The design is permitted to portray, but is not limited to, a cultural, historical or scenic subject.
- ii. The Planning Commission shall establish a maximum time period for the existence of a wall mural.
- iii. The Planning Commission may establish such further conditions as it deems appropriate upon approval of an application for a wall mural to safeguard the general purpose of this Specific Plan and Chapter 3 of the Fontana Municipal Code.
- iv. All applications for murals as specified shall be made on a scale rendering and/or scale model.

### *8.7.3 Design Standards for Signs*

- a. **Sign Guidelines:** The guidelines below establish positive criteria for the design and implementation of desirable signs that complement the architectural elements within the Specific Plan Area
  - i. To enhance aesthetic quality and traffic safety, keep sign information to a minimum.
  - ii. Avoid faddish and complicated typefaces.
  - iii. Select sign colors and materials to contribute to legibility and design integrity.
  - iv. Harmonize sign size with sign purpose (e.g., signs that are intended to be read by drivers should be larger than signs designed to be read by pedestrians).
  - v. Design wall signs to be appropriate in scale and materials to the buildings on which they are placed.

- vi. Leave an adequate border of blank space around wall signs, so that they do not appear to be "wedged in."
- vii. Place wall signs to establish a rhythm within the Activity Center by placing signs in a manner that is consistent with those on other similarly sized and designed buildings.
- viii. Logos are encouraged if they meet the following criteria and shall be reviewed on a case-by-case basis.
  - (1) Logos shall be included in the calculation of permitted total sign area.
  - (2) Logos shall not be larger in height than 1.5 times the height of an uppercase letter in the business or site name.
  - (3) Logos independent of the main business or site identification may be permitted as a separate sign

b. Relationship to Buildings:

- i. Wall signs within the Activity Center shall be adhere to a common sign development plan that incorporates at least one of the predominant visual design elements common or similar to the architecture of the Activity Center.
- ii. Wall signs within the school site should incorporate at least one of the predominantly visual elements of the building on which they are located, such as the type of construction materials, color, or other design detail.
- iii. Wall signs shall maintain an appropriate separation from architectural features, parapets, and building corners equal to the average height on the sign.

c. Relationship to Other Signs: Where there is more than one monument sign located within a Planning Area, all such signs shall have designs that are well related to each other by the similar treatment or incorporation of not less than four of the following six design elements.

- i. Type of construction materials as used in the several sign components, such as cabinet, sign copy, supports.
- ii. Letter style of sign copy.
- iii. Illumination.
- iv. Type or method used for supports, uprights or structure on which sign is supported.
- v. Sign cabinet or other configuration of sign area.
- vi. Shape of entire sign and its several components

d. Sign Dimensions: The dimensions of all signs or other configuration of the dimensions of the sign area of each sign shall be proportional to and visually balanced with the size of the building on which it is placed and adjacent buildings.

e. Landscaping: Each monument sign shall be located in a planted, landscaped area which is of a shape, design and size that will provide a compatible setting and ground definition to the sign, as determined by the Community Development Director. The planted landscaped area shall be maintained on a reasonable and regular basis.

f. Illumination and Motion:

- i. Monument signs shall be non-moving stationary structures. In all components and illumination (if any) shall be maintained by artificial light (either

internally or externally) which is stationary and constant in intensity and color at all times (non-flashing).

- ii. No lighted or luminous sign shall be constructed, erected, or placed in a manner so as to direct or reflect artificial light onto any structure used exclusively for residential purposes.
- g. **Sign Copy:** Only the name or use of the business or the name of the residential or commercial complex shall appear on sign. The use of subordinate information such as telephone numbers, lists of products, pictures of products, etc., is discouraged, but may be considered at the discretion of the Community Development Director, and shall be based on size of lettering and location of information. Where subordinate information is allowed, the business or complex name or use of the business shall be the dominant message on the sign. No subordinate information will be allowed that may present a traffic hazard.
- h. **Sign Color:** Sign colors should be compatible with the building architecture. Within the Activity Center and attached residential Planning Areas, sign color should complement the color scheme for the Planning Area. The use of garish or fluorescent colors is inappropriate. No more than a two-color scheme shall be permitted.
- i. **Fabrication and Installation:** All signs and installations of signs shall conform to appropriate building and electrical codes, as well as sign approval requirements of the City of Fontana. Any illuminated sign or lighting device shall employ only lamps emitting a light of constant intensity. All signs located within the Metropolitan Water District (MWD) right-of-way shall be installed in such a manner so as to allow for relocation (e.g., j-bolt mounting).
- j. **Sign Maintenance:** All signs shall be maintained in good order and repair, which shall include the replacement of damaged Plexiglass faces, letters, and/or burned out lighting.
- k. **Letter Style:** Dimensional/channel letters and other sign elements shall be affixed without visible means of attachment, unless attachments make an architectural statement.
- l. **Sign Area:** The area of a sign shall be measured by a rectangular box around the outside of each group of lettering and/or graphics. Typographical ascenders and descenders shall not be included in the calculation of the sign face area.
- m. **Protection from Graffiti:** Anti-graffiti finish shall be provided and maintained on all signs. Graffiti shall be removed immediately by the party responsible for sign maintenance.
- n. **Protection of Sight-Lines:** Monument signs shall be located and installed in a manner consistent with sight-distance criteria established by the City of Fontana.

#### *8.7.4 Exempt Signs*

Sign permits shall not be required for the following situations:

- a. The changing of advertising copy or messages on bulletin boards and similar signs specifically designed for the use of replaceable or changeable copy, unless electrical alterations are made.
- b. Painting, repainting, cleaning or changing copy or message of an advertising structure shall not be considered an erection or alteration which requires a sign permit unless a change in structure size, height or location is made.

- c. All noncommercial signs.

These exceptions shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance and its compliance with the provisions of this Specific Plan, the Fontana Municipal Code, and any other law regulating the same and any fee pertaining thereto.

### *8.7.5 Prohibited or Restricted Signs*

- a. *Roof Signs*: Roof signs and roof-mounted signs are prohibited.
- b. *Animated, Audible or Moving Signs*: Signs incorporating moving, swinging, rotating, noise making, flashing, blinking, scintillating, fluctuating, or otherwise animated parts or lights, used to attract attention for the purpose of promoting (either directly or indirectly) the sale of products or identifying a tenant, shall be prohibited.
- c. *Immoral or Unlawful Advertising*: Exhibiting, posting, displaying or causing to be exhibited, upon any sign, anything of obscene, indecent, or immoral nature or unlawful activity shall be prohibited.
- d. *Outdoor Advertising Structure or Sign*: Signs placed for the purpose of advertising products or services that are not produced, stored, or sold on the property upon which the signs are located shall be prohibited.
- e. *Common Area Signs*: No signs are permitted within common areas except as indicated within this Specific Plan.
- f. *Vehicle Signs*: No vehicle, including trailers, shall be parked for the principal purpose of advertising or display. Vehicles or other signs or devices on private property or in the public right-of-way, when used as advertising devices or displays, shall be prohibited.
- g. *Light Bulb Strings, Neon Lights, and Exposed Tubing*: External displays that consist of unshielded light bulbs or tubing shall be prohibited. Exposed neon or gaseous light tubing and Tivoli lighting, when the display is an integral part of the design character of the activity to which it relates, may be approved by the Community Development Director.
- h. *Advertising Devices*: No advertising displays promoting commercial tenants other than those within the Summit at Rosena shall be permitted.
- i. Portable and A-frame signs.
- j. Painted signs, except as specifically approved by the Community Development Director, consistent with the architectural theme of the building.
- k. Signs blocking doors or fire escapes.
- l. Wind-activated and balloon signs.
- m. Changeable copy signs.
- n. Exposed raceways, except as outlined in Section 3-174 of the Fontana Municipal Code.
- o. Other signs as to be determined similar as items a through n, above, by the Community Development Director.

## 8.8

## DEVELOPMENT STANDARDS FOR SPECIFIC USES

The following development standards shall govern the construction and operation of specific uses within the Specific Plan area. These specific uses possess distinctive characteristics that require special development standards in order to prevent impacts on other nearby uses. The following standards shall not replace or reduce any minimum standard established by local, State or other authority; however, where these specific development standards are more restrictive, they shall control.

**8.8.1 *Alcohol Sales***

This section sets forth the development and operational standards for the sale of alcoholic beverages. The following conditions shall apply to any commercial/retail operation selling alcoholic beverages of any kind:

- a. The sale of any manner of alcoholic beverage shall comply with all applicable regulations of the State of California Department of Alcohol Beverage Control (ABC).
- b. The operator of the use shall prevent loitering in any parking area serving the use.
- c. The parking lot of the premises shall be lighted to a minimum level of one foot-candle at ground level.
- d. The premises shall be kept free of graffiti and litter. The tenant shall remove any graffiti occurring on the premises within 48 hours.
- e. The rear doors of the establishment shall be kept closed at all times except to permit deliveries.
- f. The establishment shall have a security management plan that details the means by which on-site security measures shall be conducted and that identified responsible person(s) to be contacted in case of an emergency.
- g. In the event security problems occur, at the reasonable request of the Police Chief, the establishment shall provide California licensed, uniformed security guard(s) on the premises during such hours as requested by the Police Chief.
- h. For off-sale establishments, a silent robbery alarm shall be required.
- i. For off-sale establishments, the cash register shall be bolted to a stationary counter, visible from the outside of the premises, and located in close proximity to the public entrance.
- j. For off-sale establishments, alcoholic beverages shall be displayed in one general location and merchandise shall be arranged within the establishment to permit eye level visibility throughout the public areas of the establishment.
- k. Employees selling alcoholic beverages between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- l. The owner and management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers, and the penalties of violation of the associated laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This requirement is permitted to be met by posting prominent signs, decals, or brochures at the point of purchase. The owner and management shall

provide adequate training on the premises for all employees regarding these matters.

- m. Cold beer or wine shall be sold from or displayed in permanently affixed electrical coolers only.
- n. For on-sale establishments, the sale of alcoholic beverages shall be incidental to the sale and consumption of food.
- o. No sale of alcoholic beverages shall be made from a drive-through window.
- p. No lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- q. Any window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the entrance.
- r. Public telephones shall not be allowed on the exterior of the establishment. Public telephones inside the establishment shall be equipped to prevent incoming calls.

### **8.8.2 Day Care Facilities**

This section sets forth the development and operational standards for day care centers and child care facilities. These uses shall be defined as facilities that provide child care services in non-residential areas. (The provision of in-home child care services within residential areas shall be permitted subject to applicable local and State regulations.) Activities typically include, but are not limited to the daytime, temporary care of preschool children and the daytime, after-school care of elementary school-aged children. Uses typically include, but are not limited to, preschools and day care facilities.

- a. The facility shall conform to all property development standards of the zone in which it is located.
- b. Child care facilities shall only operate between the hours of 6:00 a.m. to 10:00 p.m. No overnight care of children shall be permitted.
- c. An outdoor play area of no less than 75 square feet per child, but in no case less than 450 square feet in total area shall be provided. At least 50 percent of this area shall be covered with turf, sand, or other natural materials.
- d. A 6-foot high wall or decorative steel fence shall be constructed around any outdoor play area or other area where children may gather. In addition to conforming to applicable provisions of this Specific Plan, any such fence shall be constructed to limit the passage of materials through or over the fence/wall.
- e. Parking shall be provided pursuant to applicable sections of this Specific Plan. If deemed necessary by the Community Development Department, on-site vehicle turnaround, separate entrance-exit points, or passenger loading areas shall be provided.
- f. The design of any child care facility shall be reviewed and approved by the City of Fontana Fire Department to ensure adequate emergency access. The child care facility shall install and maintain smoke detectors, carbon monoxide detectors, fire sprinklers, fire extinguishers, and/or other equipment required by the Fire Department.

### 8.8.3 Food Establishments (with or without alcohol, with or without outdoor dining)

Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to, restaurants, cafés, take-out restaurants, sandwich shops, coffeehouses, ice cream and frozen yogurt shops, cafes, donut shops, and bakeries. Outdoor dining is permitted to be provided as an ancillary use. Food establishments shall conform to the following standards:

- a. The operator shall take adequate and appropriate measures to prevent loitering in any parking area serving the use.
- b. The sale of alcoholic beverages shall comply with the regulations of the ABC, the City of Fontana, and applicable provisions of this Specific Plan.
- c. Loading and trash areas shall be clearly designated.
- d. Outdoor dining areas shall conform to the following requirements:
  - i. The outdoor dining area shall be conducted adjacent and ancillary to a legally operated food establishment.
  - ii. The outdoor dining area shall not block access to adjacent properties or obstruct emergency access to any property.
  - iii. The hours of operation shall be limited to the hours of operation of the associated food establishment.
  - iv. No sound amplification device, musical instrument or sound reproduction device shall be operated or used within an outdoor dining area.
  - v. Outdoor dining areas that serve alcohol shall be surrounded by a wall, decorative steel fence, landscaping, or other feature, no less than 3 feet in height, which limits access to outdoor dining areas.
  - vi. Tables, chairs, shade umbrellas, and other outdoor dining furniture shall be designed for outdoor use and constructed from vandal-resistant materials whenever feasible. The design, materials, and colors of outdoor furniture shall complement the architectural style and colors of the building façade. Outdoor dining furniture shall not encroach into pedestrian walkways, drive aisles, parking spaces, emergency accesses, or landscaped areas. Outdoor furniture shall not feature advertising.
  - vii. The operator of any outdoor dining areas shall take adequate and appropriate measures to control the proliferation of vertebrate and invertebrate pests including but not limited to ants, roaches, flies, mosquitoes, rats, mice, and crows. The storage, application, and disposal of pesticides, insecticides, rodenticides and other pest control substances shall be subject to all applicable Federal, State, and local standards.
  - viii. The use of retractable fire-resistant awnings is permitted provided that they maintain a minimum unobstructed vertical clearance of 8 feet above sidewalk level, and that they provide coverage of the dining area only. A horizontal 4-foot unobstructed clearance must be maintained where any public walkway occurs. In buildings with fire sprinklers, awnings shall also be protected by fire sprinklers if they exceed 4 feet in width.
  - ix. The aesthetic design of any lighting incorporated into the façade of the building must be approved. Lighting fixtures shall complement the architectural style of the building. Lights on the building should illuminate only the outdoor dining area and shall not be oriented so as to direct glare

towards pedestrians or vehicle drivers. The use of portable table lamps or candles is encouraged. Candles and other open flame devices must meet the Uniform Fire Code requirements. An electrical permit must be issued by the City prior to installation of outdoor lighting.

#### **8.8.4 Fitness Centers**

Activities typically include, but are not limited to, sports and health-related activities performed indoors. Uses typically include, but are not limited to, health clubs, gyms, weight rooms, day spas, and weight loss services. These uses shall conform to the following standards:

- a. Where locker, changing, or shower facilities are provided, they shall be private or separated for males and females.
- b. Massage services provided at fitness establishments shall comply with the provisions of Article XII (Massage Parlors) of Chapter 15 of the Fontana Municipal Code.

#### **8.8.5 Construction Trailers**

Trailers used for construction offices or watchman's quarters are permitted at a construction site with approval of a temporary use permit pursuant to the Fontana Zoning and Development Code, provided:

- a. The trailer is located on the same or adjacent premises as the construction.
- b. Trailers are used only during the period of construction. Construction trailers are to be removed prior to final project inspection.
- c. Not more than one person per shift resides in the trailer if used for watchman's quarters.
- d. The construction trailer complies with the provisions set forth for temporary uses in Article II of the Fontana Zoning and Development Code.

#### **8.8.6 Residential Attached Housing**

This section sets forth the development and operational standards for multifamily attached housing.

- a. *Minimum driveway access width.* Minimum access way width of 25 feet is required for all access drives serving Garden Courts and Townhouse developments.
- b. *Water heaters.* Each dwelling unit shall have a separate hot water heater or be provided with a centralized circulation water heating system.
- c. *Laundry facilities.* All Garden Courts and Townhouse units shall be provided washer and dryer hookups and laundry space with the unit or garage. The laundry area shall not infringe upon garage parking area.
- d. A separate area having a minimum of 125 cubic feet of private and secure storage space shall be provided for each unit.
  - i. Said storage area is permitted to be located within the garage if it does not interfere with garage use for automobile parking.

- ii. Normal closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.
- iii. No storage shall be in carport area.
- iv. Enclosed garages are required to provide 125 cubic feet of storage cabinet space, or 125 cubic feet of storage space shall be provided elsewhere on the site.
- e. *Garage doors.* All garages (one, two, three, and four cars) shall be provided with sectional garage doors and automatic garage door openers.
- f. *Dwelling entries.* All units shall be provided with standard door locks and dead bolts. No dwelling entry shall be located with direct, uninterrupted, unimpeded access to a primary or secondary arterial street.
- g. *Refuse storage areas.* There shall be provided standard refuse storage facilities for the containment of standard receptacles based on the following requirements:
  - i. One 3-yard bin shall be provided for each 8 dwelling units within Townhouse developments.
  - ii. All refuse storage areas shall be readily accessible to the users they serve as well as for collection operations and shall be enclosed by a solid decorative masonry or concrete block wall at least 60 inches in height that shall be designed in a manner architecturally compatible with the overall design of the project's buildings.
  - iii. The site area shall have a concrete pad at least four inches in thickness.
  - iv. The storage area shall be designed with a metal, lattice cover and shielded from public view by a wall that matches the exterior building material and color and has gate with view obscuring slats or other opaque material.
  - v. In the event that any refuse storage area cannot be located within 150 feet walking distance from the unit it serves, individual trash compactors shall then be required through the site plan process.
- h. *Recreational facilities.* The developer shall provide recreational facilities in conjunction with common open space within Townhouse Planning Areas, as follows:
  - i. Development consisting of 30 units or less shall provide three of the following recreational facilities:
    - (1) Large open lawn area, one of the dimensions shall be a minimum of 50 feet.
    - (2) Enclosed tot-lot with multiple play equipment.
    - (3) Spa and/or pool.
    - (4) Barbecue facility equipped with grill, picnic benches, etc.
  - ii. Development consisting of 31 or more dwelling units shall provide another set of recreational facilities as in Paragraph i, above, or as approved by the City, which is permitted to also include:
    - (1) Court facilities (e.g. tennis, volleyball, basketball, etc.).
    - (2) Jogging/walking trails with exercise stations.
    - (3) Enclosed gym with exercise equipment.
  - iii. Other recreational facilities not listed above may be considered subject to City review and approval.

- iv. Related recreational activities are permitted to be grouped together and located at any one area of the common open space.
- v. Where multiple recreational facilities are provided such facilities shall be required to be dispersed throughout the site.
- vi. All recreational areas or facilities required by this section shall be maintained by private homeowner's associations, property owners, or private assessment districts.
- i. At least 50 square feet of usable, private, exterior open space shall be provided adjacent to each dwelling unit within Townhouse Planning Areas, with a minimum dimension of 5 feet. Within Garden Courts Planning areas, a minimum of 100 square feet of usable, private, exterior open space shall be provided adjacent to each dwelling unit, with a minimum dimension of 8 feet
- j. Usable common open space shall be provided at a ratio of at least 100 square feet for each dwelling unit within the Activity Center. This common open space must be provided within the Activity Center, but is permitted to be dispersed into several areas as long as common open space areas are a minimum of 600 square feet in area. At least 30 percent of the common open space within the Activity Center shall be developed with recreational amenities including playground equipment, playing courts, picnic tables, benches, and shade structures.
- k. All common open space shall be landscaped, or improved as a usable area for outdoor recreational uses.

### *8.8.7 Residential Pools and Spas*

Private residential swimming pools, spas, fishponds, or other bodies of water 12 or more inches in depth at any point shall comply with the following standards:

- a. Swimming pools, spas, fishponds, or other bodies of water shall be completely enclosed by a childproof fence or wall in compliance with the version of the Uniform Building Code that has been adopted by the City.
- b. Swimming pools, spas, fishponds, or other bodies of water shall be located at least 5 feet from side or rear property lines. Patio supports shall not be constructed on the coping of a swimming pool, fishpond, or other body of water.
- c. No pools, spas, ponds, or other bodies of water over 12 inches deep shall be located within the front setback area.
- d. Mechanical equipment shall be located consistent with the setback requirements set forth in this Specific Plan.

## 8.9

## ENVIRONMENTAL PERFORMANCE STANDARDS

### *8.9.1 Purpose and Applicability*

The purpose of this section is to set forth standards to protect the public and nearby uses from potential negative effects of commercial and other uses within the Specific Plan area by regulating air quality, electrical or electronic interference, hazardous materials management, light and glare, liquid and solid wastes, noise, odors, vibration, and water quality. The following performance standards shall be applied to all development within the Specific Plan area.

### ***8.9.2 Air Quality***

Any operation or activity that might cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other forms of air pollution, which can cause damage to human health, vegetation, or other forms of property, or can cause excessive soiling on any other parcel shall conform to the requirements of the SCAQMD.

### ***8.9.3 Electrical or Electronic Interference***

No operation or activity shall cause any source of electrical or electronic disturbance that produces electromagnetic interference with normal radio and television reception or adversely affects the operation of equipment on any other parcel, and that is not in conformance with the regulations of the Federal Communications Commission.

### ***8.9.4 Hazardous Materials Management***

All uses involving the use, storage, handling, transportation, or disposal of hazardous materials are required to comply with the provisions of the most current amendments to the California Code of Regulations, Titles 22 and 27; applicable requirements under the National Pollutant Discharge Elimination System (NPDES); applicable requirements of the City of Fontana Fire Department; and any other applicable City, County, State, or Federal standard relating to the use, storage, handling, transportation, or disposal of hazardous materials.

### ***8.9.5 Light and Glare***

No operation, activity, or lighting fixture shall create illumination exceeding 0.5-foot candles outside any commercial area property line, whether the illumination is direct or indirect light from the source. On-site light fixtures within any zone that exceed 20 feet in height shall be full cutoff type fixtures for glare control.

### ***8.9.6 Liquid and Solid Wastes***

In order to avoid contaminating water supplies, interfering with bacteriological processes in sewage treatment, or otherwise creating a public health hazard, all discharges of materials into any public or private street or storm drain shall be in accordance with the adopted standards of the City, the California Department of Health Services, and other governmental agencies having legal jurisdiction.

- a. Liquid waste disposal and runoff control shall be conducted within the applicable guidelines.
- b. Solid waste disposal shall comply with applicable Federal and State laws, and shall be regulated as per City Ordinance.

### ***8.9.7 Noise***

No operation or activity shall create exterior noise levels in excess of the ambient noise standards (Table 8.J) as measured at the nearest residential dwelling to the subject use.

*Table 8.9 - Noise Standards*

Decibels	Time	Subject Use
45 dB(A)	10:00 p.m. to 7:00 a.m.	Residential
55 dB(A)	7:00 a.m. to 10:00 p.m.	Residential
65 dB(A)	Anytime	Commercial

Actual base decibel measurements exceeding the above levels at the corresponding time and use indicated shall be deemed as the "base ambient noise level" (BANL). Exterior noise shall be measured at the exterior of any residential property and no noise level shall exceed the following as indicated in Table 8.K for the duration periods specified.

*Table 8.K - Noise Levels and Duration*

Noise Level Exceeded	Maximum Allowed Duration Period
Base Ambient Noise Level	30 minutes in any hour
5 dB(A) above Base Ambient Noise Level	15 minutes in any hour
10 dB(A) above Base Ambient Noise Level	5 minutes in any hour
15 dB(A) above Base Ambient Noise Level	1 minute in any hour
20 dB(A) above Base Ambient Noise Level	Not permitted

The following sources are exempt from the provisions of this section:

- Safety devices and warning signals.
- Emergency equipment, vehicles, devices, and activities.
- Temporary construction, maintenance, or demolition activities conducted between the hours of 7:00 a.m. and 6:00 p.m.

### *8.9.8 Odors*

No operation or activity that emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property line within which the odor is created shall be permitted.

Uses shall conform to the applicable requirements of the SCAQMD.

### *8.9.9 Ground Vibration*

No operation or activity shall be permitted to cause an earth-borne vibration beyond the property line within which the vibration was originally created that produces a particle velocity greater than two-tenths inches per second (0.2 inch/sec) measured at or beyond the property line.

Vibration velocity shall be measured with a seismograph or other instrument capable of measuring and recording displacement and frequency, particle velocity, or acceleration. Readings are to be made at points of maximum vibration along any lot line.

*Specific Plan*

Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement, as is ground vibration caused by emergency equipment, vehicles, devices, and activities, as well as from temporary construction, maintenance, or demolition activities conducted between the hours of 6:00 a.m. and 7:00 p.m.

*8.9.10 Water Quality*

No operation or activity shall be permitted that would cause groundwater or surface water contamination by fuel, oils, or solvents.

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## 9.0 Implementation

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## Implementation Concept

The Summit at Rosena Specific Plan serves both a planning function and a regulatory function. Specific implementation measures are set forth to ensure clarity as to how both of these Specific Plan functions will be achieved.



### 9.1

## GENERAL IMPLEMENTATION PROVISIONS

### 9.1.1 General Plan Consistency

Implementation of the Specific Plan is intended to carry out the goals and policies contained in the City of Fontana General Plan, as amended, in an orderly and attractive fashion. Development within the Specific Plan area shall, therefore, be consistent with the provisions of the Fontana General Plan.

### 9.1.2 Relationship between Specific Plan Provisions and the Fontana Municipal Code

- Development regulations and requirements contained in this document will supplement or replace those of the Fontana Municipal Code as they might otherwise apply to lands within the Specific Plan area. Any regulations or requirements not specifically covered herein shall be subject to the regulations and requirements of the Fontana Municipal Code.
- Unless otherwise specifically approved as part of this Specific Plan, all off-site improvements under the control of the City shall be subject to the City of Fontana regulations and requirements in effect at the time improvement plans are submitted. Other improvements not under the control of the City (e.g., electrical lines under the control of SCE) shall be subject to the regulations and requirements of the responsible agency.
- If any provision of this document conflicts with the regulations or requirements of the Fontana Municipal Code, the provisions of this document shall take precedence.

### 9.1.3 Conformance with Uniform Building and Fire Codes

All construction within the Specific Plan area shall be in compliance with the Uniform Building Code, Uniform Fire Code, and all other ordinances adopted by the City pertaining to construction and safety features.

### 9.1.4 Implementation of EIR Mitigation Measures

- The mitigation measures contained in the certified Final EIR for the Summit at Rosena Specific Plan have been incorporated into this document by reference, and shall, as appropriate, be conditions of approval on all development within the Specific Plan area as determined by the City pursuant to the provisions of CEQA and the City's rules to implement CEQA. Section 9.7 of this document includes a listing of the mitigation measures and the mitigation monitoring program contained in the Final EIR.
- Environmental assessment requirements for subsequent individual projects within the Summit at Rosena will focus on determining the extent to which the impacts of such individual development projects were previously addressed in the Final EIR for the Specific Plan, and providing site-specific analysis. To the extent that the impacts of individual developments within the Specific Plan are adequately

addressed in the Final EIR for the Specific Plan, subsequent detailed environmental analysis will not be required.

### **9.1.5 Master Plans for Water, Sewer, and Drainage**

Specific requirements for infrastructure improvements are determined by the Master Plans prepared for the Summit at Rosena Specific Plan, the full texts of which are available under separate cover. The conclusions of the Master Plans have been included as part of this Specific Plan. The Technical Master Plans are permitted to be amended over time to ensure the availability of adequate infrastructure and services to the project site, subject to approval of the City Engineer, without the requirement for amending the Specific Plan.

### **9.1.6 Agreements Regarding Existing Rights-of-Way**

A licensing agreement will be secured from Southern California Edison and an easement for a public street from the Metropolitan Water District for use of and development within the existing rights-of-way that are included within the Specific Plan boundaries.

### **9.1.7 Severability**

If any term, provision, condition, requirement, or portion thereof of this Specific Plan is for any reason held invalid, unenforceable, or unconstitutional, the remainder of this Specific Plan or the application of such term, provision, condition, requirement, or portion thereof to circumstances other than those in which it is held to be invalid, unenforceable, or unconstitutional, shall not be affected thereby; and each other term, provision, condition, requirement, or portion thereof shall be held valid and enforceable to the fullest extent permitted by law.

### **9.1.8 Definitions**

Words, phrases, and terms not specifically defined within this Specific Plan shall have the same definition and meaning as provided in the City of Fontana Municipal Code or, if not defined in the Municipal Code, in a dictionary in common use.

## **9.2**

## **SPECIFIC PLAN ADMINISTRATION**

Preceding chapters of the Specific Plan have established permitted land uses and building intensities, design guidelines, circulation plans, master plans for services, and detailed development regulations. Subsequent to approval of the Specific Plan, implementation will entail the review of various individual development projects. The Summit at Rosena Specific Plan will be implemented through the processing of subdivision maps, site plans, and various improvement plans. All development within the Summit at Rosena community is subject to the implementation procedures outlined below.

### 9.2.1 Development Review

It is recognized that in order to ensure that the requirements and standards specified in this Specific Plan are met, projects within the Specific Plan area shall be subject to applicable City review and permits.

Such review includes, but is not limited to, site plan review, design review, conditional use permits, certificates of occupancy, home occupation permits, and other applicable City review procedures. The application requirements, review authority, required findings, conditions of approval, appeal procedures, and revocation procedures shall be as specified in Chapter 30 of the Fontana Municipal Code.

Applications for, as well as processing and approval of, proposed divisions of land within the Specific Plan Area shall comply with the provisions of the California Subdivision Map Act and Chapter 26 (Subdivisions) of the Fontana Municipal Code.

### 9.2.2 Additional Specific Plan Findings

In addition to the requirements set forth in Chapter 30 of the Fontana Municipal Code, the determination of the applicable review authority shall clearly state, in writing, any conditions of approval and the reasons for approving, conditionally approving, or denying the application based on the following requirements for approval. In addition, the following findings shall be required for any project approval or conditional approval within the Summit at Rosena Specific Plan.

- (1) The application is consistent with the provisions of the Summit at Rosena Specific Plan.
- (2) The application is consistent with the provisions of the Fontana Municipal Code and other City ordinances as they apply to the Specific Plan Area and the proposed site plan.
- (3) The application is consistent with the mitigation measures contained in the Final EIR for the Summit at Rosena Specific Plan.
- (4) The application and the location of any proposed buildings, parking areas, detached signs, landscaping, exterior lighting, and other site features indicates that proper consideration has been given to both the functional aspects of site development, as well as automobile, pedestrian, and bicycle access and circulation, and the visual effect that site development will have from the public's view.
- (5) The application complies with applicable requirements of the California Environmental Quality Act (CEQA) and the City's rules to implement CEQA.

### 9.2.3 Substantial Conformance

The purpose of the following Substantial Conformance provision is to provide an administrative mechanism by which minor modifications to literal application of the Specific Plan or design departures from specific standards herein may be permitted by the City without amendment of the Specific Plan, provided that such departures do not result in significant impacts and are consistent with the intent, goals, and objectives of the Summit at Rosena Specific Plan. The ability to permit minor modifications to the Specific Plan via the Substantial Conformance provision allows for reasonable flexibility while maintaining the integrity of the Specific Plan, including protection against significant impacts to adjacent property owners. Substantial Conformance includes, but is not limited to, modifications necessary to comply with

final conditions of approval or modifications affecting infrastructure, public services and facilities, landscape material and other issues except those affecting project financing and development regulations.

Substantial Conformance include, but is not limited to, inclusion of land uses not listed in Chapter 8.0 of the Specific Plan; modifications that might be necessary to comply with final conditions of approval; or modifications affecting infrastructure, public services and facilities, landscape palette; and other issues. Except as otherwise provided below, Substantial Conformance shall not include significant modifications to the basic design of the project.

- a. *Determination of Substantial Conformance* shall be made by the City of Fontana Planning Manager.
- b. *Permitted Land Uses*: Land uses specifically not listed as permitted in Chapter 8.0 of this Specific Plan may be permitted by the City, subject to a determination of Substantial Conformance, based on the following findings:
  - i. The proposed use is compatible with the permitted uses in the Planning Area within which it is proposed;
  - ii. The proposed use will not create any significant environmental impacts which were not previously addressed in the environmental document approved for the Summit at Rosena Specific Plan;
  - iii. The proposed use will not substantially increase the severity of any significant environmental impacts which were previously addressed in the environmental document approved for the Summit at Rosena Specific Plan; and
  - iv. The proposed use is similar to, and no more objectionable than the permitted uses in the designated planning area within which it is proposed.
- c. *Development Intensity*: The anticipated intensity of development within the Summit at Rosena Specific Plan is identified in Table 1.A. The development intensity of any particular land use type may be exceeded pursuant to a Substantial Conformance approval by the City, provided that the overall development intensity of the Summit at Rosena Specific Plan is not exceeded, and that the exceedance of the development intensity for the particular planning area will not result in impacts greater than those anticipated in the adopted environmental document prepared for the Specific Plan.
- d. *Infrastructure*: Modifications to the alignment of roads, including resulting modifications to the alignment of the boundaries of individual Planning Areas; creation of local public and/or private streets; or adjustments to individual infrastructure facilities such as drainage, sewer, and water may be approved by the City Engineer, provided that such modifications do not result in any significant impacts which were not previously addressed and resolved in the processing of the Specific Plan.
- e. *Design Details*: Modifications to design elements, such as paving treatments, wall materials, architectural details, landscape treatments and plant palette, sidewalks, lighting, entry treatments, and other details provided in Chapter 3.0 may be approved by the Planning Manager.
- f. *Land Use Approvals*: Specific provisions of land use approvals, architectural details; building size, height, bulk and orientation; parking lot layout; and other site plan details may be permitted by the City to be revised utilizing substantial conformance provisions. In making such a determination, the Planning Manager shall be required to find that the revisions requested under Substantial

Conformance are consistent with the provisions of the Specific Plan, and do not create impacts which were not recognized and addressed in the original approval.

g. Other: Modifications in addition to those specifically enumerated above that are deemed to be minor by the Planning Manager, and which are in keeping with the intent of the Summit at Rosena Specific Plan and are consistent with the goals and objectives of the Specific Plan and the Fontana General Plan.

#### *9.2.4 Specific Plan Amendments*

This Specific Plan, or any portion, shall be amended or replaced using the same procedure as for the original Plan adoption.

#### *9.2.5 Penalties for Violations*

The penalties and procedures resulting from violation of the provisions of this Specific Plan shall be as listed in Chapter 1 (General Provisions) of the Fontana Municipal Code.

9.3

### PROJECT PHASING

It is the intent of the Summit at Rosena Specific Plan to provide great flexibility in the order that individual Planning Areas are developed. Thus, subject to the provisions of this section, such Planning Areas are permitted to be constructed in any order, and each Planning Area is permitted to be developed in two or more increments.

#### *9.3.1 Standard Development Phasing Requirements*

As standard conditions of approval for any projects within any Planning Area within the Summit at Rosena Specific Plan, the following requirements shall apply:

- The backbone infrastructure within an individual project and that necessary to bring services to that project shall be constructed and operational prior to the first occupancy of a structure in that project.
- The roadway improvements [e.g., roadway base, pavement, medians (where required), curbs, gutters, sidewalks, street lighting, and landscaping and irrigation within the roadway right-of-way] on roads necessary to serve a project shall be constructed and operational prior to the first occupancy of a structure in that project.
- Landscaping and irrigation along streetscapes shall be constructed along both sides of the street as part of street improvements, even if development is only occurring along one side of the street.
  - Exceptions to this requirement include Cypress Avenue north of Casa Grande Avenue where landscaping is only required adjacent to Planning Area 1 and along the north side of Casa Grande Avenue east of Planning Area 2 where landscaping and irrigation outside the northerly curb line is not required.

- The water, sewer, and drainage facilities necessary to serve a project within the Summit at Rosena shall be constructed and operational prior to the first occupancy of a structure in that project.
  - Where the community's phasing plan requires construction of a street, all pipelines to be located within that street shall be constructed concurrently.
- Applicable entry statements (as shown in Figure 3.6, Location of Community Entries) on the main vehicular roadways providing access to the community shall be constructed prior to the first occupancy of a structure in that project.
- Prior to delivery of combustible materials to the site, base roadways and community water systems shall be available at the boundary of the construction site.
- Following development of a Planning Area or portion of a Planning Area, adjacent undeveloped land within the Specific Plan area shall be screened from view from public roadways by opaque fencing.

### *9.3.2 Phasing of Park Improvements*

Provision of park facilities in relation to residential development shall occur in the following manner.

- Improvements to the Dog Park (Planning Area 16) shall be completed prior to issuance of the 100<sup>th</sup> residential occupancy permit within the community.
- Improvements to one of the three Planning Areas comprising Edison Trails Park (Planning Areas 7, 8, and 9) shall be completed prior to issuance of the 200<sup>th</sup> residential occupancy permit within the community.
- Improvements to the Neighborhood Pocket Park (Planning Area 13) shall be completed prior to issuance of the 300<sup>th</sup> residential occupancy permit within the community.
- Improvements to the Community Recreational Center (Planning Area 14) shall be completed prior to issuance of the 400<sup>th</sup> occupancy permit within the community.
- Improvements to the two Tot Lots (Planning Areas 5 and 6) shall be completed prior to issuance of the 500<sup>th</sup> occupancy permit. However, improvements to the easterly Tot Lot (Planning Area 6) shall be completed no later than completion of improvements to the Planning Area 9 portion of Edison Trails Park.
- Improvements to the second of the three Planning Areas comprising the central open space area shall be completed prior to issuance of the 600<sup>th</sup> residential occupancy permit within the community.
- Improvements to the third of the three Planning Areas comprising the central open space area shall be completed prior to issuance of the 700<sup>th</sup> residential occupancy permit within the community.

A license agreement for use of the SCE right-of-way within the Summit at Rosena Specific Plan shall be entered into prior to recordation of the first tract map within the Summit at Rosena. Should the license agreement be canceled by SCE prior to completion of Edison Trails Park, the developer of the Specific Plan shall provide community amenities within the Specific Plan area in addition to those required by the Specific Plan or pay fees to the City for off-site amenities with a value equivalent to that of any portions of Edison Trails Park area yet to be constructed.

## 9.4 PLANNING AREAS

The Summit at Rosena will be comprised of nineteen (19) distinct Planning Areas, including a central open space area within the existing SCE right-of-way. These Planning Areas and their associated amenities are described in Table 9.A. The central open space area is described in Chapter 3.0 – Community Amenities and Design Guidelines.

*Table 9.A – Summit at Rosena Planning Areas*

Location	Land Use, Amenities, and Infrastructure
	<p><b>Land Use:</b> Townhouse: Maximum 16 dwelling units per acre</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>▪ A pool/spa facility and four of the following are to be provided for use by residents of this Planning Area: large open lawn area suitable for informal play; enclosed tot lot with multiple play equipment; barbecue facility equipped with grill, picnic benches, etc.; court facilities (e.g., tennis, volleyball, basketball); jogging/walking trails with exercise stations; or enclosed gym with exercise equipment.</li> <li>▪ Neighborhood entry along Casa Grande Avenue at the southwest corner of Planning Area 1 (Figure 3.9).</li> <li>▪ Neighborhood entry along Casa Grande Avenue at the southeast corner of Planning Area 1 (Figure 3.9).</li> <li>▪ Split-face block wall adjacent to landscaping within the right-of-way along the frontage of Casa Grande Avenue and Cypress Avenue to the northern boundary of Planning Area 1 (Figure 3.13).</li> <li>▪ Precision block wall along the northern boundary of Planning Area 1.</li> <li>▪ Casa Grande Avenue to be completed from the western community boundary to Sierra Avenue (Figure 4.2).</li> <li>▪ Cypress Avenue to be improved as a half-width street plus ten feet from Casa Grande Avenue to the northerly property boundary.</li> </ul>

Table 9.A - Summit at Rosena Planning Areas

Location	Land Use, Amenities, and Infrastructure
	<p><b>Land Use:</b> Residential: average 5,000-square foot lots</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Enhanced greenway along the frontage of Casa Grande Avenue (Figure 3.4).</li> <li>Greenway along the local street forming the eastern boundary of Planning Area 3 (Figure 3.3).</li> <li>Neighborhood entries along Casa Grande Avenue at the northwest and northeast corners of Planning Area 3 (Figure 3.9).</li> <li>Split-face block wall adjacent to landscaping within the enhanced greenway along Casa Grande Avenue and adjacent to the landscaping within the right-of-way of Cypress Avenue (Figure 3.13).</li> <li>Casa Grande Avenue to be completed from the western community boundary to Sierra Avenue (Figure 4.2).</li> <li>Cypress Avenue to be improved from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>The north-south street along the easterly boundary of the Planning Area shall be completed from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>Enhanced paving for pedestrian crossings at perimeter intersections (west side of Cypress Avenue not required).</li> <li>Garages shall not front along the street forming the easterly boundary of the Planning Area.</li> </ul>
	<p><b>Land Use:</b> Residential: minimum 10,000-square foot lots</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Planning Area to be designed so as to provide access for residents to Edison Trails Park via the ends of cul-de-sacs (Figure 3.2).</li> <li>Enhanced greenway along the frontage of Casa Grande Avenue (Figure 3.4).</li> <li>Neighborhood entries along Casa Grande Avenue at the northwest and northeast corners of Planning Area 4 (Figure 3.9).</li> <li>Split-face block wall adjacent to landscaping within the enhanced greenway along Casa Grande Avenue Figure 3.13).</li> <li>Casa Grande Avenue to be completed from the western community boundary to Sierra Avenue (Figure 4.2).</li> <li>Either of the two north-south streets flanking the Planning Area to the east and west shall be completed from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>Enhanced paving for pedestrian crossings at perimeter intersections (easterly crossing of Casa Grande Avenue not required).</li> <li>Garages shall not front along the streets forming the westerly and easterly boundary of the Planning Area.</li> </ul>

Table 9.A - Summit at Rosena Planning Areas

Location	Land Use, Amenities, and Infrastructure
	<p><b>Land Use:</b> Residential: average 4,000-square foot lots</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Enhanced greenway along the frontage of Casa Grande Avenue (Figure 3.4).</li> <li>Greenway along the local street forming the western boundary of Planning Area 4 (Figure 3.3).</li> <li>Primary community entry with water feature at the southwest corner of Sierra Avenue and Casa Grande Avenue (Figure 3.7).</li> <li>Neighborhood entry along Casa Grande Avenue at the northwest corner of Planning Area 5 (Figure 3.9).</li> <li>Split-face block wall adjacent to landscaping within the enhanced greenway along Casa Grande Avenue and adjacent to the landscaping within the right-of-way of Sierra Avenue (Figure 3.13).</li> <li>Casa Grande Avenue to be completed from the western community boundary to Sierra Avenue (Figure 4.2).</li> <li>The north-south street along the westerly boundary of the Planning Area shall be completed from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>Garages shall not front along the street forming the westerly boundary of the Planning Area.</li> <li>Improvements along the west side of Sierra Avenue from Casa Grande Avenue to the southerly boundary of the SCE right-of-way to be completed.</li> <li>Enhanced paving for pedestrian crossings at perimeter intersections (crossings of Sierra and Casa Grande Avenues not required).</li> </ul>
	<p><b>Land Use:</b> Tot Lot</p> <p><b>Amenities and Infrastructure:</b> Tot lot with children's active play equipment and benches.</p>
	<p><b>Land Use:</b> Tot Lot</p> <p><b>Amenities and Infrastructure:</b> Tot lot with children's active play equipment, benches, and restroom facilities.</p>
	<p><b>Land Use:</b> Edison Trails Park</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Neighborhood park with large open turf area for informal play, multi-use trails (including trail access into adjacent pocket park), Xeriscape demonstration gardens, two exercise stations and parking facilities for 40 vehicles (Figure 3.1).</li> </ul>

Table 9.A - Summit at Rosena Planning Areas

Location	Land Use, Amenities, and Infrastructure
	<p>Land Use: Edison Trails Park</p> <p>Amenities and Infrastructure:</p> <ul style="list-style-type: none"> <li>Neighborhood park with large open turf area for informal play, multi-use trails, Xeriscape demonstration gardens, and two exercise stations (Figure 3.1).</li> <li>A 16-foot wide gravel access road from the nearest public street to the SCE tower to be provided.</li> <li>Protective fencing to be provided around the SCE tower to prevent public access, with a locked gate to permit access by SCE employees.</li> </ul>
	<p>Land Use: Edison Trails Park</p> <p>Amenities and Infrastructure:</p> <ul style="list-style-type: none"> <li>Neighborhood park with large open turf area for informal play, multi-use trails (including trail access into adjacent pocket park), Xeriscape demonstration gardens, two exercise stations and parking facilities for 40 vehicles (Figure 3.1).</li> </ul>
	<p>Land Use: Garden Courts: Maximum 10 dwelling units per acre</p> <p>Amenities and Infrastructure:</p> <ul style="list-style-type: none"> <li>Direct entry into Edison Trails Park (Planning Area 7) and neighborhood pocket park (Planning Area 11).</li> <li>Private neighborhood entrance to this residential enclave, with no through vehicular access to other planning areas.</li> <li>Cypress Avenue to be completed from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>Maintain an open character along the eastern boundary with Planning Area 11 (pocket park) by locating landscaped areas along this edge, maintaining building setbacks, and avoiding the use of block walls.</li> </ul>
	<p>Land Use: Neighborhood Pocket Park</p> <p>Amenities and Infrastructure:</p> <ul style="list-style-type: none"> <li>Neighborhood pocket park with picnic facilities, including gazebo, barbecues, picnic tables, two half-court basketball courts, and restroom facilities.</li> </ul>

Table 9.A - Summit at Rosena Planning Areas

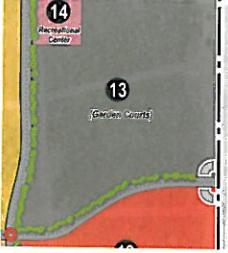
Location	Land Use, Amenities, and Infrastructure
	<p><b>Land Use:</b> Residential: average 6,000-square foot lots</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Greenway along the local street forming the southern boundary of Planning Area 15 (Figure 3.3).</li> <li>Either of the two north-south streets flanking the Planning Area to the east and west shall be completed from Casa Grande Avenue to Summit Avenue along with the east-west street connecting the street to Cypress Avenue or Sierra Avenue, as appropriate (Figure 4.2).</li> <li>Garages shall not front along the street forming the westerly or easterly boundary of the Planning Area.</li> <li>Enhanced paving for pedestrian crossings at perimeter intersections.</li> <li>The east-west street along the southerly boundary of the Planning Area shall be completed from Cypress Avenue to Sierra Avenue (Figure 4.2).</li> </ul>
	<p><b>Land Use:</b> Garden Courts: Maximum 10 dwelling units per acre</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Four of the following private facilities are to be provided for the use of residents of this Planning Area: large open lawn area suitable for informal play; pool/spa facility; enclosed tot-lot with multiple play equipment; barbecue facility equipped with grill, picnic benches, etc.; court facilities (e.g., tennis, volleyball, basketball); jogging/walking trails with exercise stations; or enclosed gym with exercise equipment.</li> <li>Greenway along the local streets forming the western and southern boundaries of Planning Area 16 (Figure 3.3).</li> <li>Neighborhood entry along Sierra Avenue at the southeast corner of Planning Area 16 (Figure 3.9).</li> <li>The north-south street along the westerly boundary of the Planning Area shall be completed from Casa Grande Avenue to Sierra Avenue (Figure 4.2).</li> <li>The east-west street along the southerly boundary of the Planning Area shall be completed from Cypress Avenue to Sierra Avenue (Figure 4.2).</li> <li>Enhanced paving for pedestrian crossings at perimeter intersections (crossing of Sierra Avenue not required).</li> <li>Improvements along the west side of Sierra Avenue from the northerly boundary of the SCE right-of-way to Summit Avenue to be completed.</li> </ul>
	<p><b>Land Use:</b> Community Recreation Center</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Olympic-size pool, lap pool, spa, weight room, cabana, and barbecue facilities accessible to community residents only.</li> </ul>

Table 9.A - Summit at Rosena Planning Areas

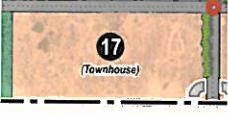
Location	Land Use, Amenities, and Infrastructure
	<p><b>Land Use:</b> Elementary School</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Elementary school.</li> <li>Neighborhood entry at the southwest corner of Planning Area 15 (Figure 3.9).</li> <li>The north-south street along the easterly boundary of the Planning Area shall be completed from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>Enhanced paving for pedestrian crossings at perimeter intersections (crossing of Cypress Avenue not required).</li> <li>The east-west street along the southerly boundary of the Planning Area shall be completed from Cypress Avenue to Sierra Avenue (Figure 4.2).</li> </ul>
	<p><b>Land Use:</b> Dog Park</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>Large open turf area, with perimeter wrought iron fencing and double gates.</li> <li>Neighborhood entry at the northwest corner of Planning Area 16 (Figure 3.9).</li> <li>Secondary community entry at the northeast corner of Summit Avenue and Cypress Avenue (Figure 3.8).</li> </ul>
	<p><b>Land Use:</b> Townhouse: Maximum 16 dwelling units per acre</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>A pool/spa facility and three of the following are to be provided for use by residents of this Planning Area: large open lawn area suitable for informal play; enclosed tot lot with multiple play equipment; barbecue facility equipped with grill, picnic benches, etc.; court facilities (e.g., tennis, volleyball, basketball); jogging/walking trails with exercise stations; or enclosed gym with exercise equipment.</li> <li>Neighborhood entries at the southeast corner of Planning Area 17 (Figure 3.9).</li> <li>Greenway along the local street forming the eastern boundary of Planning Area 17 (Figure 3.3).</li> <li>Cypress Avenue to be completed from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>The north-south street along the westerly boundary of the Planning Area shall be completed from Casa Grande Avenue to Sierra Avenue (Figure 4.2).</li> <li>Enhanced paving for pedestrian crossings at perimeter intersections (crossing of Summit Avenue not required).</li> <li>The east-west street along the northerly boundary of the Planning Area shall be completed from Cypress Avenue to Sierra Avenue (Figure 4.2).</li> </ul>

Table 9.A - Summit at Rosena Planning Areas

Location	Land Use, Amenities, and Infrastructure
	<p><b>Land Use:</b> Townhouse: Maximum 16 dwelling units per acre</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>▪ A pool/spa facility and three of the following are to be provided for use by residents of this Planning Area: large open lawn area suitable for informal play; enclosed tot lot with multiple play equipment; barbecue facility equipped with grill, picnic benches, etc.; court facilities (e.g., tennis, volleyball, basketball); jogging/walking trails with exercise stations; or enclosed gym with exercise equipment.</li> <li>▪ Neighborhood entries at the southwest and southeast corners of Planning Area 18 (Figure 3.9).</li> <li>▪ Either of the two north-south streets flanking the Planning Area to the east and west shall be completed from Casa Grande Avenue to Summit Avenue (Figure 4.2).</li> <li>▪ Enhanced paving for pedestrian crossings at perimeter intersections (crossing of Summit Avenue not required).</li> <li>▪ The east-west street along the northerly boundary of the Planning Area shall be completed from Cypress Avenue to Sierra Avenue (Figure 4.2).</li> </ul>
	<p><b>Land Use:</b> Mixed-Use Activity Center</p> <p><b>Amenities and Infrastructure:</b></p> <ul style="list-style-type: none"> <li>▪ Three of the following are to be provided for use by residents of this Planning Area: large open lawn area suitable for informal play; enclosed tot lot with multiple play equipment; barbecue facility equipped with grill, picnic benches, etc.; court facilities (e.g., tennis, volleyball, basketball); jogging/walking trails with exercise stations; or enclosed gym with exercise equipment.</li> <li>▪ Primary community entry at the northeast corner of Sierra Avenue and Summit Avenue (Figure 3.7).</li> <li>▪ Neighborhood entry at the northeast and southwest corners of Planning Area 19 (Figure 3.9).</li> <li>▪ Greenway along the local street forming the western boundary of Planning Area 19 (Figure 3.3).</li> <li>▪ The north-south street along the westerly boundary of the Planning Area shall be completed from Casa Grande Avenue to Sierra Avenue (Figure 4.2).</li> <li>▪ The east-west street along the northerly boundary of the Planning Area shall be completed from Cypress Avenue to Sierra Avenue (Figure 4.2).</li> <li>▪ Enhanced paving for pedestrian crossings at perimeter intersections (crossing of Summit Avenue not required).</li> <li>▪ Improvements along the west side of Sierra Avenue from the northerly boundary of the SCE right-of-way to Summit Avenue to be completed.</li> </ul>

## 9.5

# PROJECT MAINTENANCE

### 9.5.1 *Roadways*

Each of the roadways shown in Figure 4.1 will be dedicated to the City of Fontana for maintenance. Traffic signals installed as part of the Specific Plan will also be dedicated to the City for maintenance.

It is intended that roadways within residential neighborhoods zoned SFR 4,000, SFR 5,000, SFR 6,000, and SFR 10,000 will also be dedicated to the City for maintenance; however, private streets may be approved by the City as part of tract maps for individual SFR, Garden Court, and Townhouse zones. Where private streets are approved, they will be maintained by a homeowners' association or other mechanism set up for that purpose. In addition, if private streets are approved, residential projects are permitted to be developed as "gated" neighborhoods, provided that maintenance of gated facilities are also maintained by a homeowners' association or other mechanism set up for that purpose.

On-site roadways and access within the Activity Center zone will be the responsibility of the property owner.

### 9.5.2 *Open Space*

Maintenance of the open space park, park facilities and equipment, greenways, parkways, and sidewalks shall be provided by a community facilities district.

### 9.5.3 *Storm Drains*

Maintenance of storm drains within public streets will be the responsibility of the City of Fontana. Where storm drains are located outside of a public street, such storm drains will be located within a public utilities easement.

### 9.5.4 *Water Facilities*

Maintenance of water facilities up to service meters for individual uses will be the responsibility of the Fontana Water Company and West Valley Water District within their respective service areas. Where such water lines are not located within a public street, appropriate easements to the City and water service agency will be granted.

### 9.5.5 *Sewer Facilities*

Maintenance of sewer facilities up to service laterals for individual uses will be the responsibility of the City of Fontana. Where such sewer lines are not located within a public street, appropriate easements to the City will be granted.

## 9.6

# FINANCING OF PROJECT INFRASTRUCTURE

The ultimate responsibility for construction of the infrastructure and facilities outlined in Chapters 4, 5, and 6 shall lie with the developer of the Specific Plan. Assessment district or community facilities district financing may be utilized for on-

site and off-site public facilities needed to support project development. Infrastructure and facilities costs above that which can be financed without exceeding the property tax rate specified in the City's adopted community facilities district policies shall be privately financed by the project developer. Where infrastructure is required to be provided or sized in excess of what is needed for development of the Specific Plan, costs in excess of the project's fair share will be reimbursed to the project developer by the City through credits against project fees, reimbursement agreement(s), and/or cash payments.

9.7

## MITIGATION REQUIREMENTS

(To be completed based on the final EIR.)

9.8

## TRAFFIC IMPACT ANALYSIS AND MITIGATION REQUIREMENTS

This section of the report summarizes the results and conclusions of the traffic analysis for the Summit at Rosena Specific Plan. The key results are summarized below.

Based on CMP criteria, the study area includes eight CMP intersections. An additional eight intersections and ten project access locations are also included in the study area. This report analyzed a.m. and p.m. peak hour traffic operations for all study area intersections.

- a. The analysis included examination of the following conditions:
  - i. Existing conditions;
  - ii. Year 2008 without project conditions;
  - iii. Year 2008 with project conditions;
  - iv. Year 2025 without project conditions; and
  - v. Year 2025 with project conditions.
- b. The existing a.m. and p.m. peak hour intersection turn volumes for analysis locations were collected by LSA. Under existing conditions, all study area intersections are operating at satisfactory levels of service, with the exception of the following:
  - i. Sierra Avenue/Foothill Boulevard (p.m. peak hour).
- c. Under existing conditions, all study area freeway segments meet the CMP's LOS E standard.
- d. The proposed project is expected to generate 10,186 net new trips daily, with 516 trips occurring during the a.m. peak hour and 1,011 during the p.m. peak hour.
- e. An elementary school will be constructed on the project site. The school is expected to generate 366 trips in the a.m. peak hour and 732 daily trips.
- f. Under 2008 without project conditions, all study area intersections will operate at satisfactory levels of service with the exception of the following:
  - i. Sierra Avenue/Duncan Canyon Road (p.m. peak hour); and
  - ii. Sierra Avenue/Foothill Boulevard (p.m. peak hour).

- g. With the addition of traffic generated by the project to year 2008 conditions, all study area intersections examined will operate at satisfactory levels of service, with the exception of the following:
  - i. Sierra Avenue/Duncan Canyon Road (a.m. and p.m. peak hours);
  - ii. Sierra Avenue/Casa Grande Drive (a.m. and p.m. peak hours);
  - iii. Sierra Avenue/Foothill Boulevard (p.m. peak hour); and
  - iv. Sierra Avenue/“D” Street (p.m. peak hour).
- h. Under year 2008 without project conditions, all study area freeway segments will meet the CMP’s LOS E standard.
- i. With the addition of traffic generated by the project to year 2008 conditions, all study area freeway segments will meet the CMP’s LOS E standard.
- j. Under 2025 without project conditions, all study area intersections will operate at satisfactory levels of service, with the exception of the following:
  - i. Sierra Avenue/Duncan Canyon Road (a.m. and p.m. peak hours);
  - ii. Sierra Avenue/Casa Grande Drive (a.m. and p.m. peak hours);
  - iii. Sierra Avenue/Summit Avenue (p.m. peak hour);
  - iv. Sierra Avenue/Base Line Road (p.m. peak hour); and
  - v. Sierra Avenue/Foothill Boulevard (a.m. and p.m. peak hours).
- k. With the addition of traffic generated by the project to year 2025 conditions, all intersections examined will operate at satisfactory levels of service, with the exception of the following:
  - i. Sierra Avenue/Duncan Canyon Road (a.m. and p.m. peak hours);
  - ii. Sierra Avenue/Casa Grande Drive (a.m. and p.m. peak hours);
  - iii. Sierra Avenue/Summit Avenue (a.m. and p.m. peak hours);
  - iv. Sierra Avenue/South Highland Avenue (p.m. peak hour);
  - v. Sierra Avenue/Base Line Road (p.m. peak hour);
  - vi. Sierra Avenue/Foothill Boulevard (a.m. and p.m. peak hours);
  - vii. Sierra Avenue/“C” Street (a.m. and p.m. peak hours); and
  - viii. Sierra Avenue/“D” Street (a.m. and p.m. peak hours).
- l. Under year 2025 without project conditions, all study area freeway segments will meet the CMP’s LOS E standard, with the exception of the following:
  - i. State Route 210 (SR-210) Eastbound - Cherry Avenue to Citrus Avenue (p.m. peak hour)
  - ii. SR-210 Eastbound - Sierra Avenue to Pepper Avenue (p.m. peak hour);
  - iii. SR-210 Westbound - Pepper Avenue to Riverside Avenue (a.m. and p.m. peak hours);
  - iv. SR-210 Westbound - Alder Avenue to Sierra Avenue (a.m. peak hour); and
  - v. SR-210 Westbound - Citrus Avenue to Cherry Avenue (a.m. peak hour).
- m. With the addition of traffic generated by the project to year 2025 conditions, all study area freeway segments will meet the CMP’s LOS E standard, with the exception of the following:

- i. SR-210 Eastbound - Cherry Avenue to Citrus Avenue (p.m. peak hour);
- ii. SR-210 Eastbound - Sierra Avenue to Pepper Avenue (p.m. peak hour);
- iii. SR-210 Westbound - Pepper Avenue to Riverside Avenue (a.m. and p.m. peak hours);
- iv. SR-210 Westbound - Alder Avenue to Sierra Avenue (a.m. peak hour); and
- v. SR-210 Westbound - Citrus Avenue to Cherry Avenue (a.m. peak hour).

n. Mitigation measures are recommended in the TIA for significantly impacted intersections under year 2008 with project conditions. These improvements are as follows:

- i. Sierra Avenue/Duncan Canyon Road - Addition of a second westbound left turn lane.
- ii. Sierra Avenue/Casa Grande Drive - Addition of a second northbound through lane and a second southbound through lane. Implementation of all-way stop control.
- iii. Sierra Avenue/Foothill Boulevard - Addition of a second southbound left turn lane, one northbound right turn lane, and one westbound right turn lane.
- iv. Sierra Avenue/“D” Street - Addition of a second northbound through lane.

The year 2008 improvement costs at study area intersections are \$549,550. The applicant's responsibility for mitigation is included in the year 2025 mitigation requirements.

o. Mitigation measures have been recommended in the TIA for significantly impacted intersections under year 2025 with project conditions. These improvements, along with the project's fair share contribution to improvement costs, are as follows:

- i. Sierra Avenue/Duncan Canyon Road - Installation of a traffic signal (Non-CMP).
- ii. Sierra Avenue/Casa Grande Drive - Installation of a traffic signal (Non-CMP).
- iii. Sierra Avenue/Summit Avenue - Addition of a second northbound through lane (Non-CMP).
- iv. Sierra Avenue/South Highland Avenue - Addition of a second northbound through lane (CMP).
- v. Sierra Avenue/Base Line Road - Addition of a second eastbound through lane and a second southbound left turn lane (CMP).
- vi. Sierra Avenue/Foothill Boulevard - Addition of a third eastbound through lane, a third westbound through lane, a second southbound left turn lane, a second eastbound left turn lane, a northbound right turn lane, and a westbound right turn lane. Modification of signal phasing to allow southbound right turn overlap (CMP).
- vii. Sierra Avenue/“C” Street - Addition of a second northbound through lane and two southbound through lanes (Non-CMP).
- viii. Sierra Avenue/“D” Street - Installation of a traffic signal (Non-CMP).

The year 2025 improvement costs at study area intersections are \$1,796,550. The project's fair share contribution to CMP intersection improvements is \$71,157, of which \$49,517 is attributable to residential trips and \$21,640 is attributable to retail trips. The project's fair share contribution to non-CMP intersection improvements is \$150,126, of which \$114,249 is attributable to residential trips and \$35,877 is attributable to retail trips.

- p. Mitigation measures have been recommended in the TIA for significantly impacted freeway segments under year 2025 with project conditions. These improvements, along with the project's fair share contribution to improvement costs, are as follows:
  - i. SR-210 – Addition of lanes along identified sections. Total cost of \$16,100,000, with project fair share contribution of \$126,124.