

Citrus Height Specific Plan
Amendments Added

Amendment #1	Ordinance 1412	July 15 th 2003
Amendment #2	Ordinance 1413	July 15 th 2003
Amendment #3	Ordinance 1457	August 17 th 2004

Proposed by:

LEWIS INVESTMENT COMPANY, LLC

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In Association with:

MADOLE & ASSOCIATES - Engineering
SITESCAPES – Landscape Architecture

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING
ZONE CHANGE #02-010, A ZONE CHANGE REQUEST
FROM R-1 (SINGLE FAMILY RESIDENTIAL) AND R-1-
10,000 (SINGLE-FAMILY RESIDENTIAL) TO THE CITRUS
HEIGHTS SPECIFIC PLAN**

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

Section 1. Zone Change #02-010 is consistent with the goals and policies of the General Plan.

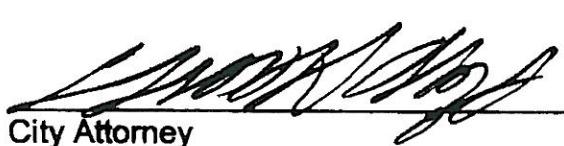
Section 2. Zone Change #02-010 is hereby adopted as described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 3. 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 4. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald News, a local newspaper of 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 15th day of July, 2003.

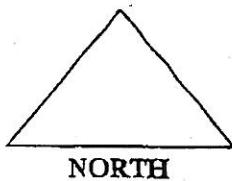
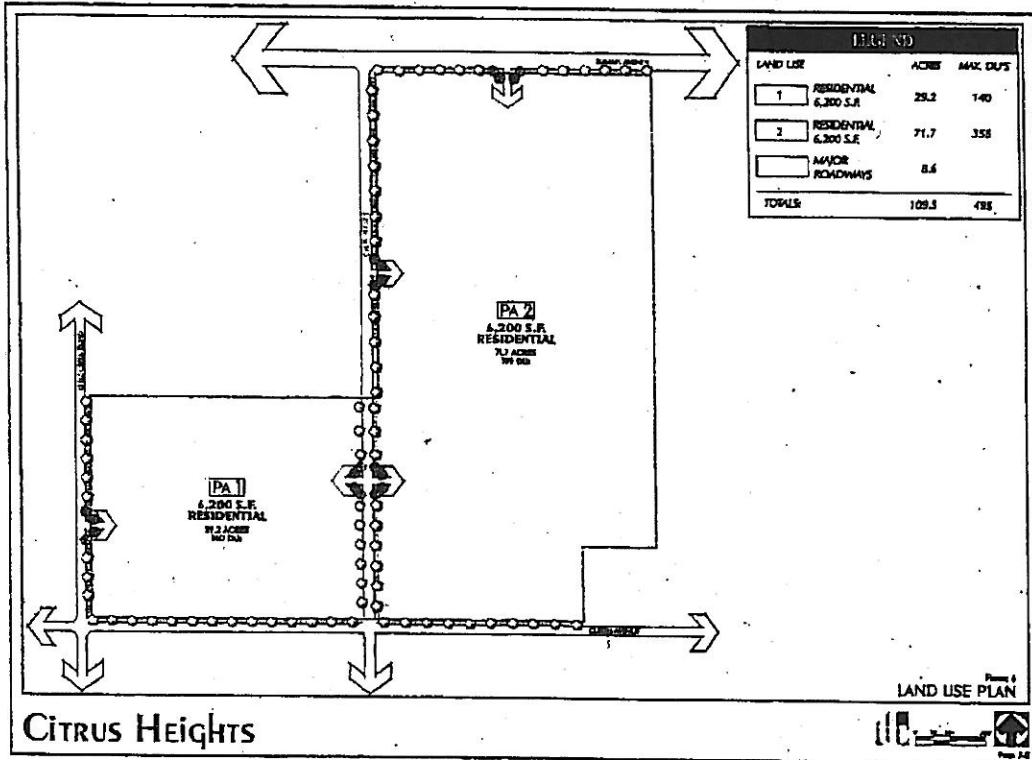
READ AND APPROVED AS TO LEGAL FORM:



City Attorney

PLANNING DIVISION

CITY OF FONTANA



NORTH

EXHIBIT

DATE: June 3, 2003

CASE: Zone Change #02-010

Ordinance No. _____

Page 3 of 3

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

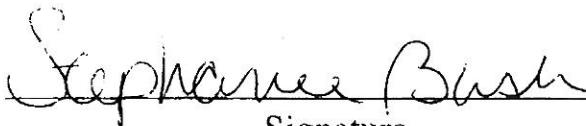
State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, To-wit, June 5, 2003,

This space is for the
County Clerk's stamp

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

Dated at Fontana, California, this 5th day of June.


Signature

Citrus Height 5

SUMMARY OF PROPOSED ORDINANCE NO. 1412

P.O.# 03-0B003

CITY OF FONTANA
FONTANA, CALIFORNIA

SUMMARY OF PRO-
POSED ORDINANCE NO.
1412

**NOTICE IS HEREBY
GIVEN** that the City Council
of the City of Fontana, at a
Regular Meeting scheduled
on Tuesday, June 17, 2003,
in the City Hall Council
Chambers, 8353 Sierra Av-
enue, will consider adoption
of Ordinance No. 1412, an
Ordinance of the City of
Fontana, approving Zone
Change #02-010, a Zone
Change request from R-1
(Single-Family Residential)
and R-1-10,000 Single-Fam-
ily Residential) to the Citrus
Heights Specific Plan.

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

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

Beatrice Watson
City Clerk

Published: June 5, 2003
P.O.# 03-0B003

FONTANA HERALD NEWS
16981 Foothill Boulevard, Suite N
P.O. Box 549
Fontana, California 92334
Phone (909) 822-2231
Fax (909) 355-9358

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

This space is for the
County Clerk's stamp

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, July 17, 2003,

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

Dated at Fontana, California, this 17th day of July.

Stephanie Bush

Signature

SUMMARY OF ADOPTED ORDINANCE NO. 1412 P.O.# 03-OB003

**CITY OF FONTANA
FONTANA, CALIFORNIA**

SUMMARY OF ADOPTED ORDINANCE NO. 1412

**NOTICE IS HEREBY
GIVEN** that the City Council
of the City of Fontana, at a
Regular Meeting scheduled
on Tuesday, July 15, 2003 in
the City Hall Council Cham-
bers, 8353 Sierra Avenue,
adopted Ordinance No.
1412, an Ordinance of the
City of Fontana approving
Zone Change #02-010, a
Zone Change request from
R-1 (Single-Family Residential)
and R-1-10,000 Single-
Family Residential) to the
Citrus Heights Specific Plan.

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

AYES: Mayor Nuaimi, Coun-
cil Members Gonzales, Rob-
erts, Rutherford, Warren
NOES: None
ABSENT: None

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

Beatrice Watson
City Clerk

Published: July 17, 2003
P.O. # 03-OB003

FONTANA HERALD NEWS

16981 Foothill Boulevard, Suite N
P.O. Box 549
Fontana, California 92334
Phone (909) 822-2231 Fax (909) 355-9358

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING THE CITRUS
HEIGHTS SPECIFIC PLAN (SP #02-001)**

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

Section 1. The Citrus Heights Specific Plan (SP #02-001) attached hereto and incorporated herein by reference is hereby adopted.

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 Herald News, 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 15th day of July, 2003.

READ AND APPROVED AS TO LEGAL FORM:


City Attorney

#3

8/17/04

ORDINANCE NO. 1457

AN ORDINANCE OF THE CITY OF FONTANA APPROVING
THE CITRUS HEIGHTS NORTH SPECIFIC PLAN (SP No. 03-
009)

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

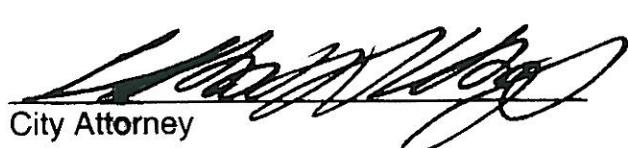
Section 1. The Citrus Heights North Specific Plan (SP No. 03-009) is adopted as described in Exhibit "A" attached hereto and incorporated herein by reference.

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 Herald News, 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 17th day of August, 2004.

READ AND APPROVED AS TO LEGAL FORM:



A handwritten signature in black ink, appearing to read "John M. Hogg".

City Attorney

Citrus Heights North – Specific Plan

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Citrus Heights North – Specific Plan

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The Citrus Heights North Specific Plan is designed as a master-planned community on 211.4 gross acres in North Fontana. The Specific Plan will contain a variety of residential housing types, a neighborhood commercial center, and several recreational facilities integrated into gated neighborhoods. Infrastructure improvements are also planned to service the community. Development of the Citrus Heights North Specific Plan will enhance the image of North Fontana through the provision of parks, roadway improvements with expanded landscape zones and sidewalks, entry monuments, and well-designed architecture.

This document serves as the City of Fontana's long-range plan for development of the Citrus Heights North Specific Plan. This Specific Plan provides detailed text and exhibits that describe the various land uses, amenities, and infrastructure improvements that are envisioned to occur in the community. Chapter 3 of this document sets forth the master development plan. Design guidelines and development standards contained in Chapters 4 and 5 will guide site planning, architecture design and landscaping to create a cohesive community identity. In-depth thought and analyses have been undertaken to ensure that implementation of the project's design standards result in the construction of a high-quality community. This Specific Plan serves as the guide to all future development proposals within the boundaries of Citrus Heights North. This document will also guide the build-out of the Citrus Heights North Specific Plan in a manner that is consistent with City and State policies and standards and assures that the various community elements will be developed in a coordinated manner.

A Final Environmental Impact Report (FEIR) has been prepared as a companion document to this Specific Plan, which will provide California Environmental Quality Act (CEQA) review for consideration of the Citrus Heights North Specific Plan.

1.2 AUTHORITY AND SCOPE

The Citrus Heights North Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. A Specific Plan, as the name implies, is specific in nature as compared to a General Plan. It is designed to address site-specific issues and to create a bridge between the City's General Plan and a specific development proposal. A General Plan does not show local streets, individual parcels or specific land uses, whereas a Specific Plan does show this level of detail. While a General Plan examines an entire city or county, a Specific Plan concentrates on the individual development issues of a particular project or region.

The City of Fontana Zoning and Development Code Section 30-62, specifies the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Fontana. California Government Code Sections 65450 through 65454 establishes the authority to adopt a

Citrus Heights North – Specific Plan

Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

The California Government Code states that a “*Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan*”. Consistency of the Citrus Heights North Specific Plan with the City of Fontana General Plan is addressed in Appendix A of this document.

In response to government requirements, this Specific Plan has been prepared to provide the essential link between City of Fontana General Plan policies and actual development in the 211.4-acre Specific Plan area. By functioning as a regulatory document, the Citrus Heights North Specific Plan provides a means of implementing the City of Fontana’s General Plan and detailing a specific development proposal for the property. In this regard, all future development plans, tentative parcel and/or tract maps or other similar entitlements, shall be consistent with regulations set forth in this document and with all applicable City regulations.

1.3 SPECIFIC PLAN USER’S GUIDE

This Specific Plan is organized into six chapters, as detailed below:

- ***Chapter 1 - Introduction:*** includes the document’s purpose and intent, authority and scope, and this guide to the Specific Plan.
- ***Chapter 2 - Project Location and Setting:*** provides general information about the property location, existing site conditions and the Specific Plan’s general relationship to the City of Fontana General Plan and Land Use Zoning Map.
- ***Chapter 3 - Community Development Plan:*** sets forth a master plan for development of the property consisting of a land use plan, a circulation plan, and public facility information.
- ***Chapter 4 - Development Standards and Regulations:*** includes zoning criteria for the Specific Plan area. These criteria will be applied in a manner similar to the Fontana Zoning and Development Code elsewhere within the City.
- ***Chapter 5 - Design Guidelines:*** contains design guidelines that will define the community character including, but not limited to: architecture, landscaping, walls and fences, and signage.
- ***Chapter 6 - Specific Plan Administration:*** describes the project phasing and sets forth administrative procedures for implementing the Specific Plan.

Citrus Heights North – Specific Plan

2.0 PROJECT LOCATION AND SETTING

2.1 LOCATION

The Citrus Heights North Specific Plan is located in the northern portion of the City of Fontana, near the foot of the San Gabriel Mountains (see Figure 1, *Regional Map*). Located within western San Bernardino County, the property is situated approximately 52 miles east of the City of Los Angeles and 15 miles north of the City of Riverside. Regional access to the site and to the City of Fontana is provided by Interstate 10 (I-10), Interstate 15 (I-15) and Interstate 210 (I-210).

Specifically, the Citrus Heights North Specific Plan area is bordered on the south by Summit Avenue, on the east by Citrus Avenue, and on the west by Lytle Creek Road (see Figure 2, *Vicinity Map*). Access to individual development areas within the community are made possible from these roadways, as well as from Knox Avenue, which will be extended from Summit Avenue northeasterly through the Specific Plan area to connect with Citrus Avenue.

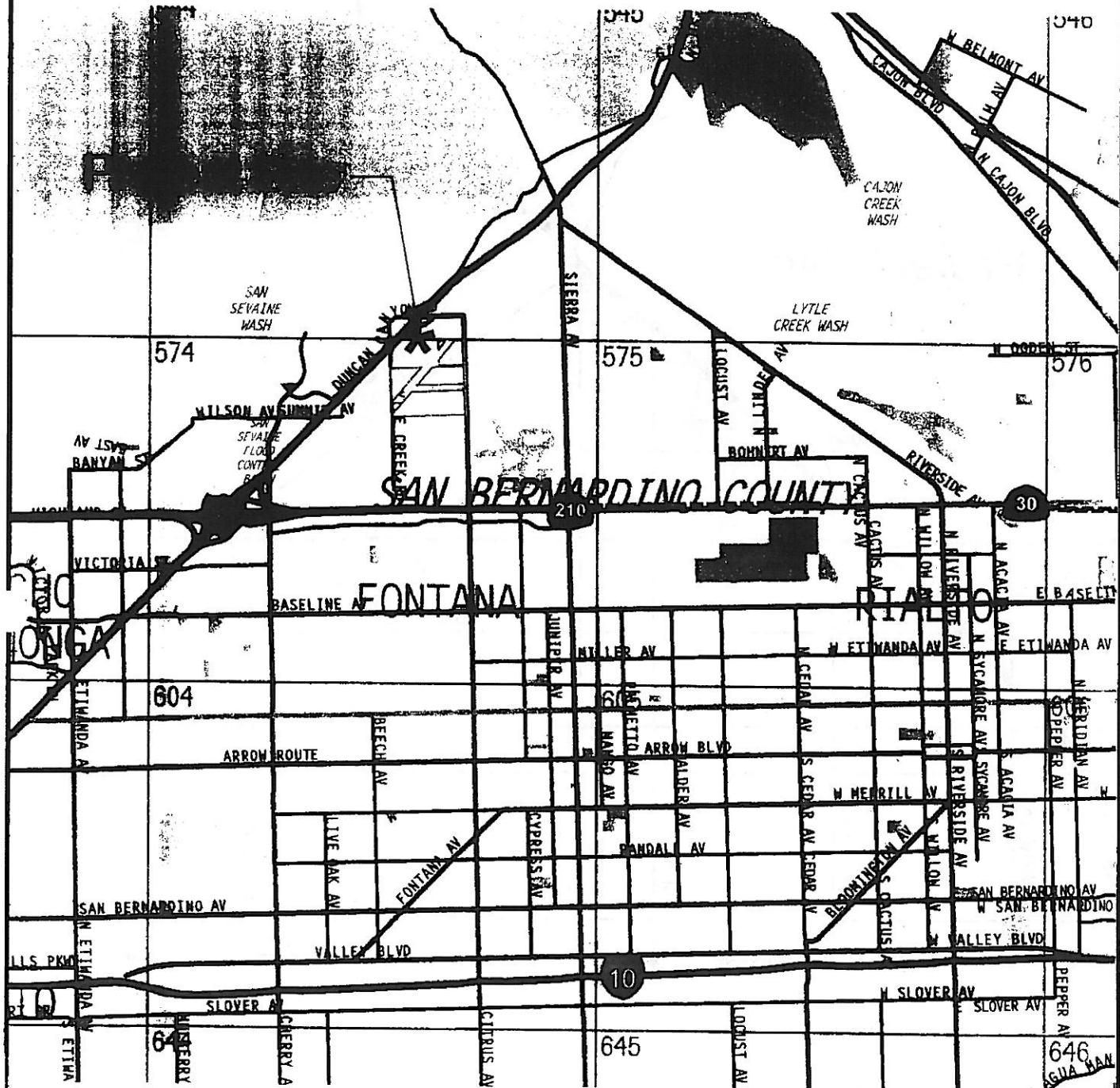
2.2 SURROUNDING LAND USES AND DEVELOPMENT

The Citrus Heights North Specific Plan is located in a newly developing area of North Fontana. At the present time, most of the surrounding property is either vacant, is developed with low-density residential use, or is under construction as part of other approved Specific Plans (see Figure 3, *Aerial Photograph*). Surrounding land uses include vacant lands and isolated residences to the north, west, and east, vacant land to the south that is approved for residential development under the Citrus Heights Specific Plan, and future Fontana Unified School District (FUSD) high school. The Summit Heights Specific Plan area is under construction to the southwest and the Sierra Lakes Specific Plan area is under construction to the southeast. Not-a-part of the Citrus Heights North Specific Plan are two utility easement corridors that traverse the western, northern, and southern portions of the Specific Plan area and run in northeast to southwest and east to west alignments.

Several major development projects have been approved in the vicinity of Citrus Heights North, including: Sierra Lakes Specific Plan; Hunter's Ridge Specific Plan; Westgate Specific Plan; Coyote Canyon; Summit Heights Specific Plan; and Citrus Heights Specific Plan.

2.3 EXISTING SITE CONDITIONS

The CITRUS HEIGHTS NORTH property lies on a broad alluvial plain formed by Lytle Creek. This natural drainage system serves as the primary collector for a large watershed encompassing portions of both the San Gabriel and San Bernardino Mountains. Historically, this permeable alluvial fan has served as a sieve to replenish a large aquifer underlying Fontana and surrounding communities. No significant drainage courses cross the site and storm water drains as sheet flow generally from northeast to southwest. The project site lacks available surface water resources, which results in very



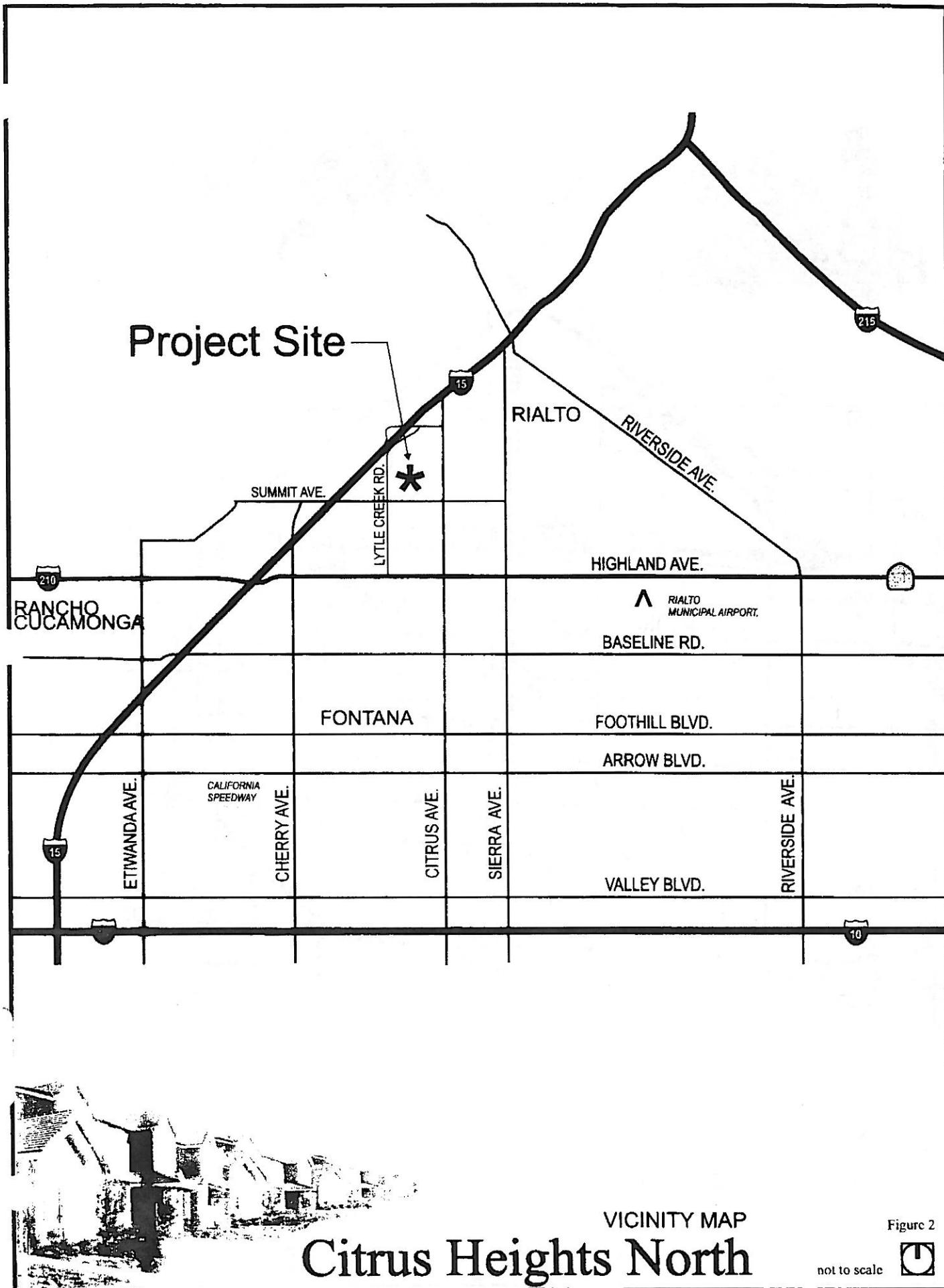
REGIONAL MAP

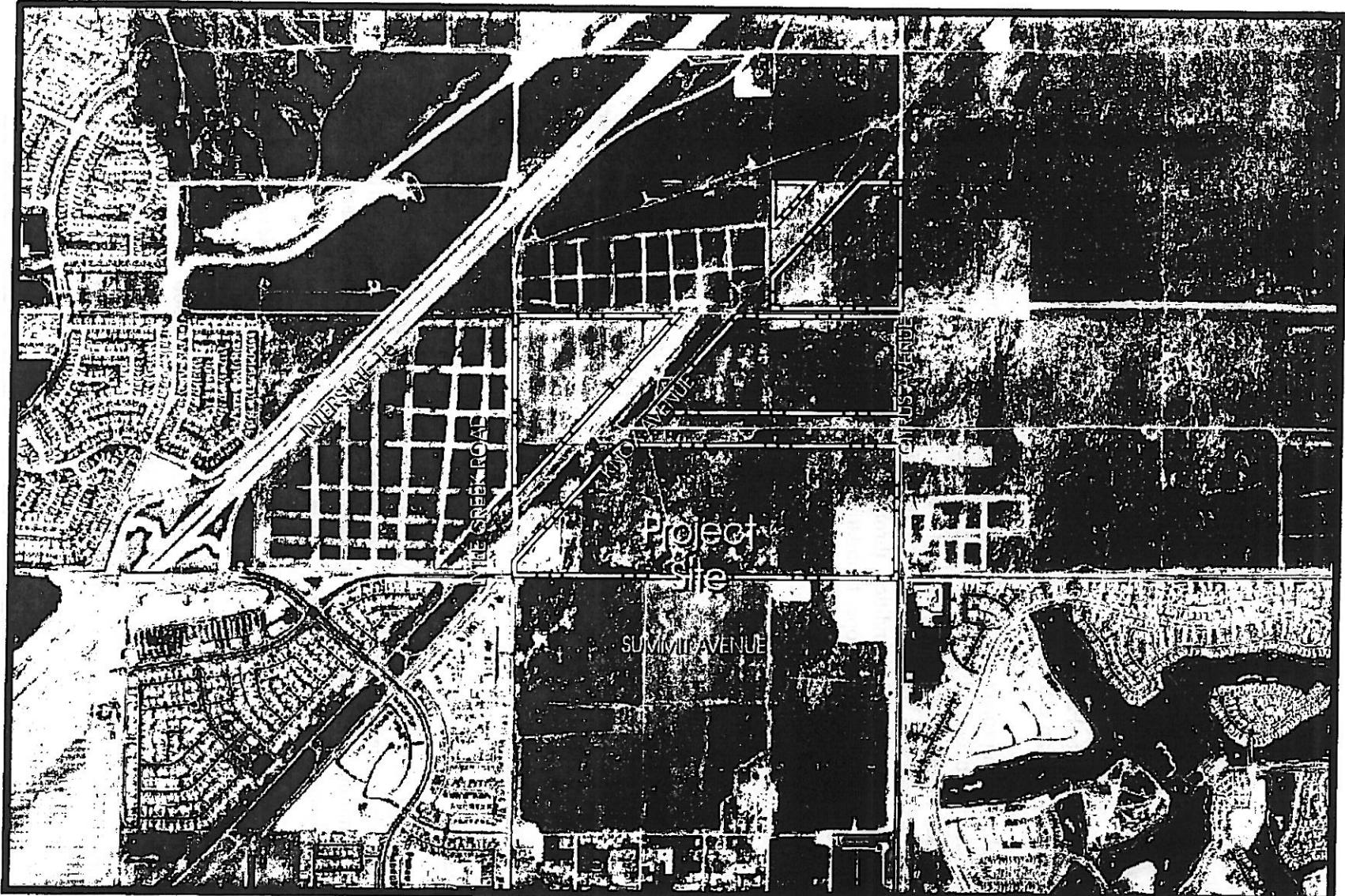
Citrus Heights North

Figure 1



not to scale





Source: Eagle Aerial; Date Flown: May 2003

Citrus Heights North AERIAL PHOTOGRAPH

Citrus Height 17

Figure 3



not to scale

Citrus Heights North – Specific Plan

low wildlife activity. Large areas of natural habitats have been eliminated by past agricultural practices and other human activity.

Topographically, the site is characterized as flat to gently sloping in a southwesterly direction as shown in Figure 4, *Topographic Map*. Elevations range from 1,595 feet to 1,740 feet above mean sea level. The property does not have any distinguishing geologic formations or topographic features due to its relative flatness. Three major active faults are located near the site; the San Andreas, San Jacinto, and Cucamonga faults. There are no active faults crossing the Specific Plan area. The nearest active fault, the Cucamonga Fault, is located approximately one-half mile to the northwest of the project site at the base of the San Gabriel Mountains.

Soils on the Citrus Heights North project site and throughout the City of Fontana consist primarily of coarse alluvium and silty sand eroded from the San Gabriel Mountains. Expansive soils are considered to be minimal in this area. The local groundwater table is relatively deep, and no foundation problems are expected as the result of fluctuations in the groundwater levels. The soils are generally well-drained and the soil condition throughout the area will provide support for development under controlled grading and proper foundation design.

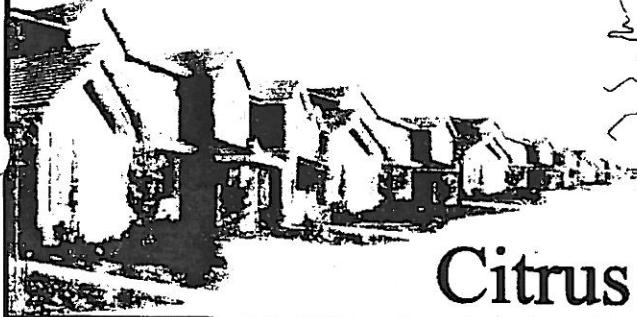
The CITRUS HEIGHTS NORTH project site is generally devoid of vegetation, except for a few isolated locations. The majority of native vegetation on-site exists in a disturbed condition as a result of past wildfire and grazing livestock. Disturbed native vegetation consists primarily of successional buckwheat scrub and non-native grasslands. Over the years, the site has regularly been cleared and plowed for weed and fire control purposes. The site is currently vacant, with the exception of a rock crushing area to be removed with implementation of this Specific Plan, located in the southeastern portion of the project site. Historically, a number of small ranches and agricultural operations existed in the North Fontana area and in the vicinity of the CITRUS HEIGHTS NORTH project site. However, there is no evidence of any current agricultural activity within the project site.

2.4 LAND USE DESIGNATIONS AND ZONING

A. GENERAL PLAN

The City of Fontana's General Plan Land Use Policy Map is shown in Figure 5, *General Plan Land Use Designations*, and designates a majority of the CITRUS HEIGHTS NORTH property R-PC, Residential Planned Community. The exception is approximately 9.0 acres in the southeast corner of the property, which is designated as C-C, Community Commercial.

The R-PC designation is a special classification that provides for Specific Plan development to promote master-planned growth within North Fontana. The R-PC district requires that appropriate infrastructure and public services be provided with development. Developments within the R-PC district require approval of a Specific Plan if residential lots less than 10,000 s.f. are proposed. Because the minimum residential lot size in CITRUS HEIGHTS NORTH is less than 10,000 s.f. and attached residential units are also planned within the community, a Specific Plan is required. The C-C designation is intended to allow for support commercial uses for residential development.



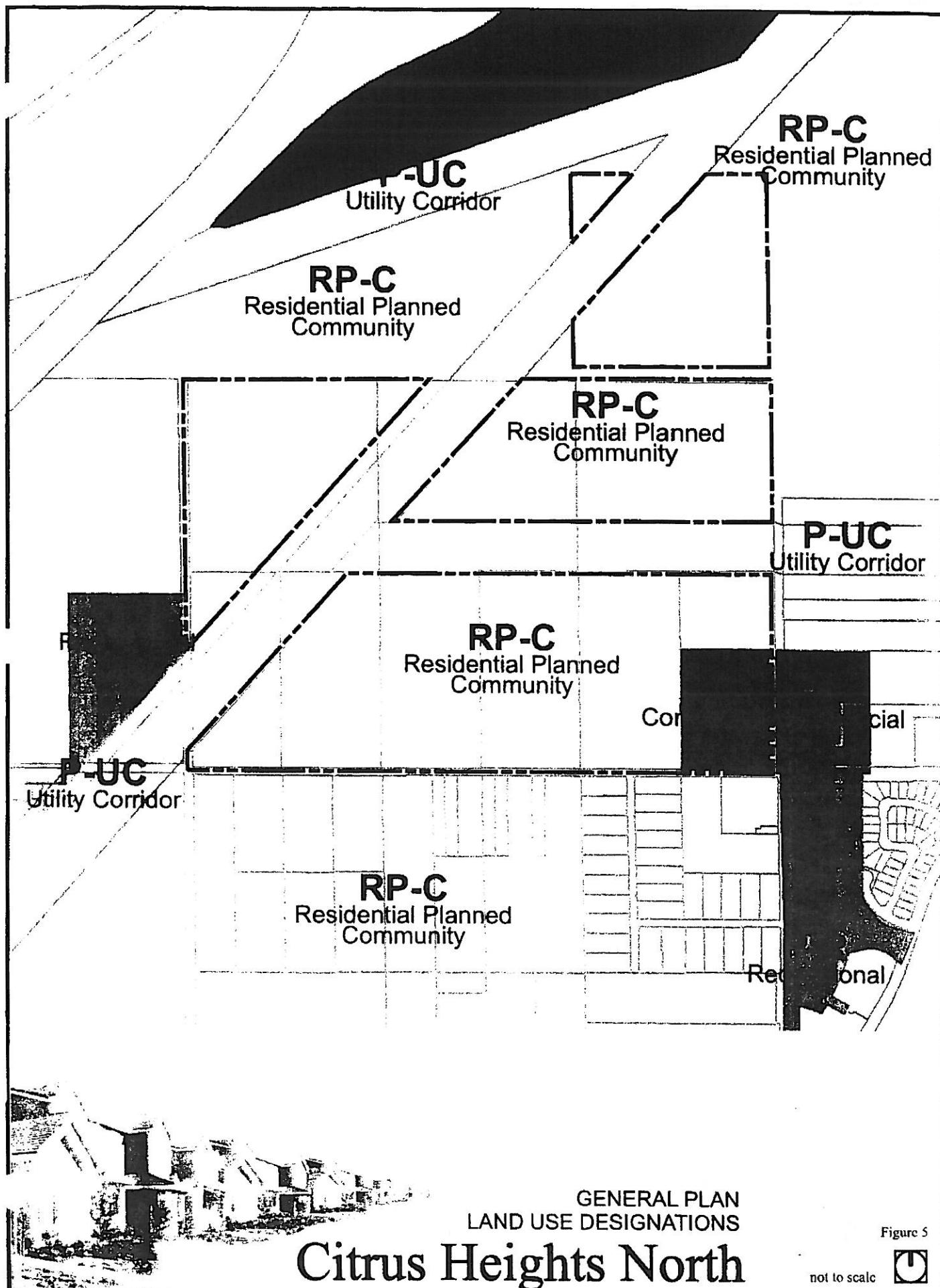
Citrus H

Citrus Height 19



TOPOGRAPHIC MAP Figure 4





Citrus Heights North – Specific Plan

Project compliance to the City of Fontana General Plan is demonstrated in *Appendix A* to this Specific Plan. With project implementation, the property's Land Use Policy Map designations will be amended to identify the location of the CITRUS HEIGHTS NORTH Specific Plan area.

B. ZONING

A majority of the Specific Plan area is zoned R-PC by the City of Fontana with the exception of a 9.0-acre area in the southeast corner that is zoned C-1, *Community Commercial*. The R-1-10,000 zone requires single-family residences to have a minimum lot size of 10,000 square feet, or adoption of a Specific Plan if lots less than 10,000 s.f. are proposed. The C-1 zone is intended for a wide range of retailing and service activities. With adoption of this Specific Plan, the project site's zoning will be changed from R-PC and C-1 to SP (*Specific Plan*). Development standards for both residential and commercial are contained in Chapter 4 of this document.

Citrus Heights North – Specific Plan

3.0 COMMUNITY DEVELOPMENT PLAN

3.1 PROJECT SUMMARY

Citrus Heights North is envisioned as a master-planned community containing a maximum of 1,161 homes, a neighborhood commercial center, and public and private recreational facilities. A variety of detached and attached residential homes will be provided to achieve a complementary mix of housing types that will appeal to a wide range of future homebuyers and create a synergistic community of villages. Public and private recreation amenities will enhance the area and include such facilities as a community sports center, neighborhood parks, and a comprehensive trail system. In addition, a neighborhood commercial center is planned in the southeastern portion of the community to provide retail services to the project residents and to the community at-large. The residential portions of the community will be gated and will contain private internal streets while the commercial center, community sports center and associated public park will be accessible to the general public.

As part of the development, infrastructure improvements will be made to the surrounding circulation system, including widening, landscaping, street lighting and sidewalk installation along the property's frontage with Summit Avenue, Citrus Avenue, and Lytle Creek Road. Knox Avenue will be extended and improved through the Specific Plan area northerly from Summit Avenue to connect Citrus Avenue. Other infrastructure improvements will also be installed to support the development such as water, wastewater and drainage systems. Two utility easements traverse the western, northern, and southern portions of the project site, which will remain and are not included within the Specific Plan boundaries. Disturbances within the utility easements may include the installation of trails, landscaping, or community gardens as well as one crossing of the easement by the extension of Knox Avenue and one crossing at the midpoint of the development to connect the two villages. Any community features or access points proposed within the easement will require coordination and approval by Southern California Edison. Development of roadways and public facilities will occur concurrently with residential development and are planned to accommodate the build-out requirements of Citrus Heights North, ensuring that the City's standards for orderly growth are implemented. A detailed description of the Citrus Heights North community is included in the remainder of this Chapter.

3.2 DESIGN OBJECTIVES

The Citrus Heights North Specific Plan provides for a long-range comprehensive planning approach that cannot be accomplished solely by designing the site at a parcel level. To achieve this goal, a number of important issues were considered during the preparation of this Specific Plan document, including the City of Fontana's Zoning and Development Code, General Plan and other regulatory policies, as well as engineering feasibility, environmental constraints, market acceptance, economic viability, development phasing, and local community goals. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of the Specific Plan to the North Fontana area, this extensive analysis was used to establish the following list of project objectives. The Citrus Heights North project is intended to:

Citrus Heights North – Specific Plan

- Set forth a comprehensive development plan that implements the applicable portions of the City of Fontana General Plan and achieves the City's development goals for this portion of North Fontana.
- Provide a balance of compatible and complementary residential, recreational and commercial land uses in a well-designed master-planned community.
- Provide a community design that establishes a cluster of unique residential villages with housing options for diverse ages and income levels.
- Provide recreational facilities and amenities to meet the needs of project residents and the City at-large by incorporating a community sports center and public park, a trail system, and private recreation facilities.
- Contribute to the range of existing housing choices in the North Fontana area by providing both attached and detached housing options in one master-planned community.
- Anticipate marketing needs and public demand by providing homes that will be marketable within the evolving economic profile of North Fontana and the surrounding region.
- Create an aesthetically pleasing and distinct community identity (“sense of place”) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The project walkability will also create a broader sense of community connectivity and the relationship of buildings to the street will create a strong sense of arrival into the project.

3.3 LAND USE PLAN OVERVIEW

The Citrus Heights North Specific Plan area will contain a high quality and aesthetically pleasing community composed of residential homes and recreational and commercial land uses on 206.9 gross acres. The land use plan was developed to create a complementary mix of housing types, recreational amenities, and commercial uses that will appeal to many different segments of the City's population. Various residential product types are planned within the community to meet the market needs of the North Fontana area. The Citrus Heights North site design also reflects a plan consistent with applicable City of Fontana ordinances, development standards, and guidelines.

The Specific Land Use Plan for Citrus Heights North is illustrated on Figure 6, *Land Use Plan*, and includes 22 planning areas. Specific information on each of the planning areas is provided in Table 1, *Statistical Summary*, and in Figures 7 through 29, *Planning Areas 1-22*.

Citrus Heights North – Specific Plan

Table 1
CITRUS HEIGHTS NORTH STATISTICAL SUMMARY

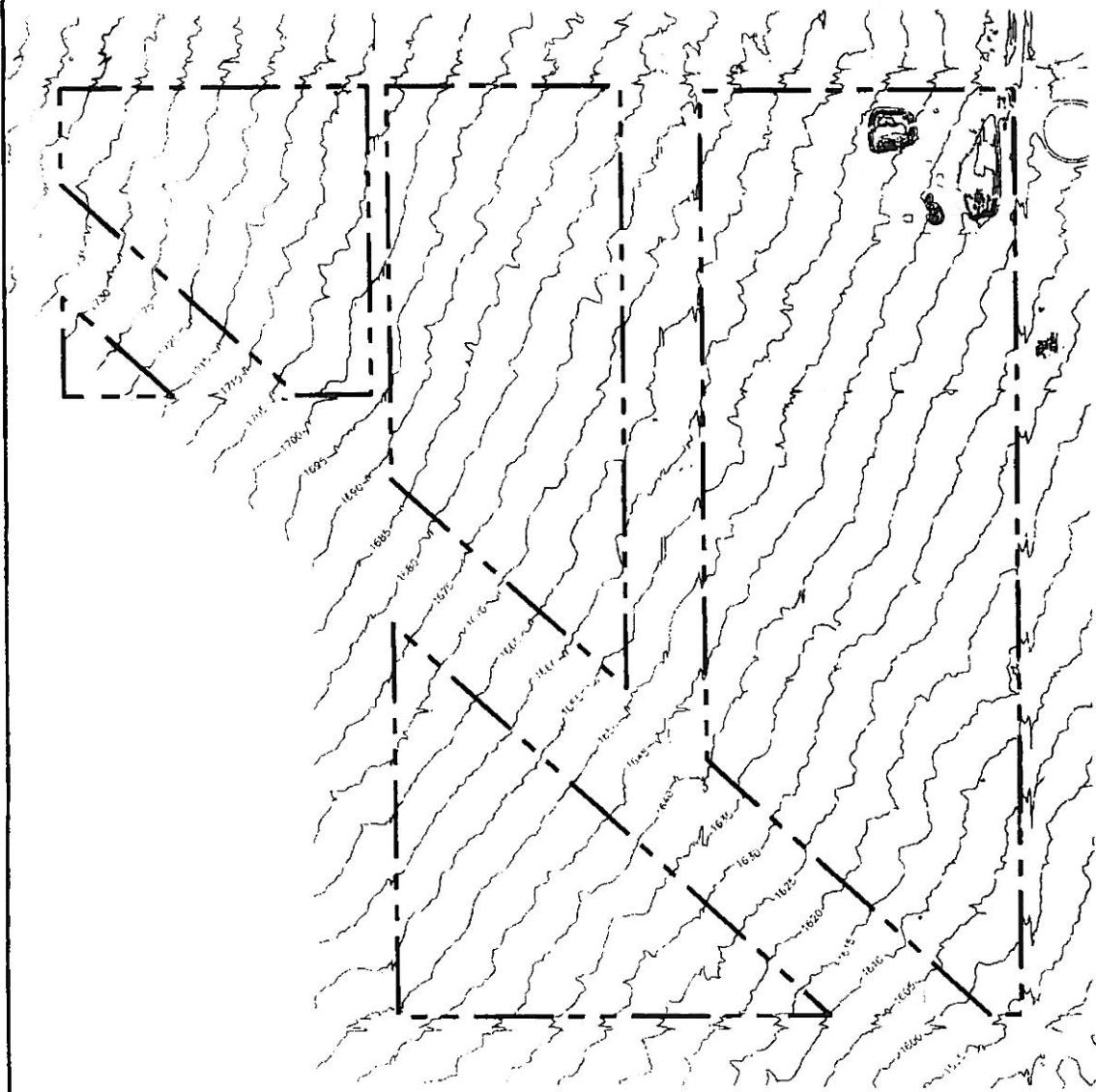
		GROSS ACRE	DENSITY RANGE PER ACRE	MAX. DWELLING UNITS
<i>10,000 s.f. Lots</i>		1 5 3	4.9 9.5 15	13 27 43
	<i>Subtotal</i>			83
<i>7,000 s.f. Lot</i>		3	14.7	57
<i>6,000 s.f. Lots</i>		2	25.6	110
<i>5,000 s.f. Lots</i>		4 7	12.7 14.0	58 66
	<i>Subtotal</i>			124
<i>4,000 s.f. Lots</i>		8 9	6.8 7.0	36 36
	<i>Subtotal</i>			72
<i>4,000 s.f. Lots (rear loaded)</i>		10 11	8.8 6.9	57 36
	<i>Subtotal</i>			93
<i>Garden Court</i>		13	8.9	67
<i>Residential – Single Family – Subtotal</i>		--	134.8	613
		14 15 16 17	4.7 9.6 10 12.4	70 136 171 171
	<i>High Density Res. – Subtotal</i>	--	36.7	548
<i>Community Sports Center</i>		6A	9.18	--
<i>Private Recreation</i>		18 19 20 21 22	0.5 0.5 1.0 3.5 1.0	-- -- -- -- --
<i>Interim Detention Basin</i>		6B	4.25	--
<i>Street A</i>			6.5	--
<i>Parks/Recreation/Det. Basin – Subtotal</i>		--	26.43	--
	TOTAL		197.93	5.9
COMMERCIAL				1,161
<i>Neighborhood Commercial</i>		12	9.0	--

Note: Residential acreage includes private residential lots, internal streets, and common areas such as expanded entry statements.



Citrus Heights North

SOURCE: MADOLE & ASSOCIATES



Citrus Heights North – Specific Plan

The land uses within the CITRUS HEIGHTS NORTH Specific Plan are as follows:

RESIDENTIAL LAND USES

Residential planning areas account for 171.5 acres of the project site, containing 1,161 dwelling units. The overall gross density of the project will be 5.9 dwelling units per adjusted gross acre. In conformance with project goals, a variety of single-family detached and high-density residential attached housing styles, sizes, and values are proposed, appealing to a wide range of future Citrus Heights North residents. The housing mix will offer lot sizes ranging between 4,000 to 10,000 square feet, in addition to high-density residential uses.

- **Minimum 10,000 S.F. Lots** – will consist of 83 dwelling units on a total of 29.4 acres. These units will occur in Planning Areas 1, 3 and 5.
- **Minimum 7,000 S.F. Lots** – will consist of 57 dwelling units on a total of 14.7 acres. These units are located within Planning Area 3.
- **Minimum 6,000 S.F. Lots** – will consist of 110 dwelling units on a total of 25.6 acres. These units are located in Planning Area 2.
- **Minimum 5,000 S.F. Lots** – will consist of 124 dwelling units on a total of 26.7 acres in Planning Areas 4 and 7.
- **Minimum 4,000 S.F. Lots** – will consist of 165 dwelling units on a total of 29.5 acres. These units are located in Planning Areas 8, 9, 10 and 11.
- **Garden Court Lots** – will consist of 67 dwelling units on a total of 8.9 acres in Planning Area 13.
- **High Density Residential** – will consist of 548 dwelling units on a total of 36.7 acres in Planning Areas 14, 15, 16, and 17.

NON-RESIDENTIAL LAND USES

Non-residential land uses account for 35.43 acres of the Specific Plan and are comprised of a public community sports center, three private recreation areas, one detention basin/open space area, and a neighborhood commercial center.

- **Community Sports Center** – A 9.18-acre community sports center will be developed in Planning Area 6A within the southwest portion of the project site. This public facility is intended to provide organized recreational and community facilities for residents of North Fontana and the public at-large. Typical amenities may include an

Citrus Heights North – Specific Plan

athletic center, picnic areas, open turf areas, and a mix of basketball, softball/baseball, and soccer facilities.

- **Private Recreation Facilities** – Three private recreation areas and two neighborhood parks, totaling 6.5 acres, will be developed in Planning Areas 18, 19, 20, 21 and 22, and are intended to service the Citrus Heights North community exclusively. Typical amenities include swimming pools, basketball/volleyball courts, tot lots, gazebos, water features, community gardens, BBQ areas, open turf areas, picnic tables, on-site parking, and similar neighborhood serving uses.
- **Interim Detention Basin** – Areas for detaining drainage will occupy 4.25 acres and will be located within Planning Area 6B.
- **Neighborhood Commercial** – A 9.0-acre neighborhood commercial center will be developed in Planning Area 12, located at the intersection of Summit Avenue and Citrus Avenue in the southeastern portion of the project site. The neighborhood commercial center is intended to serve North Fontana residents and provide a variety of retail services.

NOT-A-PART (N.A.P.)

Two utility easements traverse the project site and run in north-east and east-west alignments. These easements will remain and are not included within the Citrus Heights North Specific Plan boundaries. Disturbances within the utility easements as a result of this Specific Plan may include the installation of trails and other passive uses, as well as crossing of the easement by the northerly extension of Knox Avenue and an internal residential road. Approvals for these improvements will be required from Southern California Edison (SCE), Southern California Gas & Electric (SCG&E), and the Metropolitan Water District (MWD), as well as the City of Fontana.

Citrus Heights North – Specific Plan

3.4 PLANNING AREAS

Twenty-two (22) distinct development areas, referred to as “planning areas” have been designated to implement the planning objectives of the Citrus Heights North Specific Plan. These planning areas were formed on the basis of logical clusterings of development. Each planning area will have unique characteristics, but will be integrated into the broader, cohesive collection of residential villages. Collectively, the various planning areas will form the interlinked CITRUS HEIGHTS NORTH community through complimentary architectural and landscape themes, a network of community trails, and common recreational amenities positioned throughout the community.

Development standards for each planning area are described below. Although development in the planning areas of Citrus Heights North will conform closely to the design standards presented in this section, actual residential lotting, site planning of the commercial site, and selection of specific recreational amenities will not be determined until the tentative tract map stage and may result in slight adjustments to the development standards upon written approval by the Planning Division.

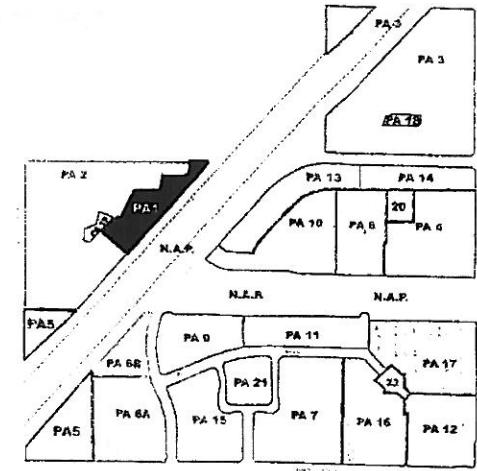
During the tentative tract map stage of design, the actual number of dwelling units allocated to a particular residential planning area may slightly differ from the number specified in the Citrus Heights North Specific Plan. Up to 10% of the detached units in a particular residential planning area may be transferred to another detached planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 1,161 units. With prior written approval of the Planning Manager, up to 10% of the high density units in a particular residential planning area may be transferred to another attached planning area, provided the maximum unit count for the high density residential, as a whole, does not exceed 551 units. The Development Standards and Design Guidelines contained in Sections 4 and 5 of this Specific Plan, respectively, will ensure uniformity of use and design as it pertains to zoning and community character.

A. PLANNING AREA 1

Planning Area 1 will contain a maximum of 13 single-family dwelling units located on 4.9 acres. Lot size shall be a minimum of 10,000 s.f. and will be developed at a density from 1.7 to 3.7 du/ac. This planning area is located immediately east of Lytle Creek Road in the northwest portion of the project site, immediately adjacent to Planning Area 2. The design considerations of Planning Area 1 are as follows (see Figure 7, *Planning Areas 1*):

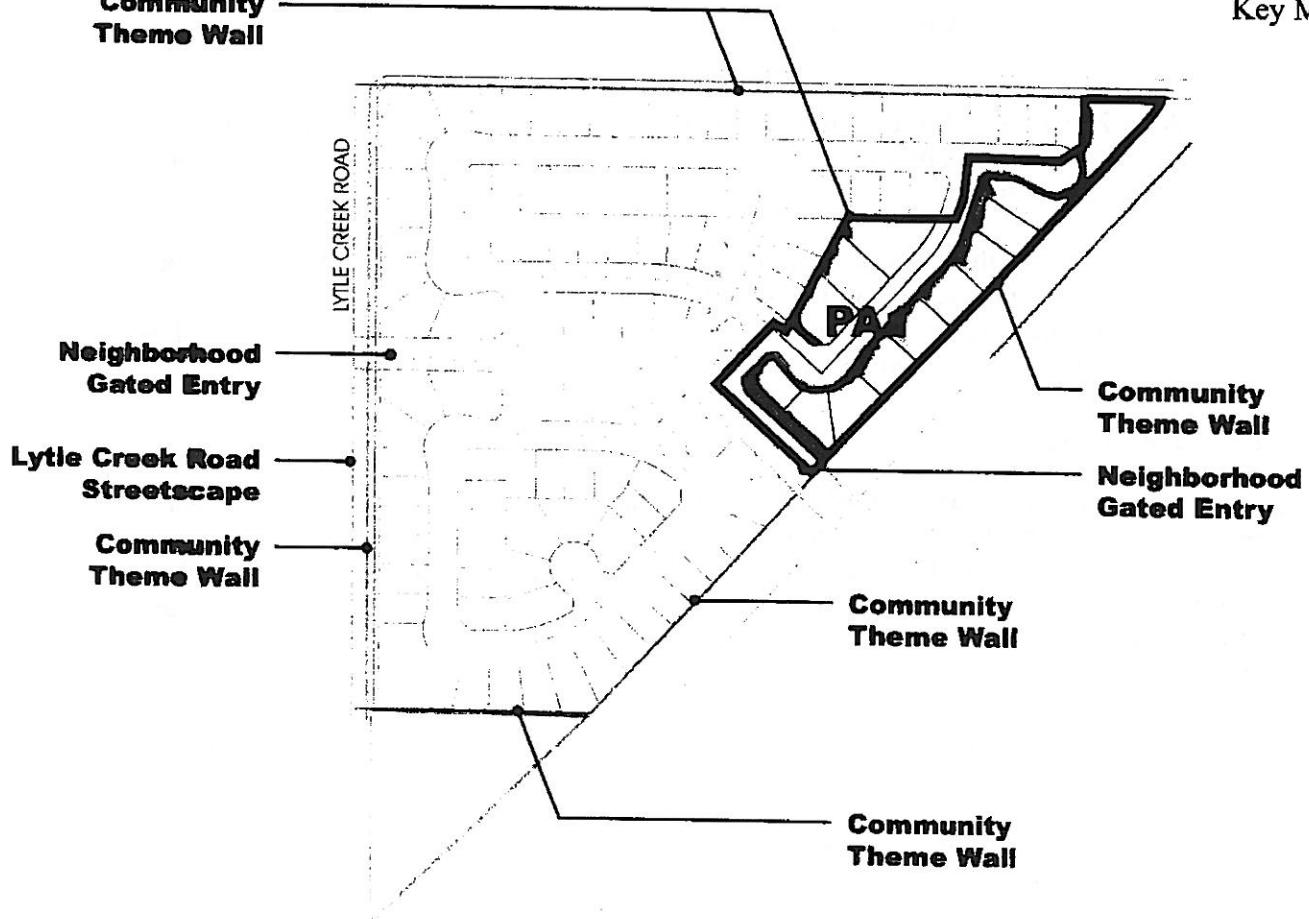
1. A community theme wall shall be provided along the common boundary of Planning Area 1 and the utility easement to the east.
2. A community theme wall shall be provided along the northern Planning Area 1 boundary and along the common boundary of Planning Area 2 in areas that are private and not located in common areas. Whenever a wall is visible from the public right of way or common areas, a Community Theme Wall shall be provided.

PLANNING AREA 1
RESIDENTIAL 10,000 SF
4.9 ACRES
13 DWELLING UNITS
1.7 - 3.7 DU/AC



**Community
Theme Wall**

Key Map



This exhibit is a conceptual design, allowing for maximum density only.
 All Planning Area designs will be reviewed and approved through the
 tentative map process.

Figure 7

Citrus Heights North

1"=400'



Citrus Heights North – Specific Plan

B. PLANNING AREA 2

Planning Area 2 will contain a maximum of 110 single-family dwelling units located on 25.6 acres. Lot size shall be a minimum of 6,000 s.f. and will be developed at a density from of 3.3 to 5.3 du/ac. This planning area is located immediately east of Lytle Creek Road in the northwest portion of the project site. The design considerations of Planning Area 2 are as follows (see Figure 8, *Planning Area 2*):

1. A roadway landscape treatment shall be provided along the project's frontage with Lytle Creek Road.
2. Gated neighborhood entry treatments shall be provided at the entrances to Planning Area 2 from Lytle Creek Road.
3. A community theme wall shall be provided along the common boundary of Planning Area 2 and the utility easement to the east. Secured wall breaks are permitted with Planning Manager approval to provide pedestrian access to the trail proposed within the utility easement.
4. A community theme wall shall be provided along the northern Planning Area 2 boundary. Whenever a wall is visible from the public right-of-way or common areas, a community theme wall shall be provided. A community theme wall shall be provided along the common boundary of Planning Area 2 and Lytle Creek Road.

C. PLANNING AREA 3

Planning Area 3 will contain a maximum of 100 single-family dwelling units located on 29.7 acres. Fifty-seven (57) units will be developed with a minimum lot size of 7,000 s.f. at a density ranging from 2.9 to 4.9 du/ac. Forty-three (43) units will be developed with a minimum lot size of 10,000 s.f. with densities ranging from 1.9 to 3.9 du/ac. This planning area is located north of Knox Avenue and west of Citrus Avenue. The design considerations of Planning Area 3 are as follows (see Figure 9, *Planning Area 3*):

1. A roadway landscape treatment shall be provided along the project's frontage with Knox Avenue.
2. A roadway landscape treatment shall be provided along the project's frontage with Citrus Avenue.
3. Gated neighborhood entry treatments shall be provided at the entrances to Planning Area 3 from Knox Avenue and Citrus Avenue.
4. A combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 3 and the utility easement traversing the site.

Citrus Heights North – Specific Plan

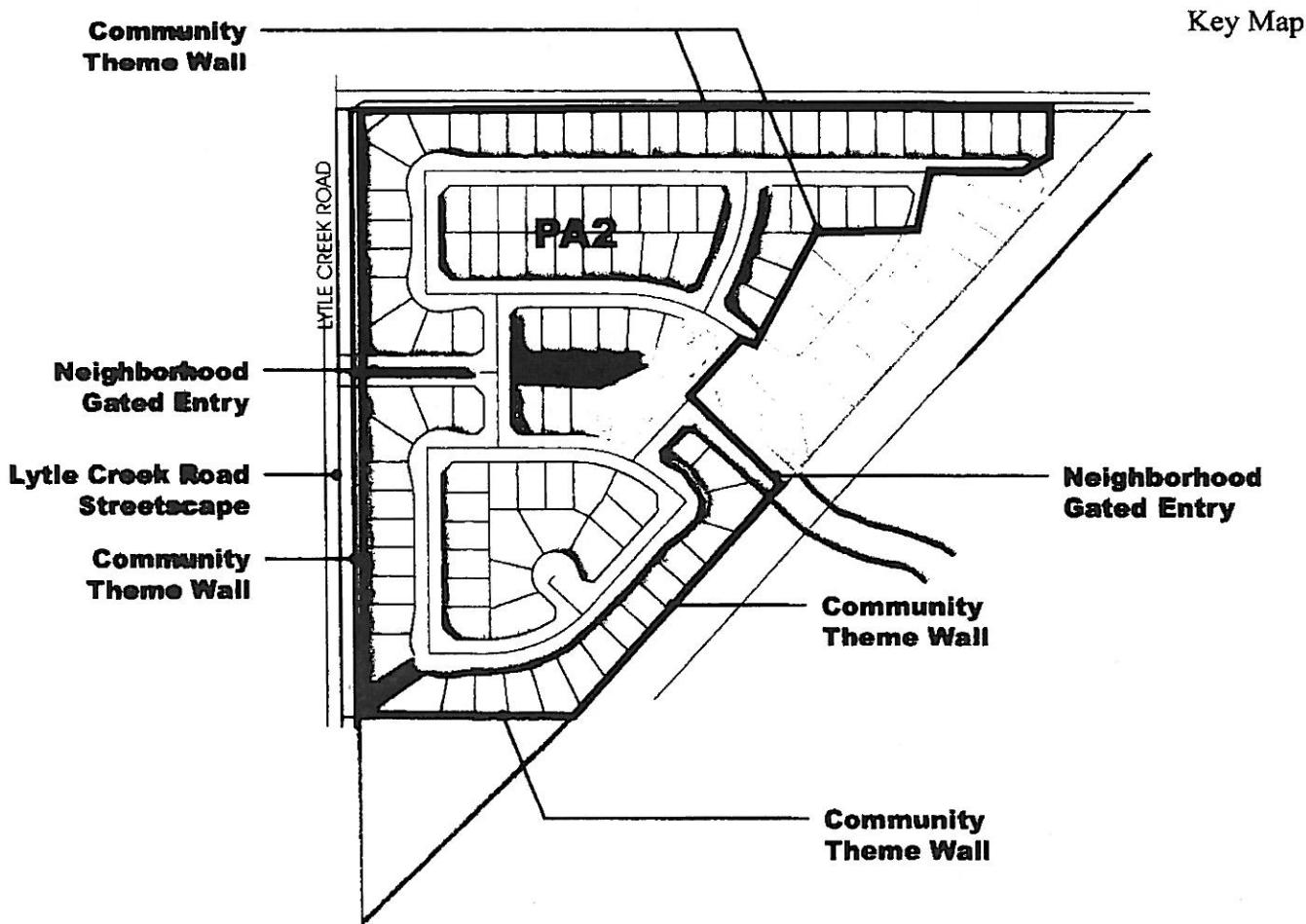
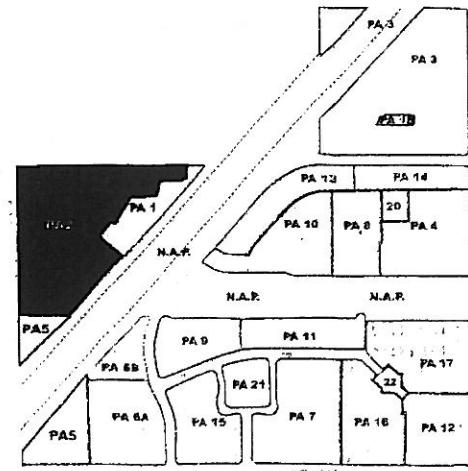
5. A community theme wall shall be provided along the common boundary of Planning Area 3 and vacant off-site property to the north and northwest. Whenever a wall is visible from the public right-of-way or common areas, a community theme wall shall be provided.
6. A community theme wall shall be provided along the common boundary of Planning Area 3 and Knox Avenue and Citrus Avenue.

D. PLANNING AREA 4

Planning Area 4 will contain a maximum of 58 single-family dwelling units located on 12.7 acres. Lot size within Planning Area 4 shall be a minimum of 5,000 s.f. and be developed at a density from 3.6 to 5.6 du/ac. This planning area is located south of Knox Avenue and west of Citrus Avenue. The design considerations of Planning Area 4 are as follows (see Figure 10, *Planning Area 4*):

1. A roadway landscape treatment shall be provided along the project's frontage with Citrus Avenue.
2. A gated neighborhood entry treatment shall be provided at the entrance to Planning Area 4 from Citrus Avenue.
3. A combination wrought iron fence and split face block wall shall be provided between the proposed residential land uses and the utility easement to the south. Secured wall breaks are permitted with Planning Manager approval to provide pedestrian access to trails that may be located within the utility easement.
4. A community theme wall shall be provided along the common boundary of Planning Areas 4 and 8 that are visible from the common areas and roadways, or a precision block wall where facing private residences.
5. A community theme wall or combo wrought iron and split face fence, to be determined during site planning to minimize tunnel effects but still ensure privacy and capitalize on views, shall be provided along the common boundary of Planning Area 4 and the private recreational uses in Planning Area 20 subject to Planning Manager approval.
6. A community theme wall shall be provided along the common boundary of Planning Area 4 and Citrus Avenue. Walls in private areas shall be constructed of precision block.

PLANNING AREA 2
RESIDENTIAL 6,000 SF
25.6 ACRES
110 DWELLING UNITS
3.3 - 5.3 DU/AC



This exhibit is a conceptual design, allowing for maximum density only.
 All Planning Area designs will be reviewed and approved through the
 tentative map process.

Figure 8

Citrus Heights North

Citrus Height 32

1"=400'



PLANNING AREA 3

RESIDENTIAL 10,000 SF

15 ACRES

43 DWELLING UNITS

1.9 - 3.9 DU/AC

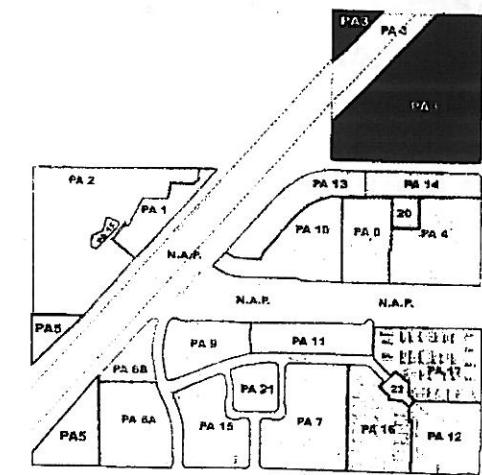
&

RESIDENTIAL 7,000 SF

14.7 ACRES

57 DWELLING UNITS

2.9 - 4.9 DU/AC



Community Theme Wall

Key Map

Community Theme Wall

Community Theme Wall

Combination W.I./Split Face Block Wall

Neighborhood Gated Entry

Citrus Avenue Streetscape

Community Theme Wall

Community Entry (Knox Avenue)

KNOX AVENUE

Knox Avenue Streetscape

Neighborhood Gated Entry

Community Theme Wall



This exhibit is a conceptual design, allowing for maximum density only.
All Planning Area designs will be reviewed and approved through the
tentative map process.

Figure 9

Citrus Heights North

1"=400'



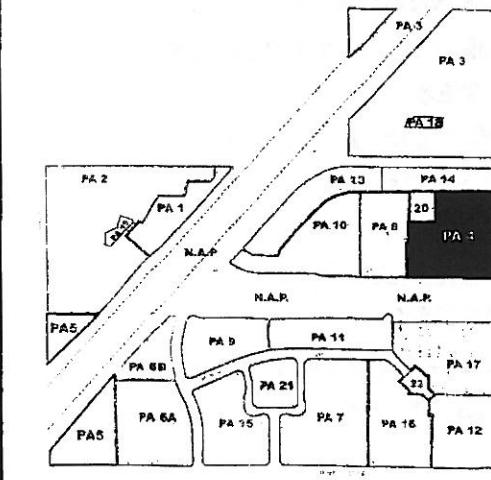
PLANNING AREA 4

RESIDENTIAL

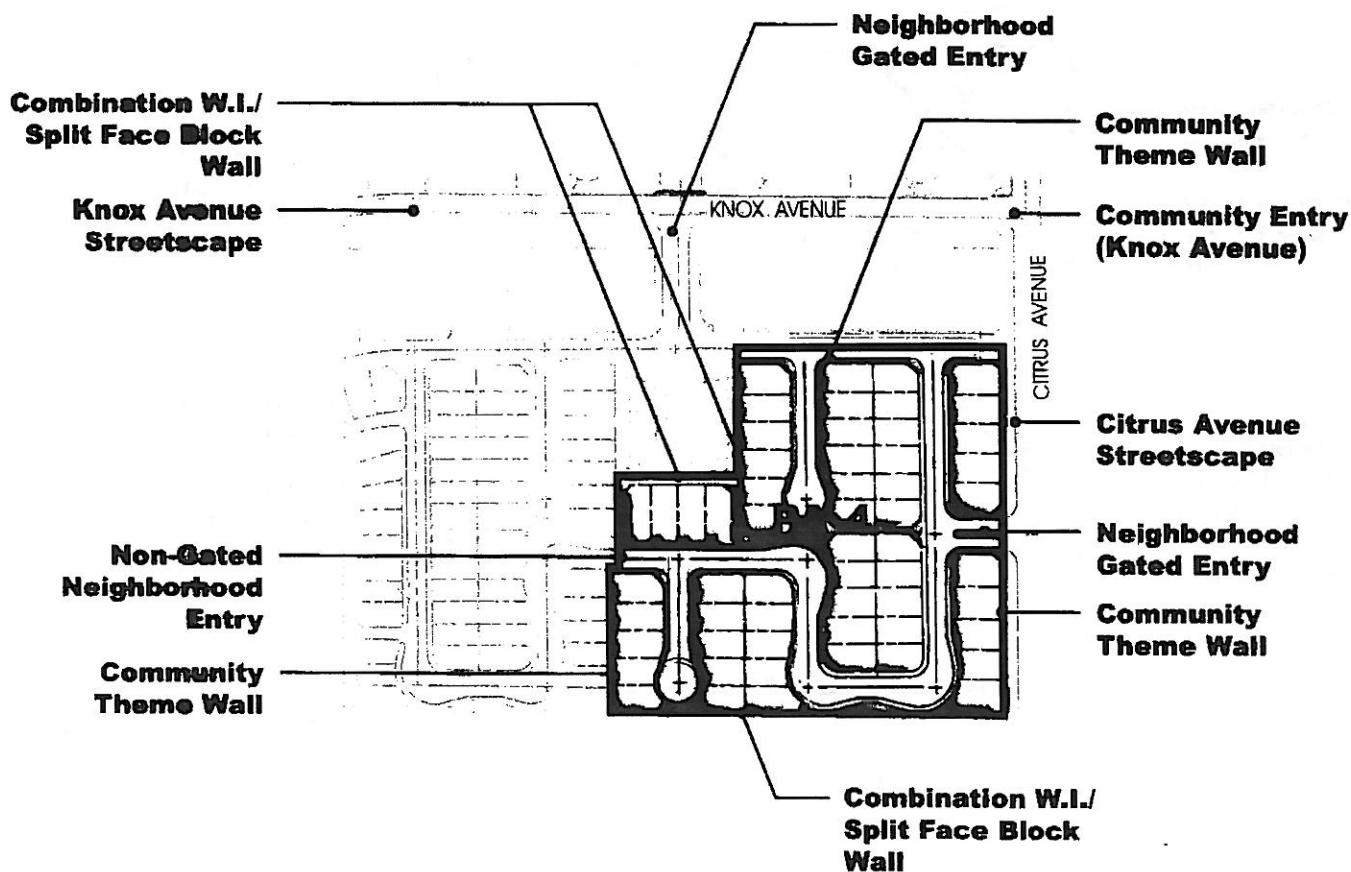
12.7 ACRES

58 DWELLING UNITS

3.6 - 5.6 DU/AC



Key Map



This exhibit is a conceptual design, allowing for maximum density only.
All Planning Area designs will be reviewed and approved through the
tentative map process.

Figure 10



Citrus Heights North

Citrus Heights North – Specific Plan

E. PLANNING AREA 5

Planning Area 5 will contain a maximum of 27 single-family dwelling units located on 9.5 acres. Lot size within Planning Area 5 shall be a minimum of 10,000 s.f. and be developed at a density from 1.8 to 3.8 du/ac. This planning area is located north of Summit Avenue and east of Lytle Creek Road, and is transected by the utility easement traversing the project site. The design considerations of Planning Area 5 are as follows (see Figure 11, *Planning Area 5*):

1. A roadway landscape treatment shall be provided along the project's frontage with Summit Avenue.
2. A roadway landscape treatment shall be provided along the project's frontage with Lytle Creek Road.
3. A gated neighborhood entry treatment shall be provided at the entrances to Planning Area 5 from Summit Avenue and Lytle Creek Road.
4. A combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 5 and the utility easement traversing the site. Secured wall breaks are permitted with Planning Manager approval to provide pedestrian access to trails that may be located within the utility easement.
5. Walls in private areas shall be constructed of precision block.
6. A community theme wall shall be provided along the common boundary of Planning Area 5 and the proposed community sports center and interim detention basin in Planning Areas 6A and 6B.
7. A community theme wall shall be provided along the common boundary of Planning Area 5 and Summit Avenue and Lytle Creek Road.

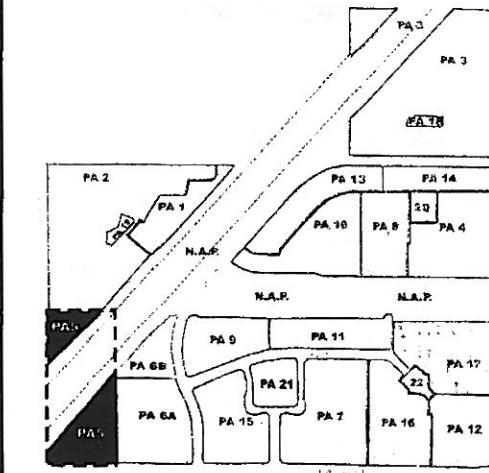
PLANNING AREA 5

RESIDENTIAL 10,000 SF

9.5 ACRES

27 DWELLING UNITS

1.8 - 3.8 DU/AC



Neighborhood
Gated Entry

Lytle Creek Road
Streetscape

Community
Theme Wall

Neighborhood
Gated Entry

Community
Theme Wall

Combination W.I./
Split Face Block
Wall

Corner Treatment

Combination W.I./
Split Face Block
Wall

Community
Theme Wall

Neighborhood
Gated Entry

Community
Theme Wall

This exhibit is a conceptual design, allowing for maximum density only.
All Planning Area designs will be reviewed and approved through the
tentative map process. Figure 11

Citrus Heights North

Citrus Height 36

1"=400'



Citrus Heights North – Specific Plan

F. PLANNING AREA 6A

Planning Area 6A will accommodate a 9.18-acre community sports center. This planning area is located west of Knox Avenue and north of Summit Avenue, in the southwest portion of the project site. Proposed amenities for the community sports center and shall include some of the following:

- Athletic Center
- Community Building
- Picnic Facilities
- Shade Tree Plantings and Turf Areas
- Tot Lots
- Sand Volleyball Courts
- Specific Specialty Sports including soccer/football fields and/or baseball/softball fields

The design considerations of Planning Area 6A are as follows (see Figure 12, *Planning Area 6A*):

1. Roadway landscape treatments shall be provided along the project's frontage with Summit Avenue and Knox Avenue.
2. A community theme wall shall be provided along the common boundary of Planning Area 6A and the proposed residential uses in Planning Area 5 and a wrought iron fence shall be provided along the common boundary of interim detention basin in Planning Area 6B.

G. PLANNING AREA 6B

Planning Area 6B will contain a 4.25-acre interim detention area located west of Knox Avenue and east of the utility easement bisecting the site, adjacent to Planning Area 6A. The design considerations of Planning Area 6B are as follows (see Figure 13, *Planning Area 6B*):

1. A roadway landscape treatment shall be provided along the project's frontage with Knox Avenue.
2. A community theme wall shall be provided along the common boundary of Planning Area 6B and the utility easement traversing the site subject to Planning Manager approval.
3. A wrought iron fence shall be provided along the common boundary of Planning Area 6B and the proposed community sports center in Planning Area 6A.

H. PLANNING AREA 7

Planning Area 7 will contain a maximum of 66 single-family dwelling units located on 14.0 acres. Lot size shall be a minimum of 5,000 s.f. and will be developed at a density from 3.7 to 5.7 du/ac. This planning area is located east of Knox Avenue and north of Summit Avenue. The design considerations of Planning Area 7 are as follows (see Figure 14, *Planning Area 7*):

Citrus Heights North – Specific Plan

1. A roadway landscape treatment shall be provided along the project's frontage with Summit Avenue.
2. A roadway landscape treatment shall be provided along the project's frontage with Street "A".
3. A major gated neighborhood entry treatment shall be provided at the entrance to Planning Area 7 from Summit Avenue.
4. A community theme wall shall be provided along the common boundary of Planning Areas 7 and 16 where visible from the common areas, precision block wall where visible from private residences. Private walls shall be constructed of precision block.
5. A community theme wall shall be provided along the common boundary of Planning Area 7 and Summit Avenue and Street "A".

I. PLANNING AREA 8

Planning Area 8 will contain a maximum of 36 single-family dwelling units located on 6.8 acres. Lot size shall be a minimum of 4,000 s.f. and will be developed at density from 4.3 of 6.3 du/ac. This planning area is situated in an interior location south and east of Knox Avenue, immediately adjacent to Planning Area 10, and just north of the utility easement. The design considerations of Planning Area 8 are as follows (see Figure 15, *Planning Area 8*):

1. A combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 8 and the utility easement to the south.
2. Secured wall breaks are permitted to provide pedestrian access to trails that may be located within the utility easement subject to Planning Manager approval.
3. A community theme wall shall be provided along the common boundary of Planning Areas 4 where visible from common areas, a precision block wall shall be provided where visible from private residences.
4. A combination wrought iron and split face wall shall be provided along the common boundary of Planning Area 8 and the proposed private recreational uses in Planning Area 20.
5. A community theme wall shall be provided along the North boundary of Planning Area 8. Precision block walls shall be provided in private areas.

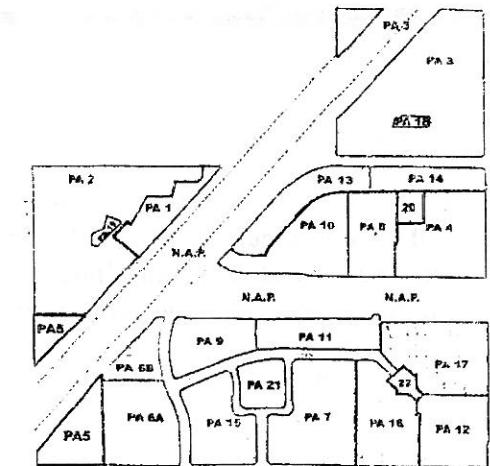
Citrus Heights North – Specific Plan

J. PLANNING AREA 9

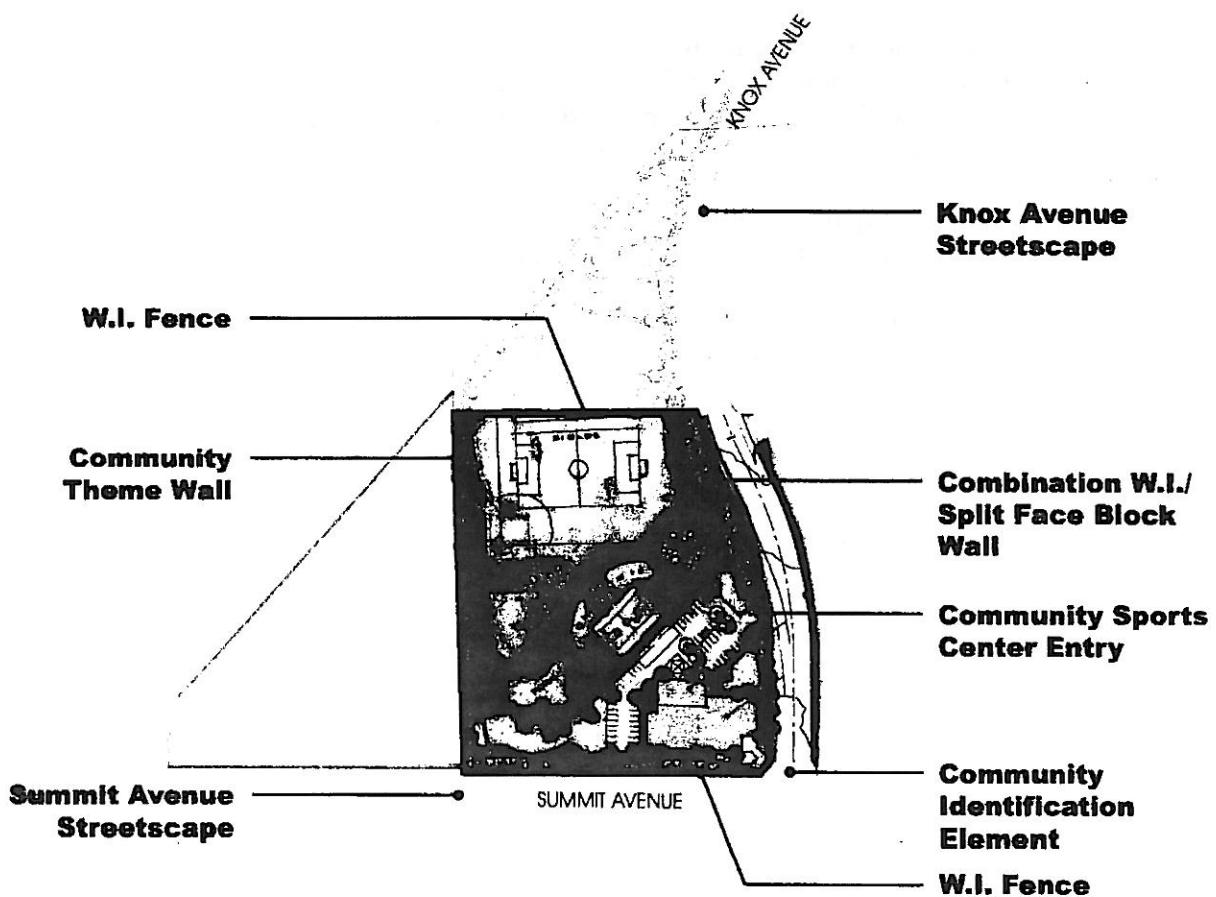
Planning Area 9 will contain a maximum of 36 single-family dwelling units located on 7.0 acres. Lot size shall be a minimum of 4,000 s.f. and will be developed at a density from 4.1 to 6.1 du/ac. This planning area is located east of Knox Avenue and north of Street "A". The design considerations of Planning Area 9 are as follows (see Figure 16, *Planning Area 9*):

1. A roadway landscape treatment shall be provided along the project's frontage with Knox Avenue.
2. A roadway landscape treatment shall be provided along the project's frontage with the Street "A".
3. A gated entry treatment shall be provided at the entrance to the Street "A".
4. A combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 9 and the utility easement to the north. Secured wall breaks are permitted with Planning Manager approval to provide pedestrian access to trails that may be located within the utility easement.
5. A community theme wall shall be provided along the common boundary of Planning Areas 9 and 11 where visible from common areas.
6. A community theme wall shall be provided along the common boundary of Planning Area 9 and Knox Avenue and Street "A".

PLANNING AREA 6A
CONCEPTUAL COMMUNITY SPORTS CENTER
9.18 ACRES



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 12

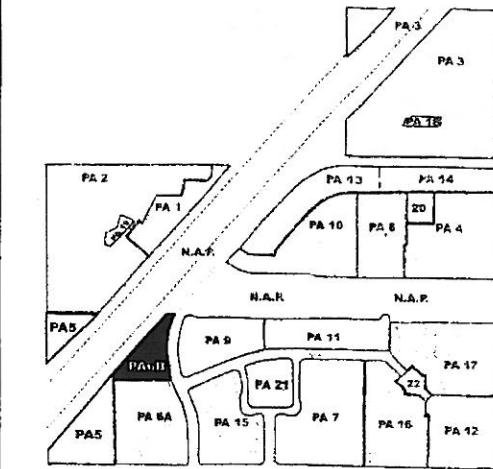
Citrus Heights North

Citrus Height 40

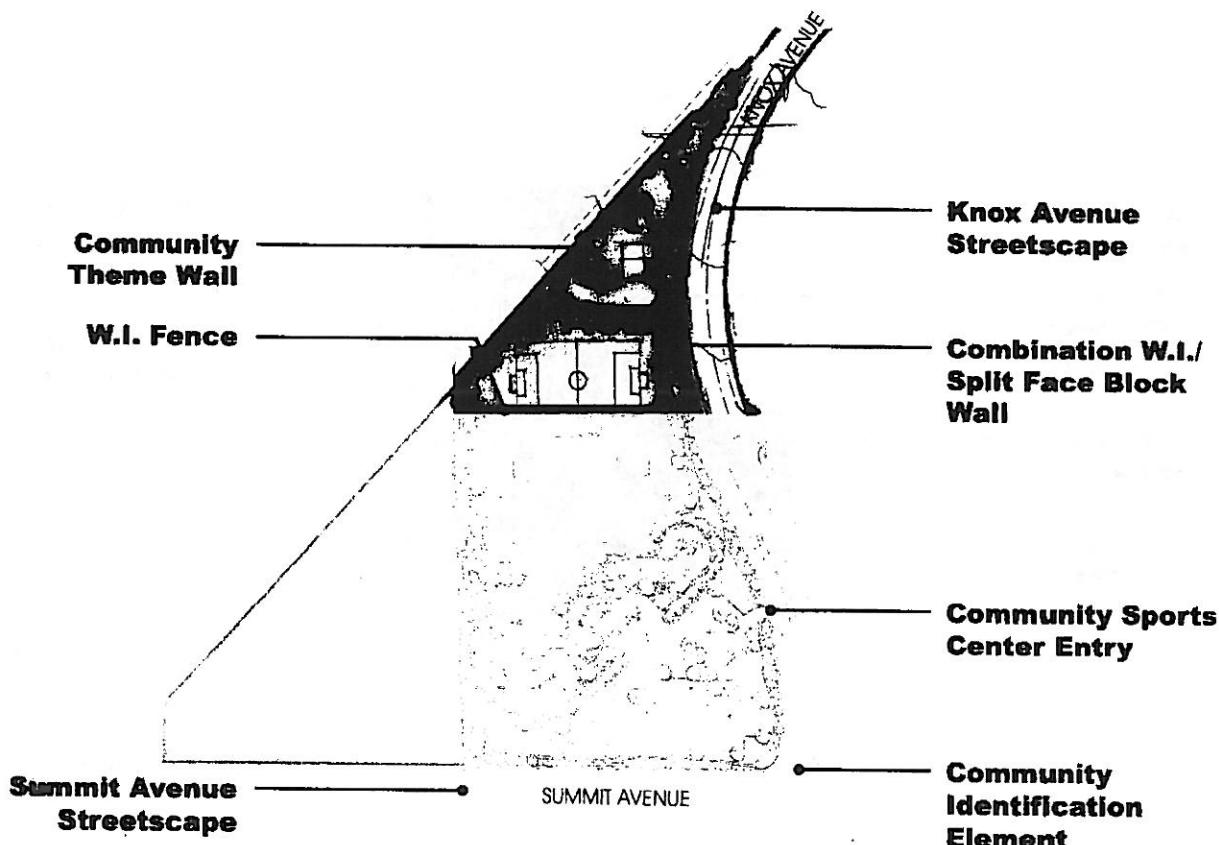
1"=400'



PLANNING AREA 6B
DENTENTION BASIN
4.25 ACRES



Key Map



This exhibit is a conceptual design, allowing for maximum density only.
 All Planning Area designs will be reviewed and approved through the
 tentative map process.

Figure 13

Citrus Heights North

1"=400'



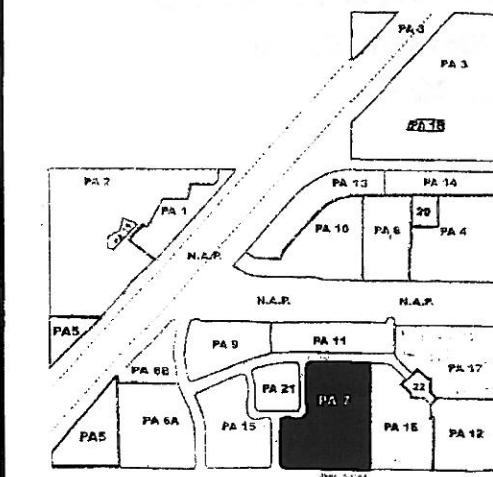
PLANNING AREA 7

RESIDENTIAL 5,000 SF

14.0 ACRES

66 DWELLING UNITS

3.7 - 5.7 DU/AC



Key Map

Street "A"
Streetscape

Community
Theme Wall

Street "A"
Streetscape

Non-Gated
Neighborhood
Entry

Community
Theme Wall

Non-Gated
Neighborhood
Entry

Community
Theme Wall

Major Gated
Entry

SUMMIT AVENUE

Summit Avenue
Streetscape

Community
Theme Wall



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 14

Citrus Heights North

Citrus Height 42

1"=400'



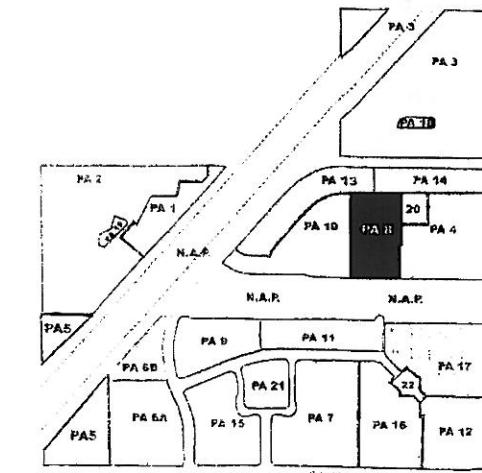
PLANNING AREA 8

RESIDENTIAL

6.8 ACRES

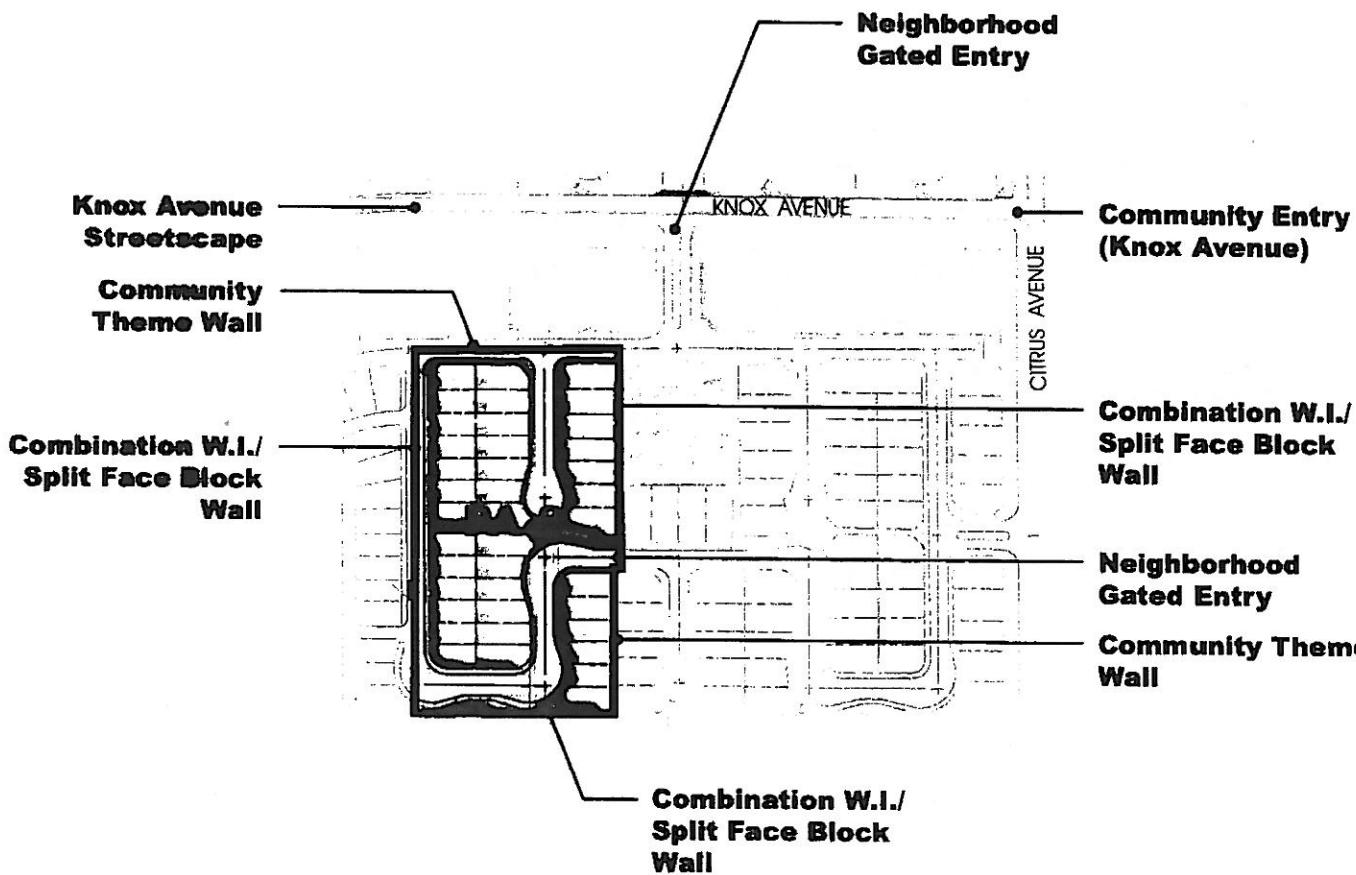
36 DWELLING UNITS

4.3 - 6.3 DU/AC



Key Map

Neighborhood Gated Entry



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 15

Citrus Heights North



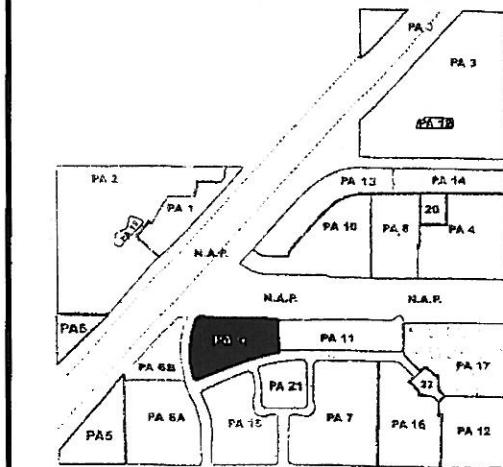
PLANNING AREA 9

RESIDENTIAL 4,000 SF

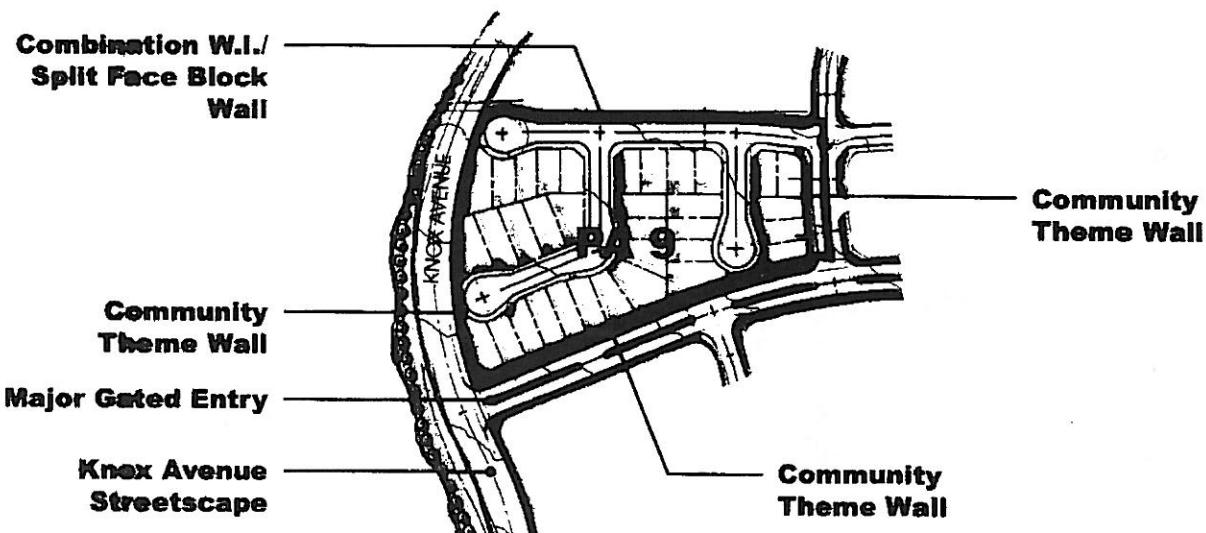
7.0 ACRES

36 DWELLING UNITS

4.1 - 6.1 DU/AC



Key Map



This exhibit is a conceptual design, allowing for maximum density only.
All Planning Area designs will be reviewed and approved through the
tentative map process.

Figure 16

Citrus Heights North

1"=400'



Citrus Heights North – Specific Plan

K. PLANNING AREA 10

Planning Area 10 will contain a maximum of 57 rear-loaded, single-family dwelling units located on 8.8 acres. Lot size shall be a minimum of 4,000 s.f. and will be developed at a density from 5.5 to 7.5 du/ac. This planning area is situated in an interior location south and east of Knox Avenue, immediately adjacent to Planning Area 13, and just north of the utility easement. The design considerations of Planning Area 10 are as follows (see Figure 17, *Planning Area 10*):

1. Gated neighborhood entry treatments shall be provided at the entrances to Planning Area 10 from Knox Avenue.
2. A combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 10 and the utility easement to the south.
3. Secured wall breaks are permitted with Planning Manager approval to provide pedestrian access to trails that may be located within the utility easement.
4. A combination wrought iron and split face block wall shall be provided along the common boundary of Planning Areas 8 and 13. Precision block walls shall be provided in private areas.

L. PLANNING AREA 11

Planning Area 11 will contain a maximum of 36 rear loaded, single-family dwelling units located on 6.9 acres. Lot size shall be a minimum of 4,000 s.f. and will be developed at a density from 4.2 to 6.2 du/ac. This planning area is located east of Knox Avenue and north of Street "A". The design considerations of Planning Area 11 are as follows (see Figure 18, *Planning Area 11*):

1. A roadway landscape treatment shall be provided along the project's frontage with the Street "A".
2. A gated entry treatment shall be provided at the entrance to the Street "A".
3. A combination wrought iron fence and precision block wall shall be provided along the common boundary of Planning Area 11 and the utility easement to the north and on Southern boundary along Street "A". Secured wall breaks are permitted to provide pedestrian access to trails that may be located within the utility easement. A community theme wall shall be provided along the common boundary of Planning Area 11 and Planning area 17 and Planning Area 9.

PLANNING AREA 10

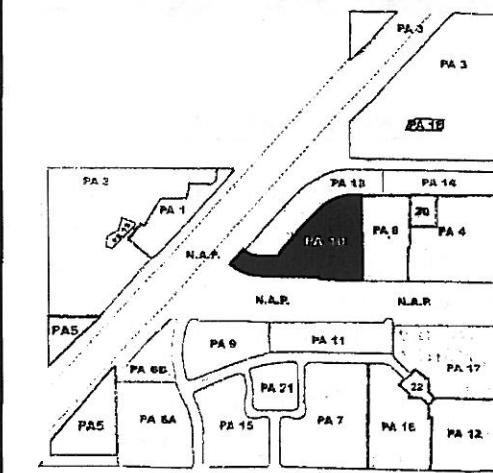
RESIDENTIAL 4,000 SF

(REAR LOADED)

8.8 ACRES

57 DWELLING UNITS

5.5 - 7.5 DU/AC



Key Map

Knox Avenue Streetscape

Combination W.I./
Split Face Block
Wall

KNOX AVENUE

Combination W.I./
Split Face Block
Wall

Combination W.I./
Split Face Block
Wall

Combination W.I./
Split Face Block
Wall

Neighborhood
Gated Entry



This exhibit is a conceptual design, allowing for maximum density only. Figure 17
All Planning Area designs will be reviewed and approved through the
tentative map process.

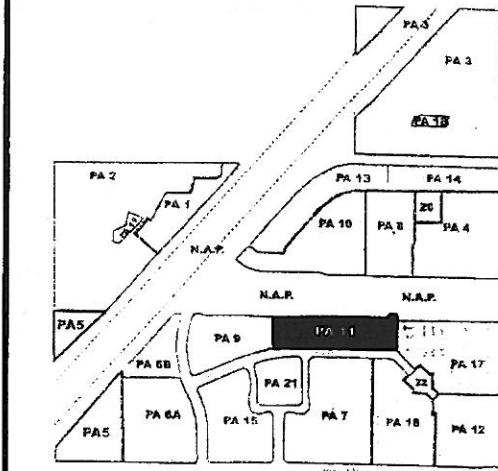
Citrus Heights North

Citrus Height 46

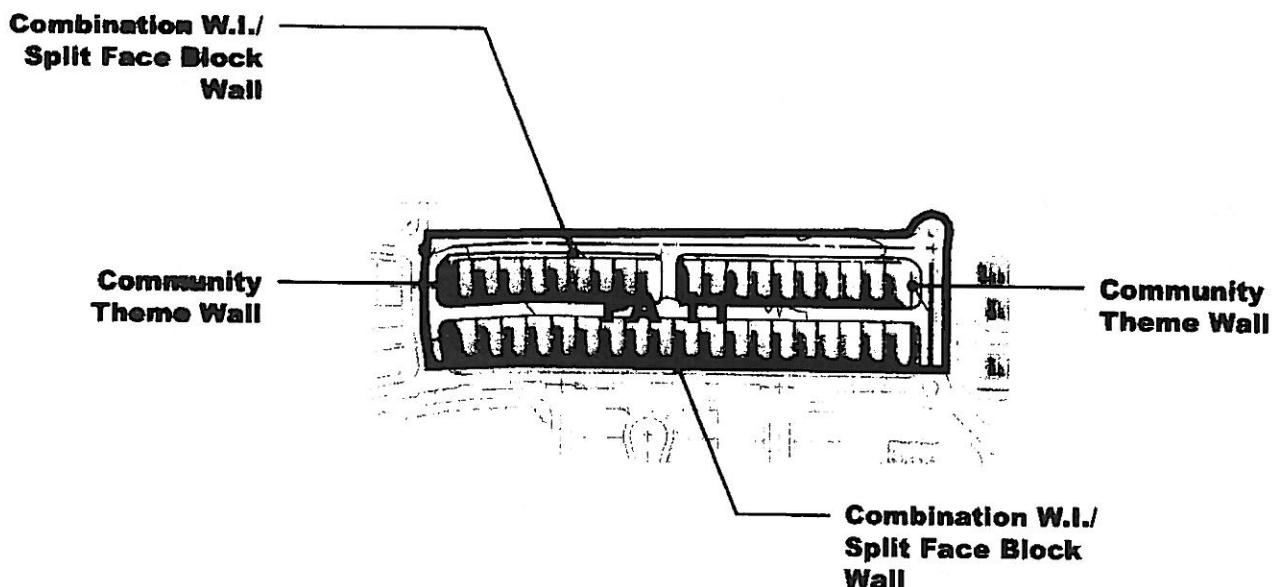
1"=400'



PLANNING AREA 11
RESIDENTIAL 4,000 SF
(REAR LOADED)
6.9 ACRES
36 DWELLING UNITS
4.2 - 6.2 DU/AC



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 18

Citrus Heights North

1"=400'



Citrus Heights North – Specific Plan

M. PLANNING AREA 12

Planning Area 12 will be developed with a neighborhood commercial center located on 9.0 acres. The neighborhood commercial center will provide commercial retail and neighborhood services for residents of Citrus Heights North and surrounding communities. This planning area is located north of Summit Avenue and west of Citrus Avenue, at the southeastern project boundary. The design considerations of Planning Area 12 are as follows (see Figure 19, *Planning Area 12*):

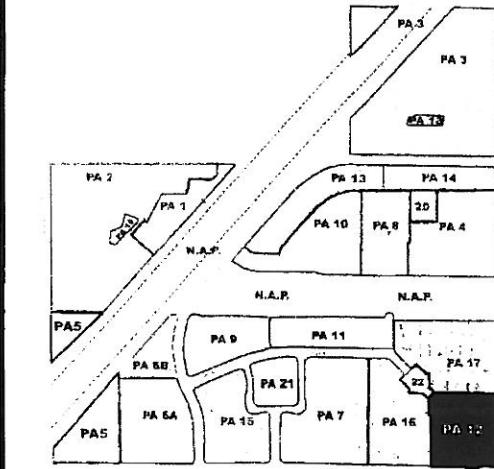
1. A roadway landscape treatment shall be provided along the project's frontage with Summit Avenue.
2. A roadway landscape treatment shall be provided along the project's frontage with Citrus Avenue.
3. A community theme wall shall be provided between the proposed neighborhood commercial land uses and adjacent residential land uses in Planning Areas 16 and 17.
4. A commercial entry treatment shall be provided at the entrances to Planning Area 12 from Summit Avenue and Citrus Avenue.
5. A secured pedestrian access shall be provided between the proposed commercial land uses and residential and private recreation uses in Planning Areas 16 and 17.

N. PLANNING AREA 13

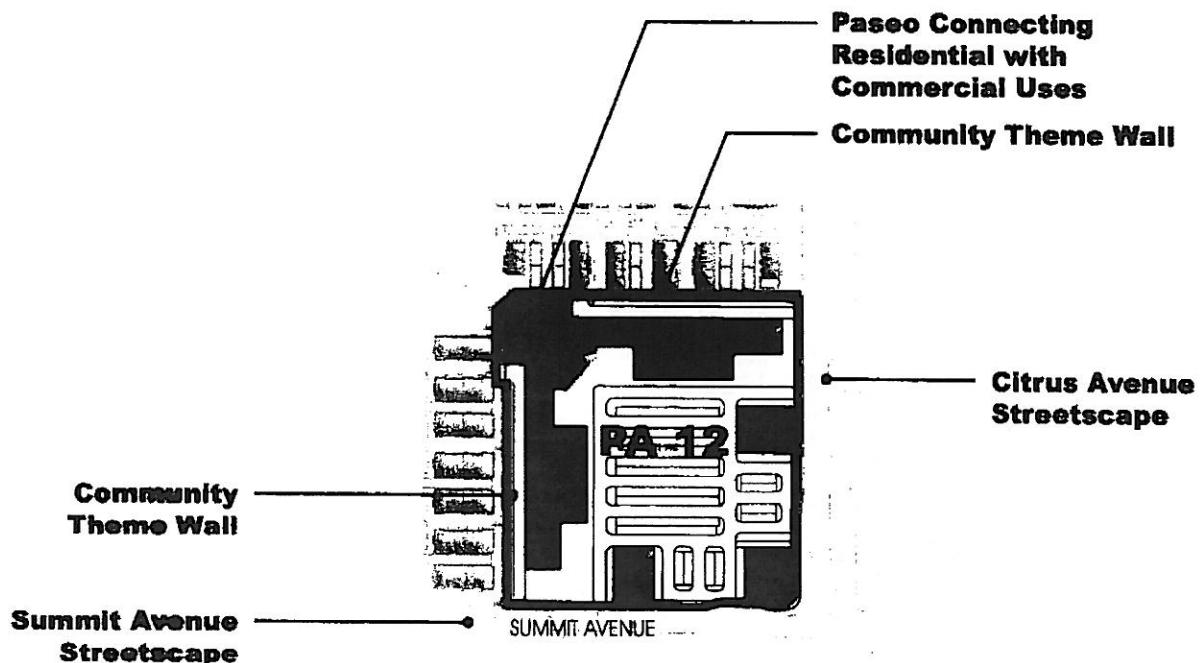
Planning Area 13 will contain a maximum of 67 garden court residential dwelling units located on 8.9 acres. This residential product will be developed at a density from 6.5 to 8.5 du/ac. This Planning Area is located on the south side of Knox Avenue, adjacent to the bend in the street, west of the utility easement. The design considerations of Planning Area 13 are as follows (see Figure 20, *Planning Area 13*):

1. An entry treatment shall be provided at the entrances to Planning Area 13 from Planning Area 10 or from Knox Avenue (as appropriate).
2. A roadway landscape treatment shall be provided along the project's frontage with Knox Avenue.
3. A combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 13 and Knox Avenue and along the adjacent proposed residential use in Planning Area 10.
4. A community theme wall shall be provided along the common boundary of Planning Area 13 and 14.

PLANNING AREA 12
COMMERCIAL
9.0 ACRES



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the 14 N 11 tentative map process.

Citrus Heights North

$$1'' = 400'$$



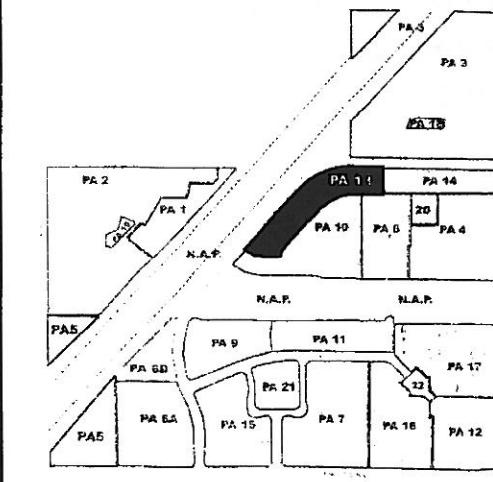
PLANNING AREA 13

**RESIDENTIAL
(GARDEN COURTS)**

8.9 ACRES

67 DWELLING UNITS

6.5 - 8.5 DU/AC



Key Map

**Combination W.I./
Split Face Block
Wall**

**Combination W.I./
Split Face Block
Wall**

**Knox Avenue
Streetscape**

**Combination W.I./
Split Face Block
Wall**

**Community
Theme Wall**

**Combination
W.I./Split Face
Block Wall**



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 20

Citrus Heights North

1"=400'



Citrus Heights North – Specific Plan

O. PLANNING AREA 14

Planning Area 14 will contain a maximum of 70 multi-family attached units located on 4.7 acres. This residential product will be developed at a density of 13.9 to 15.9 du/ac. This Planning Area is located on the south side of Knox Avenue, and east of Citrus Avenue. The design considerations of Planning Area 14 are as follows (see Figure 21, *Planning Area 14*):

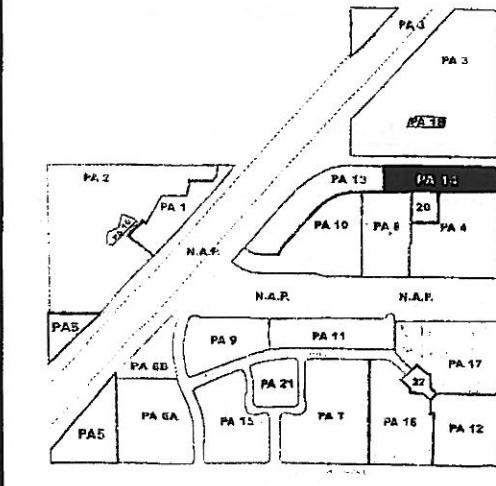
1. A roadway landscape treatment shall be provided along the project's frontage with Knox Avenue.
2. A combination wrought iron and split face block wall shall be provided along the Southern boundary of Planning Area 14 and along Knox Avenue to the satisfaction of the Planning Manager.
3. A community theme wall shall be provided along the common boundary of proposed residential use in Planning Area 13 and along Citrus Avenue.

P. PLANNING AREA 15

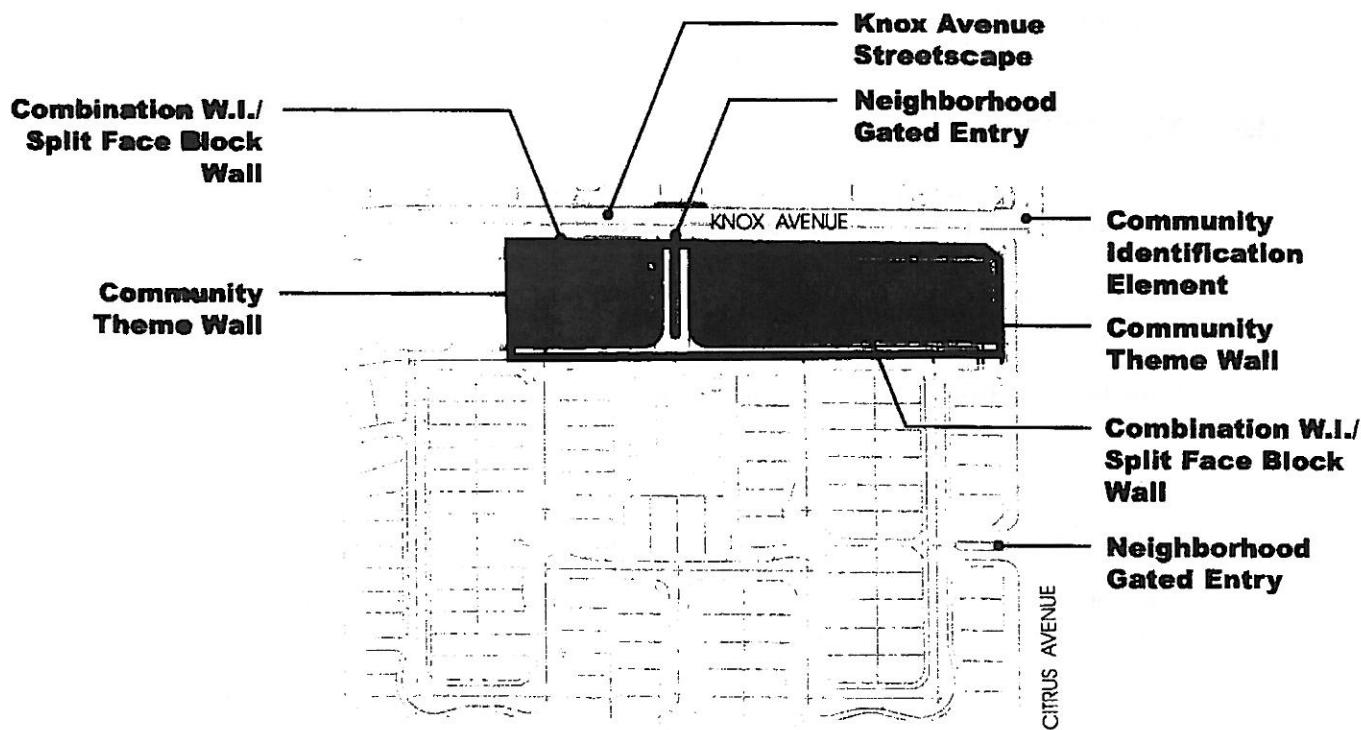
Planning Area 15 will contain a maximum of 136 high-density residential dwelling units located on 9.6 acres. This residential product will be developed at a density of 13.2 to 15.2 du/ac. This planning area is located east of Knox Avenue and north of Summit Avenue, in the southern portion of the project site. The design considerations of Planning Area 15 are as follows (see Figure 22, *Planning Area 15*):

1. A roadway landscape treatment shall be provided along the project's frontage with the Street "A".
2. Roadway landscape treatments shall be provided along the project's frontage with Summit Avenue and Knox Avenue.
3. A major gated neighborhood entry treatment shall be provided at the entrance to Planning Area 15 from Summit Avenue.
4. A non-gated entry treatment shall be provided at the entrance to Planning Area 15 from Street "A".
5. A community theme wall shall be provided along the common boundary of Planning Area 15 and Knox Avenue, Summit Avenue, and Street "A".

PLANNING AREA 14
HIGH DENSITY RESIDENTIAL
4.7 ACRES
70 DWELLING UNITS
13.9 - 15.9 DU/AC



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 21

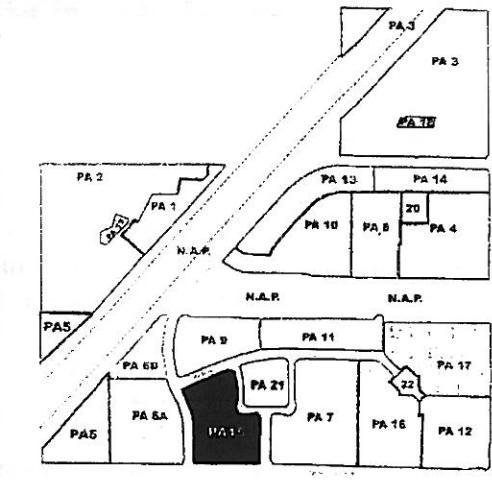
Citrus Heights North

Citrus Height 52

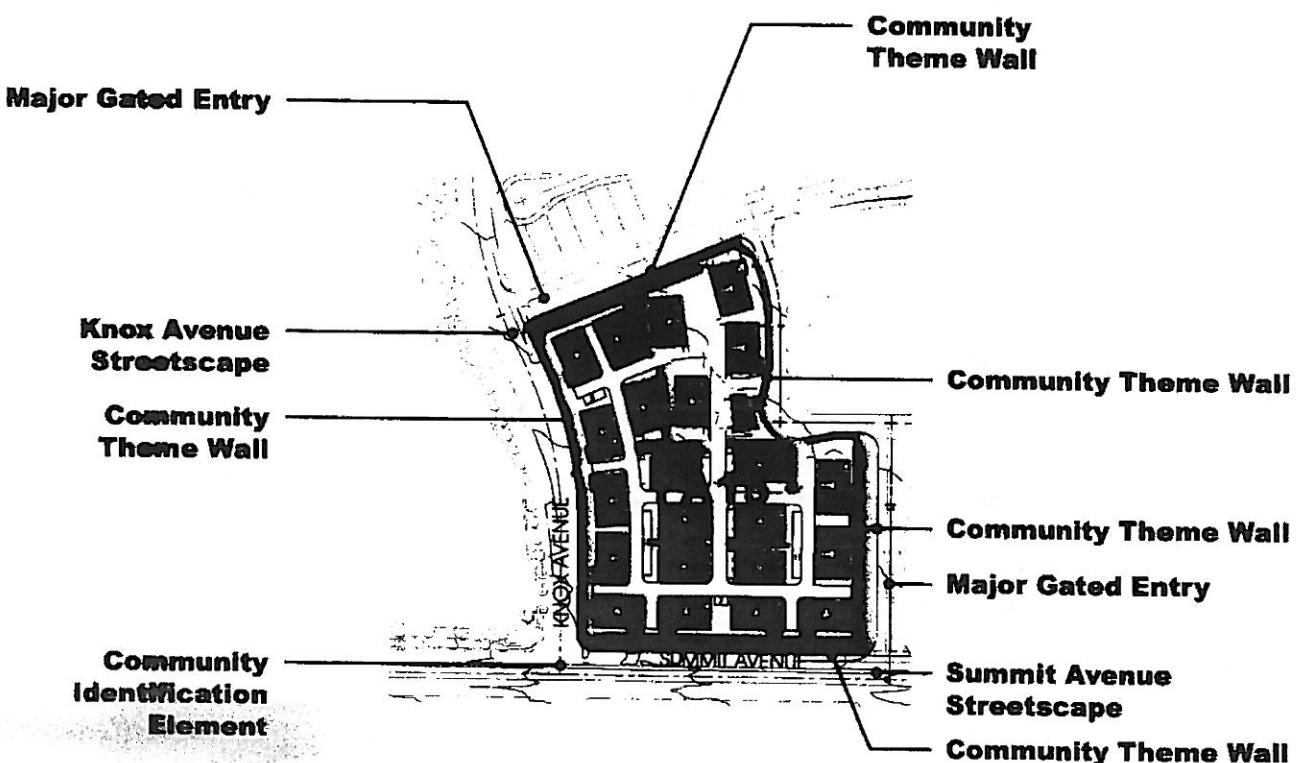
1"=400'



PLANNING AREA 15
HIGH DENSITY RESIDENTIAL
9.6 ACRES
136 DWELLING UNITS
13.2 - 15.2 DU/AC



Key Map



This exhibit is a conceptual design, allowing for maximum density only.
 All Planning Area designs will be reviewed and approved through the
 tentative map process.

Figure 22

Citrus Heights North



Citrus Heights North – Specific Plan

Q. PLANNING AREA 16

Planning Area 16 will contain a maximum of 171 high-density residential dwelling units located on 10.0 acres. This residential product will be developed at a density of 15.1 to 18.1 du/ac. This planning area is located north of Summit Avenue, adjacent to the Planning Area 12. The design considerations of Planning Area 16 are as follows (see Figure 23, *Planning Areas 16*):

1. A roadway landscape treatment shall be provided along the project's frontage with Summit Avenue.
2. A roadway landscape treatment shall be provided along the project's frontage with Street "A".
3. A gated neighborhood entry treatment shall be provided at the entrance to Planning Area 16 from Summit Avenue.
4. A non-gated entry treatment shall be provided at the entrance to Planning Area 16 from Street "A".
5. A community theme wall shall be provided between the proposed residential land uses and neighborhood commercial center in Planning Area 12 visible from common areas.
6. A community theme wall shall be provided along the common boundary of Planning Areas 7 and 16 visible from common areas.
7. A combination wrought iron and split face block wall shall be provided along the common boundary of Planning Area 16 and the private recreation uses in Planning Area 22 to the satisfaction of the Planning Manager.
8. A community theme wall shall be provided along the common boundary of Planning Area 16 and Summit Avenue and Street "A".

R. PLANNING AREA 17

Planning Area 17 will contain a maximum of 171 high-density residential dwelling units located on 12.4 acres. This residential product will be developed at a density of 12.8 to 14.8 du/ac. This planning area is located immediately adjacent to Citrus Avenue at the termination of the Street "A". The design considerations of Planning Area 17 are as follows (see Figure 24, *Planning Area 17*):

1. A roadway landscape treatment shall be provided along the project's frontage with the Citrus Avenue.
2. A roadway landscape treatment shall be provided along the project's frontage with Street "A".

Citrus Heights North – Specific Plan

3. A non-gated entry treatment shall be provided at the entrance to Planning Area 17 from the Street "A".
4. A community theme wall shall be provided between the proposed residential land uses and neighborhood commercial center in Planning Area 17 visible from common areas.
5. A community theme wall shall be provided along the common boundary of Planning Areas 11 and 17 visible from common areas.
6. A combination wrought iron fence and precision block wall shall be provided along the common boundary of Planning Area 17 and the utility easement to the north. Secured wall breaks are permitted with Planning Manager approval to provide pedestrian access to trails that may be located within the utility easement.
7. A combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 17 and proposed private recreational uses in Planning Area 22 subject to the approval of the Planning Manager.
8. A community theme wall shall be provided along the common boundary of Planning Area 17 and Citrus Avenue and along Street "A".

S. PLANNING AREA 18

Planning Area 18 will provide for a 0.5-acre private recreation area. This planning area is located north of Knox Avenue, within Planning Area 3. Proposed amenities for the private recreation area shall include a minimum of three of the following:

- Tot Lot
- Central Shade Gazebo
- Picnic Facilities
- Open Turf Play Area
- Passive Seating Area
- BBQ Area
- Greenbelt/Paseo Connection

The design considerations of Planning Area 18 are as follows (see Figure 25, *Planning Area 18*):

1. A gated neighborhood entry treatment shall be provided at the entrance to Planning Area 3 from Knox Avenue.
2. A community theme wall or combination wrought iron fence and split face block wall, subject to Planning Manager approval, shall be provided along the common boundary of Planning Area 18 and the proposed residential uses in Planning Area.

Citrus Heights North – Specific Plan

T. PLANNING AREA 19

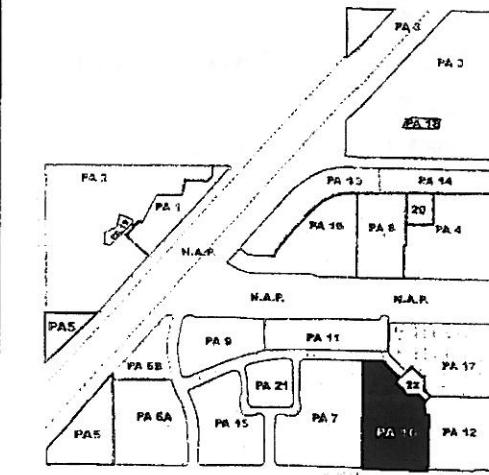
Planning Area 19 will provide for a 0.5-acre private recreation area. This planning area is located west of Knox Avenue, within Planning Area 2. Proposed amenities for the private recreation area shall include a minimum of three of the following:

- Large Turf Play Area
- Central Shade Gazebo
- Picnic Facilities
- Passive Open Turf Area
- Passive Seating Area
- Sport Court
- BBQ/Outdoor Kitchen
- Theme Gardens

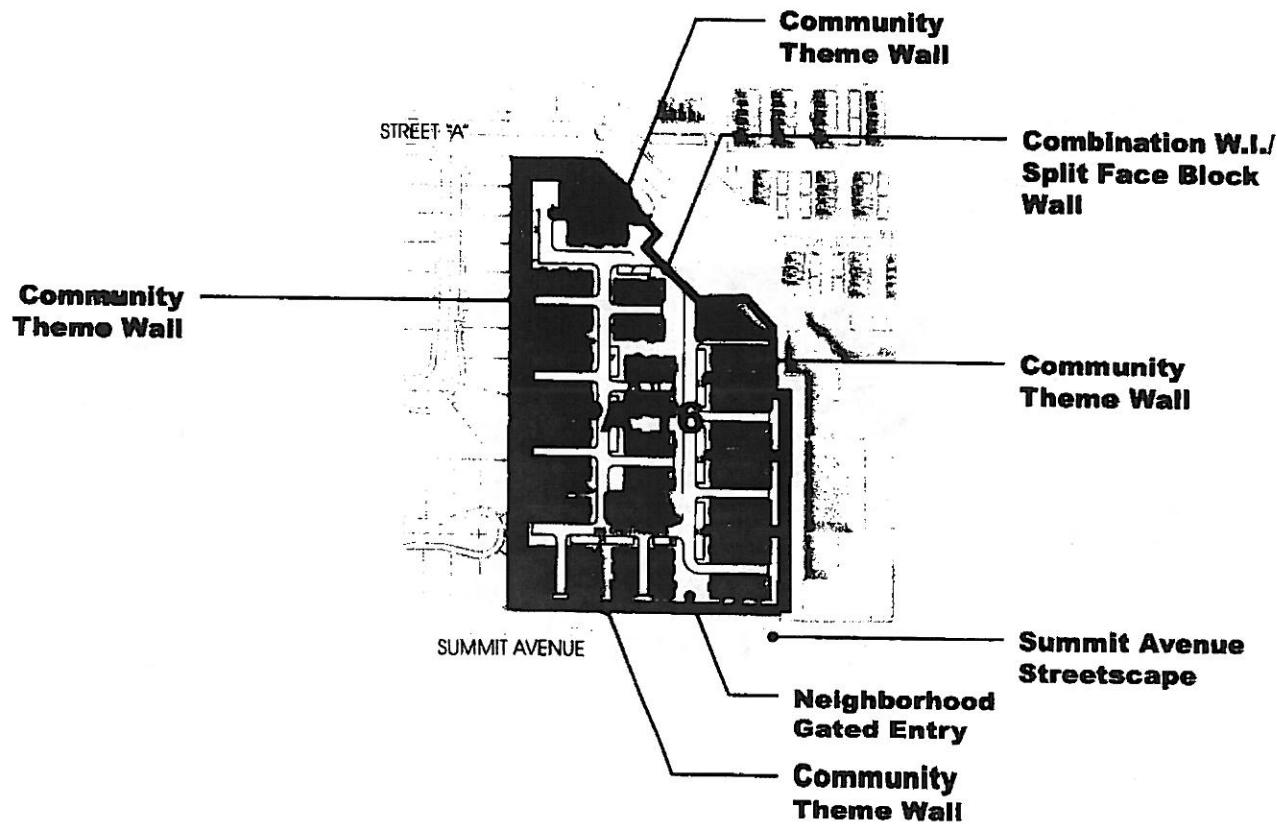
The design considerations of Planning Area 18 are as follows (see Figure 26, *Planning Area 19*):

1. A gated neighborhood entry treatment shall be provided at the entrance to Planning Area 2 from Knox Avenue.
2. A community theme wall or combination wrought iron fence and split face block wall, to be determined during site planning shall be provided along the common boundary of Planning Area 19 and the proposed residential uses in Planning Area 2 where visible from common areas and subject to the approval of the Planning Manager.

PLANNING AREA 16
HIGH DENSITY RESIDENTIAL
10 ACRES
171 DWELLING UNITS
15.1 - 18.1 DU/AC



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 23

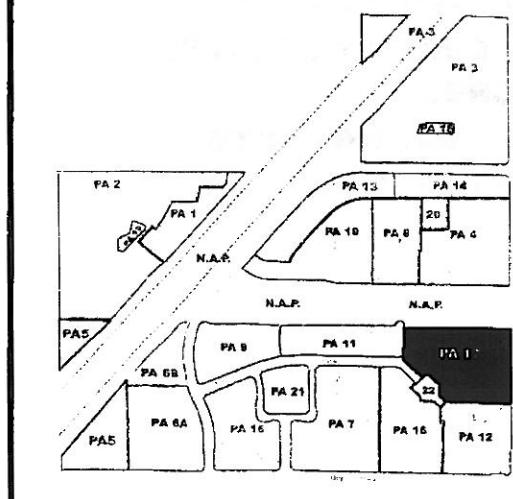
Citrus Heights North

Citrus Height 57

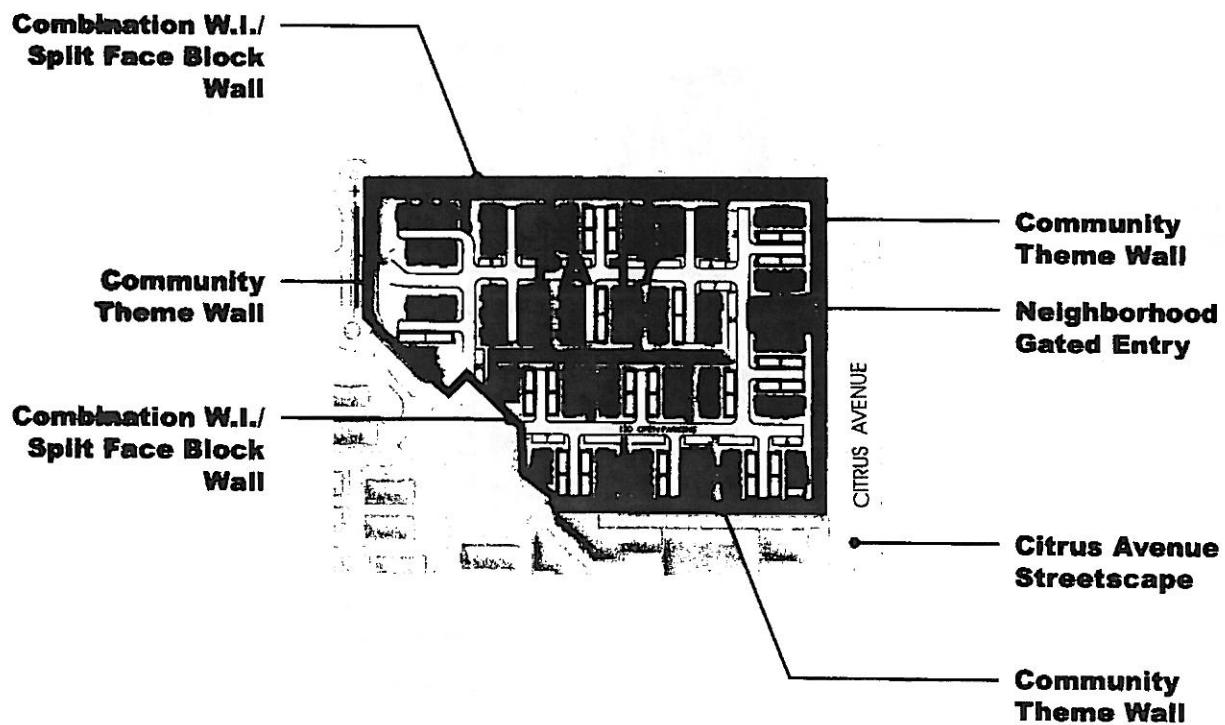
1"=400'



PLANNING AREA 17
HIGH DENSITY RESIDENTIAL
12.4 ACRES
171 DWELLING UNITS
12.8 - 14.8 DU/AC



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process.

Figure 24

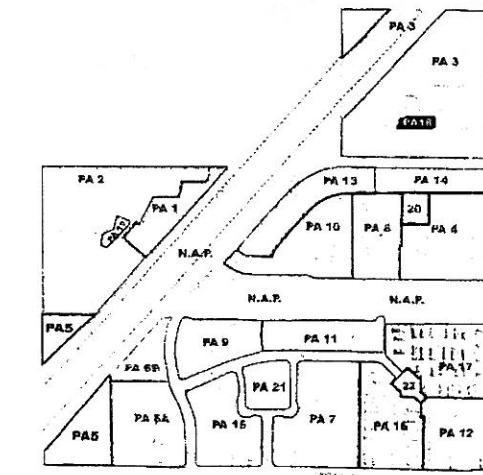
Citrus Heights North

Citrus Height 50

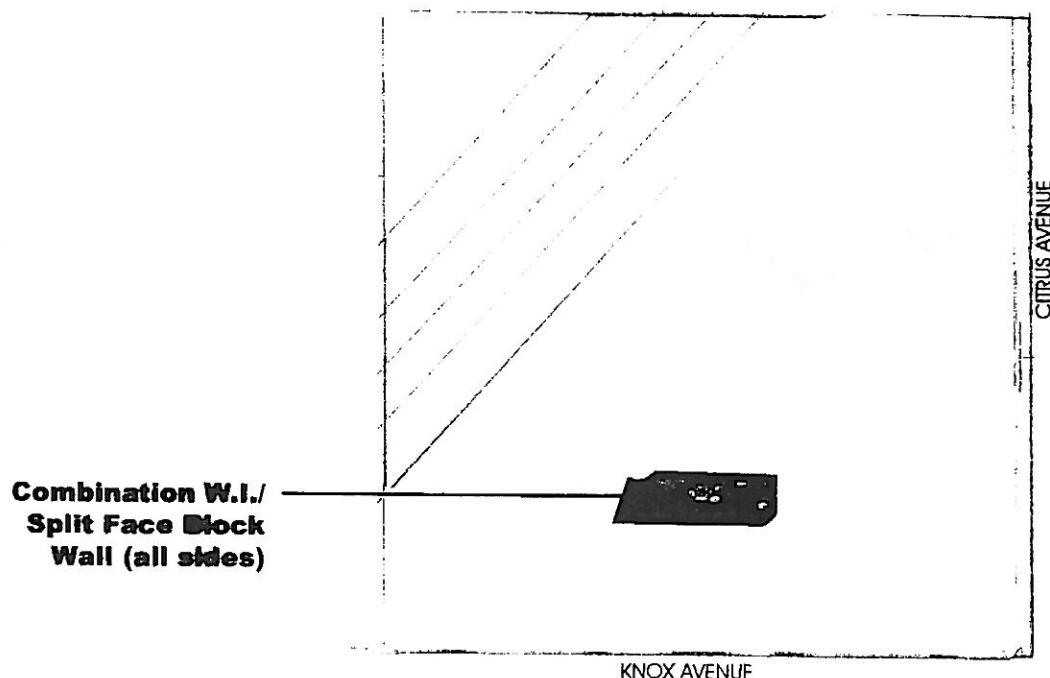
1"=400'



PLANNING AREA 18
NEIGHBORHOOD RECREATION
0.5 ACRES



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 25

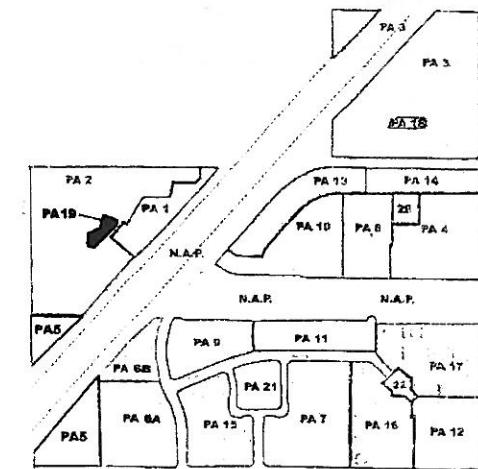
Citrus Heights North

Citrus Height 59

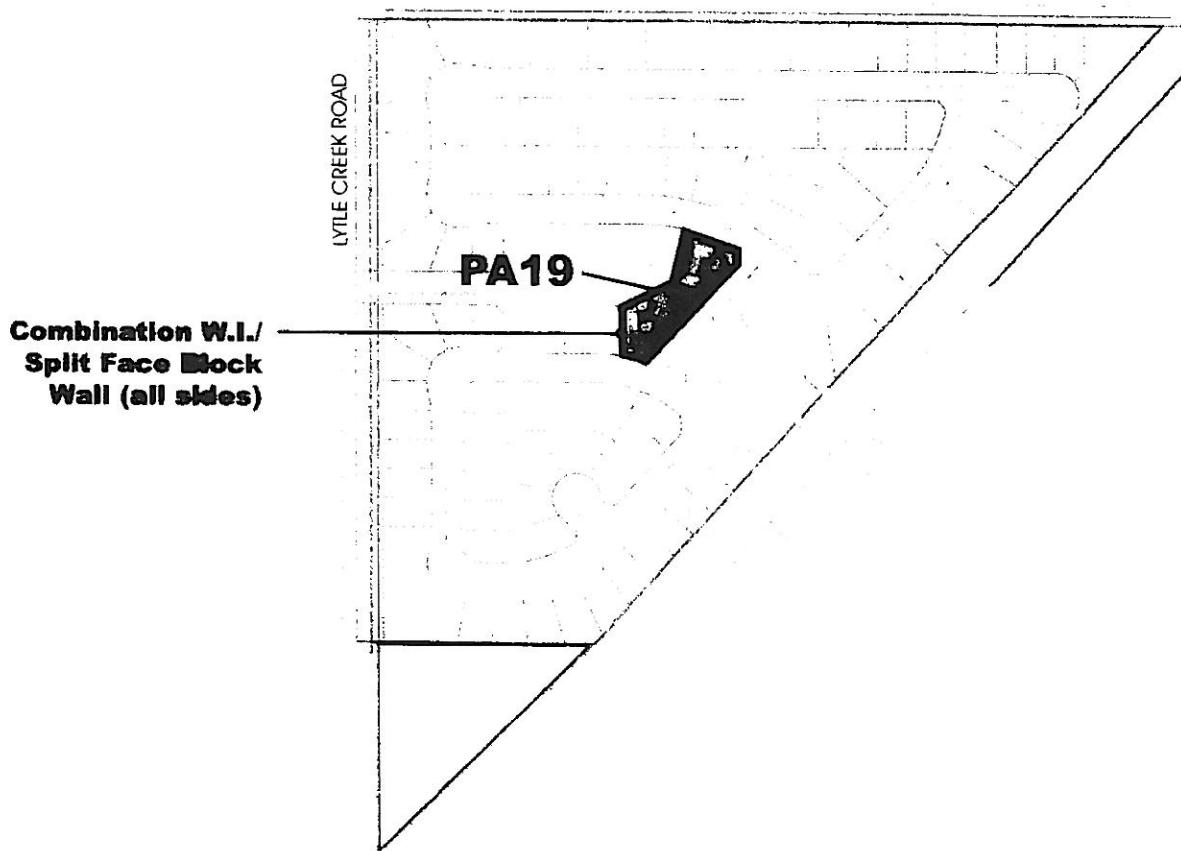
1"=400'



**PLANNING AREA 19
NEIGHBORHOOD RECREATION
0.5 ACRES**



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 26

Citrus Heights North

Citrus Height 60

1"=400'



Citrus Heights North – Specific Plan

I. PLANNING AREA 20

Planning Area 20 will provide for a 1.0-acre private recreation area. This planning area is located south of Knox Avenue, immediately adjacent to Planning Areas 4 and 8. Proposed amenities for the private recreation area shall include, but not be limited to:

- Tot Lot
- Shade Tree Plantings and Turf Areas
- Picnic Facilities
- Pool and Jacuzzi
- Clubroom and Restroom Facility (Clubroom shall consist of a minimum 500 s.f. fitness center, and a 500 minimum s.f. area consisting of a kitchen and flex space for a variety of uses and gatherings).

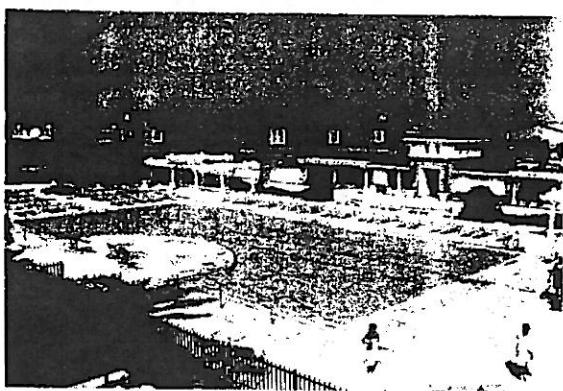
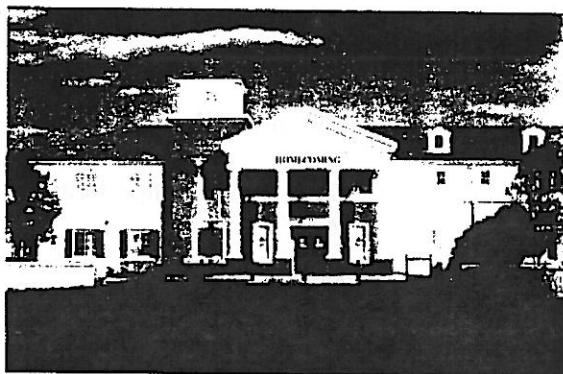
The design considerations of Planning Area 20 are as follows (see Figure 27, *Planning Area 20*):

1. A split face block wall or combination wrought iron fence and precision block wall, to be determined during site planning shall be provided along the common boundary of Planning Area 20 and the proposed residential uses in Planning Areas 4 and 8 subject to Planning Manager approval.
2. A wrought iron fence shall be provided along northern boundary of Planning Area 20.

V. PLANNING AREA 21

Planning Area 21 will provide for a 3.5-acre private recreation area. This planning area is located east of the future extension of Knox Avenue and south of Street "A". Proposed amenities for the private recreation area shall include, but are not limited to:

- 14,000 square foot Clubhouse with Professional Quality Gym, Library, Business Center, Theatre, and Conference Room.
- Tot Lot
- Shade Tree Plantings and Turf Areas
- Picnic Facilities
- "Junior" Olympic Pool and Jacuzzi
- Restroom Facility



Citrus Heights North – Specific Plan

The design considerations of Planning Area 21 are as follows (see Figure 28, *Planning Area 21*):

1. A roadway landscape treatment shall be provided along the project's frontage with Street "A".
2. A wrought iron fence or combination wrought iron fence and split face block wall shall be provided along the northern, western, and eastern Planning Area 21 boundaries to satisfaction of Planning Manager.

W. PLANNING AREA 22

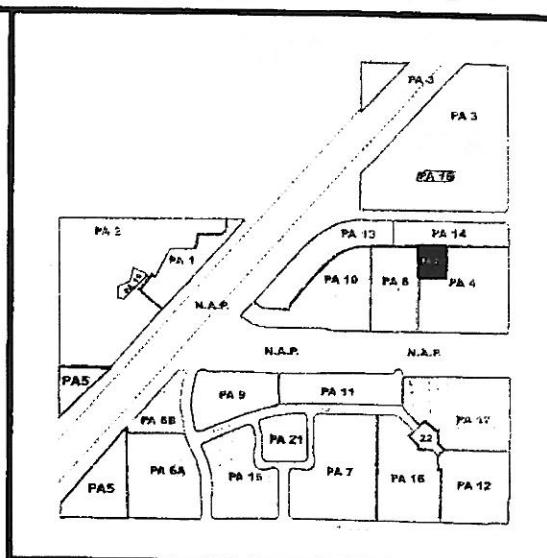
Planning Area 22 will provide for a 1.0-acre private recreation area. This planning area is located east of the future extension of Knox Avenue and north of Planning Area 16, at the termination of Street "A". It is envisioned that this recreation area would provide a secured pedestrian linkage to the neighborhood commercial located in Planning Area 12. Proposed amenities for the private recreation area shall include, but are not limited to:

- Tot Lot
- Shade Tree Plantings and Turf Areas
- Pool and Jacuzzi
- Clubroom and Restroom Facility (Clubroom shall consist of a minimum 500 s.f. fitness center, and a 500 minimum s.f. area consisting of a kitchen and flex space for a variety of uses and gatherings).

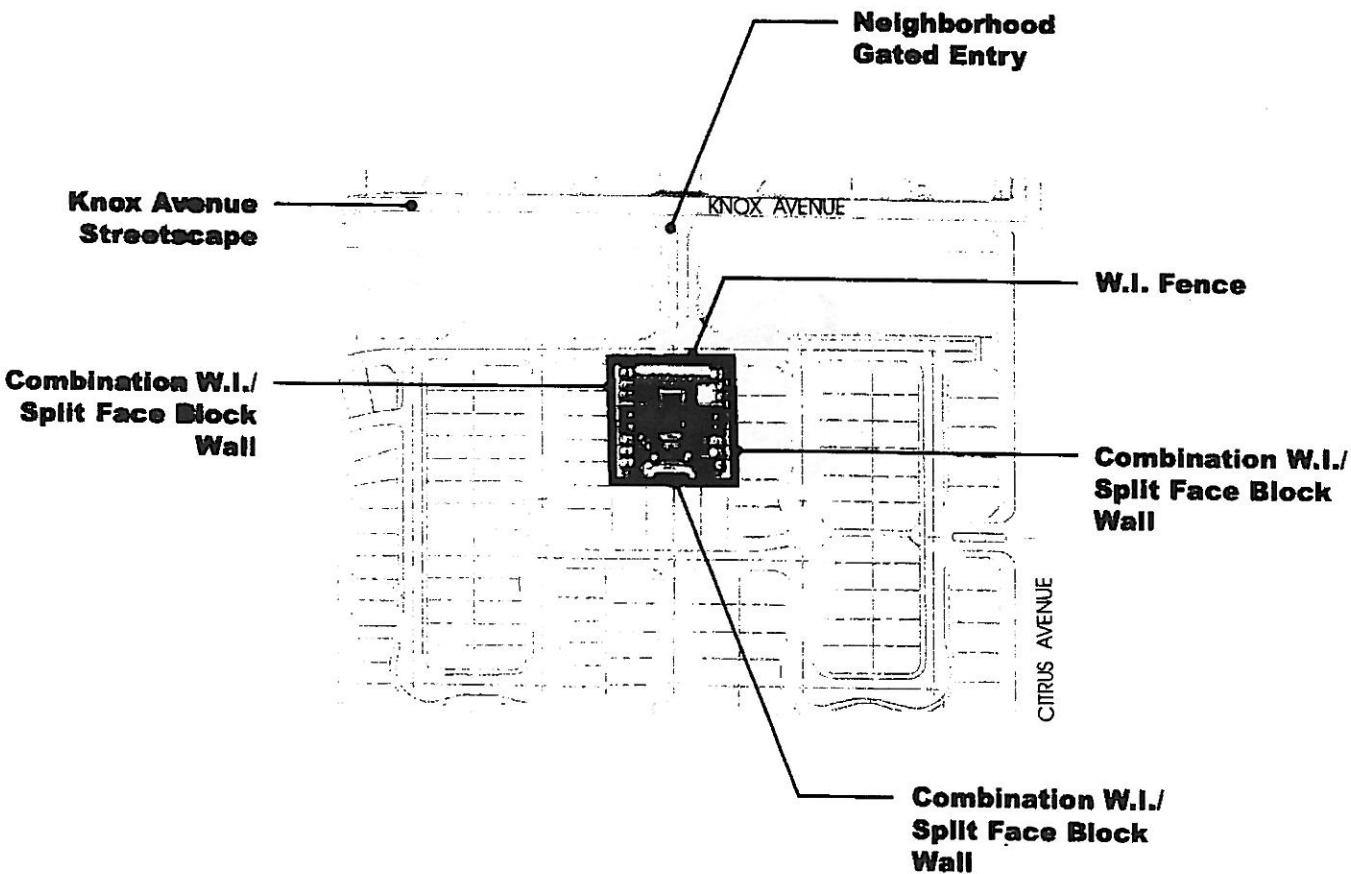
The design considerations of Planning Area 22 are as follows (see Figure 29, *Planning Area 22*):

1. A roadway landscape treatment shall be provided along the project's frontage with Street "A".
2. A wrought iron fence or combination wrought iron fence and split face block wall shall be provided along the common boundary of Planning Area 22 and the proposed residential land uses in Planning Areas 16 and 17 where visible from common areas and subject to approval of the Planning Manager.

PLANNING AREA 20
PRIVATE RECREATION
1.0 ACRE



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 27

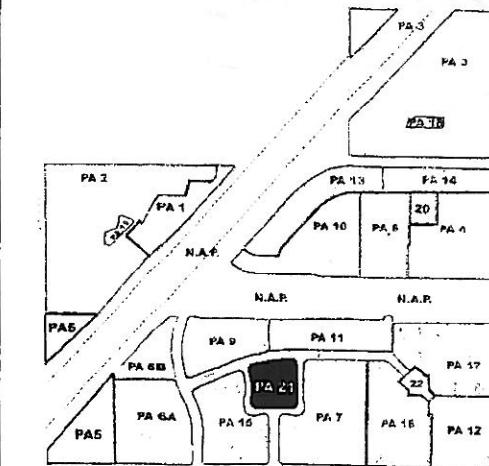
Citrus Heights North

Citrus Height 63

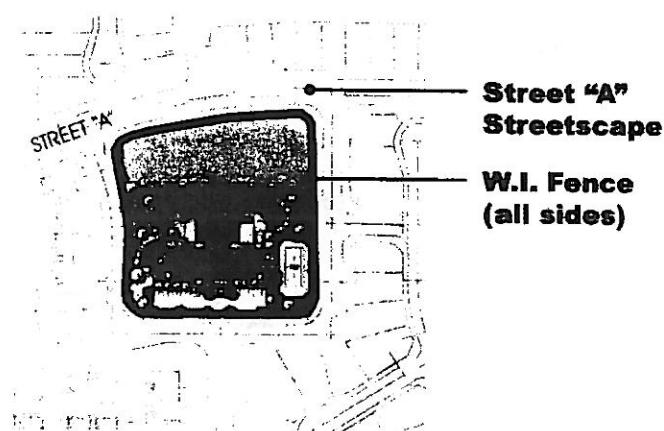
1"=400'



PLANNING AREA 21
PRIVATE RECREATION
3.5 ACRES



Key Map



This exhibit is a conceptual design, allowing for maximum density only.
 All Planning Area designs will be reviewed and approved through the
 tentative map process.

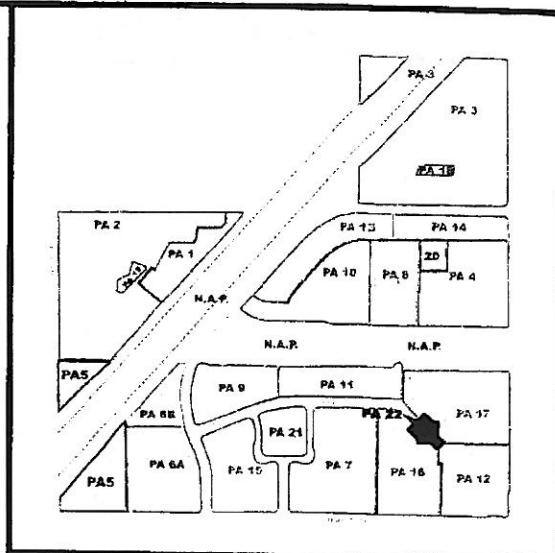
Figure 28

Citrus Heights North

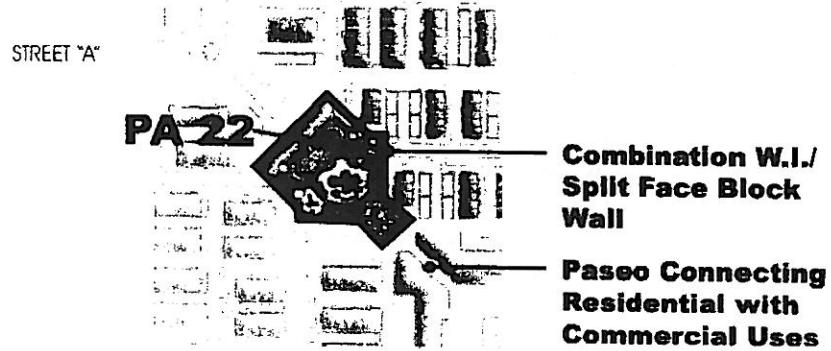
1"=400'



PLANNING AREA 22
PRIVATE RECREATION
1.0 ACRES



Key Map



This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process. Figure 29

Citrus Heights North



Citrus Heights North – Specific Plan

3.5 CIRCULATION

A roadway concept has been developed for Citrus Heights North as illustrated on Figure 30, *Circulation Plan*. Circulation improvements constructed for the project will improve the functional efficiency of the North Fontana circulation system and will enhance the aesthetics of the street network through landscape improvements along the project's frontage.

Access to the project site will be provided via Summit Avenue, Knox Avenue, Citrus Avenue, and Lytle Creek Road. The main objective of the circulation plan and the planned roadway improvements is to provide direct and convenient access to the community through a safe and efficient network of roadways. A description of the roadway improvements that will be implemented as part of Citrus Heights North are described below. *Typical Street Cross Sections* are illustrated in Figure 31.

- **Summit Avenue:** Forms the southerly boundary of the project site and is designated by the City's General Plan Circulation Element as a Modified Secondary Highway, with a base right-of-way width of 92 feet, a raised median, and a Class II bike lane. A signalized intersection is planned on Summit Avenue, just east of Knox Avenue, and will provide the location for Citrus Heights North's major entry monumentation.
- **Citrus Avenue:** Forms the easterly boundary of the project site and is designated by the City's General Plan Circulation Element as a Primary Highway, with a base right-of-way width of 104 feet. The project will result in half-width improvements to Citrus Avenue along the project's frontage and install landscape and sidewalk improvements along the western side of the right-of-way.
- **Knox Avenue:** Designated by the City's General Plan Circulation Element as a Collector Road that runs in a north-south direction and currently terminates at Citrus Avenue. Knox Avenue will be extended north-easterly by the Citrus Heights North project connecting to Citrus Avenue, with a base right-of-way width of 68 feet. The project will result in full-width improvements to Knox Avenue between Summit Avenue and Citrus Avenue.
- **Lytle Creek Road:** Forms the western boundary of the project site and is classified as a Secondary Highway north of Summit Avenue, with a base right-of-way width of 92 feet. The project will result in half-width improvements to Lytle Creek Road along the project's frontage with landscape and sidewalk improvements.
- **Street "A":** Extends in an east-west alignment from the northerly extension of Knox Avenue. Street "A" will provide direct access to the residential neighborhoods and recreational amenities located in the southern portion of Citrus Heights North with a base right-of way width of 90 feet.
- **Internal Streets and Cul-De-Sacs:** Provide circulation within the individual planning areas. The project entries will be access-controlled by gates and the internal roadways will be privately owned and maintained by a Homeowners Association (H.O.A.). The

Citrus Heights North – Specific Plan

City of Fontana Zoning and Development Code and project Covenants, Codes, and Restrictions (CC&Rs) shall control parking.

Internal streets will have a base right-of-way width of 56 or 60 feet with non-contiguous sidewalks. The 56 foot standard would apply to streets at the end of a cul-de-sac, and the 60 foot standard would apply to internal streets that collect traffic and do not dead end. Non-vehicular circulation will be provided by the installation of trails, sidewalks, and painted bicycle lanes along the primary public roadways. The project will comply with the City's bikeway plan in effect at the time of Specific Plan approval. Turning radii in entrances and any roundabouts shall be designed to the satisfaction of the City Engineer.

3.6 RECREATION PLAN

An important element of the Citrus Heights North community is the *Recreation Plan*, Figure 21. The recreation plan provides for a variety of recreational opportunities available for the enjoyment of project residents and the surrounding community, including a community sports center, private recreation facilities, and pocket parks.

A. COMMUNITY SPORTS CENTER & PUBLIC RECREATIONAL FACILITIES

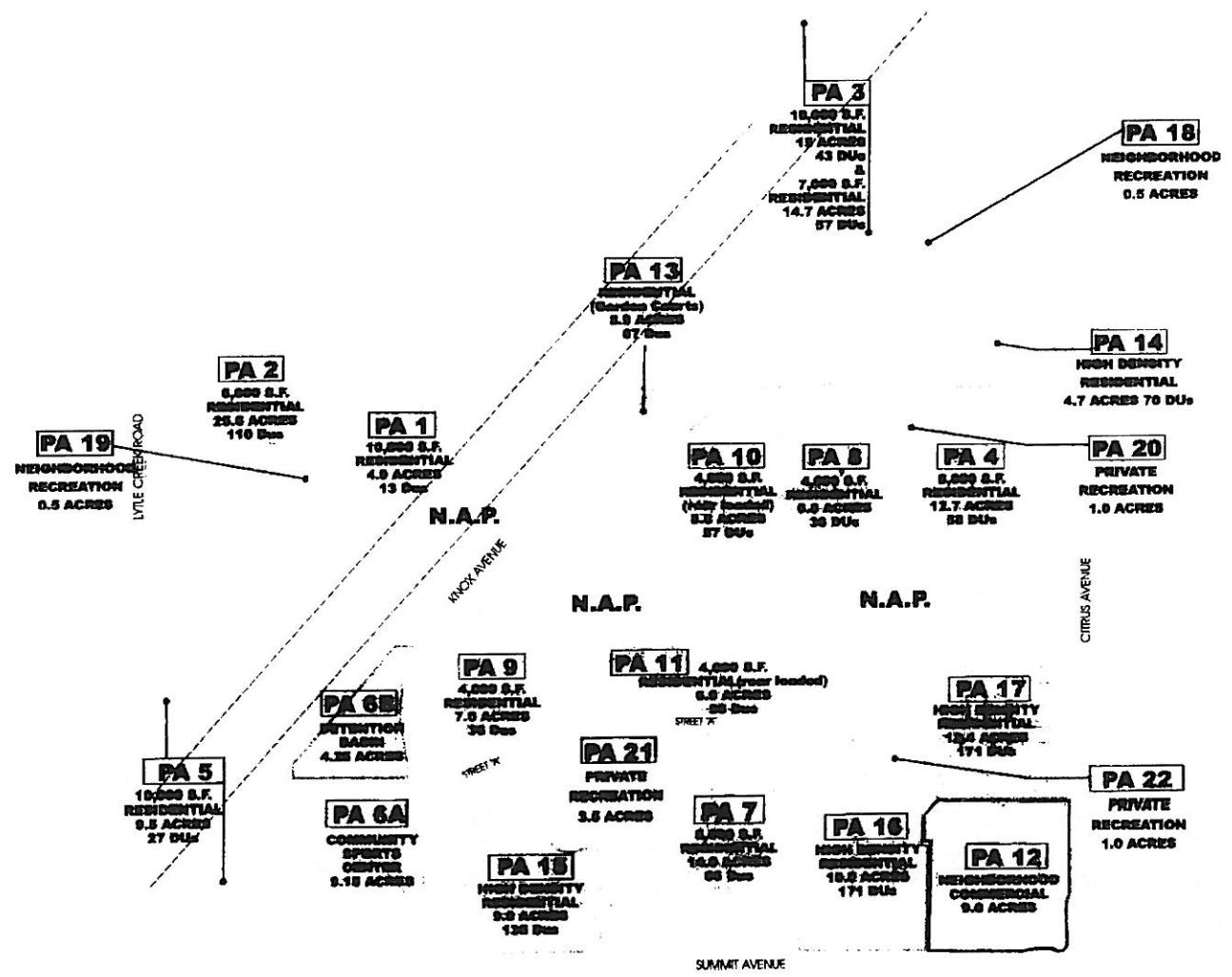
As a part of the Citrus Heights North Specific Plan, a community sports center (to be developed and managed by the City of Fontana) will be provided at the intersection of Knox Avenue and Summit Avenue. Upon completion, the community sports center will provide up to 9.6 acres of recreational uses and offer City residents an additional location for organized recreational and civic events. It is envisioned to serve as an active community gathering area for Fontana by providing a highly diversified sports complex. This sports complex will compliment Fontana residents' strong support and participation in organized youth sports and will contribute to an outstanding quality of life for children and adults.

Besides meeting the current and future needs of the City of Fontana, the sports complex will be a visual amenity for the North Fontana area and will provide an attraction for future residents. The community sports center will provide an integrated and accessible sporting, recreation, and leisure experience, with a focus on participation of City residents. The unique design of the community sports center will be ideal for youth and amateur sports leagues, tournaments, and practices. Proposed amenities for the community sports center may include, but not be limited to, an athletic center and gymnasium, pool, community building, picnic facilities, tot lots, and soccer, football, baseball, and softball fields.

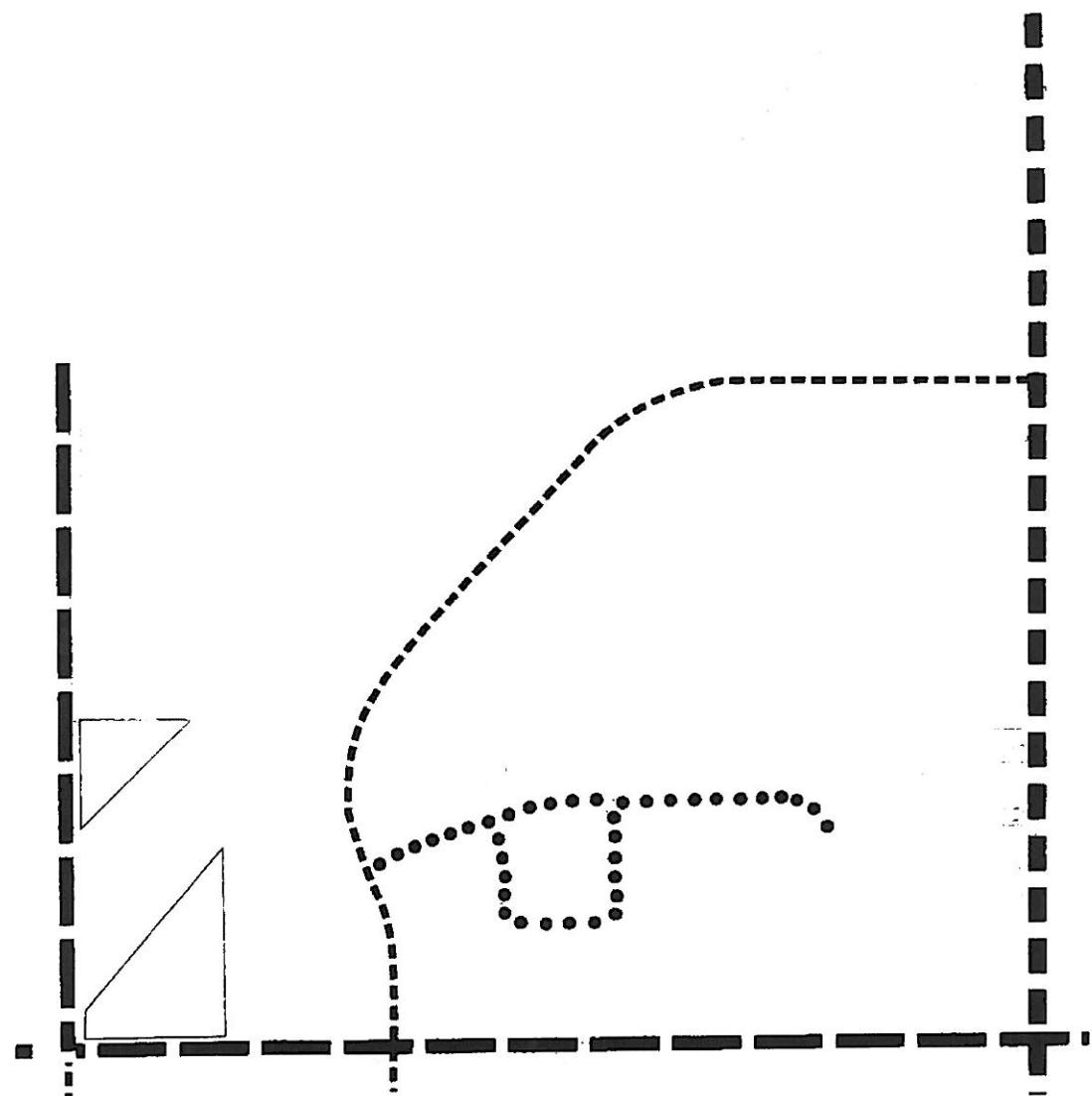
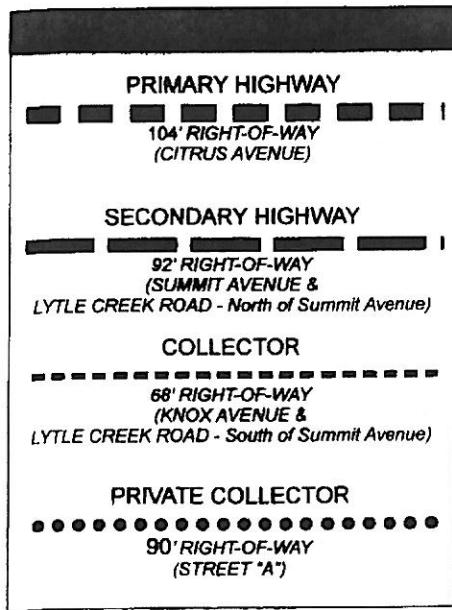
<input type="checkbox"/> 10,000 S.F. Lots	PA1	4.9	13	17.37
<input type="checkbox"/> 10,000 S.F. Lots	PA5	9.5	27	18.58
<input type="checkbox"/> 10,000 S.F. Lots	PA3	15	43	14.19
<input type="checkbox"/> 7,000 S.F. Lots	PA3	14.7	57	254.9
<input type="checkbox"/> 6,000 S.F. Lots	PA2	25.8	110	325.3
<input type="checkbox"/> 5,000 S.F. Lots	PA4	12.7	38	36.56
<input type="checkbox"/> 5,000 S.F. Lots	PA7	14.0	46	37.57
<input type="checkbox"/> 4,000 S.F. Lots	PA8	6.8	36	43.62
<input type="checkbox"/> 4,000 S.F. Lots	PA9	7.0	36	41.61
<input type="checkbox"/> 4,000 S.F. Lots (near loaded)	PA10	8.8	57	55.76
<input type="checkbox"/> 4,000 S.F. Lots (near loaded)	PA11	8.9	36	42.62
<input type="checkbox"/> Garden Courts	PA13	8.9	87	66.85
Subtotal		134.8	813	
Residential-High Density				
<input type="checkbox"/> Multi-Family Attached	PA14	4.7	70	13.9-16.9
<input type="checkbox"/> Multi-Family Attached	PA15	9.6	136	132-152
<input type="checkbox"/> Multi-Family Attached	PA16	10.0	171	151-181
<input type="checkbox"/> Multi-Family Attached	PA17	12.4	174	12.9-14.8
Subtotal		35.7	640	
Permittee/Resident				
<input type="checkbox"/> Community Sports Center	PA6A	9.18		
<input type="checkbox"/> Neighborhood Recreation	PA18	0.5		
<input type="checkbox"/> Neighborhood Recreation	PA19	0.5		
<input type="checkbox"/> Private Recreation	PA20	1.0		
<input type="checkbox"/> Private Recreation	PA21	3.5		
<input type="checkbox"/> Private Recreation	PA22	1.0		
<input type="checkbox"/> Detention Basin	PA6B	4.25		
<input type="checkbox"/> Streets		6.8		
Subtotal		26.43	112.7	
TOTALS		197.9	1,161	8.87
Commercial				
<input type="checkbox"/> Neighborhood Commercial	PA12	9.0		

NOTE: Parcels acreage included in PA areas, residential acreage includes private residential lots, private streets and common areas such as expanded entry statements.

This exhibit is a conceptual design, allowing for maximum density only. All Planning Area designs will be reviewed and approved through the tentative map process.



Citrus Heights North

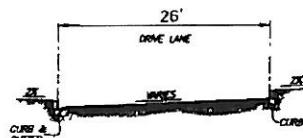
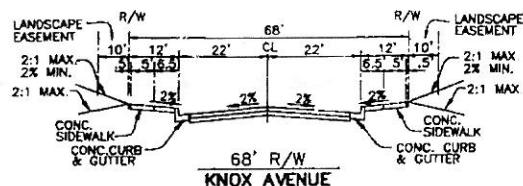
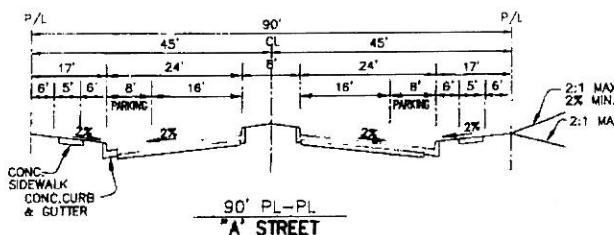
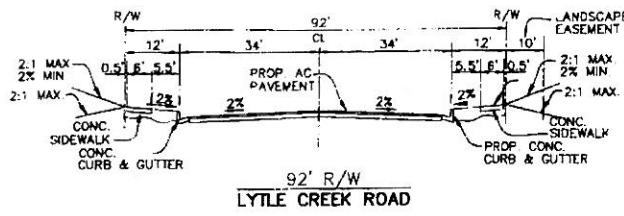
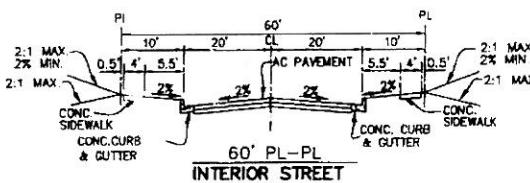
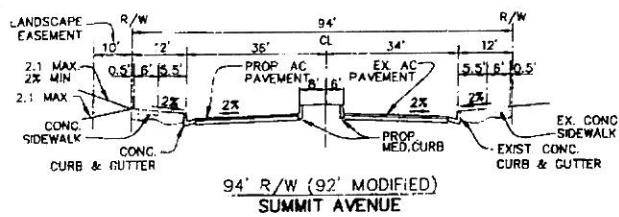
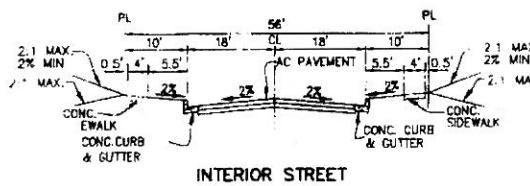
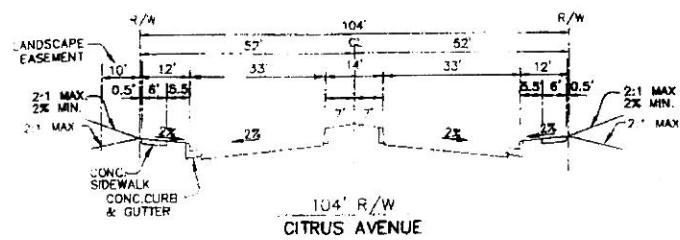


SOURCE: MADOLE & ASSOCIATES

CIRCULATION PLAN Figure 30



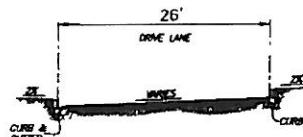
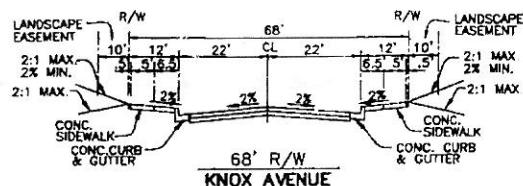
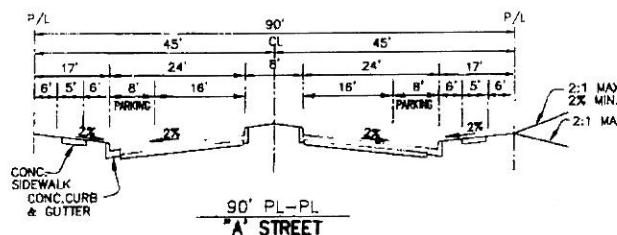
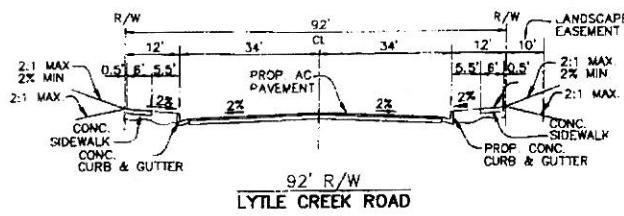
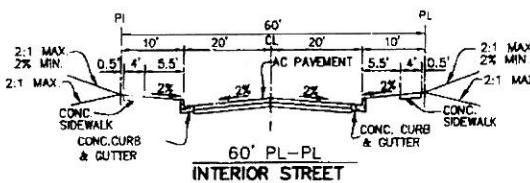
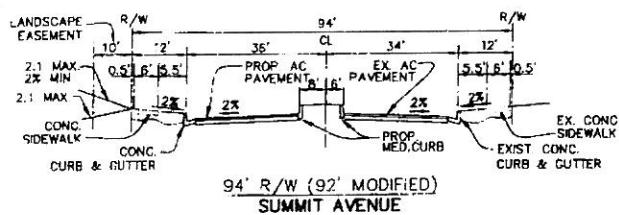
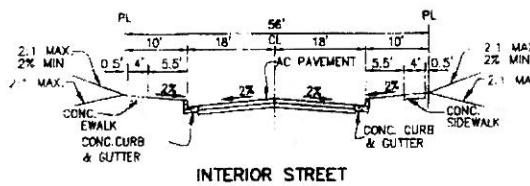
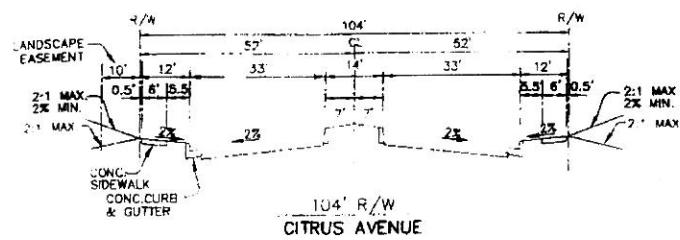
Citrus Heights North



SOURCE: MADOLE & ASSOCIATES

TYPICAL STREET CROSS SECTIONS Figure 31

Citrus Heights North



SOURCE: MADOLE & ASSOCIATES

TYPICAL STREET CROSS SECTIONS Figure 31

Citrus Heights North

Citrus Heights North – Specific Plan

B. PRIVATE RECREATION FACILITIES

Citrus Heights North will incorporate three private recreation facilities as an important element of community design. The private recreation facilities are intended to serve as neighborhood gathering areas and provide active and passive recreation for the residents of the community. The private recreation facilities will be developed in Planning Areas 20, 21, and 22, providing 5.5 acres of passive and active recreation. The private recreation area in Planning Area 21 will serve as the larger primary facility and is envisioned to be highly amenitized. This community focal point will be located at the termination of the major community entry at Summit Avenue. Facilities to be provided within the private recreational facilities shall include, but are not limited to, a pool and spa, restroom facilities, basketball and tennis court, tot lots, open space turf areas for various activities, and barbecue facilities.

C. NEIGHBORHOOD PARKS

In addition to the private recreation facilities, a minimum of two (2) neighborhood parks totaling one acre are planned for development within Citrus Heights North in Planning Areas 18 and 19. The private neighborhood parks are intended to both serve as visual amenities and provide passive recreation for residents. Typical amenities shall include passive sitting areas, gazebos, gardens, barbecue areas, open space turf areas for various activities, tot lots, walkways, and decorative lighting.

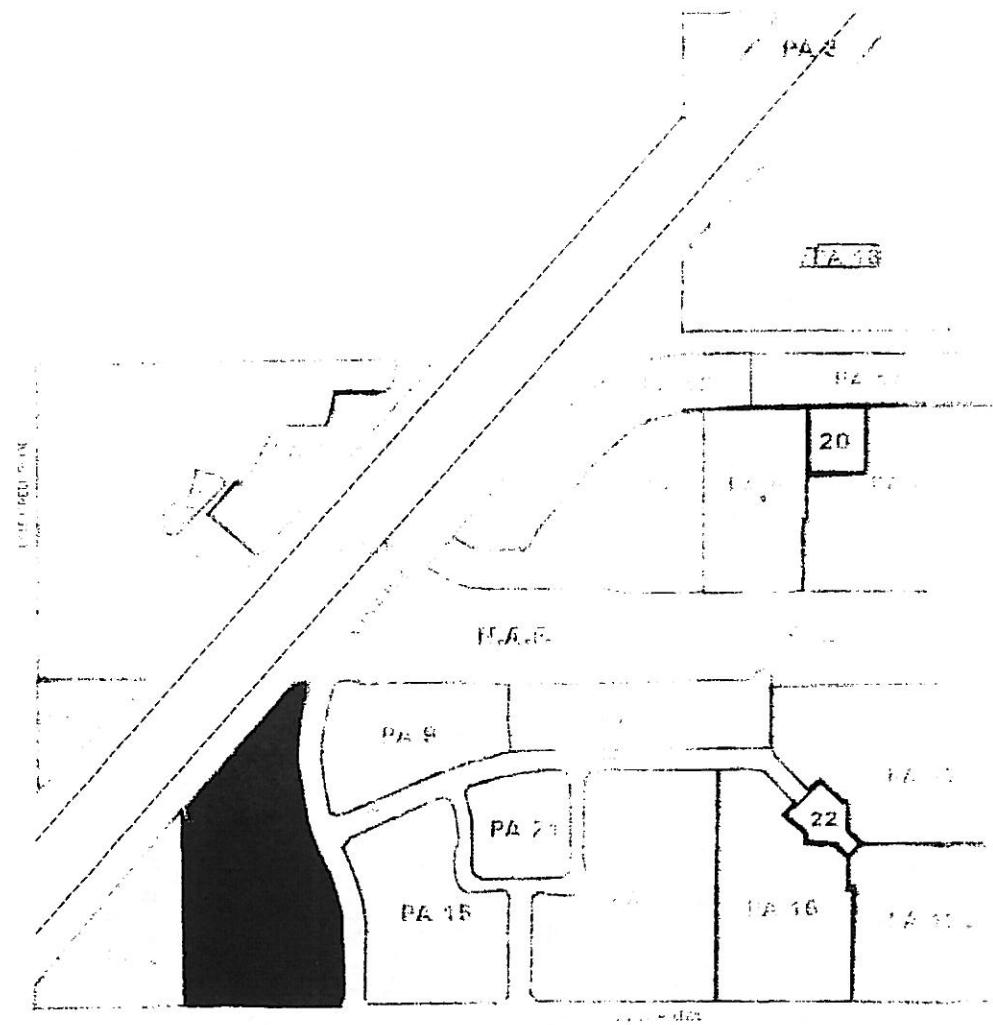
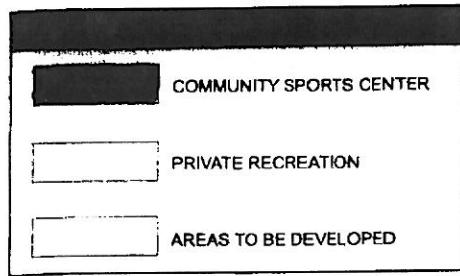
D. TRAILS & PASEOS

A trail and paseo system (Figure 33) shall be provided to encourage pedestrian activity in the Citrus Heights North Specific Plan. In addition to sidewalks on the interior streets and perimeter roadways, trails may be located within the off-site utility easements to provide added connectivity within the community. These trails may provide residents with a comprehensive system of linkages that will facilitate pedestrian movement and provide convenient access to the recreational amenities planned for the community.

3.7 GRADING CONCEPT

Grading for Citrus Heights North is tailored to the existing topography of the project site. The project site is part of a flat to gently sloping alluvial plain. Soils and geologic conditions present no significant constraints to grading. The primary objectives of the grading concept are to: a) establish road grades that are consistent with those of the existing City streets around the site; b) provide stable development pads for residential structures and recreation amenities; and, c) balance the cut and fill grading quantities on-site.

Grading is expected to balance on-site and will not require import or export of materials. Approximately 950,000 cubic yards of cut and fill will be necessary to accommodate development of the site. This quantity may vary as final grading plans are developed. The grading plans shall be designed to accommodate drainage and a street system that meets City of Fontana standards.



Citrus Heights North

RECREATION PLAN Figure32



Citrus Heights North – Specific Plan

3.8 Public Facilities

A. WATER DISTRIBUTION

Fontana Water Company (FWC) and the West Valley Water District (WVWD) provide water service to the area. FWC operates a reservoir, transmission mains, and local lines serving residents located primarily east of Beech Avenue and south of Summit Avenue. WVWD operates facilities that serve residences located generally east of Sierra Avenue but also including areas north of Summit Avenue west of Sierra Avenue.

Domestic water will service the residential, commercial, parks, and common landscape areas of Citrus Heights North. FWC and WVWD draw water for supply to their service areas from stream flow in the Lytle Creek region and from numerous wells within the Chino groundwater basin. The two water companies' infrastructure consists of reservoir tanks, booster pump facilities, and a network of pipeline facilities to deliver water throughout its service area.

The primary connection points available for the Citrus Heights North Specific Plan area are located in Summit Avenue. The primary source of water will be provided by connecting to an existing 25-inch transmission main in Summit Avenue. Note that the Metropolitan Water District (MWD) has a 144-inch transmission main located approximately half-way between Summit Avenue and Duncan Canyon Road, in the general location of the proposed east-west segment of Knox Avenue. This line will not be available to serve the community.

The proposed water system, as shown in Figure 34, *Master Water Plan*, will include a 17-inch line in Lytle Creek Road extending from Summit Avenue to (existing) Casa Grande Road, and a 17-inch line in Citrus Avenue along the project frontage. Within the internal roadways, 6-inch and 8-inch lines owned and maintained by FWC and WVWD will serve to provide domestic service to each proposed residence and commercial tenant as well as supplying sufficient fire flows to fire hydrants placed in accordance with San Bernardino County Fire Department standards.

B. SEWER SERVICES

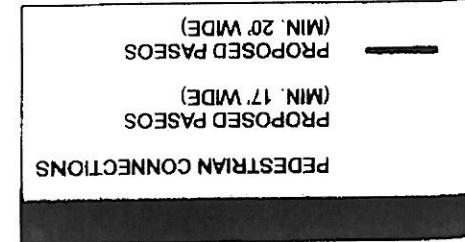
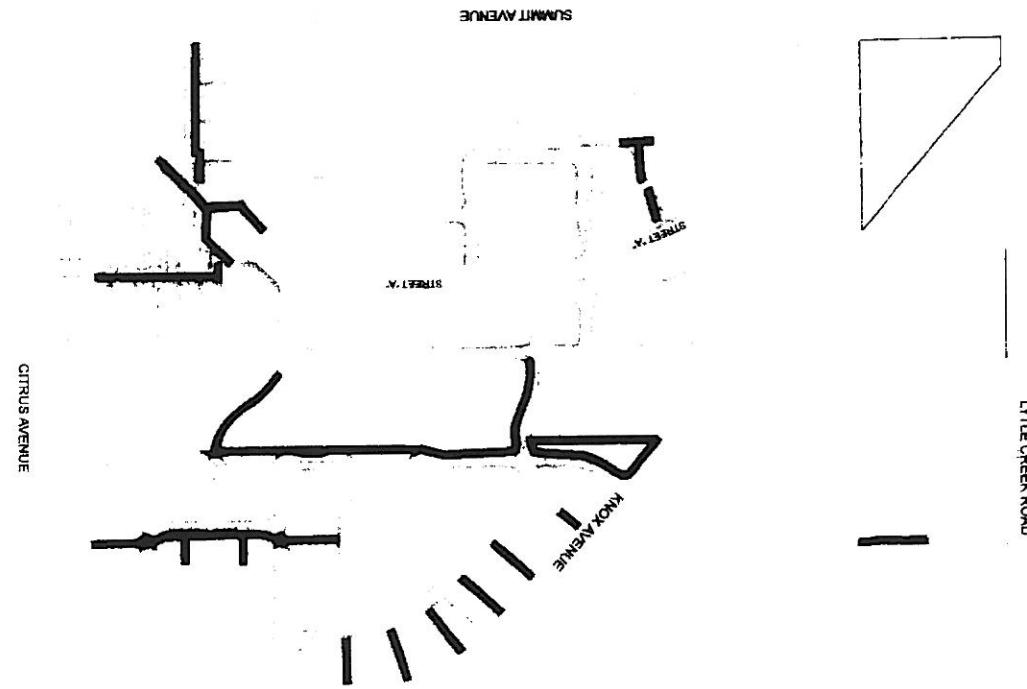
The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with the Inland Empire Utilities Agency (IEUA), (formerly the Chino Basin Municipal Water District), for wastewater treatment. The project will need to be annexed to the IEUA prior to recordation of the first final tract map for residential and commercial planning areas.

A proposed 15-inch main sewer line was constructed by the Citrus Heights and Summit High School projects in Lytle Creek Road from Curtis Avenue to Summit Avenue. That system will flow to the RP-4 treatment plant located at the intersection of Sixth Street and Etiwanda Avenue in the City of Rancho Cucamonga. A second point of connection will be to an existing 15-inch main sewer line in Citrus Avenue at Summit Avenue.

Citrus Heights North



PEDESTRIAN CONNECTIONS & PASSEOS PLAN Figure 33



Citrus Heights North – Specific Plan

The proposed sewer plan consists of an extension of the already existing facilities, as shown in Figure 35, *Master Sewer Plan*. A 15-inch trunk line is proposed within Citrus Avenue, connecting to the existing 15-inch sewer in Citrus Avenue at Summit Avenue. A second 15-inch trunk line is proposed in Lytle Creek Road, which will connect to the proposed line to be constructed by others in Lytle Creek at Summit Avenue. A 10-inch main sewer line will be built in Summit Avenue across the project frontage, also connecting to the proposed facility in Lytle Creek Road.

The Citrus Heights North project site will be served by 8- and 12-inch gravity sewers, and/or easterly to Citrus Avenue. Use of force mains or pump stations is not required. 8-inch lines within the internal development will connect to the proposed 15-inch line in Citrus Avenue, the proposed 10-inch line in Summit Avenue, or a 15-inch line in Lytle Creek Road. Sewage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and the San Bernardino County Health Department.

C. DRAINAGE PLAN

A drainage system has been developed for Citrus Heights North as illustrated on Figure 36, *Master Drainage Plan*. A preliminary on-site hydrology study was performed by the project engineer, Madole & Associates, Inc. This study was used to analyze the project's approximate 211.9 acres to determine an approximation of flows generated by the current undeveloped conditions and build-out conditions of project development, utilizing a conceptual grading scheme for the proposed project. All development proposed within Citrus Heights North shall be required to incorporate the design criteria discussed in this section, as necessary and appropriate.

Citrus Heights North is located generally in the San Sevaine Creek watershed. The site is within the Line "B" drainage area of the Master Plan of Storm Drainage for the City of Fontana. Line "B" is tributary to the existing Hawker-Crawford Channel located on the west side of Interstate 15 at Summit Avenue. Existing topographic relief consists of relatively flat contours, with the existing site drainage generally sheet flowing in a southerly-southwesterly direction. No 100-year floodplains are located on the site.

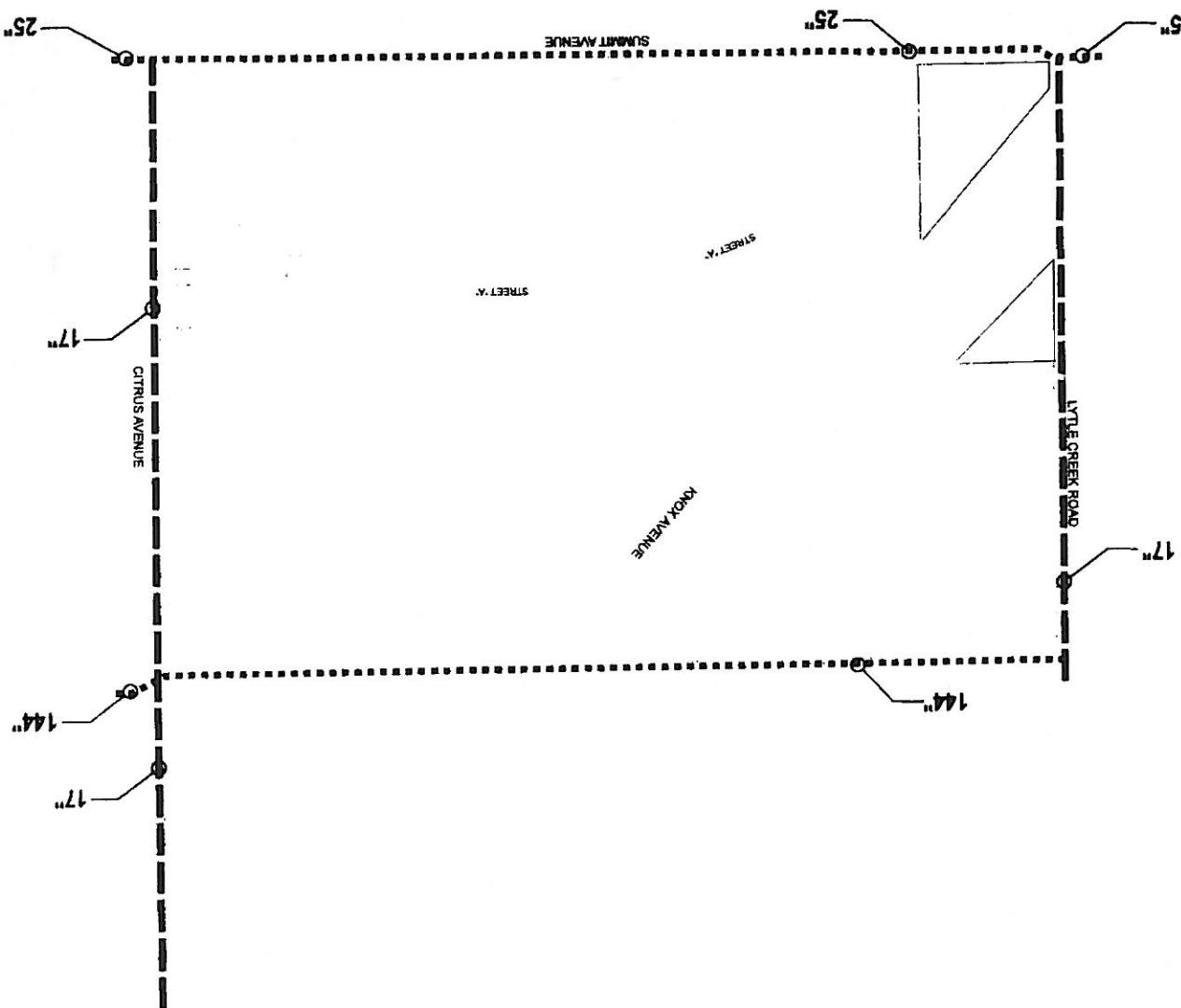
The proposed on-site drainage facilities will be split into two separate systems. The westerly portion (Planning Areas 1, 2 and 19) will drain to a proposed 72-inch master plan of storm drain facility to be installed in Lytle Creek Road. The easterly portion (Planning Areas 3-18 and 20-22) will drain to Planning Area 6 located at the northwest corner of Knox Avenue and Summit Avenue, at which point the project will need to install a proposed 11-foot by 9-foot reinforced concrete box (RCB) storm drain in Summit Avenue.

In addition, due to downstream restrictions on capacity of the regional flood control facilities, any new development tributary to the Etiwanda/San Sevaine System (as is this project) is required to mitigate developed run-off to a level slightly below the predevelopment rate.

Citrus Heights North

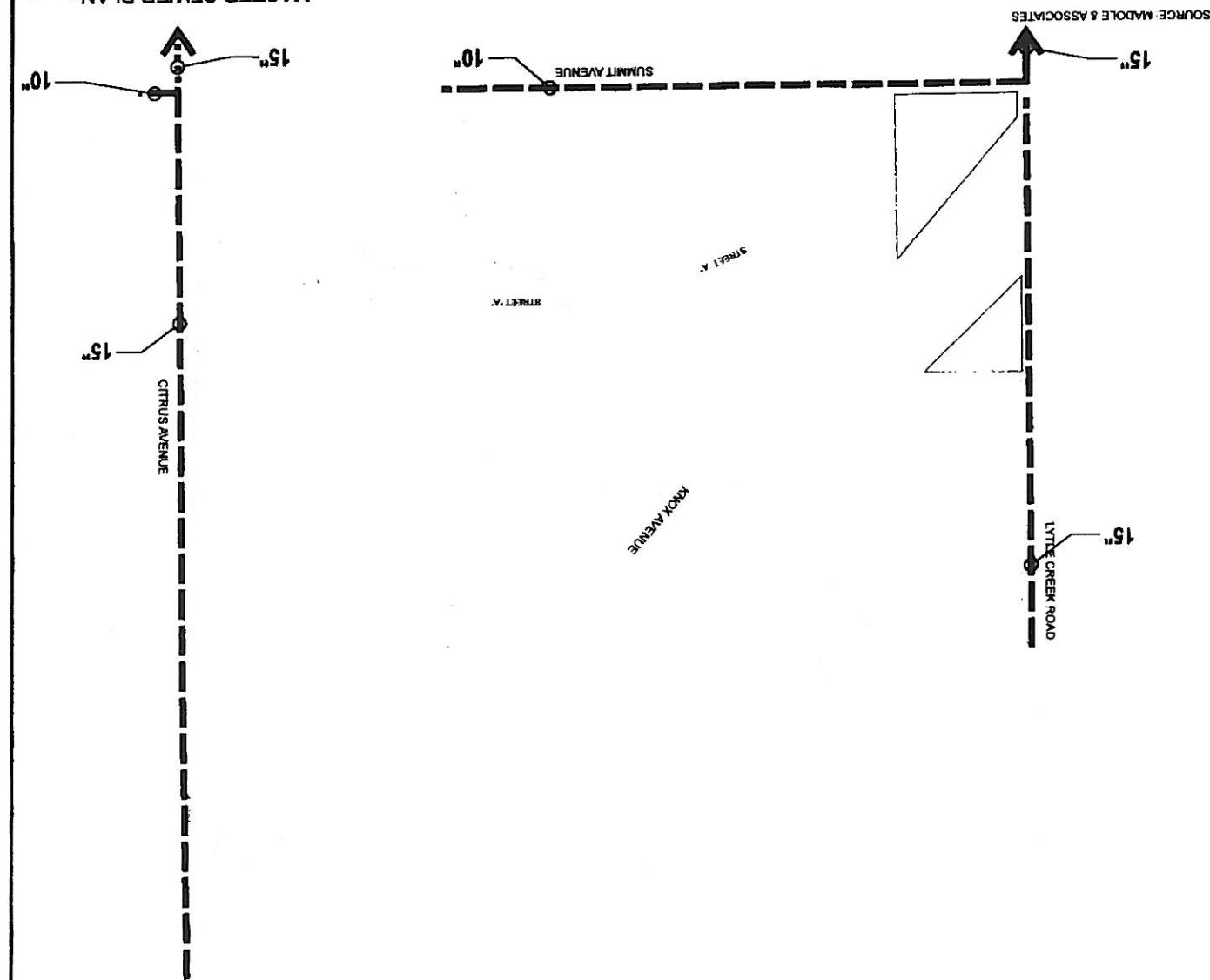
MASTER WATER PLAN Figure 3

SOURCE: MADOLE & ASSOCIATES



Citrus Heights North

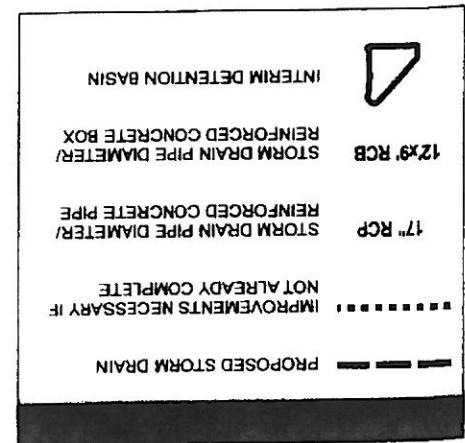
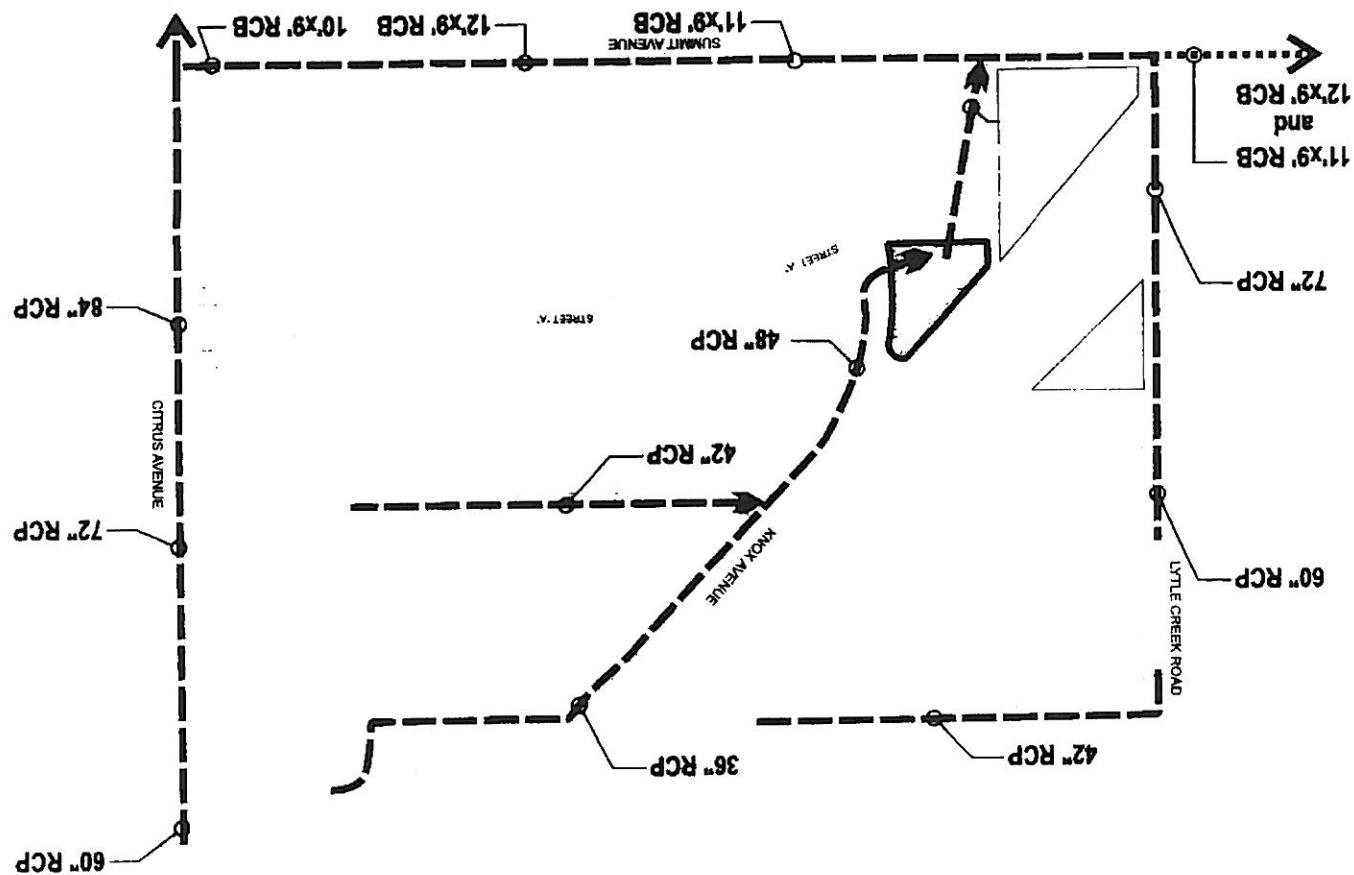
MASTER SEWER PLAN Figure 35



Citrus Heights North

MASTER DRAINAGE PLAN

SOURCE: MADOLE & ASSOCIATES



Citrus Heights North – Specific Plan

This is typically done by installing interim detention basins, and one such basin is anticipated for the Citrus Heights North project. The proposed interim detention basin is identified on Figure 36, *Master Drainage Plan*, which is located at northwest corner of Knox Avenue and Summit Avenue in Planning Area 6B (basin size is approximate; to be determined based on project Hydrology Study and design of on-site improvements).

Prior to the approval of any final map associated with the Citrus Heights North Specific Plan, detailed drainage/hydrological studies shall be required to address on-site drainage conditions and increased runoff flows associated with proposed land uses on a subdivision-level basis. Drainage facilities within public road right-of-ways and drainage easements are proposed to be maintained by the City of Fontana.

3.9 PUBLIC SERVICES

The following information is a brief summary of services to be provided to Citrus Heights North. A more detailed discussion of facilities and service availability is presented in the Final Environmental Impact Report (FEIR). A map showing the community service locations near the project site is provided as Figure 37, *Relationship to Off-Site Public Services*.

A. POLICE AND FIRE PROTECTION

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

The Central Valley Fire Protection District (CVFPD) provides fire protection to the site, which is part of the San Bernardino County Fire Agency. CVFPD also provides paramedic service in the area.

B. PUBLIC SCHOOLS

The Fontana Unified School District (FUSD) serves the student population of Citrus Heights North and its surrounding neighborhoods. It is anticipated that students in the community will attend the Sierra Lakes Elementary School, Almeria Middle School, Wayne Ruble Middle School, and the future Summit High School is located immediately southwest of the project boundary.

C. PUBLIC LIBRARY

Library services to the City of Fontana are provided by the San Bernardino County Library system, Fontana Branch. The library is located at 8334 Emerald Avenue, approximately four (4) miles south of the project site. However, the existing library will be relocating to the intersection of Valencia Avenue and Nuevo Avenue, further south of the project site.

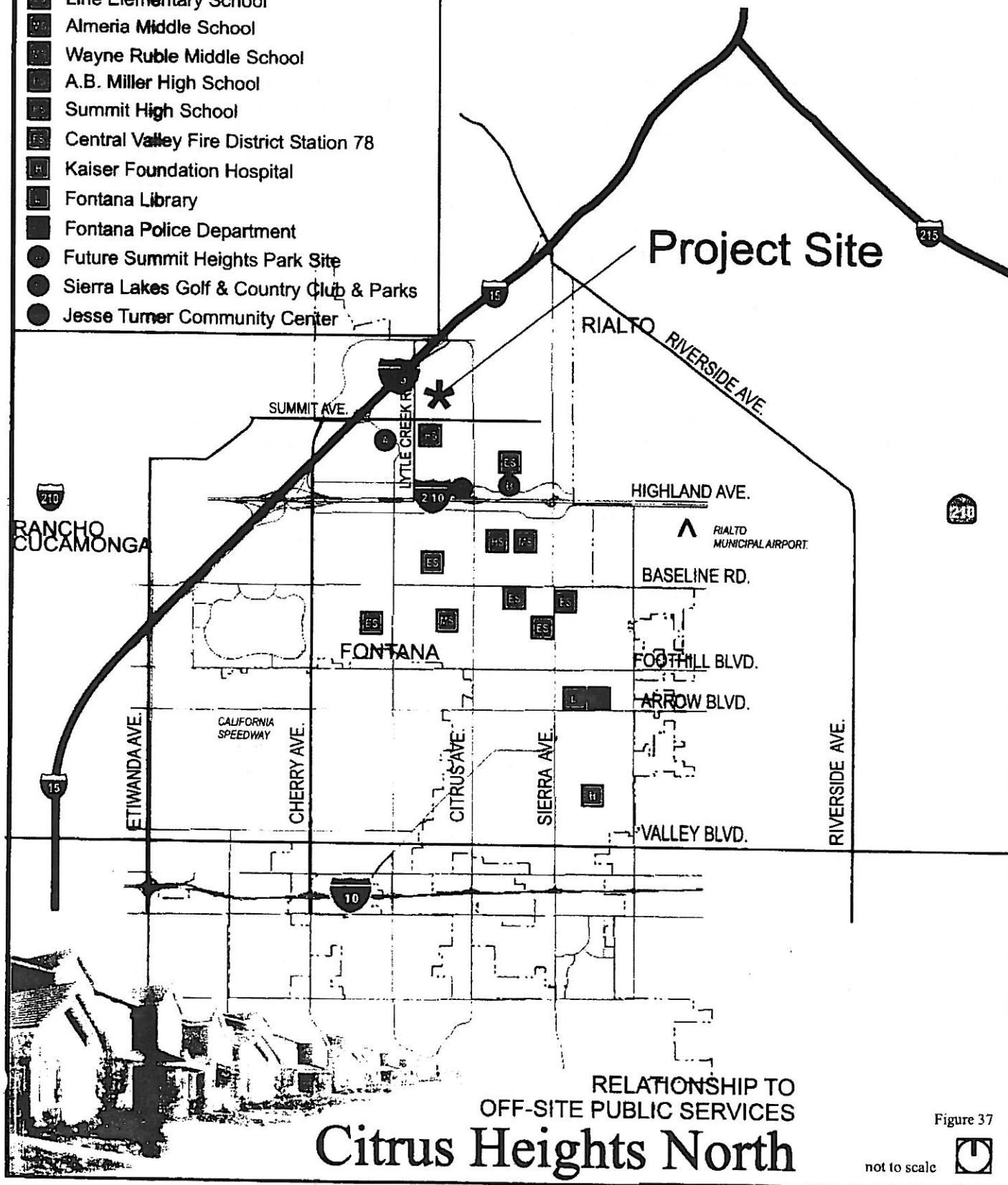
Citrus Heights North – Specific Plan

D. UTILITIES

Citrus Heights North will be served with telephone, cable, internet (data), electric, natural gas, and solid waste collection service from private companies serving the North Fontana area as detailed below:

UTILITY	PROVIDER
Electricity	<i>Southern California Edison</i>
Gas	<i>Southern California Gas Company</i>
Water	<i>Fontana Water Company / West Valley Water District</i>
Sewer	<i>City of Fontana</i>
Solid Waste	<i>Burrtec Waste</i>
Telephone	<i>SBC</i>
Cable	<i>Adelphia</i>

-  Sierra Lakes Elementary School
-  Elementary School #31
-  Hemlock Elementary School
-  Juniper Elementary School
-  Mango Elementary School
-  Line Elementary School
-  Almeria Middle School
-  Wayne Ruble Middle School
-  A.B. Miller High School
-  Summit High School
-  Central Valley Fire District Station 78
-  Kaiser Foundation Hospital
-  Fontana Library
-  Fontana Police Department
-  Future Summit Heights Park Site
-  Sierra Lakes Golf & Country Club & Parks
-  Jesse Turner Community Center



Citrus Heights North – Specific Plan

4.0 DEVELOPMENT STANDARDS AND REGULATIONS

The following Development Standards and Regulations implement the planning and design concepts of this Specific Plan. These standards and regulations address site development issues and provide the basic criteria that govern all development within the boundaries of Citrus Heights North. Development within the Specific Plan shall be subject to the review processes discussed in Chapter 6 of this Specific Plan. Any standard or regulation contained herein that differs from the City of Fontana Zoning and Development Code shall take precedence over and supercede the City of Fontana Zoning and Development Code, unless otherwise prohibited. Any standard or regulation of the City of Fontana Zoning and Development Code not covered by this Specific Plan in the areas of site development, administration, review procedures, environmental review, and parking regulations shall apply to this Specific Plan. Where a discrepancy occurs which unreasonably restricts the implementation of this Specific Plan, a Specific Plan Amendment shall be required.

4.1 GENERAL PROVISIONS

A. DEFINITION OF TERMS

All terms used in this document shall have the same definitions as provided in the City of Fontana Zoning and Development Code, Section 30-11, including but not limited to the following:

- ***Acreage, Gross.*** All land within a defined area, including private and public ownerships, rights-of-way, easements, etc., measured to centerline of street.
- ***Acreage, Net.*** The developable portion of a given site less public rights-of-way, easements, and public and dedicated open space.
- ***Balcony.*** A platform projecting from the external wall of a building and enclosed by a railing or parapet.
- ***Buffer Areas.*** An area of land used to visibly separate one land use from another or to shield noise, lights or other possible nuisances.
- ***Building Coverage.*** The relationship between the ground floor area (footprint) of the building(s) and the net lot area.
- ***Building Height.*** The vertical distance above a reference point measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference point shall be selected by either of the following, whichever yields a greater height of building:

Citrus Heights North – Specific Plan

- (1) The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.
- (2) An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in item (1) above is more than ten feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

- **Common Area.** Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.
- **Conditional Use.** A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified according to zone and authorized by the Planning Commission.
- **Density.** The number of dwelling units, or housing structures per net acre of land.
- **Development Advisory Board (D.A.B.).** Consists of representatives of the various city departments and public agencies. The D.A.B. serves to review projects for consistency with the general plan, zoning ordinance, and other policies and procedures established by the City Council and Planning Commission on development proposals. The D.A.B is strictly advisory.
- **Dwelling, Single-Family Detached.** A building designed and/or used for one dwelling unit, exclusive of a secondary unit, located on a single lot, and separated from any other dwelling unit.
- **Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.
- **Floor Area, Gross.** The total horizontal area, in square feet, including the exterior walls of all floors of a structure.
- **Frontage.** The length of that portion of a lot abutting a street.
- **Garage.** A building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank is stored or kept.
- **Grade (adjacent ground elevation).** The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

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- ***Grade, finished.*** The final elevation of the ground surface after development.
- ***Grade, natural.*** The elevation of the ground surface in its natural state, before man-made alterations.
- ***Guest Parking.*** On-site parking spaces provided for intermittent use by visitors.
- ***Homeowners Association.*** A community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping, and/or facilities.
- ***Lot Area, Net.*** The area within the lot lines of a lot exclusive of any dedications for public rights-of-way, parks, school sites, open space, surface rights easements, or other impediments which prevent the property owner from constructing a structure on that portion of the site.
- ***Lot, Corner.*** A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.
- ***Lot Coverage.*** The percentage of the net area of the lot that is covered by the main building and all accessory structures (as viewed from a plan perspective).
- ***Lot, Cul-de-sac.*** A lot located on the turning end of a dead-end street.
- ***Lot Depth.*** The average linear measurement between the front and rear lot lines when measured at 90 degree angles from the front lot line, or the tangent or chord line of a curved front lot line.
- ***Lot, Flag.*** A lot having access to a street by means of a private driveway access, easement, or parcel of land not meeting the requirements of this Specific Plan for lot width, but having a dimension of at least 30 feet at its narrowest point.
- ***Lot Frontage.*** The length of the defined front lot line measured at the street right-of-way.
- ***Lot, Interior.*** A lot other than a corner lot.
- ***Lot, Knuckle.*** A lot that has frontage on the outside turning radius of two intersecting streets.
- ***Lot Line.*** Lines bounding a lot as defined herein.
- ***Lot Line, Front.*** The line separating the narrowest street frontage of the lot from the street right-of-way.

Citrus Heights North – Specific Plan

- ***Lot Line, Rear.*** The lot line opposite and most distant from the front lot line; or in the case of an irregularly shaped lot, a straight line not less than ten feet long, within the lot, and most nearly parallel to and at the maximum distance from the front lot line.
- ***Lot Line, Side.*** Any lot lines other than the front or rear lot lines.
- ***Lot Width.*** The average linear distance between side lot lines when measured at a 90-degree angle to the front lot line.
- ***Maximum Lot (Building) Coverage.*** The maximum area of the lot that may be covered by buildings and roofed structures. This may be expressed in square footage or as a percentage of the minimum lot area.
- ***Minimum Lot Area.*** The amount of land that must be contained in a lot for each dwelling unit to be built on that lot. This ratio is typically applied in multiple-family zones. In single-family zones, it is the same as minimum lot size.
- ***Setback Area.*** The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.
- ***Specific Plan.*** A fully planned community, with all design controls, servicing requirements and financing techniques incorporated into the plan, which is adopted with a self-contained regulatory text and serves to implement the general plan in more detail.
- ***Yard, Front.*** A yard extending the full width of the lot between the front lot line and a line parallel thereto and passing through the nearest point of the building; provided that, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.
- ***Yard, Rear.*** A yard extending the full width of the lot between the rear lot line and a line parallel thereto. For through lots, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.
- ***Yard, Side.*** A yard between the side lot line and a line parallel thereto and extending from the front yard to the rear yard.

Citrus Heights North – Specific Plan

B. GENERAL NOTES

1. The maximum number of residential dwelling units permitted by the Citrus Heights North Specific Plan shall be 1,161. The approximate number of dwelling units within each residential planning area is established on the Citrus Heights North *Land Use Plan* (Figure 6). Each planning area contains a target gross density and an approximate number of dwelling units. During the site plan and tentative map stage of design, the actual number of dwelling units allocated to a particular planning area may slightly differ from the number shown on the *Land Use Plan* (Figure 6). Up to 10% of the detached units in a particular residential planning area may be transferred to another detached planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 1,161 units. Up to 10% of the attached units in a particular residential planning area may be transferred to another attached planning area, provided the maximum unit count for the high density residential uses as a whole does not exceed 551 units.
2. Minor boundary, density, and acreage variations (up to 10%) in the planning areas shall be permitted, subject to approval of the Planning Manager, without an amendment to the Specific Plan document.
3. Development standards relating to parking, signage, balconies, porches, room additions, pools, spas, and accessory structures are not included in this Chapter and shall conform to City of Fontana Zoning and Development Code.
4. Performance standards for noise, vibration, light and glare, odors and electromagnetic interference shall comply with the City of Fontana Zoning and Development Code and any supplemental performance standards contained in the project's CC&R's.
5. All private streets within the Specific Plan shall be permanently reserved and maintained for their intended purpose by a means acceptable to and enforceable by the City of Fontana. Access for emergency vehicles shall be maintained at all times.
6. Table 30-157.A of the Fontana Zoning and Development Code shall apply regarding the keeping of animals on residential property, in addition to the project's CC&R's.
7. Section 30-178 of the Fontana Zoning and Development Code shall apply to all private swimming pools, spas, and hot tubs.
8. Recreational vehicle parking requirements on private streets and driveways shall be established by the project's CC&R's.
9. A maximum of 20 lots (no more than 2 lots per Planning Area) may be designed as flag lots. The Planning Commission may choose to allow more at their discretion.

Citrus Heights North – Specific Plan

10. Staggered building placement required for variation in streetscape shall not encroach into the minimum required setback area for any given lot (variations in building footprints shall be set back from the minimum front yard setback required).

4.2. DEVELOPMENT STANDARDS AND REGULATIONS

The following Section sets forth development standards for all land uses within the Citrus Heights North community. This section has been prepared in accordance with California Government Code Section 65450 and all applicable development and design standards of the City of Fontana Zoning and Development Code, with some modification to accommodate the Citrus Heights North land use plan.

All setbacks established by this Chapter, unless otherwise noted below, shall be measured from the property line, except setbacks from streets that shall be measured from the outside of the curb (approximately six-inches from the curb face).

A. MINIMUM 10,000 S.F. LOTS (PLANNING AREAS 1, 3, AND 5)

The following standards are applicable to Planning Areas 1, 3 and 5 within the Citrus Heights North Specific Plan (Figure 38).

(1) *Minimum Lot Size*

The minimum residential lot size shall be 10,000 square feet, including easements.

(2) *Minimum Lot Width*

The lot width shall not be less than 65 feet. This standard does not apply to cul-de-sac, knuckle, and flag lots.

**Minimum width of cul-de-sac, knuckle, and flag lots shall be 30 feet, as measured at the front property line. If lot width is less than 42 feet, then an extra parking space shall be provided on site.

(3) *Minimum Lot Depth*

Lot depth shall be a minimum of 100 feet.

Minimum lot depth for cul-de-sac lots, flag lots, or lots fronting on a knuckle shall be 90 feet. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

Citrus Heights North – Specific Plan

(4) Maximum Lot Coverage

All buildings, including accessory buildings and structures, shall not cover more than 45% of the area of a lot.

(5) Front Yard Setback

Front yard setback to the residential living space (habitable portion) of the structure or a porch shall be not less than 21 feet from the front property line.

(6) Front Yard Setback – Garage

Side-entry garages shall maintain a minimum front yard setback of 21 feet measured from the garage to the front property line. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit. When side entry garages are proposed, applicants must provide evidence that adequate radius access to the garage (without the need for multiple turning movements) is available.

Direct-entry garages shall maintain a minimum front yard setback of 25 feet measured from the garage door to the front property line.

(7) Rear Yard Setback

Required rear yards shall be a minimum of 20 percent of the depth of the lot, to a depth not to exceed 25 feet. Additional setback may also be provided beyond this maximum.

Rear yard setback for a one-story house open patio cover shall be a minimum of 10 feet.

Rear yard setback for a two-story house open patio cover shall be a minimum of 10 feet.

(8) Side Yard Setback – Interior Lot

Side yard width shall not be less than 5 feet. Minimum distance between structures shall be 15 feet, excluding allowed projections as described in B (14), below.

(9) Side Yard Setback – Corner Lot/Reversed Corner Lot

On the side that adjoins another lot, the side yard shall be the same as that required on an interior lot. On the street side and lots adjacent to a gated entry, the width of the required side yard shall be a minimum of 10 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

Citrus Heights North – Specific Plan

(10) Minimum Building Separation – Interior Side Yard

The minimum side yard separation between primary structures on adjacent lots is 15 feet for adjacent two-story homes. To encourage the plotting of one-story homes, the minimum side yard separation between one-story homes and any adjacent primary structure is reduced to 10 feet. Side yard separation standards do not apply to accessory structures. See below for allowed permitted projections.

(11) Maximum Building Height

No building shall exceed a height of 35 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

(12) Minimum Floor Area

The minimum single-story dwelling unit size shall be 1,850 square feet.

The minimum two-story dwelling unit size shall be 3,000 square feet.

(13) Projections into Yards

Balcony. A balcony is permitted to project up to 6 feet into any required front or rear yard setback.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side setback, provided they do not reduce the required yard more than 18 inches nor create any yard less than 3.5 feet in width.

Porch. An uncovered porch or platform which does not extend vertically above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code. Porch depth shall be a minimum of 6 feet.

**Where a side gate is provided, a clear path of travel to accommodate a 96-gallon trash container (exclusive of all balconies, fireplaces, porches, media niches, air conditioning pads, etc.) shall be maintained and demonstrated to the satisfaction of the Planning Manager.

Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

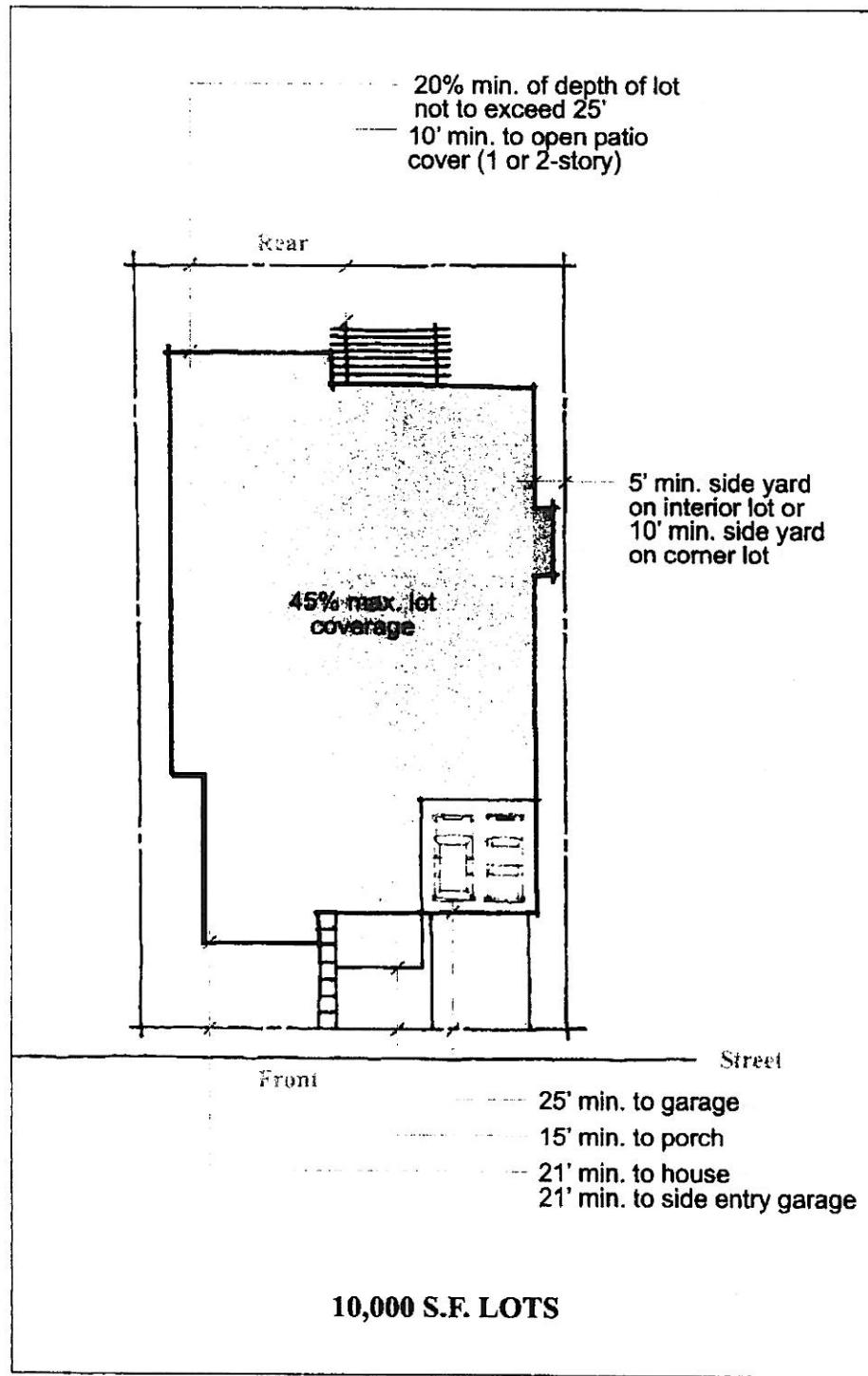
Citrus Heights North – Specific Plan

Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

(15) Permitted Uses

Permitted and conditionally permitted uses in Planning Areas 1 and 5 shall be all those allowed under the R-1 Zone of the Fontana Municipal Code. Public and private common recreation areas are specifically permitted as an accessory use.

Second units and granny flats shall be subject to provisions identified in the Fontana Municipal Code.



DEVELOPMENT STANDARDS
10,000 S.F. LOTS

Citrus Heights North

not to scale



Figure 38

Citrus Heights North – Specific Plan

B. MINIMUM 6,000 S.F. (PLANNING AREA 2)

The following standards are applicable to Planning Area 2 within the Citrus Heights North Specific Plan (Figure 39).

(1) *Minimum Lot Size*

The minimum residential lot size shall be 6,000 square feet, including easements.

(2) *Minimum Lot Width*

The lot width shall not be less than 55 feet. This standard does not apply to cul-de-sac, knuckle, and flag lots.

**Minimum width of cul-de-sac, knuckle, and flag lots shall be 30 feet, as measured at the front property line. If lot width is less than 42 feet, then an extra parking space shall be provided on site.

(3) *Minimum Lot Depth*

Lot depth shall be a minimum of 90 feet.

Minimum lot depth requirement of cul-de-sac lots, flag lots, or lots fronting on a knuckle shall be 85 feet. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

(4) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 50% of the area of a lot.

(5) *Front Yard Setback*

Front yard setback to the residential living space (habitable portion) of the structure shall be not less than 18 feet from the front property line. Front yard setback to porch shall not be less than 12 feet.

(6) *Front Yard Setback – Garage*

Side-entry garages shall maintain a minimum front yard setback of 16 feet measured from the garage to the front property line. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit. When side entry garages are proposed, applicants must provide evidence that adequate radius access to the garage (without the need for multiple turning movements) is available.

Citrus Heights North – Specific Plan

Direct-entry garages shall maintain a minimum front yard setback of 22 feet measured from the garage door to the front property line.

(7) *Rear Yard Setback*

Required rear yards shall be a minimum of 20 percent of the depth of the lot, to a depth not to exceed 25 feet.

Rear yard setback for a one-story house open patio cover shall be a minimum of 10 feet.

Rear yard setback for a two-story house open patio cover shall be a minimum of 10 feet.

(8) *Side Yard Setback – Interior Lot*

Side yard width shall not be less than 5 feet. Minimum distance between structures shall be 15 feet, excluding allowed projections as described below.

(9) *Side Yard Setback – Corner Lot/Reversed Corner Lot*

On the side that adjoins another lot, the side yard shall be the same as that required on an interior lot. On the street side and lots adjacent to a gated entry, the width of the required side yard shall be a minimum of 10 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

(10) *Minimum Building Separation – Interior Side Yard*

The minimum side yard separation between primary structures on adjacent lots is 15 feet for adjacent two-story homes. To encourage the plotting of one-story structures, the minimum side yard separation between one-story homes and any adjacent primary structure is reduced to 10 feet. Side yard separation standards do not apply to accessory structures. See below for allowed permitted projections.

(11) *Maximum Building Height*

No building shall exceed a height of 35 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

(12) *Minimum Floor Area*

The minimum single-story dwelling unit size shall be 1,850 square feet.

The minimum two-story dwelling unit size shall be 2,300 square feet.

Citrus Heights North – Specific Plan

(13) *Floor Plan Requirement*

A minimum of 15% of the lots shall accommodate single-story living (one bedroom and bathroom on first floor).

(14) *Projections into Yards*

Balcony. A balcony is permitted to project up to 6 feet into any required front or rear yard setback.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side setback, provided they do not reduce the required yard more than 18 inches nor create any yard less than 3.5 feet in width.

Porch. An uncovered porch or platform which does not extend vertically above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code. Porch depth shall be a minimum of 6 feet.

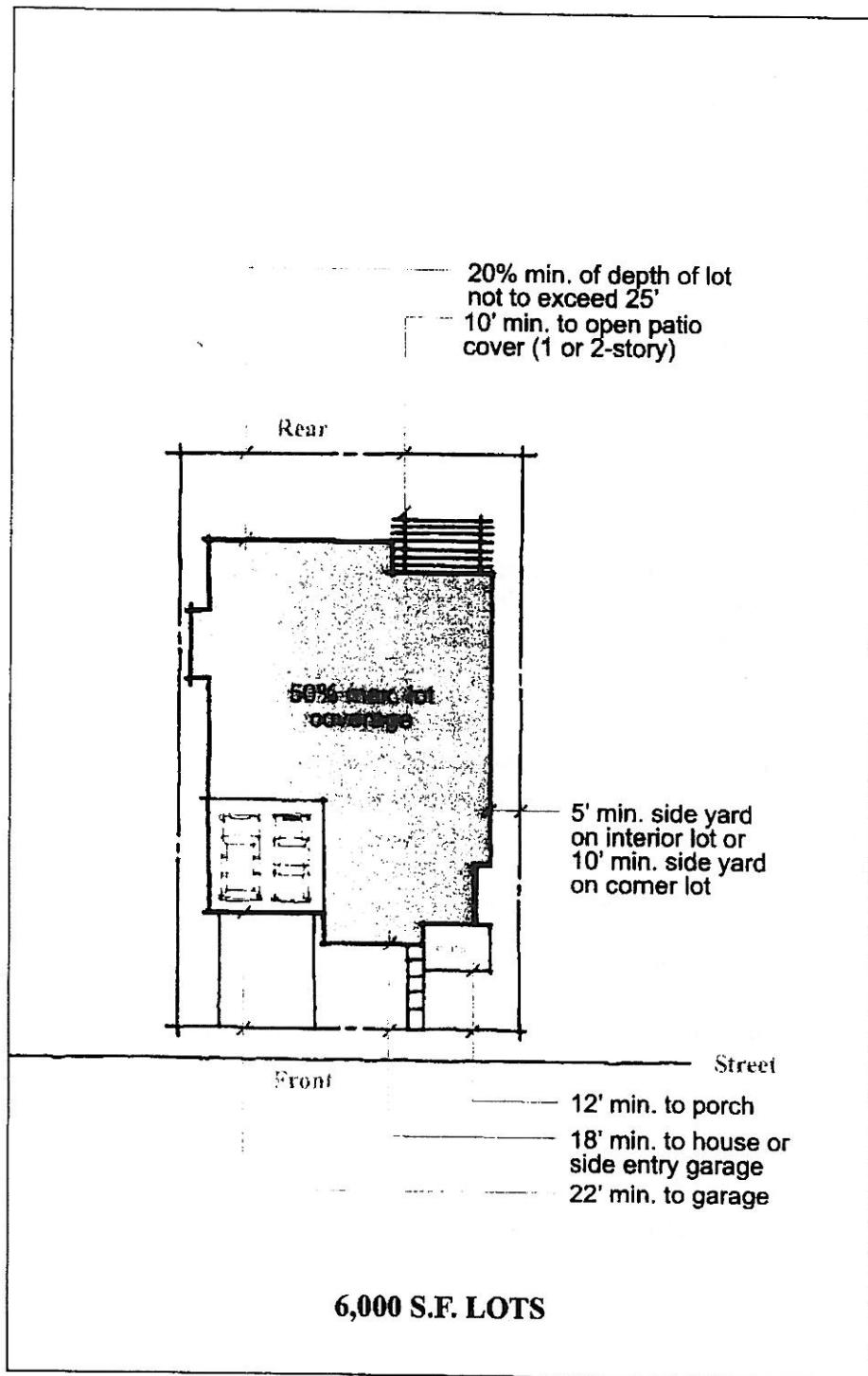
**Where a side gate is provided, a clear path of travel to accommodate a 96-gallon trash container (exclusive of all balconies, fireplaces, porches, media niches, air conditioning pads, etc.) shall be maintained and demonstrated to the satisfaction of the Planning Manager.

Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

(15) *Permitted Uses*

Permitted and conditionally permitted uses in Planning Area 2 and 3 shall be all those allowed under the R-1 Zone of the Fontana Municipal Code. Public and private common recreation areas are specifically permitted as an accessory use.



DEVELOPMENT STANDARDS
6,000 S.F. LOTS

Citrus Heights North

not to scale



Figure 39

Citrus Heights North – Specific Plan

C. MINIMUM 7,000 S.F. (PLANNING AREA 3)

The following standards are applicable to Planning Area 3 within the Citrus Heights North Specific Plan.

(1) *Minimum Lot Size*

The minimum residential lot size shall be 7,000 square feet, including easements.

(2) *Minimum Lot Width*

The lot width shall not be less than 60 feet. This standard does not apply to cul-de-sac, knuckle, and flag lots.

**Minimum width of cul-de-sac, knuckle, and flag lots shall be 30 feet, as measured at the front property line. If lot width is less than 42 feet, then an extra parking space shall be provided on site.

(3) *Minimum Lot Depth*

Lot depth shall be a minimum of 95 feet.

Minimum lot depth for cul-de-sac lots, flag lots, or lots fronting on a knuckle shall be 90 feet. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

(4) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 45% of the area of a lot.

(5) *Front Yard Setback*

Front yard setback to the residential living space (habitable portion) of the structure shall be not less than 21 feet from the front property line.

(6) *Front Yard Setback – Garage*

Side-entry garages shall maintain a minimum front yard setback of 16 feet measured from the garage to the front property line. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit. When side entry garages are proposed, applicants must provide evidence that adequate radius access to the garage (without the need for multiple turning movements) is available.

Citrus Heights North – Specific Plan

Direct-entry garages shall maintain a minimum front yard setback of 25 feet measured from the garage door to the front property line.

(7) *Rear Yard Setback*

Required rear yards shall be a minimum of 20 percent of the depth of the lot, to a depth not to exceed 25 feet.

Rear yard setback for a one-story house open patio cover shall be a minimum of 10 feet.

Rear yard setback for a two-story house open patio cover shall be a minimum of 10 feet.

(8) *Side Yard Setback – Interior Lot*

Side yard width shall not be less than 5 feet. Minimum distance between structures shall be 15 feet, excluding allowed projections as described below.

(9) *Side Yard Setback – Corner Lot/Reversed Corner Lot*

On the side that adjoins another lot, the side yard shall be the same as that required on an interior lot. On the street side and lots adjacent to a gated entry, the width of the required side yard shall be a minimum of 10 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

(10) *Minimum Building Separation – Interior Side Yard*

The minimum side yard separation between primary structures on adjacent lots is 15 feet for adjacent two-story homes. To encourage the plotting of one-story homes, the minimum side yard separation between one-story homes and any adjacent primary structure is reduced to 10 feet. Side yard separation standards do not apply to accessory structures. See below, for allowed permitted projections.

(11) *Maximum Building Height*

No building shall exceed a height of 35 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

(12) *Minimum Floor Area*

The minimum single-story dwelling unit size shall be 1,850 square feet.

The minimum two-story dwelling unit size shall be 2,800 square feet.

Citrus Heights North – Specific Plan

(13) *Floor Plan Requirement*

A minimum of 15% of the lots shall accommodate single-story living (one bedroom and bathroom on first floor).

(14) *Projections into Yards*

Balcony. A balcony is permitted to project up to 6 feet into any required front or rear yard setback.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side setback, provided they do not reduce the required yard more than 18 inches nor create any yard less than 3.5 feet in width.

Porch. An uncovered porch or platform which does not extend vertically above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code. Porch depth shall be a minimum of 6 feet.

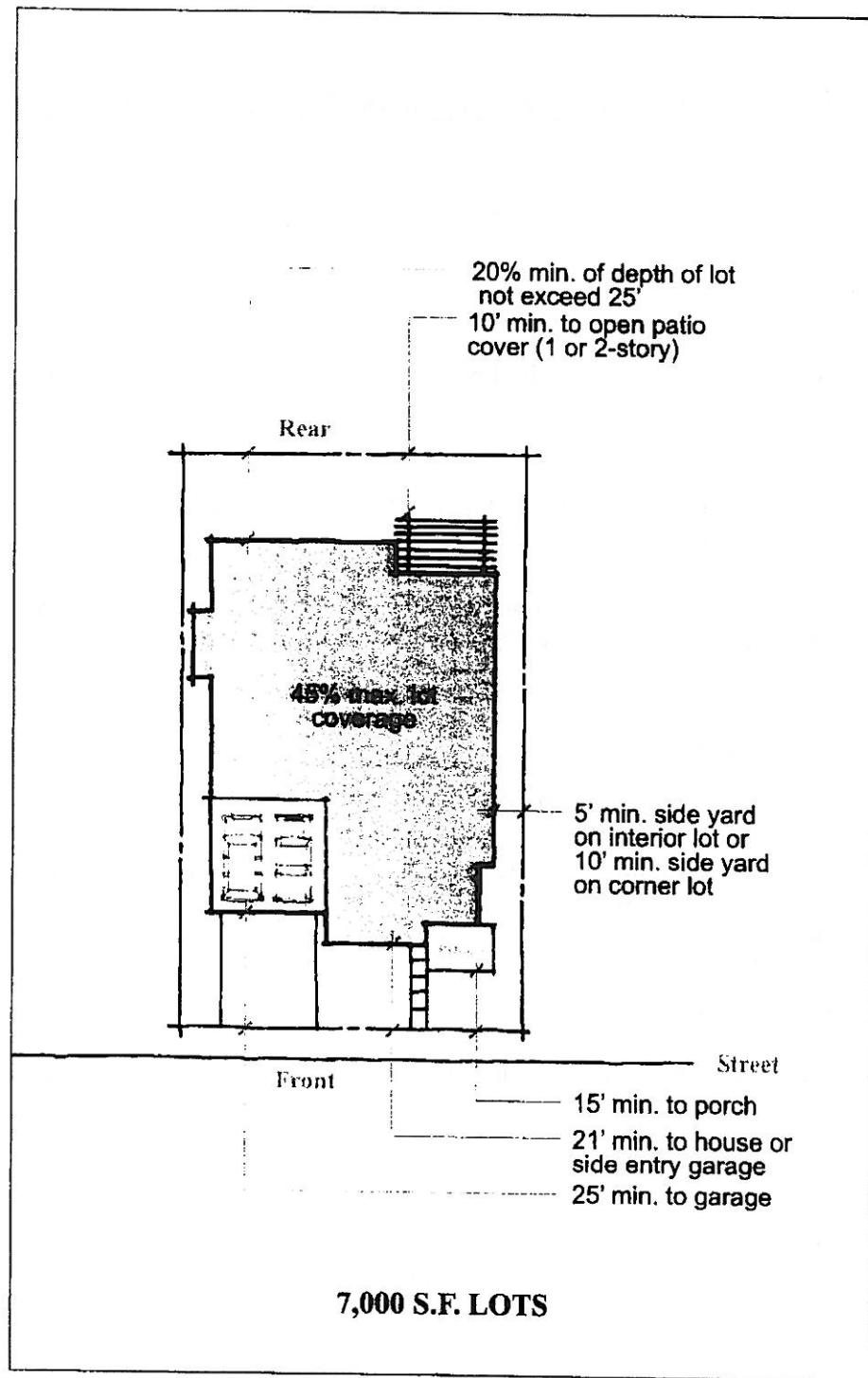
**Where a side gate is provided, a clear path of travel to accommodate a 96-gallon trash container (exclusive of all balconies, fireplaces, porches, media niches, air conditioning pads, etc.) shall be maintained and demonstrated to the satisfaction of the Planning Manager.

Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

(15) *Permitted Uses*

Permitted and conditionally permitted uses in Planning Area 2 and 3 shall be all those allowed under the R-1 Zone of the Fontana Municipal Code. Public and private common recreation areas are specifically permitted as an accessory use.



DEVELOPMENT STANDARDS
7,000 S.F. LOTS

Citrus Heights North

Citrus Height 100

Figure 40

not to scale



Citrus Heights North – Specific Plan

D. MINIMUM 5,000 S.F. LOTS (PLANNING AREAS 4 AND 7) & PRIVATE RECREATION AREA (PLANNING AREA 21)

The following standards are applicable to Planning Areas 4, 7, and 21 within the Citrus Heights North Specific Plan.

(1) *Minimum Lot Size*

The minimum residential lot size shall be 5,000 square feet, including easements.

(2) *Minimum Lot Width*

The lot width shall not be less than 50 feet. This standard does not apply to cul-de-sac, knuckle, and flag lots.

**Minimum width of cul-de-sac, knuckle, and flag lots shall be 30 feet, as measured at the front property line. If lot width is less than 42 feet, then an extra parking space shall be provided on site.

(3) *Minimum Lot Depth*

Lot depth shall be a minimum of 90 feet.

Minimum lot depth for cul-de-sac lots, flag lots, or lots fronting on a knuckle shall be 80 feet. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

(4) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 60% of the area of a lot.

(5) *Front Yard Setback*

Front yard setback to the residential living space (habitable portion) of the structure shall be not less than 16 feet from the front property line, 10 feet to porch. A maximum of 30% of units may have a front yard living area setback of 10 feet (inclusive of porch) provided that 50% of the units in the overall Planning Area include a porch. The number of units requiring porches shall have a proportional relationship to the number of units with a 10-foot front yard living area setback. For example, if 15% of the units have a front yard setback of 10 feet, 25% of the units in the Planning Area will include a porch. If none of the units utilize the 10-foot front yard living area setback, no porches shall be required.

Citrus Heights North – Specific Plan

(6) *Front Yard Setback – Garage*

Side-entry garages shall maintain a minimum front yard setback of 10 feet measured from the garage to the front property line. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit. When side entry garages are proposed, applicants must provide evidence that adequate radius access to the garage (without the need for multiple turning movements) is available.

Direct-entry garages shall maintain a minimum front yard setback of 22 feet measured from the garage door to the front property line.

(7) *Rear Yard Setback*

Rear yard setback shall be a minimum of 15 feet.

Rear yard setback for a one-story house open patio cover shall be a minimum of 5 feet.

Rear yard setback for a two-story house open patio cover shall be a minimum of 10 feet.

(8) *Side Yard Setback – Interior Lot*

Side yard width shall not be less than 5 feet. Minimum distance between structures shall be 10 feet, excluding allowed projections as described in C (13), below.

(9) *Side Yard Setback – Corner Lot/Reversed Corner Lot*

On the side that adjoins another lot, the side yard shall be the same as that required on an interior lot. On the street side and lots adjacent to a gated entry, the width of the required side yard shall be a minimum of 10 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

(10) *Minimum Building Separation – Interior Side Yard*

The minimum side yard separation between primary structures on adjacent lots is 10 feet for adjacent two-story homes. The minimum side yard side yard separation between one-story homes and any adjacent primary structure is 10 feet. Side yard separations do not apply to accessory structures. See below for permitted projections.

(11) *Maximum Building Height*

No building shall exceed a height of 35 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

Citrus Heights North – Specific Plan

(12) Minimum Floor Area

The minimum single-story dwelling unit size shall be 1,700 square feet.

The minimum two-story dwelling unit size shall be 2,100 square feet.

(13) Floor Plan Requirement

A minimum of 15% of the lots shall accommodate single-story living (one bedroom and bathroom on first floor).

(14) Projections into Yards

Balcony. A balcony is permitted to project up to 6 feet into any required front or rear yard setback.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side setback, provided they do not reduce the required yard more than 18 inches nor create any yard less than 3.5 feet in width.

Porch. An uncovered porch or platform which does not extend vertically above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code. Porch depth shall be a minimum of 6 feet.

**Where a side gate is provided, a clear path of travel to accommodate a 96-gallon trash container (exclusive of all balconies, fireplaces, porches, media niches, air conditioning pads, etc.) shall be maintained and demonstrated to the satisfaction of the Planning Manager.

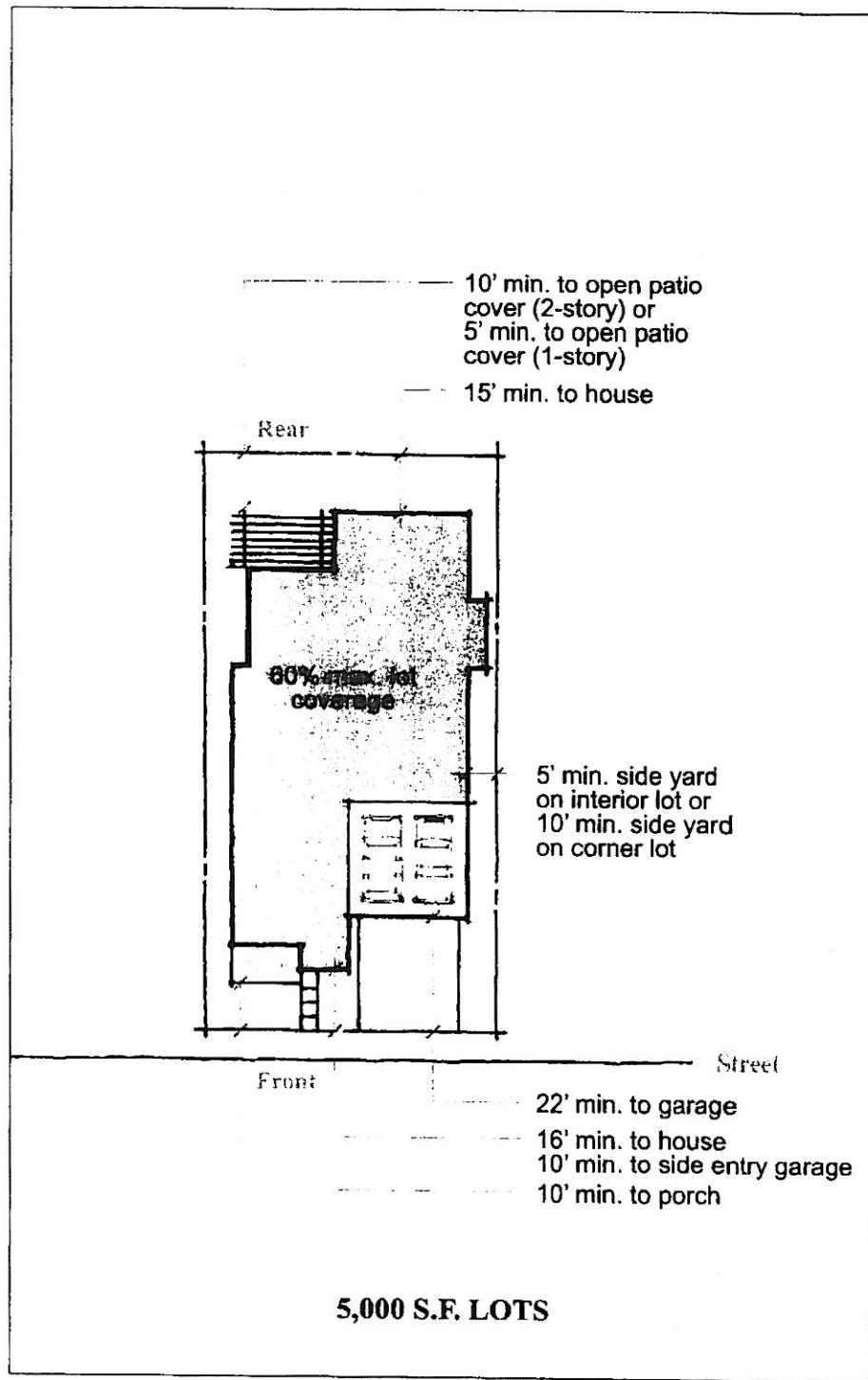
Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

Citrus Heights North – Specific Plan

(15) Permitted Uses

Permitted and conditionally permitted uses in Planning Area 4 and 7 shall be all those allowed under the R-1 Zone of the Fontana Zoning and Development Code. Public and private common recreation areas are specifically permitted as an accessory use. Permitted uses in Planning Area 21 shall be limited to only include (a) private parks and playgrounds; (b) accessory structures; (c) private swimming pool; (d) private tennis court; (e) construction trailers; and (f) sales or rental office.



DEVELOPMENT STANDARDS
5,000 S.F. LOTS

Citrus Heights North

Citrus Height 105

Figure 41

not to scale



Citrus Heights North – Specific Plan

E. MINIMUM 4,000 S.F. LOTS (PLANNING AREAS 8 AND 9)

The following standards are applicable to Planning Areas 8 and 9 within the Citrus Heights North Specific Plan (Figure 42).

(1) *Minimum Lot Size*

The minimum residential lot size shall be 4,000 square feet, including easements.

(2) *Minimum Lot Width*

The lot width shall not be less than 40 feet. This standard does not apply to cul-de-sac, knuckle, and flag lots. If lot width is less than 42 feet, then an extra parking space shall be provided on site.

(3) *Minimum Lot Depth*

Lot depth shall be a minimum of 70 feet.

**Minimum lot depth requirement shall not apply to cul-de-sac lots, flag lots, or lots fronting on a knuckle.

(4) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 65% of the area of a lot.

(5) *Front Yard Setback*

Front yard setback to the residential living space (habitable portion) of the structure shall be not less than 14 feet from the front property line, and 10 feet to porch. A maximum of 30% of units may have a front yard living area setback of 10 feet (inclusive of porch) provided that 50% of the units in the overall Planning Area include a porch. The number of units requiring porches shall have a proportional relationship to the number of units with a 10-foot front yard living area setback. For example, if 15% of the units have a front yard setback of 10 feet, 25% of the units in the Planning Area will include a porch. If none of the units utilize the 10-foot front yard living area setback, no porches shall be required.

(6) *Front Yard Setback – Garage*

Side-entry garages shall maintain a minimum front yard setback of 10 feet measured from the garage to the front property line. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit.

Citrus Heights North – Specific Plan

Direct-entry garages shall maintain a minimum front yard setback of 22 feet measured from the garage door to the front property line.

(7) *Rear Yard Setback*

Rear yard setback shall be a minimum of 10 feet.

Rear yard setback for a one-story home open patio cover shall be a minimum of 3 feet.

Rear yard setback for a two-story home open patio cover shall be a minimum of 5 feet.

(8) *Side Yard Setback – Interior Lot*

Side yard width shall not be less than 5 feet. Minimum distance between structures shall be 10 feet, excluding projections as described in D (13), below.

(9) *Side Yard Setback – Corner Lot/Reversed Corner Lot*

On the side which adjoins another lot, the side yard shall be the same as that required on an interior lot. On the street side and lots adjacent to a gated entry, the width of the required side yard shall be a minimum of 10 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

(10) *Minimum Building Separation – Interior Side Yard*

The minimum side yard separation between primary structures on adjacent lots is 10 feet. Side yard separations do not apply to accessory structures. See D (13), below, for permitted projections.

(11) *Maximum Building Height*

No building shall exceed a height of 35 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

(12) *Minimum Floor Area*

The minimum single-story dwelling unit size shall be 1,500 square feet.

The minimum two-story dwelling unit size shall be 1,700 square feet.

Citrus Heights North – Specific Plan

(13) *Projections into Yards*

Balcony. A balcony is permitted to project up to 6 feet into any required front or rear yard setback.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side setback, provided they do not reduce the required yard more than 3 feet nor create any yard less than 3 feet in width.

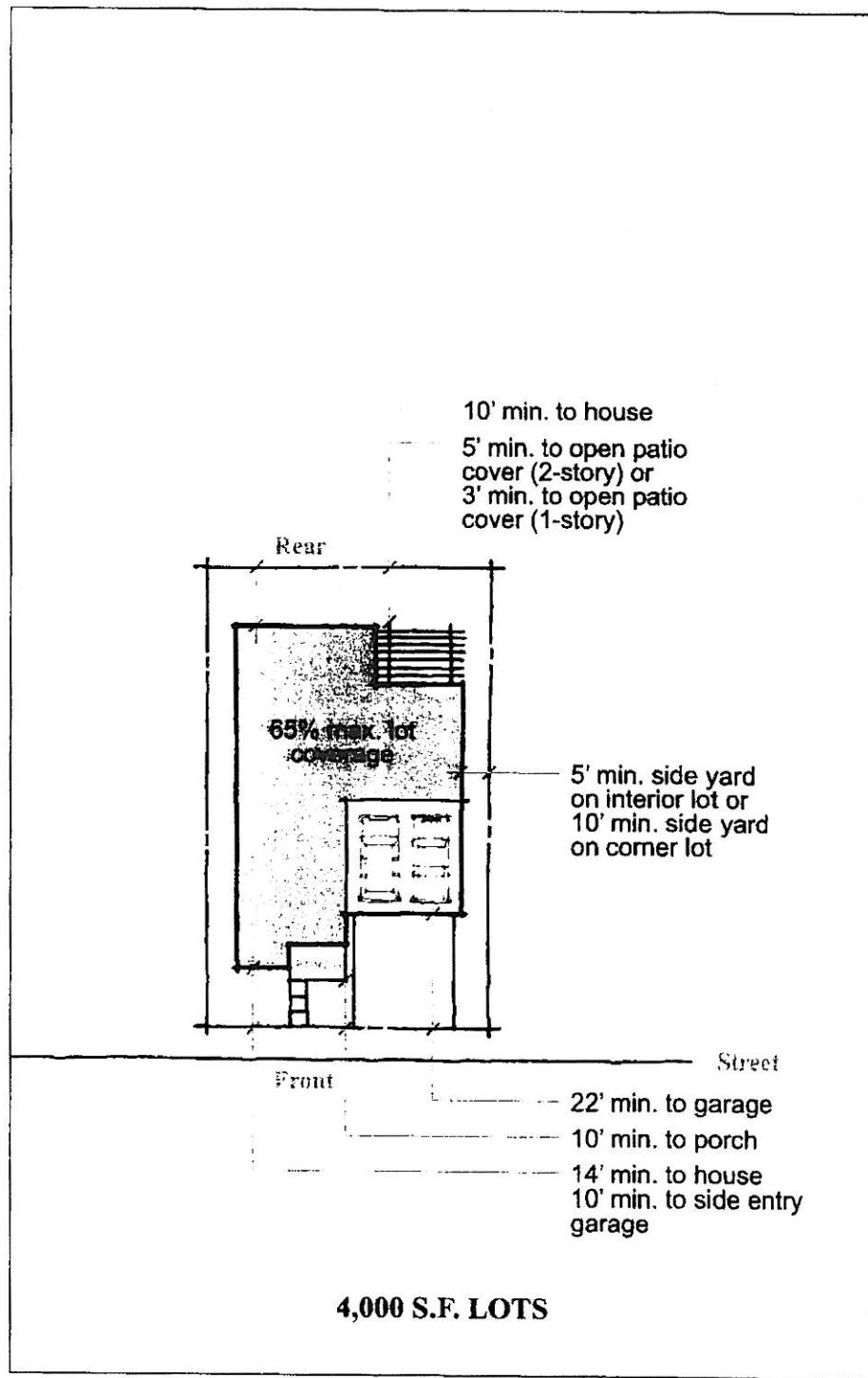
Porch. An uncovered porch or platform which does not extend above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code.

Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

(14) *Permitted Uses*

Permitted and conditionally permitted uses in Planning Areas 8 and 9 shall be all those allowed under the R-1 Zone of the Fontana Zoning and Development Code. Public and private common recreation areas are specifically permitted as an accessory use.



DEVELOPMENT STANDARDS
 4,000 S.F. LOTS

Citrus Heights North

Figure 42

not to scale



Citrus Heights North – Specific Plan

F. MINIMUM 4,000 S.F. LOTS, REAR LOADED (PLANNING AREAS 10 AND 11)

The following standards are applicable to Planning Areas 10 and 11 within the Citrus Heights North Specific Plan (Figure 43).

(1) *Minimum Lot Size*

The minimum residential lot size shall be 4,000 square feet, including easements.

(2) *Minimum Lot Width*

The lot width shall not be less than 40 feet. This standard does not apply to cul-de-sac, knuckle, and flag lots.

(3) *Minimum Lot Depth*

Lot depth shall be a minimum of 70 feet.

**Minimum lot depth requirement shall not apply to cul-de-sac lots, flag lots, or lots fronting on a knuckle.

(4) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 65% of the area of a lot.

(5) *Front Yard Setback*

Front yard setback to the residential living space (habitable portion) of the structure shall be 15 feet.

Front yard setback to a porch shall be not less than 10 feet from the front property line.

(6) *Rear Yard Setback*

Rear yard setback to the residential living area shall be a minimum of 10 feet. A minimum 5-foot setback shall be provided to the garage.

Rear yard setback for a one-story home open patio cover shall be a minimum of 5 feet.

Rear yard setback for a two-story home open patio cover shall be a minimum of 5 feet.

Citrus Heights North – Specific Plan

(7) Side Yard Setback – Interior Lot

Side yard width shall not be less than 5 feet. Minimum distance between structures shall be 10 feet, excluding projections as described below.

(8) Side Yard Setback – Corner Lot/Reversed Corner Lot

On the side that adjoins another lot, the side yard shall be the same as that required on an interior lot. On the street side and lots adjacent to a gated entry, the width of the required side yard shall be a minimum of 8 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

(9) Minimum Building Separation – Interior Side Yard

The minimum side yard separation between primary structures on adjacent lots is 10 feet. Side yard separations do not apply to accessory structures. See below, for permitted projections.

(10) Maximum Building Height

No building shall exceed a height of 35 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

(11) Minimum Floor Area

The minimum single-story dwelling unit size shall be 1,500 square feet.

The minimum two-story dwelling unit size shall be 1,700 square feet.

(12) Projections into Yards

Balcony. A balcony is permitted to project up to 6 feet into any required front or rear yard setback.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side setback, provided they do not reduce the required yard more than 3 feet nor create any yard less than 3 feet in width.

Porch. An uncovered porch or platform which does not extend above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is

Citrus Heights North – Specific Plan

not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code.

Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

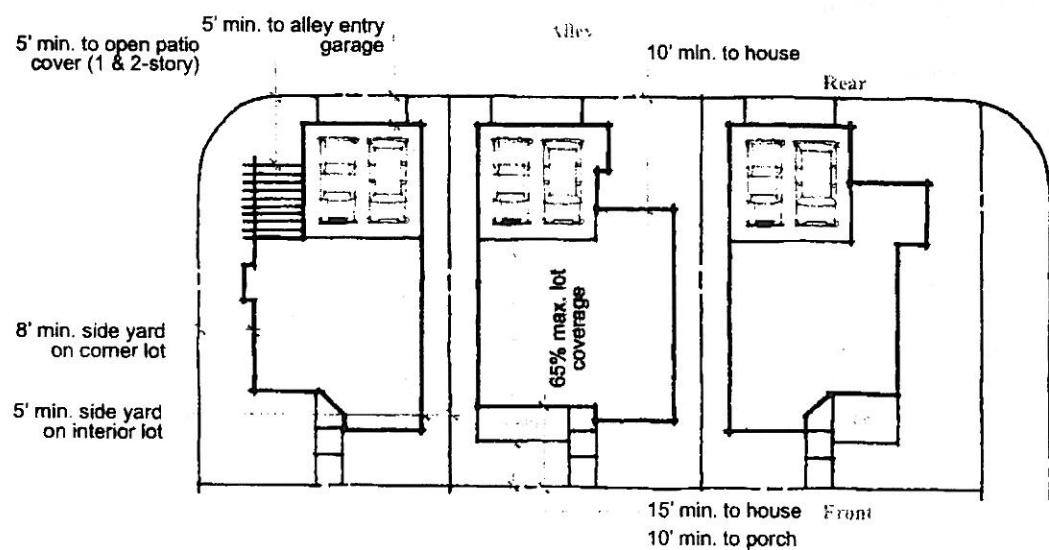
Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

(14) Guest Parking

Where alley loaded products face each other on the street, one (1) guest parking space shall be provided per every five (5) units. This requirement shall not apply to single-loaded streets.

(15) Permitted Uses

Permitted and conditionally permitted uses in Planning Areas 10 and 11 shall be all those allowed under the R-1 Zone of the Fontana Zoning and Development Code. Public and private common recreation areas are specifically permitted as an accessory use.



DEVELOPMENT STANDARDS
4,000 S.F. LOTS (REAR LOADED)

Citrus Heights North

Figure 43

not to scale



Citrus Heights North – Specific Plan

G. GARDEN COURTS (PLANNING AREA 13)

The following standards are applicable to Planning Area 13 within the Citrus Heights North Specific Plan (Figure 44).

(1) *Minimum Lot Area*

Minimum lot area shall be 2,800 s.f., including easements

(2) *Minimum Lot Width*

Minimum lot width shall be 35 feet.

(3) *Minimum Lot Depth*

Minimum lot depth shall be 70 feet.

(4) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 65% of the area of the lot.

(5) *Front Yard Setback*

Front yard setback to the residential living space (habitable portion) of the structure or a porch shall be not less than 10 feet from the property line. Porches located within the front yard shall have a minimum setback of 8 feet. The minimum distance between buildings in the front yard shall be 40 feet.

(6) *Rear Yard Setback*

Alley entry garage shall maintain a minimum rear yard setback of 5 feet measured from the garage to the property line.

Rear yard setback to residential living area shall be 10 feet.

Rear yard setback for an open patio cover (one-story) shall be 5 feet.

Rear yard setback for an open patio cover (two-story) shall be 5 feet.

(7) *Side Yard Setback*

Side yard width on an interior lots shall not be less than 5 feet. Minimum distance between structures shall be 10 feet, excluding projections as described in number (8) below.

Citrus Heights North – Specific Plan

Side yard width on a corner lot shall not be less than 8 feet, and shall extend the full length of the lot, excluding the corner lot cutout.

(8) *Minimum Building Separation*

The minimum building separation between adjacent two-story structures shall be 10 feet.

The minimum building separation between one-story and any adjacent primary structures shall be 10 feet.

(9) *Projections into Yards*

Balcony. A balcony is permitted to project up to 6 feet into any required front or rear yard setback.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side setback, provided they do not reduce the required yard more than 3 feet nor create any yard less than 3 feet in width.

Porch. An uncovered porch or platform which does not extend above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code.

Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

(10) *Maximum Building Height*

No building shall exceed a height of 35 feet. An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 ft.

Citrus Heights North – Specific Plan

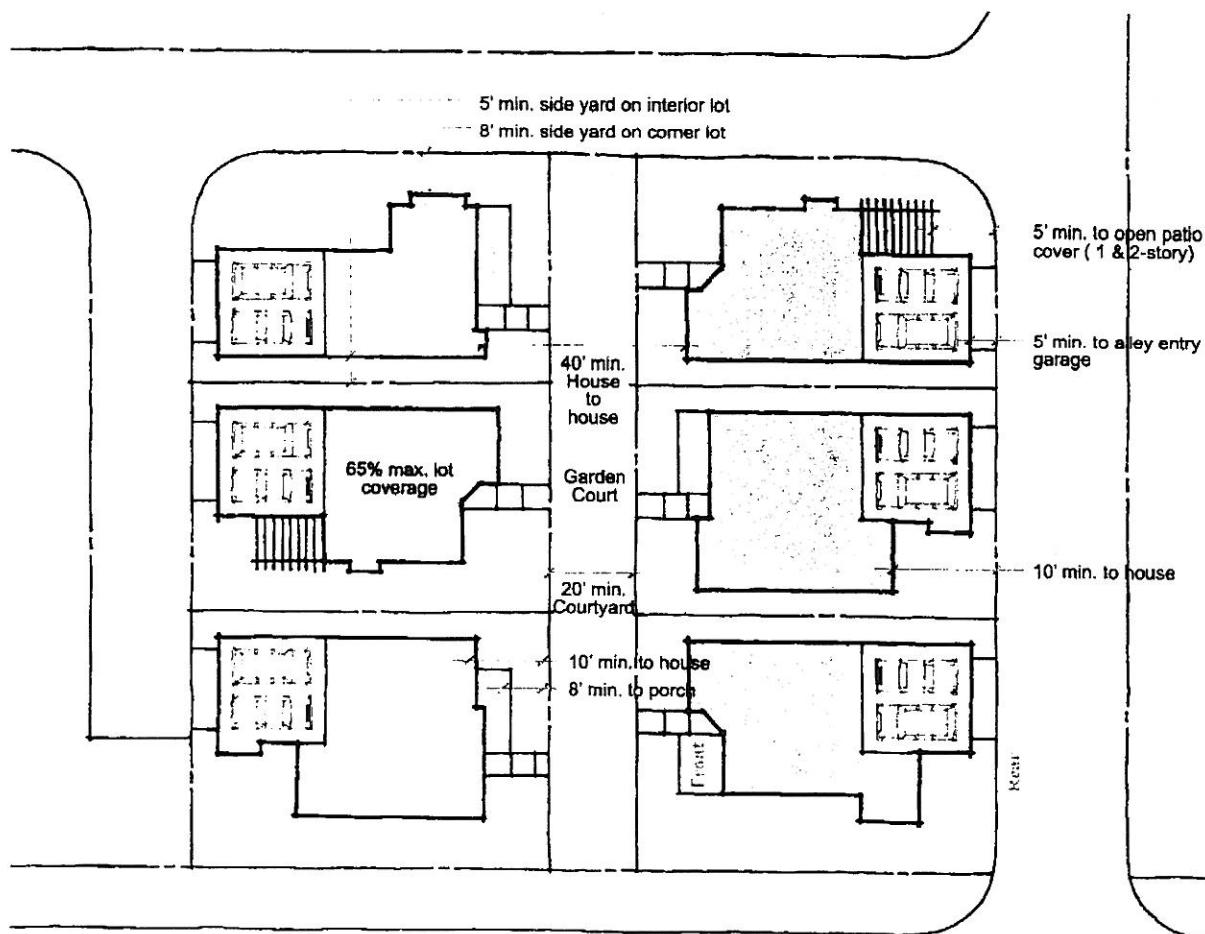
(11) *Minimum Floor Area*

The minimum one story dwelling unit size shall be 1,200 square feet.

The minimum two story dwelling unit size shall be 1,500 square feet.

(12) *Guest Parking*

Guest parking shall be provided at a ratio of one-half (0.50) space per unit.



DEVELOPMENT STANDARDS
GARDEN COURT

Citrus Heights North

Figure 44

not to scale



Citrus Heights North – Specific Plan

H. HIGH DENSITY RESIDENTIAL (PLANNING AREAS 14, 15, 16, AND 17) AND PRIVATE RECREATION AREAS (PLANNING AREAS 21 AND 22)

The following standards are applicable to Planning Areas 14, 15, 16, and 17 within the Citrus Heights North Specific Plan. As stated in E (14) below, permitted uses in Planning Areas 21 and 22 are limited to those appropriate to a private recreation center (Figure 45).

(1) *Maximum Density*

The maximum density shall be 18.4 dwelling units per acre.

(2) *Minimum Lot Size*

The minimum residential lot size shall be 0.5 acre, including easements.

(3) *Minimum Lot Width*

Lot width shall not be less than 60 feet.

(4) *Minimum Lot Depth*

Lot depth shall be a minimum of 100 feet.

(5) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 50% of the area of a lot.

(6) *Side Yard Setback – Corner Lot*

Side yard width on a corner lot shall not be less than 10 feet.

(7) *Minimum Building Separation*

The minimum building separation between primary structures shall be as follows:

BUILDING RELATIONSHIP	1 TO 1 STORY	1 TO 2 STORY	2 TO 2 STORY	2 TO 3 STORY	3 TO 3 STORY
Front to Front	25 feet	25 feet	30 feet	30 feet	35 feet
Rear to Rear	15 feet	15 feet	25 feet	25 feet	25 feet
Front to Rear	25 feet	25 feet	30 feet	30 feet	35 feet
Side to Side	10 feet	10 feet	15 feet	15 feet	15 feet
Sidewalls Parallel w/ Front or Rear Walls	20 feet	20 feet	30 feet	30 feet	30 feet
Obliquely Aligned	Distances specified above may be decreased by five feet at one building corner provided there is an equal or greater distance increase at the other end.				

Citrus Heights North – Specific Plan

(8) *Maximum Building Height*

No building shall exceed a height of 45 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 50 feet.

(9) *Minimum Floor Area*

Each dwelling unit shall have a minimum living floor area as listed below, which includes walls and excludes garage and accessory uses such as patios and balconies:

NUMBER OF BEDROOMS	MINIMUM FLOOR AREA
1 Bedroom	800 square feet
2 Bedroom	900 square feet
3 Bedroom	1,100 square feet

(10) *Minimum Open Space*

Private Open Space. A minimum of 100 square feet of private open space shall be provided per each dwelling unit located on the first floor and 75 square feet for each dwelling unit located on the second and third floors. Private open space may include ground floor patios or courtyards, second or third floor balconies or decks, and roof-top decks. Private open space may be covered, but must be open on at least one side.

Common Open Space. A minimum of 25% shall be dedicated to common open space.

(11) *Off-Street Parking*

Resident parking shall be provided as detailed below:

NUMBER OF BEDROOMS	REQUIRED SPACES
1 Bedroom	1.5
2 Bedroom	2.0
3 Bedroom	2.5

Resident parking shall include a minimum of 1 space within an enclosed garage per each 1 bedroom unit. Where two or more spaces are required, 1 space shall be provided within an enclosed garage and remaining spaces shall be covered. Tandem parking shall be counted toward satisfying parking requirements.

Guest or visitor parking shall include a minimum of 1 space for every 3 dwelling units and shall include street parking, parking lots, and carports.

Citrus Heights North – Specific Plan

(12) Storage Facilities

A separate area having a minimum of 300 cubic feet of private and secure storage space shall be provided for each dwelling unit and can be located within the garage, provided it does not interfere with garage use for automobile parking. Normal closet and cupboard space within the dwelling unit shall not count toward meeting this requirement. Enclosed garages are required to provide 300 cubic feet of storage cabinet space, or 300 cubic feet of storage space may be provided elsewhere on the site.

(13) Permitted Uses

Permitted uses in Planning Areas 14, 15, 16, and 17 shall be all those allowed under the R-3 Zone of the Fontana Zoning and Development Code. Public and private common recreation areas are specifically permitted as an accessory use. Permitted uses in Planning Area 22 shall include (a) private parks and playgrounds; (b) accessory structures; (c) private swimming pool; (d) private tennis court; (e) construction trailers; and (f) sales office (temporary).

I. NEIGHBORHOOD COMMERCIAL (PLANNING AREA 12)

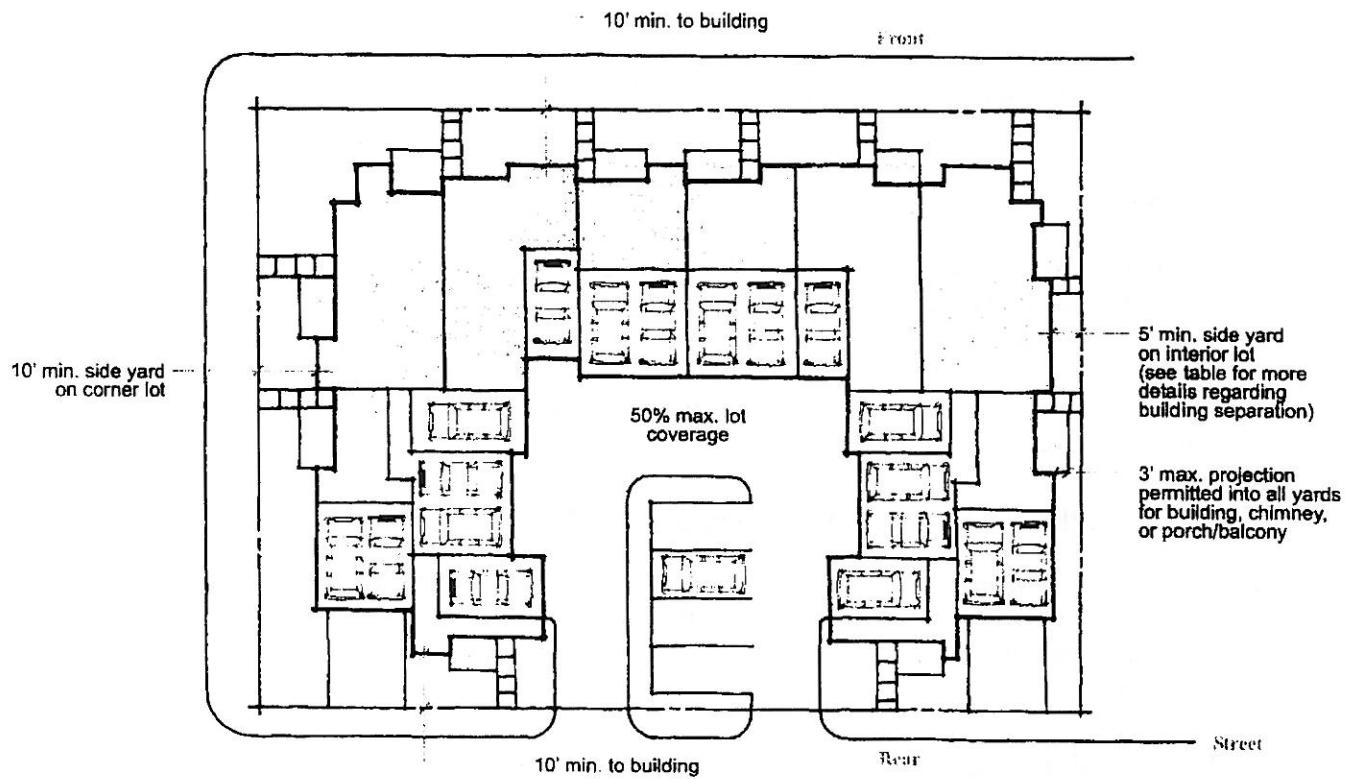
All development standards and guidelines contained within Article VI of the Fontana Zoning and Development Code shall be applicable to Planning Area 12. Permitted uses in Planning Area 12 shall be all those allowed under the C-3 Zone of the Fontana Zoning and Development Code.

J. COMMUNITY SPORTS CENTER (PLANNING AREA 6A)

All development standards and guidelines contained within Article XV of the Fontana Zoning and Development Code shall be applicable to Planning Area 6A. Permitted uses in Planning Area 6 shall be all those allowed under the P-F Zone of the Fontana Zoning and Development Code.

K. INTERIM DETENTION BASIN (PLANNING AREA 6B)

Planning Area 6B is designated for use as an interim detention basin.



DEVELOPMENT STANDARDS
HIGH DENSITY RESIDENTIAL
Citrus Heights North

Figure 45

not to scale



Citrus Heights North – Specific Plan

Table 2
DEVELOPMENT STANDARDS SUMMARY – SINGLE FAMILY RESIDENTIAL

DEVELOPMENT STANDARD	4,000 s.f. LOT 1	4,000 s.f. LOT 2	4,000 s.f. LOT 3	4,000 s.f. LOT 4	6,000 s.f. LOT 5	6,000 s.f. LOT 6	7,000 s.f. LOT 7	10,000 s.f. LOT 8
	(REAR LOADABLE)							
PLANNING AREA(S)	8, 9	10, 11	13	4, 7 ¹	2	3	1, 5	
<i>Minimum Lot Area</i>	4,000 s.f.	4,000 s.f.	2,800 s.f.	5,000 s.f.	6,000 s.f.	7,000 s.f.	10,000 s.f.	
<i>Minimum Lot Width²</i>	40 feet	40 feet	35 feet	50 feet	55 feet	60 feet	65 feet	
<i>Minimum Lot Depth²</i>	70 feet	70 feet	70 feet	90 feet	90 feet	95 feet	100 feet	
<i>Minimum Lot Depth on a Cul de Sac or Knuckle Lot</i>	N/A	N/A	N/A	80 feet	85 feet	90 feet	90 feet	
<i>Maximum Lot Coverage</i>	65%	65%	65%	60%	50%	45%	45%	
<i>Minimum Yard Setbacks:</i>								
Front Yard Setback – Residential Living Area	14 feet	15 feet	10 feet	16 feet	18 feet	21 feet	21 feet	
Front Yard Setback - Porch	10 feet	10 feet	8 feet	10 feet	12 feet	15 feet	15 feet	
Front Yard Setback – Side Entry Garage	10 feet	N/A	N/A	10 feet	16 feet	16 feet	16 feet	
Front Yard Setback – Direct Entry Garage	22 feet	N/A	N/A	22 feet	22 feet	25 feet	25 feet	
Rear Yard Setback – Residential Living Area	10 feet	10 feet	10 feet	15 feet	20% ⁴	20% ⁴	20% ⁴	
Rear Yard Setback – Open Patio Cover (One-Story Home)	3 feet	5 feet	5 feet	5 feet	10 feet	10 feet	10 feet	
Rear Yard Setback – Open Patio Cover (Two-Story Home)	5 feet	5 feet	5 feet	10 feet	10 feet	10 feet	10 feet	
Side Yard Setback – Interior Lot	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	
Side Yard Setback – Corner Lot	10 feet	8 feet	8 feet	10 feet	10 feet	10 feet	10 feet	
Minimum Lot Width – Side Entry Garage	55 feet	N/A	N/A	55 feet	55 feet	55 feet	55 feet	
<i>Minimum Building Separation:</i>								
Between Adjacent Two-Story Structures	10 feet	10 feet	10 feet	10 feet	15 feet	15 feet	15 feet	
Between One-Story and Any Adjacent Primary Structures	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	
Maximum Projection Permitted into Yards	see standards contained in text							
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	
Minimum Floor Area – One Story Homes	1,500 s.f.	1,500 s.f.	1,200 s.f.	1,700 s.f.	1,850 s.f.	1,850 s.f.	1,850 s.f.	
Minimum Floor Area – Two Story Homes	1,700 s.f.	1,700 s.f.	1,500 s.f.	2,100 s.f.	2,300 s.f.	2,800 s.f.	3,000 s.f.	

¹ Use restrictions for private recreation areas in Planning Areas 20 are provided in Section 4.0 - C.

² Does not apply to cul-de-sac lots, flag lots, or lots fronting on a knuckle.

³ Development of Planning Area 6B with residential and/or recreational uses shall be permitted without requiring an amendment to this Specific Plan.

⁴ Required rear yards shall be a minimum of 20 percent of the depth of the lot, to a depth not to exceed 25 feet.

AUGUST 17, 2004

4.0 DEVELOPMENT STANDARDS & REGULATIONS

Citrus Heights North – Specific Plan

Table 3
DEVELOPMENT STANDARDS SUMMARY – HIGH DENSITY RESIDENTIAL

DEVELOPMENT STANDARD	HIGH DENSITY RESIDENTIAL
<i>General Requirements:</i>	
<i>Maximum Density</i>	20 du/ac
<i>Minimum Lot Area</i>	.5 acre
<i>Minimum Lot Width</i>	60 feet
<i>Minimum Lot Depth</i>	100 feet
<i>Maximum Lot Coverage</i>	50%
<i>Building Setback and Separation from rights-of-way:</i>	
<i>Major or primary</i>	25 feet
<i>Secondary or collector</i>	20 feet
<i>Local</i>	15 feet
<i>Private street or driveway</i>	5 feet
<i>Minimum Building Separation:</i>	
<i>Front to Front (1 to 1 Story, 1 to 2, 2 to 2, 2 to 3, 3 to 3)</i>	25 feet, 25 feet, 30 feet, 30 feet, 35 feet
<i>Rear to Rear (1 to 1 Story, 1 to 2, 2 to 2, 2 to 3, 3 to 3)</i>	15 feet, 15 feet, 25 feet, 25 feet, 25 feet
<i>Front to Rear (1 to 1 Story, 1 to 2, 2 to 2, 2 to 3, 3 to 3)</i>	25 feet, 25 feet, 30 feet, 30 feet, 35 feet
<i>Side to Side (1 to 1 Story, 1 to 2, 2 to 2, 2 to 3, 3 to 3)</i>	10 feet, 10 feet, 15 feet, 15 feet, 15 feet
<i>Side to Front/Rear (1 to 1 Story, 1 to 2, 2 to 2, 2 to 3, 3 to 3)</i>	20 feet, 20 feet, 30 feet, 30 feet, 30 feet
<i>Maximum Projection Permitted into Yards</i>	see standards contained in text
<i>Maximum Building Height</i>	45 feet
<i>Minimum Floor Area:</i>	
<i>1 Bedroom</i>	800 square feet
<i>2 Bedroom</i>	900 square feet
<i>3 Bedroom</i>	1,100 square feet
<i>Private Open Space:</i>	
<i>1st Floor</i>	100 square feet per unit
<i>2nd & 3rd Floor</i>	75 square feet per unit
<i>Common Open Space:</i>	25% of lot
<i>Off-Street Parking:</i>	
<i>Resident Parking (1 Bedroom)</i>	1.5 spaces per unit
<i>Resident Parking (2 Bedroom)</i>	2.0 spaces per unit
<i>Resident Parking (3 Bedroom)</i>	2.5 spaces per unit
<i>Guest Parking</i>	1 space per 3 units ²

¹ Use restrictions for private recreation areas in Planning Areas 21 and 22 are provided in Section 4.0 - E.

² Includes street parking, parking lots, and carports.

Citrus Heights North – Specific Plan

5.0 DESIGN GUIDELINES

5.1 PURPOSE AND INTENT

The Citrus Heights North Design Guidelines provide general criteria for architecture, landscaping, entry monumentation, and lighting design in order to ensure a high-quality development and strong community character. The overall goal of the Citrus Heights North Design Guidelines is to create a unique master planned community within the City of Fontana. This Specific Plan document recognizes that the development of Citrus Heights North will play a vital role in the growth of the North Fontana area.

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders, and others involved in the design of community elements. Variation and customization within the context of the guidelines by a builder is encouraged in order to achieve individually distinctive neighborhoods complemented by recreational amenities and a neighborhood commercial component in the same community. Through collaboration and cooperation between the master developer, the builder(s), and the City of Fontana, the Citrus Heights North master planned community is destined to be a successful and desirable addition to the North Fontana area.

The specific objectives of the design guidelines are to:

- Provide guidance to builders, engineers, architects, landscape architects, and other professionals in order to obtain high quality design.
- Provide a framework for the formation of Covenants, Conditions, and Restrictions (CC&Rs) for the use of land in the Specific Plan area.
- Provide the City of Fontana with the necessary assurances that the community of CITRUS HEIGHTS NORTH will be developed in accordance with a certain quality and character as set forth in this document.

The Design Guidelines are intended to be flexible and work in concert with the *Development Standards* contained in Section 4.0 of this document. These guidelines establish standards that will ensure the quality of development, the community landscape, and its character. These guidelines and the standards they contain shall be followed in the design and build-out of the community; they should not be viewed as voluntary. Through review of the plans by the Master Developer and official design review by the City of Fontana, these guidelines shall be enforced and implemented. Projects where nearly identical buildings line streets without variation in placement and form will not be allowed.

Citrus Heights North – Specific Plan

5.2 ARCHITECTURAL DESIGN GUIDELINES

A. GENERAL ARCHITECTURAL GUIDELINES (APPLIES TO ALL PLANNING AREAS)

The goal of the architectural design guidelines is to allow for a diversification of architecture styles while ensuring visual compatibility. These guidelines do not promote rigid adherence to style descriptions but assist in achieving a particular design direction and high quality construction.

1. STYLE

Achieving variety and diversity in neighborhood architecture is a key community objective. For inspiration, Citrus Heights North has embraced compatible architectural styles that have historical precedence in Southern California and are capable of contemporary interpretation and variation. Modern interpretations of historical architectural styles shall address today's market conditions, economics, and building industry standards. The palette of architectural styles selected for these design guidelines contributes to this goal as each style has a historic lineage that shares this "common sense" approach to the use of materials and colors indigenous to the region. Selected styles include:

- Colonial
- Spanish Colonial
- Cottage
- Monterey
- Craftsman
- Italianate

Style elements (walls, windows, roof, etc.) are also identified for each architectural style. These details are identified as a sampling of architectural characteristics that shall be applied as appropriate. Not all style elements are required on every structure; rather, a sampling of these features shall be combined to create the appropriate architectural feel. Mixing of styles, e.g. Gothic columns with Spanish Colonial architecture shall be avoided.

It should also be noted that additional architectural styles not listed above may be incorporated into Citrus Heights North project and serve as substitutes for any of the styles identified in this section. Any new architectural styles introduced into the community must be complementary to the existing styles and require approval by the Planning Department.

2. COLORS AND MATERIALS

The colors and building materials used at Citrus Heights North shall be complementary, and when considered together, shall reflect a distinct community character. The use of elements such as terracotta color roof tile, white washed plaster, painted siding, and wrought iron will provide variety and contrast. New interpretations of these classic combinations of materials and inherent colors are encouraged as they relate to a general feeling of neighborhood unity.

Citrus Heights North – Specific Plan

Color palettes that reflect traditional architectural themes are the basis for successful modern interpretations as proposed for Citrus Heights North. A variety of natural materials and earth tone based colors will provide the diversity required for visual interest while unifying the buildings with their settings and creating a timeless appeal. The primary purpose of the architectural style palette selection is to avoid monotony, provide a variety of color schemes, and promote visual diversity.

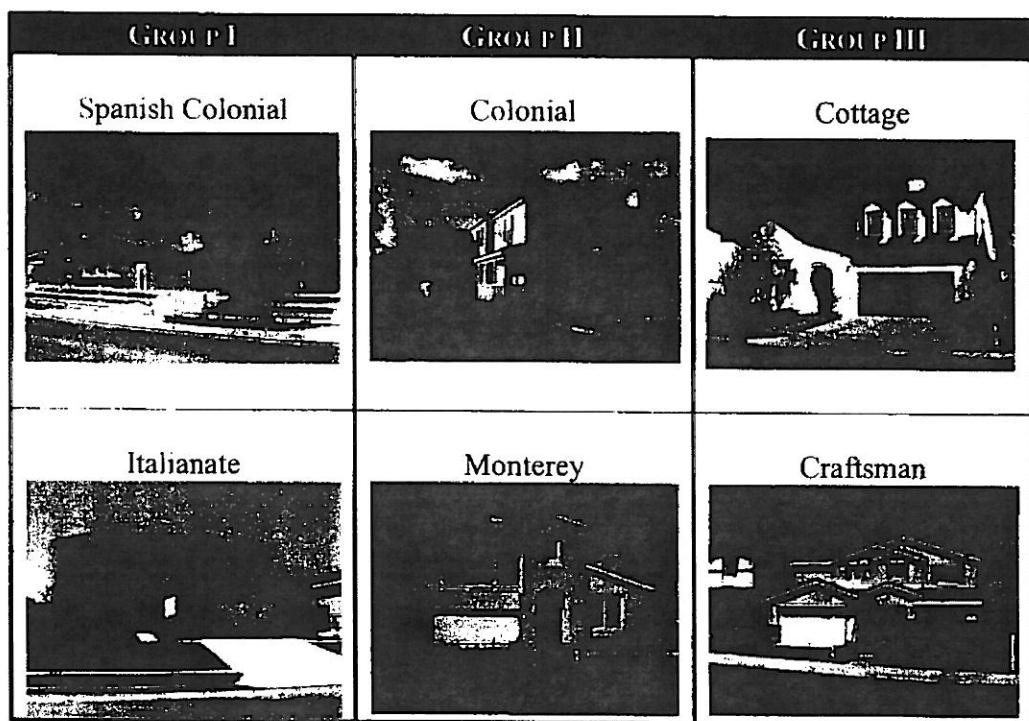
3. ARCHITECTURE ORIENTED TO THE STREET

Architecture shall be oriented to the street so that interactive elements create a human scale and are inviting to the street scene. Interactive elements include; porches, verandas, porte-cocheres, balconies, decks, porticos, trellises, arbors, and courtyards.

The quality design and orientation of interactive elements provide “eyes on the street” and contribute to pedestrian safety, a sense of place, activity, and neighborhood socialization.

B. ARCHITECTURAL DIVERSITY – DETACHED SINGLE-FAMILY (APPLIES TO PLANNING AREAS 1- 5, 7- 11 AND 13)

Detached residential Planning Areas within Citrus Heights North shall utilize a minimum of three architectural styles, one from each of the following three groups. Although three styles are required within each Planning Area, a minimum of six different styles must be utilized throughout the entire project.



Citrus Heights North – Specific Plan

A maximum of 40% and a minimum of 20% of any one style shall be used within each Planning Area of Citrus Heights North. Each style is presented on the following pages in the form of a matrix description of its main components. The matrix will be used by the City of Fontana's Planning Department to determine if the submitted architecture plans substantially conform to the architecture styles identified in this document. Every element listed on the matrix is not required to be present on the architectural plans; rather, the matrix is intended to set forth a description of style elements and features generally associated with the architectural style.

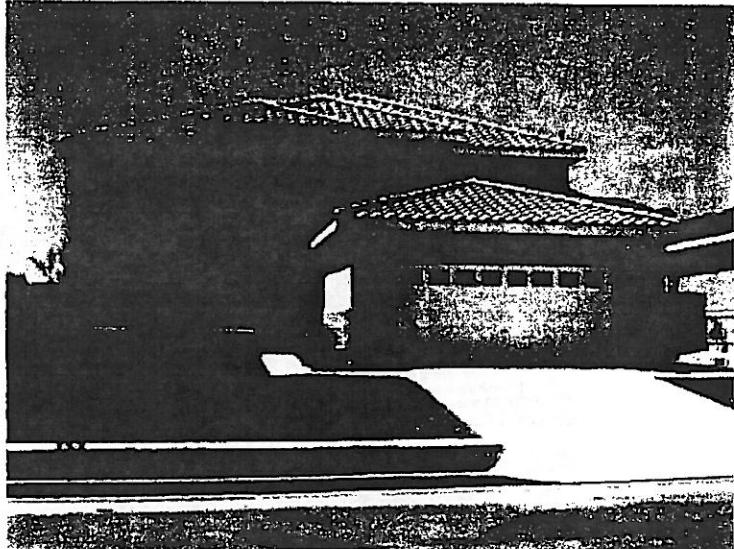
Citrus Heights North – Specific Plan

1. SPANISH COLONIAL – GROUP I

STY ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">Simply articulated two story boxed plan with one story element across front elevationDeep recessed archesBoxed out elements at 2nd floor
<i>Roof</i>	<ul style="list-style-type: none">3 1/2:12 to 4 1/2:12 low pitch roofPredominantly gable side to side roof with forward facing hip roof elementUnenclosed eave overhang with exposed rafter tailsConcrete 's' or barrel tiles with varigated or blended colorsContinuous fascia boards24" Overhangs
<i>Walls</i>	<ul style="list-style-type: none">Sand or Spanish texture stucco finish
<i>Windows</i>	<ul style="list-style-type: none">9 and 12 pane windows with colonial accent trimRectangular shape feature windows on front elevation with single or ganged curve top edgeSimplified windows on side and rear elevationsRecessed windows
<i>Colors</i>	<ul style="list-style-type: none">White tone body or mid-value body with contrasting fascia and window trim colorsWood toned trimsContrasting body color at baseGarage door color complementary to body colors and trim
<i>Details</i>	<ul style="list-style-type: none">Ornate wrought iron accent details at walls and windowsWrought iron balconiesDecoratively shaped rafter tailsStucco over foam window and door trimDecorative tiles recessed in wall planeDecorative ironShutters
<i>Typical Elevation</i>	

Citrus Heights North – Specific Plan

2. ITALIANE – GROUP I

SIX ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">▪ 2-story simple massing with at least 1 vertical and 1 horizontal break▪ Tower element
<i>Roof</i>	<ul style="list-style-type: none">▪ Main hip roof with minor hip or gable▪ 6:12 to 4:12 low pitch roof▪ Concrete 's' or barrel tiles with varigated or blended colors▪ Tight to 24" overhangs
<i>Walls</i>	<ul style="list-style-type: none">▪ Smooth stucco or sand finish
<i>Windows</i>	<ul style="list-style-type: none">▪ Vertical windows often ganged together in double and triples▪ Deep recessed in wall plane▪ Round top window over rectangular windows at feature locations▪ Paned windows at front▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none">▪ Mid-value saturated▪ Contrasting trim -- Tuscan hues▪ Contrasting body color at base▪ Garage door color complimentary to body colors and trim
<i>Details</i>	<ul style="list-style-type: none">▪ Door and window header trim match▪ Wrought iron hardware and light fixtures▪ Belt course trim▪ Tapered round or square simple stucco or pre-cast concrete columns▪ Colonial arch window trim▪ 2nd story balconies in wrought iron▪ Entry porches accented by columns▪ Shutters▪ Stucco over trim surrounds at windows and doors▪ Corner wall quoins
<i>Typical Elevation</i>	

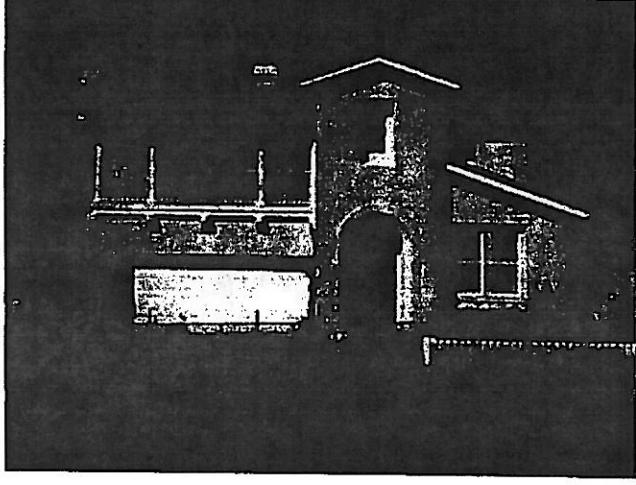
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3. COLONIAL – GROUP II

SIX ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">▪ Simple rectangular massing stacked wall planes
<i>Roof</i>	<ul style="list-style-type: none">▪ 5:12 to 7:12 roof pitch▪ 12" - 24" overhangs▪ Cornices at gables▪ Texture flat concrete tile with variegated or blended colors
<i>Walls</i>	<ul style="list-style-type: none">▪ Sand or smooth stucco finish▪ Horizontal lap siding
<i>Windows</i>	<ul style="list-style-type: none">▪ Vertical multi-pane in groupings▪ Decorative half round windows▪ Oval, decorative windows▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none">▪ White to mid-value bodies▪ White trims
<i>Details</i>	<ul style="list-style-type: none">▪ Brick veneers accent on walls▪ Dormers▪ Shutters on front elevations▪ Entry door pediments▪ Columns▪ Entry door porches▪ Corbels
<i>Typical Elevation</i>	

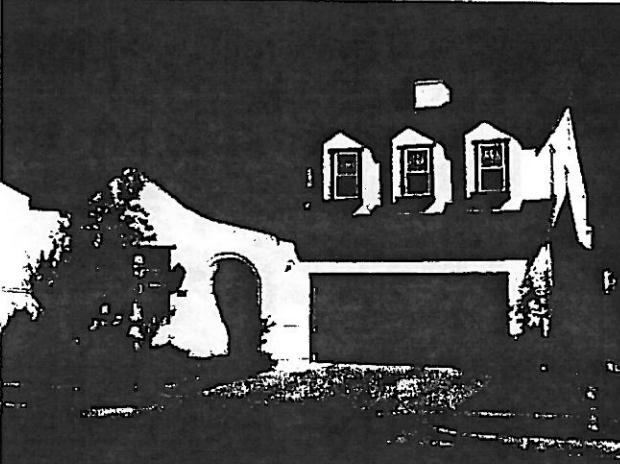
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4. MONTEREY – GROUP II

STYLED ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">▪ Single gable roof side to side or back to back▪ 2-story horizontal massing, simple form▪ 2nd story balcony at front elevations▪ Vertical massing held to 25% to 35% of front elevation▪ Horizontal and vertical massing breaks
<i>Roof</i>	<ul style="list-style-type: none">▪ 5:12 to 8:12 normal main roof pitch▪ Balcony shed roof break at 3 ½ to 4 ½ slope▪ Shingle texture flat tile or 's' concrete roof tile with variegated or blended colors▪ Overhangs with continuous fascia board and exposed rafters
<i>Walls</i>	<ul style="list-style-type: none">▪ Smooth stucco or sand finish▪ Horizontal or vertical siding at 2nd floor balcony wall▪ Horizontal or vertical siding accents at gable ends
<i>Windows</i>	<ul style="list-style-type: none">▪ Vertical window shape with multiple panes often used in groupings▪ Gothic shape or curved top feature window at first floor▪ Colonial window and door trim▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none">▪ White toned bodies or medium range earth tones & white toned trims
<i>Details</i>	<ul style="list-style-type: none">▪ Wood framed balcony with knee brace posts & simple wood column detail▪ 4" to 6" diameter round gable tile vents▪ Arched or sloping finn walls▪ Recessed or shuttered windows▪ Brick veneer wainscot at base of building
<i>Typical Elevation</i>	

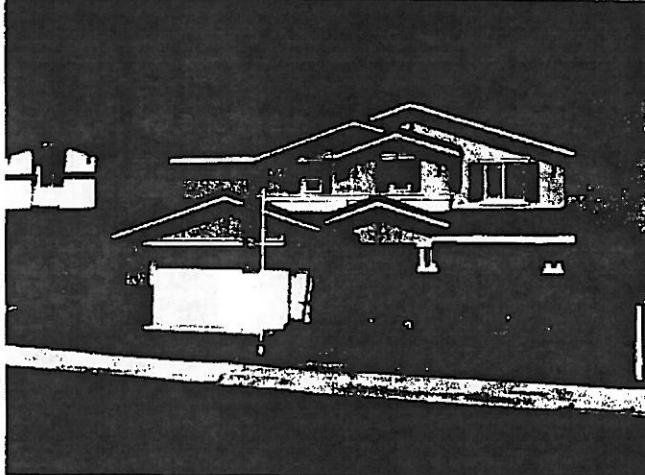
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5. COTTAGE – GROUP III

ELEMENTS	STY
<i>Form</i>	<ul style="list-style-type: none">Gentle to steep pitched roofs with projecting gable endsTypically steep 2nd story roofs breaking over 1st story elementsGable, hip, and/or shed roof dormers
<i>Roof</i>	<ul style="list-style-type: none">6:12 to 12:12 high pitch roofFlat concrete tileTight to 12" overhangsMultiple gable element roofs with broken pitches
<i>Walls</i>	<ul style="list-style-type: none">Stone or brick veneer base1 1/2 to 2-story stone or brick accent wall planes at front elevationSand stucco or smooth finishSiding accents in gable ends
<i>Windows</i>	<ul style="list-style-type: none">Bay windowsRectangular multi-paned windowsRound and curved top windowsSimplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none">Light earth tone bodiesContrasting cool or warm trimsWhites or dark stucco body colors
<i>Details</i>	<ul style="list-style-type: none">Shutters & recessed windowsDecorative pot shelvesBattered columnsEntry door porchesWood columns with braces
 <p>Typical Elevation</p>	

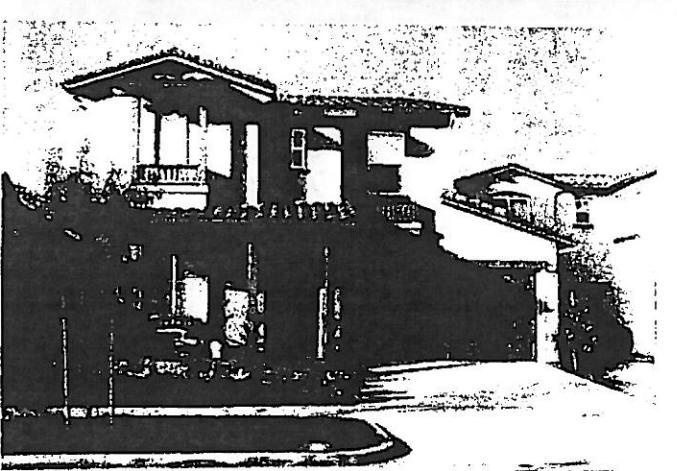
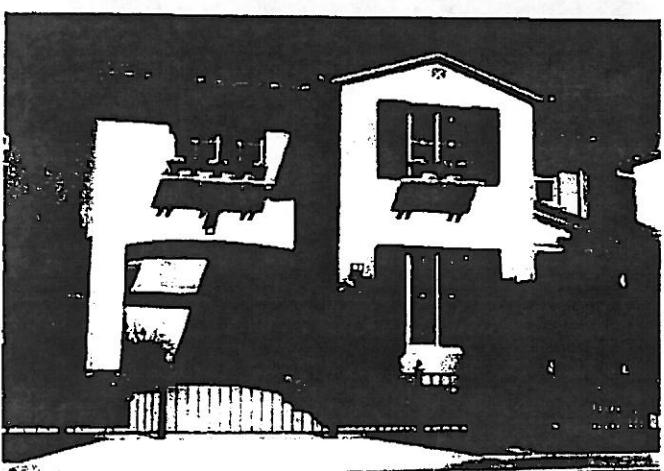
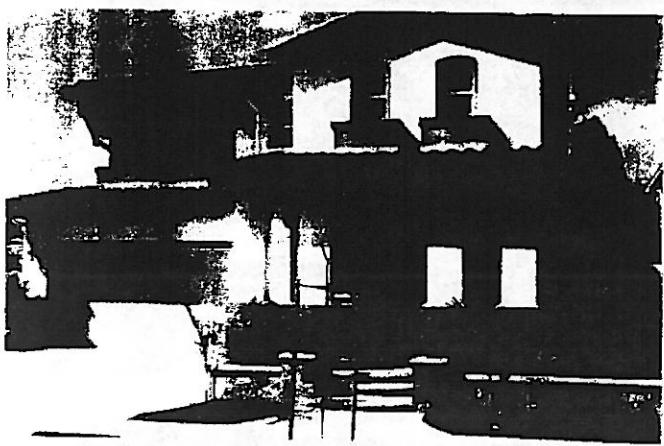
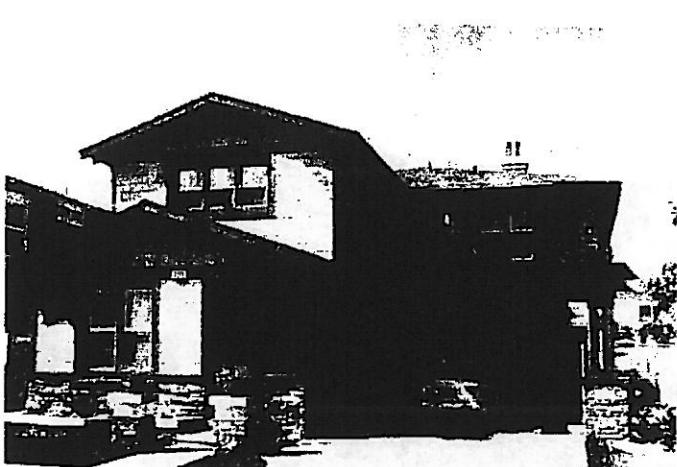
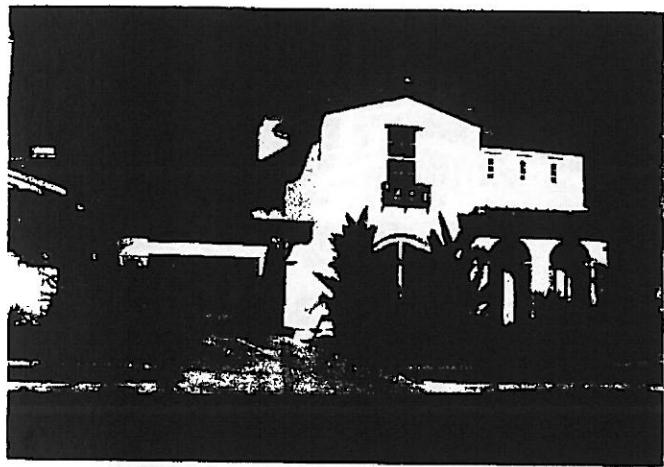
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6. CRAFTSMAN – GROUP III

SITES	
ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">▪ Cross gabled or gable fronted one or two-story box like massing under main roof▪ Entry porch
<i>Roof</i>	<ul style="list-style-type: none">▪ 4:12 to 8:12 normal roof pitch▪ Shingle texture flat concrete roof tile▪ Plain cut rafter tails▪ Overhangs 6" to 18"▪ Hip and gable roofs
<i>Walls</i>	<ul style="list-style-type: none">▪ Horizontal siding▪ Plain wood shingle siding▪ Sand or smooth stucco finish▪ Blended stucco and siding▪ Stucco with stone base, battered wall forms
<i>Windows</i>	<ul style="list-style-type: none">▪ Ribbon windows – 3 or more ganged▪ Single hung windows▪ Mullion upper half of window▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none">▪ Light or deep earth tone colors
<i>Details</i>	<ul style="list-style-type: none">▪ Stone and brick blended accent chimney▪ Full length porch▪ Layered wood entry door and window details▪ Classically styled columns▪ Decorative ridge beams and purlins▪ Stone or brick base▪ Triangular knee braces
<i>Typical Elevation</i>	

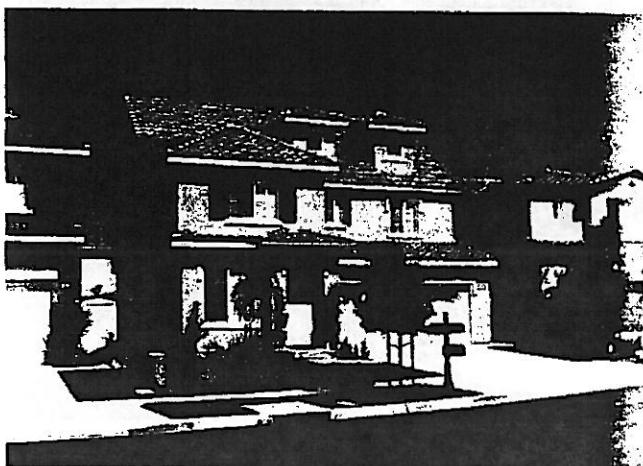
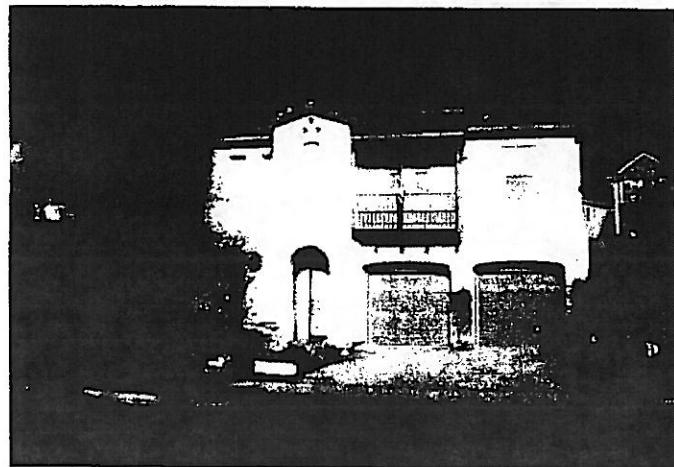
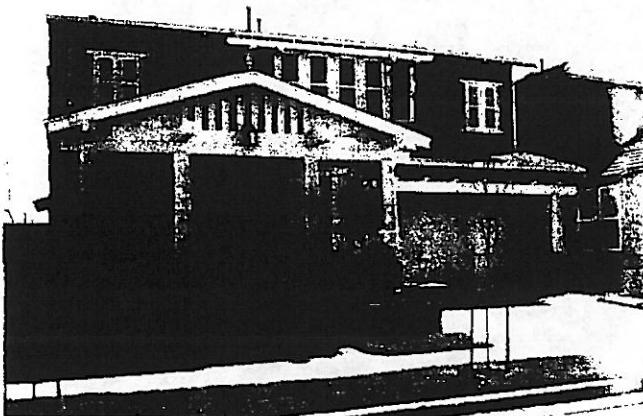
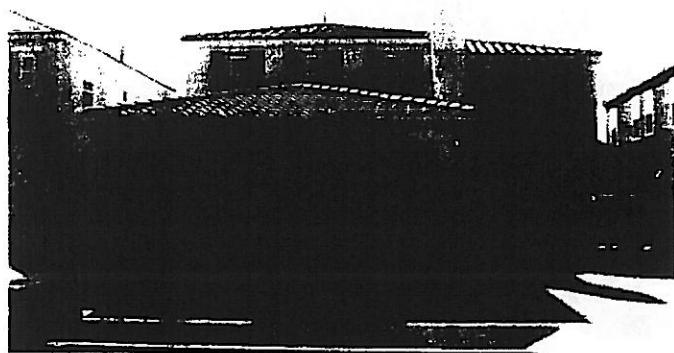
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ADDITIONAL REPRESENTATIVE ARCHITECTURE – SINGLE FAMILY RESIDENTIAL



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ADDITIONAL REPRESENTATIVE ARCHITECTURE – SINGLE FAMILY RESIDENTIAL (CONT'D)



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B. ARCHITECTURAL DESIGN STANDARDS AND REQUIREMENTS – DETACHED SINGLE FAMILY (APPLIES TO PLANNING AREAS 1- 5 AND 7- 11)

1. BUILDING MATERIALS & COLORS

To further the goal of diversity, the following criteria shall be met:

- a. Each elevation shall have a minimum of three colors. For example: one body, one trim, and one accent color. Depending on elevation, more colors may be required as determined by the City of Fontana's Planning Department.
- b. Front elevation design and materials are to wrap around the side elevation to an appropriate transition point, as determined by the Planning Department. If the rear elevation is visible from a public street (Citrus Avenue, Lytle Creek Road, Knox Avenue, or Summit Avenue) or Street "A" and Major Community Gated Entry Drive off Summit Avenue, rear elevation design and materials shall also wrap around the side elevation.
- c. Each product line shall have a minimum of three different roofing colors.
- d. Material samples and manufacturers cut sheets shall be submitted to the City of Fontana Community Development Department at preliminary design phase.
- e. Individual color schemes must be appropriate to the architectural styles selected with a harmonious selection of accent materials and roof profile and colors.
- f. No two adjacent homes using the same floor plan shall have the same exterior color scheme. A scheme of color values on exterior elements shall be distinct on adjacent homes, with deeper tones encouraged to promote variation.
- g. If balconies are provided, materials shall match or complement those used on the main portion of the building.
- h. Brick and stone products and manufacturers shall be reviewed and approved by the Planning Department at the time architectural plans are submitted.
- i. All homes shall upgrade the hardscape used within the concrete walkways leading to the main structure to complement the home's exterior architectural elements. (Example: use of decorative troweled bands; decorative patterned scoring; exposed aggregate finishes; stamped concrete, etc.).
- j. Planning Areas 8, 9, 10, 11, and 13 shall have enhanced landscaping, decorative hardscape, or other treatments used to reduce the impact of the building consistent with the representative architectural photos in these guidelines.

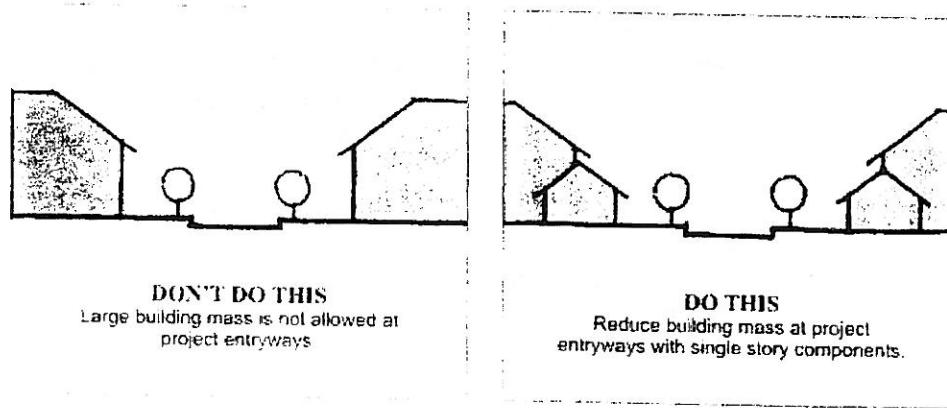
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k Weather resistant materials shall be provided to promote longevity and minimize ongoing maintenance to the satisfaction of the Planning Department.

2. BUILDING MASS, FORM, AND SCALE

Creating a street scene that functions well and has visual variety is a key community objective. The following massing and scale criteria are intended to develop variation in appearance and a sense of individuality for each home. Projects where nearly identical buildings are placed on streets without variation in placement and form are not permitted. Listed below are massing and plotting techniques and standards which will create a quality environment.

- a. Single story components such as porches, reduced heights of living spaces, and/or garage areas shall be used to create a sense of variety within the street scene and to break up building massing.
- b. Twenty percent (20%) of all plans and elevations plotted shall have a significant single story component, which can include garages and covered porches. Significant single story components shall be a minimum of 225 square feet for lots in Planning Areas 4, 7, 8, 9, 10, and 11 (4,000 and 5,000 square foot lots). The significant single story component for lots in Planning Areas 1, 2, 3, and 5 (6,000, 7,000 and 10,000 square foot lots) shall be increased to a minimum of 400 square feet. In Planning Area 13, significant single story components shall be a minimum of 100 square feet.
- c. To reduce building massing at project entries, single story homes or significant single story components are required on corner lots located adjacent to gated entries.



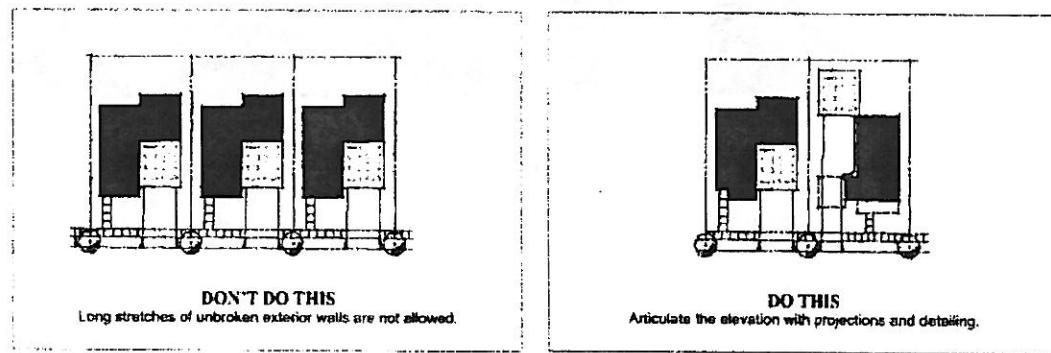
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- d. Homes shall be designed with entries, windows, front porches, and living areas placed directly adjacent to the street on most plan variations, while recessing the garages, are encouraged. A total of 68 units (15% of units in non-rear loaded Planning Areas) shall have a recessed or side in garage.
- e. The proportion of windows and doors to the wall massing shall vary according to the architectural style chosen. Windows and doors shall enhance, rather than dominate, the overall architectural character of the home. The selected style of window shall be appropriate to the architectural style of the house.
- f. Garage doors shall be fully integrated into the design of the architecture and shall complement the building elevation. Accent colors shall be considered to complement the architecture and to provide visual variety along streetscapes. Windows in garage doors are required for all homes unless otherwise approved by the Planning Department. Staggered setbacks, recessed garages, and side-entry garages shall be considered to further vary the streetscape.

3. REAR BUILDING ELEVATIONS

The dominant impact from the street is the shape of the building and roofline of two-story plans. Therefore, these second story rear building elevations shall adhere to the following guidelines.

- a. Long stretches of unbroken exterior walls are not allowed in favor of articulated elevations with projections, recesses, windows, doors, and specialized architectural detailing, which are required.



- b. The second story portion of the rear elevation of all structures which face Citrus Avenue, Lytle Creek Road, Knox Avenue, Summit Avenue, Street "A", or Major Community Gated Entry Drive off Summit Avenue shall incorporate varied wall planes, roof forms and orientation, or window treatments.
- c. Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat plans, similar building silhouettes, and similar ridge heights on

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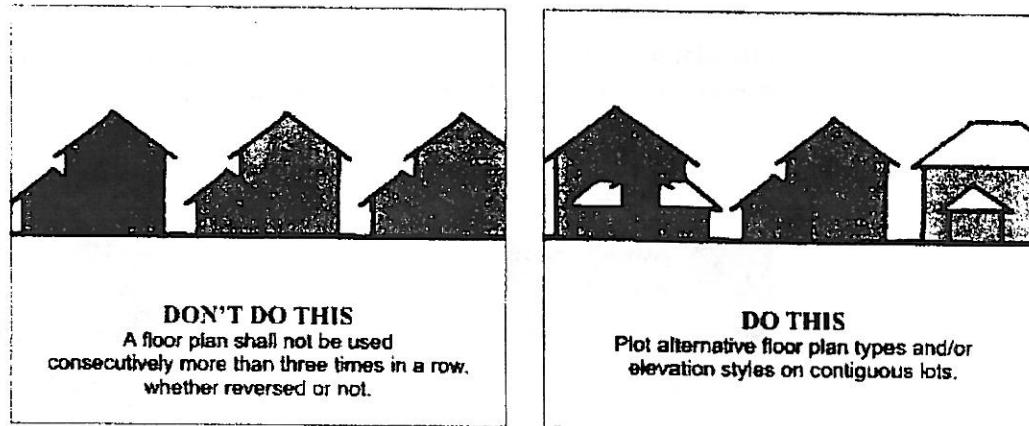
homes viewed from Citrus Avenue, Lytle Creek Road, Knox Avenue, Summit Avenue, Street "A", or Major Community Gated Entry Drive off Summit Avenue.

- d. For each floor plan submitted to the Planning Department for review, three elevations are required per floor plan. At least two out of every three elevations per floor plan shall provide general architectural relief at the rear elevation of each home in order to avoid one continuous wall or flat surface on the rear of the home. Fireplaces, rear yard trellises, and media niches are allowed.

4. PLOTTING CONCEPTS

The following criteria shall be considered when placing a structure on a single-family lot:

- a. Reduce the scale and size of each neighborhood by creating "sub-neighborhoods" or "villages" through the use of short or curved street segments, and short cul-de-sac streets.
- b. Plot alternative floor plan types and/or elevation styles on contiguous lots. A floor plan shall not be used consecutively more than two times in a row, whether reversed or not.

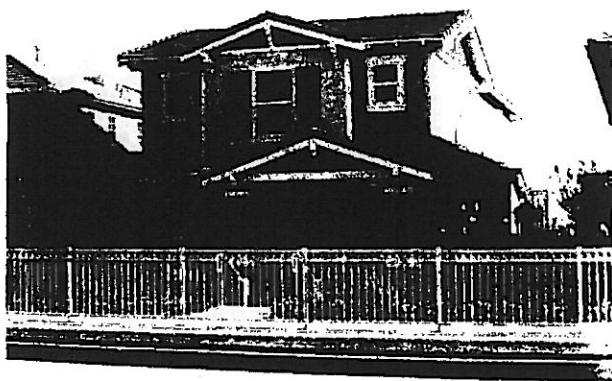


- c. Any one floor plan shall comprise no more than 65% of the number of lots on any cul-de-sac or along any street between intersecting streets.
- d. For safety purposes, houses on flag lots shall be visible from the street.
- e. Adjacent homes shall have varying front yard setbacks. Minimum variation shall be four (4) feet for lots located in Planning Areas 1, 2 3, 4, and 7, three (3) feet for lots located in Planning Areas 8, 9, 10, and 11, and two (2) feet for lots located in Planning Area 13. This requirement does not apply to lots

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located on a curvilinear street, cul-de-sac, or knuckle, which already provide a varied street scene. When one and two-story homes are adjacent, the two-story home shall have the larger front yard setback. In no event shall varying front yard setbacks allow encroachments for front facing garages less than 22 feet from face of garage door.

- f. Driveways on corner lots shall be located on the opposite side of the lot as the intersection to allow expanded opportunities for landscaping at street intersections.
- g. All utility boxes shall be underground or camouflaged.
- h. Each lot shall be provided with four (4) phone lines to the house.
- i. An eight (8) foot setback from the line of sight on public streets only shall be provided for landscaping.
- j. Shadow conduit shall be provided to each home.



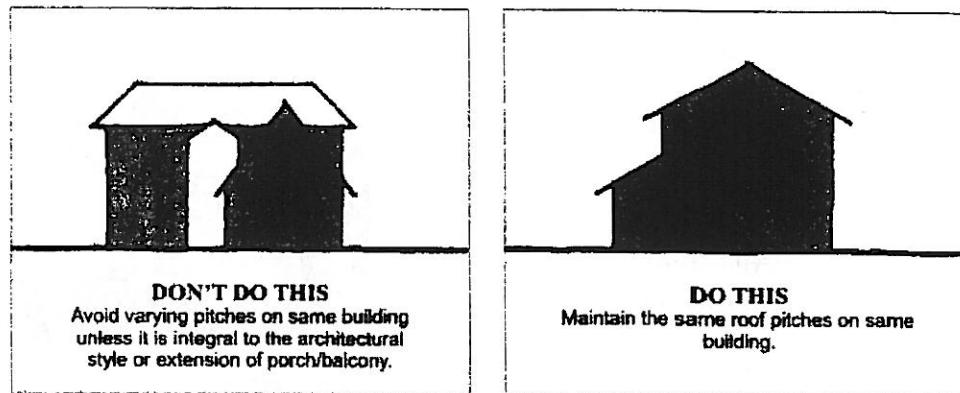
5. ROOFS

Roofs serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged within the project. Roofs shall be consistent with the neighborhood or product-type architectural concept and the style, materials, and scale of the building.

- a. As it relates to styles, a variety of roofs shall be permitted, including hip, gable, and shed roofs. Roof heights, pitch and planes shall vary to create interplay between the roof and the walls of the structure. Varying roof pitches on the same building shall be avoided unless they are integral to the architectural style or extending over porches and balconies.
- b. Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.

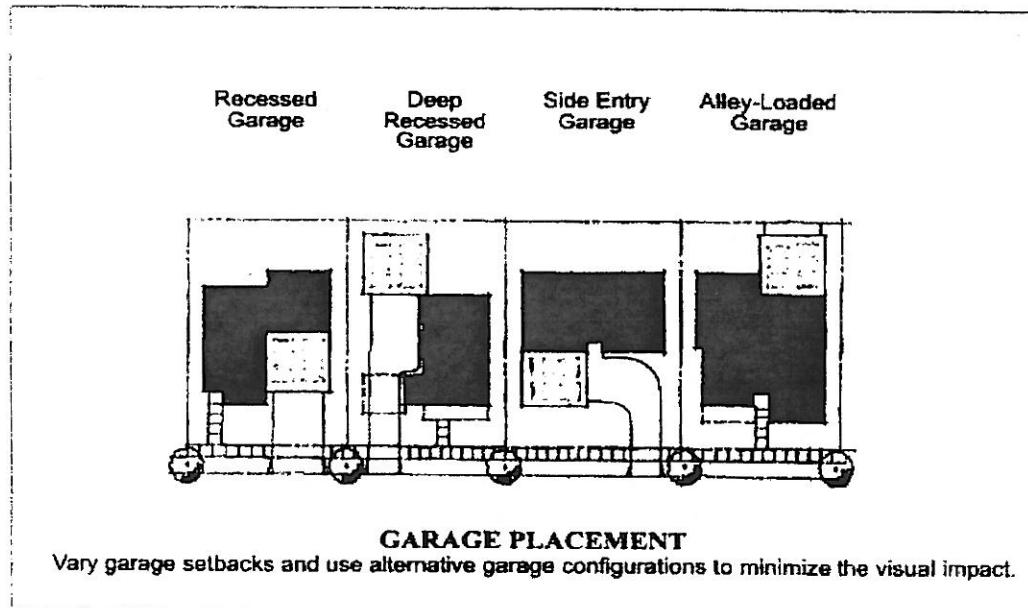
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- c. Roofing trim materials shall be of similar materials and complementary colors. Roof vents and appurtenances shall be painted to match the roof color.
- d. Roof overhangs are permitted and shall be designed as an integral part of the roof form.



6. GARAGES

The home and front yard rather than the garage is the primary emphasis of the front elevation. In order to de-emphasize the role of the garage in front elevations, setbacks, side-entries, detached garages, and other "neo-traditional" treatments are permitted.



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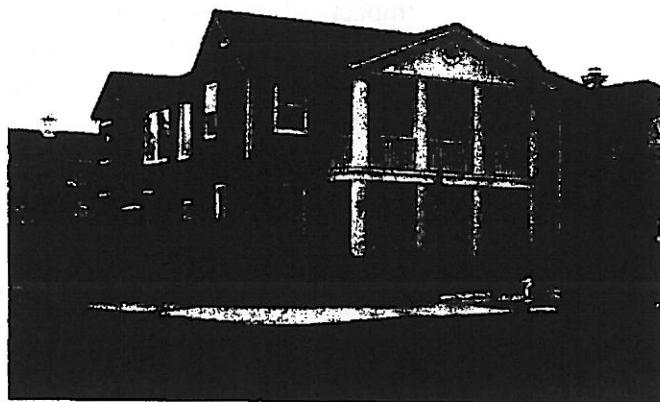
- a. Garages shall be constructed of materials compatible with the architectural style of the primary structure.
- b. No two adjacent homes having the same floor plan and elevation shall use the same garage door pattern. In no case shall more than two (2) adjacent homes of any floor plan or elevation have the same garage door pattern.
- c. A variety of designs shall be used on garage doors. Minimize the visual impact of garages facing the street by varying garage door patterns, varying colors, varying setbacks, splitting doors into two or more single doors, incorporating windows into garage doors, and using alternative garage configurations.
- d. Swing-in (side loaded) garages are prohibited on lots less than 55' wide at the front setback line.
- e. Side elevations of garages facing the street shall have architectural detailing.
- f. All garage doors shall be sectional and roll-up with windows, unless otherwise approved by the Planning Department.
- g. The three-car garage configuration requires careful consideration to de-emphasize its impact on the street. The use of tandem garage design is permitted so that three garage spaces appear as two from the street. Tandem parking shall be counted toward satisfying parking requirements.
- h. The following design techniques shall be incorporated in homes with three car garages:
 - Where allowed, the standard front facing three-car configuration can be used in a maximum of 65% of plan configurations.
 - When the standard front facing three-car configuration is used, it must be combined with one of the following measures:
 1. Provide a minimum 75 square feet of porch area (horizontal or vertical).
 2. Extend a portion of the home a minimum of 5' in front of the garage.
 3. Offset the dual car garage door 2' from the single car garage door.
 4. Provide three separate garage doors to break up the building mass.

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1. In the case of the recessed two-car garage configuration, a 12-foot driveway shall be allowed that tapers to 16 feet to de-emphasize its impact on front elevations.

7. PORCHES AND ENTRYWAYS

Entrances to homes shall be clear and easily recognizable. Covered entrances, porches, and arcades are desirable, because they serve to identify entrances and provide front-yard and side-yard elevational differences. All front doors shall reflect the architectural style that may include a window or other decorative treatment. A sample of door treatments shall be provided for Planning Department review and approval. Porches and entryways shall be used to visually break up large, monolithic buildings into smaller units, more in keeping with the desired human scale. Where present, porches shall be used on buildings of two or more stories as a transition from nearby single-story structures or other taller structures. Porches shall be constructed of wood, stucco, stone, brick and other similar materials. Wrought iron railings are permitted and acceptable.



8. DOORS AND WINDOWS

By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures shall be made more visually interesting and attractive. It is especially important to vary the placement of doors and windows on buildings located in close proximity to each other in the same neighborhood. In addition, windows and doors shall be recessed into or projected out of structures to emphasize important areas of the building. Windows, frames, mullions, and door frames shall utilize complementary colors with the rest of the building. Doors shall include inset panels, carvings, and/or window panes.

9. BALCONIES AND OVERHANGS

Balconies and overhangs are desirable elements of a building because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors, and creating a sense of human scale. Balcony railings shall reflect the architectural style. Balcony railings can be solid, if desired. Accent tile is permitted in moderate

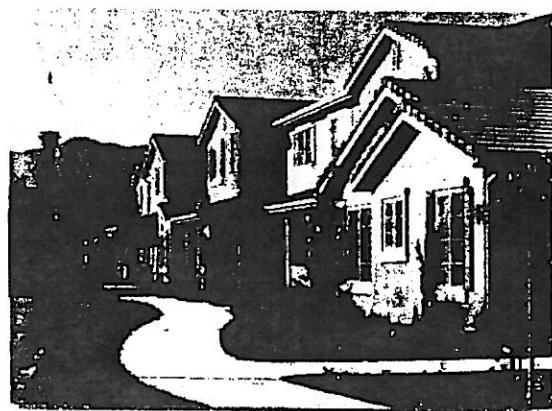
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amounts. In all cases, balconies and overhangs shall be designed such that detailing, form, color, and materials are similar and/or compatible to the main structure.

C. ARCHITECTURAL DIVERSITY – HIGH DENSITY RESIDENTIAL (APPLIES TO PLANNING AREAS 14, 15, 16, AND 17)

High-density residential neighborhoods within Citrus Heights North shall consist of attached multi-family product types, townhomes, and condominiums. The increase in density and slight shift in character, compared with the community's traditional single-family detached neighborhoods, will distinguish Citrus Heights North as a place that offers a complementary mix of housing types and styles. One of the major goals of the architectural design guidelines for Planning Areas 14, 15, 16 and 17 is to create the impression of small "villages" and discourage a mass produced feel. This goal shall be achieved through a diversity of style, smooth transitions between structures, and enhanced neighborhood hardscape and landscape features. Upon completion, the attached residential planning areas shall encourage neighborhood and pedestrian interaction, and integration within the overall community of Citrus Heights North.

One or more specific architecture style shall be selected for each of four high-density residential planning areas. Mixing of styles within a planning area may occur with approval of the Planning Department, and no more than two (2) of the high density residential planning areas shall have the same architectural style unless approved by DAB. Styles can include, but are not limited to: Colonial, Spanish Colonial, Cottage, Monterey, Craftsman, and Italianate. The main components of these styles (shown in Section 5.2.B. above) shall be applied, and shall be tailored to multi-family residential building types by the designing architect. Each attached structure shall be designed for internal compatibility, using a balanced palette of colors and materials to achieve a restful uniformity within each planning area. Landscaping in multi-family Planning Areas shall be consistent with those in the representative architecture photos and designed to the satisfaction of the City Landscape Department.



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D. ARCHITECTURAL DESIGN STANDARDS AND REQUIREMENTS - HIGH DENSITY RESIDENTIAL (APPLIES TO PLANNING AREAS 14, 15, 16, AND 17)

1. BUILDING ORIENTATION

- a. Attached structures shall be rotated, angled (right angles allowed), or otherwise offset to afford a sense of individuality, as well as to provide privacy at entries, patios, and balconies.
- b. Buildings shall relate appropriately to surrounding development and streets and create a cohesive visual identity for the neighborhood and street scene.
- c. Buildings are permitted to be designed with both a “front” and “back” door, so that the buildings may face a street but access could be provided via a parking lot or alleyway via a back door.
- d. Public spaces shall be clearly defined from private spaces through the use of building materials, grade separations, and physical separations such as fences, walls, or building enclosures.

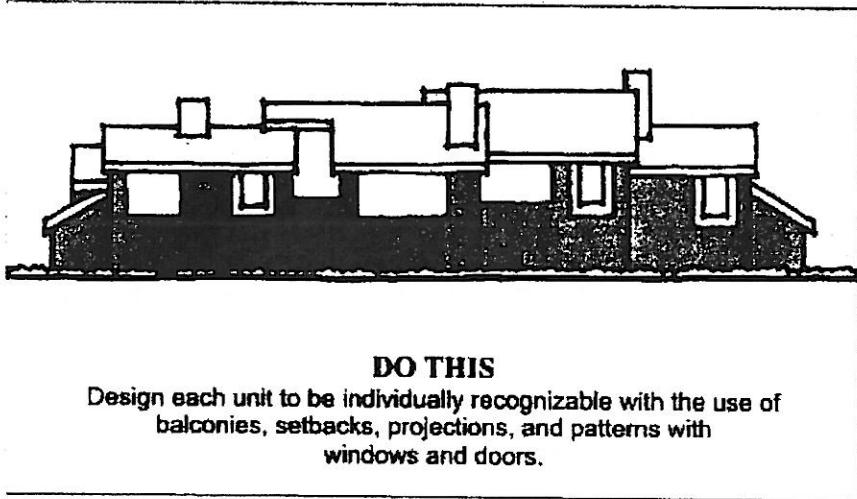
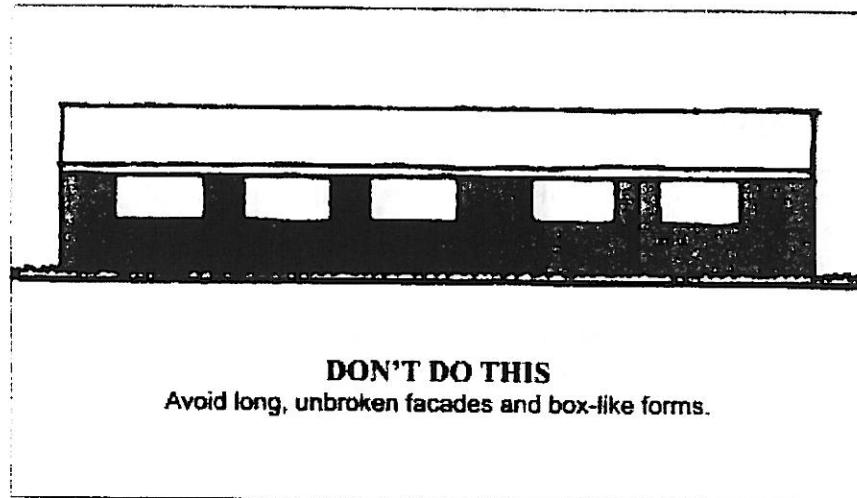
2. BUILDING MASSING, DETAILS, AND MATERIALS

Building massing, details, and materials shall be carefully considered in developing an appropriate architectural character for Planning Areas 14, 15, 16 and 17.

- a. Buildings shall not exceed 3½ stories in height.
- b. Long, unbroken facades and box-like forms shall be avoided. Building facades shall be broken up to give the appearance of a collection of smaller structures.
- c. To the extent possible, each of the units shall be individually recognizable. This can be accomplished with the use of balconies, porches, setbacks, and projections that help articulate individual dwelling units or collections of units, and by the pattern and rhythm of windows and doors.
- d. Elevations visible from Summit Avenue, Knox Avenue, Citrus Avenue, or Street “A” shall be carefully articulated and large unbroken surfaces shall be prohibited.

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- e. Varied roof forms shall be encouraged and utilized for the creation of a varied yet cohesive residential design.



- f. Building projections and recesses shall be provided on the front facade of each structure. The front wall mass of each building should be broken-up into a minimum of two planes (horizontal or vertical) with a break depth of at least two (2) feet. No break in plane shall be less than 25 percent of the length or width of the front facade.
- g. Emphasis shall be placed on horizontal architectural lines including trim and fascia lines.

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- h. Buildings shall be designed to define outdoor spaces, with floor plans that have a logical and functional relationship between indoor spaces and outdoor areas.
- i. Provide front porches where style appropriate and possible to accomplish stepped massing and transition to public spaces.

3. ROOFS AND CHIMNEYS

- a. A variety of roofs styles shall be permitted, including hip, gable, and shed roofs. The roof design shall follow the wall planes and roof pitch shall be consistent with the architectural style.
- b. Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
- c. Roofing trim materials shall be of similar materials and complementary colors. Roof vents and appurtenances shall be painted to match the roof color.
- d. Roof overhangs are permitted and shall be designed as an integral part of the roof form.
- e. Chimneys and spark arrestors shall act as thematic forms and vertical elements in the architecture. Caps on chimneys shall have low profiles and shall not be visually distractible. Acceptable building materials include stone veneer, brick (including used brick), and stucco. Architectural treatment shall be provided on each chimneystack.

4. ENTRIES AND WINDOWS

- a. Deep set openings are encouraged to convey the impression of wall thickness and create strong shadows. Front door surround treatment, including a cover for weather protection, shall use decorative trim appropriate to the style, a recess, or sidelights.
- b. Window pediments, small roof elements, overhangs, and projections over windows, doors, and garage doors shall be incorporated into the architectural detailing.



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- c. A variety of window and door treatments shall occur. French doors, dormer windows, or decorative shutters shall be incorporated into the building design.

5. BALCONIES AND PORCHES

- a. Balconies and porches shall be used to articulate and reduce mass, as well as to provide shadow relief. Where architectural style and density are appropriate, stoops may be used instead of porches.
- b. Porches, balconies, and trellis structures shall be compatible with the overall architectural theme, style, and design of the structure.
- c. Materials used to construct balconies and porches shall be appropriate to the designated architectural style.

6. DETAILS

- a. Potshelves, pilasters, and brick and tile accents are encouraged around doors, windows, and entries, particularly near front and side entries that are easily visible from the street.
- b. Low and high walls shall be used to define courtyards, patios, and entries.
- c. Mechanical equipment such as gas meters and air conditioning and heating units shall be screened from public view, either by landscaping, fences, and walls, or combination thereof.
- d. Rain gutters, flashing, and other architectural elements and trim constructed of sheet metal shall be painted with colors similar to the fascia.

7. GARAGES AND DRIVEWAYS

- a. Banks of garage doors with more than eight (8) single or six (6) double garages shall not be permitted without separation of at least 20 feet between banks of garage doors.
- b. Tandem garages are permitted (and count towards parking requirements) to reduce the visual impact of garage doors.
- c. Garage doors shall be of complementary colors, textures, and materials used on the front building elevation.
- d. Use of carports instead of garages is not encouraged but allowed for guest parking. Should carports be constructed, they shall include substantial design elements (i.e. columns, beams, roof design) to convey a permanent concept.

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Prefabricated metal carports are prohibited.

- e. Private drives that serve as alleys are permitted. To maximize open space, garages should face onto the alley and be located no further from the alley than is required for adequate vehicle access.
- f. Guest parking facilities shall be located directly off or near a main driveway.
- g. Areas shall be provided adjacent to garage entries located in alleys for landscape elements that will soften the built environment.



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ADDITIONAL REPRESENTATIVE ARCHITECTURE – HIGH DENSITY RESIDENTIAL



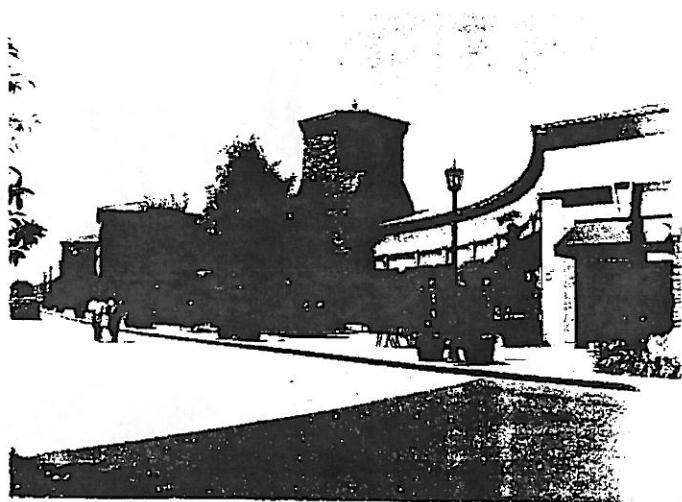
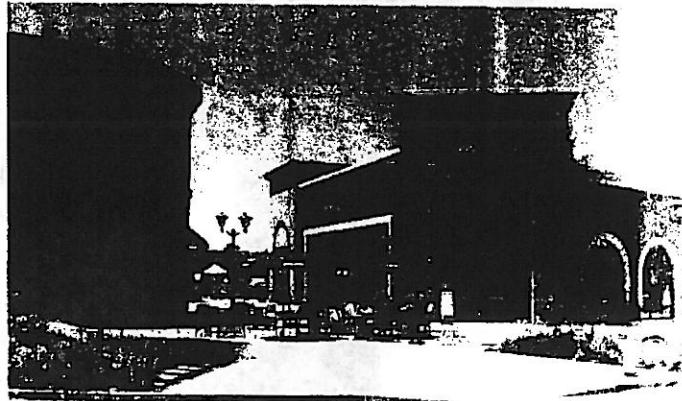
Citrus Heights North – Specific Plan

E. ARCHITECTURAL DESIGN STANDARDS AND REQUIREMENTS – NEIGHBORHOOD COMMERCIAL (APPLIES TO PLANNING AREA 12)

The architectural design standards and requirements of Planning Area 12 shall be consistent with the applicable sections of the City of Fontana Zoning and Development Code at the time of development.

1. BUILDING SITING

- a. The placement and design of structures should facilitate and encourage pedestrian activity and convey a physical and visual link to the adjacent residential developments, streets, and sidewalks.
- b. Whenever possible, new structures should be clustered to create plazas and pedestrian malls. When clustering is impractical, a visual link between separate structures should be established through the use of an arcade, trellis, or other open structure.
- c. Plazas and courtyards shall be incorporated into commercial development design.
- d. Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize bulk.
- e. Decorative paving should be incorporated into parking lot design, driveway entries, pedestrian walkways, and crosswalks.



Citrus Heights North – Specific Plan

5.3 LANDSCAPE DESIGN GUIDELINES

A. INTRODUCTION

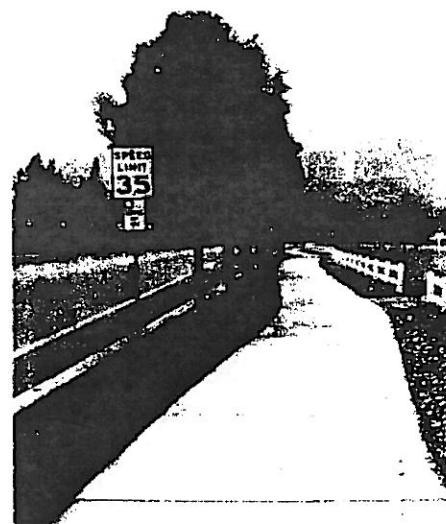
The Citrus Heights North Landscape Design Guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community, neighborhood commercial center, and recreational amenities. These guidelines, consisting of a written summary and graphic exhibits, establish landscape criteria for entries, streetscapes, medians, recreational amenities, pocket parks, plant palette, lighting, and walls to create a unifying fabric for the community.

The Citrus Heights North *Landscape Plan*, Figure 46, is driven by the desire to integrate the proposed master planned community into the North Fontana area and to create an identifiable sense of place. Landscape and streetscape elements will be used to create visual continuity throughout Citrus Heights North. Community elements such as entries, streetscapes, and walls will establish the design theme for the community by reinforcing the design hierarchy and by providing a reassurance of the community areas and boundaries. These features are created through a thematic blend of hardscape and planting elements.

The landscaping plan of Citrus Heights North calls for a compatible plant palette of trees, shrubs, and ground covers. Once a particular plant or plant combination is used for a particular application, it shall be repeated in similar areas of the community to reinforce a sense of neighborhood cohesion. Landscape design shall not, however, result in monotony or lack of variety or biological diversity. The following is a description of landscape elements for the Specific Plan. These elements shall be detailed at the site development plan or other discretionary permit for each planning area. The landscape design is based on the vision and goals of the Citrus Heights North Specific Plan.

B. STREETS: STREETSCAPES

Landscaping of perimeter and internal streets will provide continuity throughout the community and create an appropriate link with adjacent areas. Street trees within the Citrus Heights North Specific Plan area will reflect the community's design theme and be selected from the project's plant palette. Street tree placement and design may include a single street tree used along all the streets in a neighborhood, or may include a dominant street tree along with accent street trees used at strategic points along the street, such as clustered at intersections or at curves to break up long uninterrupted lines. Landscaping of Summit Avenue, Knox Avenue, and Citrus Avenue, Lytle Creek Road, and Street "A" will establish the main planting theme for the community.



Citrus Heights North – Specific Plan

1. SUMMIT AVENUE

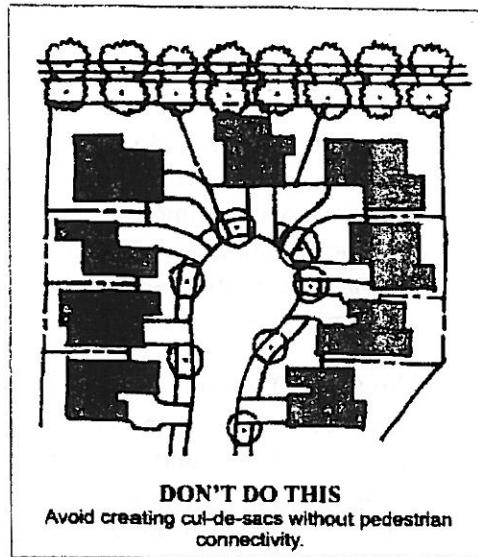
Summit Avenue forms the southern boundary of the Specific Plan area and runs in an east-west alignment. A combination of planting schemes will make up the Summit Avenue streetscape as illustrated on the *Summit Avenue Streetscape*, Figure 48. The streetscape will contain a 6' sidewalk that meanders within a landscape area planted with turf, low shrubs, and trees. A 14' center median will be constructed and will incorporate a formal row of palm trees with low shrubs. A variable width landscape area will be installed by Citrus Heights North along the project frontage.

2. KNOX AVENUE

Knox Avenue traverses the project site in a north-northeast alignment. A variable width parkway and landscape development zone adjacent to the community theme wall will be planted with a double row of triangularly spaced trees. A riverrock hardscape treatment will also be provided within the variable width parkway and will cover approximately $\pm 20\%$ of the streetscene. A 5' meandering sidewalk will occur between these two landscape areas. Knox Avenue will be constructed as a public collector road built to City of Fontana standards with a 68' wide right-of-way condition as illustrated on Figure 49, *Knox Avenue Streetscape*.

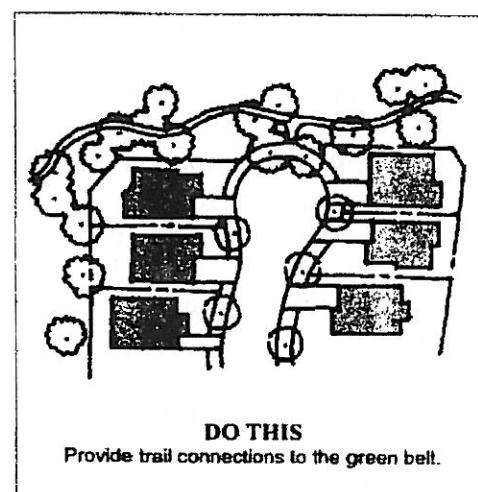
3. CITRUS AVENUE

Citrus Avenue, which serves as a primary highway, forms the eastern boundary of the community. A landscaping theme will be applied to Citrus Avenue, including a 6' meandering sidewalk lined with street trees and turf in a parkway ranging from 5' to 14' in width. A random informal grouping of larger trees will be planted in a variable width landscape development zone adjacent



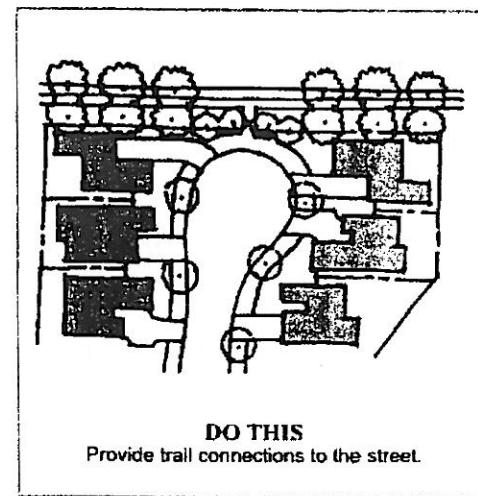
DON'T DO THIS

Avoid creating cul-de-sacs without pedestrian connectivity.



DO THIS

Provide trail connections to the green belt.



DO THIS

Provide trail connections to the street.

Citrus Heights North – Specific Plan

to the community theme wall and commercial area, as illustrated on Figure 50, *Citrus Avenue Streetscape*.

4. LYITLE CREEK ROAD

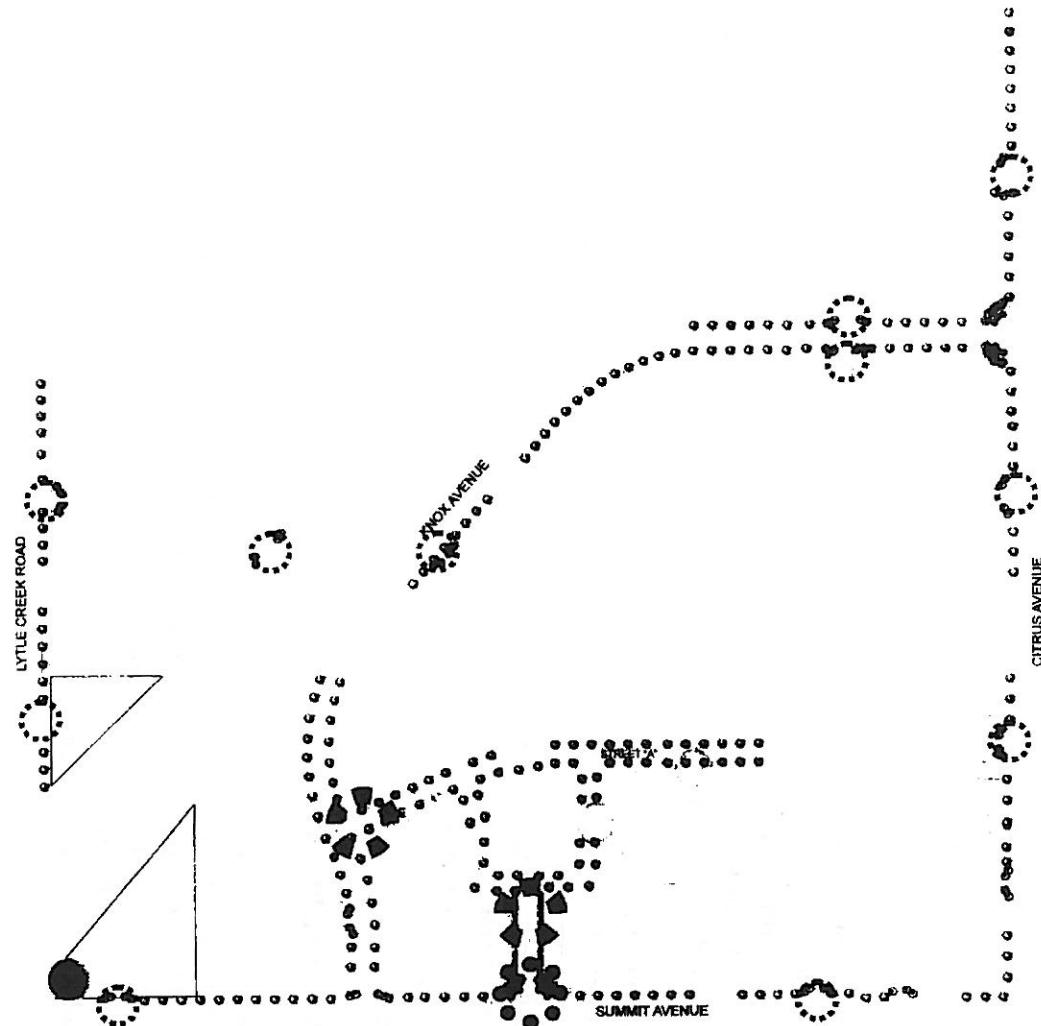
Lytle Creek Road forms the western project boundary and half-width improvements, including landscape enhancements, will be constructed as a part of Citrus Heights North. As a secondary highway, the streetscape will incorporate a 92' wide right-of-way condition, a 6' meandering sidewalk lined with perimeter theme trees, and street trees and turf as ground cover in a 5.5' parkway. Please refer to Figure 51, *Lytle Creek Road Streetscape*, for a description of the streetscape design.

5. STREET "A"

Street "A" will serve as an internal private collector road in the southern portion of the community and extending easterly from Knox Avenue. Street "A" is envisioned to provide a visual gateway into Citrus Heights North where an expanded parkway and enhanced landscaping will be used to create a clearly defined identity within the community (see Figure 52, *Street "A" Streetscape*). The Street "A" streetscape will incorporate a 90' right-of-way condition and will utilize a mix of palms and street trees.

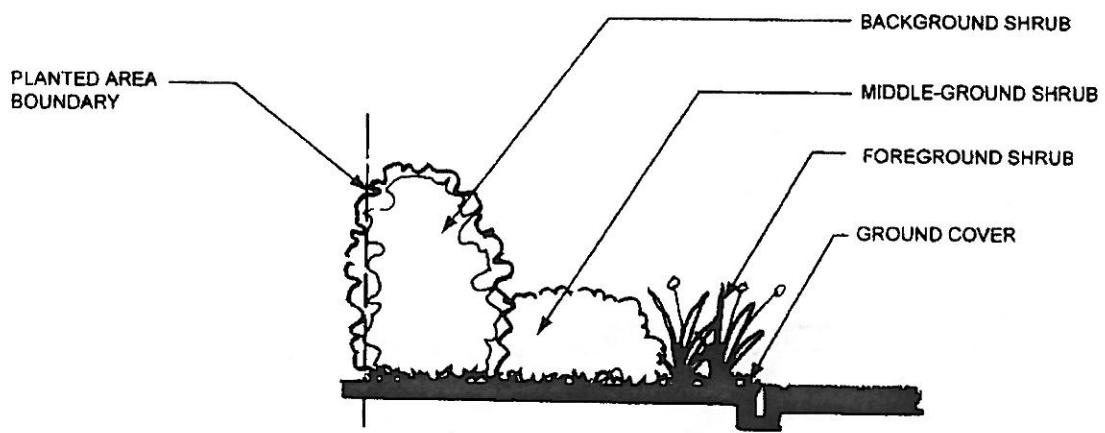
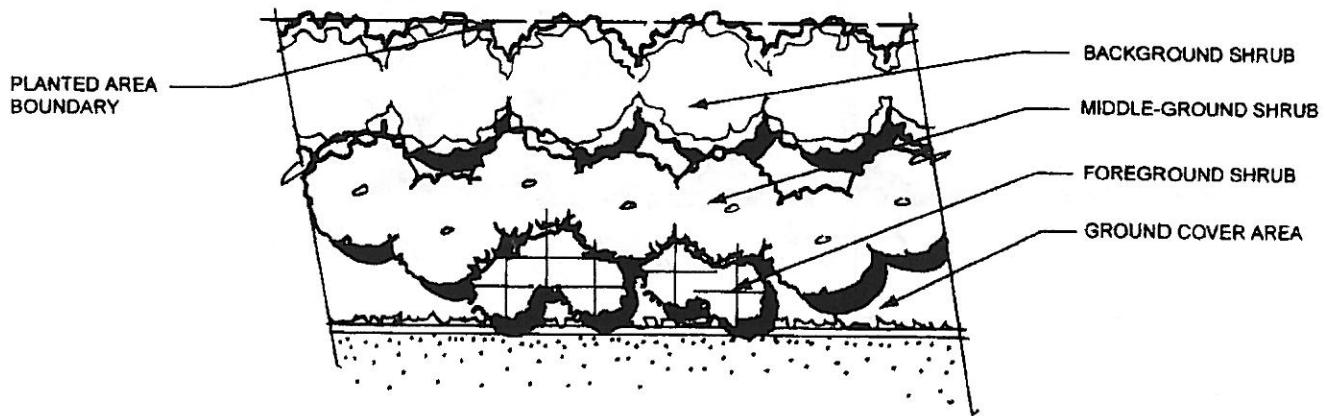
6. INTERNAL PRIVATE ROADS

Because the majority of Citrus Heights North will be a private, access-controlled community, roads within the site will be constructed to private street standards. A 56'-60' wide right-of-way condition will be incorporated, and the landscape concept will utilize canopy trees as an important element of internal community design. Please refer to Figure 53, *Internal Private Road Streetscape*, for specific locations and detailed street dimensions.



Citrus Heights North

LANDSCAPE PLAN Figure 46



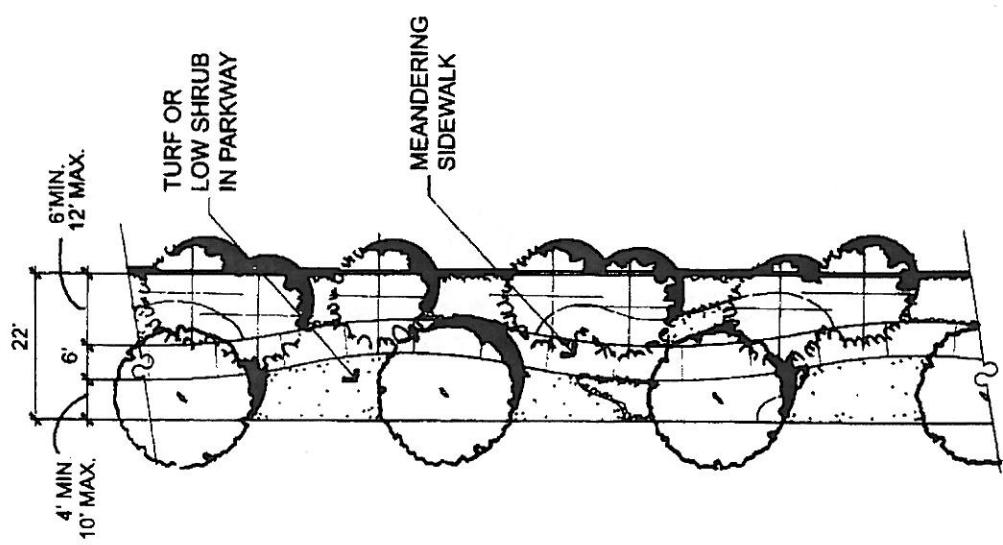
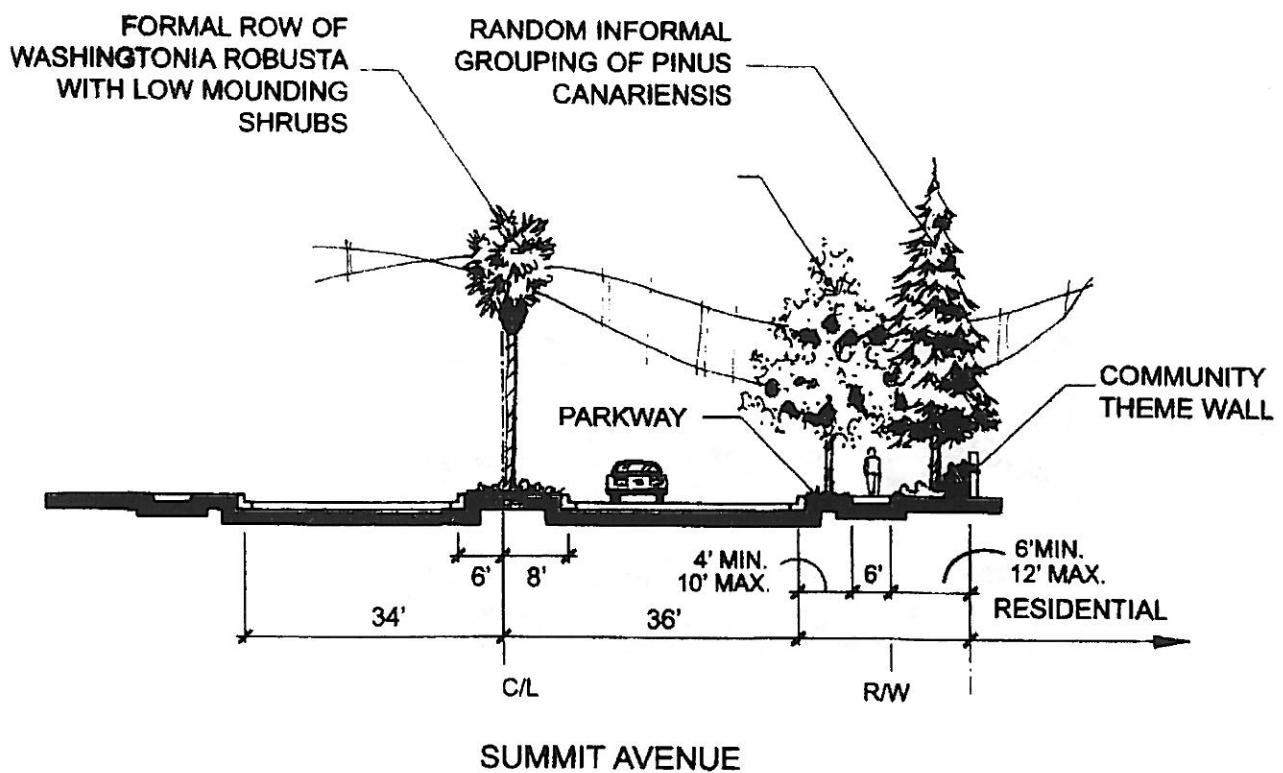
**TIERED SHRUB
PLANTING**
Citrus Heights North

Citrus Height 156

Figure 47

not to scale





SUMMIT AVENUE
STREETSCAPE

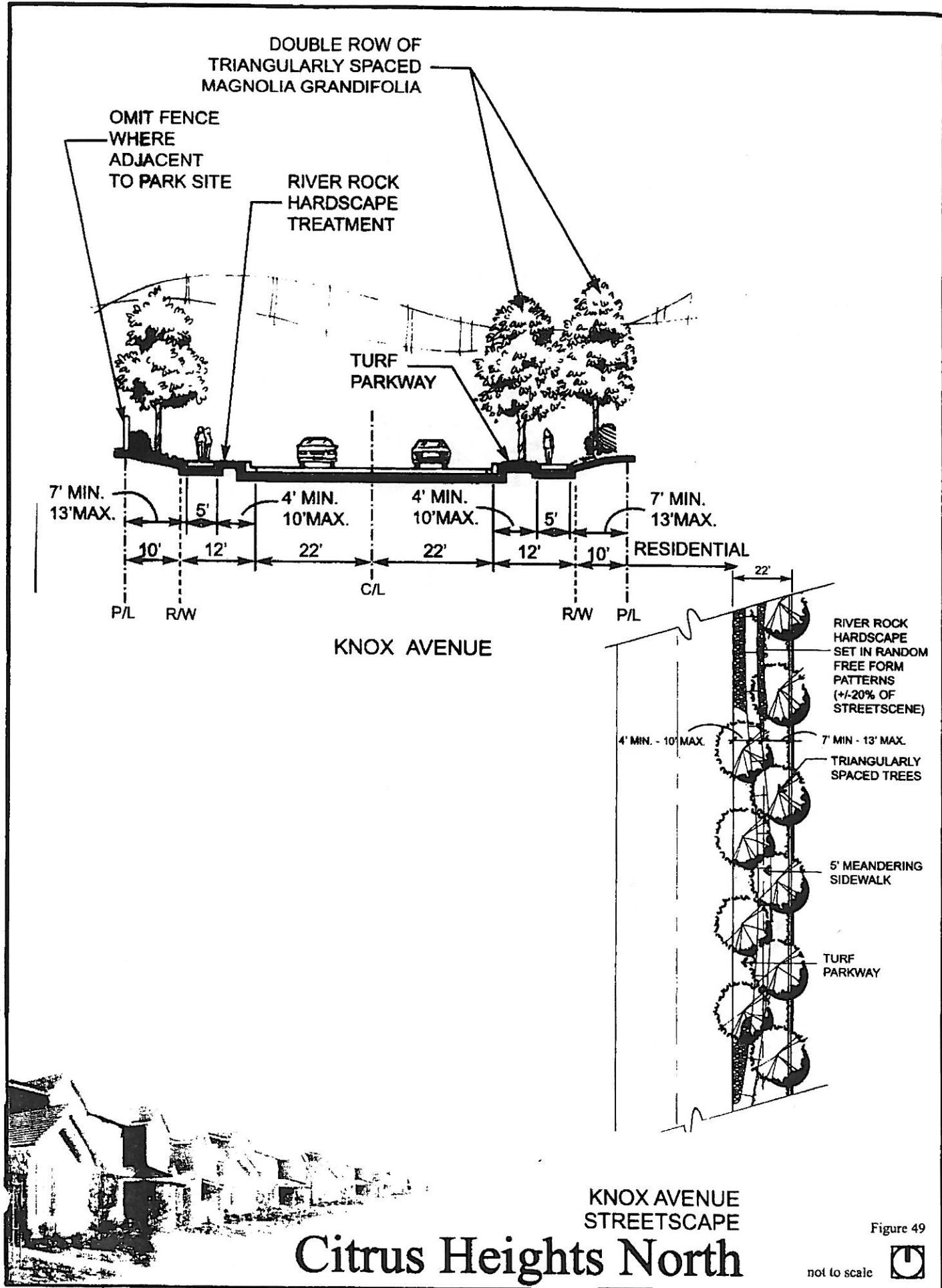
Citrus Heights North

Citrus Height 157

Figure 48

not to scale



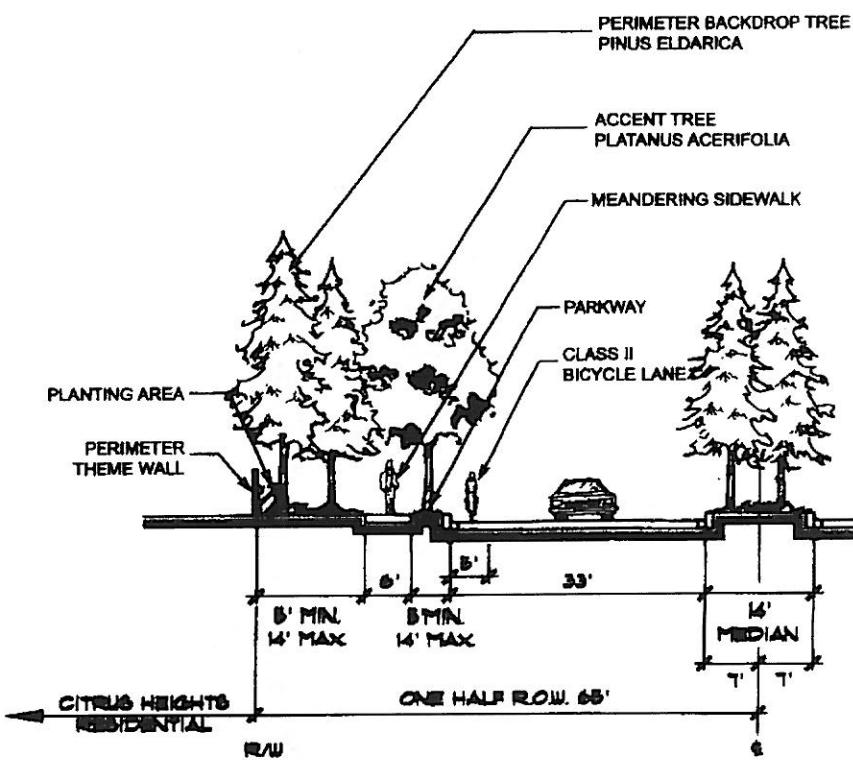
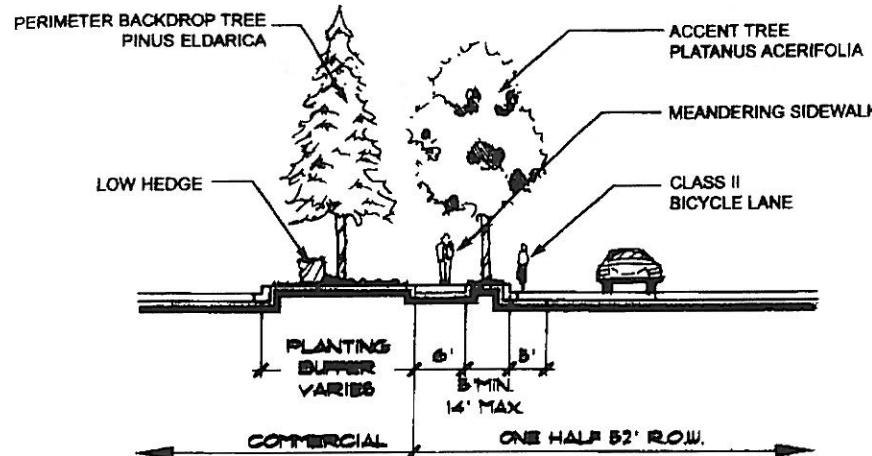


Citrus Heights North

Figure 49

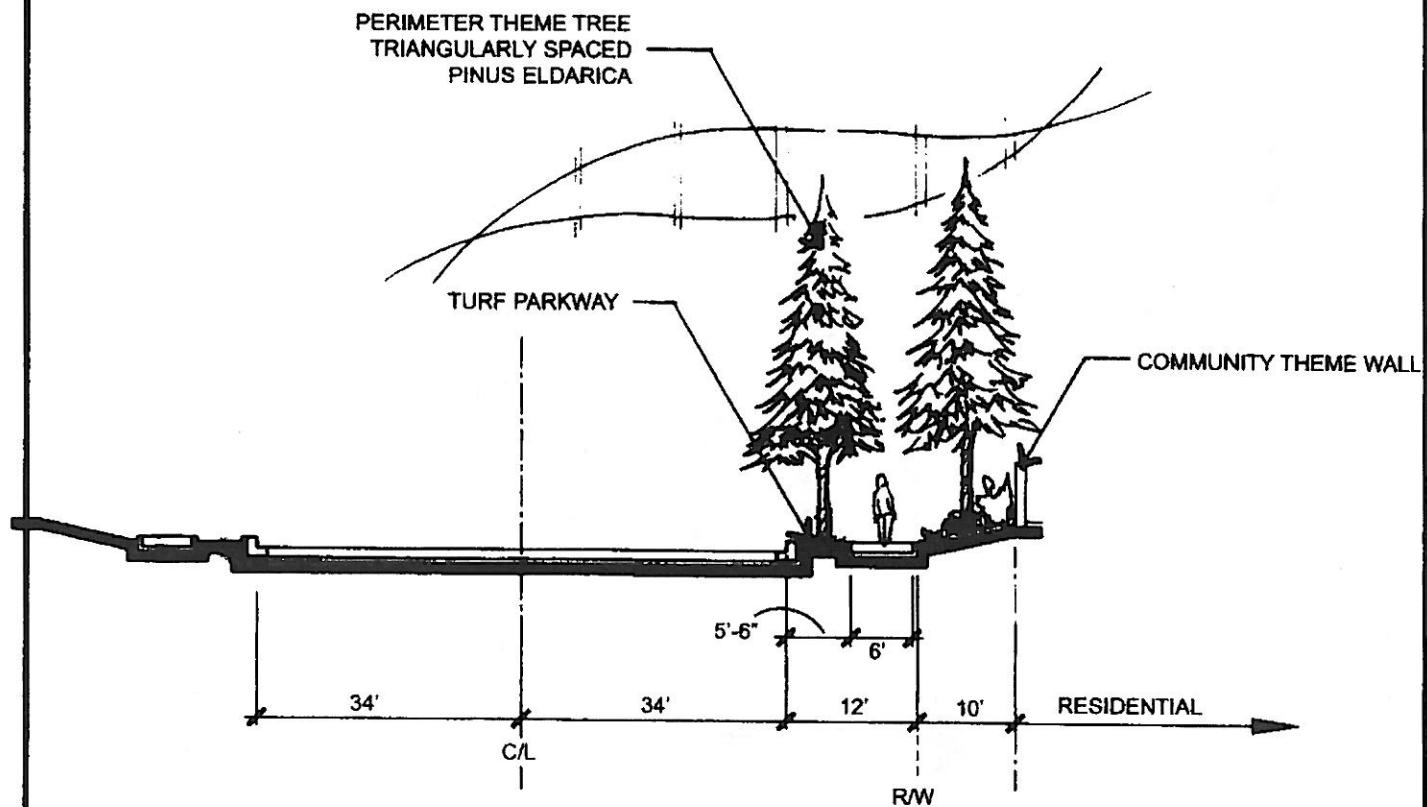
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Citrus Heights North

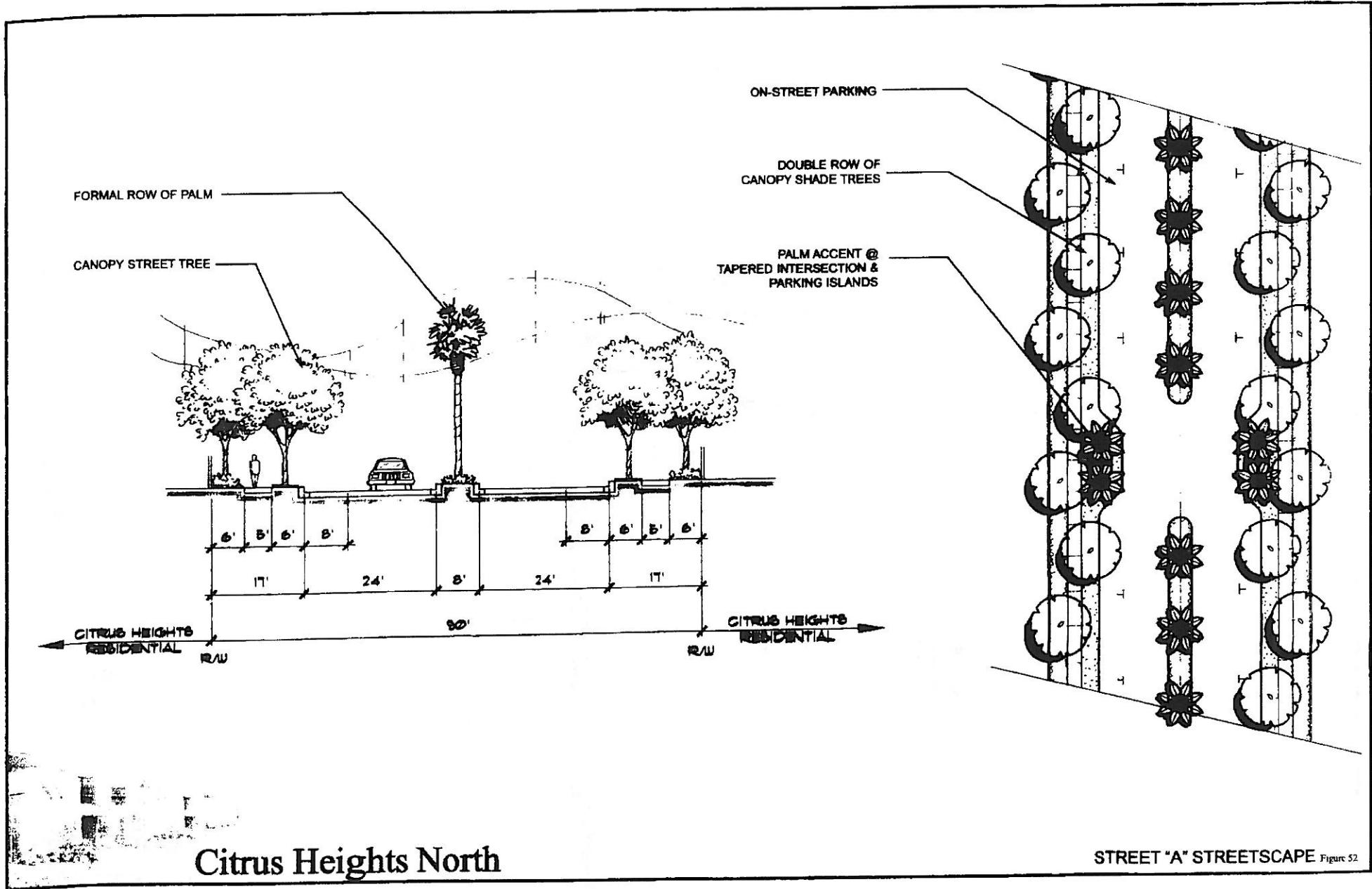
CITRUS AVENUE STREETSCAPE Figure 50



LYTLE CREEK
ROAD STREETSCAPE
Citrus Heights North

Citrus Height 160

Figure 51



Citrus Heights North – Specific Plan

C. ENTRY MONUMENTATION

Entry monuments serve several important purposes; therefore careful consideration has been given to the design of community, major, and neighborhood entries. The intent of project monumentation design is to create visual gateways into Citrus Heights North and to provide aesthetically pleasing entry statements that highlight the distinctiveness of the community. The *Landscape Plan*, Figure 46, depicts conceptual locations of entries for the Citrus Heights North community and for individual planning areas.

Community entry monumentation will be established at Knox Avenue and Summit Avenue and Knox Avenue and Citrus Avenue. In addition, the Specific Plan provides for a major community entry and neighborhood entries in areas that will define a more intimate and related grouping of streets, homes, and recreational amenities. Described on the following pages are the landscape and hardscape designs envisioned for community, major, and neighborhood entries within Citrus Heights North. The design and architectural elements of entries shall be compatible and consistent with the Specific Plan theme elements of Citrus Heights North. Each entry statement consists of a combination of signage, lighting, and landscaping. A more detailed description of signage and lighting standards is located in Sections H and I of this Chapter.

- **COMMUNITY ENTRY MONUMENTATION – KNOX AVENUE**

The entry monumentation at Knox Avenue establishes the character for all project monumentation treatments, emulates the unique landscape theme for Citrus Heights North, and provides a strong landmark that reinforces the distinctiveness of the community. Community entry monumentation will occur at two locations: Knox Avenue and Summit Avenue and Knox Avenue and Citrus Avenue. Community entry monumentation is intended to utilize plant palettes and hardscape materials that contribute to the consistent implementation of the Citrus Heights North landscape design theme. The *Main Community Entry – Knox Avenue*, Figure 54, provides conceptual illustrations of this project entry.

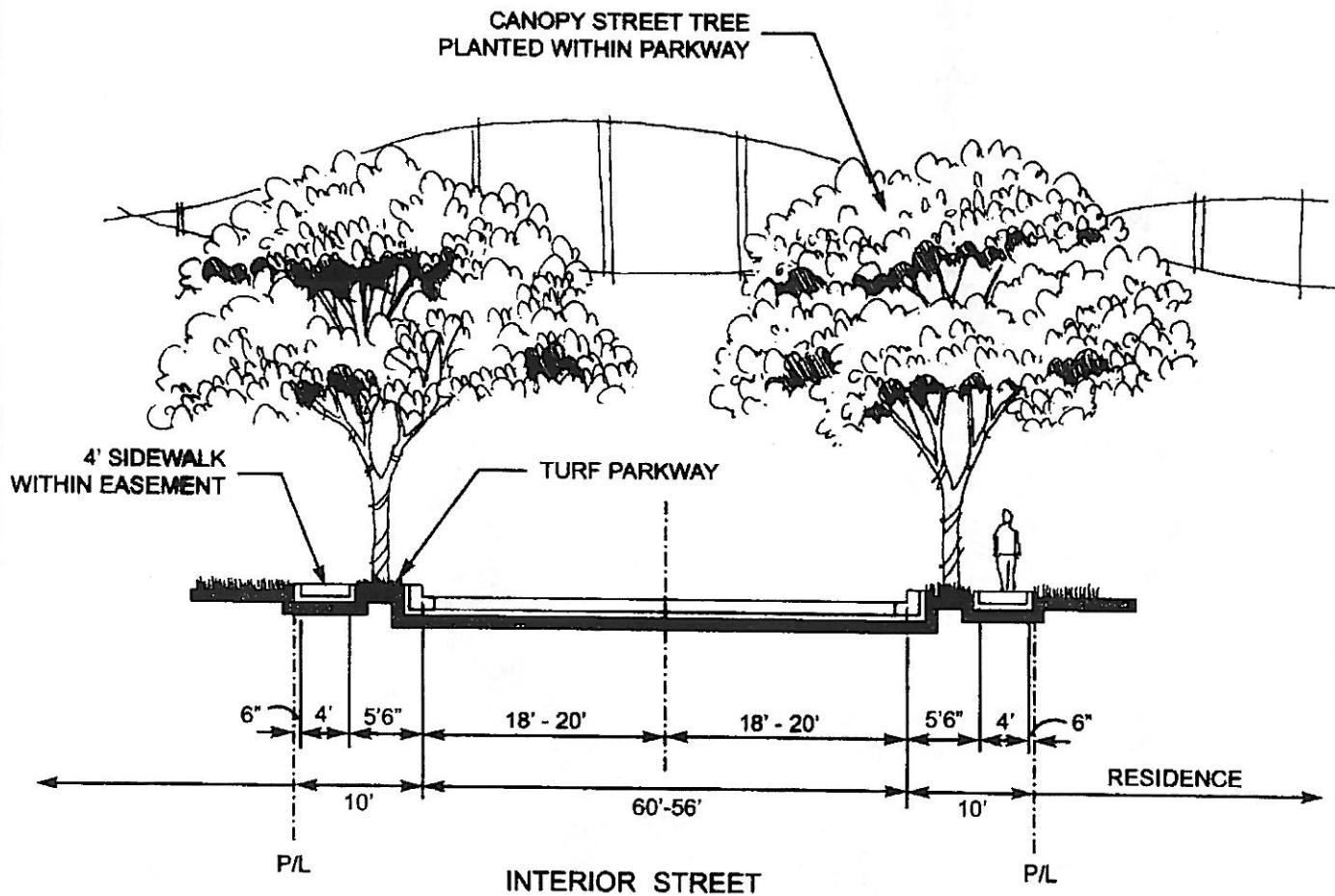
- **MAJOR GATED ENTRY MONUMENTATION**

An enhanced major gated entry treatment will be located at a signalized intersection on Summit Avenue just east of Knox Avenue, which will provide a dramatic visual gateway into Citrus Heights North and its amenities. This major gated entry will provide direct access to the residential neighborhoods and private recreation areas located in the southern portion of Citrus Heights North. The Summit Avenue major entry monumentation will utilize a variety of landscape and hardscape elements, as shown on Figure 55, *Community Entry – Summit Avenue*.

Citrus Heights North – Specific Plan

■ NEIGHBORHOOD ENTRY MONUMENTATION

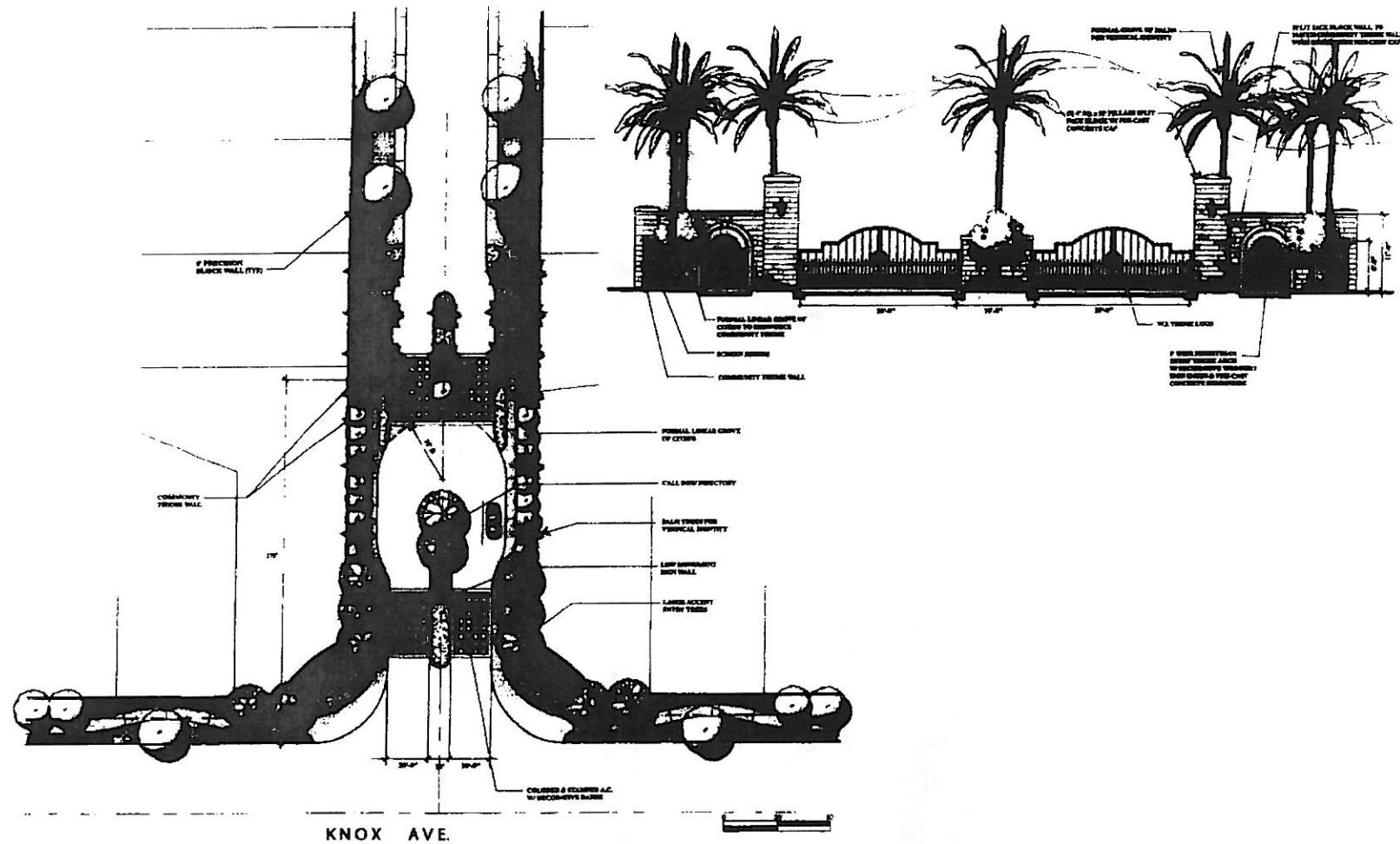
In addition to the community entry monumentation on Knox Avenue, additional entries will be located throughout the site to provide convenient gated access to defined neighborhoods within Citrus Heights North. Gated neighborhood entries are planned to occur along all project roadways, which include Summit Avenue, Knox Avenue, Citrus Avenue, Lytle Creek Road, and Street "A". These entries will convey the overall Citrus Heights North identity by selectively repeating the plant palette and theme used at the community entry, but at a less intense scale. The foreground will be planted with small flowering trees, colorful shrubs, and ground cover. Conceptual illustrations and designs are provided on Figure 56, *Neighborhood Gated Entry*.



INTERNAL
ROAD STREETSCAPE
Citrus Heights North

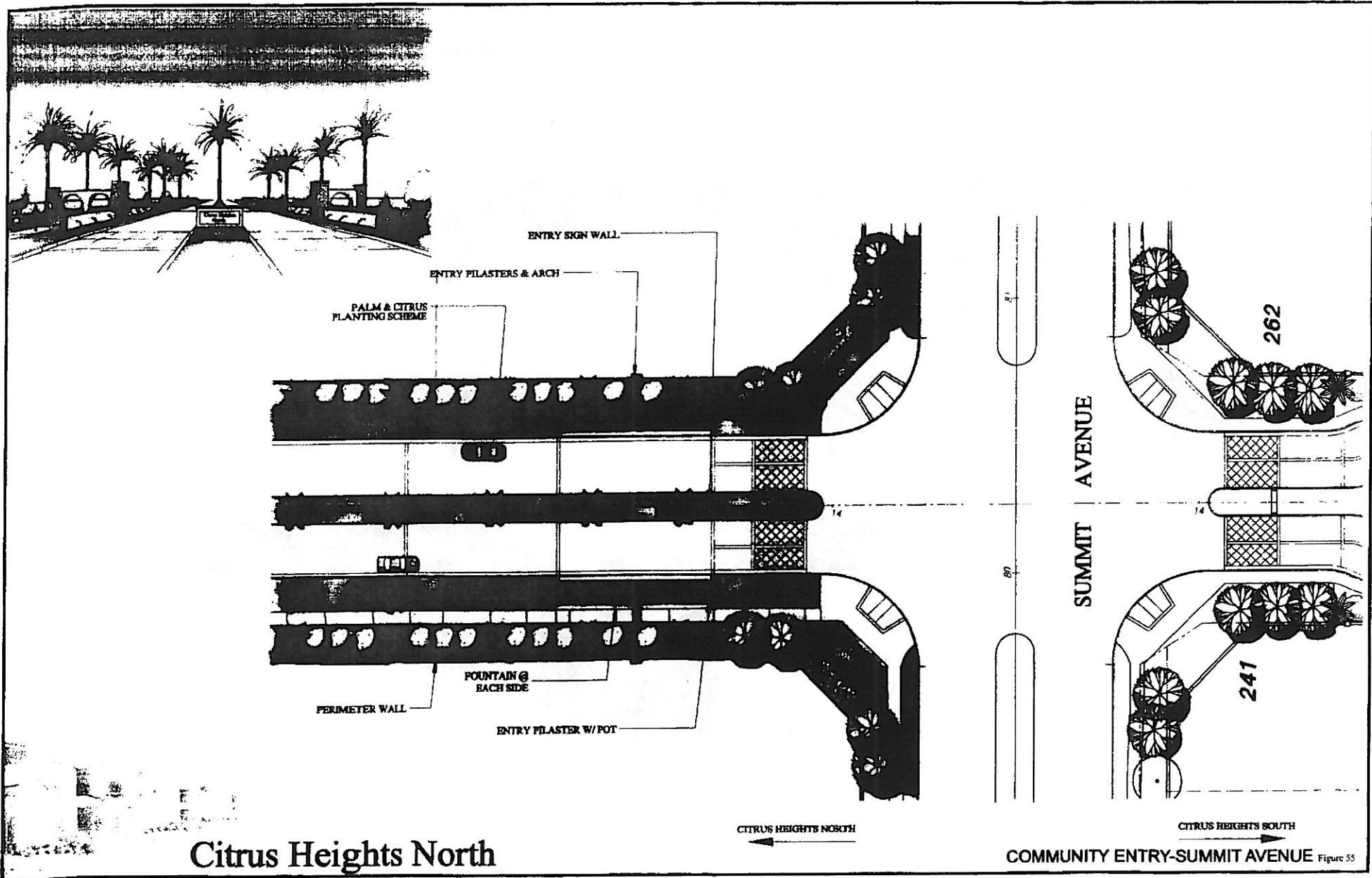
Citrus Height 164

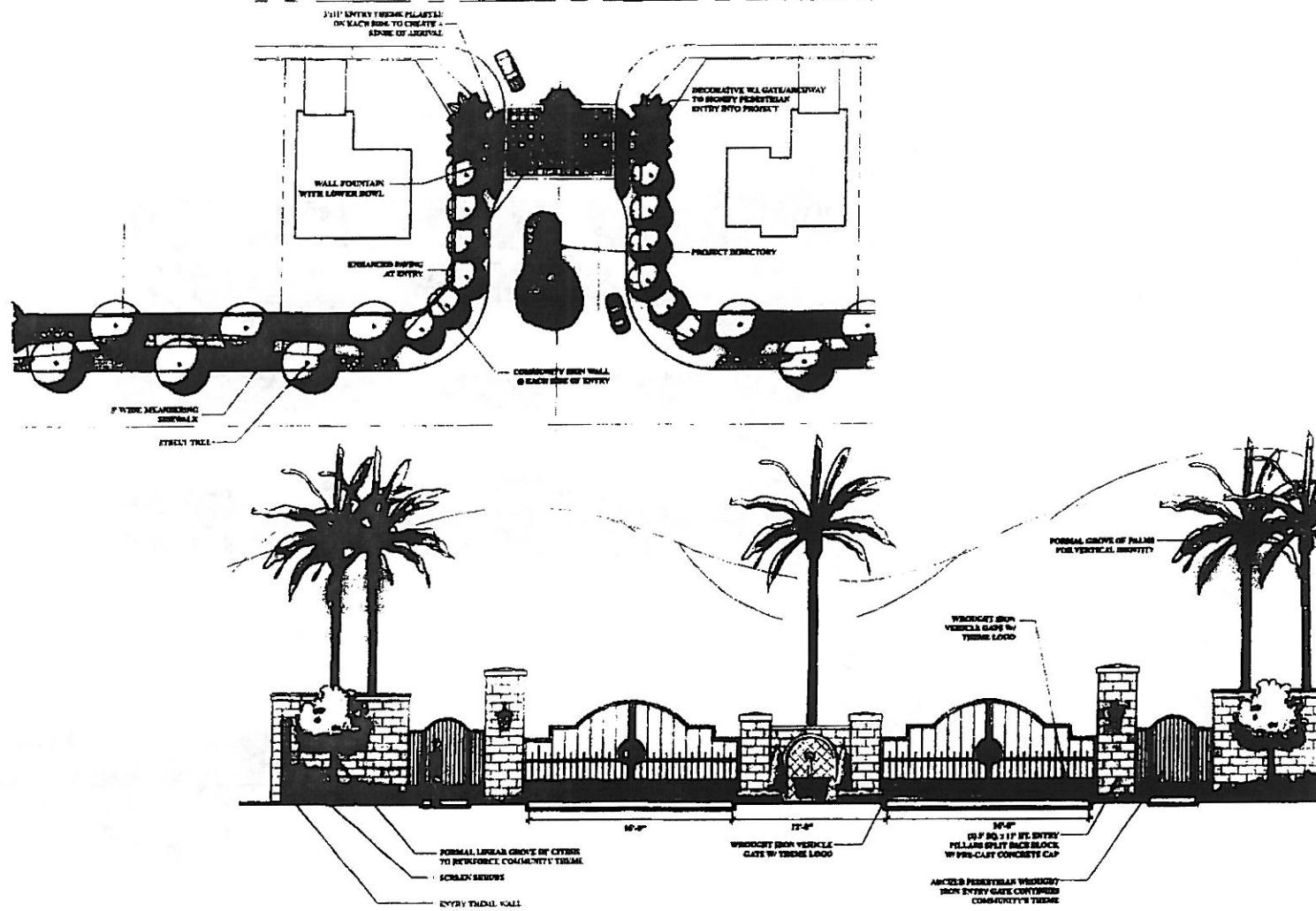
Figure 53



Citrus Heights North

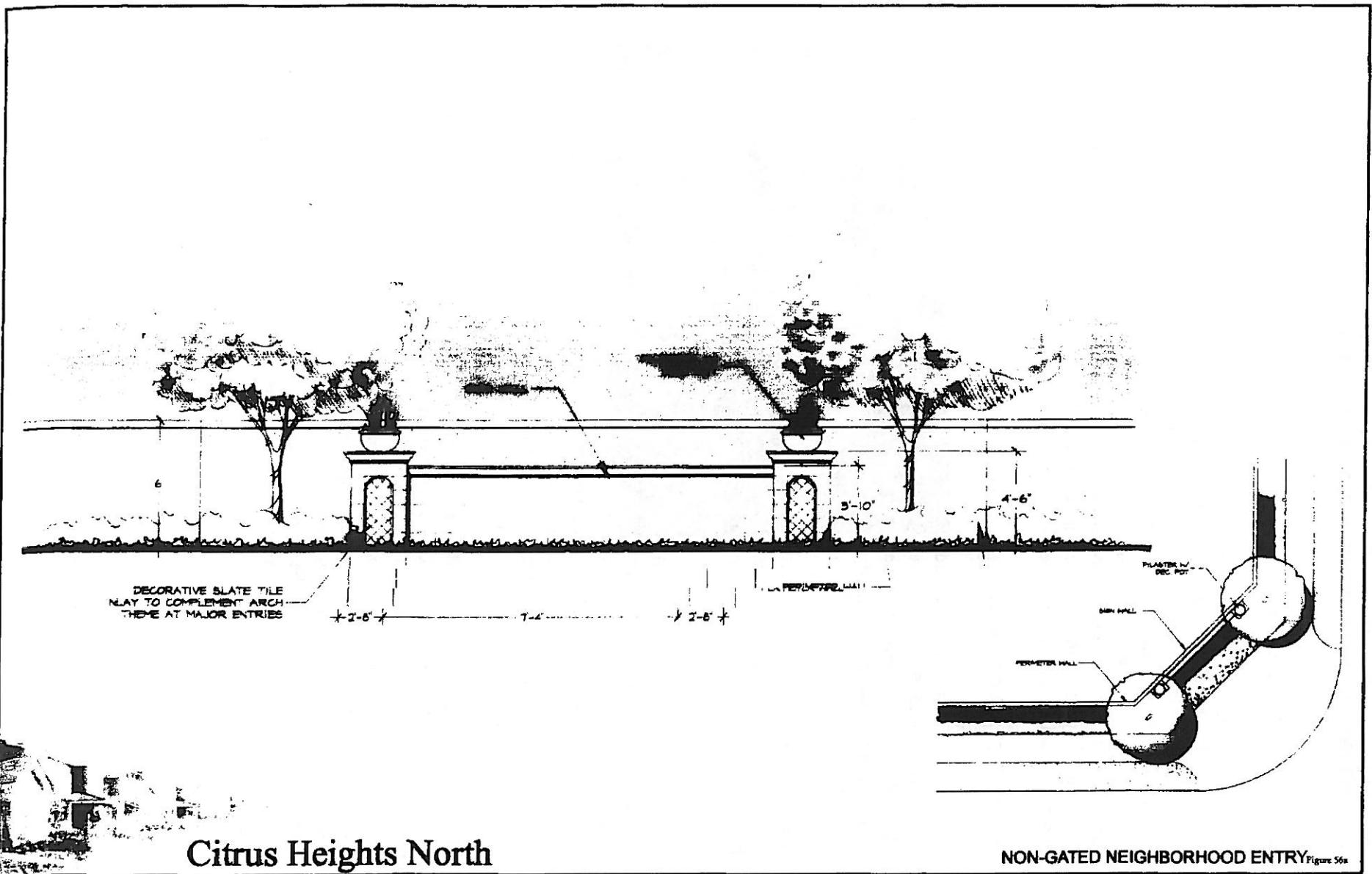
MAIN COMMUNITY ENTRY- KNOX AVENUE Figure 54





Citrus Heights North

NEIGHBORHOOD GATED ENTRY Figure 56



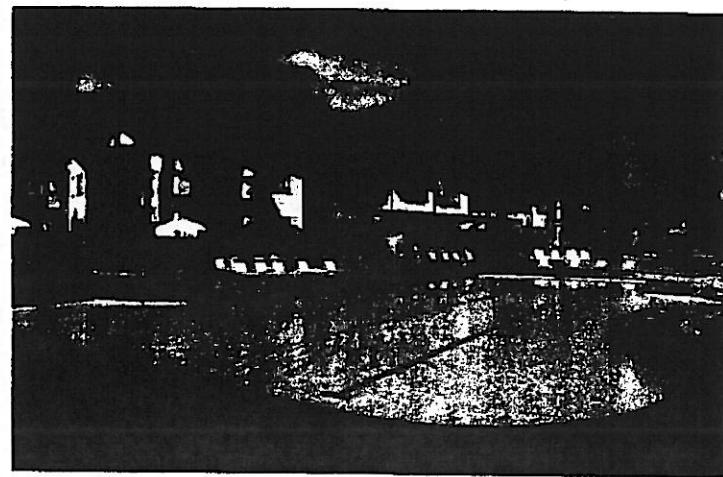
Citrus Heights North – Specific Plan

D. COMMUNITY SPORTS CENTER

The community sports center and in Planning Area 6A are envisioned as a major element of the Citrus Heights North community and will provide a highly amenitized public recreation facility for residents of Fontana. The community sports center is intended to serve as an organized athletic facility for the City that will be enhanced through the integration of various landscape and hardscape elements (see Figure 57, *Community Sports Center*). Proposed amenities for the community sports center may include, but are not limited to, an athletic center and gymnasium, pool, community building, picnic facilities, tot lots, and soccer, football, baseball, and softball fields.

E. PRIVATE RECREATION & NEIGHBORHOOD PARKS

Three private recreation area and two neighborhood parks are planned for residents of the Citrus Heights North community in Planning Areas 18, 19, 20, 21 and 22. The private recreation area are intended to serve as visual amenities and provide both active and passive recreational uses including, but not be limited to, a pool and spa, restroom facilities, basketball court, tot lots, open space turf areas for various activities, and barbecue facilities. Conceptual representations of these private recreation areas are provided on Figures 59, 60, and 61. Open turf areas in private recreation areas may be vegetated with hydroseed. The exact placement, size, and design of the private recreation areas will be determined at the design review stage of project implementation.



The neighborhood park areas (Figures 58 and 62) are also intended to serve as visual amenities and provide passive recreation for residents within the community. Neighborhood parks will be landscaped with a small grove of trees, shrubs, and other plant material as described in the project's plant palette. The neighborhood parks will have unique identities and shall contain, passive sitting areas, open space turf areas for various activities, tot lots, walkways, and decorative lighting, subject to Planning Manager approval. Open turf areas in neighborhood parks may also be vegetated with hydroseed. The exact placement, size, and design of the neighborhood parks will be determined at the design review stage of project implementation.

Citrus Heights North – Specific Plan

F. GENERAL LANDSCAPE STANDARDS

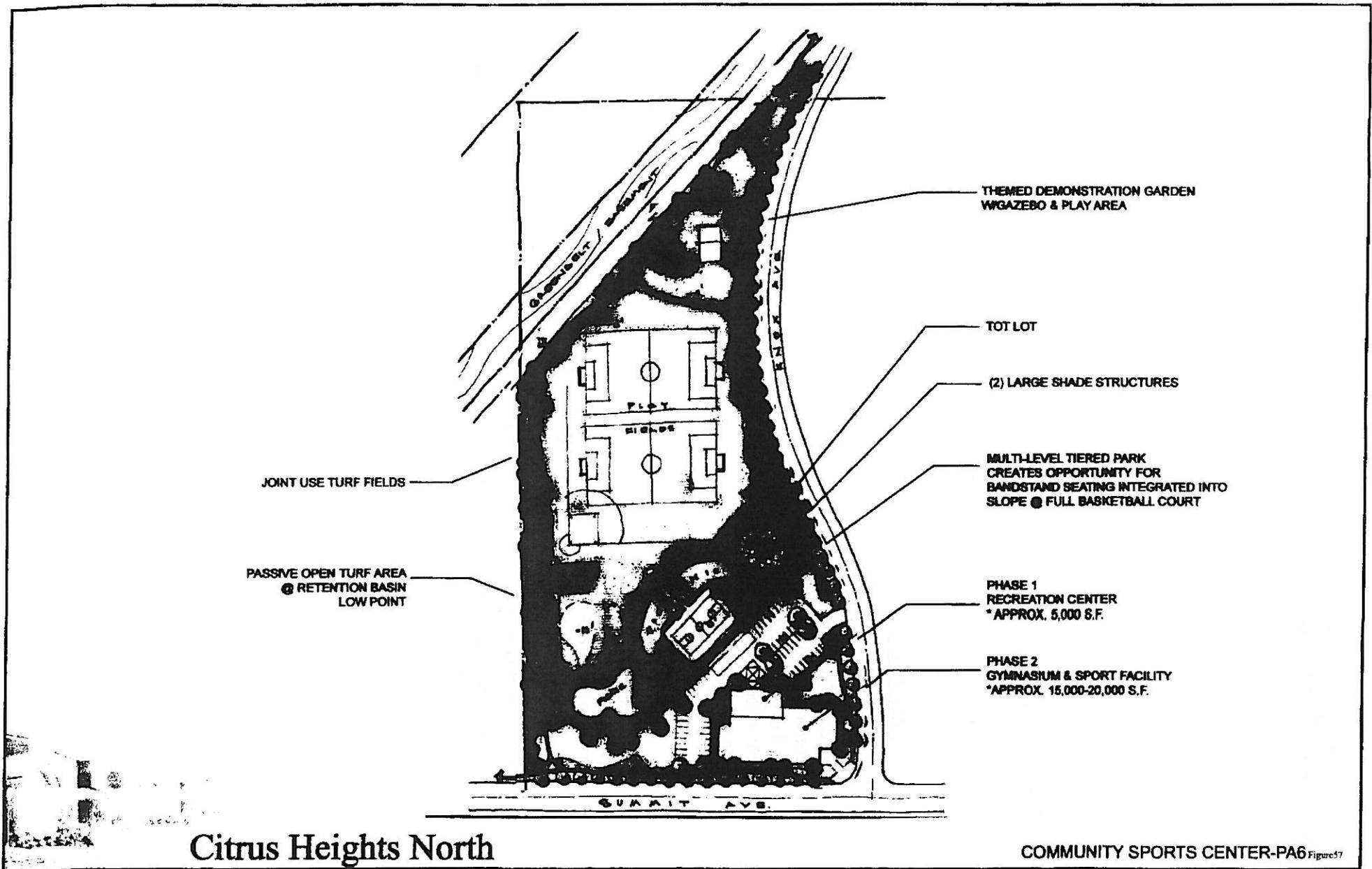
All areas required to be landscaped will be planted with turf, groundcover, shrubs, or trees selected from the plant palette contained in these guidelines. The community sports center and park, private recreational facilities and pocket parks, neighborhood commercial center, and common landscaped areas are permitted to be planted with a hydroseed mix. Sod shall be used for front yards. A combination of hydroseed mix and flattened groundcovers shall be used to cover areas between shrubs and trees to prevent erosion. Colorful perennials also will be a part of these plantings. Plants with similar watering requirements shall be planted together in order to simplify the irrigation systems and increase water use efficiency. Priority use of water shall be considered, meaning that visually sensitive areas are entitled to use more water than low visual impact areas. Visually sensitive areas include entries and highly traveled street frontages.

1. DROUGHT TOLERANCE

The landscape palette for the Citrus Heights North Specific Plan shall promote selective drought tolerance through the use of native and naturalizing species. All common landscape areas shall be equipped with automatic irrigation systems. Drip or bubbler irrigation shall be provided where feasible. Automatic controllers shall be equipped with automatic rain-shut-off devices and provide for various type of water management options.

2. MAINTENANCE

All landscape maintenance shall conform to project Covenants, Conditions, and Restrictions (CC&Rs). In general, the overall appearance of landscape shall be neat, healthy, and free of weeds and debris. All new construction shall be landscaped in accordance with a City approved Landscape Plan, and subject to City inspection of adequate maintenance levels. The homeowner's association within Citrus Heights North shall be responsible for the maintenance of all private common landscape areas within each planning area, except within individual private lots. Individual homeowners will be responsible for the maintenance of landscaped areas on individual lots. CC&Rs will set forth requirements for front yard landscaping and maintenance.



Amenity List:

Central Gazebo

Tot Lot

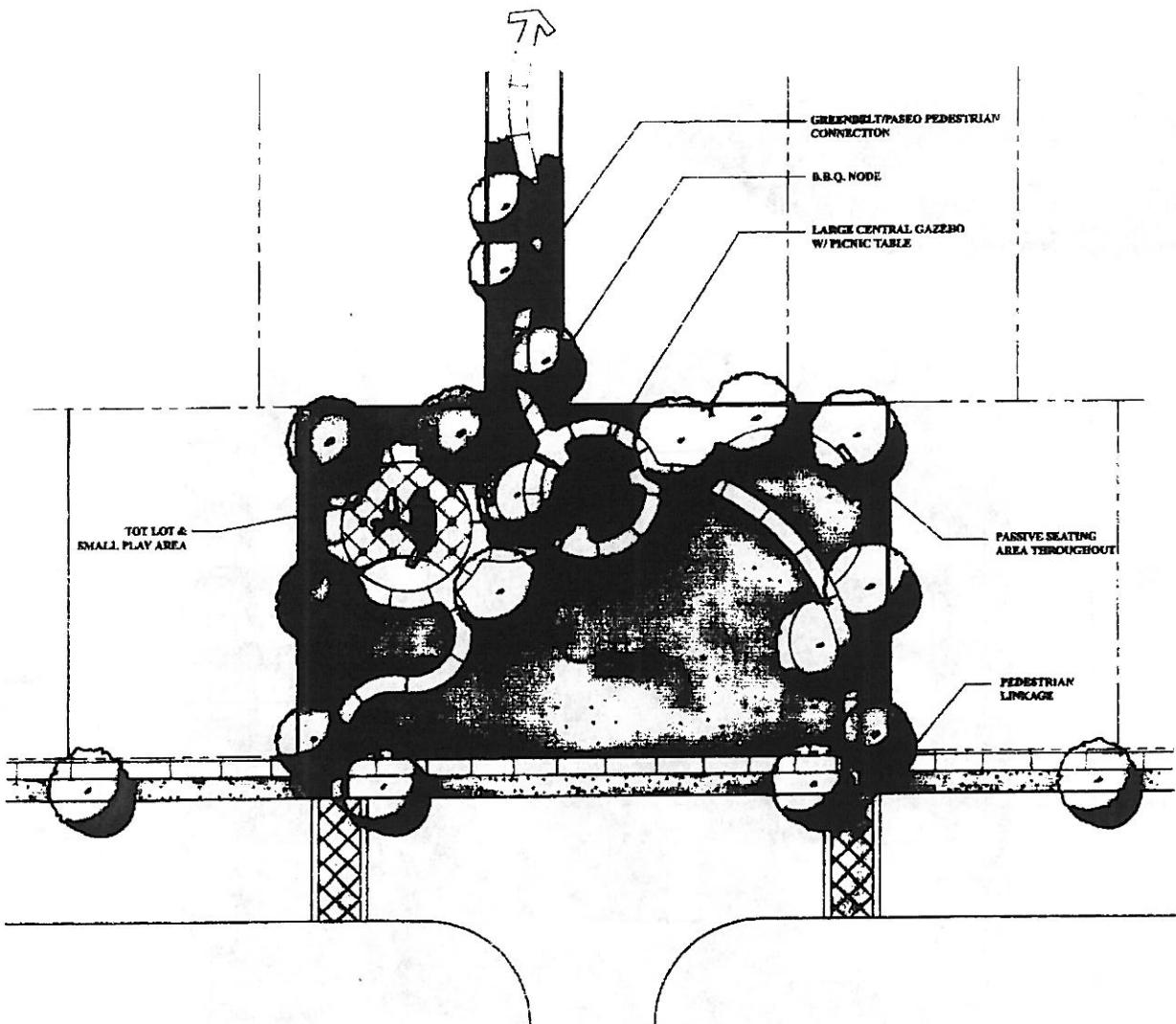
Open Turf Play Area

Picnic Table

BBQ Area w/ Countertop

Passive Seating Area

Greenbelt/ Paseo Connection



Citrus Heights North

NEIGHBORHOOD RECREATION- PA 18 Figure 58

AMENITY LIST

Pool Area:

- Pool 40' x 75'
- Spa 12' x 16'
- Shade Structure, (4) @ 15' x 40'

Entertainment Plaza:

- Outdoor Kitchen w/ BBQ & Sink
- Outdoor Fireplace
- Picnic Tables
- Vine Covered Arbor framing 1,255 Sq Ft. Patio

TOT LOT:

- 35' x 40' with varied age-appropriate play equipment

Half Court Basketball

Open Turf Area:

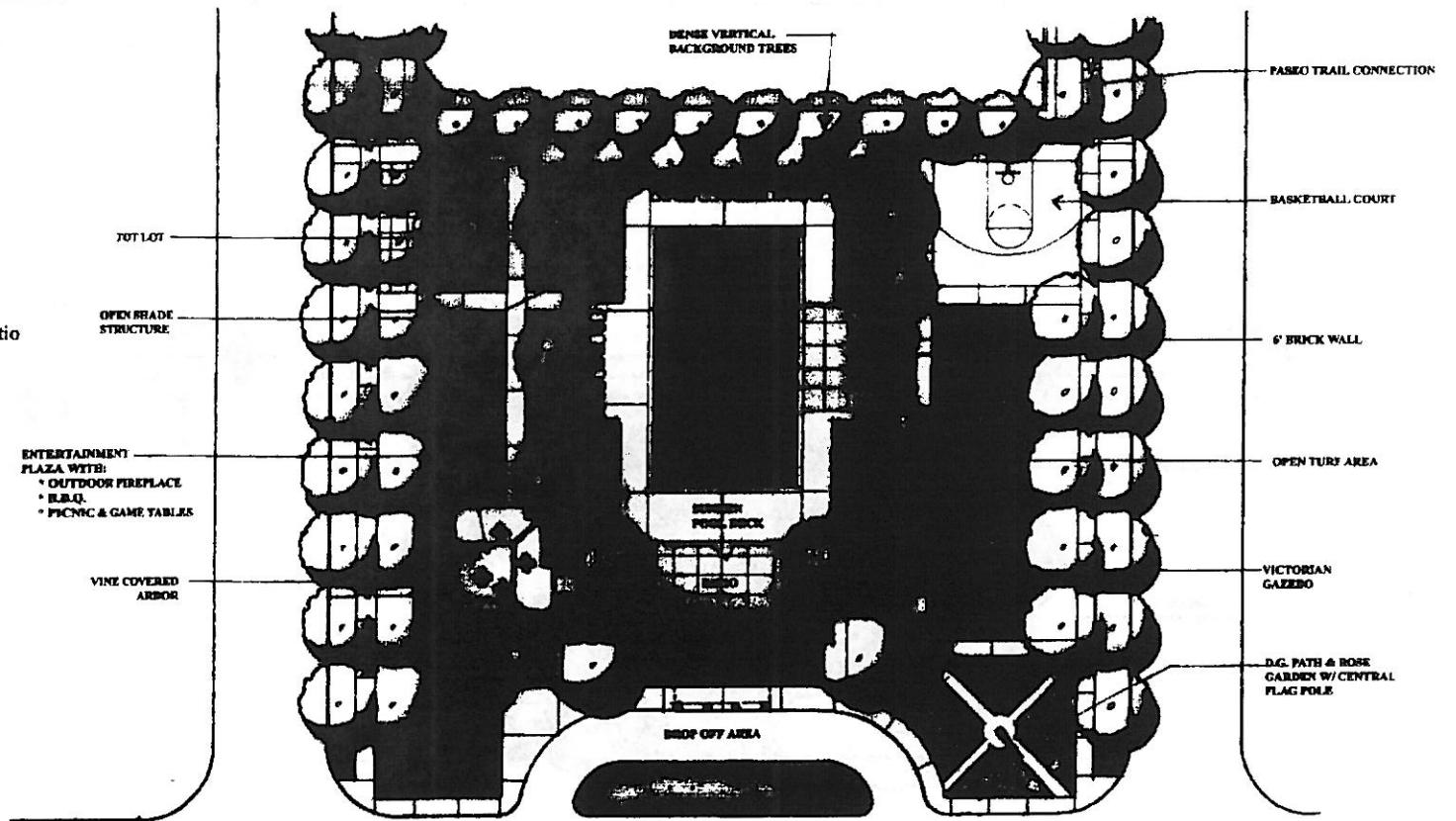
- 45' x 100' Play Area

Garden Area:

- 16' Victorian Gazebo provides shade to both garden & open turf area
- 40' x 40' Formal Rose Garden w/ Central Flag Pole

Clubhouse:

- 2,000 S.F. Building
- Clubroom
- Game room
- Kitchen
- Restrooms



Citrus Heights North

PRIVATE RECREATION- PA 20 Figure 59

Pool Area:
- Junior Olympic Pool
- Oversized Secluded Spa
- Kiddy wading pool
- Raised deck area under large decorative shade structure

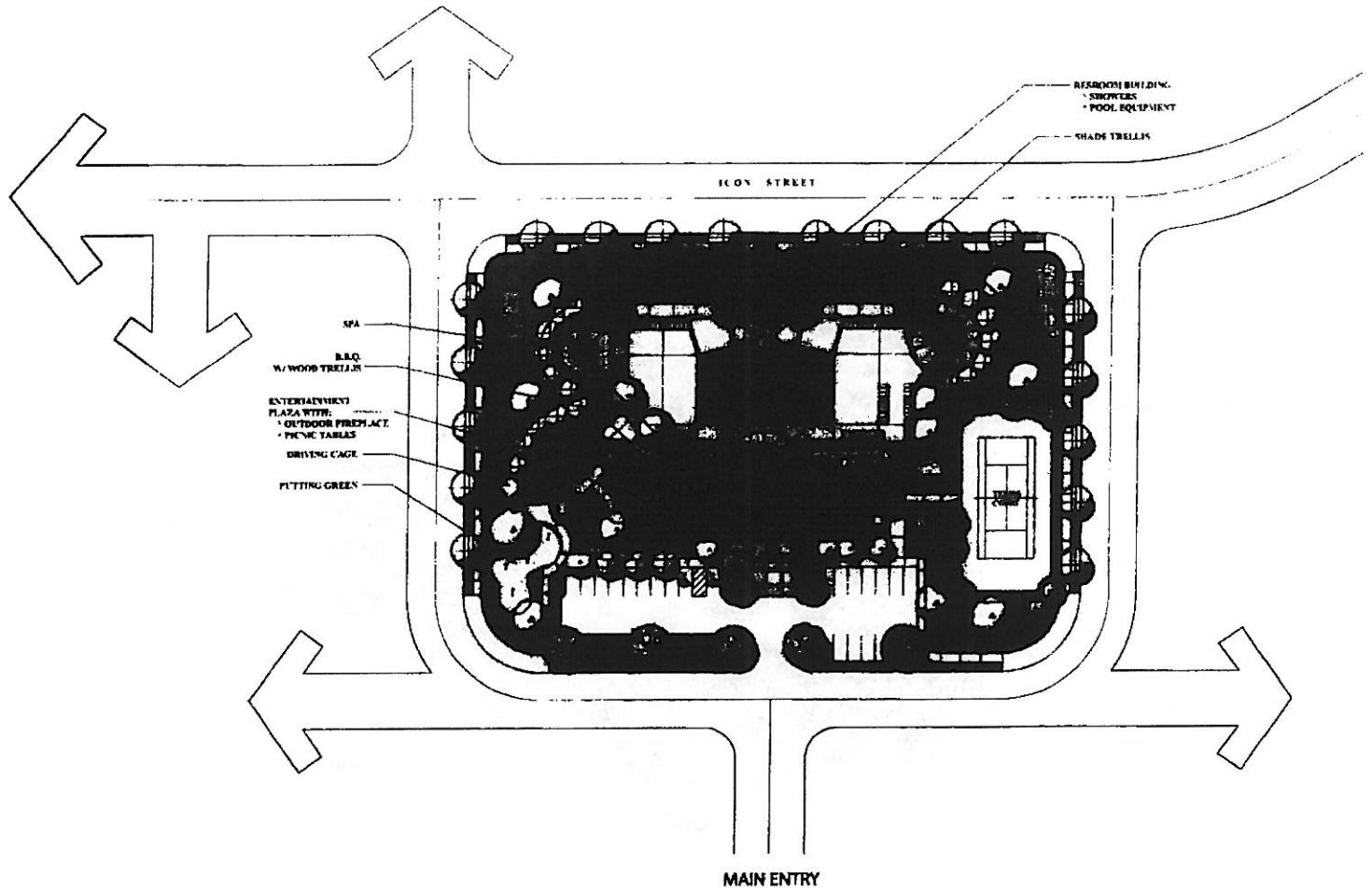
Entertainment Plaza:
- Outdoor Kitchen w/ BBQ & Sink
- Grand Outdoor Fireplace
- Game and Picnic Tables
- Vine covered Trellis

Putting Green

Lawn Game Court:
- Bocce Ball
- Croquet
- Lawn Bowling

Tennis Court

Clubhouse:
- 14,000 SF Building
- Club Room
- Media Lounge
- Game Room
- Library
- "Cyber" Cafe
- Kids Club/ Day Care Area
- Theater
- Business Center
- Conference Center
- Steam Room
- Therapy Room
- 2,000 SQ Fitness Center



Citrus Heights North

PRIVATE RECREATION- PA 21 Figure 60

AMENITY LIST

Pool Area:

- Resort Style Pool
- Oversized Spa
- Cabana Shade Structure

Gathering Court Yard:

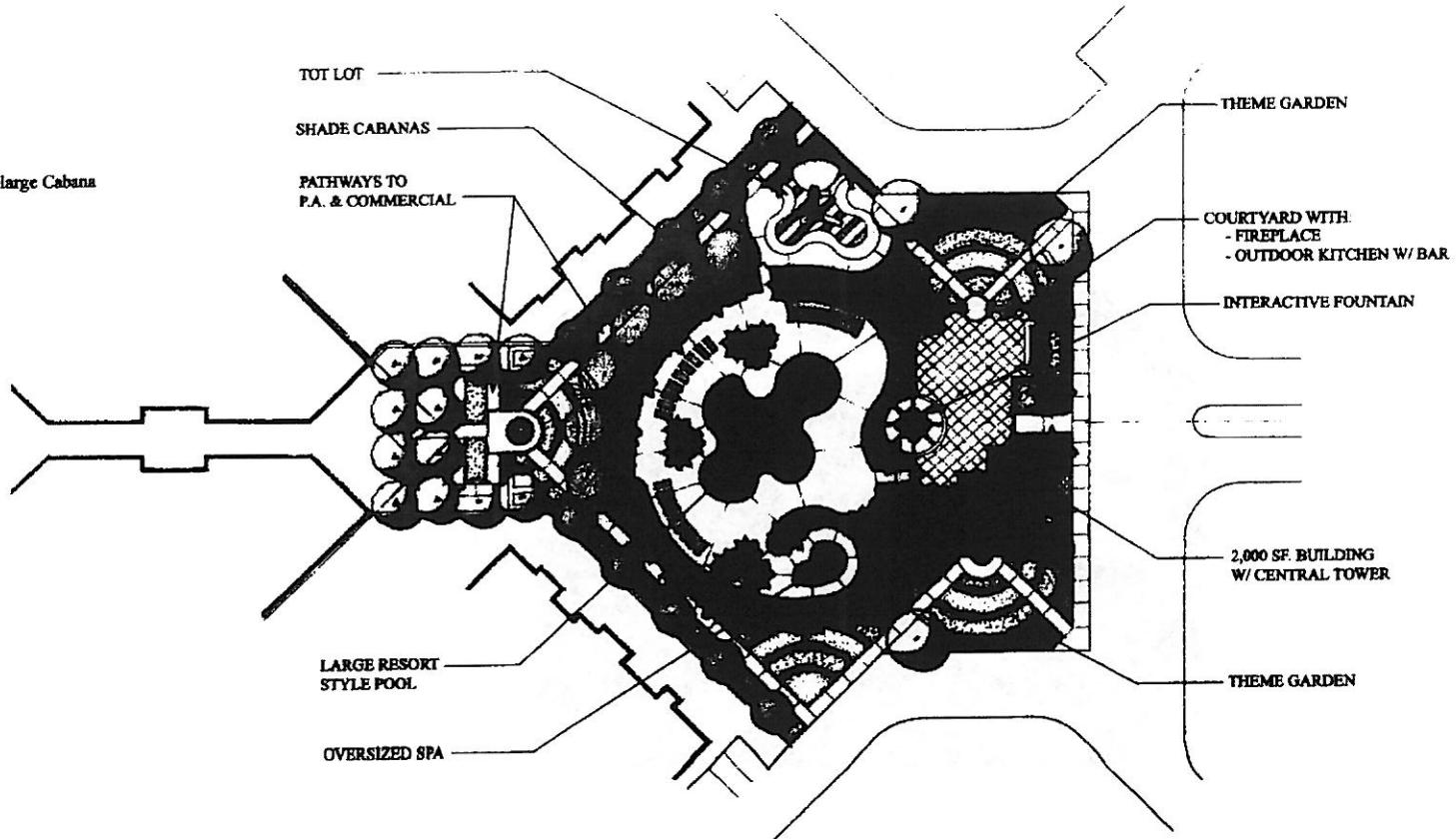
- Kitchen and Bar w/ Seating under large Cabana
- Outdoor Fireplace
- Interactive Water Feature

Tot Lot

Theme Garden

Clubhouse:

- 2,000 SF Building
- Club Room
- Game Room
- Kitchen
- Restroom

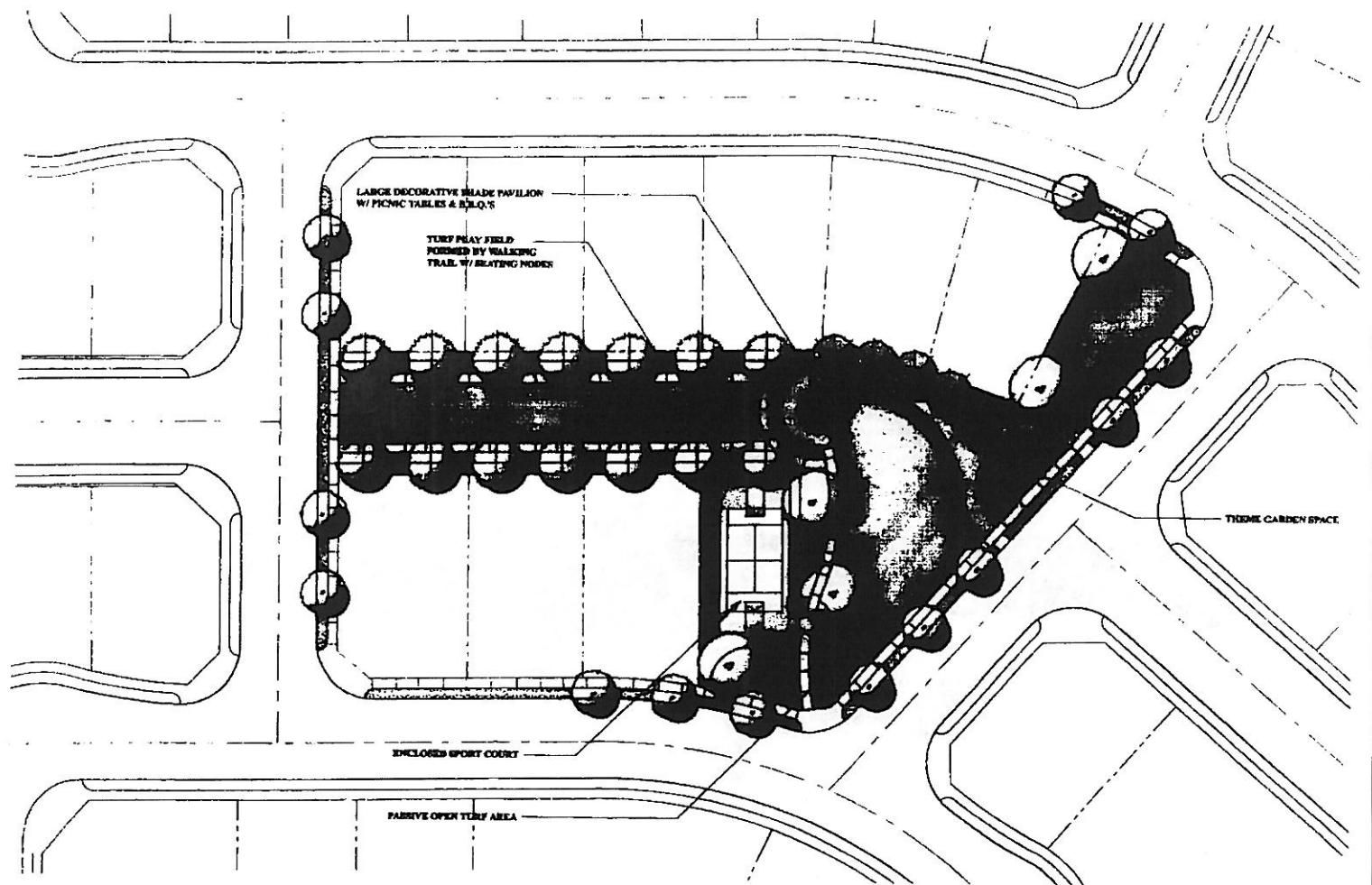


Citrus Heights North

PRIVATE RECREATION- PA 22 Figure 61

AMENITY LIST

- Large Turf Play Area
- Central Shade Gazebo
- BBQ/ Outdoor Kitchen
- Sport Court
- Passive Open Turf Area
- Theme Gardens
- Picnic Tables
- Passive Seating Area



Citrus Heights North

NEIGHBORHOOD RECREATION- PA 19 Figure 62

AMENITY LIST

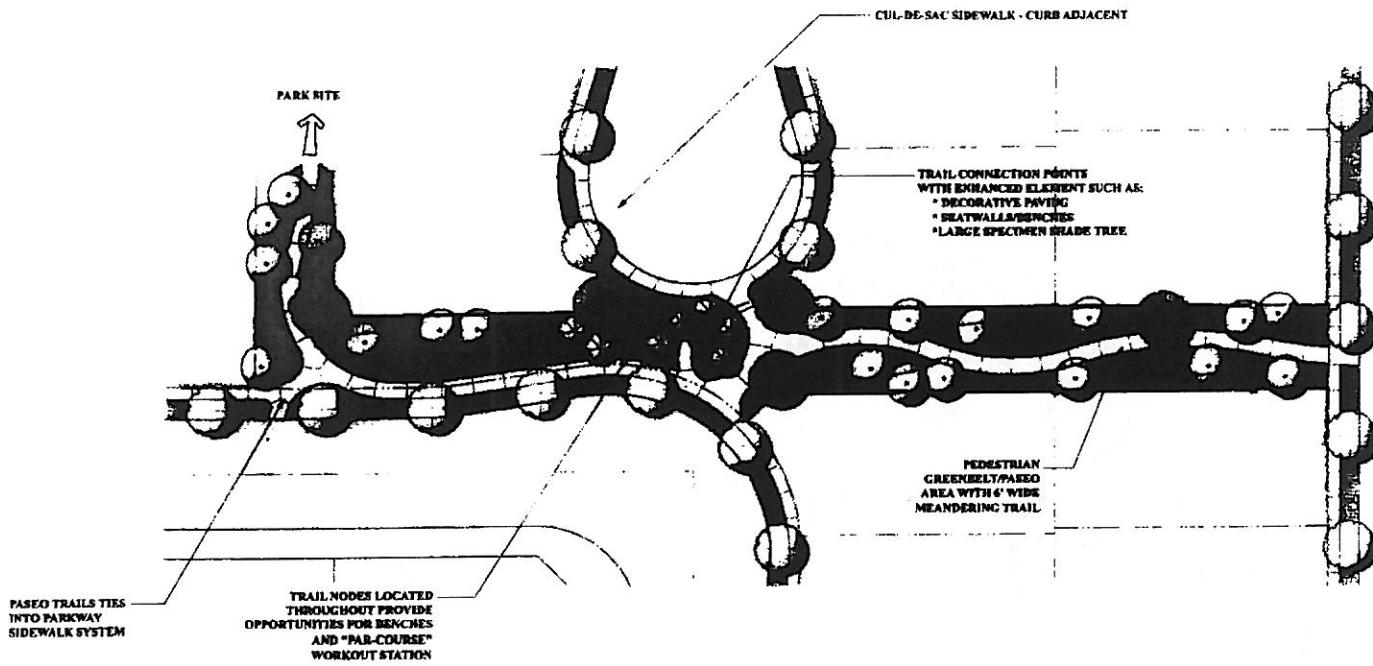
Walking & Jogging Trails

Passive Seating Areas

Concrete Game Table

Par Course Workout Stations

Open Turf Areas



Citrus Heights North

GREENBELT- PASEO Figure 63

Citrus Heights North – Specific Plan

3. PLANT MATERIAL GUIDELINES

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance. Wherever possible, overall plant material groupings shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting. Consideration must be given when locating trees to avoid potential long-term problems with tree roots, but the City will have final approval for clearances when public facilities may be affected.

4. TREE PALETTE

The following pages provide a listing of trees identified for use in the streets, community and neighborhood entries, and other special areas of Citrus Heights North. Other species can also be used, subject to approval by the City of Fontana.

- Community Entry

<i>Phoenix dactylifera</i>	Date Palm
<i>Chitalpa tashkentensis 'Pink Dawn'</i>	Chitalpa
<i>Lagerstromia indica</i>	Crape Myrtle
<i>Citrus species</i>	Dwarf Citrus

- Neighborhood Entries and Street "A" Entry

<i>Schinus Molle</i>	California Pepper Tree
<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Olea Europaea</i>	Olive
<i>Citrus Species</i>	Dwarf Citrus
<i>Chitalpa tashkentensis 'Pink Dawn'</i>	Chitalpa
<i>Cupressus sempervirens</i>	Italian Cypress

- Summit Avenue

<i>Pinus canariensis</i>	Canary Island
<i>Pyrus c. 'Bradford'</i>	Bradford Pear
<i>Washington robusta</i>	Mexican Fan Palm

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•	<u>Knox Avenue</u>	
	<i>Magnolia grandifolia</i>	Southern Magnolia
•	<u>Citrus Avenue</u>	
	<i>Pinus eldarica</i> <i>Platanus acerifolia 'Bloodgood'</i>	Mondell Pine London Plane Tree
•	<u>Lytle Creek Road</u>	
	<i>Lagerstroemia indica</i> <i>Pinus eldarica</i>	Crape Myrtle Mondell Pine
•	<u>Street "A"</u>	
	<i>Washington robusta</i> <i>Cupressus sempervirens</i> <i>Cinnamomum camphora</i> <i>Pinus eldarica</i>	Mexican Fan Palm Italian Cypress Camphor Tree Mondell Pine
•	<u>Internal Private Roads</u>	
	<i>Cinnamomum camphora</i> <i>Jacaranda mimosifolia</i> <i>Lagerstroemia indica</i> <i>Magnolia grandiflora 'Russet'</i> <i>Platanus acerifolia 'Bloodgood'</i> <i>Pyrus calleryana 'Bradford'</i> <i>Quercus ilex</i> <i>Schinus molle</i> <i>Ulmus parvifolia 'True Green'</i> <i>Zelkova serrata 'Halka'</i>	Camphor Tree Jacaranda Crape Myrtle Southern Magnolia London Plane Tree Bradford Pear Holly Oak California Pepper Tree Evergreen Elm Sawleaf Zelkova
•	<u>Community Sports Center, Detention Basin, and Private Recreation Areas and Pocket Parks</u>	
	<i>Chitalpa tashkentensis "Pink Dawn"</i> <i>Citrus 'Lemon'</i> <i>Citrus 'Bears Lime'</i> <i>Citrus sinensis</i> <i>Cupressus sempervirens</i> <i>Lagerstroemia indica</i>	Chitalpa Lemon Lime Orange Trees Italian Cypress Crape Myrtle

Citrus Heights North – Specific Plan

Olea europaea 'Wilsonii'
Pyrus calleryana 'Bradford'
Washingtonia robusta

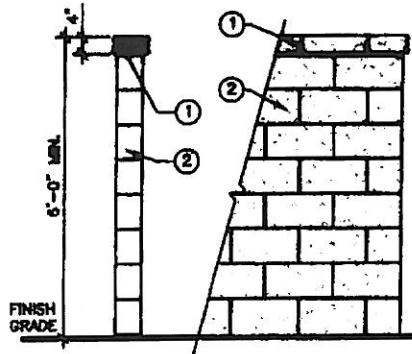
Wilson Olive
Bradford Pear
Mexican Fan Palm

G. WALLS AND FENCES

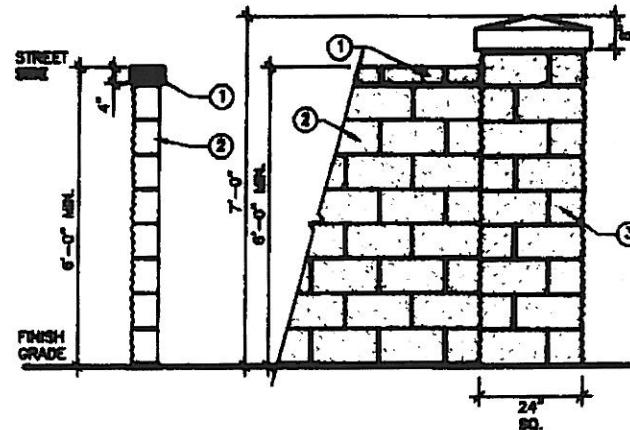
All walls and fences within Citrus Heights North shall be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls and fences will be used throughout the community to establish community identity, provide protection from roadways, recreation areas, and other noise, and allow privacy and security in residential and commercial areas. Four types of walls and fences, excluding walls associated with entry monumentation, will occur within the Citrus Heights North Specific Plan, as illustrated in Figure 64, *Wall and Fence – Detail A* and Figure 65, *Wall and Fence – Detail B*. Locations for these walls and fences are set forth on Figure 66, *Wall and Fence Plan*.

1. COMMUNITY THEME WALL

The community theme wall shall be a minimum of 6 feet high. The community theme wall shall be constructed of split face block. Where such walls tie into entry monumentation, the transition shall be made from the entry wall to the theme wall with a pilaster. Pilasters shall be provided at an average of every 100 feet, which may vary, depending on the location of the wall or property lines but shall include changes in elevation or direction.



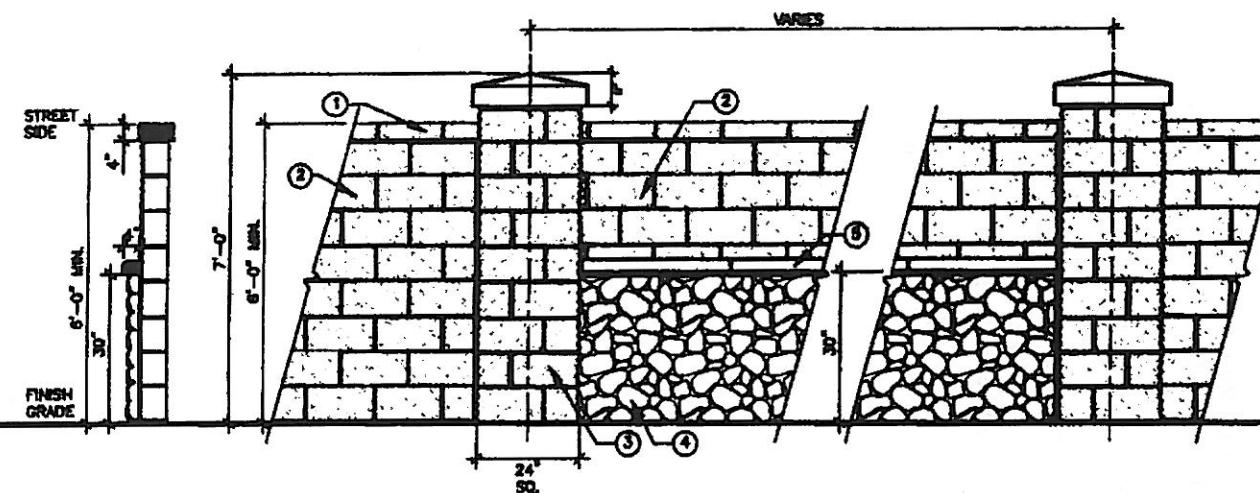
① 8" x 4" x 16" SPLITFACE BLOCK BOTH SIDES, COLOR TO BE #300 BY ANGELUS BLOCK, GROUTED SOLID.
 ② 8" x 8" x 16" PRECISION BLOCK; COLOR TO BE # 200 BY ANGELUS BLOCK.



① 8" x 4" x 16" SPLITFACE BLOCK BOTH SIDES, COLOR TO BE #300 BY ANGELUS BLOCK, GROUTED SOLID.
 ② 8" x 8" x 16" SPLITFACE BLOCK (1) SIDE; COLOR TO BE # 200 BY ANGELUS BLOCK.
 ③ COMMUNITY THEME PILASTER @ 100' o.c. & AT CORNERS -
 • 8" x 8" x 16" SPLITFACE BLOCK ; COLOR TO MATCH WALL CAP.
 • COLOR CONCRETE PRE-CAST CAP

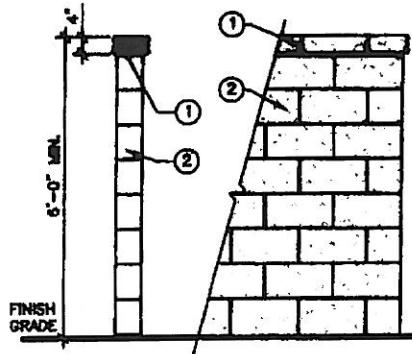
6' PRECISION BLOCK WALL

6' SPLIT FACE BLOCK WALL
 (COMMUNITY THEME WALL)

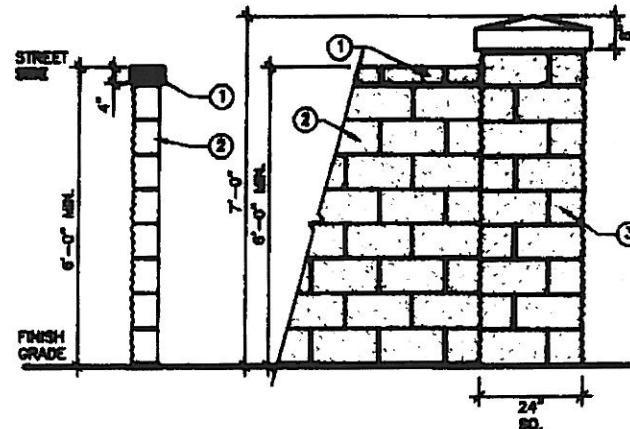


① 8" x 4" x 16" SPLITFACE BLOCK BOTH SIDES, COLOR TO BE #300 BY ANGELUS BLOCK, GROUTED SOLID.
 ② 8" x 8" x 16" SPLITFACE BLOCK (1) SIDE; COLOR TO BE # 200 BY ANGELUS BLOCK.
 ③ COMMUNITY THEME PILASTER @ 100' o.c. & AT CORNERS -
 • 8" x 8" x 16" SPLITFACE BLOCK ; COLOR TO MATCH WALL CAP.
 • COLOR CONCRETE PRE-CAST CAP
 ④ STONE VENEER - COLOR PER OWNER
 ⑤ PRE-CAST CONC. CAP

PERIMETER WALL / CORNER ACCENT TREATMENT



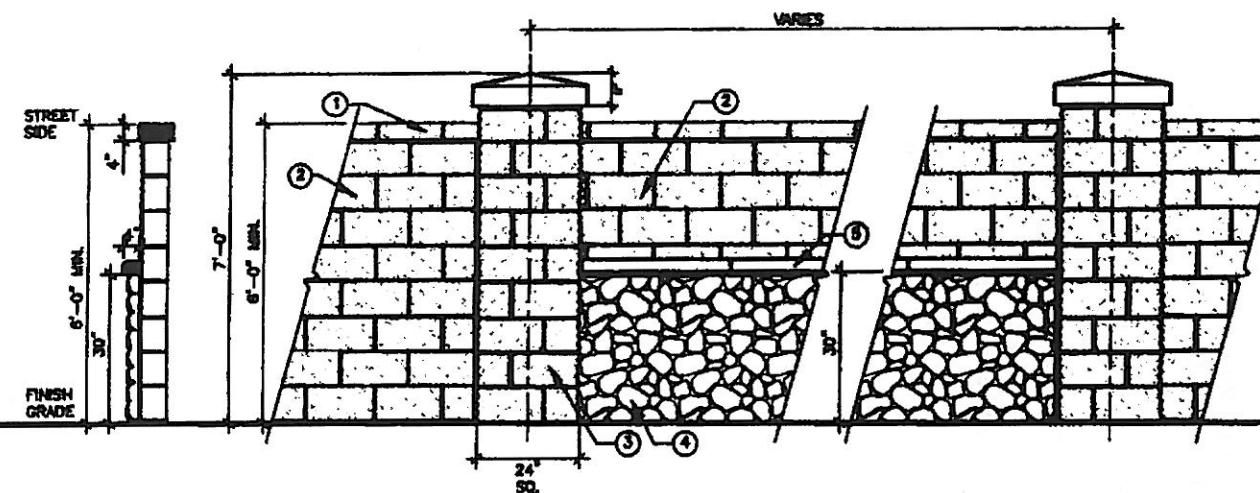
① 8" x 4" x 16" SPLITFACE BLOCK BOTH SIDES, COLOR TO BE #300 BY ANGELUS BLOCK, GROUTED SOLID.
 ② 8" x 8" x 16" PRECISION BLOCK; COLOR TO BE # 200 BY ANGELUS BLOCK.



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 ③ COMMUNITY THEME PILASTER @ 100' o.c. & AT CORNERS -
 • 8" x 8" x 16" SPLITFACE BLOCK ; COLOR TO MATCH WALL CAP.
 • COLOR CONCRETE PRE-CAST CAP

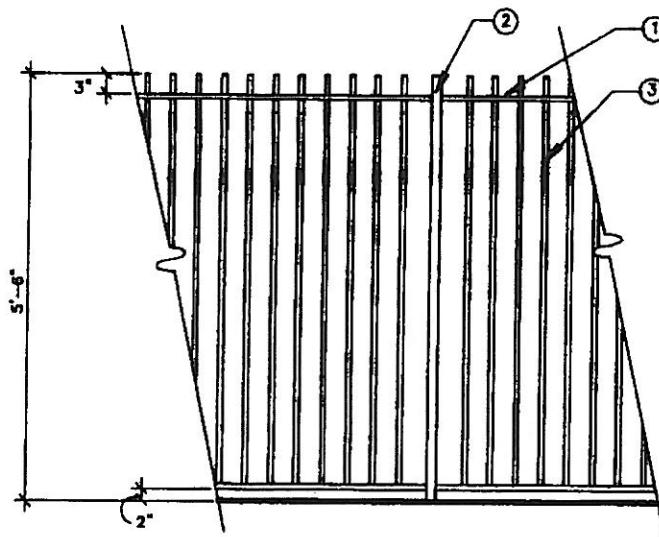
6' PRECISION BLOCK WALL

6' SPLIT FACE BLOCK WALL
(COMMUNITY THEME WALL)

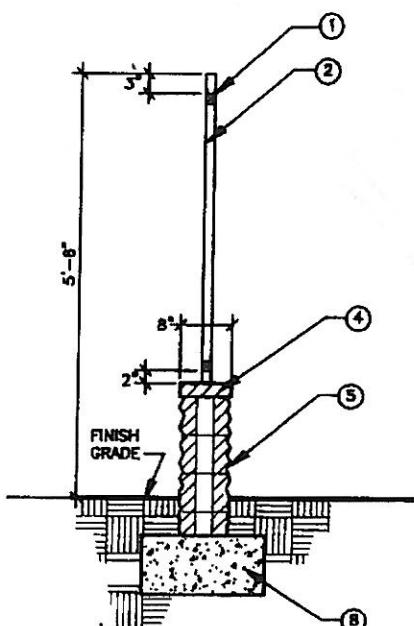
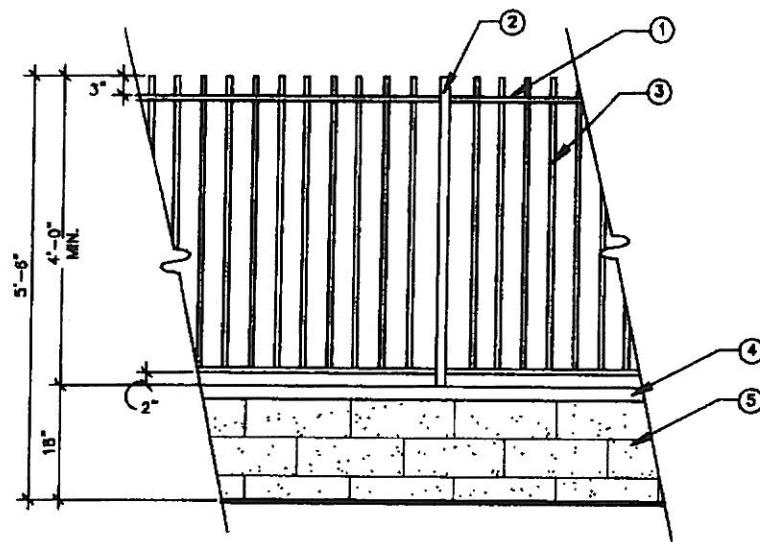


① 8" x 4" x 16" SPLITFACE BLOCK BOTH SIDES, COLOR TO BE #300 BY ANGELUS BLOCK, GROUTED SOLID.
 ② 8" x 8" x 16" SPLITFACE BLOCK (1) SIDE; COLOR TO BE # 200 BY ANGELUS BLOCK.
 ③ COMMUNITY THEME PILASTER @ 100' o.c. & AT CORNERS -
 • 8" x 8" x 16" SPLITFACE BLOCK ; COLOR TO MATCH WALL CAP.
 • COLOR CONCRETE PRE-CAST CAP
 ④ STONE VENEER - COLOR PER OWNER
 ⑤ PRE-CAST CONC. CAP

PERIMETER WALL / CORNER ACCENT TREATMENT

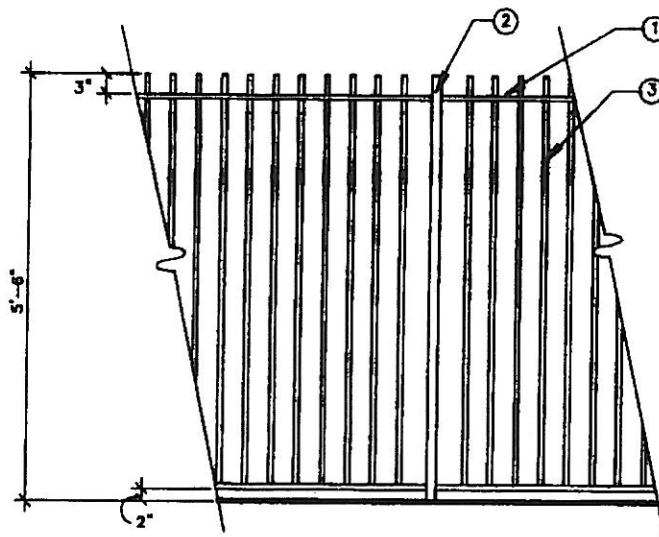


W.I. FENCE - ELEVATION

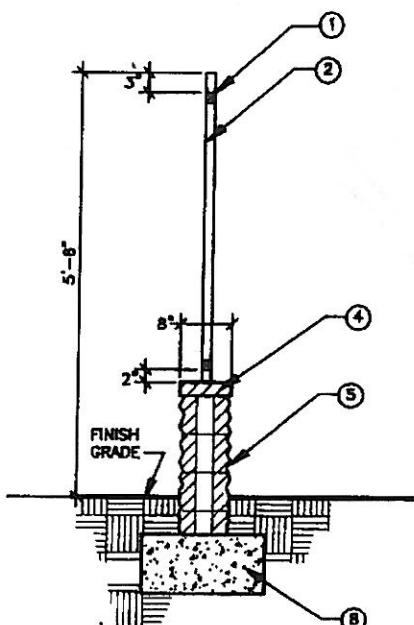
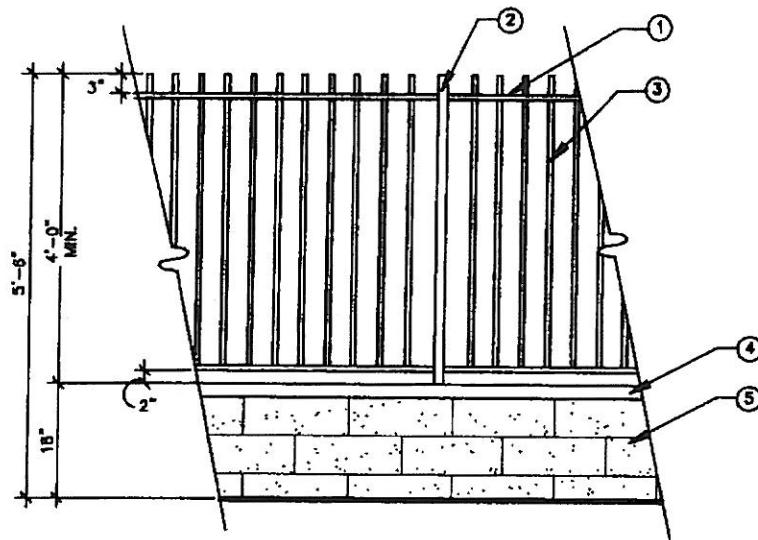


- ① 1 1/2" SQ. 12 GA TUBULAR STEEL TOP & BOTTOM RAILS
- ② 2" SQ. TUBULAR STEEL FENCE POST @ 6'-0" O.C. MAX.
- ③ 5/8" SQ. TUBULAR STEEL PICKETS @ 4" O.C. WITH PLASTIC PLIERS (TOP ONLY); PICKETS CENTERED ON RAILS.
- ④ 6x2 PRECISION CAP
- ⑤ 6x6 SPLIT FACE BLOCK WALL (2 SIDES)

COMBINATION W.I./SPLIT FACE BLOCK WALL- ELEVATION & SECTION

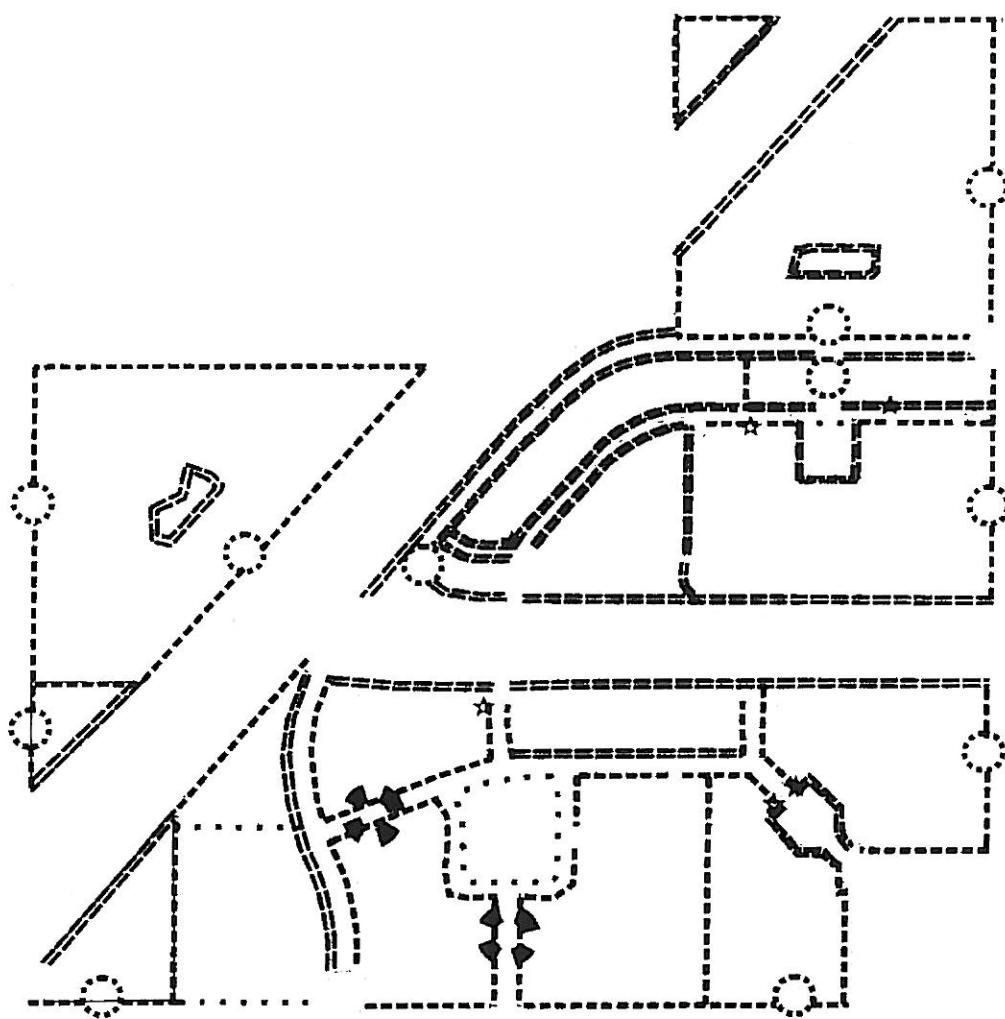
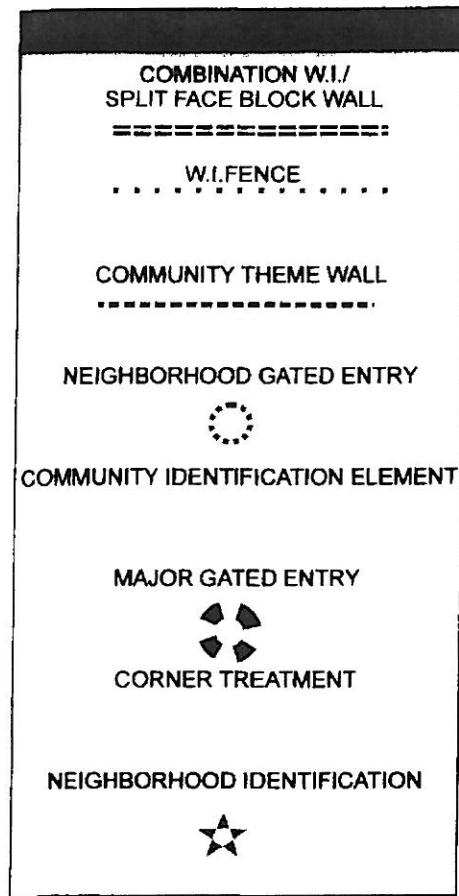


W.I. FENCE - ELEVATION



- ① 1 1/2" SQ. 12 GA TUBULAR STEEL TOP & BOTTOM RAILS
- ② 2" SQ. TUBULAR STEEL FENCE POST @ 6'-0" O.C. MAX.
- ③ 5/8" SQ. TUBULAR STEEL PICKETS @ 4" O.C. WITH PLASTIC PLIERS (TOP ONLY); PICKETS CENTERED ON RAILS.
- ④ 8x2 PRECISION CAP
- ⑤ 8x8 SPLIT FACE BLOCK WALL (2 SIDES)
- ⑥ FINISH GRADE

COMBINATION W.I./SPLIT FACE BLOCK WALL- ELEVATION & SECTION



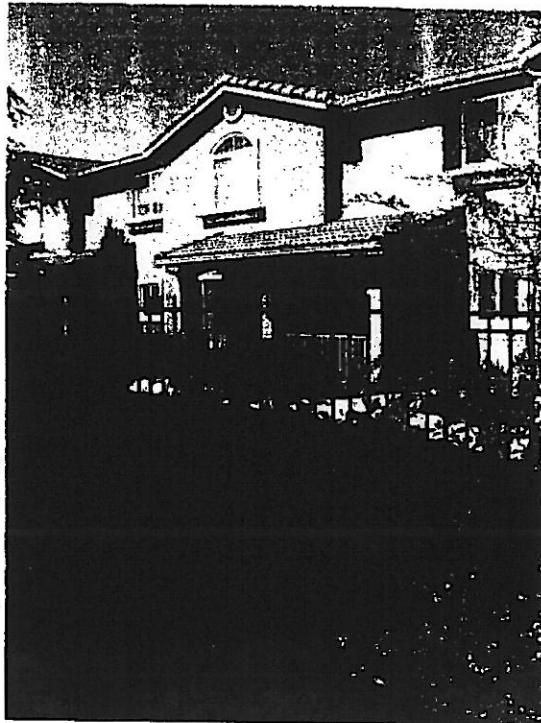
Citrus Heights North

WALL & FENCE PLAN Figure 66

Citrus Heights North – Specific Plan

2. NEIGHBORHOOD WALLS

Neighborhood walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment and shall have a maximum height of 9 feet. Walls shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls may be offset occasionally to avoid visual monotony. Walls shall be used to define the limits of property ownership, as well as for the creation of exterior privacy.



3. WALL AND FENCE GUIDELINES

The following guidelines shall be used for all walls and fences:

- a. Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete, stucco pilasters and cap, and wrought iron.
- b. Solid walls which are visible from public roadways shall incorporate design elements to reduce monotony. These elements shall include pilasters placed at average intervals of 100 feet.
- c. The placement of a wall shall minimize the visual impact of the wall and maximizes its effectiveness as mitigation for noise and privacy.
- d. Wall materials and patterns shall be compatible with adjacent building materials.
- e. Walls shall be treated as extensions of the residential and commercial structures and use materials and colors complimentary of the overall architectural design.
- f. The use of full dimension caps, pilasters, and changes in wall surfaces (staggering) is required where walls are visible from public rights-of-way.

Citrus Heights North – Specific Plan

- g. The softening of wall surfaces visible from public rights-of-way with plantings is required.
- h. Where walls are visible from public views or common areas, split face block shall be used. In other areas, precision block shall be allowed.

H. EDGE CONDITIONS

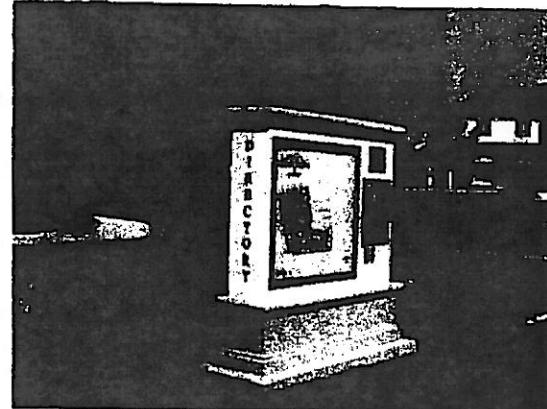
Perimeter edge treatments consist of the streetscape corridors that enclose the Specific Plan area. Special treatment within these corridors will include ample building setbacks that will create adequate separation between public streets and private homes. The installation of landscaping treatments and a perimeter sound attenuation theme wall, in addition to building setbacks for new homes, will separate new homes from adjacent Citrus Avenue, Lytle Creek Road, Summit Avenue, and future Knox Avenue. Streetscape landscaping will occur along the project side of each of these roadways and will include trees, groundcover, and sidewalk installation. In the areas where a roadway does not separate the site from adjacent property or commercial land uses, a precision block wall will be installed and building setbacks will provide separation from these uses. In addition, areas located adjacent to the two utility easements traversing the project site and private recreation facilities will also incorporate a combination of wrought iron fencing, precision block wall, and building setbacks to provide adequate buffering.

I. SIGNS

Appropriate signage is important in maintaining the community design theme, as well as providing a system for identifying community and commercial development and giving directional information to residents, shoppers, and visitors. Unless noted within this Specific Plan, all signs shall comply with the requirements of the City of Fontana Sign Ordinance (Chapter 3 of the Fontana Municipal Code). Individual sign programs will be submitted at the time of site development permit review for each planning area.

The following basic principles shall be considered in the provision of signs within this Specific Plan:

1. The design and architectural elements of the proposed signs shall be compatible and consistent with theme elements of the Citrus Heights North Specific Plan.
2. Signs shall relate to human scale, especially along pedestrian corridors.



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3. The design of signs shall be compatible with and complement the architecture of the adjacent buildings.
4. Signs shall be designed to create a unifying theme within the community.

Signs utilized in the Citrus Heights North Specific Plan include both temporary and permanent types:

1. Permanent Signs
 - Street Signs
 - Project Identification
 - Fire Lane Signs
 - Community/Gated Entry Signs
 - Community and Neighborhood Monumentation
 - Commercial-Retail Tenant Signs
2. Temporary Signs (present until the completion of project construction)
 - Marketing and subdivision sale signs
 - Future facility signs
 - Directional signs
 - Banners and flags

J. LIGHTING

The design issue of “lighting” includes street lighting, as well as building and landscape accent lighting, and sign illumination. The following basic principles shall be considered in the provision of lighting:

1. Street lights shall provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
2. Lighting fixtures shall relate to the human scale, especially in pedestrian areas.
3. Lighting and lighting fixtures shall complement the design and character of each planning area in which they are placed.
4. All lighting shall be pedestrian oriented and friendly but shall not be obtrusive or offensive.
5. All street lighting shall be decorative and conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.

Citrus Heights North – Specific Plan

6. Illuminated entries shall consider direct lighting low to the ground and be limited to only the immediate vicinity of the entry.
7. Lighting of entries shall not be distracting, create visual hot spots, or glare.
8. Lighting of the community sports center, private recreation areas, pocket parks, and commercial areas shall be designed to minimize light spillage onto adjacent and nearby properties.
9. Light fixtures shall be decorative and located throughout the project.

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6.0 SPECIFIC PLAN ADMINISTRATION

This Specific Plan represents a framework of development for the Citrus Heights North community. Implementation of the project requires the approval of numerous additional discretionary entitlements over the life of project build-out. This section sets forth the procedures needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan, if necessary. The methods and procedures for implementation and administration of this Specific Plan document are contained in this Chapter.

6.1 PHASING PLAN

Development within the community of Citrus Heights North shall occur in three (3) phases as shown in Figure 67, *Phasing Plan*. Construction of the project will be phased in a logical sequence, in response to market demands. Ultimate phasing by recordation of phased final tract maps will be finalized at time of sale to merchant builders based on market demands. Adjustments to the phasing sequence are permitted provided that utilities and public facilities are available to service the phase in question.

6.2 SPECIFIC PLAN ADOPTION

The City of Fontana Zoning and Development Code Section 30-15 states that:

“A specific plan may be adopted when it is deemed necessary or desirable to establish a specific plan of land uses and development standards for an area to assist with the implementation of general plan goals”

California Government Code Section 65453 (a) states that:

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

The Citrus Heights North Specific Plan will be adopted by Ordinance in accordance with City policy.

6.3 IMPLEMENTATION

Citrus Heights North Specific Plan will be implemented through the processing of tract maps, parcel maps, and site plans. The implementation process, as described below, provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan objectives. An implementation process for the amendment of this Specific Plan and for findings of Substantial Conformance to this Specific Plan is also provided below. All development within the Citrus Heights North community is subject to the implementation procedures described herein. Merchant builders desiring to develop in the Citrus Heights North Specific Plan Area shall sign an

Citrus Heights North – Specific Plan

letter prior to submittal of building permit applications acknowledging that they have read and understood the requirements of the Specific Plan.

Prior to the 251st, 501th, 751th, and 1001th housing building permit application, proof shall be presented to the Planning Commission of the good faith efforts made to negotiate with SCE to establish the recreational uses located in the utility easements as reflected on the Citrus Heights North Specific Plan Land Use Plan.

A. AMENITY TIMING

Paseo Timing – Paseos shall be constructed concurrently with the Planning Area (PA) in which they are situated. The paseo in a PA must be completed by the issuance of 50% of building permits in the PA.

Neighborhood Park Timing (PA19, 18) – Neighborhood Parks shall begin construction no later than the issuance of 25% of the building permits in the contiguous PA. The park must be completed by the time 50% of the building permits in the contiguous PA are issued.

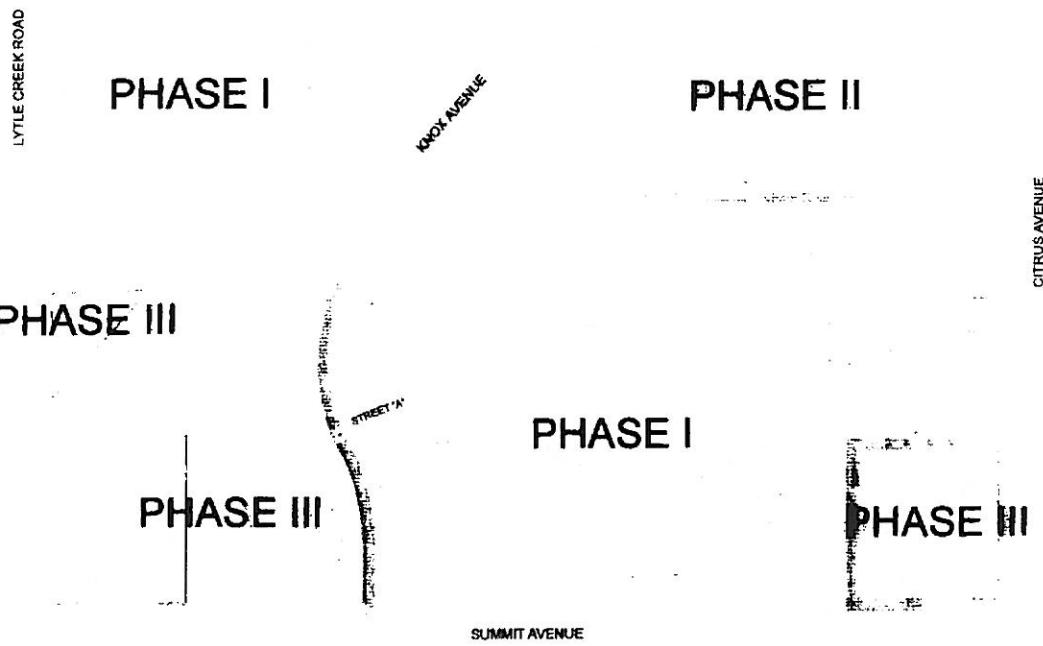
Recreation Center Timing (PA 22, 20) - PA 22 must be completed by the issuance of 50% of the building permits in PA16 and PA17 combined. Should only one PA be developed immediately, this requirement would be 65% for either PA16 or PA17. PA 20 must be completed by the issuance of the 141st building permit within PA4, 8, 10, 13, and 14 combined. In order to be complete, the facility shall be able to demonstrate that a temporary Certificate of Occupancy could be issued.

Primary Recreation Center – PA21. PA21 shall begin construction no later than the issuance of the 151st building permit for the entire project. PA21 shall be completed before issuance of the 351st building permit for the entire project. In order to be complete, the facility shall be able to demonstrate that a temporary Certificate of Occupancy could be issued.

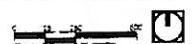
In order to meet the above requirements, the City agrees to diligently process all plans and permits necessary to complete the above. This includes but is not limited to: grading plans, tentative and final tract maps, final intract engineering plans, design reviews, plan checks, bonds, permit issuance and inspections. At the risk of the developer, the City shall agree to process and diligently check plans in advance of Planning Commission approval. In the event the developer has made every good faith effort to complete the amenities in a timely manner and is not successful due to circumstances beyond their control, such as delays in City processing, the P.M. shall be required to extend the building permit thresholds above and developer shall continue its good faith efforts at timely completion of the facilities.

Citrus Heights North

Citrus Height 192



PHASING PLAN Figure67



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B. SITE PLAN REVIEW

1. PURPOSE

The purpose of this section is to provide a process for the implementation and review of all site plans that will be required to implement the development and construction of this Specific Plan. An application for design review is required prior to the issuance of any residential or commercial building permit within the Specific Plan area.

2. TIME LIMITATIONS

Each design approval granted through the Design Site Plan Review process shall become null and void two years after the date of approval, unless:

- a. Building permits have been obtained and successful completion of the first building and safety division inspection has commenced within this period.
- b. Any valid design review in effect at the date of adoption or amendment of this Specific Plan shall remain valid for a period of two years from the date of that design review approval or design review amendment. No further extension of time shall be granted for such design review upon expiration of that two-year period.

3. PRE-APPLICATION CONFERENCE

Prior to the filing of an application for design review, the applicant or the applicant's representative may hold a pre-application conference with the Planning Manager and other designated staff from other departments and divisions to review the procedures and criteria for the design review process.

4. APPLICATION

An application for a design review shall be filed with the Planning Division in a manner prescribed by the Planning Manager, including but not limited to, plans and elevations. Further, any improvements that are depicted on any colored rendering, elevation, or drawing which is presented to the planning commission in conjunction with a development application, shall be installed pursuant to their appearance in that colored rendering, elevation, or drawing.

5. NOTICE

Notice of hearings for design review shall be as set forth in the City of Fontana Zoning and Development Code.

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6. DEVELOPMENT ADVISORY BOARD

Design Site Plan Review applications shall be considered by the Development Advisory Board (D.A.B.), which is the reviewing body for such applications. The D.A.B. shall review the application and make a recommendation to the Planning Commission, which is the final authority under this process, unless an appeal to the City Council is timely filed and considered. The D.A.B. shall review each development proposal in an expeditious manner to determine if the application is complete.

To recommend that development project be forwarded to the Planning Commission, the D.A.B. must find from the facts presented that the following conditions exist:

- a. The design and layout of the proposed development is consistent with the applicable elements of the general plan, and the proposal is consistent with the City of Fontana General Plan and this Specific Plan.
- b. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring developments, or pedestrian and vehicular circulation.
- c. The architectural design of the proposed development is aesthetically pleasing while enhancing the character of the surrounding neighborhood and will promote quality development envisioned by this Specific Plan.
- d. The design of the proposed development would provide a desirable environment for its tenants and neighbors through the use of materials, texture and color in an aesthetically pleasing manner.
- e. The proposal meets or exceeds the special requirements of this Specific Plan and the applicable standards of the City's Zoning and Development Code.
- f. The proposed project is in compliance with all applicable federal, state, county, and city laws and regulations.

7. APPEALS

Appeals shall be made as specified by the City of Fontana's Land Development Code.

C. AMENDMENTS TO DESIGN SITE PLAN REVIEW

Any non-expired approved design review site plan is eligible to apply for an amendment pursuant to the amendment process outlined in the City of Fontana's Land Development Code.

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D. SPECIFIC PLAN AMENDMENTS

Approval of this Specific Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the Citrus Heights North Specific Plan. It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the development of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories.

The first category, "Substantial Conformance," as defined below, allows for minor changes to the Specific Plan without a public hearing and may be approved by the Planning Manager. All other proposed changes are considered Formal Amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of the Citrus Heights North Specific Plan.

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Amendment is deemed major by the Planning Manager, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor modifications by the Planning Manager, as defined herein, will be processed administratively by the Administrative Review process.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), Section 15162.

1. **SUBSTANTIAL CONFORMANCE**

Upon determination by the Planning Manager, certain modifications to the Specific Plan text, graphics, and/or project design may not require Formal Amendments (i.e., through public hearing). The following minor modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Planning Manager. The Planning Manager, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- Expansions or reductions of the net acreage covered by a given Planning Area by 10% or less.
- Decrease in project density.
- Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 10% of that stated within this Specific Plan.

Citrus Heights North – Specific Plan

- Transfer of up to 10% of the detached units in a detached planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 1,161 units.
- Transfer of up to 10% of the attached units in a particular attached planning area, provided the maximum unit count for the high-density residential uses as a whole does not exceed 551 units.
- Realignment or modifications of streets serving the project, lot lines, easement locations, and grading adjustments, if also approved by the City Engineer.
- Modification of design criteria such as paving treatments, architectural details, landscape treatments, sidewalks, fencing, lighting, and entry treatments.
- Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
- Implementation of the following additional landscape treatments:
 1. Street Furniture – portals in the right-of-way
 2. Neighborhood Parks within neighborhoods
 3. Private Recreation Areas within neighborhoods
- Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer.
- Change in utility and/or infrastructure servicing agency.
- Collector or public road alignment revisions when the centerline moves by less than 10 feet.
- Landscape, wall material, wall alignment and streetscape design modifications that are consistent with the design guidelines contained in this document as determined by the Planning Manager.
- Modifications to wall type, including changes between commercial theme walls, precision block walls, and combination wrought iron fencing.
- Minor changes to recreation facilities and ancillary recreational amenities so long as they are consistent with the overall intent of the Specific Plan.

Citrus Heights North – Specific Plan

- Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
- Revisions to project graphics that do not substantially change the intent of the graphics in the Citrus Heights North Specific Plan.
- Modifications to architecture, plotting and unit size that have been previously reviewed and approved through the design review process.
- Specific modifications of a similar nature to those listed above, which are deemed minor by the Planning Manager, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.
- Any other proposed changes that are determined by the Planning Manager to be minor modifications.

2. FORMAL AMENDMENTS

All Specific Plan modifications that do not meet the criteria of a Substantial Conformance as defined in this section shall be deemed to require a Formal Amendment. This Specific Plan was prepared pursuant to California Government Code 65450, et. seq. Amendments to the Specific Plan shall be processed in accordance with applicable requirements of law that include Section 65450, et. seq. of the California Government Code.

Formal Amendments shall be subject to the review and approval of the City Council. The Planning Commission shall first hear and consider all applications for Formal Amendments to the Specific Plan. The Planning Commission shall prepare a recommendation and findings on all applications for Formal Amendments to the City Council. As required by the California Government Code, all agencies significantly affected by the Formal Amendment shall be notified of the proposed action prior to the approval of the Formal Amendment. In addition, and as required by the California Environmental Quality Act (CEQA), Formal Amendments to the Specific Plan shall be appropriately reviewed in accordance with the State CEQA Guidelines, with the City of Fontana serving as lead agency.

Any Formal Amendment to this Specific Plan initiated by an applicant shall require preliminary review by the City of Fontana Planning Manager, filing of an official application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendation and City Council review and final decision.

Citrus Heights North – Specific Plan

The City Council or Planning Commission also may initiate amendments by a majority vote. All requested Planning Commission amendments shall be submitted and considered by the City Council and accepted for processing by a majority vote. Staff may initiate an amendment by submitting the requested amendment to the Planning Commission for a vote. Only the amendments accepted by majority vote of the Planning Commission shall be submitted to the City Council for consideration. The amendment shall only be accepted for processing by majority vote of the City Council.

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

- The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of consideration.
- The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety or general welfare.
- The proposed Amendment is consistent with the overall design character and general community structure of Citrus Heights North as set forth in the Specific Plan's Design Guidelines (Chapter 5).
- The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

3. EFFECTIVE DATE

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

Citrus Heights North – Specific Plan

APPENDIX A

1. FONTANA GENERAL PLAN CONSISTENCY

This Specific Plan provides a site specific, detailed description of regulations, standards, and guidelines for implementing General Plan goals and policies and results in the overall relationship between Citrus Heights North and the City of Fontana General Plan. To achieve this, the Specific Plan must be in conformance with and be consistent with the General Plan. The California Government Code states that a “*Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent the General Plan.*”

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

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

A. LAND USE

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

Consistency: This Specific Plan has been developed in accordance with the General Plan’s land use strategy and creates logical and orderly development. The residential neighborhoods, commercial center, and recreational amenities of Citrus Heights North have been carefully sited with regards to adjacent existing and proposed surrounding land uses. The Citrus Heights North development will provide additional public facilities and infrastructure improvements for the North Fontana area. Furthermore, the project enhances property values, which will create a long-term positive fiscal impact to the City, and offset the costs of services provided.

- **Goal:** *Protect and enhance community values by adoption of land use policies that are compatible with the local and regional environment.*

Consistency: The Citrus Heights North project responds to both local and

Citrus Heights North – Specific Plan

regional issues by utilizing land uses that are responsive to the existing and proposed communities surrounding the development. The northern portion of the City of Fontana is partially undeveloped and lacks a comprehensive infrastructure system. Citrus Heights North provides needed infrastructure, roadway, and recreational improvements and will contribute to further logical, coordinated growth in the North Fontana area.

B. CIRCULATION

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

Consistency: The Citrus Heights North Specific Plan is consistent with the Circulation Element of the General Plan. It provides for the improvement of Citrus Avenue and Lytle Creek Road along the project's frontage, as well as providing for the extension of Knox Avenue through the site, connecting Summit Avenue and Citrus Avenue. The Citrus Heights North project will complete parkway improvements along its frontage with Summit Avenue. The development also provides a roadway network of secondary highways, collectors, and local streets consistent with City standards.

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

Consistency: The project design will encourage pedestrian walkways and bicycle riding. The use of alternative modes of transportation will be promoted by providing:

1. A safe pedestrian walkway system to encourage pedestrian movement.
2. Designated bicycle lanes to encourage safe and efficient bike transportation.
3. Pedestrian linkages between residential villages and proposed community commercial use, which facilitates the "walkability" of the community.

C. HOUSING

- **Goals:** *Promote equal opportunity for all residents to reside in the housing of their choice.*

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

Consistency: The Citrus Heights North master planned community will help fill the housing needs of a rapidly growing region of San Bernardino County. Citrus Heights North is just one of several major development projects that have been proposed and/or approved for the North Fontana region. It is estimated that approximately

Citrus Heights North – Specific Plan

75,000 people live in North Fontana, many in master planned communities such as Hunter's Ridge, Heritage Village, and Sierra Lakes. The Citrus Heights North project location furthers the existing variety of housing opportunities and enhances the North Fontana image through a strong design theme that incorporates residential, commercial, and recreational uses. An assortment of detached and attached residential homes will be provided to achieve a complementary mix of housing types that will appeal to a wide range of future homebuyers and create a synergistic community.

D. COMMUNITY DESIGN

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

Consistency: The Citrus Heights North Land Use Plan is compatible with existing and proposed surrounding land uses by its proposed land use design and specified landscape buffering techniques. The installation of landscaping treatments and a perimeter community theme wall, in addition to building setbacks for new homes, will separate new homes from adjacent Citrus Avenue, Lytle Creek Road, Summit Avenue, and future Knox Avenue. Streetscape landscaping will occur along the project side of each of these roadways and will include trees, groundcover and sidewalk installation. In the areas where a roadway does not separate the site from adjacent property, a precision block wall will be installed and building setbacks will provide adequate separation from the property line. In addition, areas located adjacent to the two utility easements traversing the project site and private recreation facilities will also incorporate a combination of wrought iron fencing, precision block wall, and building setbacks to provide adequate buffering. The design guidelines included in the Specific Plan (Chapter 5) provide a description of the landscaping treatment and community perimeter wall details that will produce a buffer between Citrus Heights North and adjacent land uses.

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

Consistency: Citrus Heights North has been designed to enhance the North Fontana image at the City's northernmost gateway by providing an aesthetically pleasing master planned community that integrates with the character of surrounding development and promotes the people, community, and region as a whole. Design guidelines are included in the Specific Plan to provide the City of Fontana with the necessary assurances that Citrus Heights North will be redeveloped in accordance with a certain quality and character as set forth in this document.

Citrus Heights North – Specific Plan

E. INFRASTRUCTURE AND PUBLIC SERVICES/FACILITIES

- **Goal:** *Community services shall be provided to meet the needs for education, cultural entertainment, protection of public safety and health, and civic pride.*

Consistency:

1. The Fontana Unified School District (FUSD) will service the site. School children generated by Citrus Heights North will attend the elementary school in nearby Sierra Lakes, Almeria Middle School, Wayne Ruble Middle School, and Summit High School, or other schools to be determined, are planned to be constructed immediately southwest of the project boundary.
2. The on-site pocket parks and perimeter streetscape improvements and landscaping will enhance the Citrus Heights North project, bringing a sense of pride to the community.
3. Public safety will be enhanced through the provision of an access-controlled community.
4. The proposed circulation system will provide efficient movement of vehicles and pedestrians, complete the street system at this location, and facilitate emergency access, consistent with the City of Fontana's public services requirements.

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

Consistency: The development will provide for infrastructure improvements, including streets, utilities, water, sewer and storm drain facilities, as well as pocket parks, sidewalks, and bike lanes. All facilities will be constructed and maintained in accordance with applicable standards.

G. CONSERVATION

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

Consistency: According to soil maps published by the United States Department of Agriculture, there is no Unique or Prime Farmland identified on the project site that will be impacted by the master planned development. Soils on the project and throughout the City of Fontana consist of alluvium eroded from the San Gabriel Mountains. Consequently, soils in Fontana are generally coarse textured sands and gravels and not considered prime agricultural soils. There will be a conversion from vacant and undeveloped land to residential, commercial, and recreational uses within the project site. The City of Fontana General Plan does not identify any known

Citrus Heights North – Specific Plan

nonrenewable mineral resources either on the site or in the immediate vicinity of the site that will be impacted by the project. The project site is located on the Lytle Creek alluvial fan and some of the development area may overlay aggregate resource areas. However, the site has not historically been used for mineral extraction. Furthermore, the extraction of aggregate resource areas would not be allowed by the City General Plan due to potential land use conflicts with surrounding proposed residential uses. With the incorporation of design guidelines established by the Citrus Heights North Specific Plan, the project will not have a significant adverse impact on the existing environment.

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

Consistency: The Citrus Heights North project site is primarily vacant and generally devoid of vegetation, except for a few isolated locations. The majority of native vegetation on-site exists in a disturbed condition as a result of past wildfire and grazing livestock. Disturbed native vegetation consists primarily of successional buckwheat scrub and non-native grasslands. Existing species remaining in this area are sugar gum and Riversidean alluvial fan chamise. Over the years, the City of Fontana has regularly cleared and plowed the entire site for weed and fire control purposes. Topographically, the site is characterized as flat to gently sloping in a southwesterly direction. As a result, the project site does not have any distinguishing geologic formations or topographic features due to its relative flatness. The project site lacks available water resources, which results in very low wildlife activity. Development of this project site would not affect any listed or sensitive species and/or habitat and, therefore, is considered to have no impact on biological resources.

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

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

H. OPEN SPACE/RECREATION

- **Goal:** *Recreational facilities shall be provided to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.*

Consistency: Citrus Heights North will incorporate neighborhood parks as an important element of community design. The proposed pocket parks are intended to both serve as visual amenities and provide passive recreation for the residents of the proposed project. Vehicular and pedestrian circulation will provide easy connection to each individual recreation area, residential neighborhood, and commercial center and add a sense of community identity. Furthermore, the Citrus Heights North project site is located in close proximity to numerous larger recreational facilities

Citrus Heights North – Specific Plan

within the North Fontana area. Sierra Lakes Golf and Country Club is located to the east of the project site and offers recreational facilities. Two parks, including the future Ralph M. Lewis Park and Pat Marujo Park, also occur within the nearby Sierra Lakes community. Additionally, the proposed Summit Heights development, located to the west of the project site, will also contain a park and will offer various recreational opportunities.

I. SAFETY

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

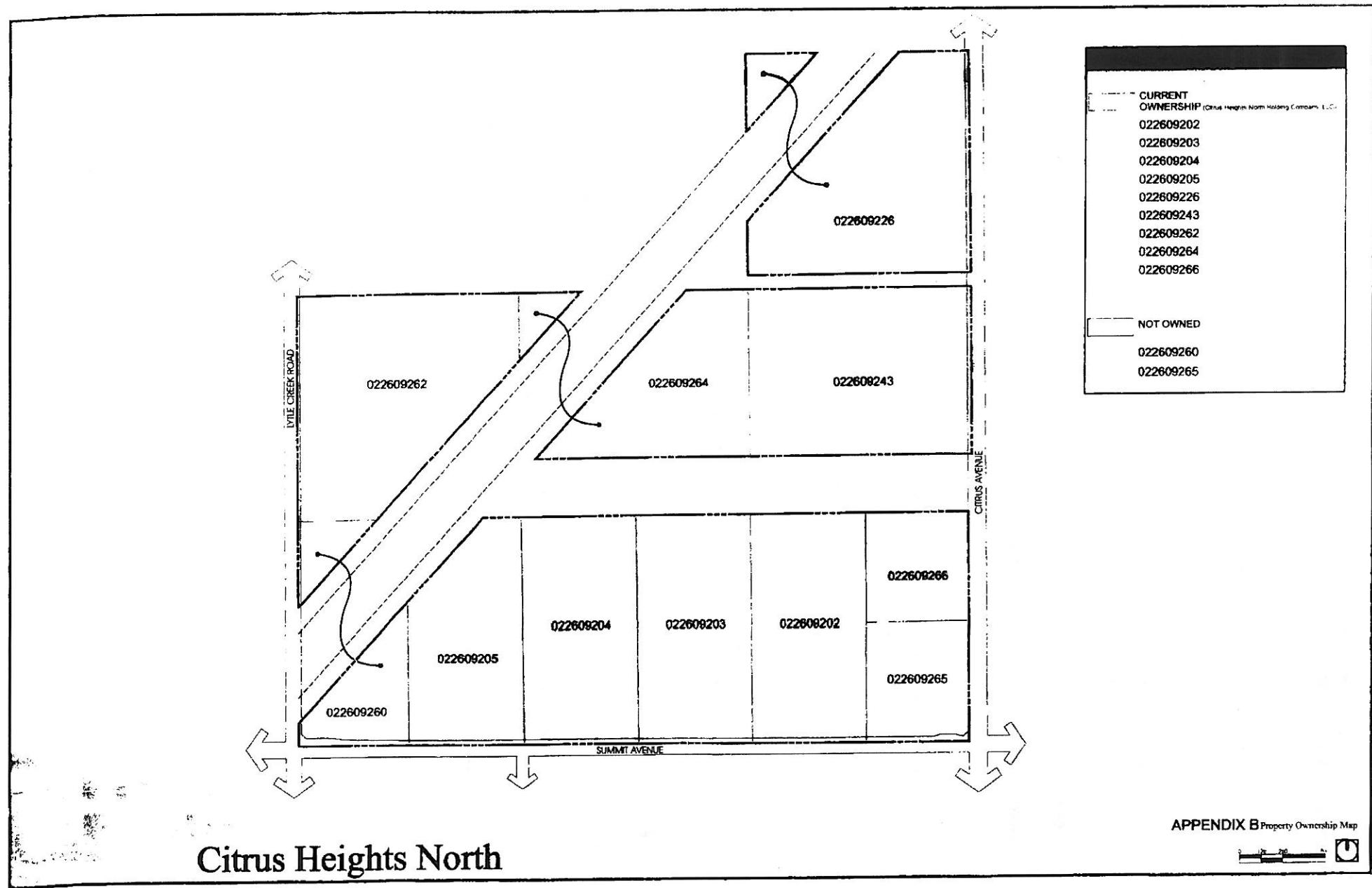
Consistency:

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

J. NOISE

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

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



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

This space is for the
County Clerk's stamp

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit, July 30, 2004,

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

Dated at Fontana, California, this 30th day of July

Signature

Citrus Height 206

SUMMARY OF PROPOSED ORDINANCE No. 1457 AFF# 28229

SUMMARY OF PRO- POSED ORDINANCE NO. 1457.

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Wednesday, August 4, 2004 in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1457, an Ordinance of the City of Fontana, California, approving Specific Plan No. 03-009 (Citrus Heights North Specific Plan).

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

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

Beatrice Watson
City Clerk

ya
P.O. #300063
Publish July 30, 2004

FONTANA HERALD NEWS
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PROOF OF PUBLICATION (2015.5 C.C.P.)

This space is for the
County Clerk's stamp

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Friday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates. To-wit. August 20, 2004,

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

Dated at Fontana, California, this 20th day of August

Signature

Citrus Height 207

ADOPTED ORDINANCE No. 1457 AFF# 28322

SUMMARY OF ADOPTED ORDINANCE NO 1457.

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday August 17, 2004, in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1457, an Ordinance of the City of Fontana, approving the Citrus Heights North Specific Plan (SP No. 03-009).

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

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

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

Beatrice Watson
City Clerk

ya
P.O. #0300063
Publish August 27, 2004

FONTANA HERALD NEWS
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CITRUS HEIGHTS

A Master Planned Residential Community

Prepared for:

CITY OF FONTANA

8353 Sierra Avenue

Fontana, California 92335

(909) 350-6717

Contact: Debbie Brazill/Don Williams/Craig Bruorton

Adopted by the City of Fontana:
June 3, 2003 (Resolution No. 2003-47)

CITRUS HEIGHTS – SPECIFIC PLAN

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CITRUS HEIGHTS – SPECIFIC PLAN

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1.0 Introduction

CITRUS HEIGHTS – SPECIFIC PLAN

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The 109.5-gross acre CITRUS HEIGHTS project is envisioned as a premier master planned community, integrating residential, recreational, and circulation improvements within the City of Fontana and San Bernardino County. CITRUS HEIGHTS will contain a maximum of 495 single-family homes that will enhance the City of Fontana through a strong design theme that creates a unique project identity and community character. This Specific Plan document has been prepared as background information for the City of Fontana, to facilitate processing and approval of the CITRUS HEIGHTS Specific Plan project and further discretionary approvals. The CITRUS HEIGHTS Specific Plan provides detailed text and exhibits which describe the residential uses, landscaping amenities, and road improvements that are envisioned to occur in the community. Infrastructure and public services are planned to accommodate the build-out requirements of CITRUS HEIGHTS, ensuring that the City's standards for orderly growth are implemented. Design guidelines and development standards contained within this Specific Plan will guide architecture and landscape design to create a cohesive community identity. In-depth thought and detailed analyses, including site design, architecture, landscape architecture, and signage, have been undertaken to ensure that the project's design standards are maintained throughout the proposed project development. An Environmental Impact Report (EIR) will be prepared as a companion document to this Specific Plan, which will provide California Environmental Quality Act review for approval of the CITRUS HEIGHTS Specific Plan. This Specific Plan document will guide the build-out of CITRUS HEIGHTS in a manner which is consistent with City and State policies and standards and assures that the proposed project will be developed in a coordinated manner.

1.2 AUTHORITY AND SCOPE

The CITRUS HEIGHTS Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. A Specific Plan, as the name implies, is specific in nature as compared to a General Plan. It is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. A General Plan does not show local streets, individual parcels, or specific land uses. While a General Plan examines an entire City or County, a Specific Plan concentrates on the individual development issues of a particular project or region.

The City of Fontana Land Development Code, Section 30-62, specifies the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Fontana. California Government Code Sections 65450 through 65454 establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

The California Government Code states that a “*Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or*

1.0 INTRODUCTION

CITRUS HEIGHTS – SPECIFIC PLAN

amended unless found to be consistent with the General Plan” Project consistency with the City of Fontana General Plan is addressed in Appendix A of this document.

In response to government requirements, this 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 CITRUS HEIGHTS Specific Plan provides a means of implementing and detailing the City of Fontana’s General Plan. In this regard, all future development plans, tentative parcel and/or tract maps, or other similar entitlements, shall be consistent with regulations set forth in this document and with all applicable City regulations.

1.3 SPECIFIC PLAN USER’S GUIDE

This Specific Plan is organized into six chapters, as detailed below:

- ***Chapter 1:*** Introduction, includes the document’s purpose and intent, authority and scope, and this guide to the Specific Plan.
- ***Chapter 2:*** Project Summary and Setting, provides general information about the project, location, site conditions, and project’s general relationship to the City of Fontana General Plan and Land Use Zoning Map.
- ***Chapter 3:*** Community Development Plan, sets forth a master plan for the development of the property consisting of a land use plan, a circulation plan, and public facility information.
- ***Chapter 4:*** Development Standards and Regulations, includes zoning criteria for the project. This criteria will be applied in the same manner as the Fontana Land Development Code applies to other properties within the City.
- ***Chapter 5:*** Design Guidelines, contains design guidelines which will define the character of the community including architecture, landscaping, walls and fences, and signage.
- ***Chapter 6:*** Specific Plan Administration, describes the project phasing and sets forth administrative procedures for implementing the Specific Plan.

1.0 INTRODUCTION

2.0 Project Summary and Setting

CITRUS HEIGHTS – SPECIFIC PLAN

2.0 PROJECT SUMMARY & SETTING

2.1 LOCATION

As illustrated on the *Regional Map* (Figure 1), the CITRUS HEIGHTS master planned community encompasses 109.5-gross acres in the northern portion of the City of Fontana, near the foot of the San Gabriel Mountains. Located within western San Bernardino County, CITRUS HEIGHTS is approximately 52 miles east of the City of Los Angeles and 15 miles north of the City of Riverside. Specifically, the CITRUS HEIGHTS project site is bounded to the north by Summit Avenue, to the south by Curtis Avenue, and to the west by Lytle Creek Road (see Figure 2, *Vicinity Map*). Summit Avenue will serve as the focal access point for CITRUS HEIGHTS. Access for the community will also be provided via the extension of Knox Avenue connecting Summit Avenue and Curtis Avenue. Lytle Creek Road will serve as an additional access point and will provide convenient access for residents within the western portion of CITRUS HEIGHTS. Regional access to the City of Fontana is provided by Interstate 10 (I-10), Interstate 15 (I-15), and Interstate 210 (I-210).

2.2 PROJECT SUMMARY

The community of CITRUS HEIGHTS is envisioned as a master planned residential community containing a maximum of 495 homes in two planning areas. The community will be gated at its entries and contain private internal streets and pocket parks. As part of project development, infrastructure improvements will be made to the surrounding circulation system, including widening, landscaping, and street lighting and sidewalk installation along the project's frontage with Curtis Avenue and Lytle Creek Road. Knox Avenue will be extended through the site and connect Curtis Avenue with Summit Avenue.

This Specific Plan establishes land uses, residential densities, a circulation pattern, public utility infrastructure plans, and architecture and landscaping themes for the community. Construction of the project will be phased in a logical sequence, in response to market demands. Two development phases are anticipated. Ultimate phasing by recordation of phased final tract maps will be finalized at time of sale to merchant builders based on market demands. Development of roadways and public facilities will occur concurrently with residential development. Project goals and a detailed description of the CITRUS HEIGHTS community are included in Chapter 3 of this document.

2.3 EXISTING SITE CONDITIONS

The CITRUS HEIGHTS development site lies on a broad alluvial plain formed by Lytle Creek. This natural drainage system serves as the collector for a large watershed encompassing portions of both the San Gabriel and San Bernardino Mountains. Historically, this permeable alluvial fan has served as a sieve to replenish a large aquifer underlying Fontana and surrounding communities. No significant drainage courses cross the site and storm water drains as sheet flow generally from

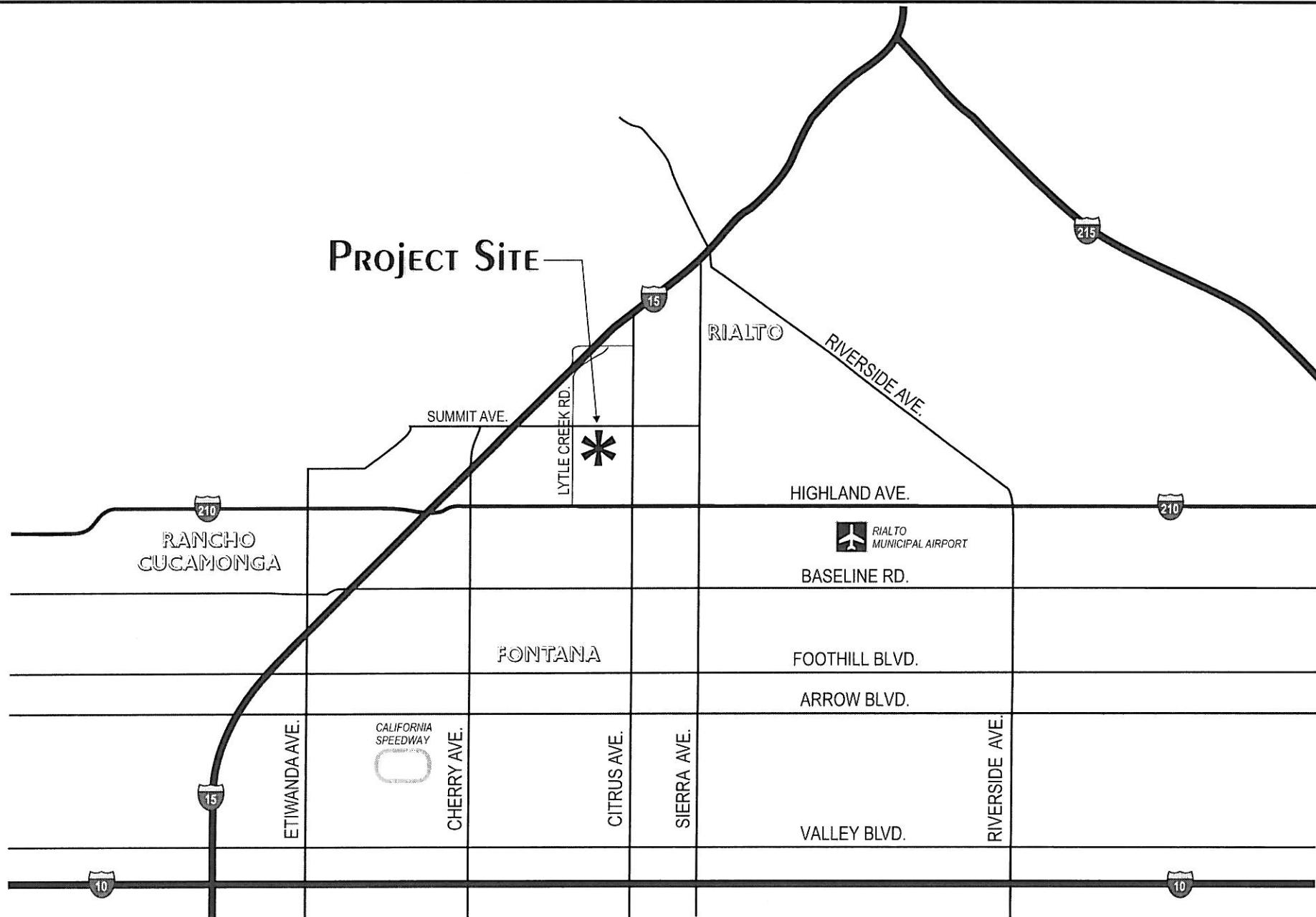


FIGURE 1
REGIONAL MAP

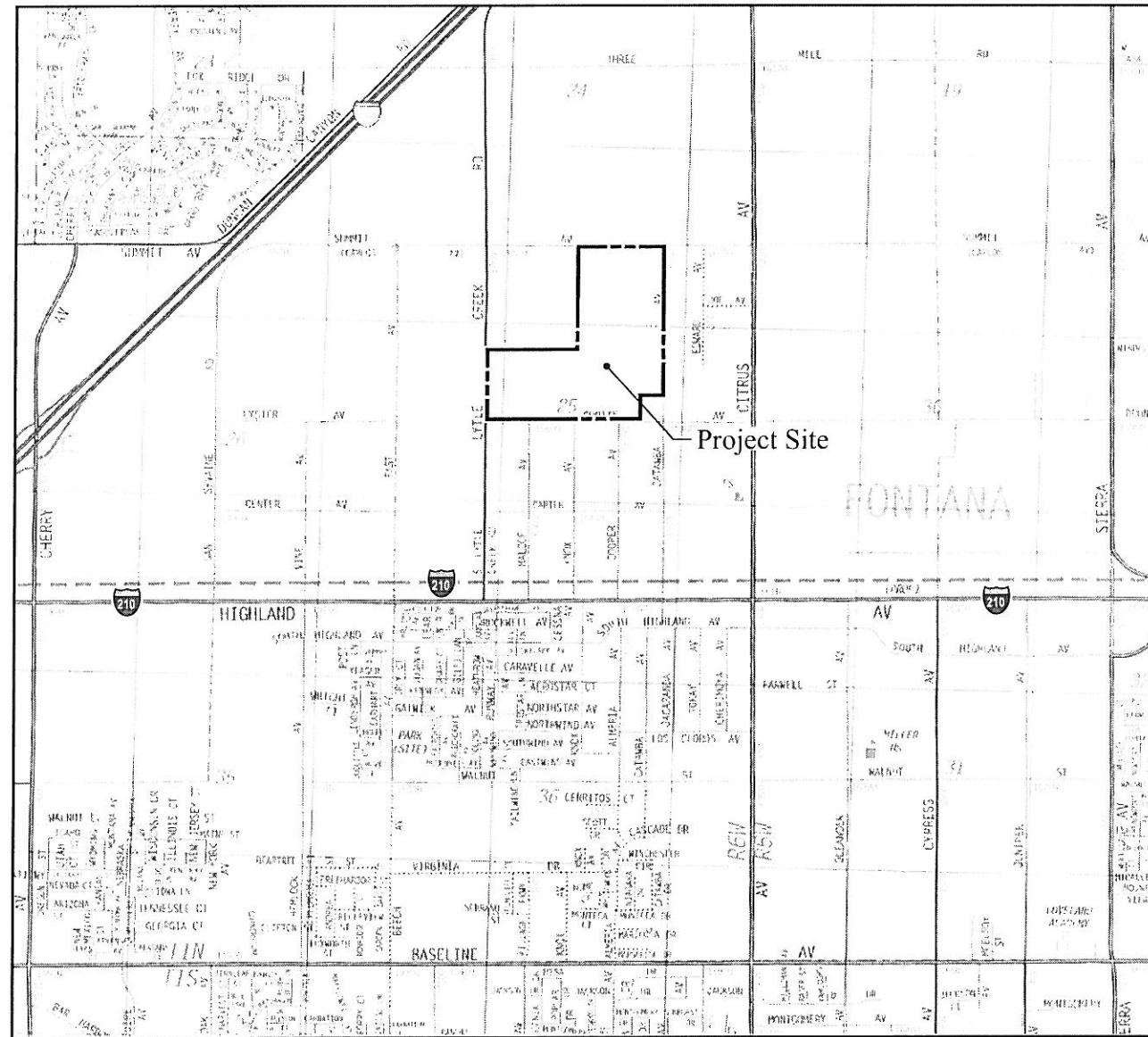


FIGURE 2
VICINITY MAP

CITRUS HEIGHTS

Citrus Height 218

not to scale

CITRUS HEIGHTS – SPECIFIC PLAN

northeast to southwest. The project site lacks available surface water resources, which results in very low wildlife activity. Large areas of natural habitats have been eliminated by past agricultural practices and urbanization.

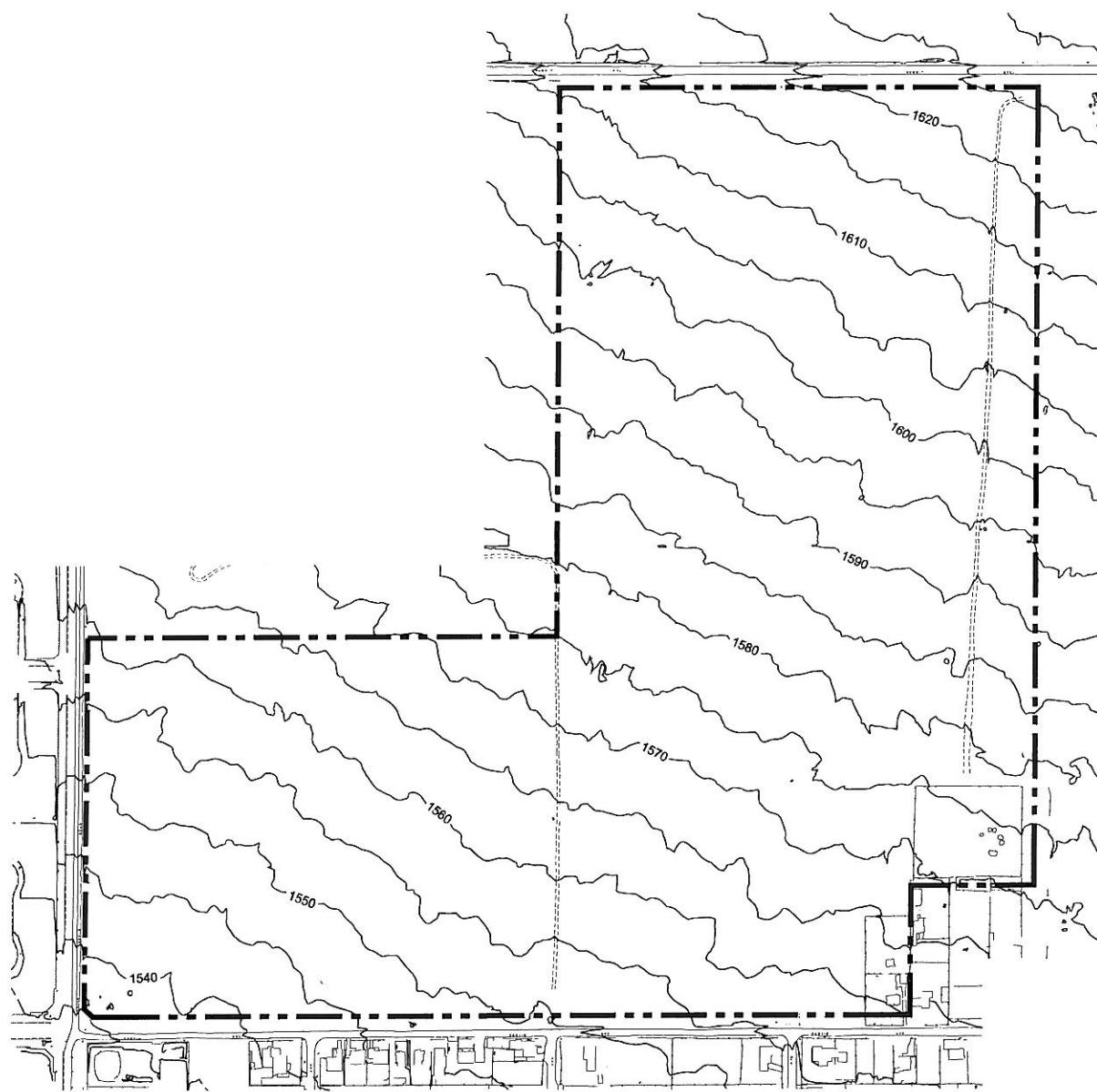
Topographically, the site is characterized as flat to gently sloping in a southwesterly direction as shown in Figure 3, *Topographic Map*. The CITRUS HEIGHTS project site has a central elevation of approximately 1,600 feet above mean sea level and slopes to the southwest at less than three (3) percent. The project site does not have any distinguishing geologic formations or topographic features due to its relative flatness. The project site is located in a seismically active Southern California. Based on information from the California Department of Conservation, Division of Mines and Geology, there are no active faults crossing the project site. The San Andreas, San Jacinto, and Cucamonga faults are three major active faults near the planning area. The nearest active fault, the Cucamonga Fault, is located approximately 6,000 feet to the north of the project site at the base of the San Gabriel Mountains.

Soils on the CITRUS HEIGHTS project site and throughout the City of Fontana consist primarily of coarse alluvium and silty sand eroded from the San Gabriel Mountains. Expansive soils are considered to be minimal in this area. The local groundwater table is relatively deep, and no foundation problems are expected as the result of fluctuations in the groundwater levels. The soils are generally well drained and the soil condition throughout the area will provide support for development under controlled grading and proper foundation design.

The CITRUS HEIGHTS project site is generally devoid of vegetation, except for a few isolated locations. The majority of native vegetation on-site exists in a disturbed condition as a result of past wildfire and grazing livestock. Disturbed native vegetation consists primarily of successional buckwheat scrub and non-native grasslands. Over the years, the site has regularly been cleared and plowed for weed and fire control purposes. The site is currently vacant, with the exception of one single-family residence in the southeastern portion of the project site which will be removed with implementation of the Specific Plan.

Historically, a number of small ranches and agricultural operations existed in the north Fontana area and in the vicinity of the CITRUS HEIGHTS project site. However, there is no evidence of any agricultural activity within the project site. The northern border of CITRUS HEIGHTS was apparently a drainage and irrigation canal from the 1930s and 1940s. The remnants of these features have been completely eliminated by past weed clearance activity.

2.0 PROJECT SUMMARY & SETTING

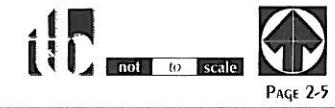


SOURCE: MADELE AND ASSOCIATES

CiTRUS HeiGHTS

Citrus Height 220

FIGURE 3
TOPOGRAPHIC MAP



CITRUS HEIGHTS – SPECIFIC PLAN

2.4 LAND USE DESIGNATIONS AND ZONING

A. GENERAL PLAN

The City of Fontana's General Plan Land Use Policy Map designates the CITRUS HEIGHTS project site R-PC, Residential Planned Community, as shown in Figure 4, *General Plan Land Use Designations*. The R-PC designation is a special classification which provides for master planned development to promote managed growth within North Fontana. The R-PC district requires that appropriate infrastructure and public services be provided with development. Developments within the R-PC district require approval of a Specific Plan if lots less than 7,200 s.f. are proposed. Because the minimum lot size in CITRUS HEIGHTS is 6,200 s.f. with an average lot size of approximately 6,700 s.f., a Specific Plan is required. Project compliance to the City of Fontana General Plan is demonstrated in *Appendix A* to this Specific Plan. With project implementation, the property's Land Use Policy Map designation will remain R-PC.

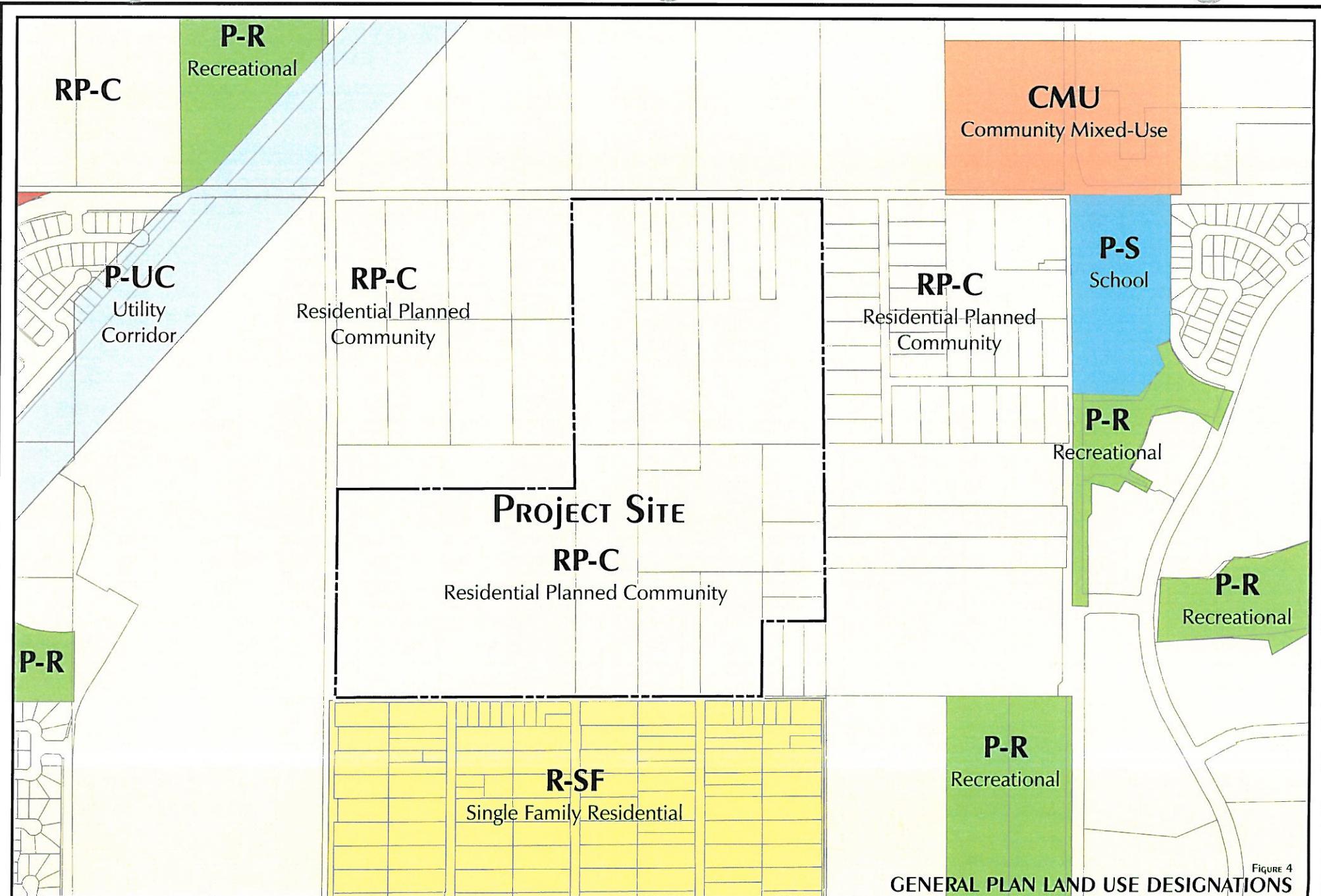
B. ZONING

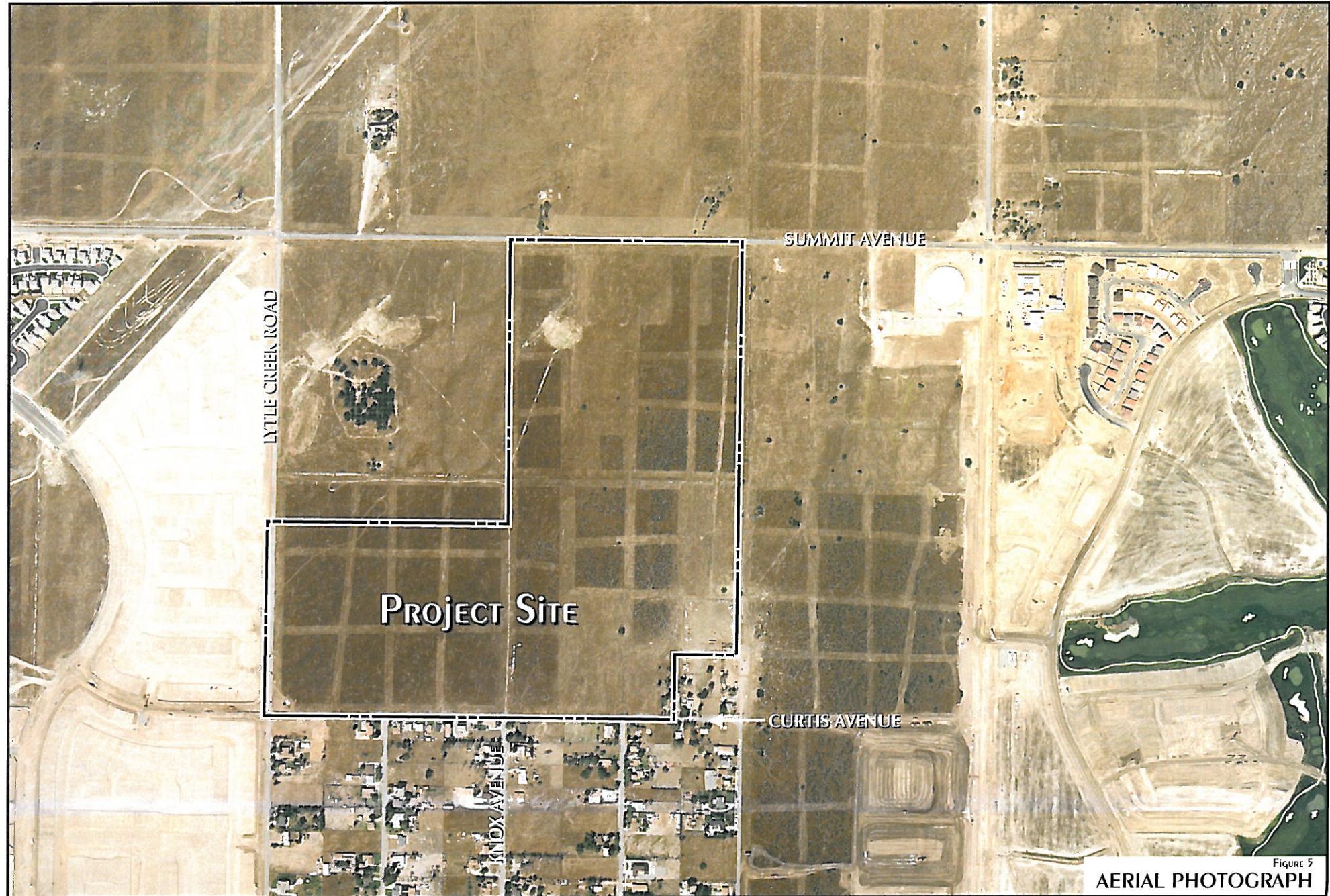
The project site is zoned R-1-10,000, Single Family Residential, by the City of Fontana. This zone requires single-family residences to have a minimum lot size of 10,000 square feet, or alternatively 7,200 square foot lots if a Community Plan is adopted or 6,200 s.f. lots if a Specific Plan is adopted with an "extraordinary amenity." With adoption of this Specific Plan, the project site's zoning will be changed from R-1-10,000 to SP (Specific Plan). Development standards are contained in Chapter 4 of this document.

2.5 SURROUNDING LAND USES AND DEVELOPMENT

CITRUS HEIGHTS is located in a newly developing area of North Fontana. At the present time, most of the surrounding property is either vacant or developed with low density residential uses as shown on Figure 5, *Aerial Photograph*. Surrounding land uses include vacant lands and isolated residences to the north, vacant land to the immediate north and east, single-family residential homes to the south, vacant land to the west that is approved for development under the Summit Heights Specific Plan, and vacant land to the northwest. Not-a-part of the CITRUS HEIGHTS project is a 47.9-acre parcel at the southeast corner of Lytle Creek Road and Summit Avenue designated by the Fontana Unified School District (FUSD) as a future high school site.

CITRUS HEIGHTS is within the boundaries of the North Fontana Redevelopment Project Area, which encompasses approximately 14 square miles of North Fontana. Several major development projects have been approved in the vicinity of CITRUS HEIGHTS, including: Sierra Lakes Specific Plan; Walnut Village Specific Plan; Hunter's Ridge Specific Plan; California Landings Specific Plan; Westgate Specific Plan; Coyote Canyon; and Summit Heights Specific Plan.





CiTRUS HeiGHTS

Citrus Height 223

FIGURE 5
AERIAL PHOTOGRAPH

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PAGE 2-8

3.0 Community Developmetn Plan

3.0. COMMUNITY DEVELOPMENT PLAN

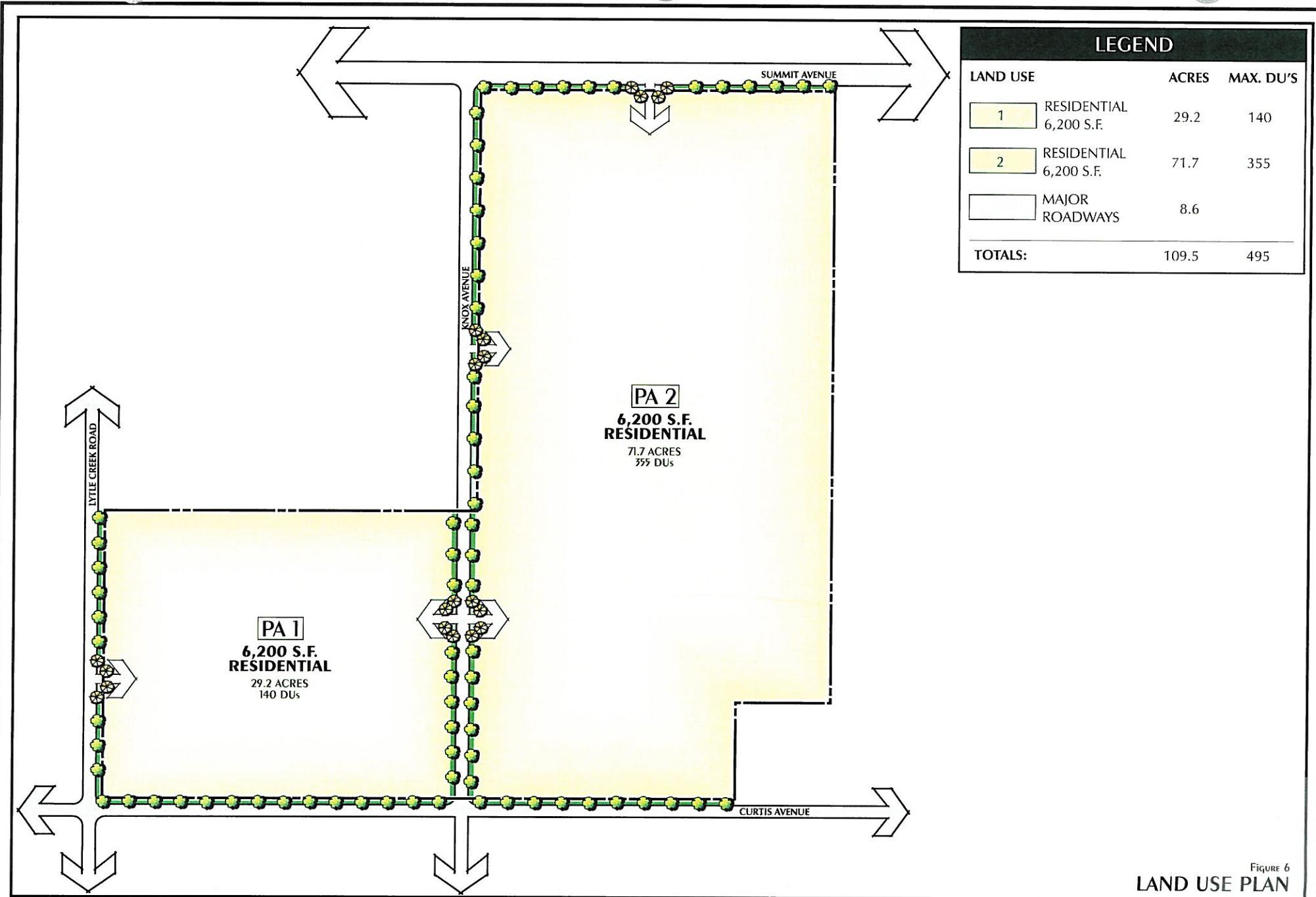
3.1 DESIGN OBJECTIVES

The CITRUS HEIGHTS Specific Plan provides for a long-range comprehensive planning approach to the development in a manner which cannot be accomplished on a parcel-by-parcel basis. To achieve this goal, a number of important issues were examined, analyzed, and considered during the preparation of this Specific Plan document, including the City of Fontana's Zoning and Development Code, General Plan, and other regulatory policies, as well as engineering feasibility, market acceptance, economic viability, development phasing, and local community goals. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of the Specific Plan to the North Fontana area, this extensive analysis was used to establish the following list of distinct planning and development goals for the project. The CITRUS HEIGHTS project is intended to:

- Furnish a plan for development that implements the policies and achieves the goals of the City of Fontana for this portion of the City.
- Implement the applicable portions of the City of Fontana General Plan and Zoning and Development Code.
- Implement a plan which is sensitive to the surrounding environment and aesthetically pleasing.
- Contribute to the range of existing housing choices in the North Fontana area.
- Anticipate marketing needs and public demand by providing homes that will be marketable within the evolving economic profile of North Fontana and the surrounding region.
- Provide infrastructure systems and contribute to circulation system improvements through road widening and the installation of streetscape landscaping along the project's frontage.
- Create a unique and distinctive community identity and character through control of project design elements such as architecture, landscaping, walls, signage, private streets and pocket parks, and access-controlled (gated) entry treatments.

3.2 LAND USE PLAN OVERVIEW

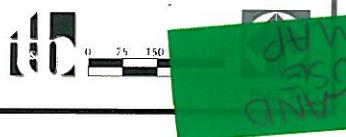
Upon completion, the CITRUS HEIGHTS Specific Plan area will contain a high quality and aesthetically pleasing community, primarily composed of 495 single family dwellings, a minimum of four pocket parks, and roadways. The Specific Land Use Plan for CITRUS HEIGHTS is illustrated on Figure 6, *Land Use Plan*, and includes two residential planning areas.



CITRUS HEIGHTS

Citrus Height 226

FIGURE 6
LAND USE PLAN



CITRUS HEIGHTS – SPECIFIC PLAN

A statistical summary outlining the various land uses within CITRUS HEIGHTS is provided in Table 1.

Table 1
CITRUS HEIGHTS STATISTICAL SUMMARY

LAND USE	PLANNING AREA	ACRES	MAX. DWELLING UNITS	DENSITY (DU/AC)
Residential ¹ (6,200 s.f. minimum)	1	29.2	140	4.8
	2	71.7	355	5.0
<i>Subtotal</i>		100.9	495	4.9
Major Roadways ²	1, 2	8.6	--	--
<i>Subtotal</i>		8.6	--	--
TOTAL		109.5	495	4.5

¹ Residential acreage includes private residential lots, internal streets, and common areas such as expanded entry statements and pocket parks.

² Major Roadways include Curtis Avenue, Lytle Creek Road, Knox Avenue, and Summit Avenue.

3.3 RESIDENTIAL PLANNING AREAS

Two distinct residential development areas, referred to as “planning areas” have been designed to implement the planning objectives set forth for the CITRUS HEIGHTS master planned community. These two planning areas were formed on the basis of logical, separate units of development.

Design considerations for each planning area are described below. It should be noted that although development in the residential planning areas of CITRUS HEIGHTS will conform closely to the design considerations presented in this section, it is acknowledged that actual lotting will not be determined until the tract map stage and may result in slight adjustments to the design considerations. During the tentative tract map stage of design, the actual number of dwelling units allocated to a particular planning area may slightly differ from the number specified in the CITRUS HEIGHTS Specific Plan. Up to 5% of the units in a particular planning area may be transferred to another planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 495 units and the minimum lot size remains at 6,200 s.f. The Development Standards and Design Guidelines contained in Sections 4 and 5 of this Specific Plan, respectively, will ensure uniformity of use and design as it pertains to zoning and community character.

A. PLANNING AREA 1

Planning Area 1 will contain a maximum of 140 single-family dwelling units located on 29.2 acres at a density of 4.8 du/ac. Lot size shall be a minimum of 6,200 s.f. and have an approximate average of 6,700 s.f. This planning area is located north of Curtis Avenue, east of Lytle Creek Road, west of the future extension of Knox Avenue, and south of the future

CITRUS HEIGHTS – SPECIFIC PLAN

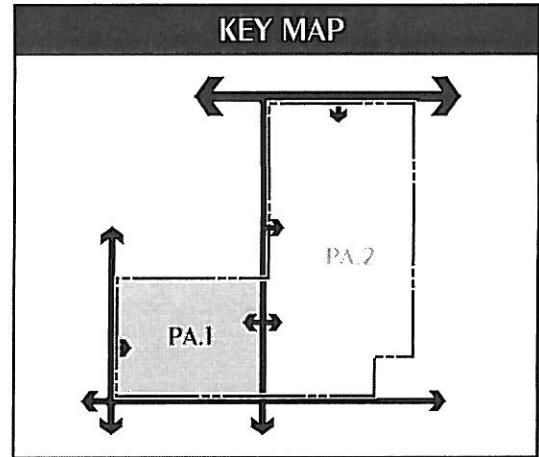
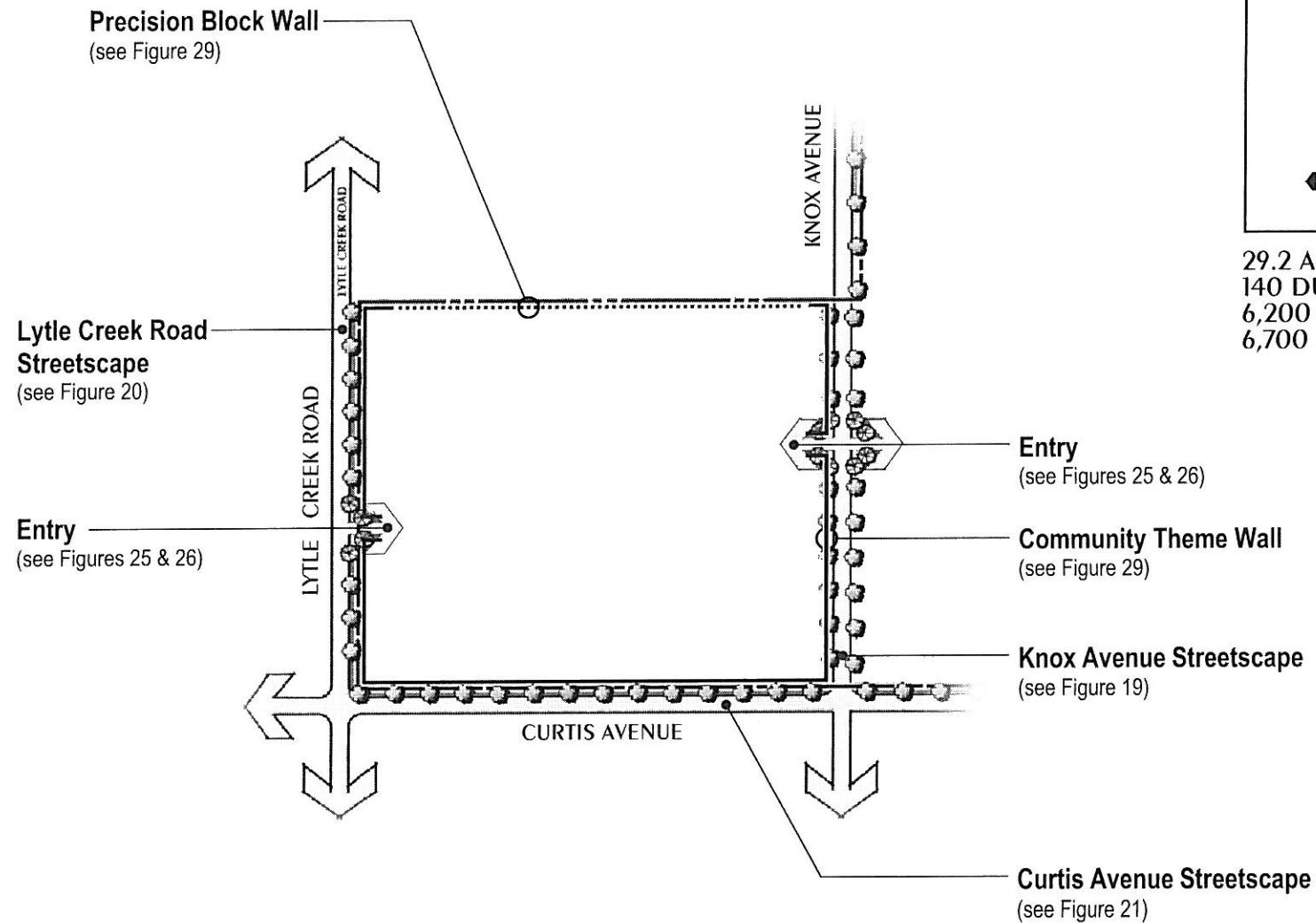
Fontana Unified School District (FUSD) high school site. The design considerations of Planning Area 1 are as follows (see Figure 7, *Planning Area 1*):

1. A roadway landscape treatment, as shown on Figure 21 (page 5-21), shall be provided along the project's frontage with Curtis Avenue.
2. Roadway landscape treatments, as shown on Figures 19 and 20 (pages 5-19 and 5-20), respectively, shall be provided along the project's frontage with Knox Avenue and Lyle Creek Road.
3. Direct access into Planning Area 1 from Curtis Avenue is prohibited.
4. An entry treatment shall be provided at the entrance to Planning Area 1 from Knox Avenue as shown in Figures 25 and 26 (pages 5-26 and 5-27).
5. An entry treatment shall be provided at the entrance to Planning Area 1 from Lytle Creek Road as shown in Figures 25 and 26 (pages 5-26 and 5-27).
6. Two pocket parks shall be provided within Planning Area 1, providing passive recreational use areas.
7. A precision block wall shall be provided along the common boundary of Planning Area 1 and the future FUSD high school site.

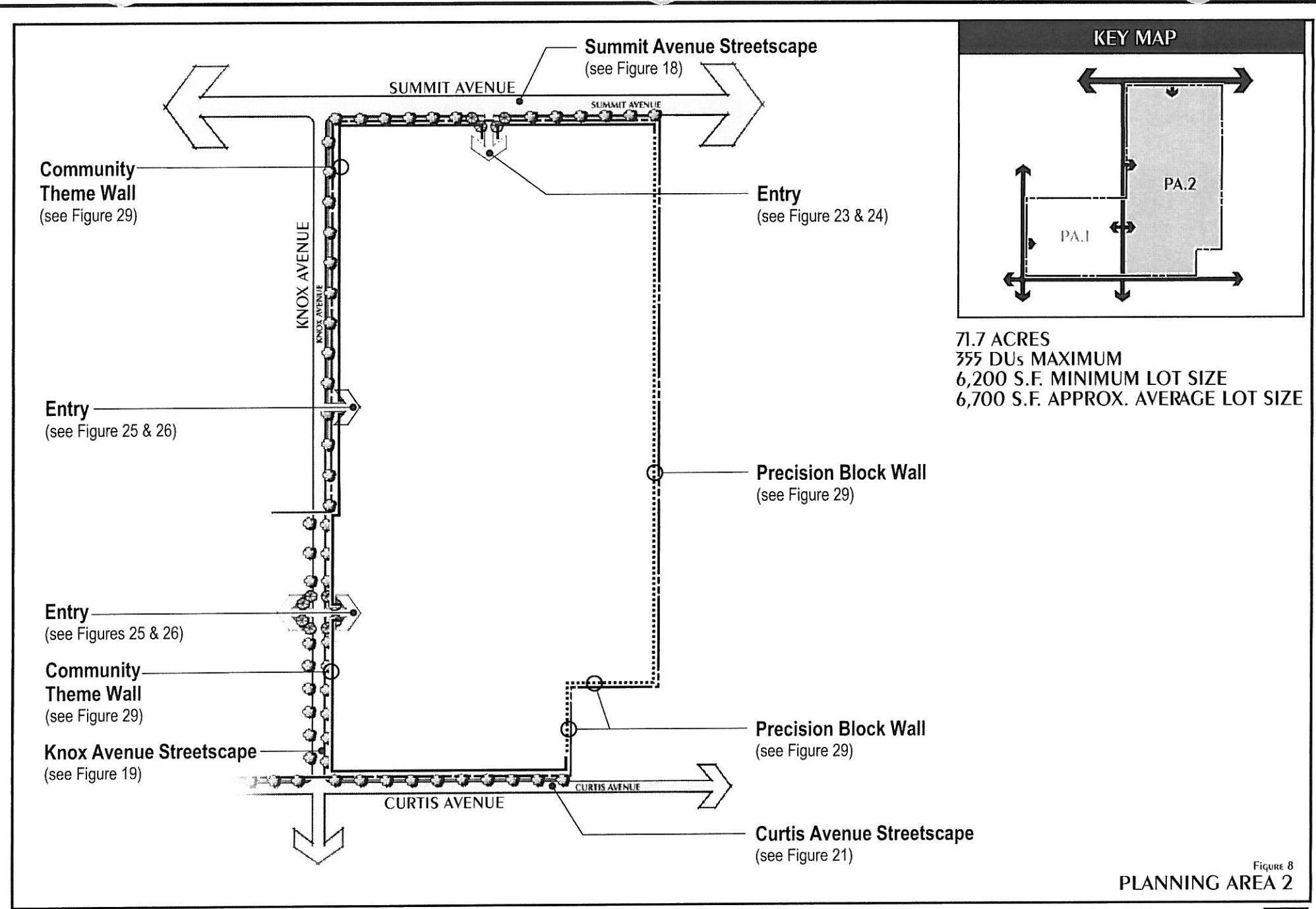
B. PLANNING AREA 2

Planning Area 2 will contain a maximum of 355 single-family dwelling units located on 71.7 acres. Lot size within Planning Area 2 shall be a minimum of 6,200 s.f., have an approximate average of 6,700 s.f., and be developed at a target density of 5.0 du/ac. This planning area is located north of Curtis Avenue, east of the future extension of Knox Avenue, and south of Summit Avenue. The design considerations of Planning Area 2 are as follows (see Figure 8, *Planning Area 2*):

1. A roadway landscape treatment, as shown on Figure 21 (page 5-21), shall be provided along the project's frontage with Curtis Avenue.
2. Direct access into Planning Area 2 from Curtis Avenue is prohibited.
3. A roadway landscape treatment, as shown on Figure 18 (page 5-18), shall be provided along the project's frontage with Summit Avenue.
4. A focal entry treatment shall be provided at the entrance to Planning Area 2 from Summit Avenue as shown in Figures 23 and 24 (pages 5-24 and 5-25).



29.2 ACRES
140 DUs MAXIMUM
6,200 S.F. MINIMUM LOT SIZE
6,700 S.F. APPROX. AVERAGE LOT SIZE



CITRUS HEIGHTS – SPECIFIC PLAN

5. An entry treatment shall be provided at the entrance to the northern portion of Planning Area 2 from Knox Avenue as shown in Figures 25 and 26 (pages 5-26 and 5-27).
6. A roadway landscape treatment, as shown on Figure 19 (page 5-19), shall be provided along the project's frontage with Knox Avenue.
7. Three pocket parks shall be provided within Planning Area 2, providing passive recreational use areas.
8. A precision block wall shall be provided along the common boundary of Planning Area 1 and the eastern project boundary, as well as along the southeasterly project boundary where the project abuts three existing single family residences.

3.4 CIRCULATION

A roadway concept has been developed for CITRUS HEIGHTS as illustrated on Figure 9, *Circulation Plan*. The roadway network is consistent with the City of Fontana's General Plan Circulation Element. Circulation improvements constructed by the project will improve the functional efficiency of the North Fontana circulation system and will enhance the aesthetics of the street network through landscape improvements along the project's frontage.

Access to the project site will be provided via Summit Avenue, Curtis Avenue, Knox Avenue, and Lytle Creek Road. The main objective of the circulation plan and the planned roadway improvements is to provide direct and convenient access to the community through a safe and efficient network of roadways. A description of the roadway improvements that will be implemented as part of CITRUS HEIGHTS are described below. *Typical Street Cross Sections* are illustrated in Figure 10.

- **Summit Avenue:** forms the northerly boundary of the project site and is designated a Secondary Highway, with a base right-of-way width of 92 feet and a Class II bike lane. Street improvements are already funded by a neighboring project.
- **Curtis Avenue:** forms the southern boundary of the project site and is designated as a Collector Road, with a base right-of-way width of 68 feet. The project will construct half-width improvements to Curtis Avenue along the project's frontage and install landscape and sidewalk improvements along the northern side of the right-of-way.
- **Knox Avenue:** is a Collector Road that runs in a north-south direction and currently terminates at Curtis Avenue. Knox Avenue will be extended northerly by the CITRUS HEIGHTS project to connect Summit Avenue and Curtis Avenue, with a base right-of-way width of 68 feet. The project will construct full-width improvements to Knox Avenue where the roadway runs between Planning Areas 1 and 2. Where Knox

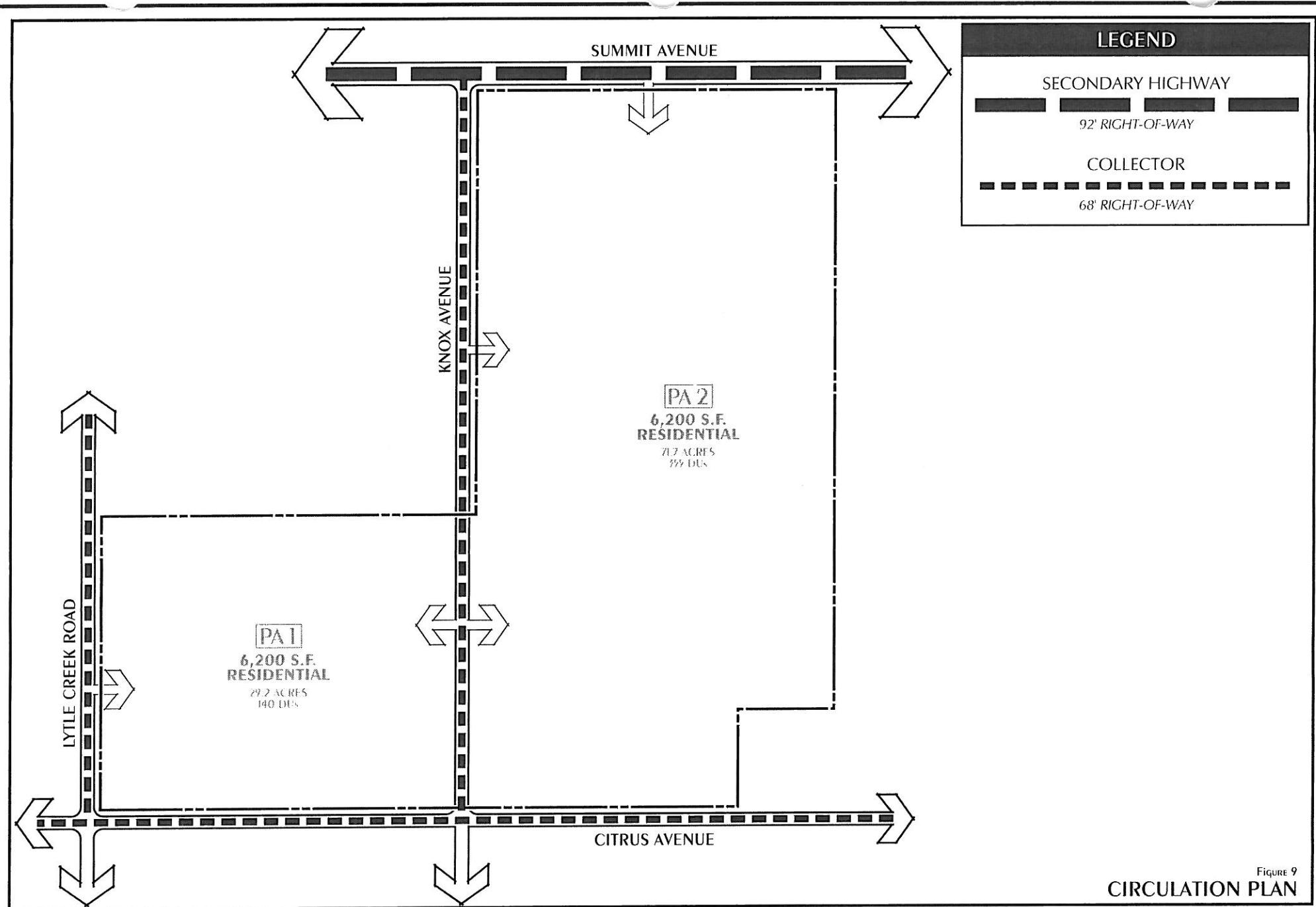
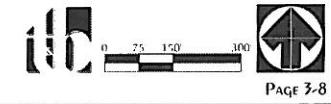
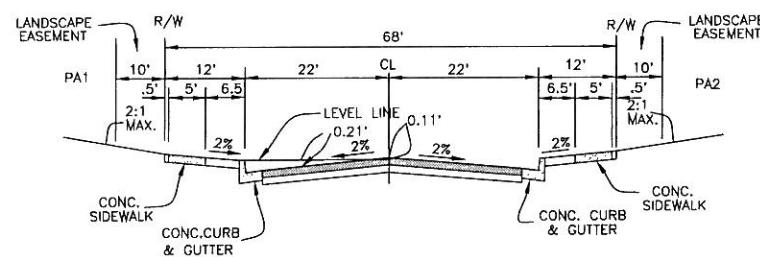


FIGURE 9
CIRCULATION PLAN

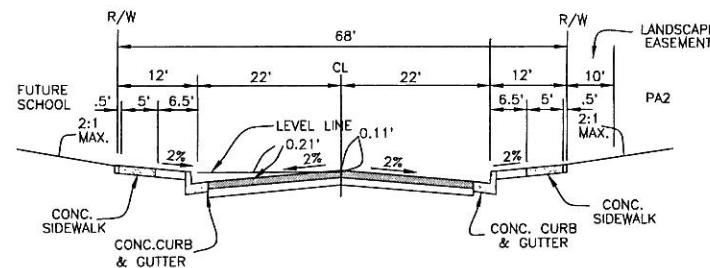
Citrus Heights

Citrus Height 232

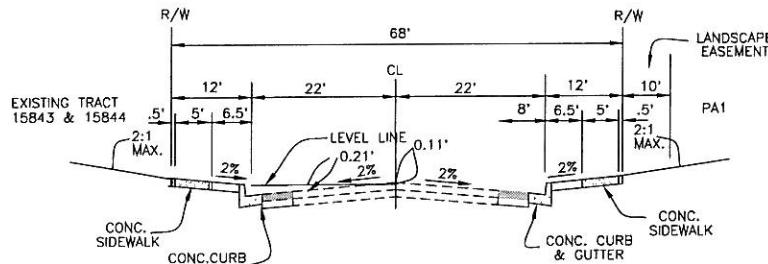




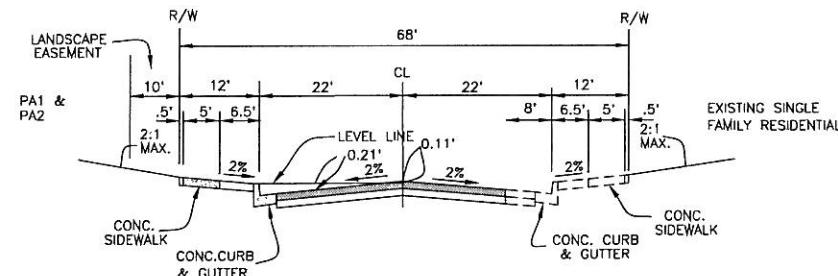
68' R/W
KNOX AVENUE (SOUTH OF FUTURE SCHOOL)



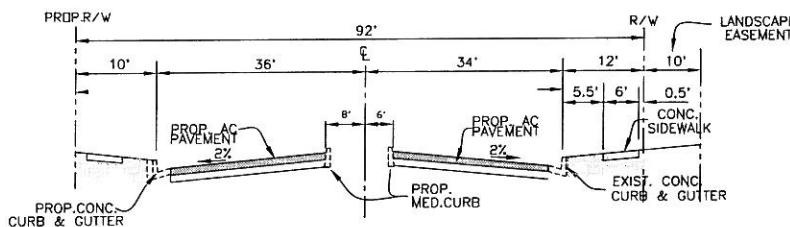
68' R/W
KNOX AVENUE (ADJACENT TO FUTURE SCHOOL)



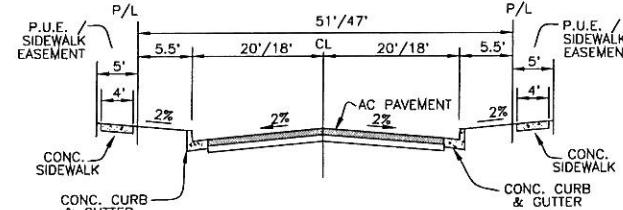
68' R/W
LYTLE CREEK ROAD



68' R/W
CURTIS AVENUE



92' R/W
SUMMIT AVENUE



51'47' P/L-TO-P/L INTERIOR STREET
INTERIOR STREET

SOURCE: MADOLE AND ASSOCIATES

FIGURE 10
TYPICAL STREET CROSS SECTIONS

Avenue would abut the FUSD future high school site, the project will continue full width improvements with funding reimbursement as indicated in the project's approved Development Agreement.

- ***Lytle Creek Road:*** forms the western boundary of the project site and is classified as a Collector Road, with a base right-of-way width of 68 feet. The project will construct half-width improvements to Lytle Creek Road along the project's frontage and install landscape and sidewalk improvements.
- ***Internal Private Streets and Cul-De-Sacs:*** provide circulation within the residential planning areas. The project entries will be access-controlled by gates and the internal roadways will be privately owned and maintained by a homeowners association. Internal streets will have a base right-of-way width of 47 or 51 feet with non-contiguous sidewalks.

Non-vehicular circulation will be provided by the installation of sidewalks and painted bicycle lanes along the primary public roadways. The City of Fontana is in the process of updating its Bikeway Classification Plan and as a result, the bicycle designation for Curtis Avenue is unknown at this time. The project will comply with the City's bikeway plan in effect at the time of Specific Plan approval.

3.5 GRADING CONCEPT

The project site is part of a flat to gently sloping alluvial plain with little topographic variation. Soils and geologic conditions present no significant constraints to grading. The primary objectives of the grading plan are to: a) establish road grades that are consistent with those of the existing City streets around the site; b) provide stable development pads for residential structures; and c) balance the cut and fill grading quantities on-site.

Grading is expected to balance on-site and will not require import or export of materials. Approximately 700,000 cubic yards of cut and fill will be necessary to accommodate development of the site. This quantity may vary as final grading plans are developed. The grading plans shall be designed to accommodate drainage and a street system that meets City of Fontana standards. A grading permit will be obtained from the City of Fontana prior to grading.

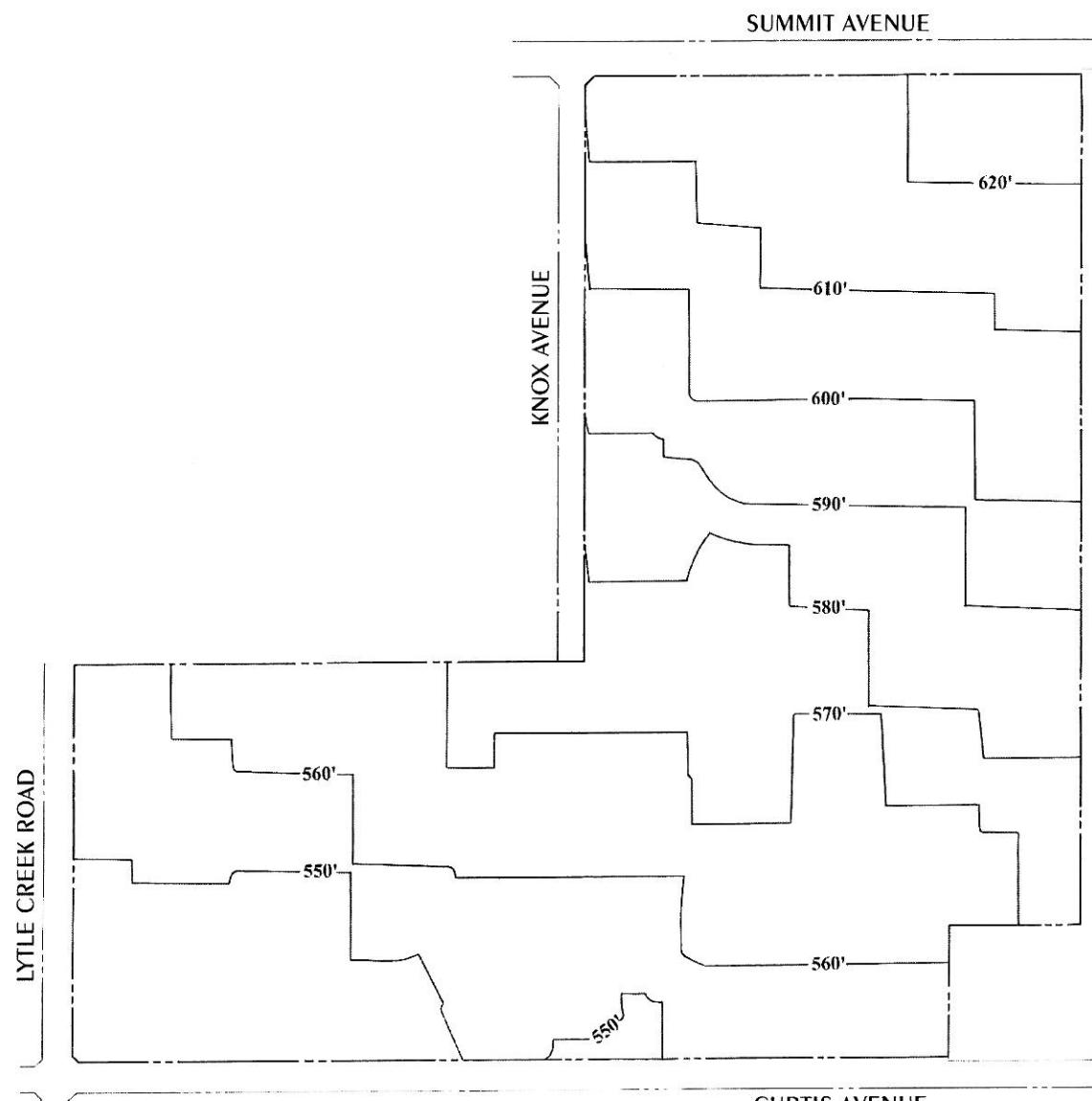


FIGURE 11
CONCEPTUAL GRADING PLAN

3.6 PUBLIC FACILITIES

A. WATER DISTRIBUTION

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

Domestic water will service the residential, pocket parks, and common landscape areas of CITRUS HEIGHTS. Fontana Water Company draws its water for supply to its service area from stream flow in the Lytle Creek region and from numerous wells within the Chino groundwater basin. Fontana Water Company's infrastructure consists of reservoir tanks, booster pump facilities, and a network of pipeline facilities to deliver water throughout its service area.

The primary connection points available for the CITRUS HEIGHTS Specific Plan area are located in Summit Avenue and Lytle Creek Road. The primary source of water will be provided by connecting to an existing 25-inch transmission main in Summit Avenue. Secondary water connection sources are an existing 12-inch line in Lytle Creek Road.

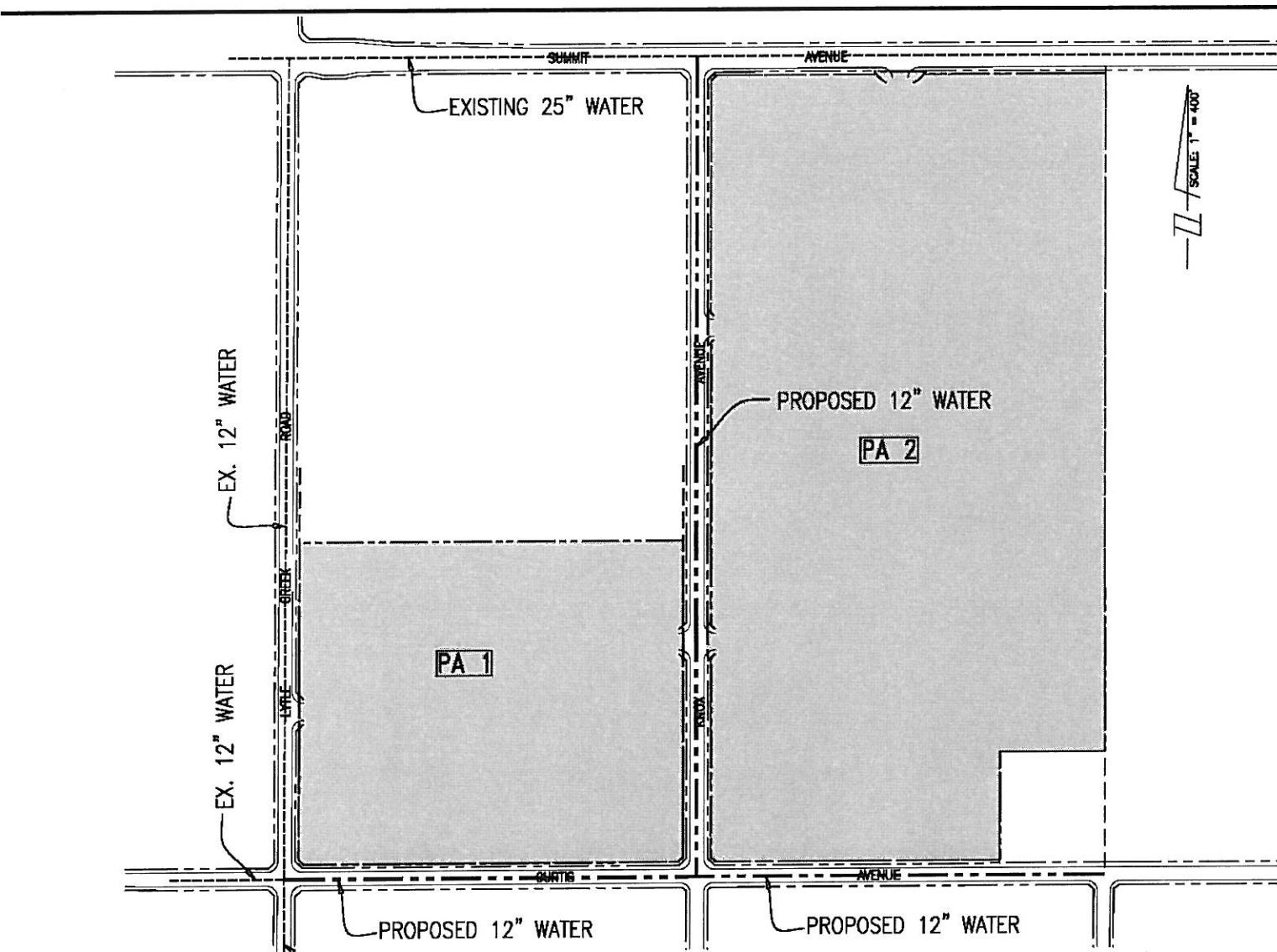
The project's water system, as shown in Figure 12, *Master Water Plan*, will include a 12-inch line in Curtis Avenue extending from Lytle Creek Road to Catawba Avenue, and a 12-inch line in Knox Avenue from Summit Avenue to Curtis Avenue. Within the internal roadways, 6-inch and 8-inch lines owned and maintained by Fontana Water Company will serve to provide domestic service to each residence as well as supplying sufficient fire flows to fire hydrants placed in accordance with the San Bernardino County Fire Department standards.

B. SEWER SERVICES

The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with the Inland Empire Utilities Agency (IEUA) (formerly the Chino Basin Municipal Water District) for wastewater treatment. The project will need to be annexed to the IEUA prior to recordation of the first final tract map for a residential planning area for production homes.

An existing 15-inch main sewer line is located in Lytle Creek Road at Curtis Avenue. The existing system flows to the RP-4 treatment plant located at the intersection of Sixth Street and Etiwanda Avenue.

The project's sewer plan consists of an extension of the already existing facilities, as shown in Figure 13, *Master Sewer Plan*. A 15-inch trunk line is planned within Curtis Avenue, connecting to the existing 15-inch sewer in Lytle Creek Road at Curtis Avenue.

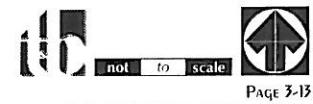


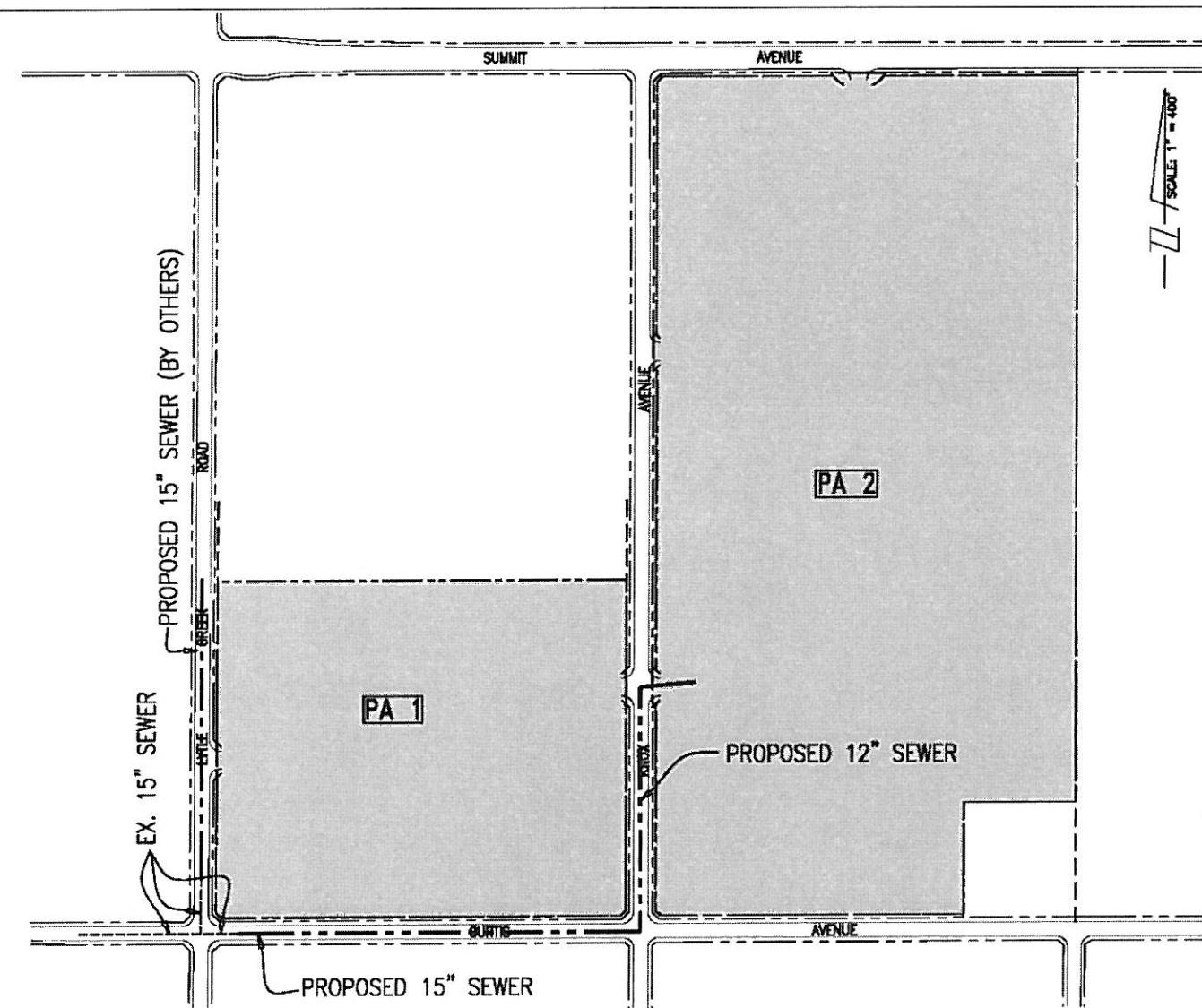
SOURCE: MADOLE AND ASSOCIATES

CiTRUS HeiGHTS

Citrus Height 237

FIGURE 12
MASTER WATER PLAN



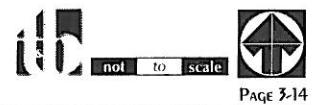


SOURCE: MADOLE AND ASSOCIATES

CiTRUS HeiGHTS

Citrus Height 238

FIGURE 13
MASTER SEWER PLAN



CITRUS HEIGHTS – SPECIFIC PLAN

The CITRUS HEIGHTS project site will be served by 8- and 12-inch gravity sewers, which will flow westerly to Knox Avenue and/or southerly to Curtis Avenue. Use of force mains or pump stations is not required. Eight-inch lines within the internal development owned and maintained by the City of Fontana will connect to the proposed 12-inch line in Knox Avenue, the proposed 15-inch line in Curtis Avenue, or a 15-inch line in Lytle Creek Road, which is to be installed by others. Sewage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and the San Bernardino County Health Department.

C. DRAINAGE PLAN

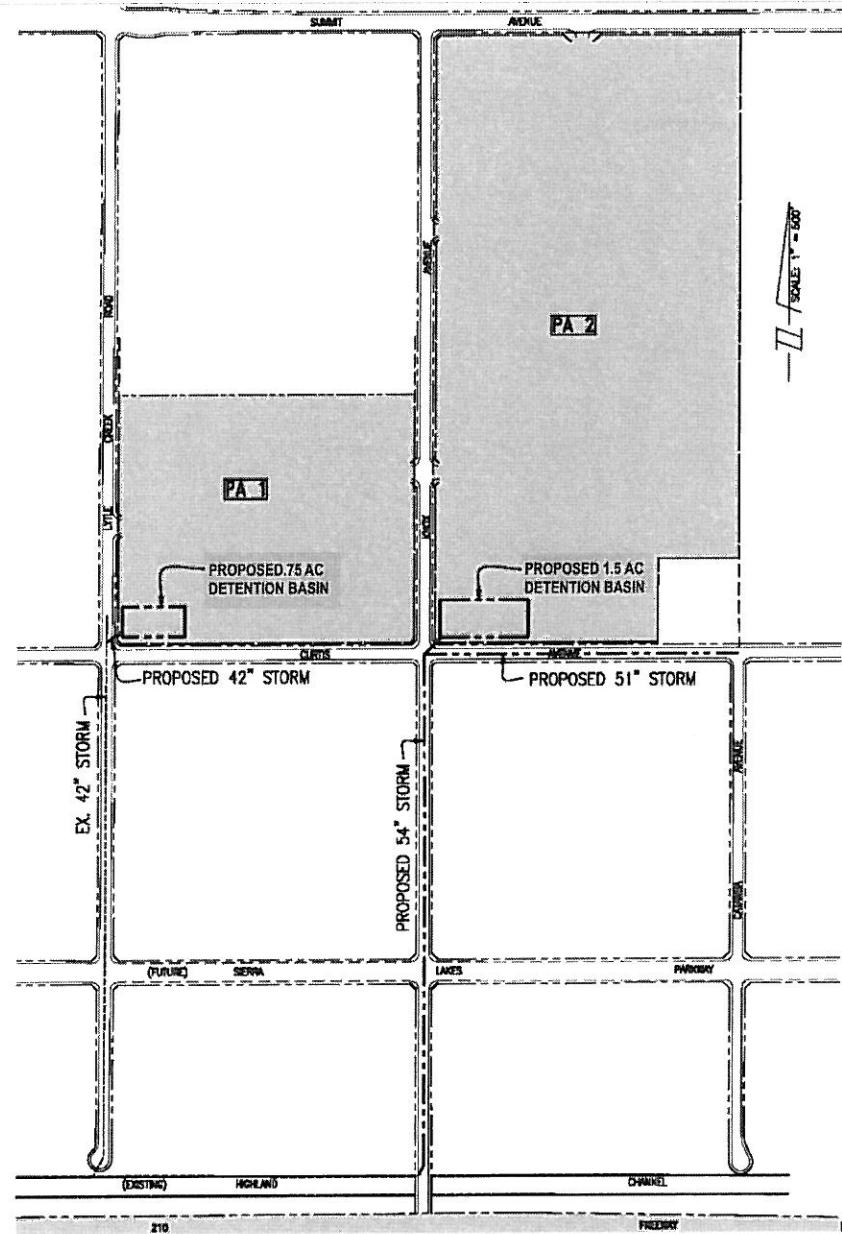
A drainage system has been developed for CITRUS HEIGHTS as illustrated on Figure 14, *Master Drainage Plan*. A preliminary on-site hydrology study was performed by the project engineer, Madole & Associates, Inc. This study was used to analyze the project's 109.5 acres to determine an approximation of flows generated by the current undeveloped conditions and build-out conditions of project development, utilizing a conceptual grading scheme for the project.

CITRUS HEIGHTS is located generally in the San Sevaine Creek watershed. The site is within the Line "C" drainage area of the Master Plan of Storm Drainage for the City of Fontana. The site is a branch of the existing Highland Channel at Knox Avenue and Beech Avenue. Existing topographic relief consists of relatively flat contours, with the existing site drainage generally sheet flowing in a southerly-southwesterly direction.

The project's on-site drainage facilities are labeled on Figure 14, *Master Drainage Plan*. Drainage for CITRUS HEIGHTS will be split into two separate systems. The westerly portion (Planning Area 1) will drain to an existing 42-inch storm drain installed in Lytle Creek Road up to Curtis Avenue. The easterly portion (Planning Area 2) will drain to the northeast corner of Knox Avenue and Curtis Avenue, at which point the project will need to install a new 54-inch storm drain in Knox Avenue southerly to the Highland Channel.

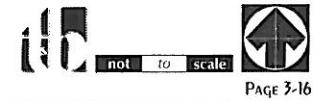
Due to downstream restrictions on capacity of the regional flood control facilities, any new development tributary to the Etiwanda/San Sevaine System (as is this project) needs to mitigate developed runoff to a level slightly below the predevelopment rate. This is typically done by installing interim detention basins, and such basins are anticipated for CITRUS HEIGHTS.

Possible locations of temporary detention basins are shown on Figure 14; a 0.75-acre temporary basin at the northeast corner of Lytle Creek Road and Curtis Avenue, and a 1.5-acre temporary basin at the northeast corner of Knox Avenue and Curtis Avenue. These temporary basins will be maintained by the project's homeowners association. The basin sizes are approximate and will be determined at final map stage and with the design of on-site improvements. The basins most likely will be retired in the future and returned to residential lots upon completion of improvements to the regional drainage system.



SOURCE: MADOLE AND ASSOCIATES

MASTER DRAINAGE PLAN



CITRUS HEIGHTS – SPECIFIC PLAN

Drainage facilities within public road right-of-ways and drainage easements, with the exception of temporary detention basins, will be maintained by the City of Fontana. Maintenance responsibilities for local drainage will be determined upon filing of individual tract maps.

3.7 PUBLIC SERVICES

The following information is a brief summary of services to be provided to CITRUS HEIGHTS. A more detailed discussion of facilities and service availability is presented in the Environmental Impact Report (EIR). A map showing the community service locations near the project site is provided as Figure 15, *Relationship to Off-Site Public Services*.

A. POLICE AND FIRE PROTECTION

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

The Central Valley Fire Protection District (CVFPD) provides fire protection to the site, which is part of the San Bernardino County Fire Agency. CVFPD also provides paramedic service in the area.

B. PUBLIC SCHOOLS

The Fontana Unified School District (FUSD) serves the student population of CITRUS HEIGHTS and its surrounding neighborhoods. It is anticipated that students in the community will attend the Sierra Lakes Elementary School, Almeria Middle School, and the future high school (unnamed) located immediately northwest of the project boundary.

C. PUBLIC PARKS AND RECREATION FACILITIES

CITRUS HEIGHTS will incorporate a minimum of four (4) pocket parks as an important element of community design. The pocket parks are intended to both serve as visual amenities and provide passive recreation for the residents of the project. Because the community will be access-controlled, public parks will not be located within the project site.

The CITRUS HEIGHTS project site is located in close proximity to numerous larger recreational facilities within the North Fontana area. Sierra Lakes Golf and Country Club is located to the east of the project site and offers recreational facilities. Two parks, including the future Ralph M. Lewis Soccer Park, also will occur within the nearby Sierra Lakes community. Additionally, the proposed Summit Heights development, located to the west of the project site, will also contain a park and will offer various recreational opportunities. Lastly, the Jessie Turner Community Center is located south of the project site and offers various types of recreational, educational, and social interaction activities to residents within the City of Fontana.

LEGEND

- [ES] Sierra Lakes Elementary School
- [MS] Almeria Middle School
- [HS] A.B. Miller High School
- [FS] Central Valley Fire District Station 78
- [H] Kaiser Foundation Hospital
- [L] Fontana Library
- [PS] Fontana Police Department
- [A] Future Summit Heights Park Site
- [B] Sierra Lakes Golf and Country Club and Parks
- [C] Jesse Turner Community Center

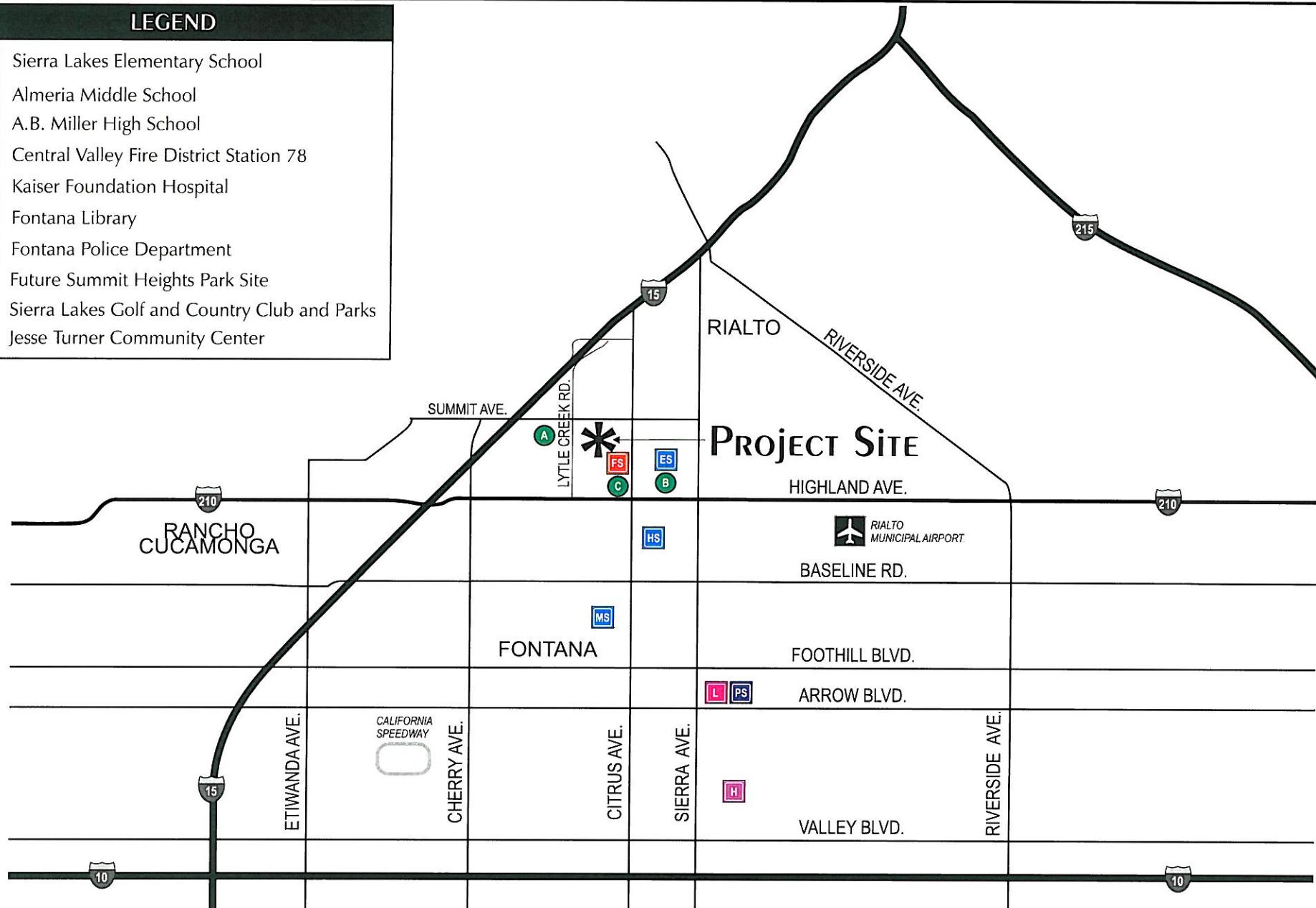


FIGURE 15
RELATIONSHIP TO OFF-SITE PUBLIC SERVICES

CITRUS HEIGHTS – SPECIFIC PLAN

D. PUBLIC LIBRARY

Library services to the City of Fontana are provided by the San Bernardino County Library system, Fontana Branch. The library is located at 8334 Emerald Avenue, approximately three (3) miles south of the project site.

E. UTILITIES

CITRUS HEIGHTS will be served with telephone, cable, internet (data), electric, natural gas, and solid waste collection service from private companies serving the North Fontana area as detailed below:

UTILITY	PROVIDER
Electricity	<i>Southern California Edison</i>
Gas	<i>Southern California Gas Company</i>
Water	<i>Fontana Water Company</i>
Sewer	<i>City of Fontana</i>
Solid Waste	<i>Burrtec Waste</i>
Telephone	<i>Pacific Bell</i>
Cable	<i>Comcast</i>

4.0 Development Standards and Regulation

4.0 DEVELOPMENT STANDARDS AND REGULATIONS

The following Development Standards and Regulations implement the planning and design concepts of this Specific Plan. The Development Standards and Regulations are consistent with the land use goals and objectives of the City of Fontana General Plan and Zoning and Development Code. These standards and regulations address site development issues and provide the basic criteria which govern all development within the boundaries of CITRUS HEIGHTS. Development within the Specific Plan area shall be subject to the review processes discussed in Chapter 6 of this Specific Plan. Any standard or regulation contained herein that differs from the City of Fontana Zoning and Development Code shall take precedence over and supercede the City of Fontana Zoning and Development Code. Any standard or regulation of the City of Fontana Zoning and Development Code not covered by this Specific Plan in the areas of administration, review procedures, environmental review, and parking regulations shall apply to this Specific Plan.

4.1 GENERAL PROVISIONS

A. DEFINITION OF TERMS

All terms used in this document shall have the same definitions as provided in the City of Fontana Zoning and Development Code, Section 30-11, including but not limited to the following:

- ***Acreage, Gross.*** All land within a defined area, including private and public ownerships, rights-of-way, easements, etc., measured to centerline of street.
- ***Acreage, Net.*** The developable portion of a given site less public rights-of-way, easements, and public and dedicated open space.
- ***Balcony.*** A platform projecting from the wall of a building, usually resting on brackets or consoles, and enclosed by a railing or parapet.
- ***Buffer Areas.*** An area of land used to visibly separate one use from another to shield noise, lights, or other possible nuisances.
- ***Building Coverage.*** The relationship between the ground floor area (footprint) of the building(s) and the net lot area.
- ***Building Height.*** The vertical distance measured from the adjoining house curb grade to the highest point of the roof surface, if flat roof; and to mean height level between eaves and ridge, hip or gable roof; provided, however, that where buildings are setback from the street line, then the height may be measured from

CITRUS HEIGHTS – SPECIFIC PLAN

the average elevation of the finished grade adjacent to the front of the building:

- (1) The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.
- (2) An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in item (1) above is more than ten feet above lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

- **Common Area.** Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.
- **Conditional Use.** A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified according to zone and authorized by the Planning Commission.
- **Density.** The number of dwelling units or housing structures per net acre of land.
- **Development Advisory Board (D.A.B.).** Consists of representatives of the various city departments and public agencies. The D.A.B. serves to review projects for consistency with the general plan, zoning ordinance, and other policies and procedures established by the City Council and Planning Commission on development proposals.
- **Dwelling, Single-Family Detached.** A detached building which, regardless of form of ownership, is designed and/or used to house not more than one family including all domestic employees of such family.
- **Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.
- **Extraordinary Amenity.** An amenity used in conjunction with the residential planned community (R-PC) designation in specific plans that allow developers, at the discretion of the Planning Commission and City Council, to increase the residential densities pursuant to the guidelines established in the general plan.

4.0 DEVELOPMENT STANDARDS & REGULATIONS

CITRUS HEIGHTS – SPECIFIC PLAN

- **Floor Area, Gross.** The total horizontal area, in square feet, including the exterior walls of all floors of a structure.
- **Floor Area Ratio.** The gross floor area of all buildings on a lot divided by the lot area.
- **Frontage.** All the property fronting on one side of a street between intersecting streets, or between a street and right-of-way, waterway, end of dead-end street or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.
- **Garage.** A building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank is stored or kept.
- **Grade.** The average of the finished ground level at the center of all walls of a building. In the event walls are parallel to and within five feet (5') of a sidewalk, such ground level shall be measured at the sidewalk.
- **Guest Parking.** On-site parking spaces provided for intermittent use by visitors.
- **Homeowners Association.** A community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping, and/or facilities, private streets, and entry gates regulated by their own CC&Rs.
- **Lot Area, Net.** The area within the lot lines of a lot exclusive of any dedications for public rights-of-way, parks, school sites, open space, surface rights easements, or other impediments which prevent the property owner from constructing a structure on that portion of the site.
- **Lot Corner.** A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 45 degrees.
- **Lot Coverage.** The percentage of the net area of the lot which is covered by the main building and all accessory structures (as viewed from a plan perspective).
- **Lot, Cul-de-sac.** A lot located on the turning end of a dead-end street with standard turning radii and permanent intent.
- **Lot Depth.** The average linear measurement between the front and rear lot lines when measured at 90 degree angles from the front lot line, or the tangent or chord line of a curved front lot line.

4.0 DEVELOPMENT STANDARDS & REGULATIONS

CITRUS HEIGHTS – SPECIFIC PLAN

- **Yard, Rear.** An open space contiguous to the rear line of a lot and extending from side line to side line thereof and measured between the rear lot line and the main structure on the lot.
- **Yard, Side.** An open space contiguous to the side line of a lot and extending from the front property line to the rear property line and measured between the side lot line and the main structure.

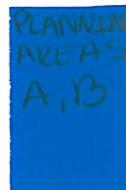
B. GENERAL NOTES

1. The maximum number of dwelling units permitted by the CITRUS HEIGHTS Specific Plan shall be 495. The approximate number of dwelling units within each residential planning area is established on the CITRUS HEIGHTS Land Use Plan (Figure 6). Each planning area contains a specific gross density and an approximate number of dwelling units. During the site plan and tentative map stage of design, the actual number of dwelling units allocated to a particular planning area may slightly differ from the number shown on the *Land Use Plan* (Figure 6). Up to 5% of the units in a particular Planning Area may be transferred to another planning area provided the development standards of the receiving residential planning area are met, the maximum unit count for the Specific Plan as a whole does not exceed 495 units, and the minimum lot size remains at 6,200 s.f.
2. Minor boundary and acreage variations (up to 5%) in the planning areas shall be permitted, subject to approval of the Community Development Director, without an amendment to the Specific Plan document.
3. Development standards relating to parking, signage, balconies, porches, room additions, pools, spas, and accessory structures are not included in this Chapter and shall conform to City of Fontana Zoning and Development Code.
4. Development within the project shall conform to Title 24, Chapter 2-71, of the California Administrative Code to ensure accessibility to handicapped individuals.
5. Performance standards for noise, vibration, light and glare, odors and electromagnetic interference shall comply with the City of Fontana Zoning and Development Code and any supplemental performance standards contained in the project's CC&R's.
6. All private streets within the Specific Plan shall be permanently reserved and maintained for their intended purpose by a means acceptable to and enforceable by the City of Fontana. Access for emergency vehicles shall be maintained at all times.
7. Table 30-157.A of the Fontana Zoning and Development Code shall apply regarding the keeping of animals on residential property.

4.0 DEVELOPMENT STANDARDS & REGULATIONS

CITRUS HEIGHTS – SPECIFIC PLAN

8. Section 30-178 of the Fontana Zoning and Development Code shall apply to all private swimming pools, spas, and hot tubs.
9. Recreational vehicle parking requirements on private streets and driveways shall be established by the project's CC&R's.



4.2. DEVELOPMENT STANDARDS AND REGULATIONS

The following Section sets forth the standards for development of all land uses within the CITRUS HEIGHTS community. This section has been prepared in accordance with California Government Code 65450 and all applicable development and design standards of the City of Fontana Zoning and Development Code, with some modification to accommodate the CITRUS HEIGHTS land use plan.

All setbacks established by this Chapter, unless otherwise noted below, shall be measured from the property line, except setbacks from streets which shall be measured from the outside of the curb (approximately six-inches from the curb face).

A. RESIDENTIAL STANDARDS AND REGULATIONS (PLANNING AREAS 1 AND 2)

The following standards are applicable to Planning Areas 1 and 2 within the CITRUS HEIGHTS Specific Plan. Two lot configurations are permitted to occur, those with minimum widths of 55 feet (Lot Type A) and those with minimum widths of 60 feet (Lot Type B). Where the development standard varies between these two lot types, the variation is noted in the text below. If no variation is listed, the standard is assumed to be identical for both lot types. Figure 16A depicts a typical lot configuration for a 55-foot-wide lot (Lot Type A) and Figure 16B depicts a typical lot configuration for a 60-foot-wide lot configuration (Lot Type B).

(1) *Minimum Lot Size*

The minimum lot size for development of single-family residential uses shall be 6,200 square feet, including easements.

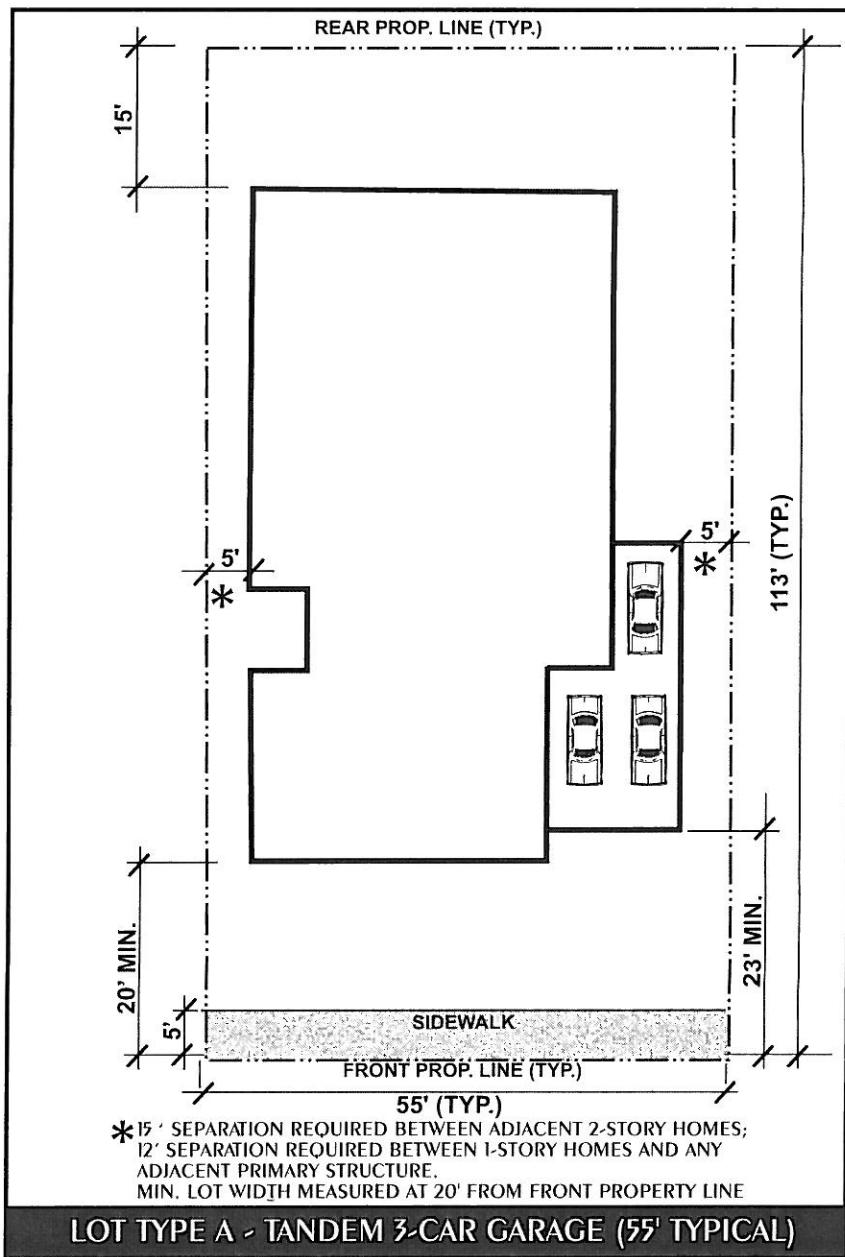
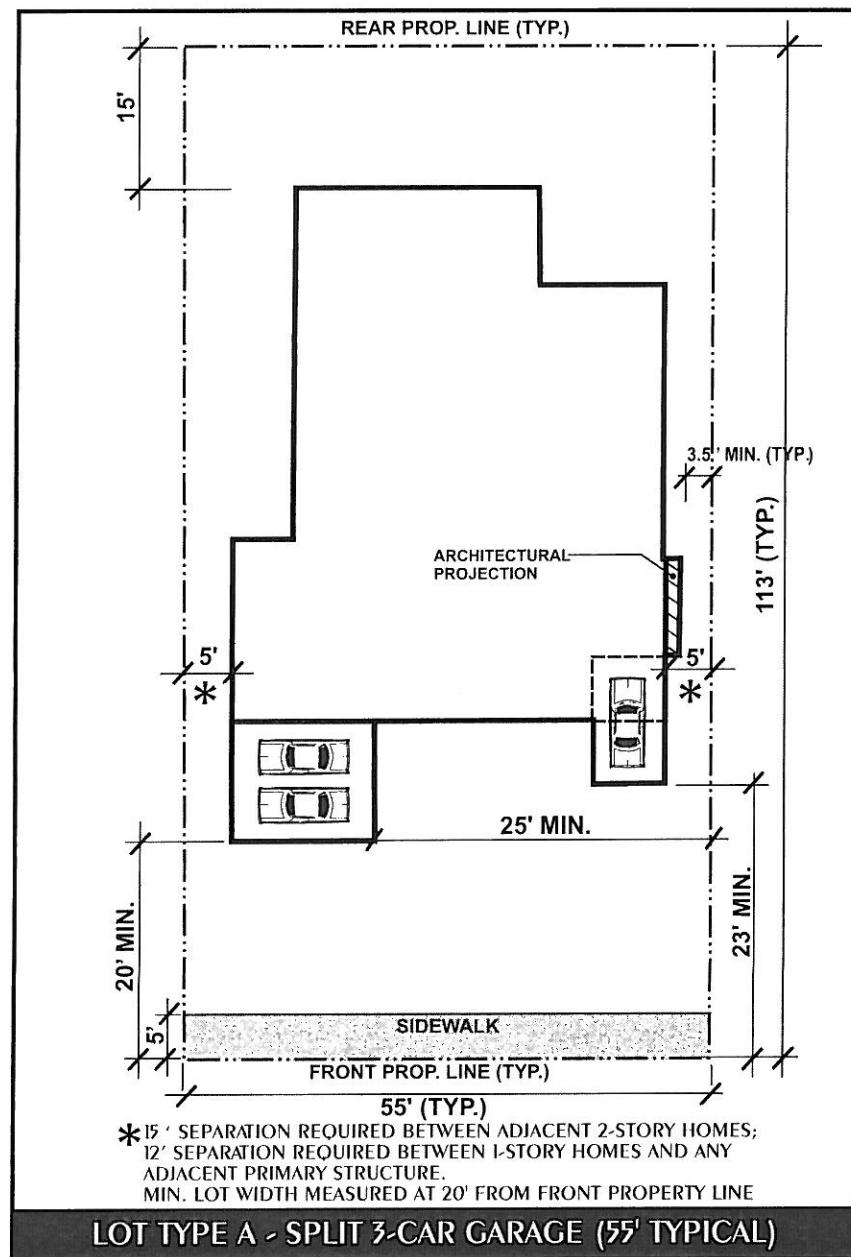
(2) *Minimum Lot Width*

Lot Type A: The lot width shall not be less than 55 feet at a point 20 feet from the front property line. This standard does not apply to cul-de-sac, knuckle, and flag lots.

Lot Type B: The lot width shall not be less than 60 feet at a point 20 feet from the front property line. This standard does not apply to cul-de-sac, knuckle, and flag lots.

**Minimum width of cul-de-sac, knuckle, and flag lots shall be 30 feet, as measured at the front property line.

4.0 DEVELOPMENT STANDARDS & REGULATIONS

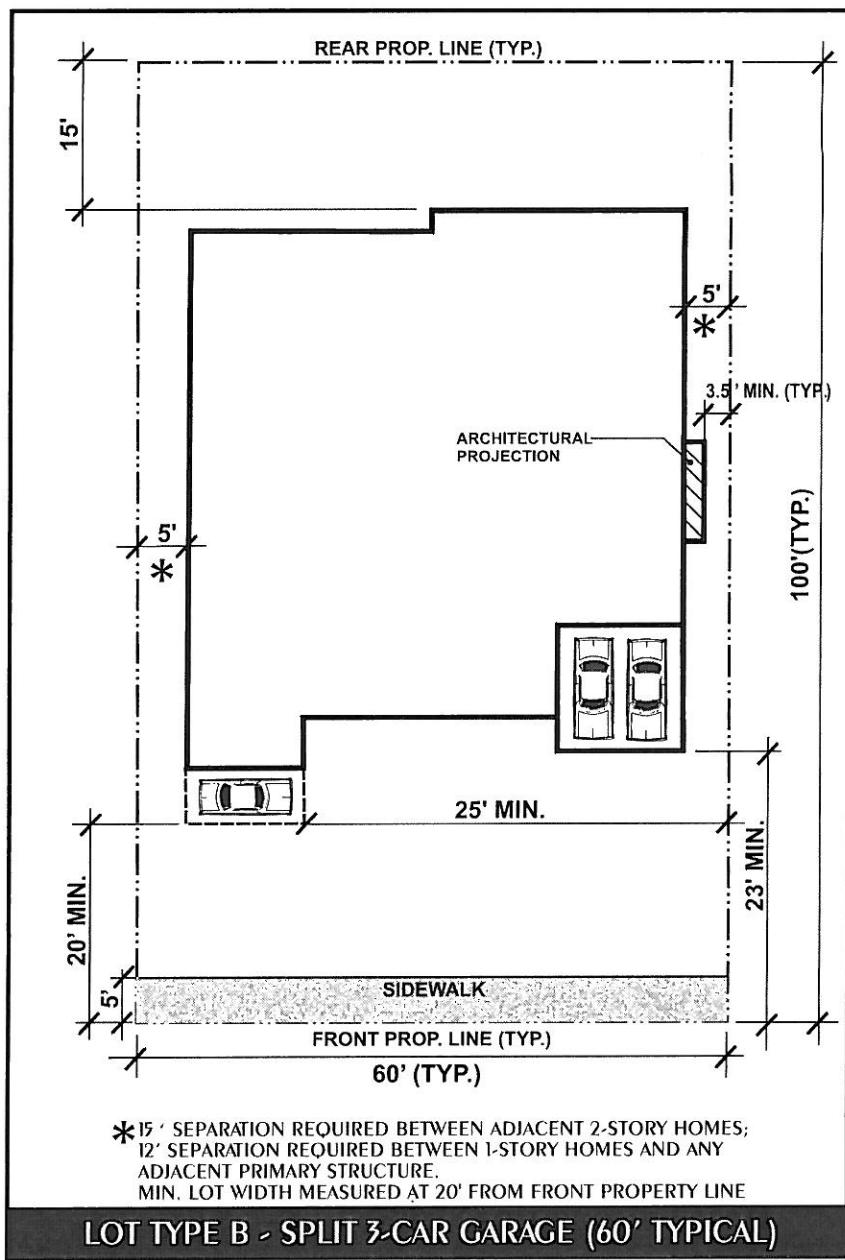
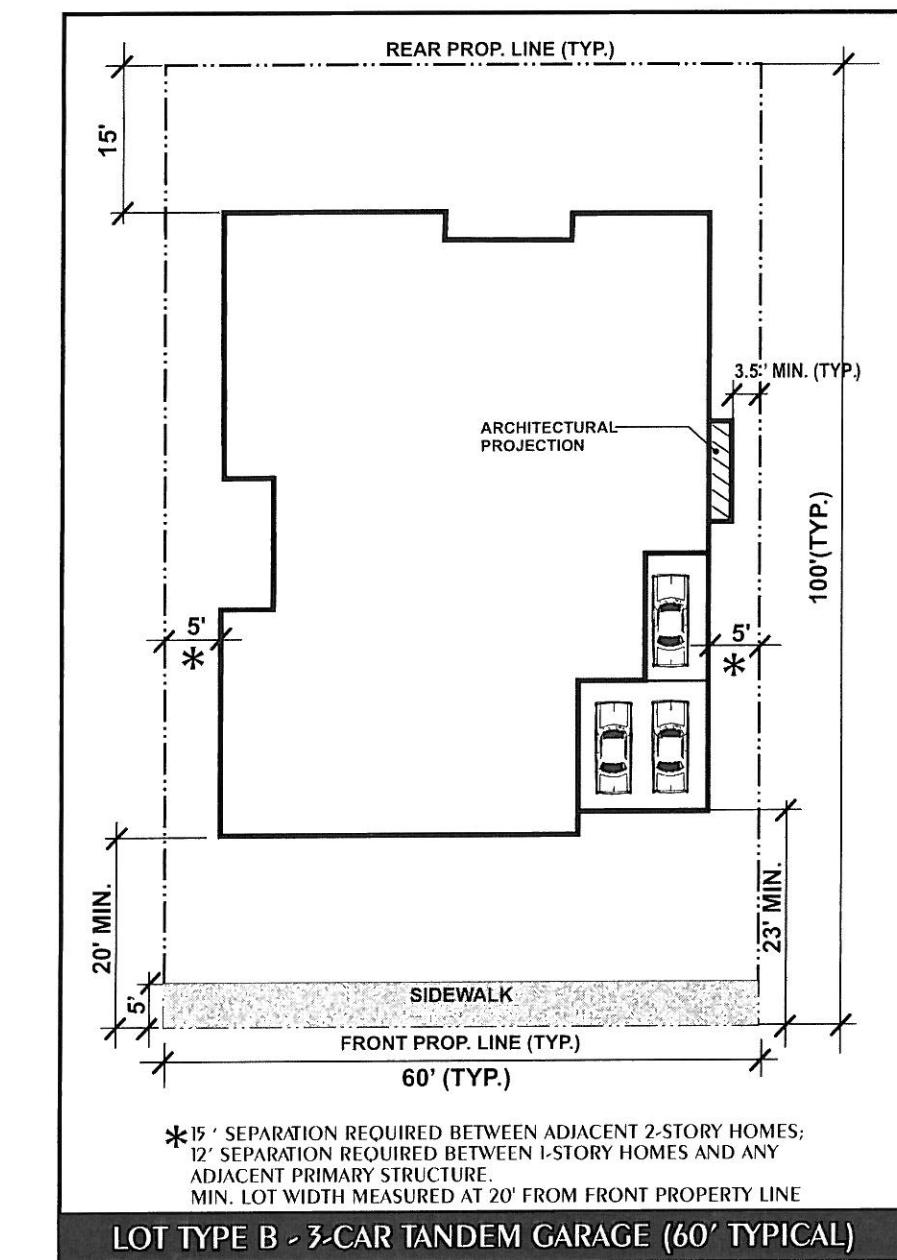


LOT CRITERIA AND SETBACK REQUIREMENTS (55' WIDE TYPICAL)

CITRUS HEIGHTS

Citrus Height 250

not to scale
PAGE 4-7



LOT CRITERIA AND SETBACK REQUIREMENTS (60' WIDE TYPICAL)

CITRUS HEIGHTS

Citrus Height 251

not to scale
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CITRUS HEIGHTS – SPECIFIC PLAN

(3) *Minimum Lot Depth*

Lot depth shall be a minimum of 75 feet.

**Minimum lot depth requirement shall not apply to cul-de-sac lots, flag lots, or lots fronting on a knuckle.

**Typical lot depth shall be approximately 113 feet for Lot Type A and approximately 100 feet for Lot Type B.

(4) *Maximum Lot Coverage*

All buildings, including accessory buildings and structures, shall not cover more than 60% of the area of a lot.

(5) *Front Yard Setback*

Front yard setback to the residential living space (habitable portion) of the structure shall be not less than 20 feet from the front property line.

Front yard setback to the porch of a residential structure shall be not less than 20 feet from the front property line.

(6) *Front Yard Setback – Garage*

Side-entry garages shall maintain a minimum front yard setback of 20 feet measured from the garage to the front property line.

Direct-entry garages shall maintain a minimum front yard setback of 23 feet measured from the garage door to the front property line.

(7) *Rear Yard Setback*

Rear yard setback shall be a minimum of 15 feet.

Rear yard setback for a one-story open patio cover shall be a minimum of 5 feet.

Rear yard setback for a two-story open patio cover shall be a minimum of 10 feet.

(8) *Side Yard Setback – Interior Lot*

Side yard width shall not be less than 5 feet. Minimum distance between structures shall be 15 feet. These standards exclude projections as described in A (13), below.

4.0 DEVELOPMENT STANDARDS & REGULATIONS

CITRUS HEIGHTS – SPECIFIC PLAN

(9) Side Yard Setback – Corner Lot/Reversed Corner Lot

On the side which adjoins another lot, the side yard shall be the same as that required on an interior lot. On the street side and lots adjacent to a gated entry, the width of the required side yard shall be a minimum of 10 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

(10) Minimum Building Separation – Interior Side Yard

The minimum side yard separation between primary structures on adjacent lots is 15 feet for adjacent two-story homes. To encourage the plotting of one-story structures, the minimum side yard separation between one-story homes and any adjacent primary structure is reduced to 12 feet. Side yard separation standards do not apply to accessory structures. See A (13), below, for permitted projections.

(11) Maximum Building Height

No building shall exceed a height of 35 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

(12) Minimum Floor Area

The minimum single-story dwelling unit size shall be 1,850 square feet.

The minimum two-story dwelling unit size shall be 2,000 square feet.

(13) Projections into Yards

Balcony. A balcony is permitted to project up to 6 feet into any required rear yard.

Fireplace. Fireplaces and chimneys are permitted to be located in any rear or side yard setback, provided they do not reduce the required yard more than 3 feet nor create any yard less than 3 feet in width or depth.

Porch. An uncovered porch or platform which does not extend above the first floor of a building is permitted to extend up to 6 feet into any required yard area, provided it does not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code.

4.0 DEVELOPMENT STANDARDS & REGULATIONS

CITRUS HEIGHTS – SPECIFIC PLAN

Roof line. Roof projections are permitted to extend up to 3 feet into any required yard area.

Decorative architectural projection. Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than 3.5 feet in width per side or rear yard setback less than 10 feet in depth. This standard does not apply to accessory structures.

DEV.
STDS

(12) Permitted Uses

Permitted uses in Planning Areas 1 and 2 shall be all those under the R-1 Zone of the Fontana Municipal Code. Public and private common recreation areas are specifically permitted as an accessory use.

Table 2
Development Standards Summary

Standard	Lot Type A	Lot Type B
Minimum Lot Area	6,200 s.f.	6,200 s.f.
Minimum Lot Width ¹	55 feet	60 feet
Minimum Lot Depth ¹	75 feet	75 feet
Maximum Lot Coverage	60%	60%
Minimum Yard Setbacks:		
Front Yard Setback – Residential Living Area	20 feet	20 feet
Front Yard Setback – Porch	20 feet	20 feet
Front Yard Setback – Side Entry Garage	20 feet	20 feet
Front Yard Setback – Direct Entry Garage	23 feet	23 feet
Rear Yard Setback – Residential Living Area	15 feet	15 feet
Rear Yard Setback – Open Patio Cover (One-Story)	5 feet	5 feet
Rear Yard Setback – Open Patio Cover (Two-Story)	10 feet	10 feet
Side Yard Setback – Interior Lot	5 feet	5 feet
Side Yard Setback – Corner Lot	10 feet	10 feet
Minimum Building Separation:		
Between Adjacent Two-Story Structures	15 feet	15 feet
Between One-Story Structures and any Adjacent Primary Structure	12 feet	12 feet
Maximum Projections Permitted into Yards	See standards contained in text.	
Minimum Floor Area – Two Story	2,000 s.f.	2,000 s.f.
Minimum Floor Area – One Story	1,850 s.f.	1,850 s.f.

¹ Does not apply to cul-de-sac lots, flag lots, or lots fronting on a knuckle.

4.0 DEVELOPMENT STANDARDS & REGULATIONS

5.0 Design Guidelines

5.0 DESIGN GUIDELINES

5.1 PURPOSE AND INTENT

The CITRUS HEIGHTS Design Guidelines provide general criteria for landscaping, architecture, entry monuments, and lighting design in order to ensure a high-quality living environment and strong community character. The overall goal of the CITRUS HEIGHTS Design Guidelines is to create a community unique within the Inland Empire and City of Fontana. It is the further goal of these guidelines to assure that building architecture is historically accurate in the use of materials. The design guidelines set forth in this section define the means to achieve these goals. These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders, and others involved in the design of neighborhood elements. Variation and customization within the context of the guidelines by a builder is encouraged in order to achieve individually distinctive neighborhoods. Through collaboration and cooperation between the master developer, the builder(s), and the City of Fontana, the CITRUS HEIGHTS Master Planned Community is destined to be a successful and desirable place for its new residents to live.

The specific objectives of the design guidelines are to:

- Provide guidance to builders, engineers, architects, landscape architects, and other professionals in order to obtain the desired design quality.
- Provide a framework for the formation of Covenants, Conditions, and Restrictions (CC&Rs) for the use of land in the Specific Plan area.
- Provide the City of Fontana with the necessary assurances that the community of CITRUS HEIGHTS will be developed in accordance with a certain quality and character as set forth in this document.

These guidelines are intended to establish standards which will ensure the quality of development, the community landscape and its character. These guidelines and the standards they contain shall be followed in the design and build-out of the community; they should not be viewed as voluntary, and are in addition to the City of Fontana's architectural guidelines. Through review of the plans by the Master Developer and official design review by the City of Fontana, these guidelines shall be enforced and implemented. Projects where nearly identical buildings line streets without variation in placement and form will not be allowed. Design packages shall clearly reflect the "place making" techniques described in these Design Guidelines.

CITRUS HEIGHTS – SPECIFIC PLAN

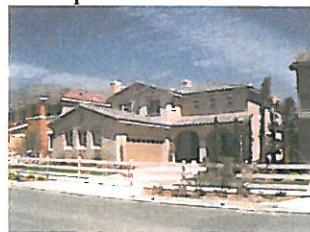
5.2 ARCHITECTURAL DESIGN GUIDELINES

The goal of the architectural design guidelines is to promote visual compatibility and individuality for the neighborhood and home. These guidelines do not promote rigid adherence to style descriptions but assist in the design direction and quality of the end product.

A. ARCHITECTURAL DIVERSITY

Achieving variety and diversity in neighborhood architecture is a key community objective. For inspiration, CITRUS HEIGHTS has embraced compatible architectural styles that have historical precedence in Southern California and are capable of contemporary interpretation and variation in a modern merchant built house. The intent is to avoid “stage-front” architecture, but instead to encourage the application of detail and materials authentic to the spirit and character of the style.

Residential neighborhoods within CITRUS HEIGHTS shall utilize a minimum of three architectural styles, one from each of the following three groups. A fourth style may be chosen from any one group.

Group I	Group II	Group III
Spanish Colonial 	Colonial 	Cottage 
Italiante 	Monterey 	Craftsman 

A maximum of 40% and a minimum of 20% of any one style shall be used within CITRUS HEIGHTS. Each style is presented on the following pages in the form of a matrix description of its main components. The matrix will be used by the City of Fontana's Development Advisory Board to determine if the submitted architecture plans substantially conform to the architecture styles identified in this document. Every element listed on the matrix is not required to be present on the

5.0 DESIGN GUIDELINES

CITRUS HEIGHTS – SPECIFIC PLAN

architectural plans; rather, the matrix is intended to set forth a description of style elements and features generally associated with the architectural style.

1. SPANISH COLONIAL – GROUP I

STYLE ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">▪ Simply articulated two story boxed plan with one story element across front elevation▪ Deep recessed arches▪ Boxed out elements at 2nd floor
<i>Roof</i>	<ul style="list-style-type: none">▪ 3 ½:12 to 4 ½:12 low pitch roof▪ Predominantly gable side to side roof with forward facing hip roof element▪ Unenclosed eave overhang with exposed rafter tails▪ Concrete 's' or barrel tiles with varigated or blended colors▪ Continuous fascia boards▪ 24" Overhangs
<i>Walls</i>	<ul style="list-style-type: none">▪ Sand or Spanish texture stucco finish
<i>Windows</i>	<ul style="list-style-type: none">▪ 9 and 12 pane windows with colonial accent trim▪ Rectangular shape feature windows on front elevation with single or ganged curve top edge▪ Simplified windows on side and rear elevations▪ Recessed windows
<i>Colors</i>	<ul style="list-style-type: none">▪ White tone body or mid-value body with contrasting fascia and window trim colors▪ Wood toned trims▪ Contrasting body color at base▪ Garage door color complementary to body colors and trim
<i>Details</i>	<ul style="list-style-type: none">▪ Ornate wrought iron accent details at walls and windows▪ Wrought iron balconies▪ Decoratively shaped rafter tails▪ Stucco over foam window and door trim▪ Decorative tiles recessed in wall plane▪ Decorative iron▪ Shutters
<i>Typical Elevation</i>	

5.0 DESIGN GUIDELINES

CITRUS HEIGHTS – SPECIFIC PLAN

2. ITALIANTE – GROUP I

STYLE ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none"> ▪ 2-story simple massing with at least 1 vertical and 1 horizontal break ▪ Tower element
<i>Roof</i>	<ul style="list-style-type: none"> ▪ Main hip roof with minor hip or gable ▪ 3 ½ :12 to 4:12 low pitch roof ▪ Concrete 's' or barrel tiles with varigated or blended colors ▪ Tight to 24" overhangs
<i>Walls</i>	<ul style="list-style-type: none"> ▪ Smooth stucco or sand finish
<i>Windows</i>	<ul style="list-style-type: none"> ▪ Vertical windows often ganged together in double and triples ▪ Deep recessed in wall plane ▪ Round top window over rectangular windows at feature locations ▪ Multi-pane windows at front ▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none"> ▪ Mid-value saturated ▪ Contrasting trim – Tuscan hues ▪ Contrasting body color at base ▪ Garage door color complimentary to body colors and trim
<i>Details</i>	<ul style="list-style-type: none"> ▪ Door and window header trim match ▪ Wrought iron hardware and light fixtures ▪ Belt course trim ▪ Tapered round or square simple stucco or pre-cast concrete columns ▪ Colonial arch window trim ▪ 2nd story balconies in wrought iron ▪ Entry porches accented by columns ▪ Shutters ▪ Stucco over trim surrounds at windows and doors ▪ Corner wall quoins
<i>Typical Elevation</i>	

CITRUS HEIGHTS – SPECIFIC PLAN

3. COLONIAL – GROUP II

STYLE ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none"> ▪ Simple rectangular massing stacked wall planes
<i>Roof</i>	<ul style="list-style-type: none"> ▪ 5:12 to 7:12 roof pitch ▪ 12" – 24" overhangs ▪ Cornice at gables ▪ Texture flat concrete tile with varigated or blended colors
<i>Walls</i>	<ul style="list-style-type: none"> ▪ Sand or smooth stucco finish ▪ Horizontal lap siding
<i>Windows</i>	<ul style="list-style-type: none"> ▪ Vertical multi-pane in groupings ▪ Decorative half round windows ▪ Oval, decorative windows ▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none"> ▪ White to mid-value bodies ▪ White trims
<i>Details</i>	<ul style="list-style-type: none"> ▪ Brick veneers accent on walls ▪ Dormers ▪ Shutters on front elevations ▪ Entry door pediments ▪ Columns ▪ Entry door porches ▪ Corbels
<i>Typical Elevation</i>	

5.0 DESIGN GUIDELINES

CITRUS HEIGHTS – SPECIFIC PLAN

4. MONTEREY – GROUP II

STYLE ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none"> ▪ Single gable roof side to side ▪ 2-story horizontal massing, simple form ▪ 2nd story balcony at front elevations ▪ Vertical massing held to 25% to 35% of front elevation ▪ Horizontal and vertical massing breaks
<i>Roof</i>	<ul style="list-style-type: none"> ▪ 6:12 to 8:12 normal main roof pitch ▪ Balcony shed roof break at 3 ½ to 4 ½ slope ▪ Shingle texture flat tile or 's' concrete roof tile with variated or blended colors ▪ Overhangs with continuous fascia board and exposed rafters
<i>Walls</i>	<ul style="list-style-type: none"> ▪ Smooth stucco or sand finish ▪ Horizontal or vertical siding at 2nd floor balcony wall ▪ Horizontal or vertical siding accents at gable ends
<i>Windows</i>	<ul style="list-style-type: none"> ▪ Vertical window shape with multiple panes often used in groupings ▪ Gothic shape or curved top feature window at first floor ▪ Colonial window and door trim ▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none"> ▪ White toned bodies or medium range earth tones & white toned trims
<i>Details</i>	<ul style="list-style-type: none"> ▪ Wood framed balcony with knee brace posts & simple wood column detail ▪ 4" to 6" diameter round gable tile vents ▪ Arched or sloping finn walls ▪ Recessed or shuttered windows ▪ Brick veneer wainscot at base of building
<i>Typical Elevation</i>	

CITRUS HEIGHTS – SPECIFIC PLAN

5. COTTAGE – GROUP III

STYLE ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">▪ Gentle to steep pitched roofs with projecting gable ends▪ Typically steep 2nd story roofs breaking over 1st story elements▪ Gable, hip, and/or shed roof dormers
<i>Roof</i>	<ul style="list-style-type: none">▪ 5:12 to 12:12 high pitch roof▪ Flat concrete tile▪ Tight to 12" overhangs▪ Multiple gable element roofs with broken pitches
<i>Walls</i>	<ul style="list-style-type: none">▪ Stone or brick veneer base▪ 1 ½ to 2-story stone or brick accent wall planes at front elevation▪ Sand stucco or smooth finish▪ Siding accents in gable ends
<i>Windows</i>	<ul style="list-style-type: none">▪ Bay windows▪ Rectangular multi-paned windows▪ Round and curved top windows▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none">▪ Light earth tone bodies▪ Contrasting cool or warm trims▪ Whites or dark stucco body colors
<i>Details</i>	<ul style="list-style-type: none">▪ Shutters & recessed windows▪ Wrought iron balconies▪ Decorative pot shelves▪ Battered columns▪ Entry door porches▪ Wood columns with braces
<i>Typical Elevation</i>	

5.0 DESIGN GUIDELINES

CITRUS HEIGHTS – SPECIFIC PLAN

6. CRAFTSMAN – GROUP III

STYLE ELEMENTS	
<i>Form</i>	<ul style="list-style-type: none">▪ Cross gabled or gable fronted one or two-story box like massing under main roof▪ Entry porch
<i>Roof</i>	<ul style="list-style-type: none">▪ 4:12 to 7:12 normal roof pitch▪ Shingle texture flat concrete roof tile▪ Plain cut rafter tails▪ Overhangs 6" to 18"▪ Hip and gable roofs
<i>Walls</i>	<ul style="list-style-type: none">▪ Horizontal siding▪ Plain wood shingle siding▪ Sand or smooth stucco finish▪ Blended stucco and siding▪ Stucco with stone base, battered wall forms
<i>Windows</i>	<ul style="list-style-type: none">▪ Ribbon windows – 3 or more ganged▪ Single hung windows▪ Mullion upper half of window▪ Simplified windows on side and rear elevations
<i>Colors</i>	<ul style="list-style-type: none">▪ Light or deep earth tone colors
<i>Details</i>	<ul style="list-style-type: none">▪ Stone and brick blended accent chimney▪ Full length porch – stone finish▪ Layered wood entry door and window details▪ Classically styled columns▪ Decorative ridge beams and purlins▪ Stone or brick base▪ Triangular knee braces
<i>Typical Elevation</i>	

CITRUS HEIGHTS – SPECIFIC PLAN

B. ARCHITECTURAL DESIGN STANDARDS AND REQUIREMENTS

1. BUILDING MATERIALS & COLORS

The colors and building materials used at CITRUS HEIGHTS shall reflect a general theme of environmental harmony with the surrounding community, topography, and neighborhood character. Building materials and colors shall complement the natural, climatic, and architectural environment of the CITRUS HEIGHTS Specific Plan. The palette of architectural styles selected for these design guidelines contributes to this goal as each style has a historic lineage that shares this “common sense” approach to the use of materials and colors indigenous to the region. The use of elements such as terra-cotta color roof tile, white washed plaster, painted siding, and wrought iron will provide variety and contrast. New interpretations of these classic combinations of materials and inherent colors are encouraged as they relate to a general feeling of neighborhood unity.

Color palettes that reflect traditional architectural themes are the basis for successful modern interpretations as proposed for CITRUS HEIGHTS. A variety of natural materials and earth tone based colors will provide the diversity required for visual interest while unifying the buildings with their settings and creating a timeless appeal. The primary purpose of the architectural style palette selection is to avoid monotony, provide a variety of color schemes, and promote visual diversity. To further this goal of diversity, the following criteria shall be met:

- a. Each elevation shall have a minimum of three colors. For example: one body, one trim, and one accent color. Depending on elevation, more colors may be required as determined by the City of Fontana’s Development Advisory Board.
- b. Front elevation design and materials are to wrap around the side elevation to an appropriate transition point, as determined by the Development Advisory Board. If the rear elevation is visible from a public roadway (Citrus Avenue, Lytle Creek Road, Knox Avenue, or Summit Avenue), rear elevation design and materials shall also wrap around the side elevation.
- c. Each product line shall have a minimum of three different roofing colors.
- d. Material samples and manufacturers cut sheets shall be submitted to the City of Fontana Community Development Department at preliminary design phase.
- e. Individual color schemes must be appropriate to the architectural styles selected with a harmonious selection of accent materials and roof profile and colors.
- f. No two adjacent homes using the same floor plan shall have the same exterior color scheme. A scheme of color values on exterior elements shall be distinct

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on adjacent homes, with deeper tones encouraged to promote variation.

- g. Roof colors shall be soft and warm rather than bright and bold, thus avoiding an overpowering visual intrusion into the community's appearance.
- h. If balconies are provided, materials shall match or complement those used on the main portion of the building.
- i. Brick and stone products and manufacturers shall be reviewed and approved by the Development Advisory Board at the time architectural plans are submitted.
- j. At least two out of every three models shall upgrade the hardscape used within the concrete walkways leading to the house in order to complement the home's exterior architectural elements. (Example: use of decorative troweled bands; decorative patterned scoring; exposed aggregate finishes; stamped concrete, etc.).

2. BUILDING MASS, FORM, AND SCALE

Creating a street scene which functions well and has visual variety is a key community objective. The following massing and scale criteria are intended to develop variation in appearance and a sense of individuality for each home. Projects where nearly identical buildings are placed on streets without variation in placement and form are not permitted. Listed below are massing and plotting techniques and standards which will create a quality environment.

- a. Single story components such as porches, reduced heights of living spaces, and/or garage areas shall be used to create a sense of variety within the street scene and to break up building massing.
- b. Twenty percent (20%) of all plans and elevations plotted shall have a significant single story component (significant single story components shall be a minimum of 20 feet wide and 20 feet deep, and can include garages).
- c. In order to reduce building massing at project entries, single story homes or significant single story components are required on corner lots located adjacent to gated entries.
- d. Homes shall be designed with entries, windows, front porches, and living areas placed directly adjacent to the street on most plan variations, while recessing the garages, are encouraged.
- e. The proportion of windows and doors to the wall massing shall vary according to the architectural style chosen. Windows and doors shall enhance, rather than dominate, the overall architectural character of the home. The selected style of window shall be appropriate to the architectural style of

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the house.

- f. Garage doors shall be fully integrated into the design of the architecture and shall complement the building elevation. Accent colors shall be considered to complement the architecture and to provide visual variety along streetscapes. Windows in garage doors are required for all homes unless otherwise approved by the Development Advisory Board. Staggered setbacks, recessed garages, and side-entry garages shall be considered to further vary the streetscape.

3. REAR BUILDING ELEVATIONS

The dominant impact is the shape of the building and roofline of two-story plans. Therefore, these rear building elevations shall be well-detailed and distinctively articulated and adhere to the following guidelines.

- a. Long stretches of unbroken exterior walls are not allowed in favor of articulated elevations with projections, recesses, windows, doors, and specialized architectural detailing, which are required.
- b. The second story portion of the rear elevation of all structures which face Curtis Avenue, Lytle Creek Road, Knox Avenue or Summit Avenue shall incorporate either varied wall planes, roof forms and orientation, or window treatments.
- c. Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat plans, similar building silhouettes, and similar ridge heights on homes viewed from Curtis Avenue, Lytle Creek Road, Knox Avenue, or Summit Avenue.
- d. For each floor plan submitted to the Development Advisory Board for review, three elevations are required per floor plan. At least two out of every three elevations per floor plan shall provide general architectural relief at the rear elevation of each home in order to avoid one continuous wall or flat surface on the rear of the home. Fireplaces, rear yard trellises, and media niches can be considered in this requirement.

4. PLOTTING CONCEPTS

The following criteria shall be considered when placing a structure on a single family lot:

- a. Reduce the scale and size of each neighborhood by creating “sub-neighborhoods” through the use of short or curved street segments, short cul-de-sac streets, and grade separations between housing clusters.

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- b. Plot alternative floor plan types and/or elevation styles on contiguous lots. A floor plan shall not be used consecutively more than three times in a row, whether reversed or not.
- c. Any one floor plan shall comprise no more than 65% of the number of lots on any cul-de-sac or along any street between intersecting streets.
- d. Adjacent homes shall have varying setbacks. Minimum variation shall be four (4) feet unless located on a curvilinear street, cul-de-sac, or knuckle, which provide a varied street scene, and then the variation shall be three (3) feet. When one and two-story homes are adjacent, the two-story home shall have the larger front yard setback.
- e. Driveways on corner lots shall be located on the opposite side of the lot as the intersection to allow expanded opportunities for landscaping at street intersections.
- f. All utility boxes shall be underground or camouflaged.
- g. Each lot shall be provided with four (4) phone lines to the house.

5. ROOFS

Roofs serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged within the project. Roofs shall be consistent with the neighborhood or product-type architectural concept and the style, materials, and scale of the building.

- a. As it relates to styles, a variety of roofs shall be permitted, including hip, gable, and shed roofs. Roof heights, pitch and planes shall vary to create interplay between the roof and the walls of the structure. Varying roof pitches on the same building shall be avoided unless they are integral to the architectural style or extending over porches and balconies.
- b. Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
- c. Roofing trim materials shall be of similar materials and complementary colors. Roof vents and appurtenances shall be painted to match the roof color.
- d. Roof overhangs are permitted and shall be designed as an integral part of the roof form.

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6. GARAGES

The home and front yard rather than the garage is the primary emphasis of the front elevation. In order to de-emphasize the role of the garage in front elevations, setbacks, side-entries, detached garages, and other “neo-traditional” treatments are permitted.

- a. Garages shall be constructed of materials compatible with the architectural style of the primary structure.
- b. No two adjacent homes having the same floor plan and elevation shall use the same garage door pattern. In no case shall more than three (3) adjacent homes of any floor plan or elevation have the same garage door pattern.
- c. A variety of designs shall be used on garage doors. Minimize the visual impact of garages facing the street by varying garage door patterns, varying colors, varying setbacks, splitting doors into two single doors, incorporating windows into garage doors, and using alternative garage configurations.
- d. Swing-in (side loaded) garages are prohibited on lots less than 55' wide at the front setback line.
- e. Side elevations of garages facing the street shall have architectural detailing.
- f. All garage doors shall be sectional and roll-up with windows, unless otherwise approved by the Development Advisory Board.
- g. The three-car garage configuration requires careful consideration to de-emphasize its impact on the street. The use of tandem garage design is permitted so that three garage spaces appear as two from the street.
- h. The following design techniques shall be incorporated in homes with three car garages:
 - Where allowed, the standard front facing three-car configuration can be used in a maximum of 85% of plan configurations.
 - When the standard front facing three-car configuration is used, it must be combined with one of the following measures:
 1. Provide a minimum 50 square feet of porch area (horizontal or vertical).
 2. Extend a portion of the home a minimum of 2' in front of the garage.
 3. Offset the dual car garage door 2' from the single car garage

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door.

7. PORCHES AND ENTRYWAYS

Entrances to homes shall be clear and easily recognizable. Covered entrances, porches, and arcades are desirable, because they serve to identify entrances and provide front-yard and side-yard elevational differences. All front doors shall provide a window or other decorative treatment. A sample of door treatments shall be provided for Planning Commission review and approval. Porches and entryways shall be used to visually break up large, monolithic buildings into smaller units, more in keeping with the desired human scale. Where present, porches shall be used on buildings of two or more stories as a transition from nearby single-story structures or other taller structures. Porches shall be constructed of wood, stucco, stone, brick and other similar materials. Wrought iron railings are permitted and acceptable.

8. CHIMNEYS

Chimneys and spark arrestors shall act as thematic forms and vertical elements in the architecture. Caps on chimneys shall have low profiles and shall not be visually distractive. Acceptable building materials include stone veneer, brick (including used brick), and stucco.

9. DOORS AND WINDOWS

By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures shall be made more visually interesting and attractive. It is especially important to vary the placement of doors and windows on buildings located in close proximity to each other in the same neighborhood. In addition, windows and doors shall be recessed into or projected out of structures to emphasize important areas of the building. Windows, frames, mullions, and door frames shall be color coordinated with the rest of the building. Doors shall include inset panels, carvings, and/or window panes.

10. BALCONIES AND OVERHANGS

Balconies and overhangs are desirable elements of a building because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors, and creating a sense of human scale. Balcony railings shall be constructed of wood, masonry, decorative metal, and/or stucco. Balcony railings can be solid, if desired. Accent tile is permitted to be used in moderate amounts. In all cases, balconies and overhangs shall be designed such that detailing, form, color, and materials are similar and/or compatible to the main structure.

5.3 LANDSCAPE DESIGN GUIDELINES

A. INTRODUCTION

The CITRUS HEIGHTS Landscape Design Guidelines establish a landscape theme for the neighborhood and set forth general criteria for the landscaping of the residential community. These guidelines, consisting of a written summary and graphic exhibits, establish landscape criteria for entries, streetscapes, medians, pocket parks, plant palette, lighting, and walls to create a unifying fabric for the community.

The CITRUS HEIGHTS *Conceptual Landscape Plan*, Figure 17, is driven by the desire to integrate the proposed residential community into the North Fontana area and to create an identifiable sense of place. Landscape and streetscape elements will be used to create visual continuity throughout CITRUS HEIGHTS. Community elements such as entries, streetscapes, and walls will establish the design theme for the community by reinforcing the design hierarchy and by providing a reassurance of the community areas and boundaries. These features are created through a thematic blend of hardscape and planting elements.

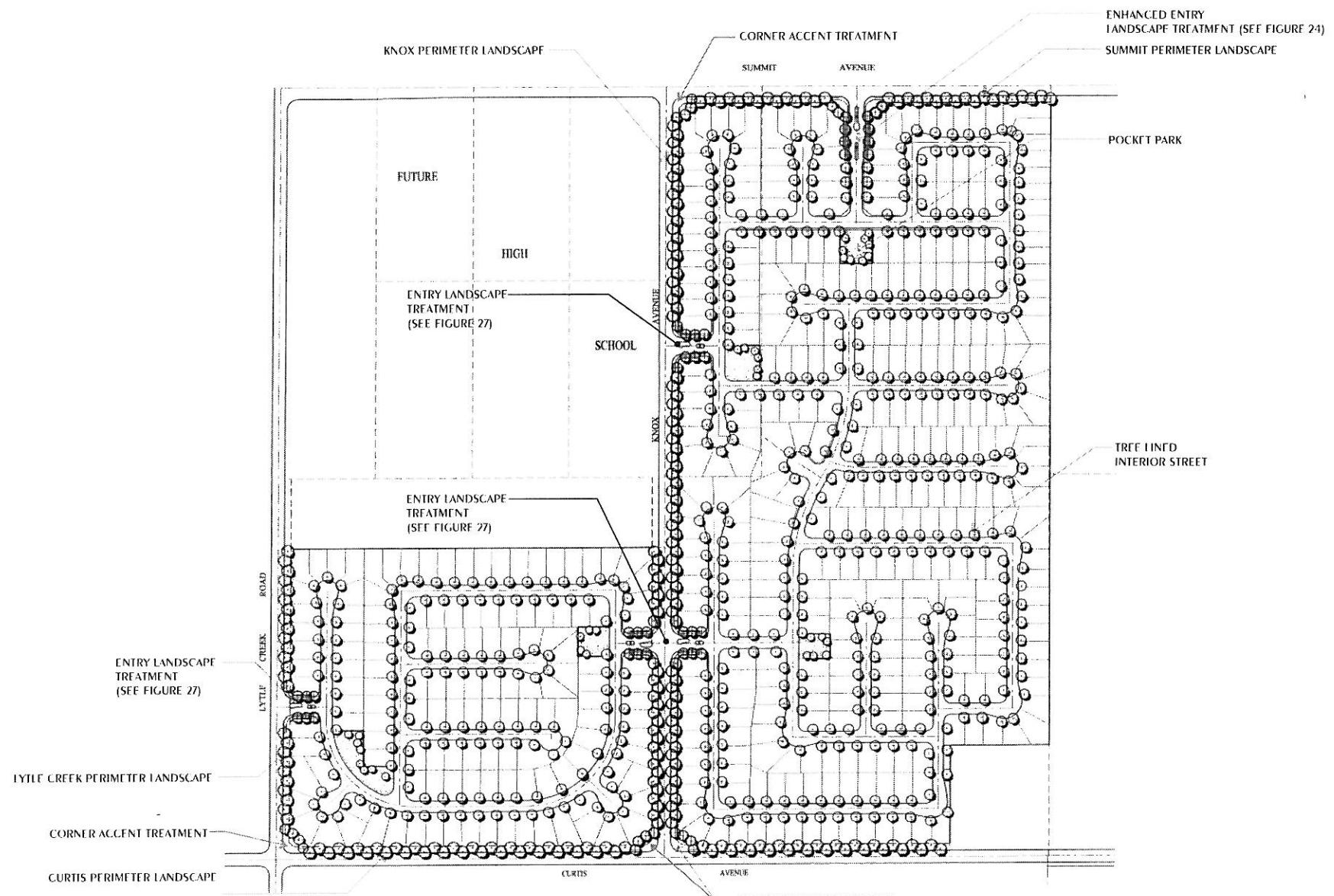
The landscaping plan of CITRUS HEIGHTS calls for a compatible plant palette of trees, shrubs, and ground covers. Once a particular plant or plant combination is used for a particular application, it shall be repeated in similar areas of the community to reinforce a sense of neighborhood cohesion. Landscape design shall not, however, result in monotony or lack of variety or biological diversity. The following is a description of landscape elements for the Specific Plan. These elements shall be detailed at the site development plan or other discretionary permit for each planning area. The landscape design is based on the vision and goals of the CITRUS HEIGHTS Specific Plan.

B. STREETS: STREETSCAPES

Landscaping of perimeter and internal streets will provide continuity throughout the community and create an appropriate link with adjacent areas. Street trees within the CITRUS HEIGHTS Specific Plan area will reflect the community's design theme and be selected from the project's plant palette. Street tree placement and design may include a single street tree used along all the streets in a neighborhood, or may include a dominant street tree along with accent street trees used at strategic points along the street, such as clustered at intersections or at curves to break up long uninterrupted lines. Landscaping of Summit Avenue, Lytle Creek Road, Knox Avenue, and Curtis Avenue will establish the main planting theme for the community.

1. SUMMIT AVENUE

Summit Avenue forms the northern boundary of the project site and runs in an east-west alignment. A combination of planting schemes will make up the Summit Avenue streetscape as illustrated on the *Summit Avenue Streetscape*,



NOTES:
THIS IS A CONCEPTUAL LOTTING DESIGN FOR ILLUSTRATIVE PURPOSES ONLY.
INDIVIDUAL LOT LAYOUT DESIGNS ARE TYPICAL AND BASED ON THE DESIGN
REQUIREMENTS OF THE CITRUS HEIGHTS DESIGN GUIDELINES AND
DEVELOPMENT STANDARDS. ACTUAL DEVELOPMENT MAY VARY.

SOURCE: SITESCAPES

FIGURE 17
CONCEPTUAL LANDSCAPE PLAN

CiTRUS HeiGHTS

Citrus Height 271

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Figure 18. The streetscape will contain a 6' sidewalk that meanders within a landscape area planted with turf, low shrubs, and trees. A 14' center median will be constructed and will incorporate a formal row of palm trees with low shrubs. A variable width landscape area will be installed along the project frontage.

2. KNOX AVENUE

Knox Avenue traverses the project site and runs in a north-south alignment. A variable width parkway and landscape development zone adjacent to the community theme wall will be planted with a double row of triangularly spaced trees. A riverrock hardscape treatment will also be provided within the variable width parkway and will cover approximately $\pm 20\%$ of the streetscene. A 5' meandering sidewalk will occur between these two landscape areas. Knox Avenue will be constructed as a public collector road built to City of Fontana standards with a 68' wide right-of-way condition as illustrated on Figure 19, *Knox Avenue Streetscape*.

3. LYITLE CREEK ROAD

Lytle Creek Road forms the western project boundary and half-width improvements, including landscape enhancements, will be constructed as a part of the CITRUS HEIGHTS project. As a collector road, the streetscape will incorporate a 68' wide right-of-way condition, including a 5' sidewalk lined with perimeter theme trees, street trees and turf as ground cover in a 6.5' parkway. Please refer to Figure 20, *Lytle Creek Road Streetscape*, for a description of the streetscape design.

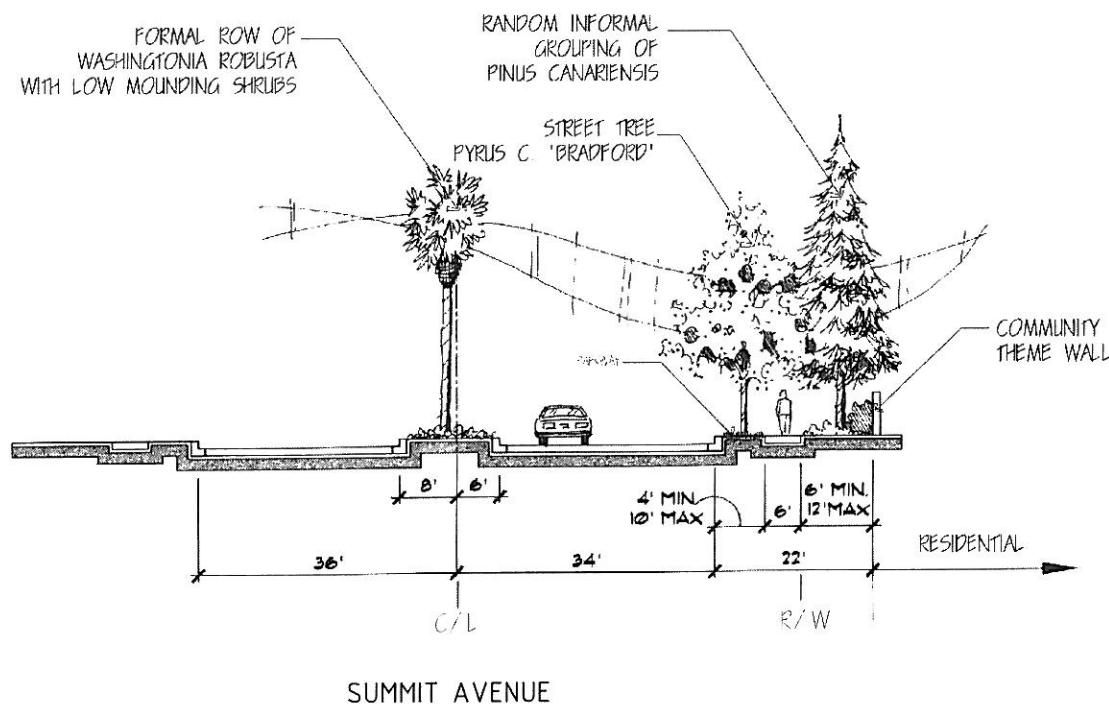
4. CURTIS AVENUE

Curtis Avenue, which also serves as a public collector road, forms the southern boundary of the project site and runs in an east-west alignment. A landscaping theme will be applied to Curtis Avenue, including a 5' meandering sidewalk lined with street trees and turf in a parkway ranging from 4' to 10' in width. A random informal grouping of larger trees will be planted in a variable width landscape development zone adjacent to the community theme wall and sidewalk as illustrated on Figure 21, *Curtis Avenue Streetscape*.

5. INTERNAL PRIVATE ROADS

Because CITRUS HEIGHTS will be a private, access-controlled residential community, roads within the site will be constructed to private street standards. A 47' or 51' wide right-of-way condition will be incorporated, and the landscape concept will utilize canopy trees as an important element of internal community design. Please refer to Figure 22, *Internal Private Road Streetscape*, for specific locations and detailed street dimensions.

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SOURCE: SITESCAPES

CiTRUS HeiGHTS

Citrus Height 273

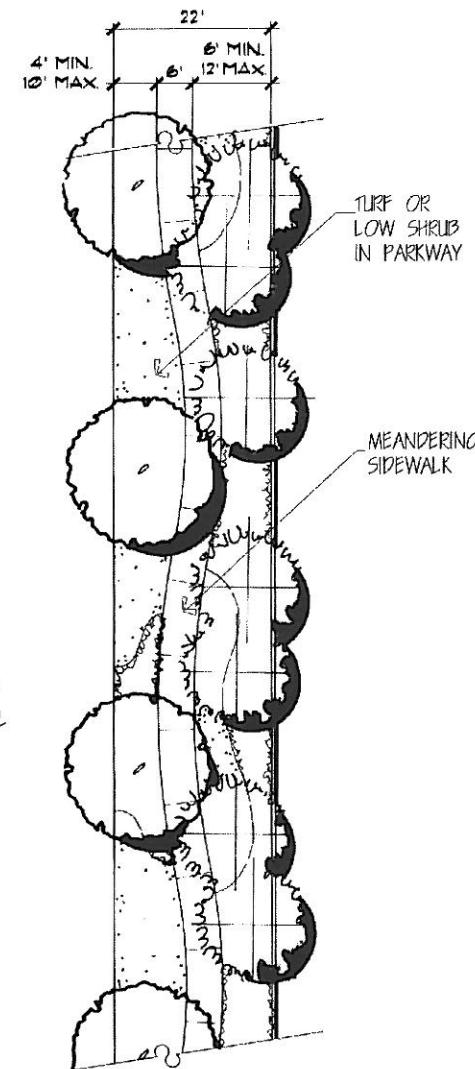
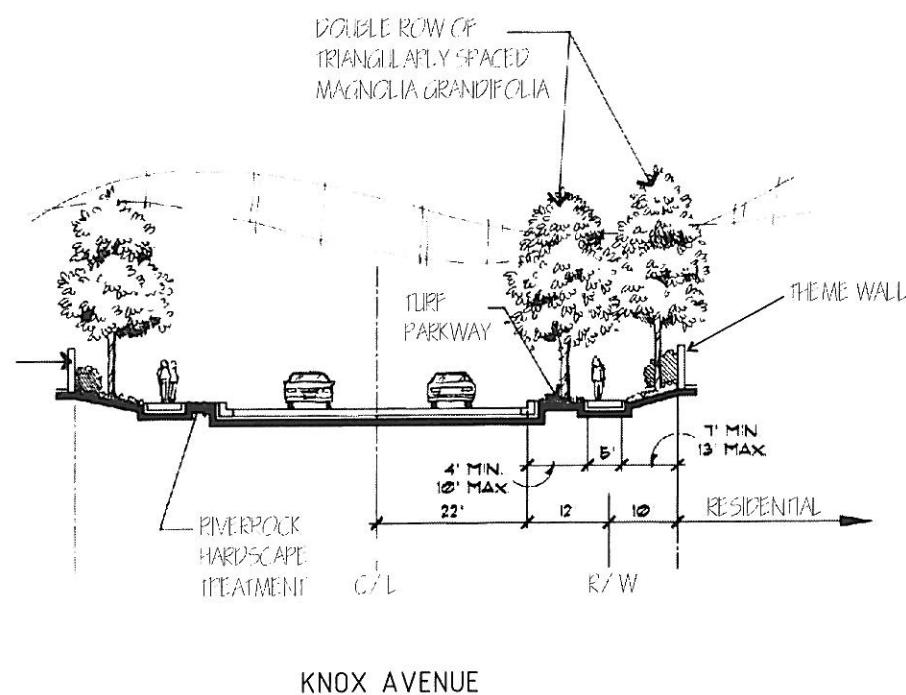


FIGURE 18

SUMMIT AVENUE STREETSCAPE



SOURCE: SITESCAPES

CiTRUS HeiGHTS

Citrus Height 274

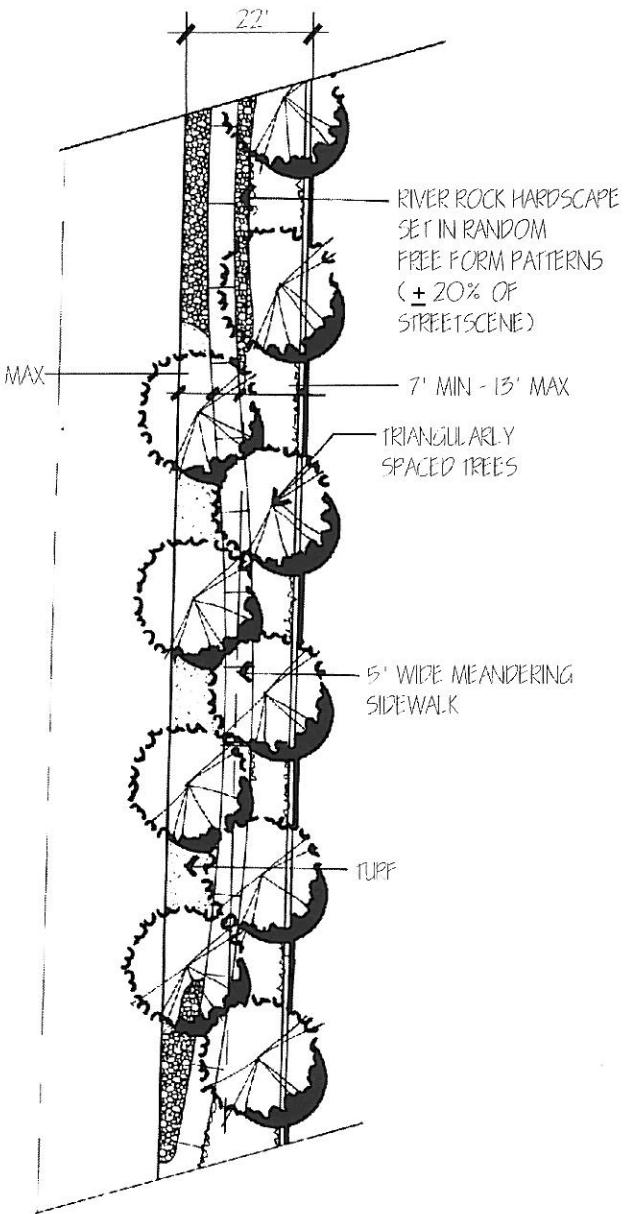
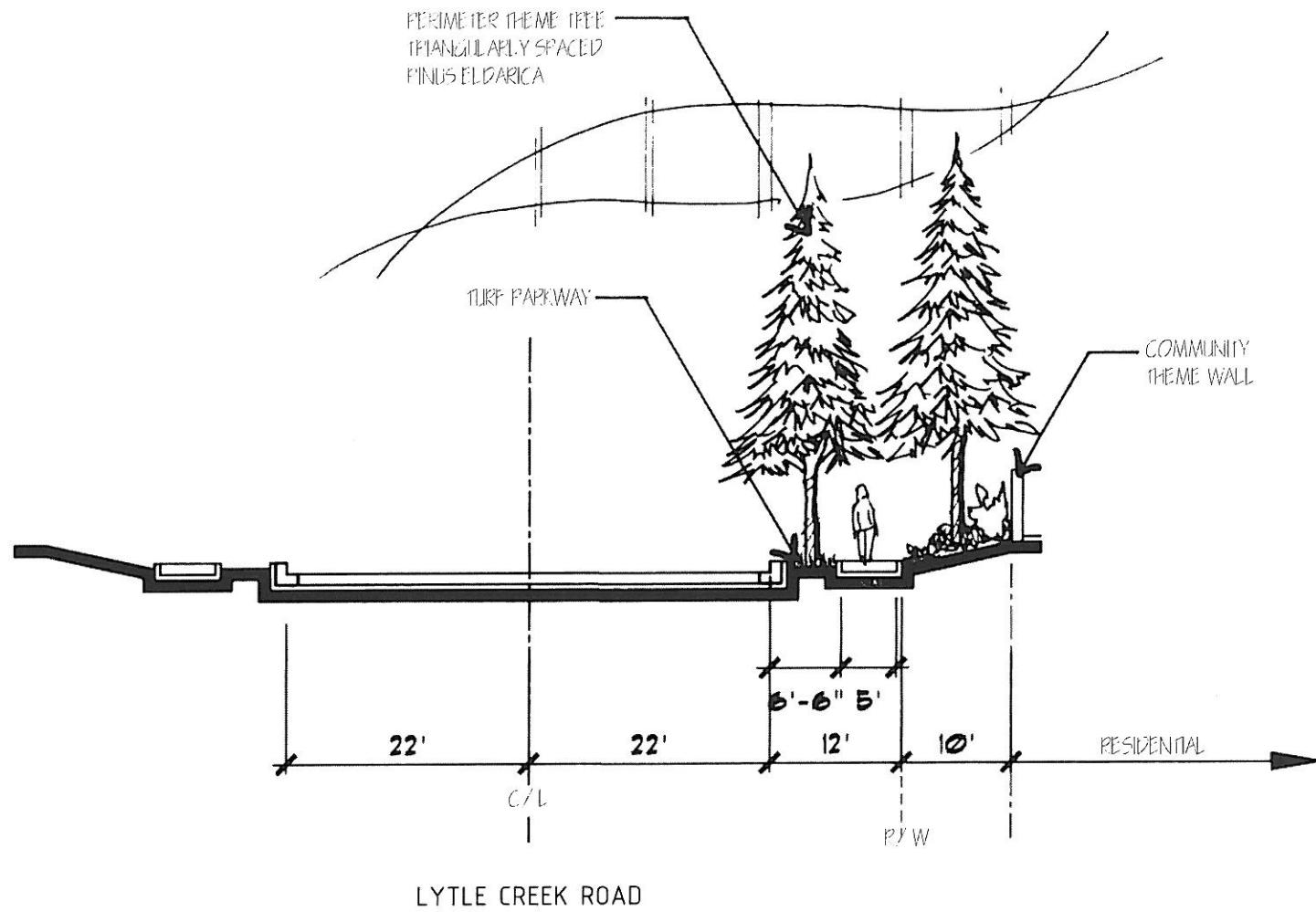


FIGURE 19

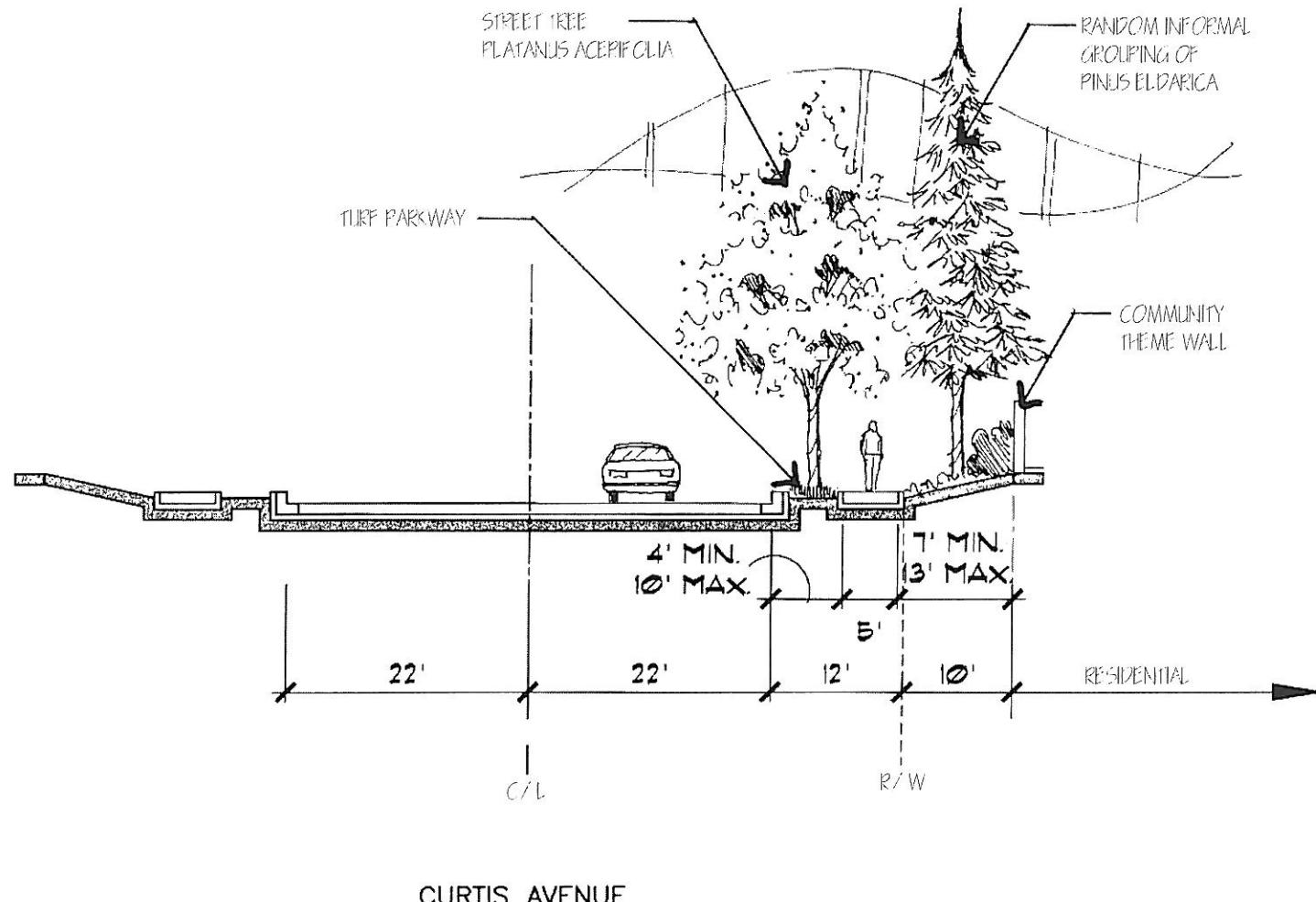


SOURCE: SITESCAPES

FIGURE 20
LYITLE CREEK ROAD STREETSCAPE

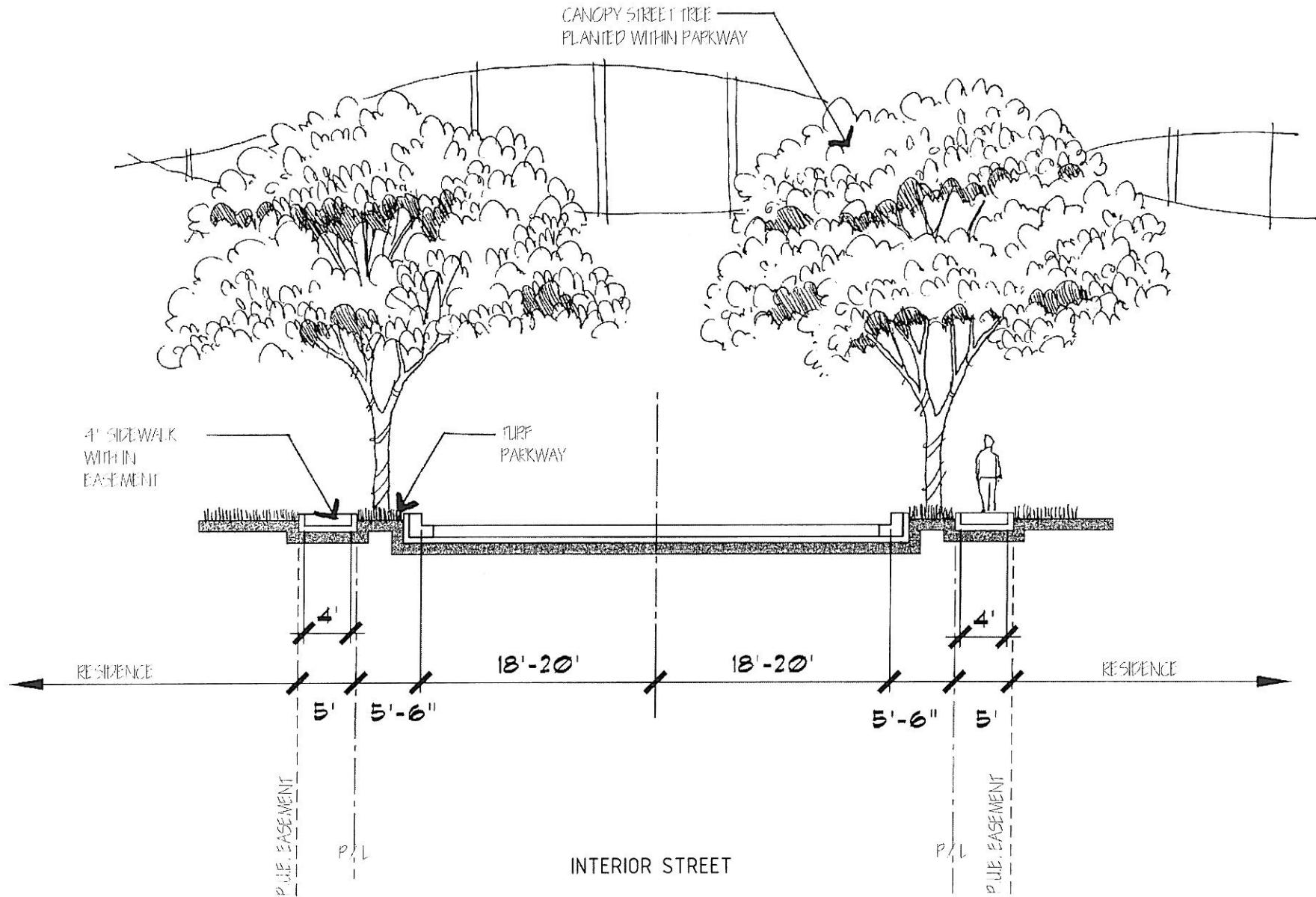
CiTRUS HeiGHTS

Citrus Height 275



SOURCE: SITESCAPES

FIGURE 21
CURTIS AVENUE STREETSCAPE



SOURCE: SITESCAPES

FIGURE 22
INTERNAL PRIVATE ROAD STREETSCAPE

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C. COMMUNITY ENTRY MONUMENTATION

Entry monuments serve several important purposes and careful consideration has been given to the design of community entries. The intent of community monumentation design is to create visual gateways into CITRUS HEIGHTS and to provide aesthetically pleasing entry statements that highlight the distinctiveness of the community. The *Conceptual Landscape Plan*, Figure 17, shows conceptual locations of entries for the CITRUS HEIGHTS community and individual planning areas with the Specific Plan.

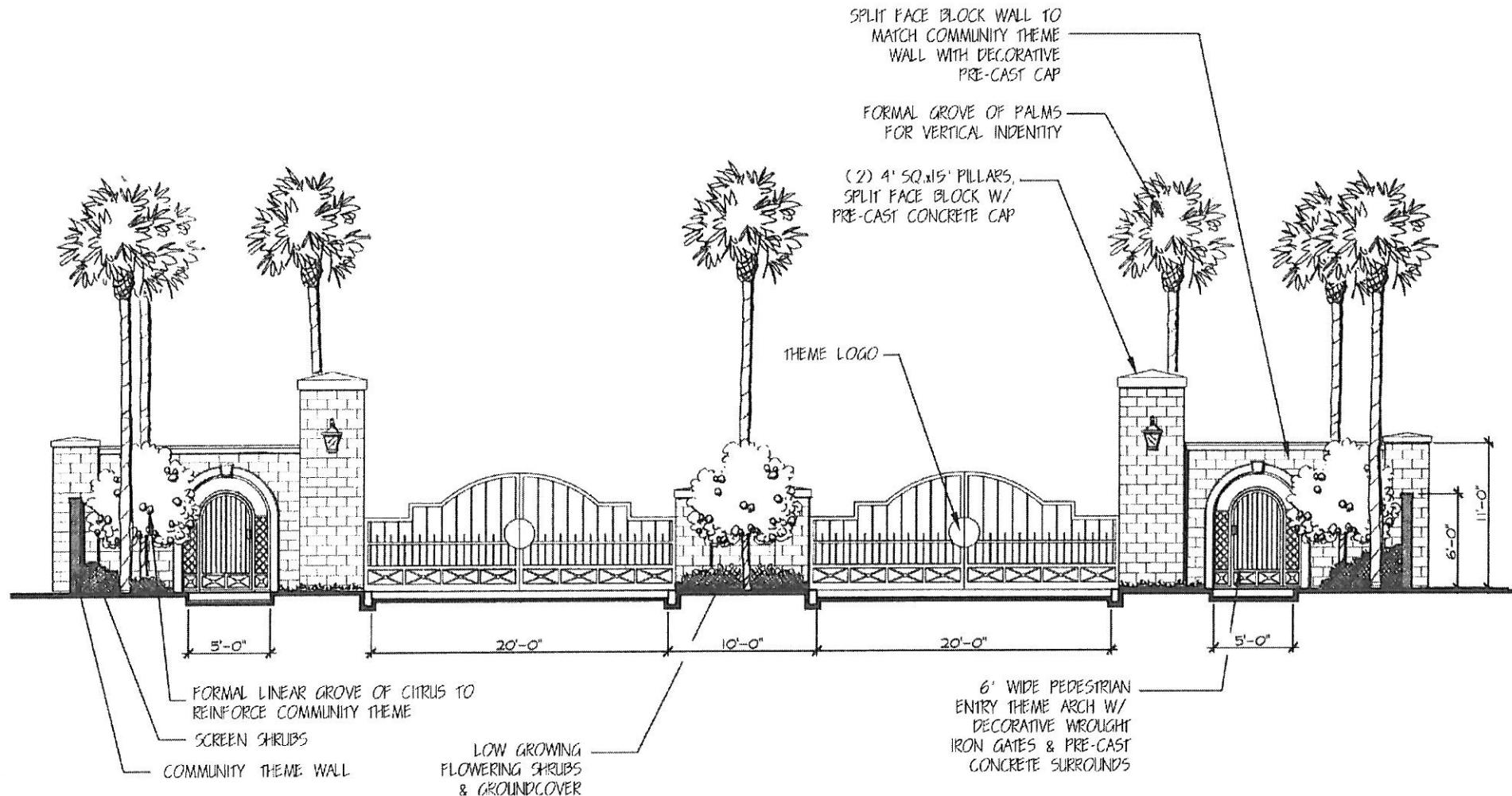
Entry monumentations will be established within the CITRUS HEIGHTS project at Summit Avenue, Knox Avenue, and Lytle Creek Road. The CITRUS HEIGHTS Specific Plan provides for entries in areas that will define a more intimate and related grouping of streets and homes. Described below are the landscape and hardscape designs envisioned for community entries within CITRUS HEIGHTS. The design and architectural elements of entries shall be compatible and consistent with the Specific Plan theme elements of CITRUS HEIGHTS. Each entry statement consists of a combination of signage, lighting, and landscaping. A more detailed description of signage and lighting standards is located in Sections F and G of this Chapter.

- **SUMMIT AVENUE ENTRY**

The entry monumentation at Summit Avenue establishes the character for all community monumentation treatments, emulates the unique landscape theme for CITRUS HEIGHTS, and provides a strong landmark which reinforces the distinctiveness of the community. This focal point entry is intended to utilize plant palettes and hardscape materials which contribute to the consistent implementation of the CITRUS HEIGHTS landscape design theme. The *Summit Avenue Entry Landscape Detail* and *Summit Avenue Entry Landscape Detail – Plan View*, Figures 24 and 25, provide conceptual illustrations of this focal point entry.

- **KNOX AVENUE AND LYITLE CREEK ROAD ENTRIES**

In addition to the focal point entry at Summit Avenue, three additional entries will be provided. At Knox Avenue, two entries will occur. The southerly Knox Avenue entry will provide access into Planning Areas 1 and 2 and the northerly Knox Avenue entry will provide access into Planning Area 2. One entry will occur at Lytle Creek Road to serve Planning Area 1. These entries will convey the overall community identity by selectively repeating the plant palette and theme used at the focal point entry, but at a less intense scale. The foreground will be planted with small flowering trees, colorful shrubs, and ground cover. Conceptual illustrations and designs are provided on Figure 25, *Knox Avenue and Lytle Creek Road Entry Landscape Detail* and Figure 26, *Knox and Lytle Creek Road Entry Landscape Detail – Plan View*.

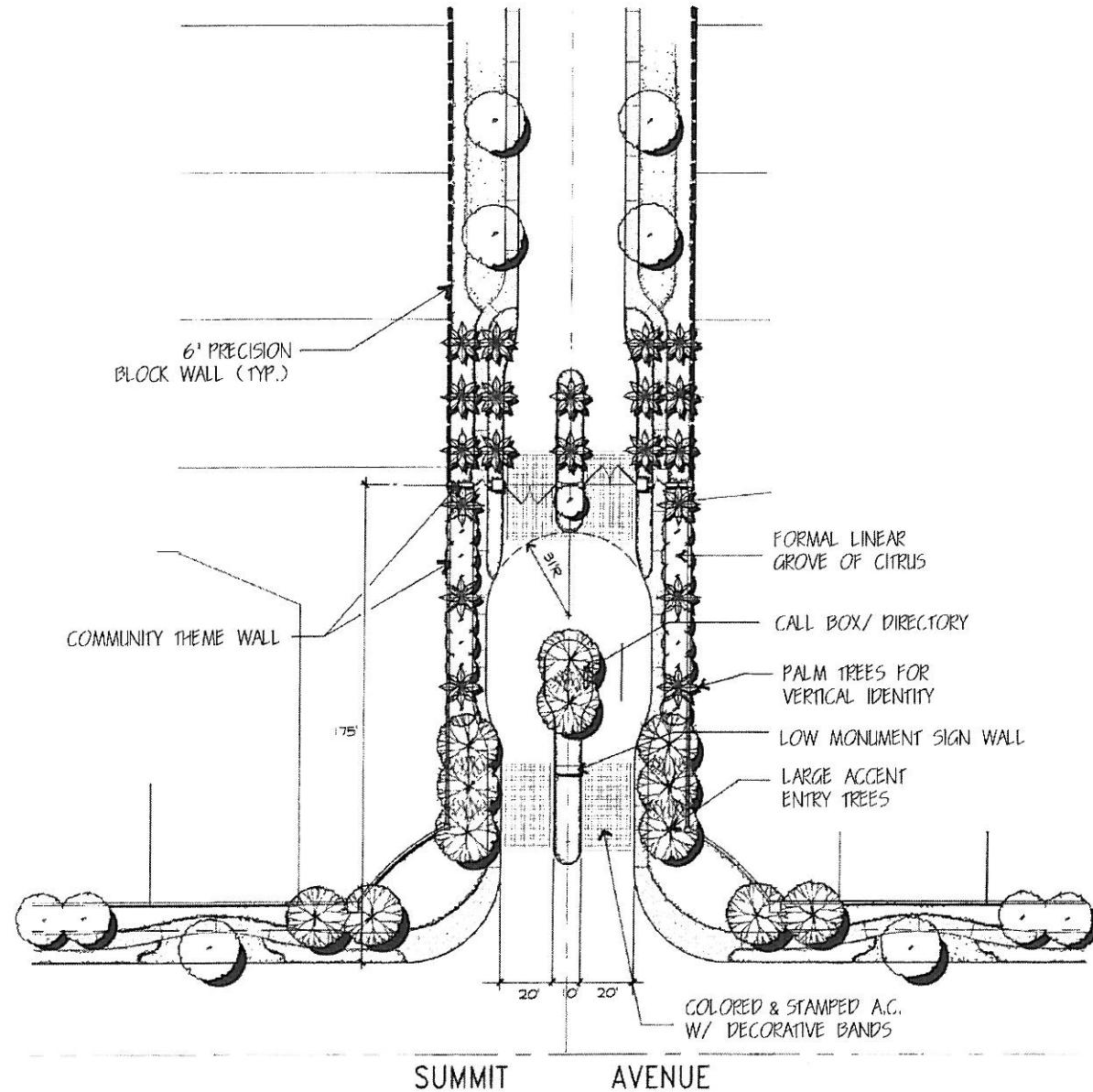


SOURCE: SITESCAPES

CiTRUS HeiGHTS

Citrus Height 279

FIGURE 23
SUMMIT AVENUE ENTRY LANDSCAPE DETAIL



SOURCE: SITESCAPES

FIGURE 24
SUMMIT AVENUE ENTRY LANDSCAPE DETAIL - PLAN VIEW

CiTRUS Heights

Citrus Height 280

not to scale
PAGE 5-25

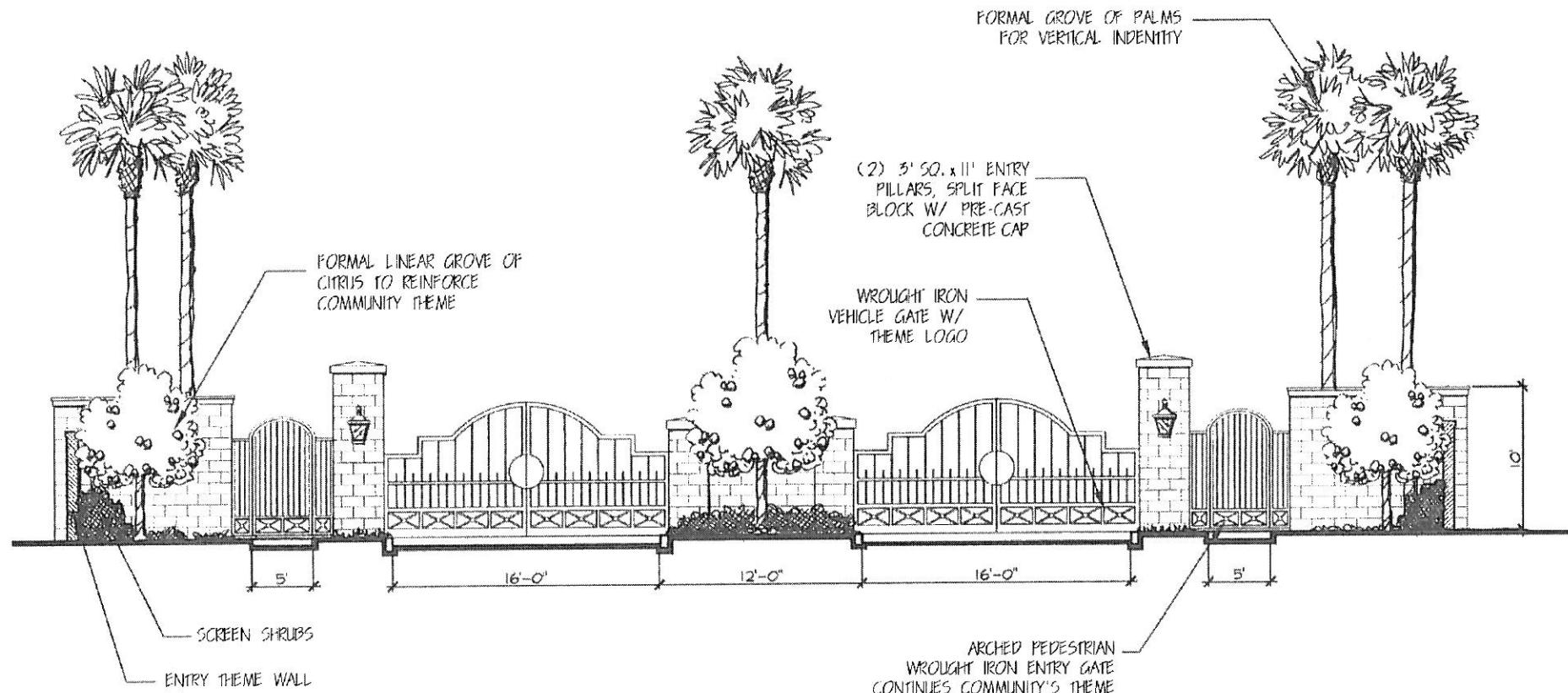


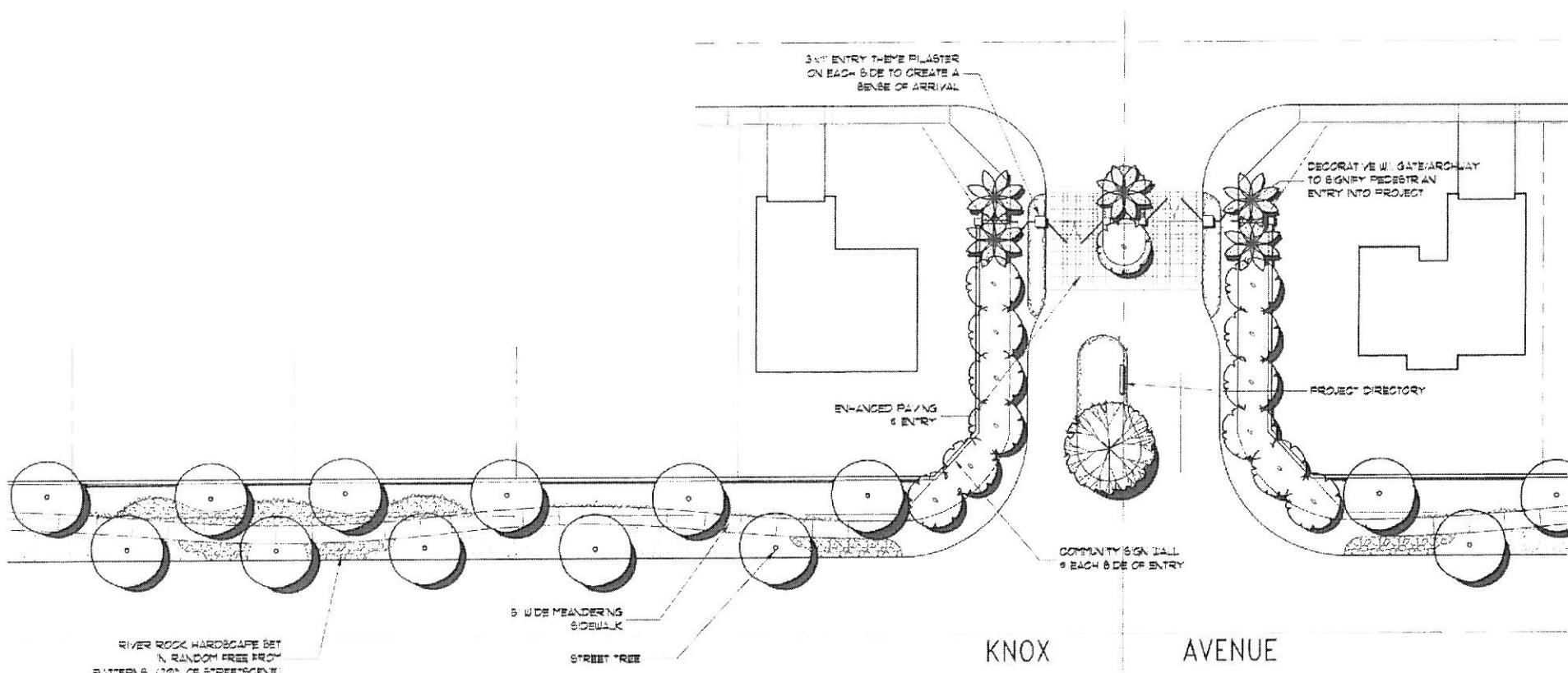
FIGURE 29

**KNOX AVENUE AND LYITLE CREEK ROAD
ENTRY LANDSCAPE DETAIL**

SOURCE: SITESCAPES

CiTRUS Heights

Citrus Height 281



SOURCE: SITESCAPES

CiTRUS HeiGHTS

Citrus Height 282

FIGURE 26

KNOX AVENUE AND LYITLE CREEK ROAD
ENTRY LANDSCAPE DETAIL - PLAN VIEW

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D. POCKET PARKS

A minimum of four pocket parks will be incorporated into the CITRUS HEIGHTS project as an important element of community design. The pocket park areas are intended to serve as visual amenities and provide passive recreation for residents within the community. Pocket parks will be landscaped with a small grove of trees, shrubs, and other plant material as described in the project's plant palette. The pocket parks shall contain, but are not limited to, passive sitting areas, open space turf areas for various activities, tot lots, walkways, and decorative lighting as depicted on Figure 27, *Typical Pocket Park – Option 1*, and Figure 28, *Typical Pocket Park – Option 2*, subject to Community Development Director approval. Open turf areas in pocket parks may be vegetated with hydroseed. The exact placement, size, and design of the pocket parks will be determined at the design review stage of project implementation.

E. GENERAL LANDSCAPE STANDARDS

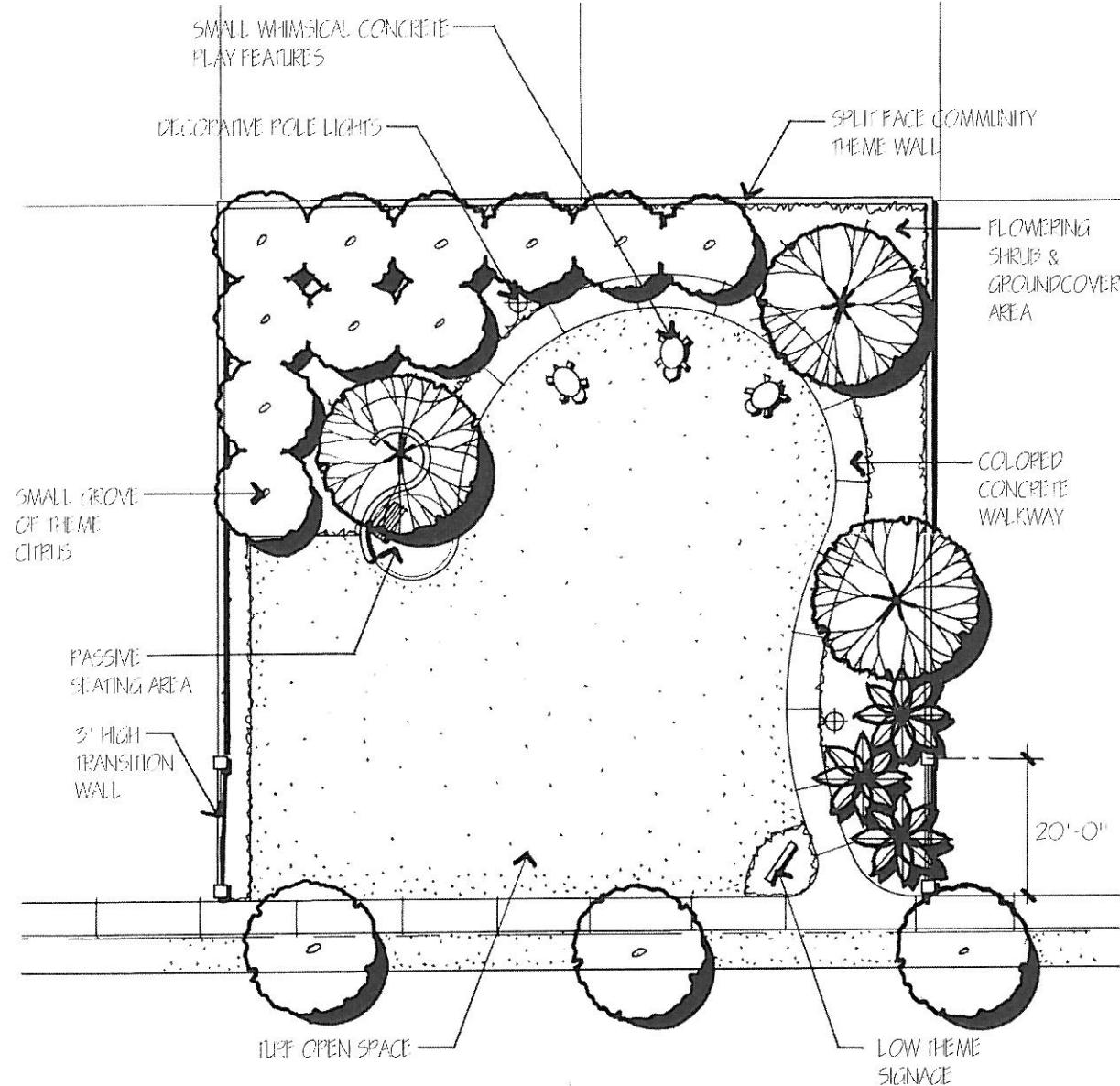
All areas required to be landscaped will be planted with turf, groundcover, shrubs, or trees selected from the plant palette contained in these guidelines. Pocket parks and common landscaped areas are permitted to be planted with a hydroseed mix. Sod shall be used for front yards. A combination of hydroseed mix and flattened groundcovers shall be used to cover areas between shrubs and trees to prevent erosion. Colorful perennials also will be a part of these plantings. Plants with similar watering requirements shall be planted together in order to simplify the irrigation systems and increase water use efficiency. Priority use of water shall be considered, meaning that visually sensitive areas are entitled to use more water than low visual impact areas. Visually sensitive areas include entries (primary and secondary) and highly traveled street frontages.

1. DROUGHT TOLERANCE

The landscape palette for the CITRUS HEIGHTS Specific Plan shall promote selective drought tolerance through the use of native and naturalizing species. All common landscape areas shall be equipped with automatic irrigation systems. Drip or bubbler irrigation shall be provided where feasible. Automatic controllers shall be equipped with automatic rain-shut-off devices and provide for various type of water management options.

2. MAINTENANCE

All landscape maintenance shall conform to project Covenants, Conditions, and Restrictions (CC&Rs). In general, the overall appearance of landscape shall be neat, healthy, and free of weeds and debris. All new construction shall be landscaped in accordance with a City approved Landscape Plan, and subject to City inspection of adequate maintenance levels.

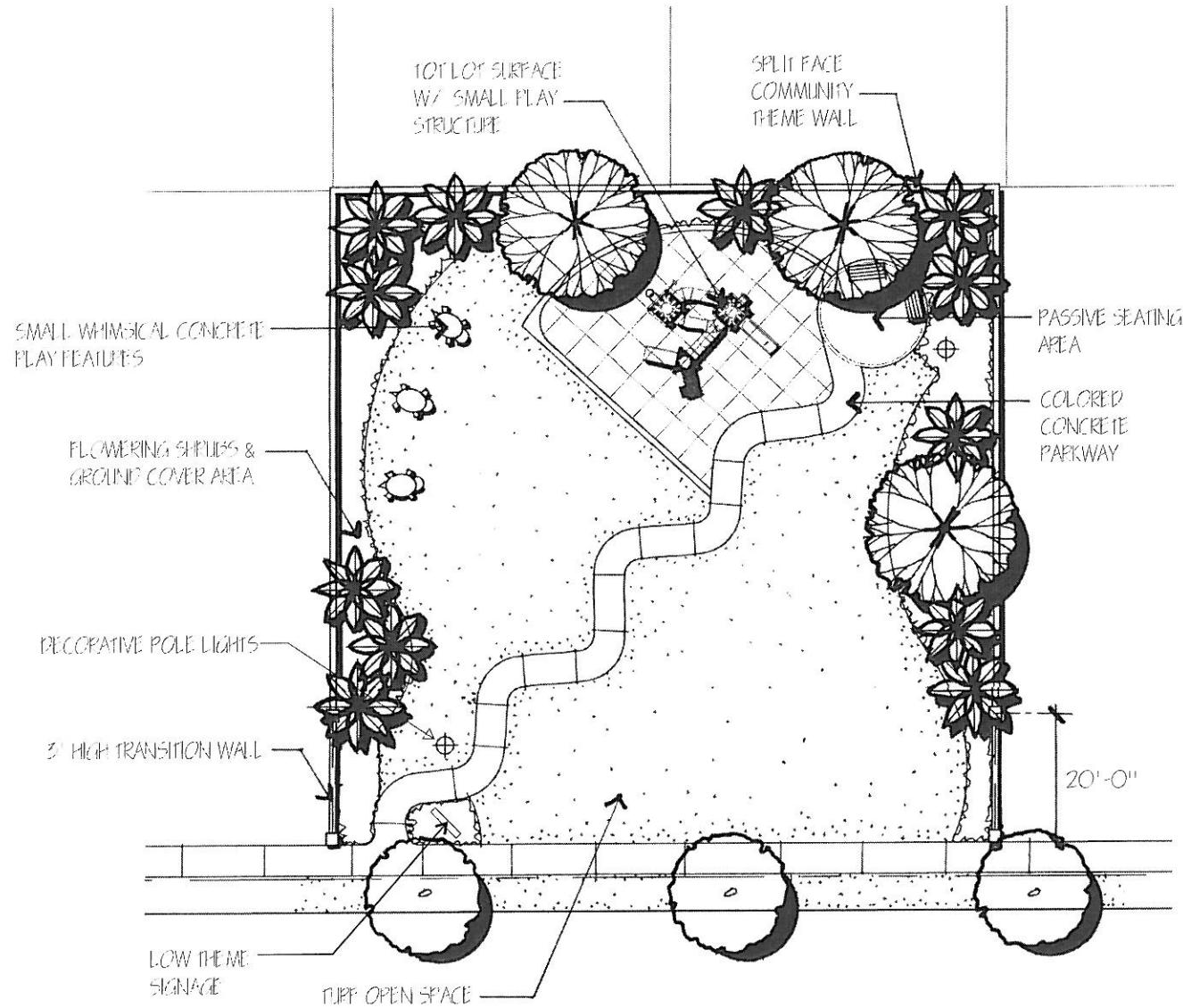


SOURCE: SITESCAPES

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Citrus Height 284

FIGURE 27
TYPICAL POCKET PARK - OPTION 1



SOURCE: SITESCAPES

CiTRUS HeiGHTS

Citrus Height 285

FIGURE 28
TYPICAL POCKET PARK - OPTION 2

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The homeowner's association within CITRUS HEIGHTS shall be responsible for the maintenance of all private common landscape areas within each planning area, except within individual private lots. Individual homeowners will be responsible for the maintenance of landscaped areas on individual lots. CC&Rs will set forth requirements for front yard landscaping and maintenance.

3. PLANT MATERIAL GUIDELINES

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance. Wherever possible, overall plant material groupings shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting. Consideration must be given when locating trees to avoid potential long term problems with tree roots, but the City will have final approval for clearances when public facilities may be affected.

4. TREE PALETTE

The following is a listing of trees identified for use in the streets, neighborhood entries, and other special areas of CITRUS HEIGHTS. Other species can also be used, subject to approval by the City of Fontana.

- **Entries**

<i>Phoenix dactylifera</i>	Date Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Olea europaea</i>	Olive
<i>Citrus sinensis</i>	Orange Tree

- **Summit Avenue**

<i>Pinus canariensis</i>	Canary Island
<i>Pyrus c. 'Bradford'</i>	Bradford Pisor
<i>Washingtonia robusta</i>	Mexican Fan Palm

- **Knox Avenue**

<i>Magnolia grandifolia</i>	Southern Magnolia
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- **Curtis Avenue**

Pinus eldarica
Platanus acerifolia 'Bloodgood'

Mondell Pine
London Plane Tree

- **Lytle Creek Road**

Lagerstroemia indica
Pinus eldarica

Crape Myrtle
Mondell Pine

- **Internal Private Roads**

Cinnamomum camphora
Jacaranda mimosifolia
Lagerstroemia indica
Magnolia grandiflora 'Russet'
Platanus acerifolia 'Bloodgood'
Pyrus calleryana 'Bradford'
Quercus ilex
Schinus molle
Ulmus parvifolia 'True Green'
Zelkova serrata 'Halka'

Camphor Tree
Jacaranda
Crape Myrtle
Southern Magnolia
London Plane Tree
Bradford Pear
Holly Oak
California Pepper Tree
Evergreen Elm
Sawleaf Zelkova

- **Pocket Parks**

Chitalpa tashkentensis "Pink Dawn"
Citrus 'Lemon'
Citrus 'Bears Lime'
Citrus sinensis
Cupressus sempervirens
Lagerstroemia indica
Olea europaea 'Wilsonii'
Pyrus calleryana 'Bradford'
Washingtonia robusta

Chitalpa
Lemon
Lime
Orange Trees
Italian Cypress
Crape Myrtle
Wilson Olive
Bradford Pear
Mexican Fan Palm

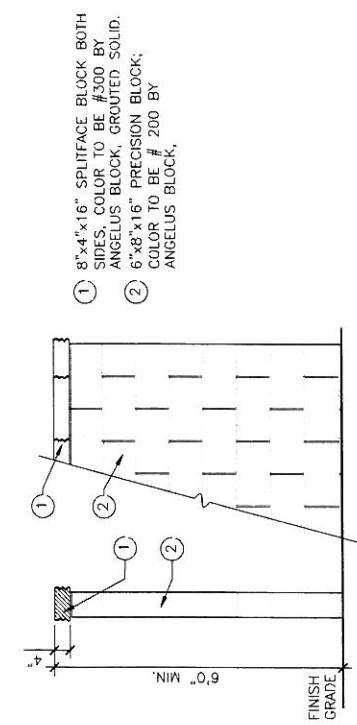
F. **WALLS**

All walls within CITRUS HEIGHTS shall be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls will be used throughout the project area to establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. Two types of walls, excluding walls associated with entry monumentation, will occur within the CITRUS HEIGHTS Specific Plan, as illustrated in Figure 29, *Conceptual Theme Wall Details*. Locations for these walls are set forth on Figure 30, *Wall Plan*.

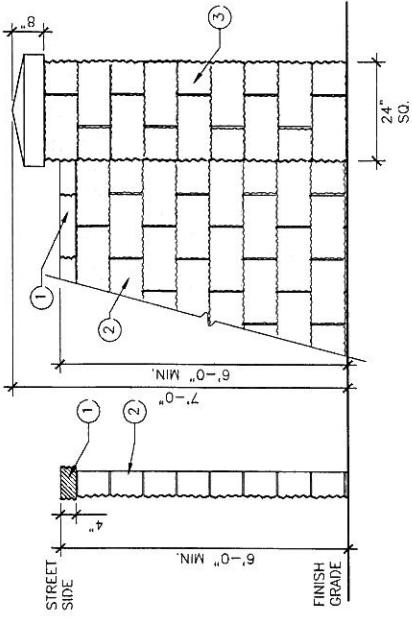
5.0 DESIGN GUIDELINES

Citrus Heights

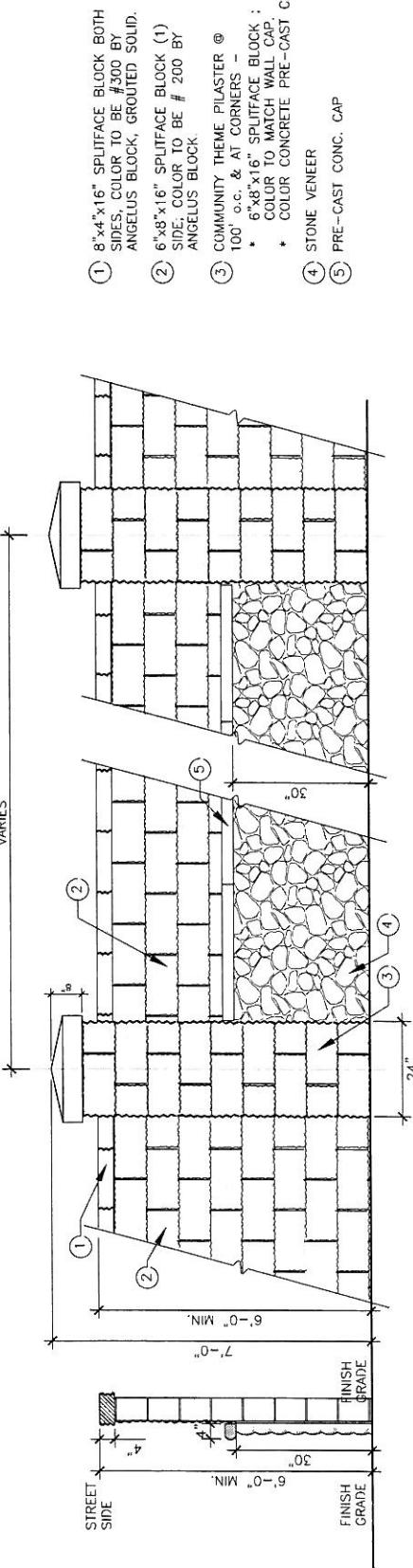
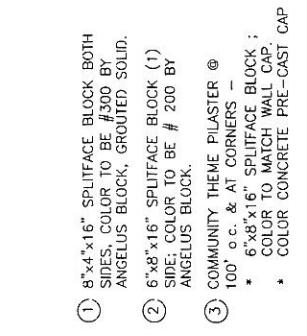
SOURCE: SITESCAPES



6' PRECISION BLOCK WALL



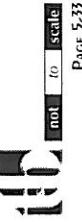
6' SPLIT FACE BLOCK WALL (COMMUNITY THEME WALL)

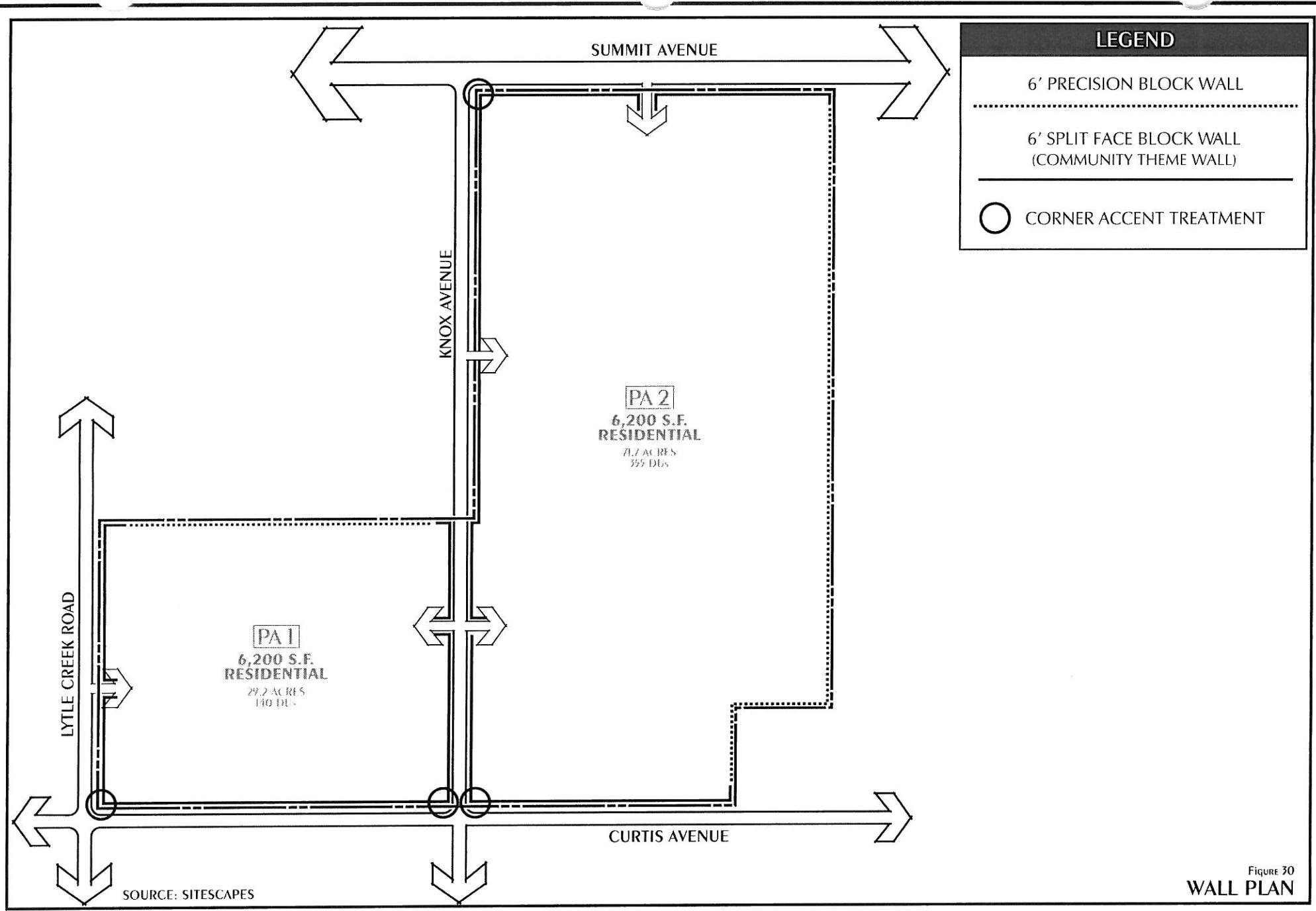


PERIMETER WALL / CORNER ACCENT TREATMENT

Figure 29

CONCEPTUAL THEME WALL DETAILS





CITRUS HEIGHTS – SPECIFIC PLAN

1. COMMUNITY THEME WALL

The community theme wall shall be a minimum of 6 feet high. The community theme wall shall be constructed of split face block pilasters, as appropriate for the architectural style and the appropriate entry statements. Where such walls tie into entry monumentation, the transition shall be made from the entry wall to the theme wall with a pilaster. Pilasters shall be provided at an average of every 100 feet, which may vary, depending on the location of the wall or property lines but shall include changes in elevation or direction. A visual accent feature shall be provided at corner theme wall treatments, including the intersections of Lytle Creek Road and Curtis Avenue, Knox Avenue and Curtis Avenue, and Knox Avenue and Summit Avenue.

2. NEIGHBORHOOD WALLS

Neighborhood walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment and shall have a maximum height of 7 feet. Walls shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls may be offset occasionally to avoid visual monotony. Walls shall be used to define the limits of property ownership, as well as for the creation of exterior privacy.

3. WALL GUIDELINES

The following guidelines shall be used for all walls:

- a. Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete, stucco pilasters and cap, and wrought iron.
- b. Solid walls which are visible from public roadways shall incorporate design elements to reduce monotony. These elements shall include pilasters placed at average intervals of 100 feet.
- c. The placement of a wall shall minimize the visual impact of the wall and maximizes its effectiveness as mitigation for noise and privacy.
- d. Wall materials and patterns shall be compatible with adjacent building materials.
- e. Walls shall be treated as extensions of the residential structures and use materials and colors complimentary of the overall architectural design.

5.0 DESIGN GUIDELINES

CITRUS HEIGHTS – SPECIFIC PLAN

- f. The use of full dimension caps, pilasters, and changes in wall surfaces (staggering) is required where walls are visible from public rights-of-way.
- g. The softening of wall surfaces visible from public rights-of-way with plantings is required.

G. EDGE CONDITIONS

Perimeter edge treatments consist of the streetscape corridors which enclose the project site. Special treatment within these corridors will include ample building setbacks which will create adequate separation between public streets and private homes. The installation of landscaping treatments and a perimeter sound attenuation theme wall, in addition to building setbacks for new homes, will separate new homes from adjacent Curtis Avenue, Lytle Creek Road, Summit Avenue, and future Knox Avenue and the existing homes located south of Curtis Avenue. Streetscape landscaping will occur along the project side of each of these roadways and will include trees, groundcover, and sidewalk installation. In the three areas where a roadway does not separate the site from adjacent property, a precision block wall will be installed and building setbacks will provide separation from the property line. These areas include the southeasterly property boundary where three existing one-acre lots are located, the northeasterly boundary where a future high school site is designated, and at the easterly property boundary.

H. SIGNS

Appropriate signage is important in maintaining the community design theme, as well as providing a system for identifying community development and giving directional information to residents and visitors. Unless noted within this Specific Plan, all signs shall comply with the requirements of the City of Fontana Sign Ordinance (Chapter 3 of the Fontana Municipal Code). Individual sign programs will be submitted at the time of site development permit review for each planning area.

The following basic principles shall be considered in the provision of signs within this Specific Plan:

1. The design and architectural elements of the proposed signs shall be compatible and consistent with theme elements of the CITRUS HEIGHTS Specific Plan.
2. Signs shall relate to human scale, especially along pedestrian corridors.
3. The design of signs shall be compatible with and complement the architecture of the adjacent buildings.
4. Signs shall be designed to create a unifying theme within the community.

5.0 DESIGN GUIDELINES

CITRUS HEIGHTS – SPECIFIC PLAN

Signs utilized in the CITRUS HEIGHTS Specific Plan include both temporary and permanent types:

1. Permanent Signs

- Street Signs
- Project Identification
- Fire Lane Signs
- Community/Gated Entry Signs
- Community Monumentation

2. Temporary Signs (present until the completion of project construction)

- Marketing and subdivision sale signs
- Future facility signs
- Directional signs

I. LIGHTING

The design issue of “lighting” includes street lighting, as well as building and landscape accent lighting, and sign illumination. The following basic principles shall be considered in the provision of lighting:

1. Street lights shall provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
2. Lighting fixtures shall relate to the human scale, especially in pedestrian areas.
3. Lighting and lighting fixtures shall complement the design and character of each planning area in which they are placed.
4. All lighting shall be pedestrian oriented and friendly but shall not be obtrusive or offensive.
5. All street lighting shall be decorative and conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.
6. Illuminated entries shall consider direct lighting low to the ground and be limited to only the immediate vicinity of the entry.
7. Lighting of entries shall not be distracting, create visual hot spots, or glare.

CITRUS HEIGHTS – SPECIFIC PLAN

8. Lighting of pocket parks shall be designed to minimize light spillage onto adjacent and nearby properties.
9. Light fixtures shall be decorative and located throughout the project, including pocket parks, as approved by the Development Advisory Board (D.A.B.)
10. Wall-mounted decorative lighting fixtures shall be provided at the front porch area as well as on each side of the garage door. A sample of lighting types to be used shall be provided for Planning Commission review and approval.

5.0 DESIGN GUIDELINES

6.0 Specific Plan Administration

6.0 SPECIFIC PLAN ADMINISTRATION

This Specific Plan represents a framework of development for the CITRUS HEIGHTS community. Implementation of the project requires the approval of numerous additional discretionary entitlements over the life of project build-out. This section sets forth the procedures needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan, if necessary. The methods and procedures for implementation and administration of this Specific Plan document are contained in this Chapter.

6.1 PHASING PLAN

Development within the community of CITRUS HEIGHTS shall occur in three phases. Planning Area 1, located west of the future extension of Knox Avenue is envisioned to develop in the first phase. Planning Area 2, located east of Knox Avenue, is envisioned to develop in the second and third phases. See Figure 31, *Phasing Plan*. Adjustments to the phasing sequence are permitted provided that utilities and public facilities are available to service the phase in question.

6.2 SPECIFIC PLAN ADOPTION

The City of Fontana Zoning and Development Code Section 30-15 states that:

“A specific plan may be adopted when it is deemed necessary or desirable to establish a specific plan of land uses and development standards for an area to assist with the implementation of general plan goals”

California Government Code Section 65453 (a) states that:

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

The CITRUS HEIGHTS Specific Plan will be adopted by Ordinance in accordance with City policy.

6.3 IMPLEMENTATION

CITRUS HEIGHTS Specific Plan will be implemented through the processing of tract maps, parcel maps, and site plans. The implementation process, as described below, provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan objectives. An implementation process for the amendment of this Specific Plan and for findings of Substantial Conformance to this Specific Plan is also provided below. All development within the CITRUS HEIGHTS community is subject to the implementation procedures described herein.

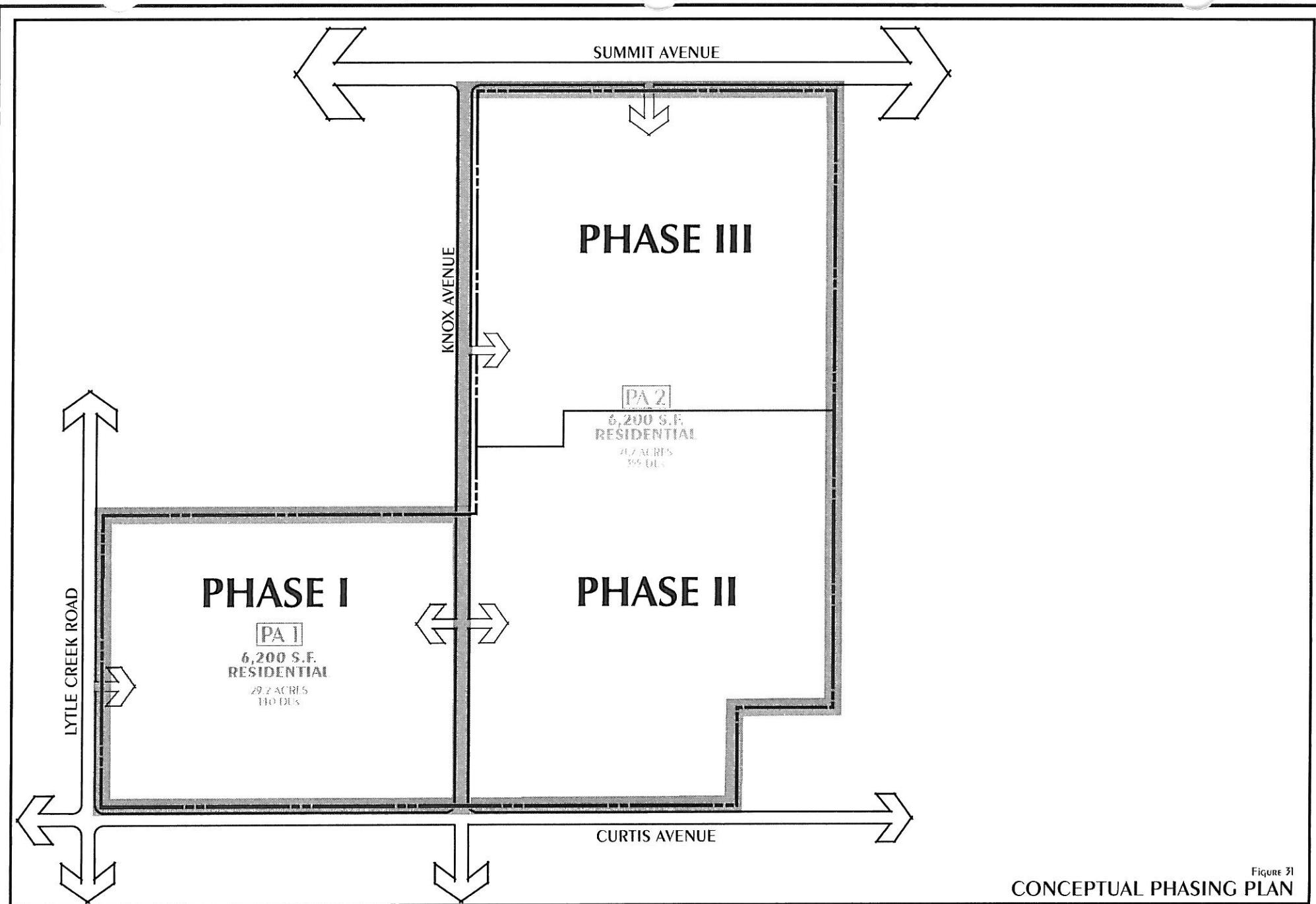


FIGURE 31
CONCEPTUAL PHASING PLAN

CITRUS HEIGHTS – SPECIFIC PLAN

A. SITE PLAN REVIEW

1. PURPOSE

The purpose of this section is to provide a process for the implementation and review of all site plans which will be required to implement the development and construction of this Specific Plan. An application for design review is required prior to the issuance of a residential building permit within the Specific Plan area.

2. TIME LIMITATIONS

Each design approval granted through the Design Site Plan Review process shall become null and void two years after the date of approval, unless:

- a. Building permits have been obtained and successful completion of the first building and safety division inspection has commenced within this period.
- b. Any valid design review in effect at the date of adoption or amendment of this Specific Plan shall remain valid for a period of two years from the date of that design review approval or design review amendment. No further extension of time shall be granted for such design review upon expiration of that two-year period.

3. PRE-APPLICATION CONFERENCE

Prior to the filing of an application for design review, the applicant or the applicant's representative may hold a pre-application conference with the Planning Manager and other designated staff from other departments and divisions to review the procedures and criteria for the design review process.

4. APPLICATION

An application for a design review shall be filed with the Planning Division in a manner prescribed by the Planning Manager, including but not limited to, plans and elevations. Further, any improvements which are depicted on any colored rendering, elevation, or drawing which is presented to the planning commission in conjunction with a development application, shall be installed pursuant to their appearance in that colored rendering, elevation, or drawing.

5. NOTICE

Notice of hearings for design review shall be as set forth in the City of Fontana Zoning and Development Code.

6.0 SPECIFIC PLAN ADMINISTRATION

CITRUS HEIGHTS – SPECIFIC PLAN

6. DEVELOPMENT ADVISORY BOARD

Design Site Plan Review applications shall be considered by the Development Advisory Board (D.A.B.), which is the reviewing body for such applications. The D.A.B. shall review the application and make a recommendation to the Planning Commission, which is the final authority under this process, unless an appeal to the City Council is timely filed and considered. The D.A.B. shall review each development proposal in an expeditious manner to determine if the application is complete.

To recommend that development project be forwarded to the Planning Commission, the D.A.B. must find from the facts presented that the following conditions exist:

- a. The design and layout of the proposed development is consistent with the applicable elements of the general plan, and the proposal is consistent with the City of Fontana General Plan and this Specific Plan.
- b. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring developments, or pedestrian and vehicular circulation.
- c. The architectural design of the proposed development is aesthetically pleasing while enhancing the character of the surrounding neighborhood and will promote quality development envisioned by this Specific Plan.
- d. The design of the proposed development would provide a desirable environment for its tenants and neighbors through the use of materials, texture and color in an aesthetically pleasing manner.
- e. The proposal meets or exceeds the special requirements of this Specific Plan and the applicable standards of the City's Zoning and Development Code.
- f. The proposed project is in compliance with all applicable federal, state, county, and city laws and regulations.

7. APPEALS

Appeals shall be made as specified by the City of Fontana's Land Development Code.

B. AMENDMENTS TO DESIGN SITE PLAN REVIEW

Any non-expired approved design review site plan is eligible to apply for an amendment pursuant to the amendment process outlined in the City of Fontana's Land Development Code.

6.0 SPECIFIC PLAN ADMINISTRATION

CITRUS HEIGHTS – SPECIFIC PLAN

C. **SPECIFIC PLAN AMENDMENTS**

Approval of this Specific Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the CITRUS HEIGHTS Specific Plan. It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the development of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories.

The first category, “Substantial Conformance,” as defined below, allows for minor changes to the Specific Plan without a public hearing and may be approved by the Planning Manager. All other proposed changes are considered Formal Amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of the CITRUS HEIGHTS Specific Plan.

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Amendment is deemed major by the Planning Manager, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor modifications by the Planning Manager, as defined herein, will be processed administratively by the Administrative Review process.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), Section 15162.

1. **SUBSTANTIAL CONFORMANCE**

Upon determination by the Planning Manager, certain modifications to the Specific Plan text, graphics, and/or project design may not require Formal Amendments (i.e., through public hearing). The following minor modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Planning Manager. The Planning Manager, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- Expansions or reductions of the net acreage covered by a given Planning Area by 5% or less.
- Decrease in project density.
- Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 5% of that stated within this Specific Plan.

6.0 SPECIFIC PLAN ADMINISTRATION

CITRUS HEIGHTS – SPECIFIC PLAN

- Transfer of units between planning areas of 5% or less.
- Realignment or modifications of streets serving the project, lot lines, easement locations, and grading adjustments, if also approved by the City Engineer.
- Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
- Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
- Implementation of the following additional landscape treatments:
 1. Street Furniture – portals in the right-of-way
 2. Pocket Parks within neighborhoods
- Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer.
- Change in utility and/or infrastructure servicing agency.
- Collector or public road alignment revisions when the centerline moves by less than 10 feet.
- Landscape, wall material, wall alignment and streetscape design modifications which are consistent with the design guidelines contained in this document as determined by the Development Advisory Board.
- Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
- Revisions to project graphics which do not substantially change the intent of the graphics in the CITRUS HEIGHTS Specific Plan.
- Modifications to architecture, plotting and unit size that have been previously reviewed and approved through the design review process.
- Specific modifications of a similar nature to those listed above, which are deemed minor by the Planning Manager, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.
- Any other proposed changes that are determined by the Planning Manager to be minor modifications.

6.0 SPECIFIC PLAN ADMINISTRATION

CITRUS HEIGHTS – SPECIFIC PLAN

2. FORMAL AMENDMENTS

All Specific Plan modifications which do not meet the criteria of a Substantial Conformance as defined in this section shall be deemed to require a Formal Amendment. This Specific Plan was prepared pursuant to California Government Code 65450, et. seq. Amendments to the Specific Plan shall be processed in accordance with applicable requirements of law which include Section 65450, et. seq. of the California Government Code.

Formal Amendments shall be subject to the review and approval of the City Council. The Planning Commission shall first hear and consider all applications for Formal Amendments to the Specific Plan. The Planning Commission shall prepare a recommendation and findings on all applications for Formal Amendments to the City Council. As required by the California Government Code, all agencies significantly affected by the Formal Amendment shall be notified of the proposed action prior to the approval of the Formal Amendment. In addition, and as required by the California Environmental Quality Act (CEQA), Formal Amendments to the Specific Plan shall be appropriately reviewed in accordance with the State CEQA Guidelines, with the City of Fontana serving as lead agency.

Any Formal Amendment to this Specific Plan initiated by an applicant shall require preliminary review by the City of Fontana Planning Manager, filing of an official application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendation and City Council review and final decision.

Amendments also may be initiated by the City Council or Planning Commission by a majority vote. All requested Planning Commission amendments shall be submitted and considered by the City Council and accepted for processing by a majority vote. Staff may initiate an amendment by submitting the requested amendment to the Planning Commission for a vote. Only the amendments accepted by majority vote of the Planning Commission shall be submitted to the City Council for consideration. The amendment shall only be accepted for processing by majority vote of the City Council.

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

- The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of consideration.
- The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety, or general welfare.

6.0 SPECIFIC PLAN ADMINISTRATION

CITRUS HEIGHTS – SPECIFIC PLAN

- The proposed Amendment is consistent with the overall design character and general community structure of CITRUS HEIGHTS as set forth in the Specific Plan's Design Guidelines (Chapter 5).
- The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

3. EFFECTIVE DATE

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

6.4 SPECIFIC PLAN TERMINATION

If after a period of 60 months from the effective date of this Specific Plan, no actions have been taken by the applicant to develop in accordance with the provisions of this plan, the city, after publishing a concurrent 30 calendar day notice and mailing a 30 calendar day notice to the applicant, property owner(s), and property owners within 660 feet of the Specific Plan boundaries, may declare the plan null and void. Actions which would demonstrate that the applicant is in the process of developing a plan are the recording of a final tract map or parcel map or the securing of a valid grading or building permit and initiating actual construction such as to qualify vested rights.

6.0 SPECIFIC PLAN ADMINISTRATION

-- Appendices

APPENDIX A

1. FONTANA GENERAL PLAN CONSISTENCY

This Specific Plan provides a site specific, detailed description of regulations, standards, and guidelines for implementing General Plan goals and policies and results in the overall relationship between CITRUS HEIGHTS and the City of Fontana General Plan. To achieve this, the Specific Plan must be in conformance with and be consistent with the General Plan. The California Government Code states that a *“Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan.”*

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

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

A. LAND USE

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

Consistency: This Specific Plan has been developed in accordance with the General Plan’s land use strategy and creates logical and orderly development. The residential neighborhoods of CITRUS HEIGHTS have been carefully sited with regards to adjacent existing and proposed surrounding land uses. The CITRUS HEIGHTS development will provide additional public facilities for the North Fontana area. Furthermore, the project enhances property values, which will create a long-term positive fiscal impact to the City and offset the costs of services provided.

- **Goal:** *Protect and enhance community values by adoption of land use policies that are compatible with the local and regional environment.*

Consistency: The CITRUS HEIGHTS project responds to both local and regional issues by utilizing land uses which respond to the existing and proposed communities surrounding the development. The northern portion of the City of Fontana is partially

CITRUS HEIGHTS – SPECIFIC PLAN

undeveloped and lacks a comprehensive infrastructure system. CITRUS HEIGHTS provides needed infrastructure and roadway improvements and will contribute to further logical, coordinated growth in the North Fontana area.

B. CIRCULATION

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

Consistency: The CITRUS HEIGHTS Specific Plan is consistent with the Circulation Element of the General Plan. It provides for the improvement of Curtis Avenue and Lytle Creek Road along the project's frontage, as well as providing for the extension of Knox Avenue through the site, connecting Curtis Avenue and Summit Avenue. Street improvements for Summit Avenue are already funded by a neighboring project. The CITRUS HEIGHTS development also provides a roadway network of secondary highways, collectors, and local streets consistent with City standards.

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

Consistency: The project design will encourage pedestrian walkways and bicycle riding. The use of alternative modes of transportation will be promoted by providing:

1. A safe pedestrian walkway system to encourage pedestrian movement.
2. Designated bicycle lanes to encourage safe and efficient bike transportation.

C. HOUSING

- **Goals:** *Promote equal opportunity for all residents to reside in the housing of their choice.*

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

Consistency: The CITRUS HEIGHTS master planned community will help fill the housing needs of a rapidly growing region of San Bernardino County. CITRUS HEIGHTS is just one of several major development projects that have been proposed and/or approved for the North Fontana region. It is estimated that approximately 75,000 people live in North Fontana, many in master planned communities such as Hunter's Ridge, Heritage Village, and Sierra Lakes. The CITRUS HEIGHTS project location furthers the existing variety of housing opportunities and enhances the North Fontana image through a strong design theme which incorporates residential and recreational uses.

CITRUS HEIGHTS – SPECIFIC PLAN

D. COMMUNITY DESIGN

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

Consistency: The CITRUS HEIGHTS Land Use Plan is compatible with existing and proposed surrounding land uses by its proposed land use design and specified landscape buffering techniques. The installation of landscaping treatments and a perimeter community theme wall, in addition to building setbacks for new homes, will separate new homes from adjacent Curtis Avenue, Lytle Creek Road, Summit Avenue, and future Knox Avenue and the existing homes located south of Curtis Avenue. Streetscape landscaping will occur along the project side of each of these roadways and will include trees, groundcover, and sidewalk installation. In the three areas where a roadway does not separate the site from adjacent property, a precision block wall will be installed and building setbacks will provide separation from the property line. These areas include the southeasterly property boundary where three existing one-acre lots are located, the northwesterly property boundary where a future high school site is designated, and the easterly property boundary. The design guidelines included in the Specific Plan (Chapter 5) provides a description of the landscaping treatment and community perimeter wall details which will produce a separation and buffer between CITRUS HEIGHTS and adjacent land uses.

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

Consistency: CITRUS HEIGHTS has been designed to enhance the North Fontana image at the City's northernmost gateway by providing an aesthetically pleasing master planned community which integrates with the character of surrounding development and promotes the people, community, and region as a whole.

E. INFRASTRUCTURE AND PUBLIC SERVICES/FACILITIES

- **Goal:** *Community services shall be provided to meet the needs for education, cultural entertainment, protection of public safety and health, and civic pride.*

Consistency:

1. The Fontana Unified School District (FUSD) will service the site. School children generated by CITRUS HEIGHTS will attend the elementary school in nearby Sierra Lakes, Almeria Middle School, and a new FUSD high school is planned immediately northwest of the project boundary.
2. The on-site pocket parks and perimeter streetscape improvements and landscaping will enhance the CITRUS HEIGHTS project, bringing a sense of pride to the community.

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3. Public safety will be enhanced through the provision of an access-controlled community.
4. The proposed circulation system will provide efficient movement of vehicles and pedestrians, complete the street system at this location, and facilitate emergency access, consistent with the City of Fontana's public services requirements.

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

Consistency: The development will provide for infrastructure improvements, including streets, utilities, water, sewer and storm drain facilities, as well as pocket parks, sidewalks, and bike lanes. All facilities will be constructed and maintained in accordance with applicable standards.

G. CONSERVATION

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

Consistency: According to soil maps published by the United States Department of Agriculture, there is no Unique or Prime Farmland identified on the project site that will be impacted by the residential development. Soils on the project and throughout the City of Fontana consist of alluvium eroded from the San Gabriel Mountains. Consequently, soils in Fontana are generally coarse textured sands and gravels and not considered prime agricultural soils. There will be a conversion from vacant and undeveloped land to a residential and recreational use within the project site. The City of Fontana General Plan does not identify any known nonrenewable mineral resources either on the site or in the immediate vicinity of the site that will be impacted by the project. The project site is located on the Lytle Creek alluvial fan and some of the development area may overlay aggregate resource areas. However, the site has not historically been used for mineral extraction. Furthermore, the extraction of aggregate resource areas would not be allowed by the City General Plan due to potential land use conflicts with surrounding proposed residential uses. With the incorporation of design guidelines established by the CITRUS HEIGHTS Specific Plan, the project will not have a significant adverse impact on the existing environment.

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

Consistency: The CITRUS HEIGHTS project site is primarily vacant and generally devoid of vegetation, except for a few isolated locations. The majority of native vegetation on-site exists in a disturbed condition as a result of past wildfire and grazing livestock. Disturbed native vegetation consists primarily of successional

APPENDIX A

CITRUS HEIGHTS – SPECIFIC PLAN

buckwheat scrub and non-native grasslands. Existing species remaining in this area are sugar gum and Riversidean alluvial fan chamise. Over the years, the City of Fontana has regularly cleared and plowed the entire site for weed and fire control purposes. Topographically, the site is characterized as flat to gently sloping in a southwesterly direction. As a result, the project site does not have any distinguishing geologic formations or topographic features due to its relative flatness. The project site lacks available water resources, which results in very low wildlife activity. Development of this project site would not affect any listed or sensitive species and/or habitat and, therefore, is considered to have no impact on biological resources.

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

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

H. OPEN SPACE/RECREATION

- **Goal:** *Recreational facilities shall be provided to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.*

Consistency: CITRUS HEIGHTS will incorporate pocket parks as an important element of community design. The proposed pocket parks are intended to both serve as visual amenities and provide passive recreation for the residents of the proposed project. Vehicular and pedestrian circulation will provide easy connection to each individual pocket park and residential neighborhood and add a sense of community identity. Furthermore, the CITRUS HEIGHTS project site is located in close proximity to numerous larger recreational facilities within the North Fontana area. Sierra Lakes Golf and Country Club is located to the east of the project site and offers recreational facilities. Two parks, including the future Ralph M. Lewis Soccer Park, also will occur within the nearby Sierra Lakes community. Additionally, the proposed Summit Heights development, located to the west of the project site, will also contain a park and will offer various recreational opportunities. Lastly, the Jessie Turner Community Center is located south of the project site and offers various types of recreational, educational, and social interaction activities to residents within the City of Fontana.

I. SAFETY

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

Consistency:

1. Adequate police and fire protection will be available to the site, consistent with City of Fontana requirements.

APPENDIX A

