

Chapter 6.0

Circulation and Streetscape Design

In The Arboretum, circulation and streetscape design are important not just for mobility but also for the overall community identity and feel. The interactive landscape of The Arboretum is created through driving, walking, or riding along the community's streets and roads. Pedestrian and bicycle circulation along the community's paseo and sidewalk system is also an important component of the landscape experience. Wall treatments along the major perimeter streets and project community monumentation elements aid in the distinctiveness of this special community and the villages that are contained within it. The quality of the enriched landscaping as viewed from the surrounding roadways creates a strong first impression of the project and sets the stage for the theming of the Specific Plan area.

This chapter presents vehicular and nonvehicular circulation concepts for The Arboretum in tandem with landscaping proposed along community roadways. Additional information regarding streetscape design, including specific plant species, is presented in Chapter 7, *Design Guidelines and Landscape*.



6.1 Street Typologies and Landscaping

A circulation and streetscape design concept has been developed for The Arboretum as illustrated in Figure 6.1, *Circulation Plan*. Circulation improvements constructed for the project will improve the functional efficiency of the north Fontana circulation system and streetscape design features 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 Sierra Avenue, Citrus Avenue, Cypress Avenue, Casa Grande Avenue, Duncan Canyon Road, and Grapeland Street. 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. On the community level, roadways in the Arboretum Specific Plan include major highways, primary highways, and secondary highways (referred to as "perimeter streets"). On the neighborhood level, typical roadways include collector streets and local streets. A description of the roadway improvements that will be implemented as part of The Arboretum are described below. Typical street and intersection cross-sections and plan views are illustrated in Figures 6.3 through 6.8, and a street section key map is provided in Figure 6.2, *Street Sections Key Map*.

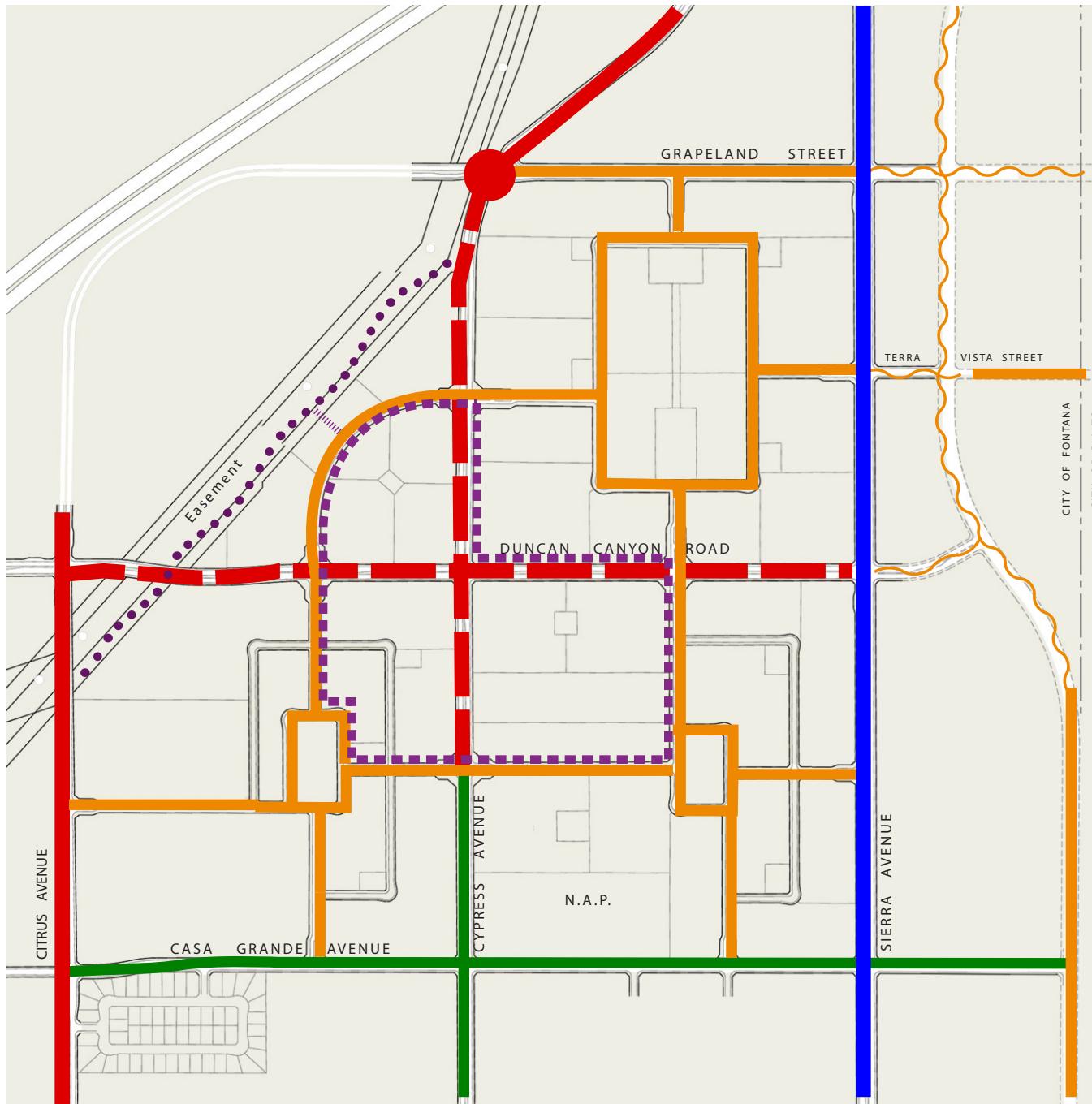
The landscape treatment for streetscenes in The Arboretum are designed to create an open, welcoming feel for people entering the community. Street trees are the primary delineators within the landscape and aesthetically soften the environment along street corridors. Street trees provide pedestrian scale and create a pedestrian-friendly image. Ideally, street trees will create a continuous tree canopy along the street, which aids in creating a pedestrian-friendly streetscene and providing shade. Background trees on some streets are intended to supplement the streetscene character and aid in softening pedestrian views of adjacent architecture. An urban forest streetscene is planned for Sierra Avenue, Grapeland Street, Citrus Avenue, Casa Grade Avenue, Duncan Canyon Road, and Cypress Avenue. This streetscene treatment consists of large-scale trees planted in random groupings that will blend The Arboretum into surrounding neighborhoods, which may consist of varying streetscene treatments.

The following are general landscaping requirements for streetscenes:

- Minimum street tree and background tree size is 24-inch box.
- All street trees shall be selected from the street tree plant palette.
- One dominant street tree shall be specified on each collector street with the exception of the streets containing The Arboretum Trail, which has varying street trees varieties.
- Specimen trees are utilized at monumentation corners and entry areas.
- All street trees shall be planted and staked per the City of Fontana requirements.
- All trees planted closer than 5 feet to a hardscape element shall have a linear root barrier installed adjacent to all hardscape elements at time of planting tree.

Approval of the typical cross sections and intersections is based on an approved Alignment Study on file with the City Engineer. This approval does not relieve the design engineer from adhering to current City standards and standard engineering practices in place at time of plan development, as approved by the City Engineer.





CIRCULATION PLAN
FIGURE 6.1

LEGEND

- Major Highway
- Primary Highway
- Modified Primary Highway
- Secondary Highway
- Collector Street
- Collector Street Alignment Undetermined
- Arboretum Trail
- Community Trail
- Arboretum Trail - Community Trail Pedestrian Connection ¹
- Roundabout

Note 1: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.

See Section 9.2, *Circulation Phasing Plan*, for further discussion about roadway improvements associated with the buildup of the Specific Plan and their phasing.

6.1.1 Perimeter Streets

Sierra Avenue, Cypress Avenue, Duncan Canyon Road, Citrus Avenue, Casa Grande Avenue, and Grapeland Street are designated as perimeter streets for The Arboretum. Typical street cross-sections and plan views are illustrated in Figure 6.3, *Perimeter Streets*. The opposite side of these streets are either existing or will be improved by other property owners.

There are median islands on Sierra Avenue (20 feet wide), Cypress Avenue (18 feet wide), Duncan Canyon Road (18 feet wide), and Citrus Avenue (14 feet wide). Casa Grande Avenue and Grapeland Street do not have medians.

Two unique landscaping options are available for perimeter streets. These two options are identified in Figures 6.4A, *Perimeter Streets - Option A (Specimen Trees)* and 6.4B, *Perimeter Streets - Option B (Vineyards)*. Option A and/or option B shall occur 3-5 times every 1,000 linear feet along all perimeter streets. Portions of the Arboretum Trail streetscene occurs along the perimeter streets of Cypress Avenue and Duncan Canyon Road and is discussed in section 6.1.5, *Arboretum Trail Streetscene*.

The General Plan designates Sierra Avenue as a “theme corridor,” particularly in relation to its view potential towards the San Gabriel and San Bernardino Mountains to the north of the City. Sierra Avenue is also shown in the General Plan as a “designated truck route.” With these special designations, it is important that the Sierra Avenue streetscene accommodate vehicular and truck traffic while maintaining a quality landscape theme.

The following landscape standards apply:

- 8-foot-wide landscaped parkway
- 6-foot-wide sidewalk
- 8-foot-wide additional shrub-planting zone behind sidewalk
- 6-foot-high community-theme wall (noise analysis may require an 8-foot wall or higher)

- Vines on wall at 20 feet on center spacing (select from Plant Palette)
- Randomly spaced large-scale evergreen trees (select from Plant Palette)
- Large-scale deciduous accent trees intermixed with the large-scale evergreen trees (select from Plant Palette)
- Grouping of flowering accent trees intermixed with the large scale trees. Locate groupings between 120 feet and 200 feet apart continuous in the parkway and median island (adds seasonal interest) (select from Plant Palette)
- Median island tree concept consistent with overall landscaping theme
- Layered shrubs between sidewalk and community-theme wall (select from Plant Palette)
- Shrubs in median island 30-inch-high maximum (select from Plant Palette)
- Spray irrigation
- All parkway and median island trees a combination of 24-inch box and 36-inch box trees
- Install linear root barrier when trees are closer than 5 feet to a hardscape element
- Vines to be 1-gallon minimum
- Shrubs to be 1-gallon minimum (parkway and median island)
- Spreading shrubs and ground cover to be 1-gallon minimum
- Install layer of wood mulch around all shrubs

6.1.2 Duncan Canyon Road and Citrus Avenue at Easement

When Duncan Canyon Road and Citrus Avenue pass under the Southern California Edison (Edison) lines the streetscene character changes due to limitations on landscaping heights that are required by Edison. All streetscene design elements are the same as the perimeter street elements with the exception of the street and median island tree changes that are replaced with a small-scale tree approved by Edison. Typical street cross-sections and plan views are illustrated in Figure 6.5, *Duncan Canyon Road and Citrus Avenue at Easement*.

The following additional landscape features apply (all other landscape features remain):

- All parkway trees, parkway back-up trees, and median island trees are replaced with a small-scale tree; maximum of 20 feet in height
 - Lagerstroemia indica (Crape Myrtle)
 - 24-inch box minimum
 - 40 feet on center spacing

6.1.3 Collector Streets

Collector streets serve to move vehicles within villages and connect residents to perimeter streets. While Grapeland Avenue is designated as a collector street in Figure 6.1, its streetscape will follow that of perimeter streets as detailed in section 6.1.1. The collector streetscene features a 12-foot-wide parkway on both sides of the street which includes a 6-foot landscape area and a 6-foot sidewalk. When there is a residential rear or side yard condition and/or a community theme wall an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. Typical street cross-sections and plan views are illustrated in Figure 6.6, *Collector Streets*.

The following landscape standards apply:

- 6-foot-wide landscaped parkway
- 6-foot-wide sidewalk
- 10-foot-wide shrub and tree planting easement between the sidewalk and a residential rear or side yard condition and/or a community theme wall
- Large-scale street trees with triangular spacing at 80 feet on center
 - Schinus molle (California Pepper Tree)
 - 24-inch box minimum
- Layered shrubs between sidewalk and community wall or maintenance curb
 - 1-gallon minimum
 - Select from Overall Arboretum Plant Palette
- Vines on wall (where applicable)
 - 1-gallon minimum
 - Select from Overall Arboretum Plant Palette
- Spreading shrubs and ground cover 1-gallon minimum
- Install linear root barrier at all trees closer than 5 feet to a hardscape element
- Spray irrigation
- Install layer of wood mulch around all shrubs



6.1.4 Local Streets

Local Streets can have a street width of 36 feet (curb-to-curb) with a 56-foot total right-of-way or have a street width of 40 feet (curb-to-curb) with a 60-foot total right-of-way. To determine the appropriate streetscene, the following street performance standards shall apply:

- The Short Local Street classification (36 feet curb-to-curb) may be restricted to cul-de-sac and short local streets (public or private) no longer than 650 feet.
- Short Local Streets may exceed the 650-foot length where a “bend” exists (“U” shaped or “L” shaped streets), provided that each roadway segment does not exceed 650 feet in length.
- If the Short Local Street has parking and garage door loading from only one side of the street, then the requirements above may be exceeded to double.
- The Local Street classification of 40 feet wide curb-to-curb shall be used for local collector streets or backbone streets which exceed the above standards.

In both cases, both sides of the street feature a 5-foot-wide street-adjacent landscape area and a 5-foot-wide sidewalk. As with collector streets, when there is a residential rear or side yard condition and/or a community theme wall an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. When a residential unit fronts onto a collector street no landscape easement is required. Typical street cross-sections and plan views are illustrated in Figure 6.7, *Local Streets*.

The following landscape standards apply:

- 5-foot-wide landscaped parkway
- 5-foot-wide sidewalk
- 10-foot-wide shrub and tree planting easement between the sidewalk and a residential rear or side yard condition and/or a community theme wall
- 6-foot-high rear and side block wall at residential rear or side yards
- Medium side yard shrubs (between walk and property line wall)
 - 1-gallon minimum
 - Select from Overall Arboretum Plant Palette
- Vines on side yard wall at 10 feet on center spacing
 - 1-gallon minimum
 - Select from Overall Arboretum Plant Palette
- Spray irrigation
- Layer of wood mulch around all shrubs
- Install linear root barrier at all trees planted closer than 5 feet to a hard-scape element

LOCAL STREET TREES

- Each street shall have a singular tree species that serves as the predominant visual feature of the streetscape. Additional tree species may be integrated into the streetscape as specimen landmark trees or as smaller scale accent trees.
- Three trees per lot – side yards on corner condition
- Two tree per lot – front yards
- All trees centered in parkway
- 24-inch box minimum
- Select from the Local Street tree plant palette

6.1.5 Arboretum Trail Streetscene

As shown on Figure 6.1, *Circulation Plan*, The Arboretum Trail streetscene occurs at perimeter and collector streets and connects community amenities and focal points. In many instances, The Arboretum Trail streetscene is unloaded.

Deciduous and evergreen trees are planted in groupings along this streetscene to create a varying streetscene character, unique for this street. Amenities such as seating areas, shrub and tree identification plaques, special paving and thematic gardens at key areas, all work together to create this special streetscene character, emulating an overall arboretum theme.

ARBORETUM TRAIL STREETSCENE AT PERIMETER STREETS

The Arboretum Trail streetscene occurs along portions of Cypress Avenue and Duncan Canyon Road bordering the Resort Village. At these locations, the 8-foot-wide street-adjacent landscape area remains consistent with the standard perimeter street section, the sidewalk increases to 10 feet (from 6 feet), and the 8-foot-wide additional shrub-planting area behind the sidewalk remains. Overall, the parkway measures 12 feet, 8 feet of street-adjacent landscape area and 4 feet of the 10-foot wide sidewalk. A 14-foot easement provides the additional sidewalk width (6 feet) and the additional 8-foot wide shrub-planting area.

The streetscene features tall vertical window trees planted as a formal evergreen background, layered shrub massing between the sidewalk and community theme wall, low massing of shrubs and groundcover within the parkway, and large scale canyon trees in the medians. A typical cross-section of the Arboretum Trail at perimeter streets, including cross-sections with Option A (Specimen Tree) and Option B (Vineyards) are provided in Figure 6.8A, *Arboretum Trail at Perimeter Streets - With Options*.

ARBORETUM TRAIL STREETSCENE AT COLLECTOR STREETS

The majority of the Arboretum Trail occurs along Collector Streets and serves to connect residents from all villages to the Arboretum Park. At these locations, the 6-foot-wide street-adjacent landscape area remains consistent with the standard collector street section and the sidewalk on one side of the street increases to 10 feet (from 6 feet). When there is a rear or side yard condition, an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. Overall, the right-of-way measures 12 feet, 6 feet of street-adjacent landscape area and 6 feet of sidewalk. A 14-foot easement provides the additional sidewalk width (4 feet) and the additional 10-foot wide landscape area when necessary.

The side of the street with the increased sidewalk features a double row of street trees spaced approximately 40 feet on center, random informal groups of flowering deciduous trees as accents, and layered shrub massing in the additional landscape area beyond the sidewalk. A typical cross-section of the Arboretum Trail at collector streets is provided in Figure 6.8B, *Arboretum Trail at Collector Streets*.

In all cases the following landscape standards apply:

- Randomly spaced trees centered in the parkway and, where applicable, in the additional planting area behind the sidewalk. (Select trees from plant palette).
 - 24-inch box trees
 - Thematic gardens at key locations
 - Seating areas
 - Shrub and tree identification plaques
 - Special paving at key areas



- 6-foot-high community-theme wall (where applicable) or a maintenance curb.
- Spray irrigation.
- Layered shrubs between sidewalk and community wall or maintenance curb.
 - 1-gallon minimum.
 - Select from Overall Arboretum Plant Palette
- Vines on wall (where applicable)
 - 1-gallon minimum.
 - Select from Overall Arboretum Plant Palette (see Chapter 7)
- Install linear root barrier at all trees closer than 5 feet to a hardscape element.
- Spreading shrubs and ground cover 1-gallon minimum.
- Install layer of wood mulch around all shrubs.



The Purple Orchid Tree is appropriate for flowering accent trees



The Saw Leaf Zelkova and Ornamental Pear are appropriate for the Arboretum Trail streecene



STREET SECTIONS KEY MAP

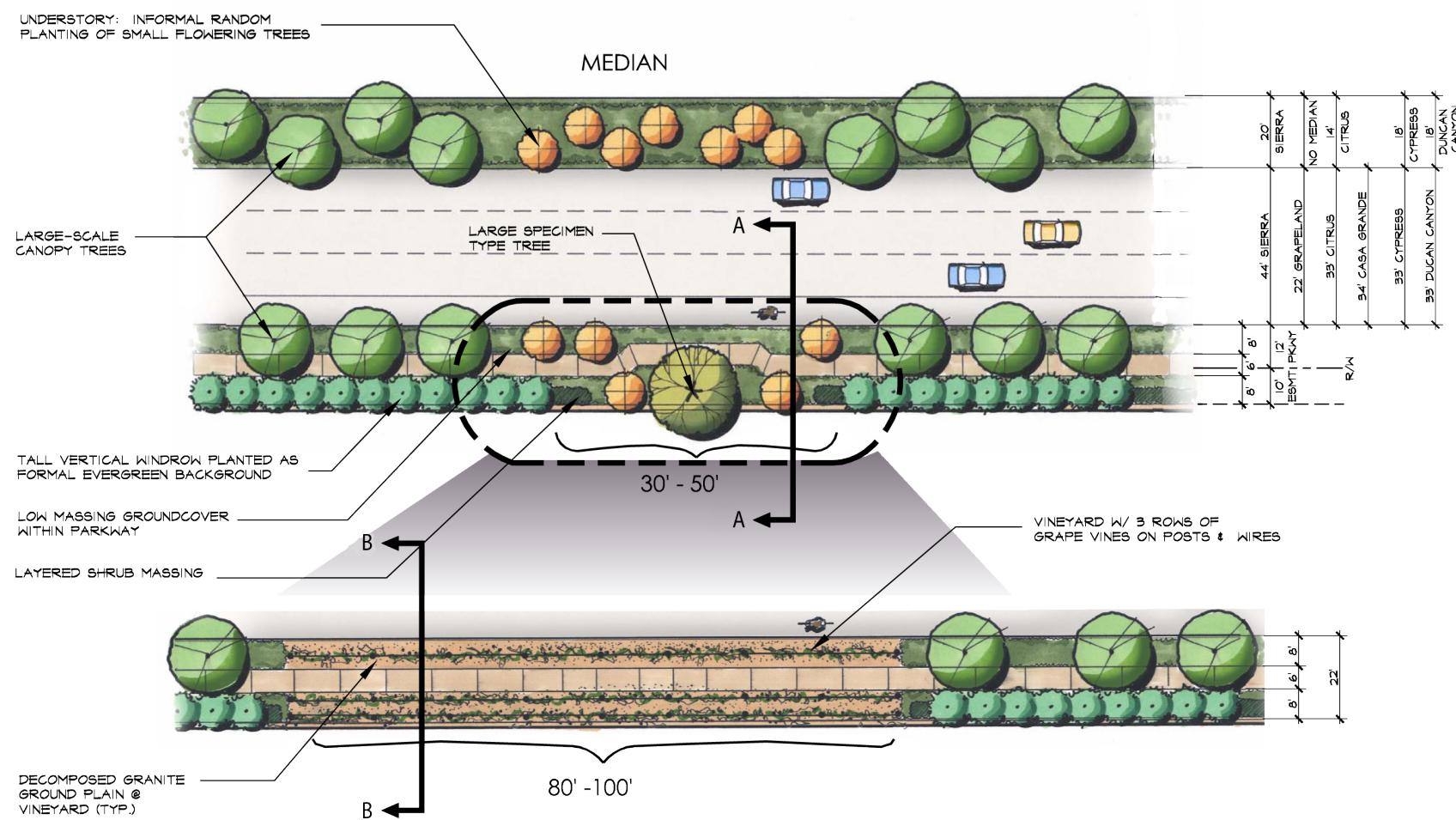
FIGURE 6.2

LEGEND

-  Perimeter Streets
-  Duncan Canyon and Citrus Avenue at Easement
-  Collector Streets
-  Arboretum Trail at Perimeter Street
-  Arboretum Trail at Collector Street

PERIMETER STREETS

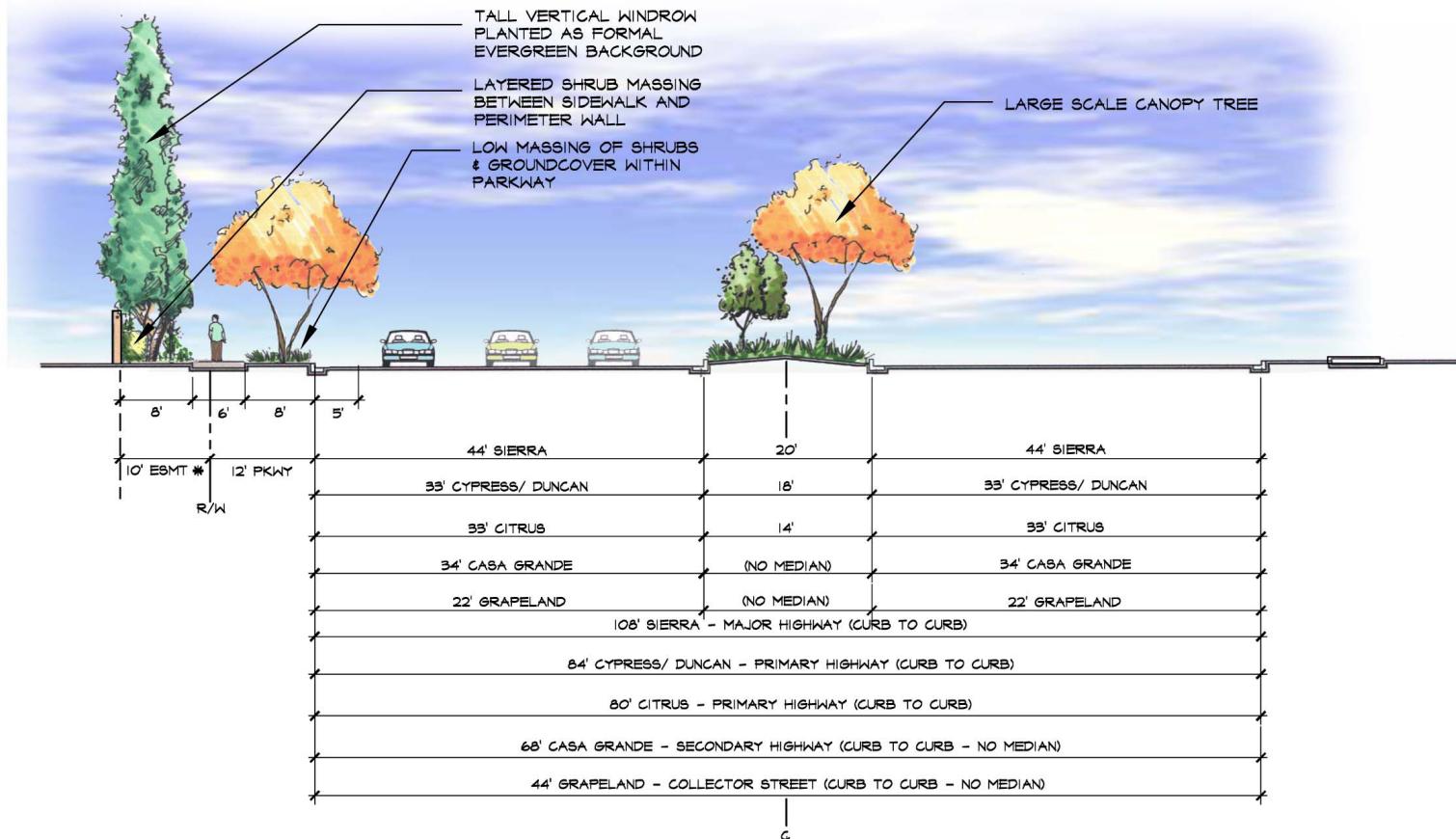
FIGURE 6.3-A





PERIMETER STREETS

FIGURE 6.3-B

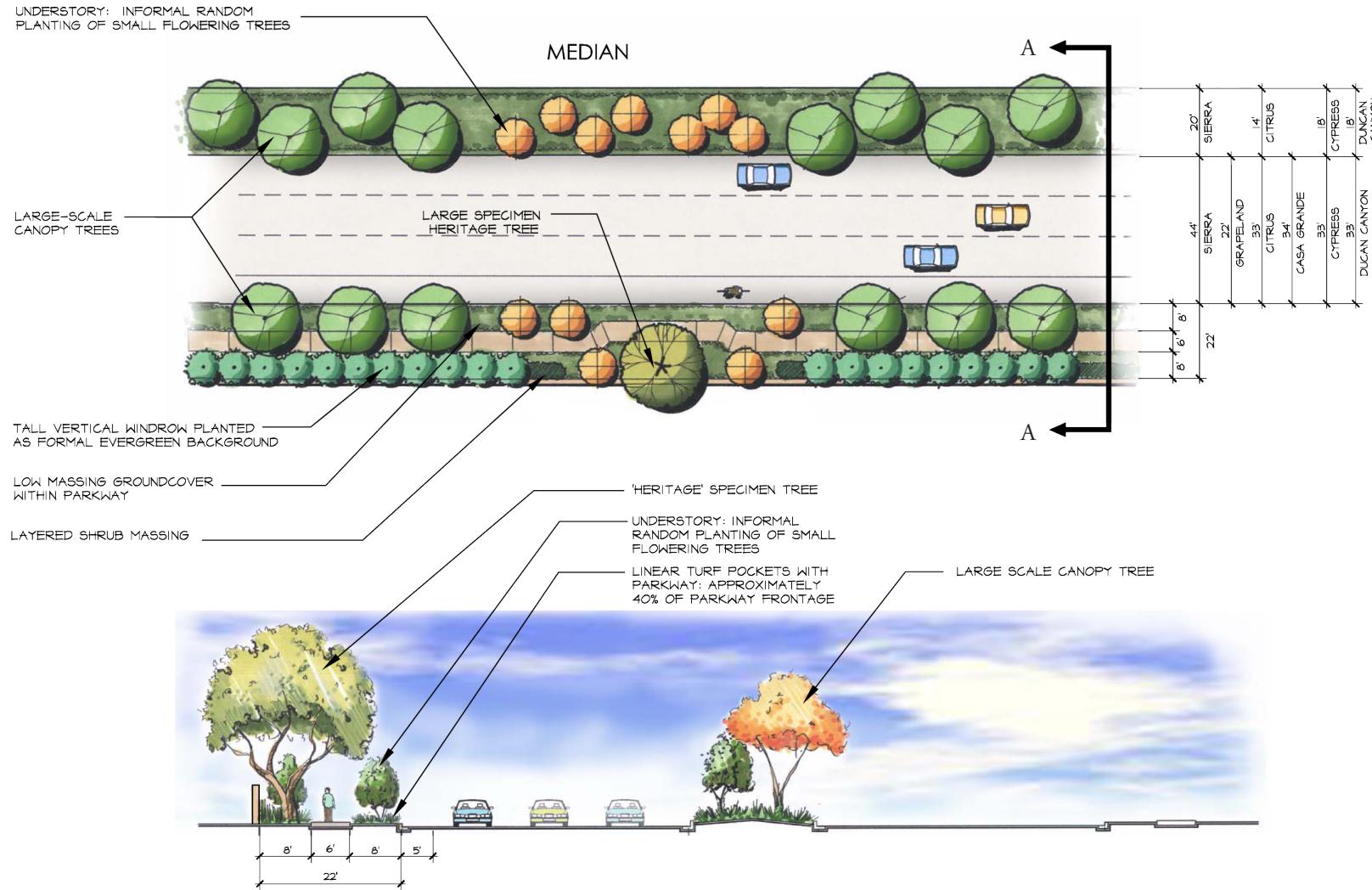


* 10' LANDSCAPE EASEMENT
FOR LANDSCAPE AND
SIDEWALK PURPOSES



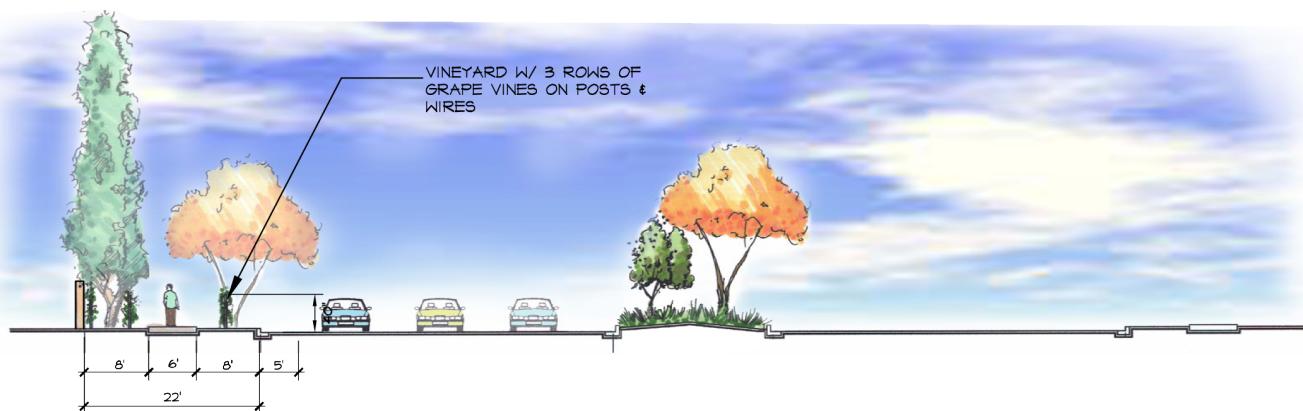
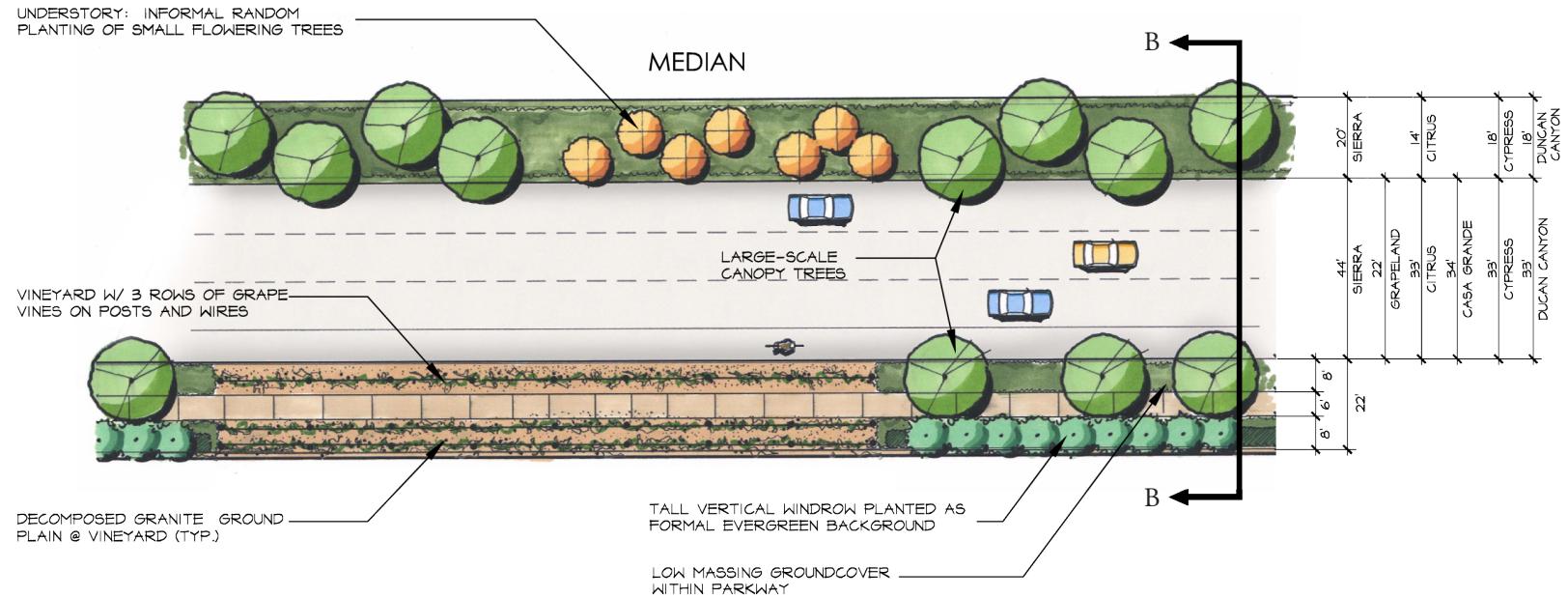
PERIMETER STREETS - OPTION A (SPECIMEN TREES)

FIGURE 6.4-A



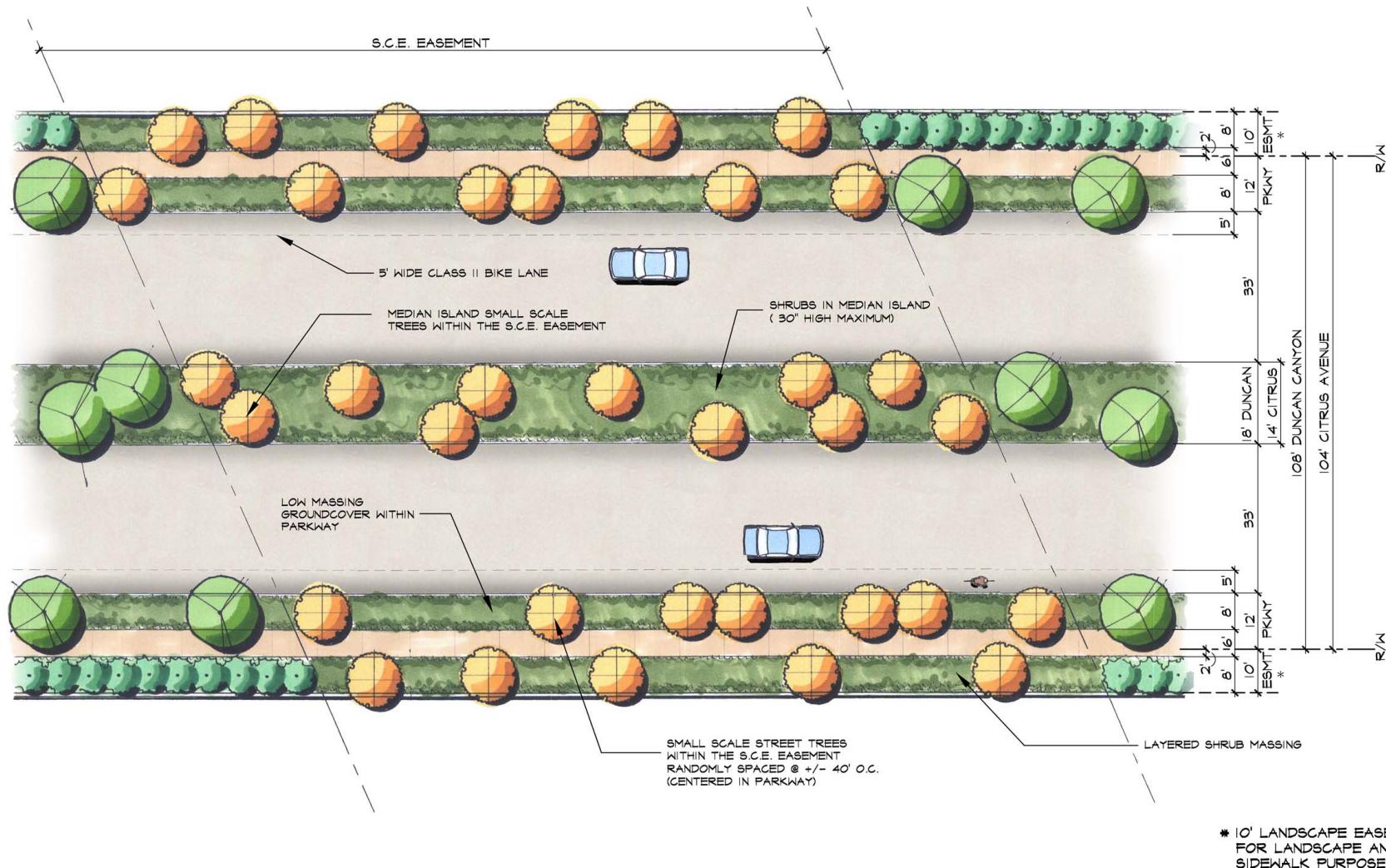
PERIMETER STREETS - OPTION B (VINEYARDS)

FIGURE 6.4-B



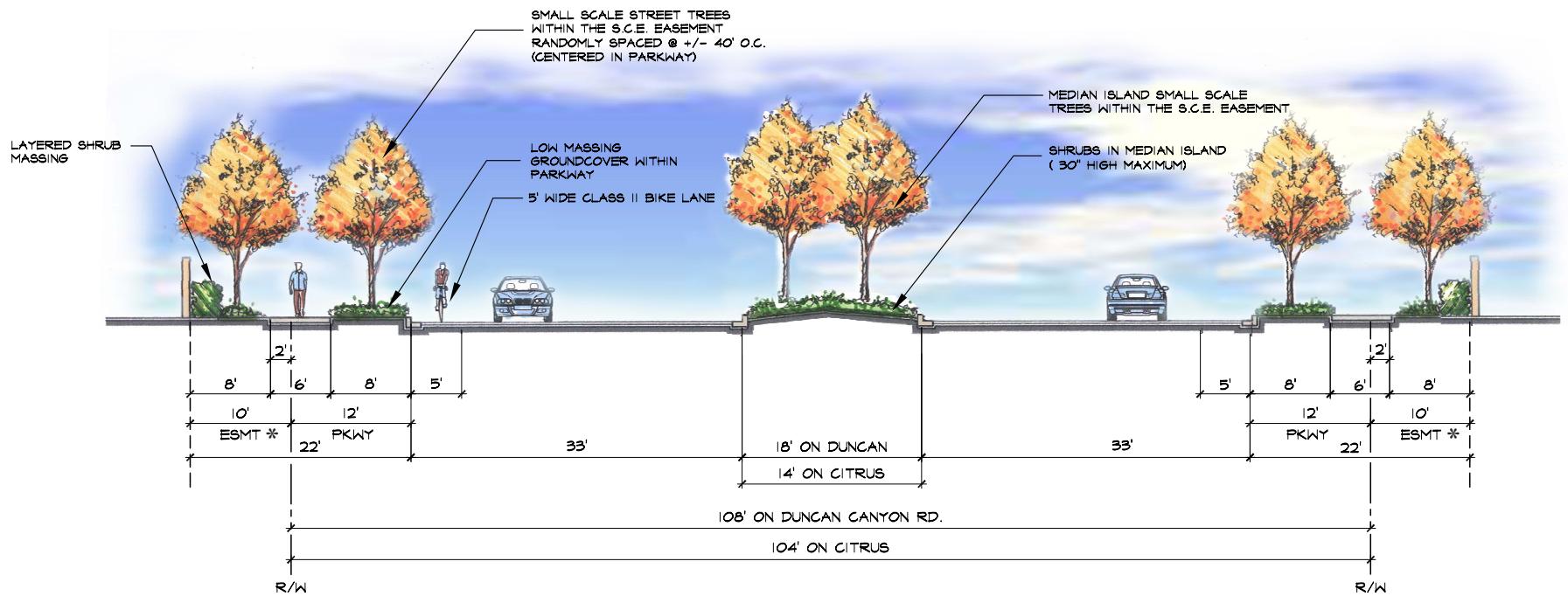
DUNCAN CANYON AND CITRUS AVENUE AT EASEMENT

FIGURE 6.5-A



DUNCAN CANYON AND CITRUS AVENUE AT EASEMENT

FIGURE 6.5-B

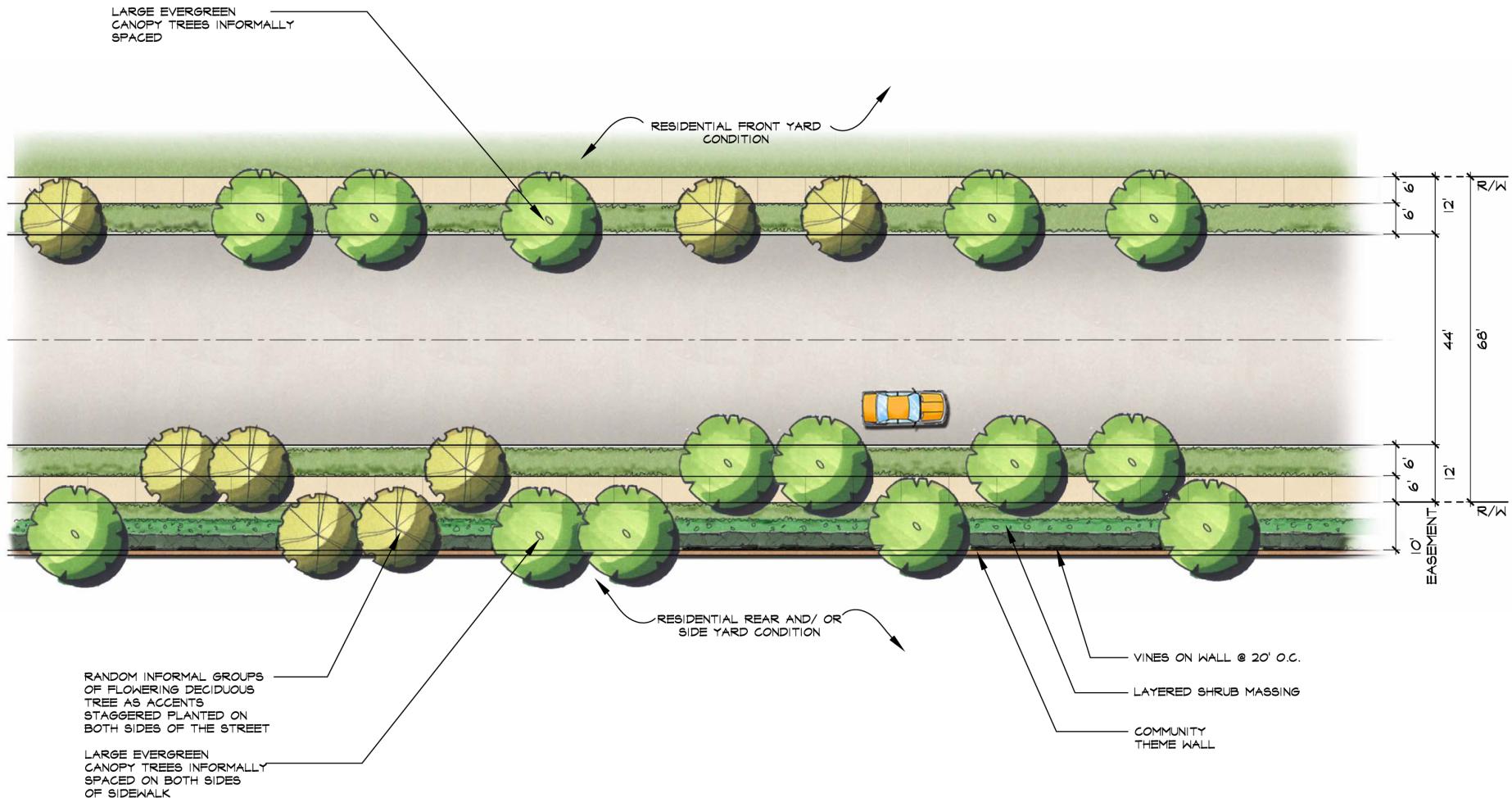


* 10' LANDSCAPE EASEMENT
FOR LANDSCAPE AND
SIDEWALK PURPOSES

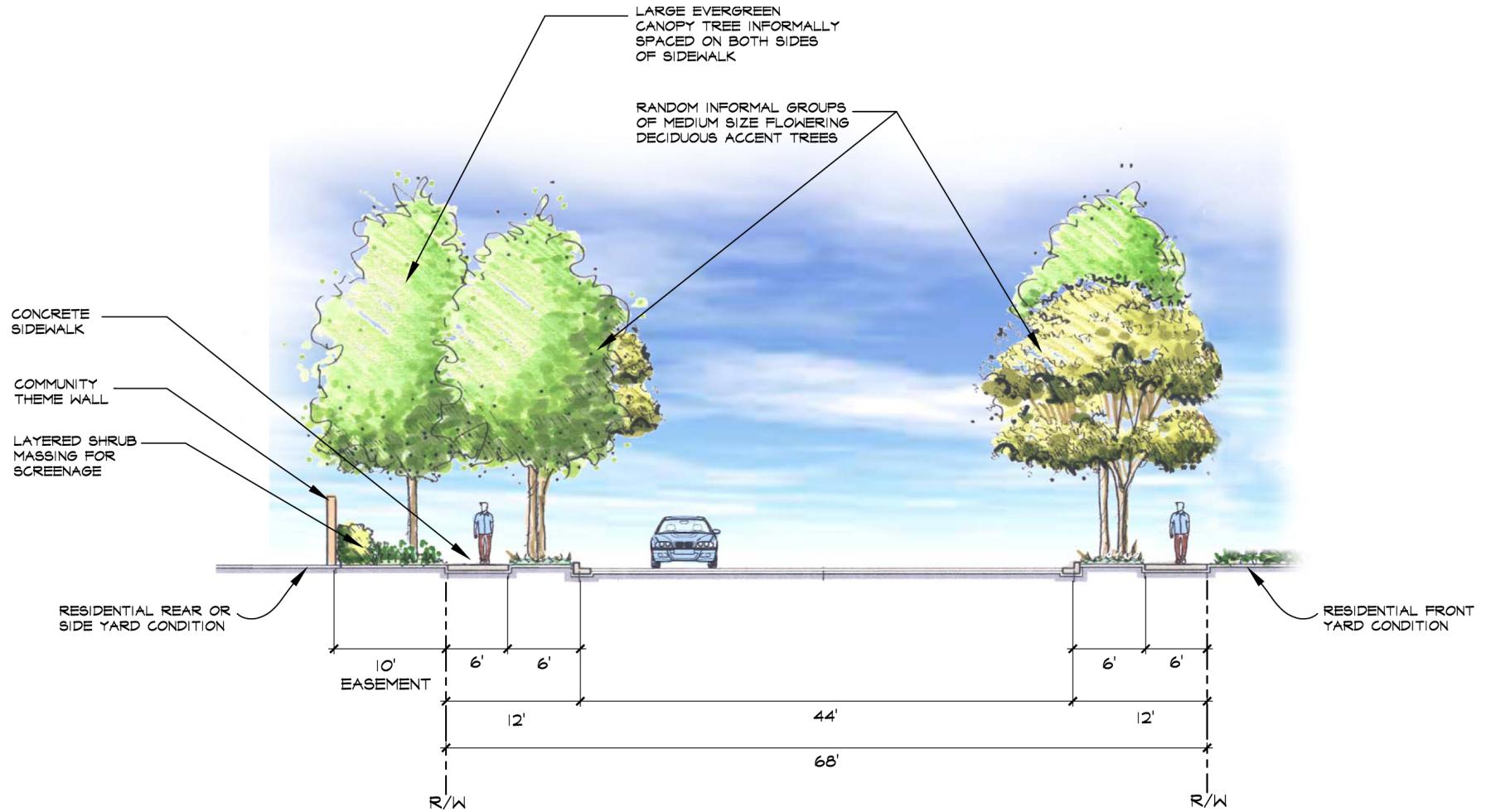


COLLECTOR STREETS

FIGURE 6.6-A

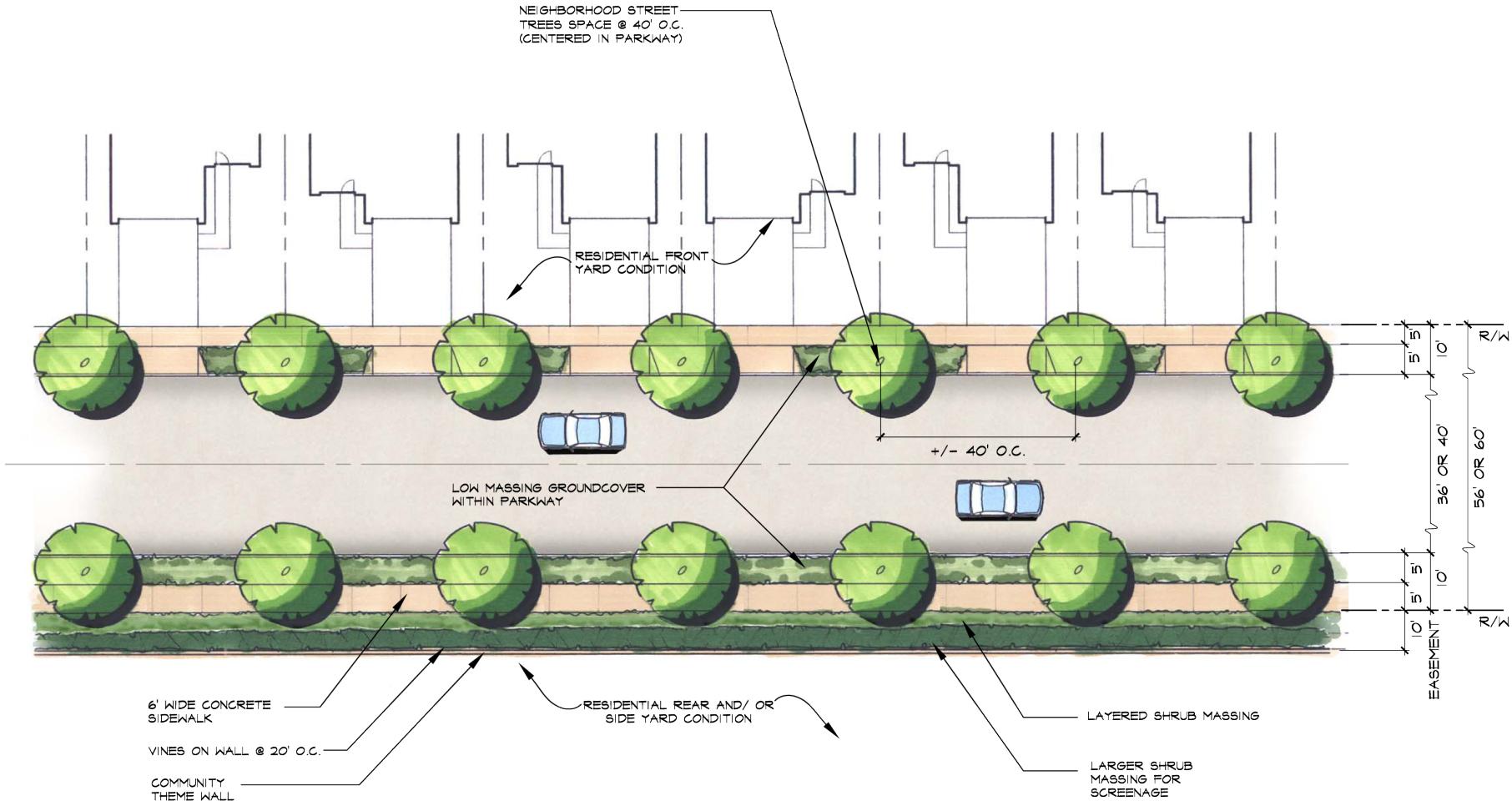


 COLLECTOR STREETS
FIGURE 6.6-B



LOCAL STREETS

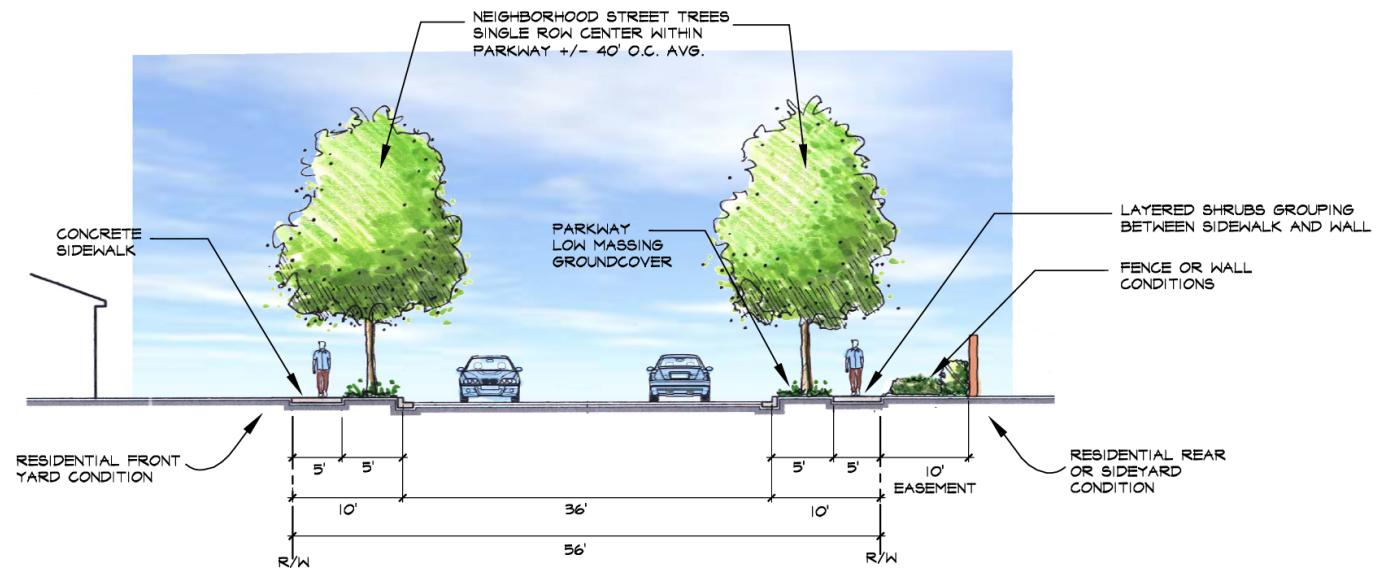
FIGURE 6.7-A



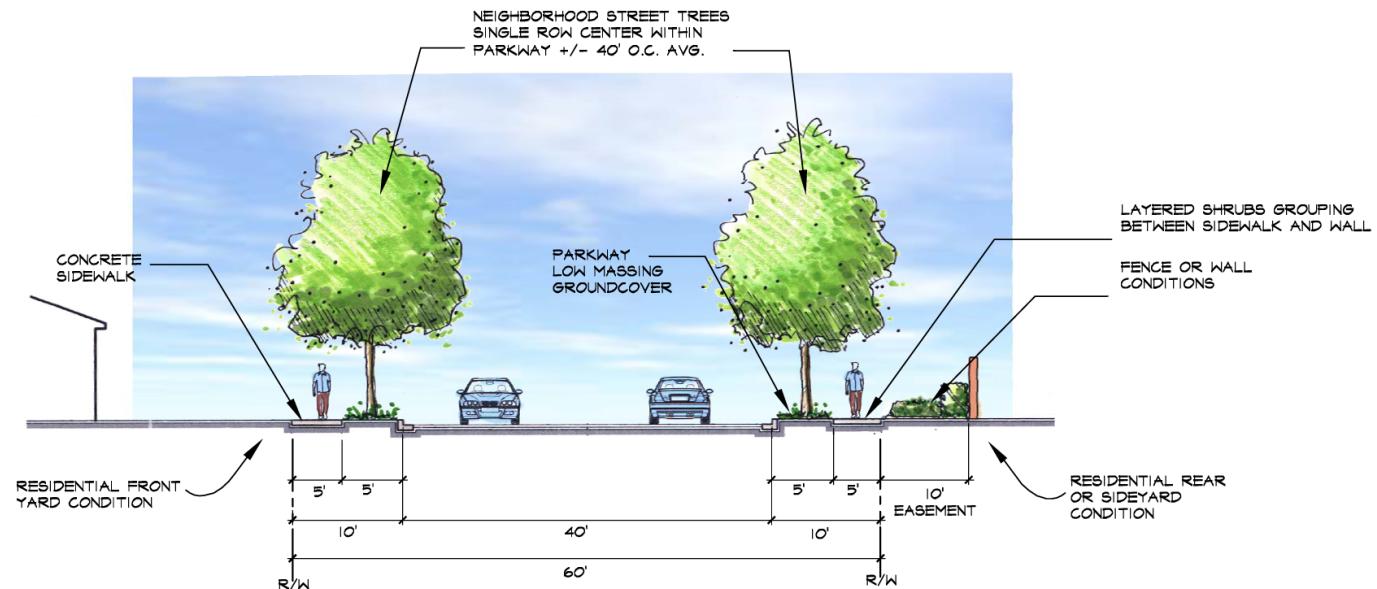
LOCAL STREETS

FIGURE 6.7-B

36' Wide Street Section

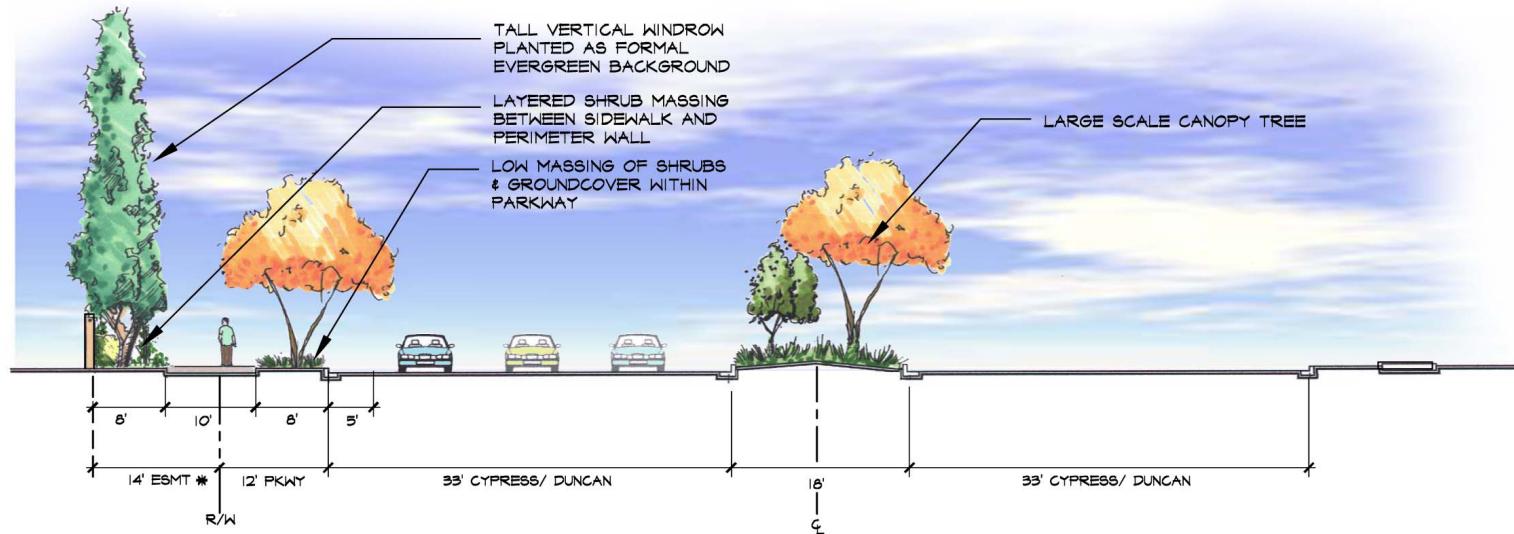


40' Wide Street Section

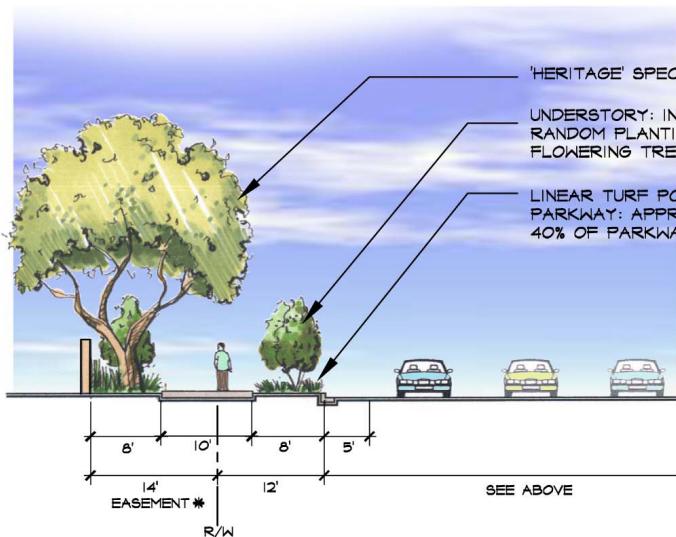


ARBORETUM TRAIL AT PERIMETER STREETS - WITH OPTIONS

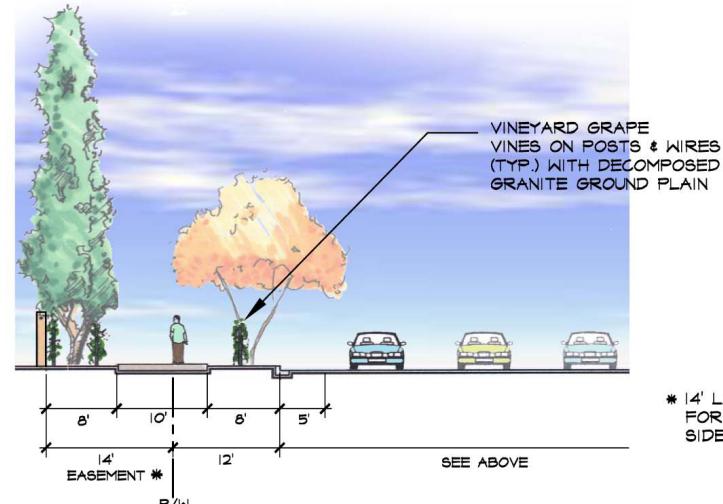
FIGURE 6.8-A



Option A (Specimen Trees)



Option B (Vineyards)

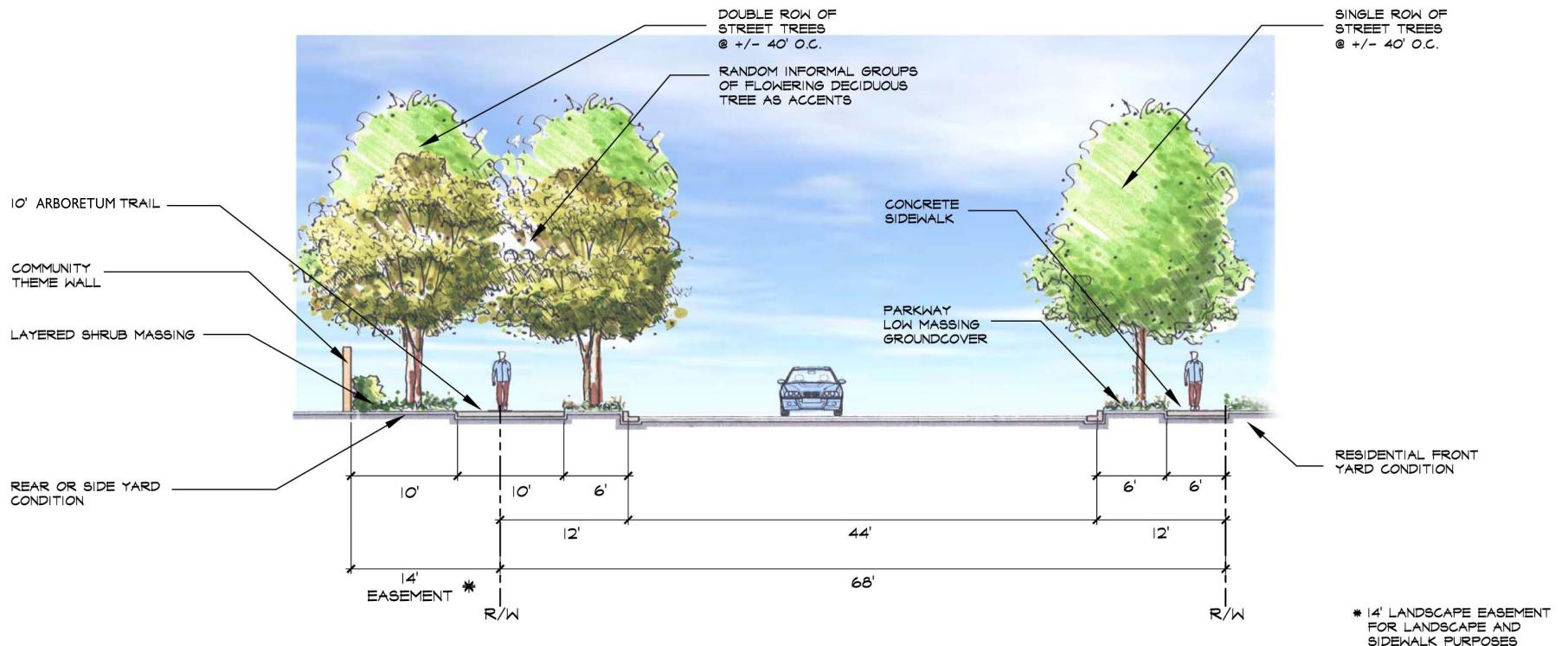


* 14' LANDSCAPE EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES



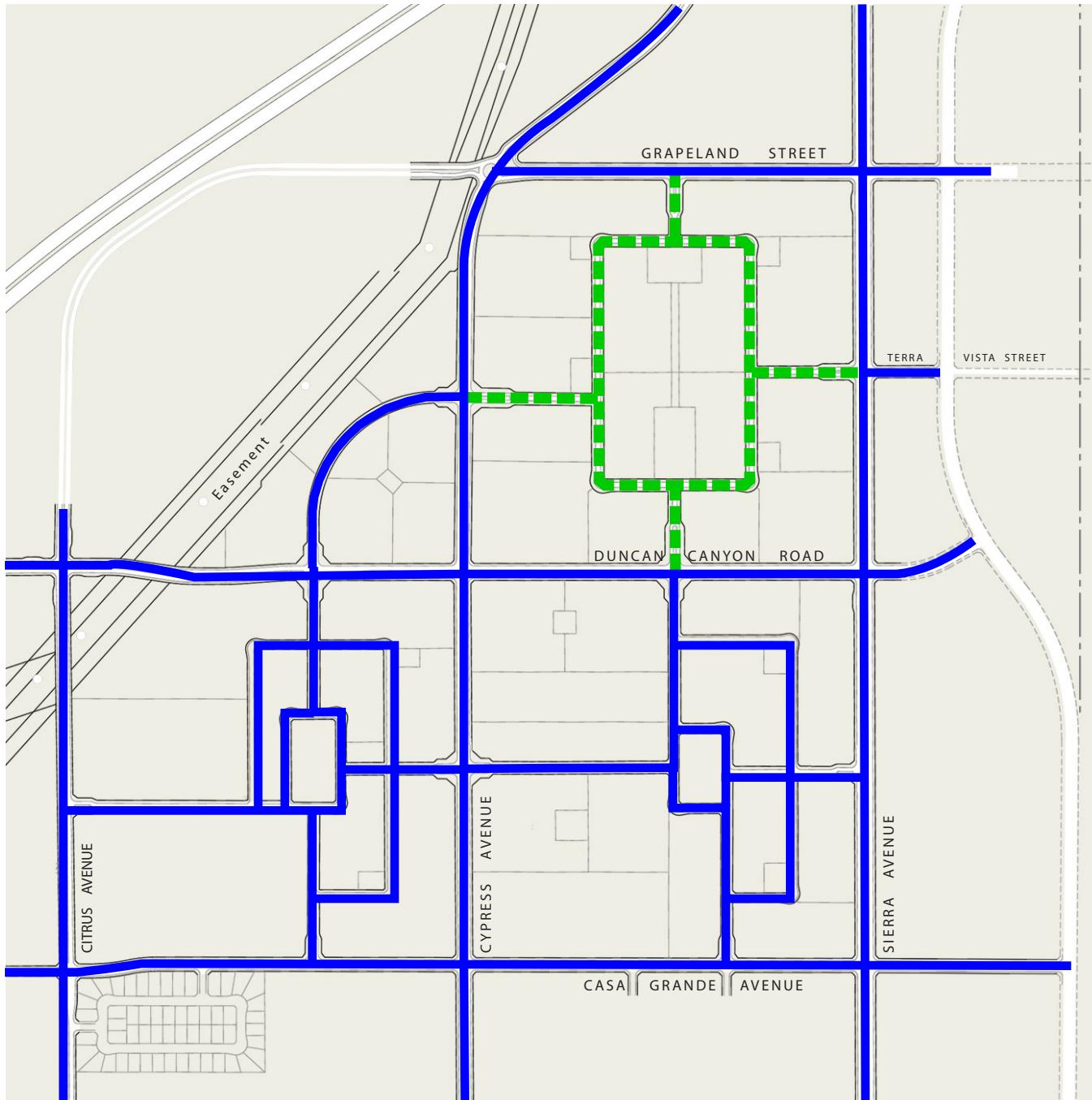
E E ARBORETUM TRAIL AT COLLECTOR STREETS

FIGURE 6.8-B



6.1.6 Street Maintenance

Those collector streets internal to the Meadows Village, Gardens Village and Arboretum Village will be publicly maintained. As a gated village, The Resort's internal streets will be maintained by the association. Figure 6.9, *Public Versus Private Streets*, shows the classification of streets within the community.



PUBLIC VERSUS PRIVATE STREETS

FIGURE 6.9

LEGEND

- Public Streets
- Private Streets

6.2 Entries and Monumentation

Landscape design elements, including major planting and thematic landscape features occurring at the community and neighborhood level, establish and reinforce the design theme for the community. The use of thematic elements such as heavy stucco-finished monumentation walls at project entries, planter walls, theme structures, special paving, lighting, thematic landscaping, specimen trees, and specifically themed garden spaces are the major unifying elements for The Arboretum. All of the above thematic design elements enforce the uniqueness of the community, gain intensity through the synergy of repetition and set this community apart from other communities. See Figure 6.10, *Entries and Monumentation*, for the locations of major community entry features and monumentation.

6.2.1 Primary Gated Entry

The primary gated entries are found at two locations in The Resort. The theme elements are brought to these locations, adding another layer to the overall project identity. The final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development. A plan view is illustrated in Figure 6.11, *Primary Gated Entry*.

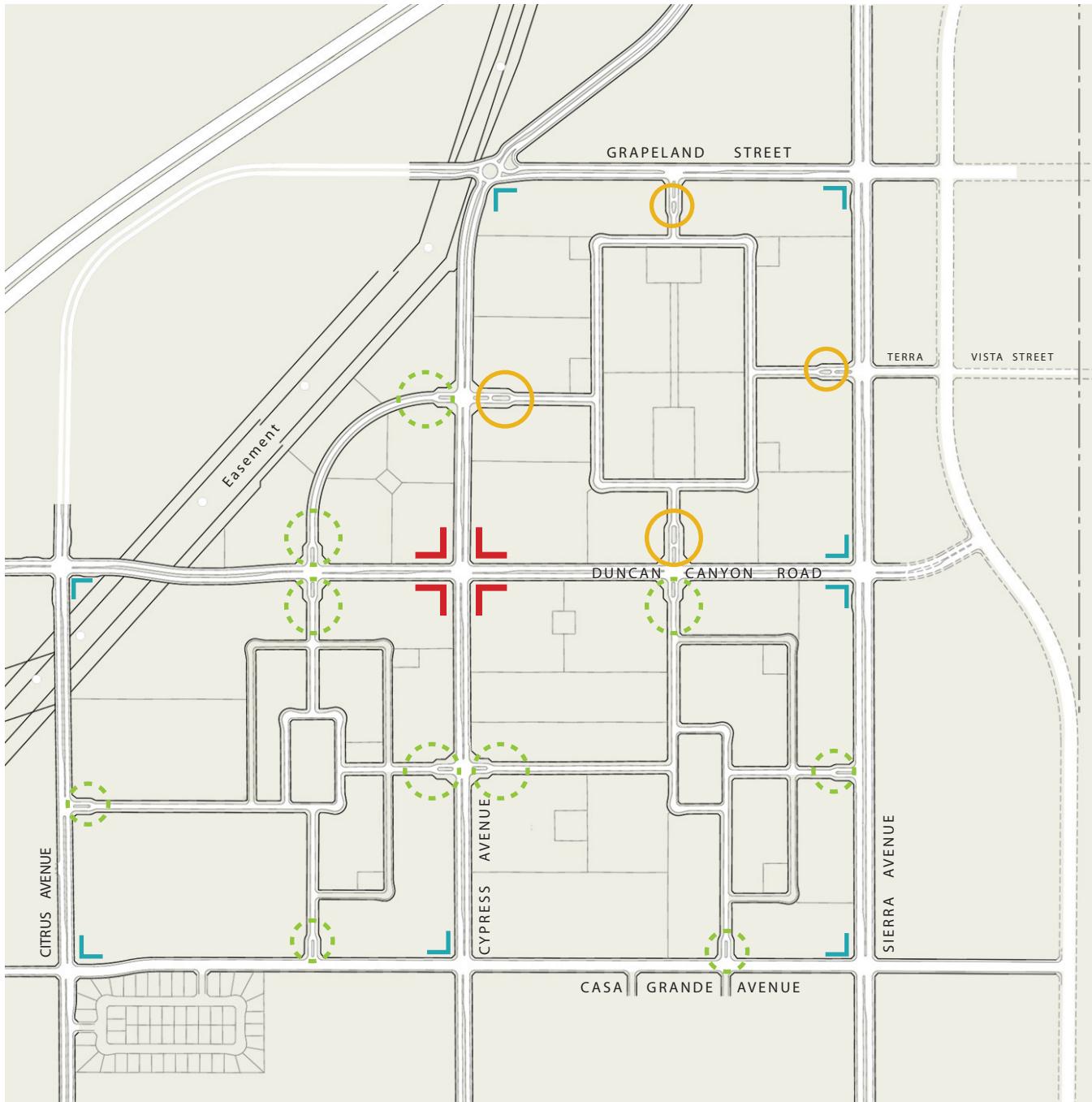
This monumentation features the following elements:

- Corner cut-off
- Vehicular accent paving
- Upgraded community-theme wall
- Water feature with accent lighting
- Pedestrian gatehouse including:
 - Stucco finish structure
 - Tile accents and tile roof
 - Iron entry gate
 - Thematic pots
- Unmanned gate house with resident kiosk
- Iron and wood vehicular gates

- Themed entry monumentation at corners including:
 - Project signage with lighting
 - Thematic landscaping with specimen accent trees
- Hedgerow framing motor court
- Specimen heritage canopy trees
 - *Quercus agrifolia* (Coast Live Oak)
 - Tree uplighting
- Specimen accent trees located within island
 - Species unique per entry for individuality
- Informally spaced large vertical backdrop trees:
 - *Platanus acerifolia* (London Plane Tree)
 - Tree uplighting
- Thematic pots with vertical accent plantings
- Thematic landscaping



Example of pedestrian accessibility at gated entry



ENTRIES AND MONUMENTATION

FIGURE 6.10

LEGEND

- Primary Gated Entry
- Primary Non-Gated Entry
- Secondary Gated Entry
- Secondary Non-Gated Entry
- Icon Monumentation
- Community Monumentation

6.2.2 Primary Nongated Entry

The primary nongated entries are located at two locations in The Meadows, two locations in The Arboretum, and two locations in The Gardens. Most of the design elements used at the primary gated entry are repeated at these entries. A plan view is illustrated in Figure 6.12, *Primary Nongated Entry*.

This monumentation contains the following:

- Corner cut-off
- Vehicular accent paving
- Upgraded community-theme wall
- Themed entry monumentation at corners:
 - Project signage with lighting
 - Thematic landscaping
- Entry monumentation accent trees:
 - Schinus molle (California Pepper Tree)
 - Quercus agrifolia (Coast Live Oak)
 - Tree uplighting
- Thematic pots with vertical accent plantings
- Thematic landscaping



Example of primary nongated entry

6.2.3 Secondary Gated Entry

The secondary gated entries are found at two locations in The Resort. The project theme used at other community monumentation locations are repeated at these locations. The final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development. A plan view is illustrated in Figure 6.13, *Secondary Gated Entry*.

The following features are contained at the secondary gated entries:

- Corner cut-off
- Vehicular accent paving
- Pedestrian gatehouse including:
 - Stucco finish structure
 - Tile accent and tile roof
 - Iron entry gate
 - Thematic pots
- Iron and wood vehicular gates
- Upgraded community theme wall
- Hedgerow framing motor court
- Entry monumentation accent tree:
 - Schinus molle (California Pepper Tree)
 - Quercus agrifolia (Coast Live Oak)
 - Tree uplighting
- Thematic pots with small blooming trees
- Thematic landscaping

6.2.4 Secondary Nongated Entry

The secondary nongated entries are located at two locations in The Meadows and two locations in The Gardens and are similar to the Secondary Gated Entries. A plan view is illustrated in Figure 6.14, *Secondary Nongated Entry*.

These monuments contain the following:

- Corner cut-off
- Vehicular accent paving
- Upgraded community theme wall
- Entry monumentation accent tree:
 - Schinus molle (California Pepper Tree)
 - Quercus agrifolia (Coast Live Oak)
 - Tree uplighting
- Flowering accent trees – Palm Court backdrop
 - Lagerstroemia indica (Crape Myrtle Tree)
 - Thematic pots with small blooming trees
 - Thematic landscaping



6.2.5 Community Entry Monumentation

Community monumentation elements are located at community entry points, at key intersections, and at primary and secondary neighborhood entries. These community monumentation elements are the first impression of the community and provide a sense of arrival that establishes the identity of The Arboretum as an icon and a very special place to live in the City of Fontana. The monumentation elements are developed at a hierarchy of scales consistent with their location and relationship to community and neighborhood features. Thematic materials such as heavy stucco-finished walls with tile accents, heavy dark wood timbers, and thematic lighting emulate the project's theme and are repeated at all monument locations to reinforce the identity of The Arboretum as a distinct community. Section and plan views are illustrated in Figure 6.15, *Typical Community Entry Monumentation*. The final design for community entry monuments must be approved by the City of Fontana's Public Works Department.

Community entry monumentation elements occur at seven locations along the project perimeter at the intersections of:

- Citrus Avenue and Casa Grande Avenue
- Citrus Avenue and Duncan Canyon Road
- Casa Grande Avenue and Sierra Avenue
- Casa Grande Avenue and Cypress Avenue
- Sierra Avenue and Duncan Canyon Road
- Sierra Avenue and Grapeland Street
- Grapeland Street and Cypress Avenue

The community entry monumentation features are the first impression of The Arboretum and contain the following elements:

- 50-foot corner cut-off
- Walk connection to adjacent parcels (where parcel Site Plan allows)
- Themed Entry Monumentation Wall including:
 - Project signage
 - Tile cap on wall

- Glazed tile accents on wall
- Thematic Stucco finish
- Lighting
- Eyebrow Backdrop Structure including:
 - Thematic Stucco finish columns
 - Tile accents
 - Heavy wood beams with dark stain
- Thematic landscaping
- Upgraded community-theme wall backdrop
- Entry monument accent tree:
 - Schinus molle (California Pepper Tree) or Quercus agrifolia (Coast Live Oak)
 - Tree uplighting
- Layered shrub massing behind sidewalk
- Turf Parkway



Example of community entry monumentation

6.2.6 Icon Monumentation

The icon monumentation occurs at one location at the junction of Cypress Avenue and Duncan Canyon Road. This heavily themed monumentation expands all the projects design elements established at the community monumentation, creating the showplace of the community. Section and plan views are illustrated in Figure 6.16, *Icon Monumentation*. The final design for icon monuments must be approved by the City of Fontana's Public Works Department.

The features contained at this monumentation are as follows:

- Themed vehicular accent paving
- Low thematic stucco-finished planter wall
- Thematic pots with small blooming trees at various locations around the low wall
- Thematic landscaping (repeats thematic landscaping used at the community entry)
- Roundabout large-scale accent tree:
 - *Quercus agrifolia* (Coast Live Oak)
 - Tree uplighting
- Thematic fountain with tile accents and lighting
- Walk connections to adjacent builder parcels (where site plan allows)
- Raised planter with thematic landscaping
- Thematic pots with small blooming trees
- Entry monumentation accent trees at each corner
 - *Schinus molle* (California Pepper Tree)
 - Tree uplighting
- Flowering accent tree backdrop at all corners
- Hedgerow with flower gardens along streetscene edges
- Hedgerows along planter areas

6.3 Road Alignments

Road alignments for the following intersections are provided in Figure 6.17, and in the approved Alignment Study for the Arboretum Specific Plan on file with the City's Traffic Division.

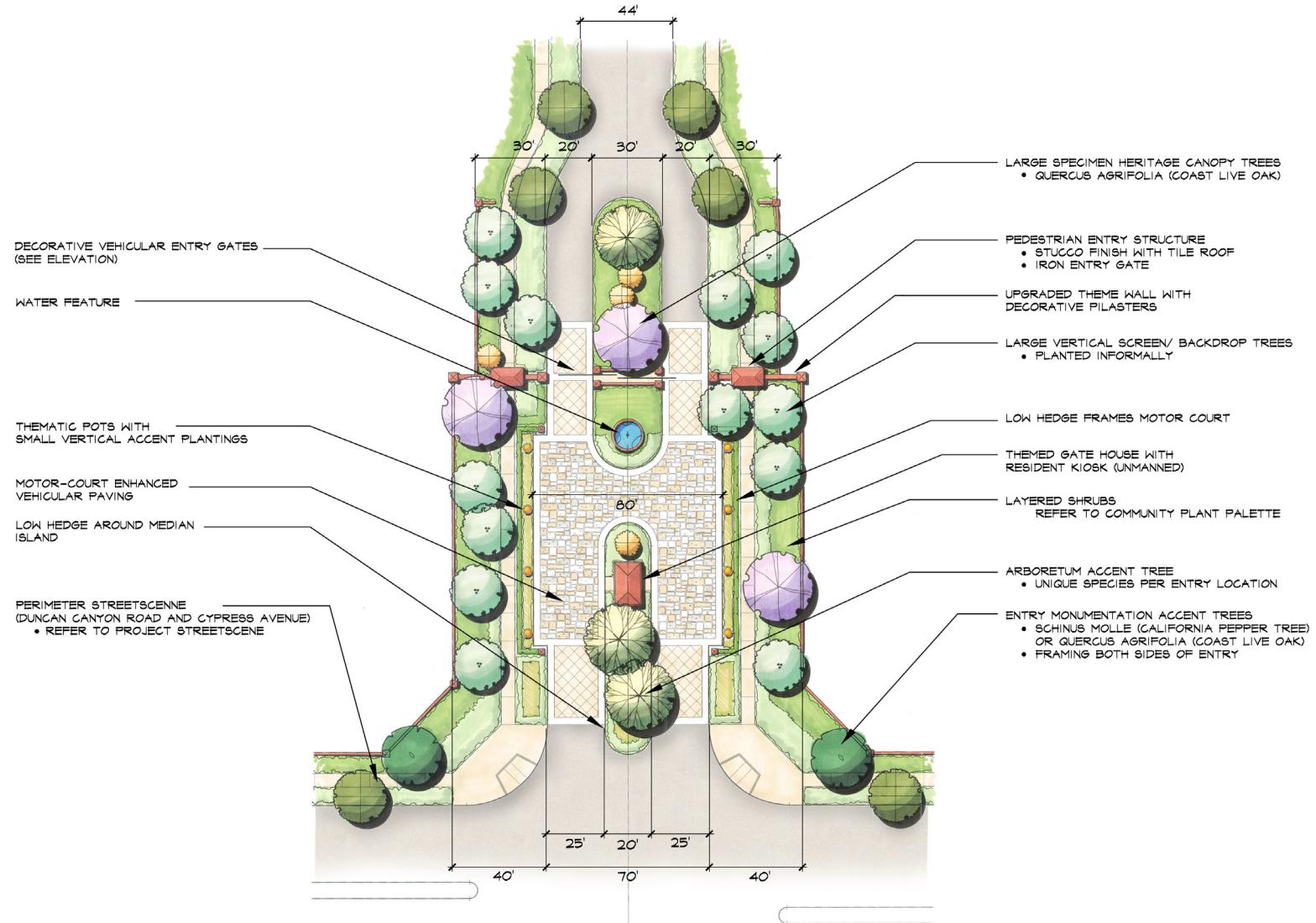
- Sierra Avenue and Grapeland Street
- Citrus Avenue and Casa Grande Avenue
- Sierra Avenue and Casa Grande Avenue
- Citrus Avenue and Duncan Canyon Road
- Sierra Avenue and Duncan Canyon Road
- Cypress Avenue and Duncan Canyon Road
- Cypress Avenue and Casa Grande Avenue
- Grapeland Street and Cypress Avenue
- Sierra Avenue and Terra Vista Drive



Examples of icon monumentation and decorative entry pavement

PRIMARY GATED ENTRY

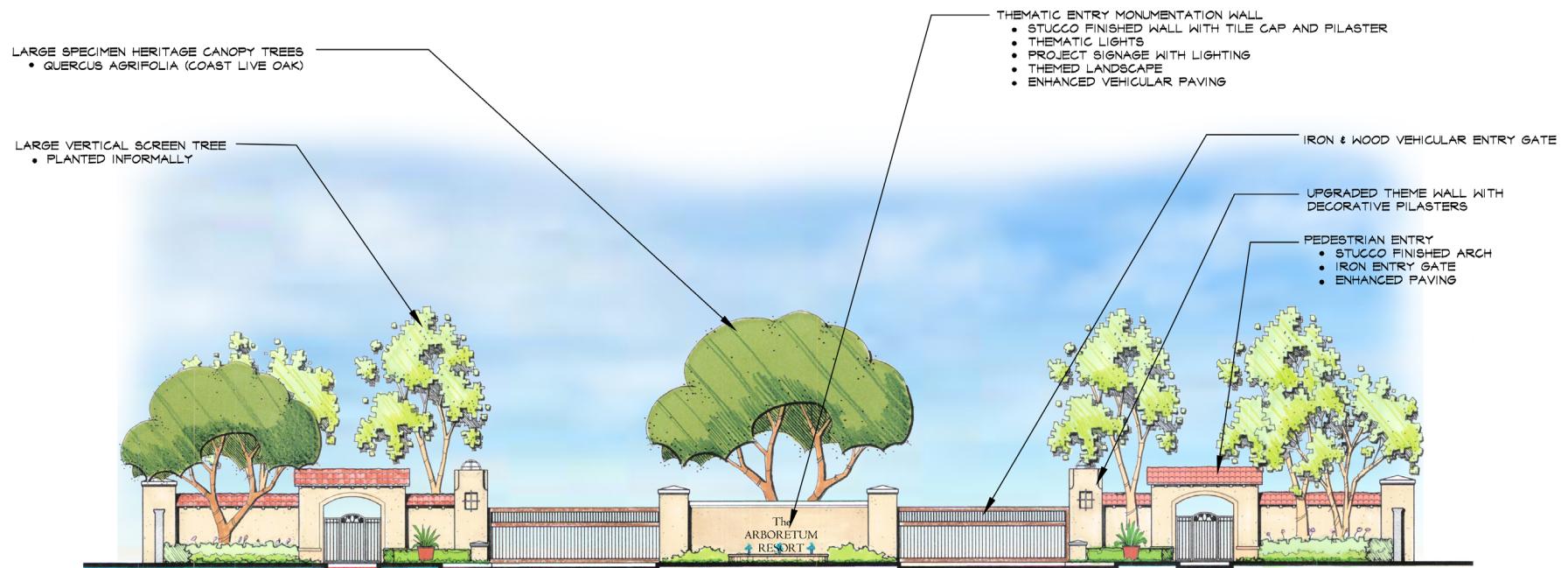
FIGURE 6.11-A



Stacking distance depicted is conceptual, the final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development.

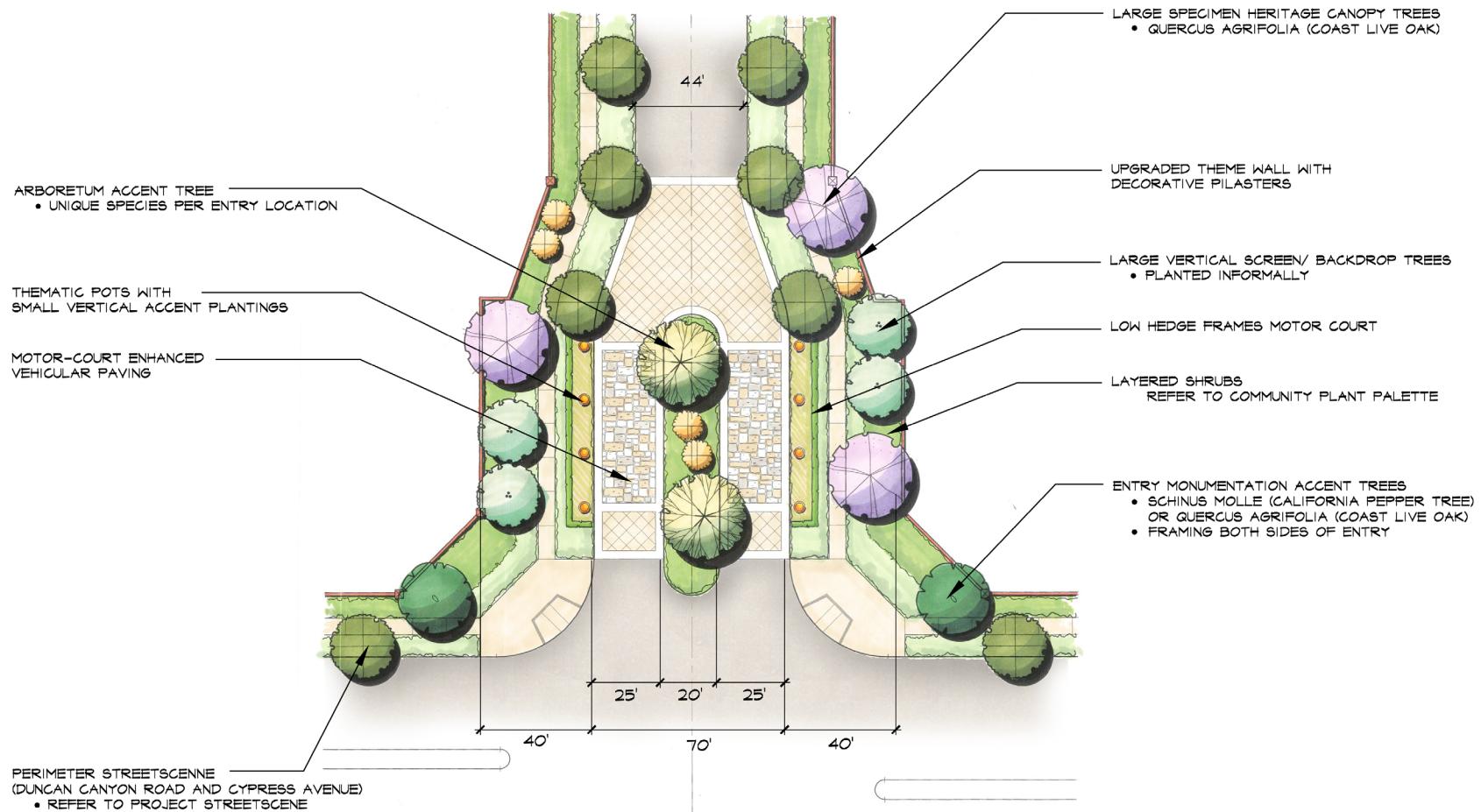
PRIMARY GATED ENTRY

FIGURE 6.11-B



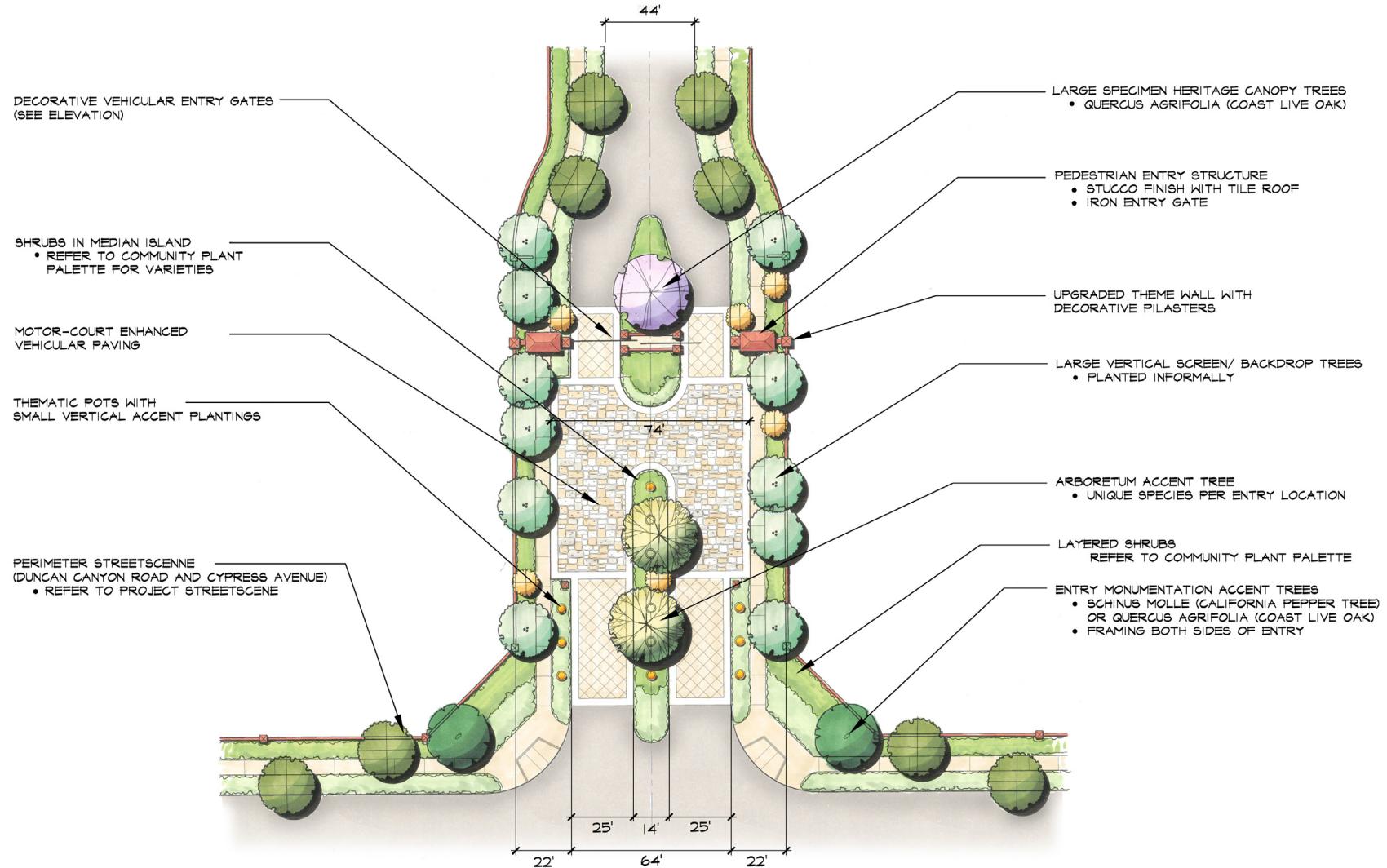
PRIMARY NONGATED ENTRY

FIGURE 6.12



SECONDARY GATED ENTRY

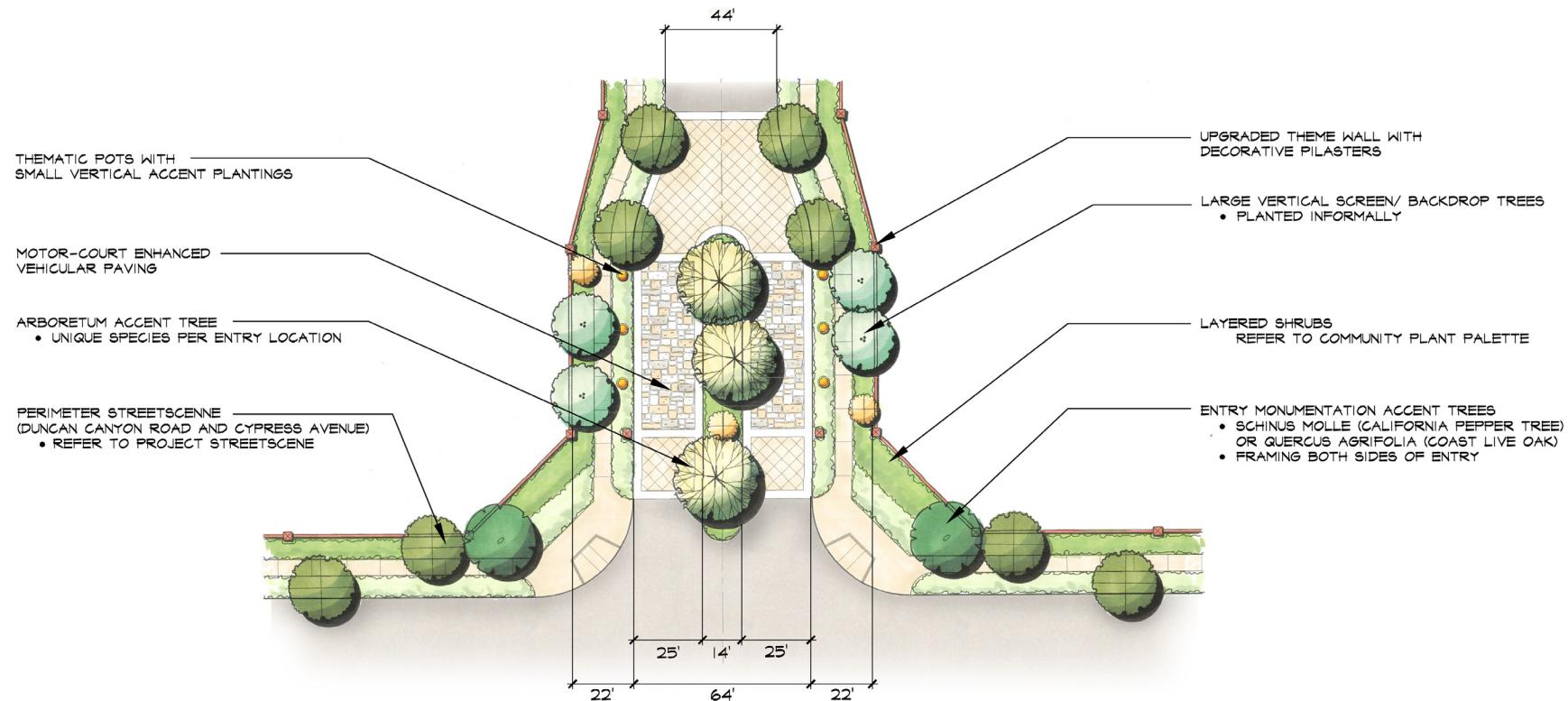
FIGURE 6.13



Stacking distance depicted is conceptual, the final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development.

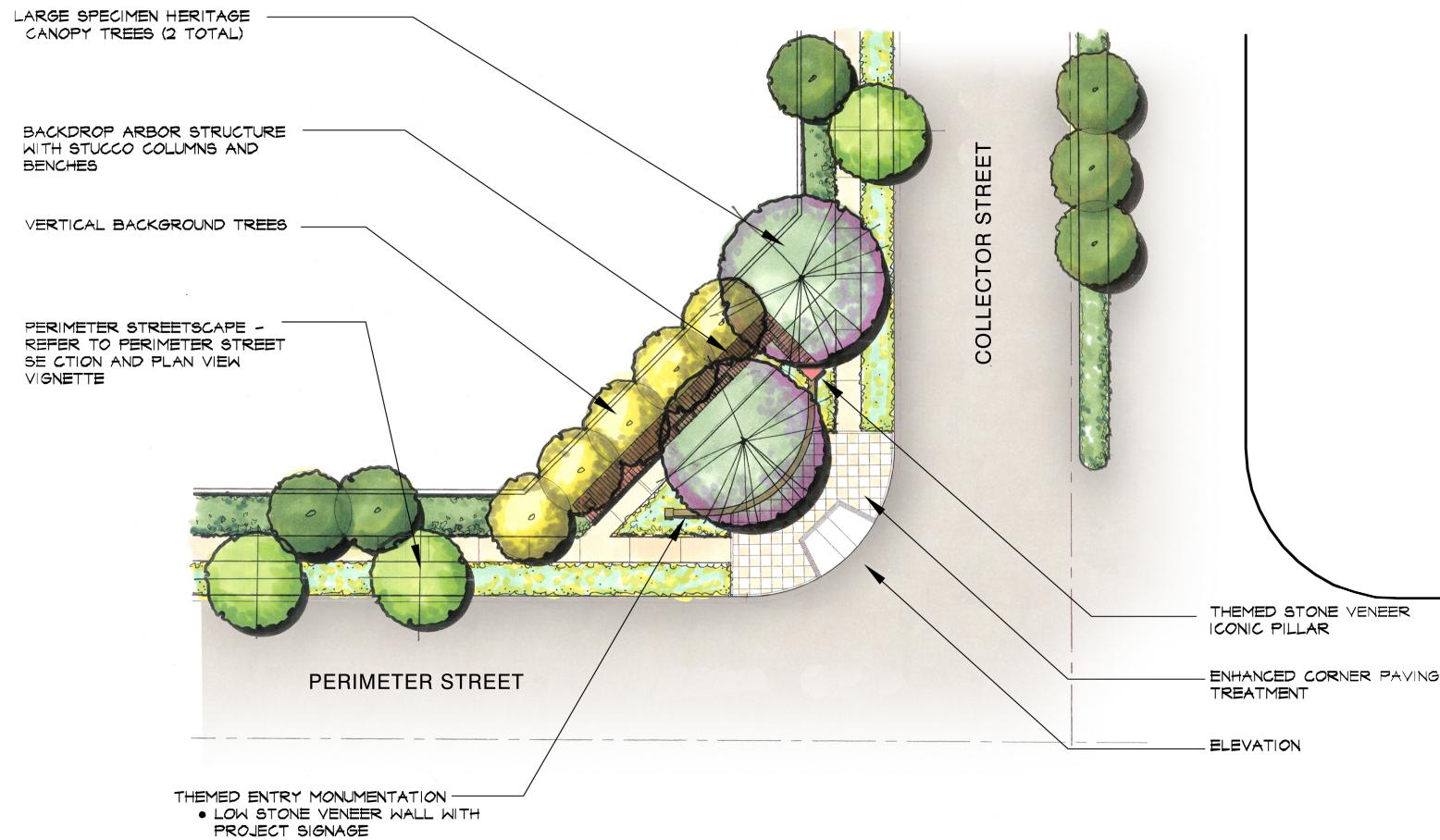
SECONDARY NONGATED ENTRY

FIGURE 6.14



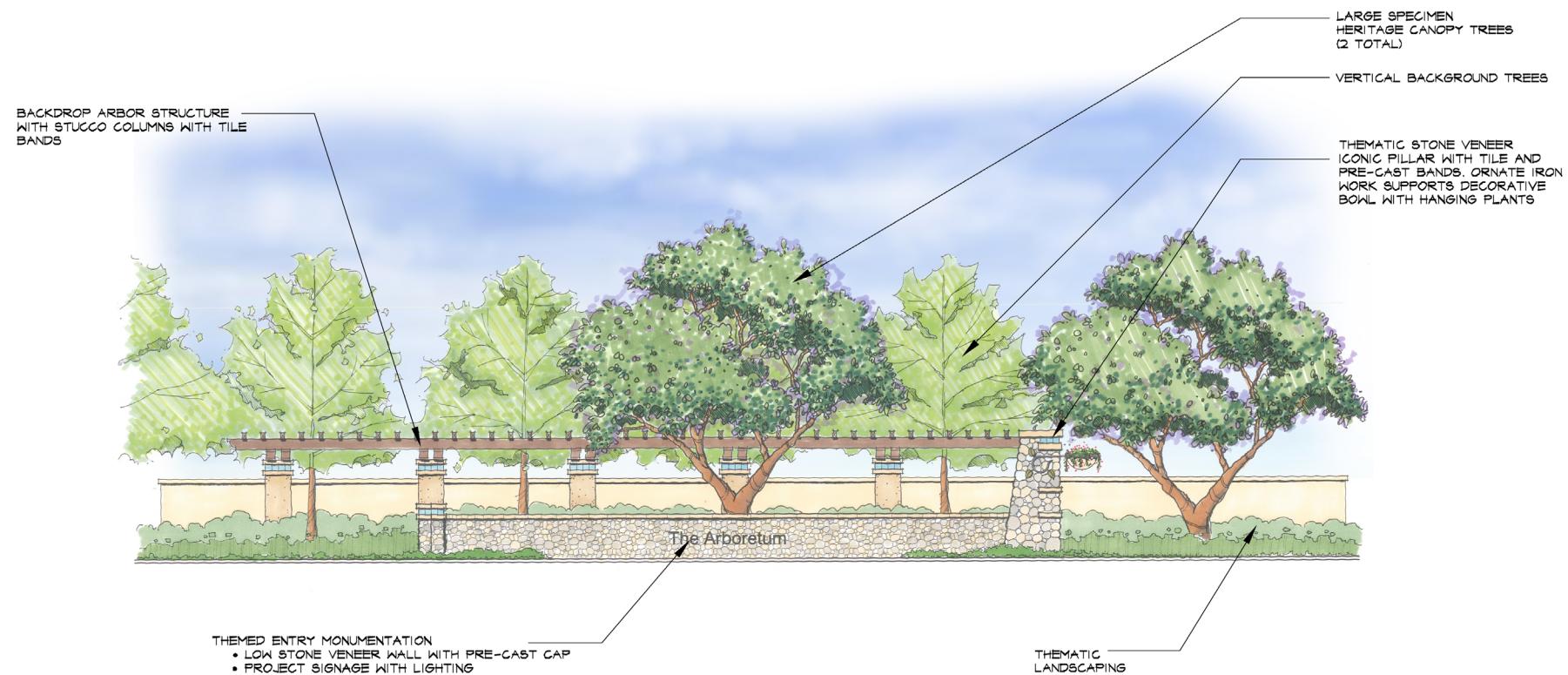
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-A



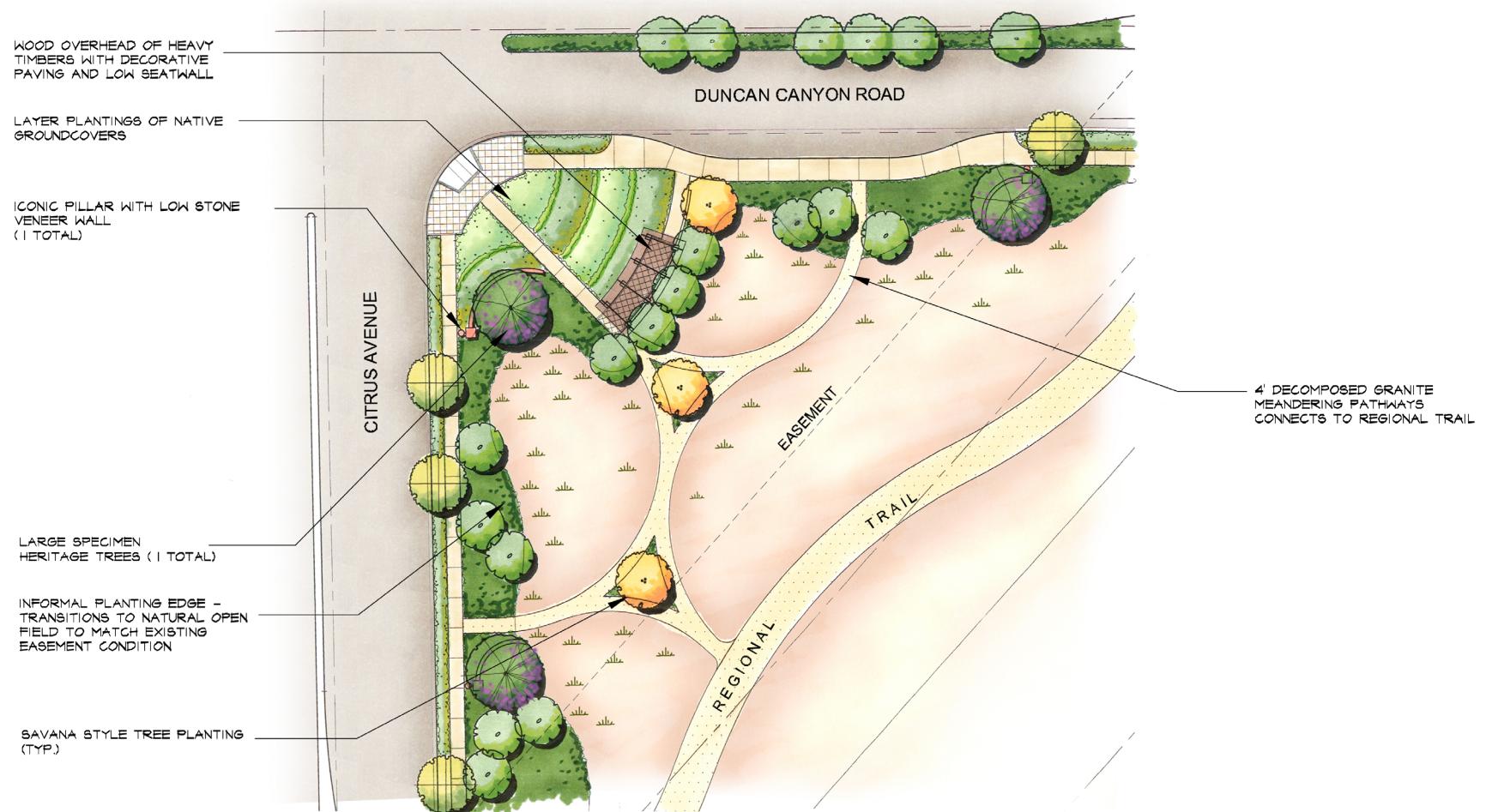
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-B



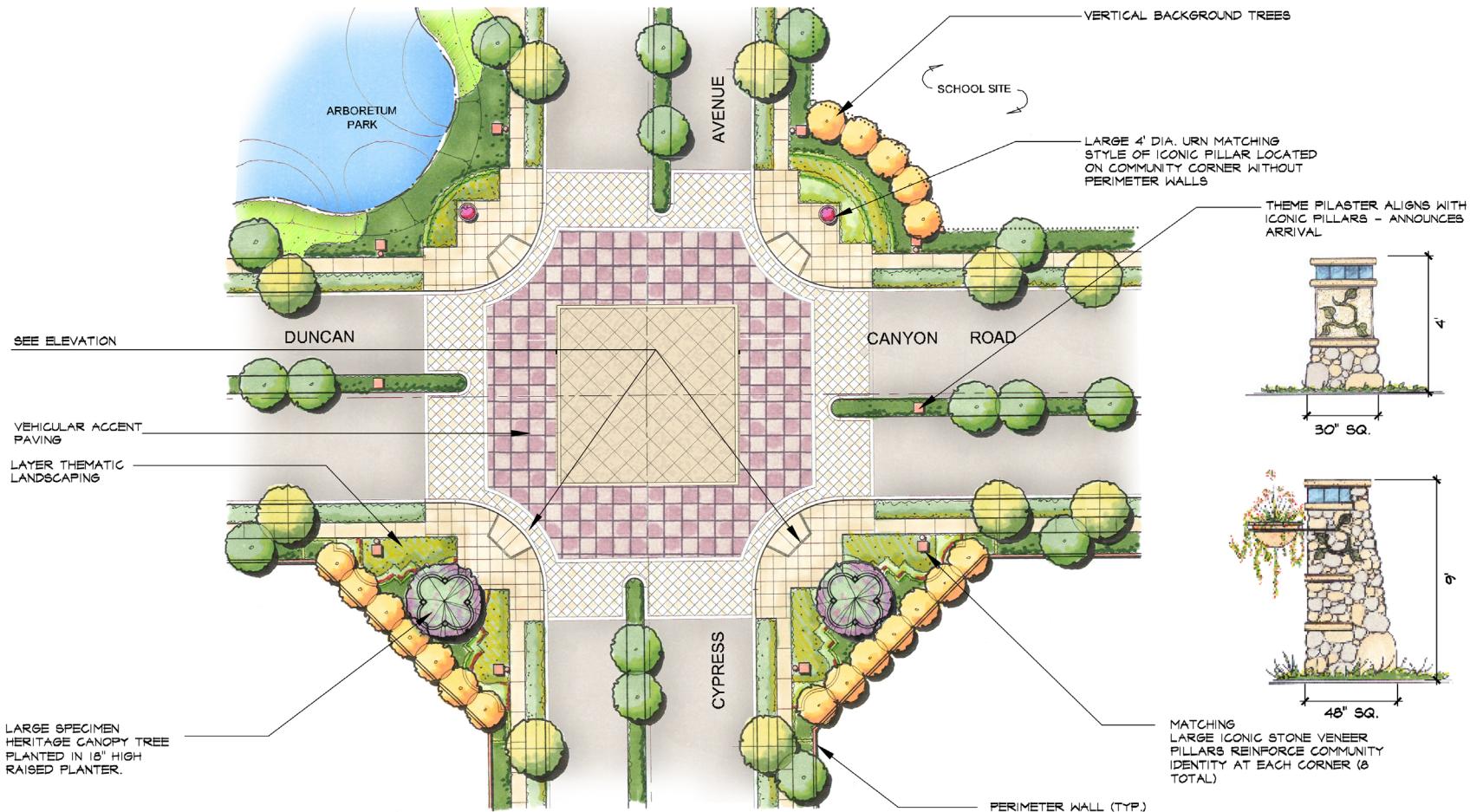
COMMUNITY ENTRY MONUMENTATION - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.15-C



ICON MONUMENTATION

FIGURE 6.16-A



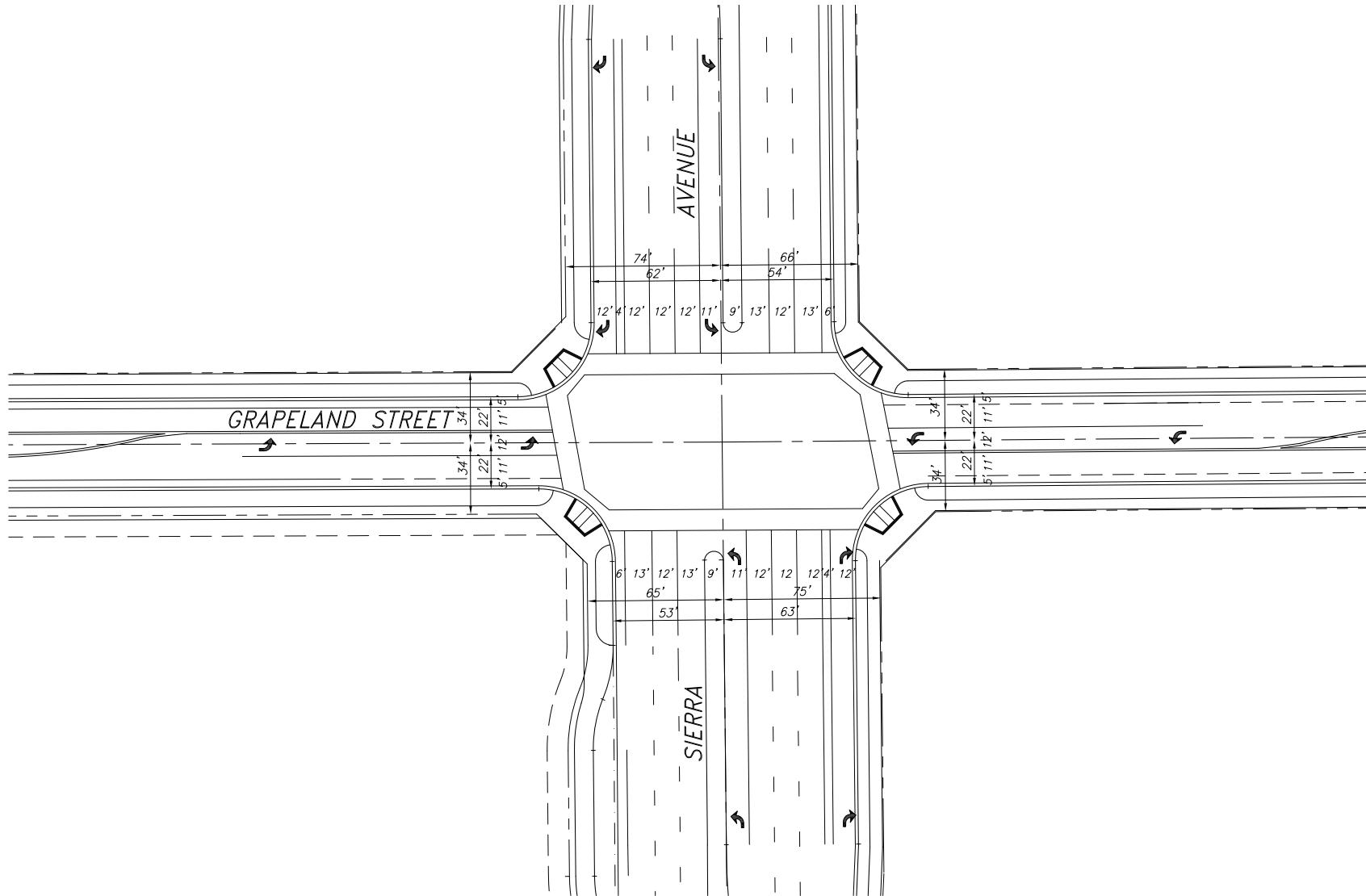
ICON MONUMENTATION

FIGURE 6.16-B



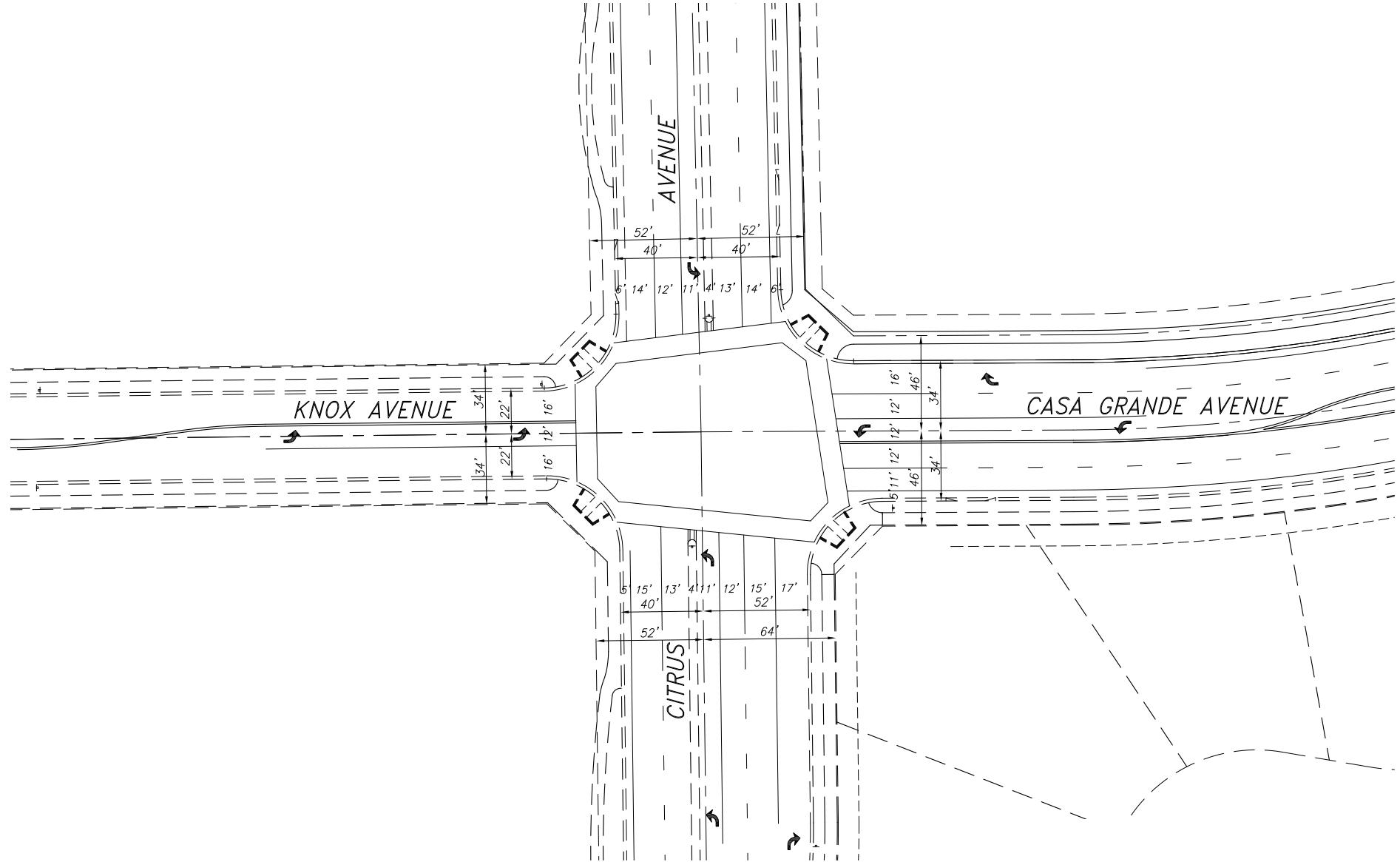
ROAD ALIGNMENT - SIERRA AVENUE AND GRAPELAND STREET

FIGURE 6.17-A



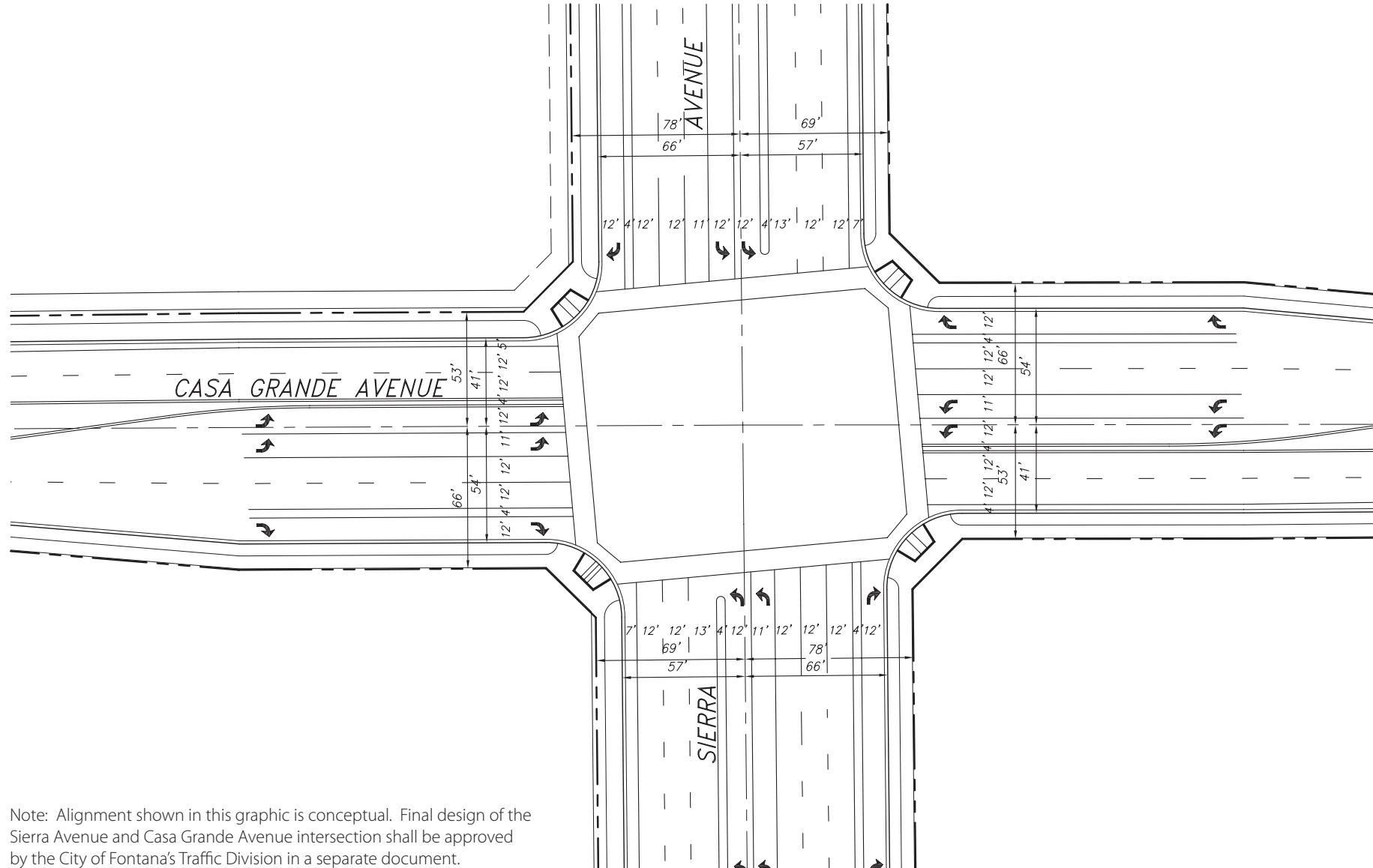
ROAD ALIGNMENT - CITRUS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-B



ROAD ALIGNMENT - SIERRA AVENUE AND CASA GRANDE AVENUE

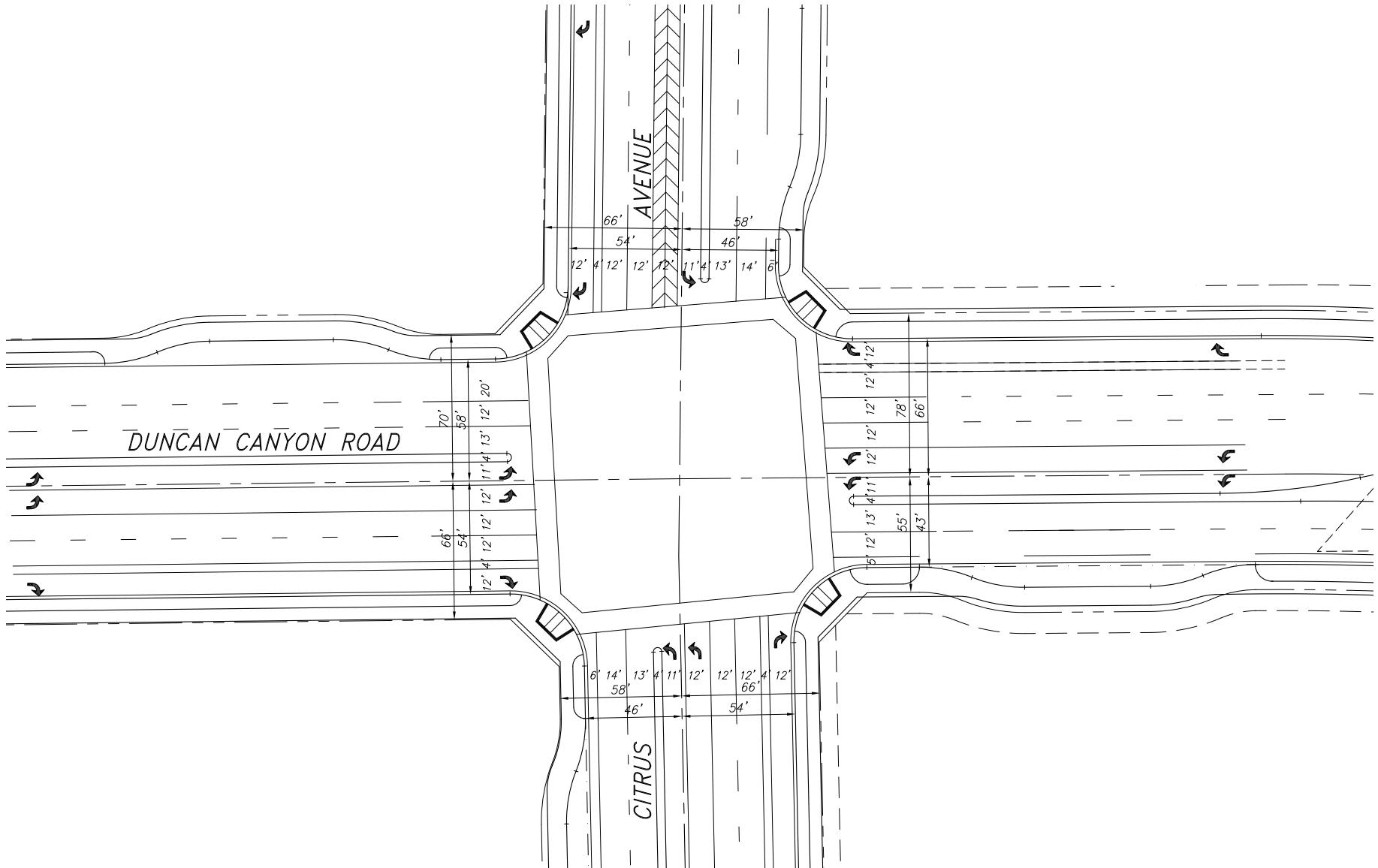
FIGURE 6.17-C



Note: Alignment shown in this graphic is conceptual. Final design of the Sierra Avenue and Casa Grande Avenue intersection shall be approved by the City of Fontana's Traffic Division in a separate document.

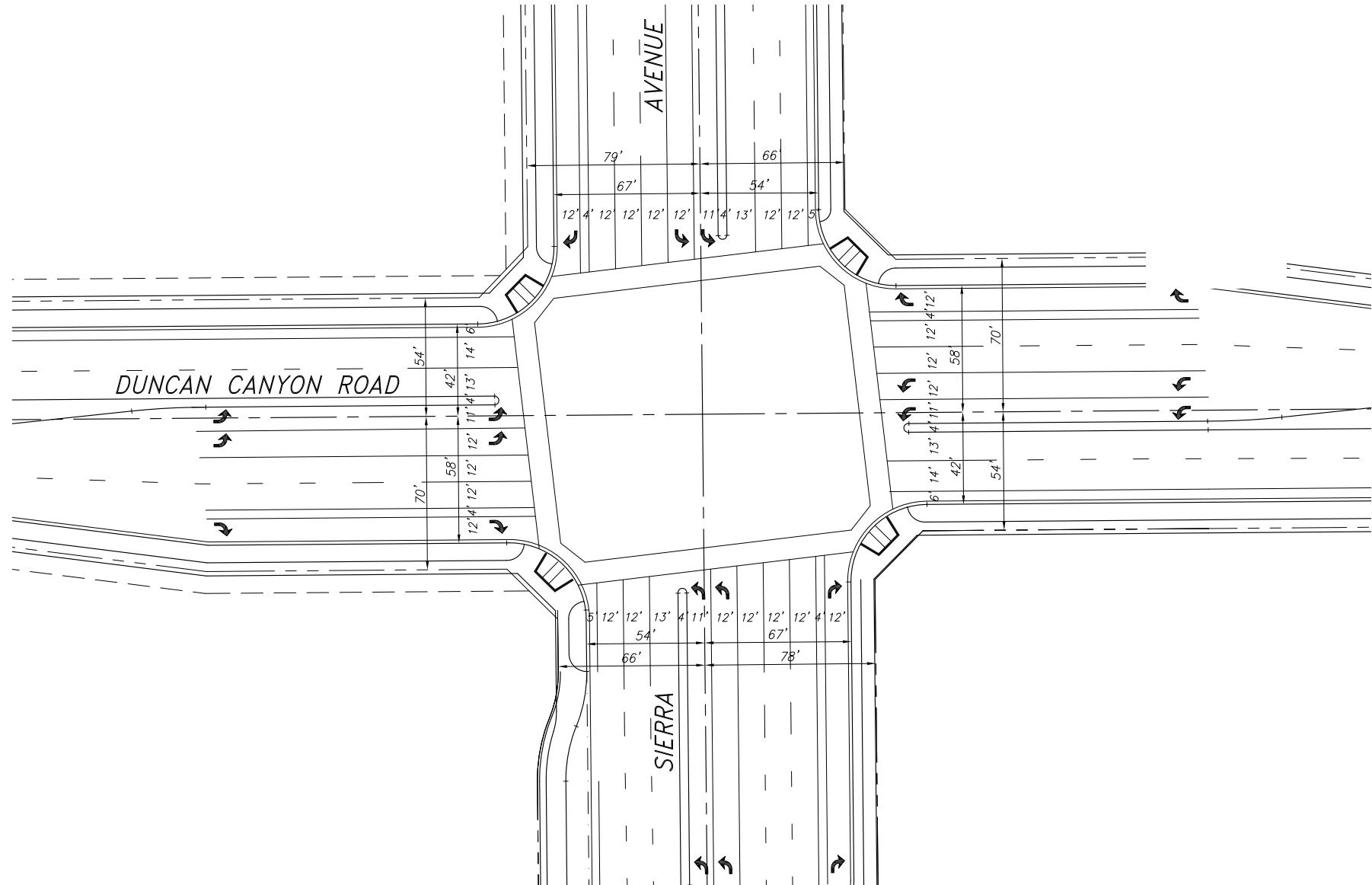
ROAD ALIGNMENT - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-D



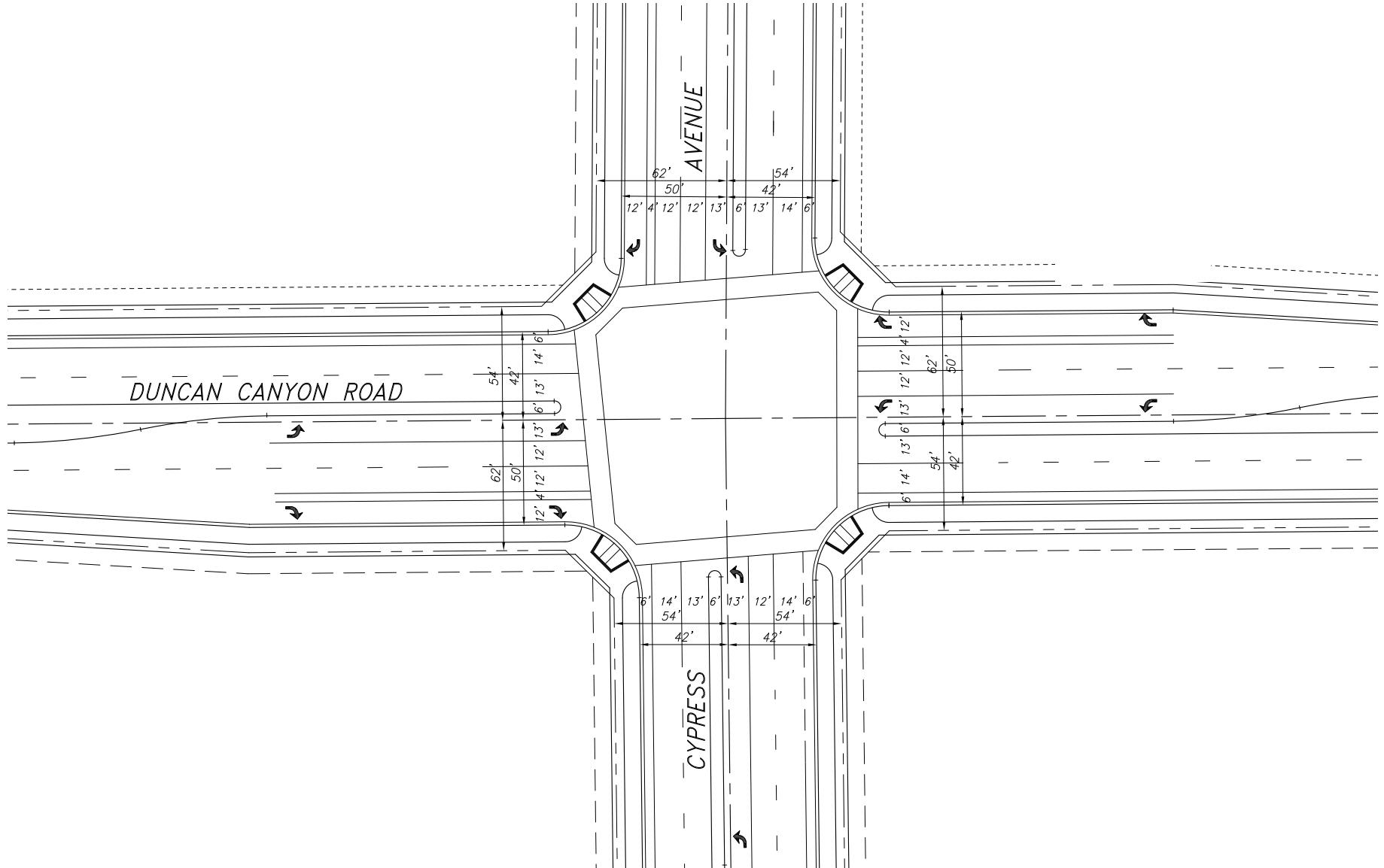
ROAD ALIGNMENT - SIERRA AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-E



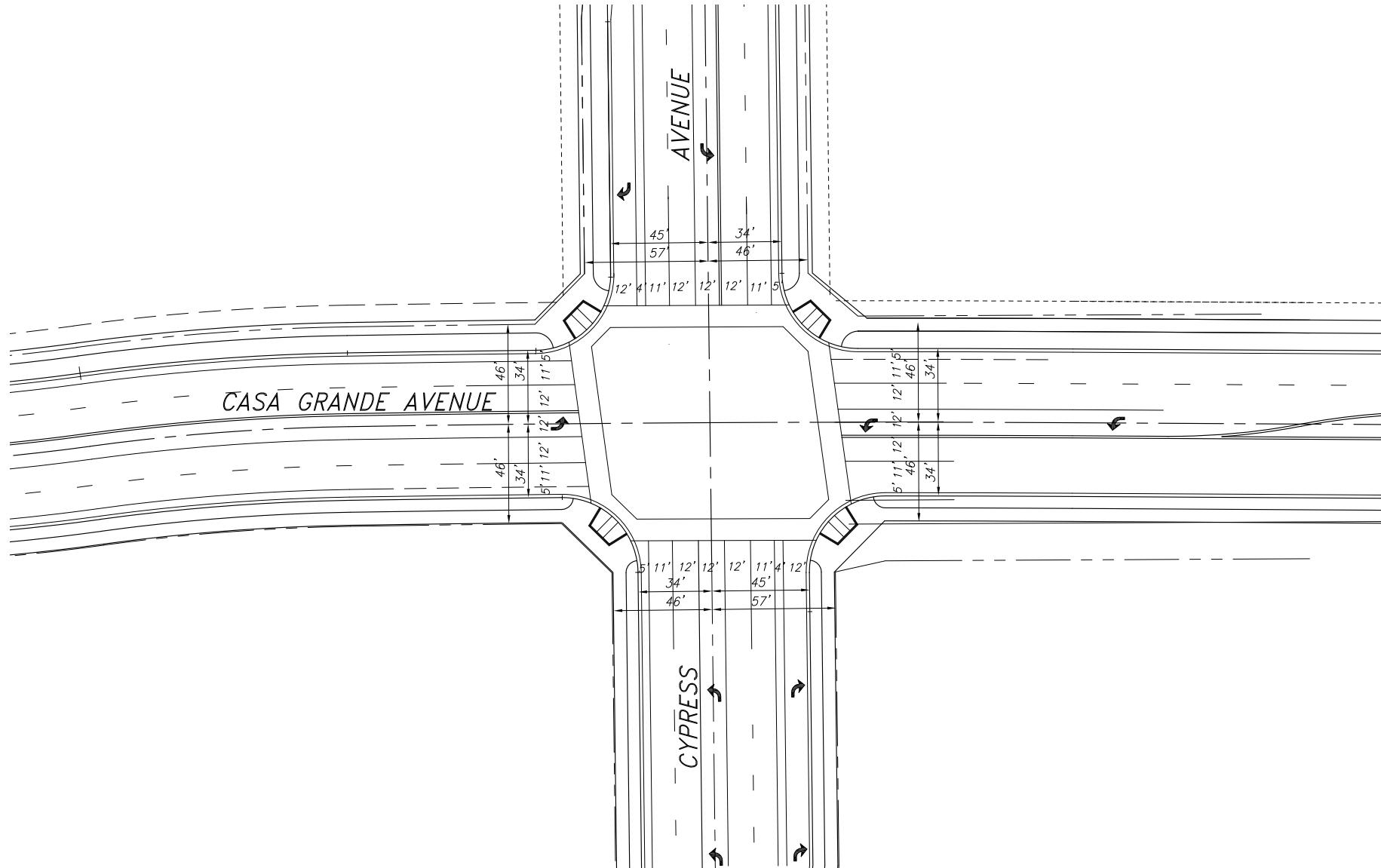
ROAD ALIGNMENT - CYPRESS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-F



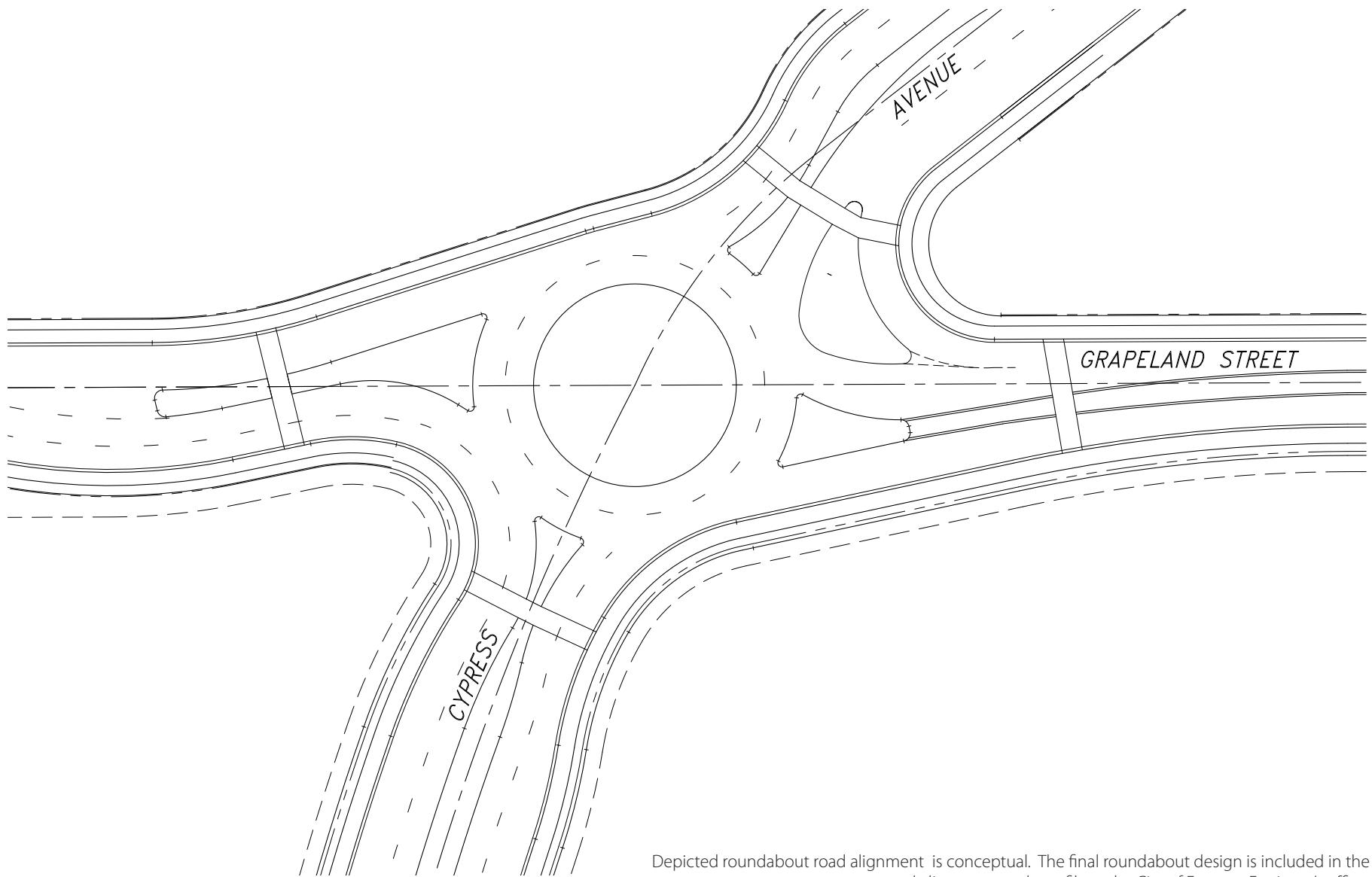
ROAD ALIGNMENT - CYPRESS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-G



ROAD ALIGNMENT - GRAPELAND STREET AND CYPRESS AVENUE

FIGURE 6.17-H



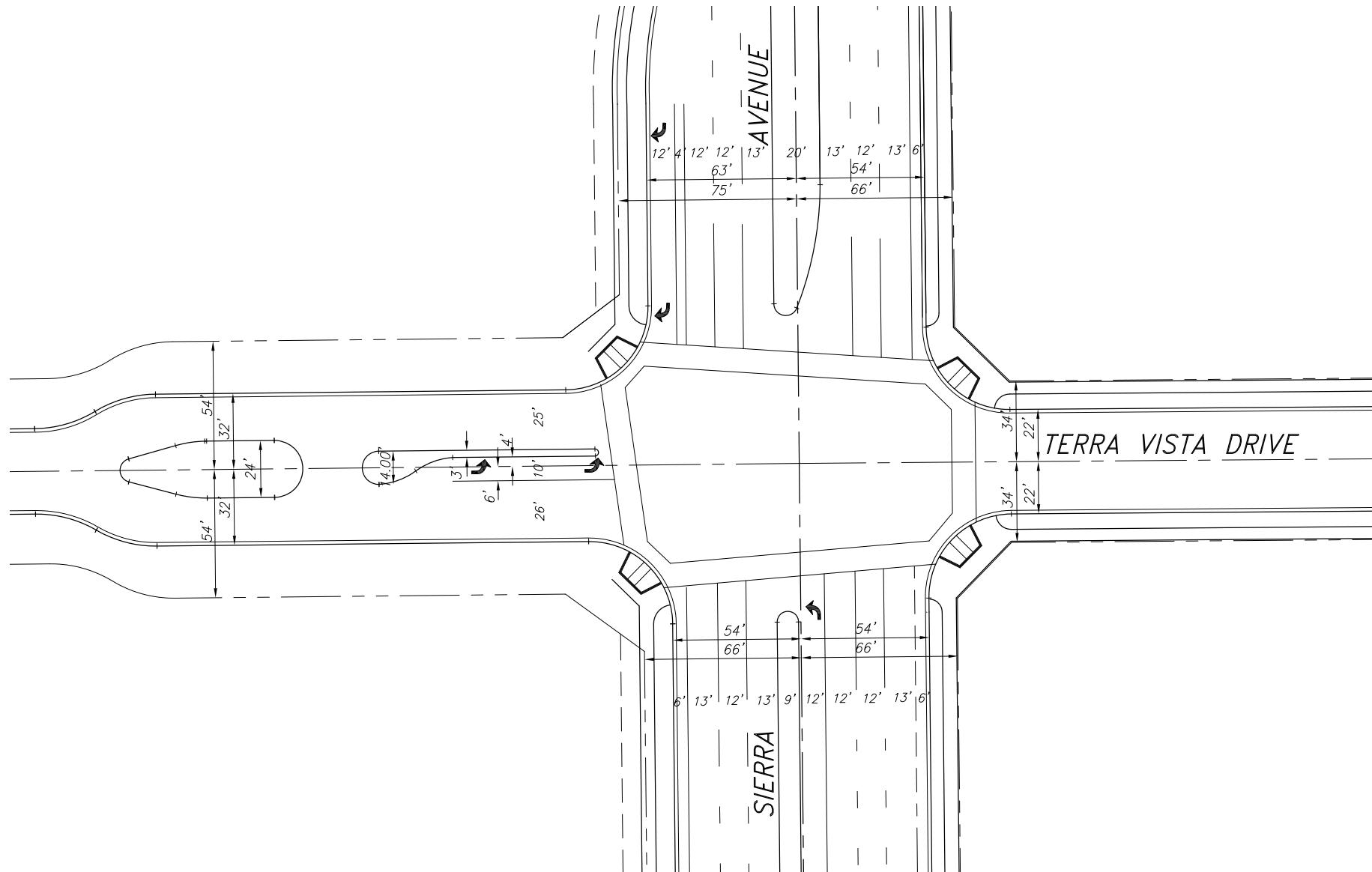
Depicted roundabout road alignment is conceptual. The final roundabout design is included in the approved alignment study on file at the City of Fontana Engineer's office.

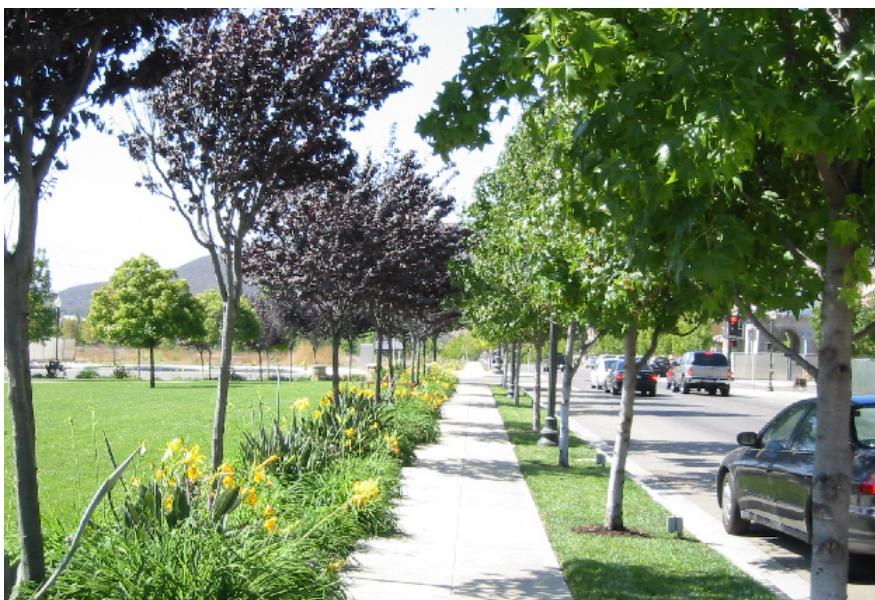
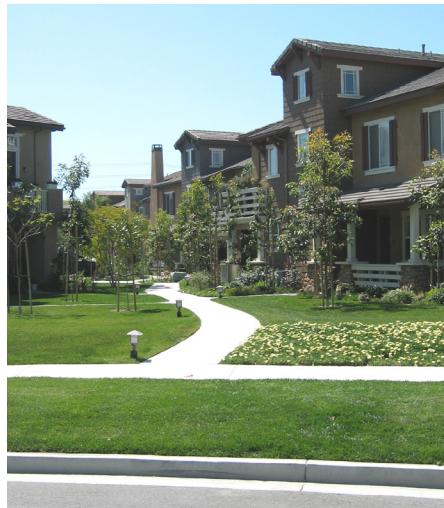


CIRCULATION & STREETSCAPE DESIGN

ROAD ALIGNMENT - SIERRA AVENUE AND TERRA VISTA DRIVE

FIGURE 6.17-I





Pedestrian and bicycle connectivity

6.4 Pedestrian Circulation, Bikeways and Trails Plan

6.4.1 Pedestrian Environment

Pedestrian-friendly environments within The Arboretum are created by providing usable pedestrian connections through a combination of The Arboretum trail system and paseos and safe, pleasant streetscenes. These pedestrian connections provide strong linkages between neighborhoods, schools, parks, and recreational amenities that encourage walking and bicycling as an alternative to auto travel. The Resort village contains a variable-width pedestrian paseo linking two major recreation complexes. The Arboretum Trail is a unique pedestrian circulation corridor that connects all four villages. The 10-foot-wide Arboretum Trail also acts as a “wayfinding” element, providing pedestrian linkages to all neighborhoods, eventually ending at the The Arboretum Park. See Figure 6.18, *Pedestrian Circulation, Bikeways and Trails Plan*, for locations of pedestrian connections.

6.4.2 Bikeways

There is an extensive system of Class II bicycle trails, all of which are 5 feet in width, proposed for The Arboretum. Class II bike trails along Sierra Avenue and Citrus Avenue provide a major north–south connection and the bike trails along Grapeland Street and Casa Grande Avenue provide a major east–west connection. On perimeter arterial collector streets, including Sierra Avenue, Grapeland Street, Citrus Avenue, and Casa Grande Avenue, a striped bike lane is adjacent to the streetscene curb. Project interior collector streets, including Duncan Canyon Road and Cypress Avenue, also contain this striped bike lane. Bike routes will be designated along local residential streets.

A Class II bike lane is also located along Duncan Canyon Road and Cypress Avenue within the community. See Figure 6.18, *Pedestrian Circulation, Bikeways and Trails Plan*, for locations of bikeways.



PEDESTRIAN CIRCULATION, BIKEWAYS AND TRAILS PLAN

FIGURE 6.18

LEGEND

- 5'Wide Pedestrian Walk
- 6'Wide Pedestrian Walk
- Resort Community Paseo
- East-West Paseo ¹
- The Arboretum Trail
- Community Trail
- Class II Bike Lane
- Arboretum Trail - Community Trail Pedestrian Connection ²
- Parks

Note 1: The east-west paseo connections to the north-south paseo axis may be offset (north or south) depending on product lotting.

Note 2: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.



6.4.3 Paseos and Recreational Trails

The community structure plan for The Arboretum is based on the principle that all neighborhoods will provide for pedestrian connectivity. This goal is achieved in numerous ways. First, Sierra Avenue, Grapeland Street, Citrus Avenue, Duncan Canyon Road, Cypress Avenue, and Casa Grande Avenue all contain a 6-foot-wide sidewalk separated from the street by an 8-foot-wide landscape area. The Arboretum Trail contain a 10-foot-wide sidewalk on one side of the street and a 6-foot-wide sidewalk on the other side. Both are separated from the street by a turf or shrub parkway. Local streets contain a 5-foot-wide curb-separated sidewalk on both sides of the street. In addition to the pedestrian sidewalks, Class II bicycle lanes are adjacent to Sierra Avenue, Grapeland Street, Citrus Avenue, Casa Grande Avenue, Duncan Canyon Road, and Cypress Avenue. A greenbelt with a pedestrian paseo is located in The Resort linking the two community recreation centers to adjoining neighborhoods. The community trail, a portion of the regional trial system which fronts the Arboretum Specific Plan, maintains regional access to open space areas by connecting the Southern California Edison utility easement to The Arboretum. See Figure 6.18, *Pedestrian Circulation, Bikeways and Trails Plan* for locations of paseos and recreational trails.

All pedestrian paseos and trails will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. All paseos shall have pedestrian lighting; refer to lighting section for additional lighting requirements. Light spacing shall be per the City of Fontana codes and regulations, and light fixtures shall be approved by the City.



Pedestrian paseos and recreational trails



6.5 Walls and Fencing

Walls and fences are used at The Arboretum to provide safety and privacy along perimeter streets. Fencing also delineates homeowner property boundaries. Community theme walls adjacent to Citrus Avenue, Casa Grande Avenue, Sierra Avenue, and Grapeland Street shall consist of a solid 6-foot-high block “Proto II” wall system (or equivalent). These perimeter block walls shall be grouted to matching block color, and have a contrasting masonry cap. Single-family residential rear and side yards when adjacent to a collector street shall also be constructed of the above mentioned block wall.

Community-theme walls located at project monumentation areas and at primary and secondary project entries are an upgraded wall. These upgraded walls shall be a 6-foot-high “Proto II” wall with a stucco finish and stucco cap.

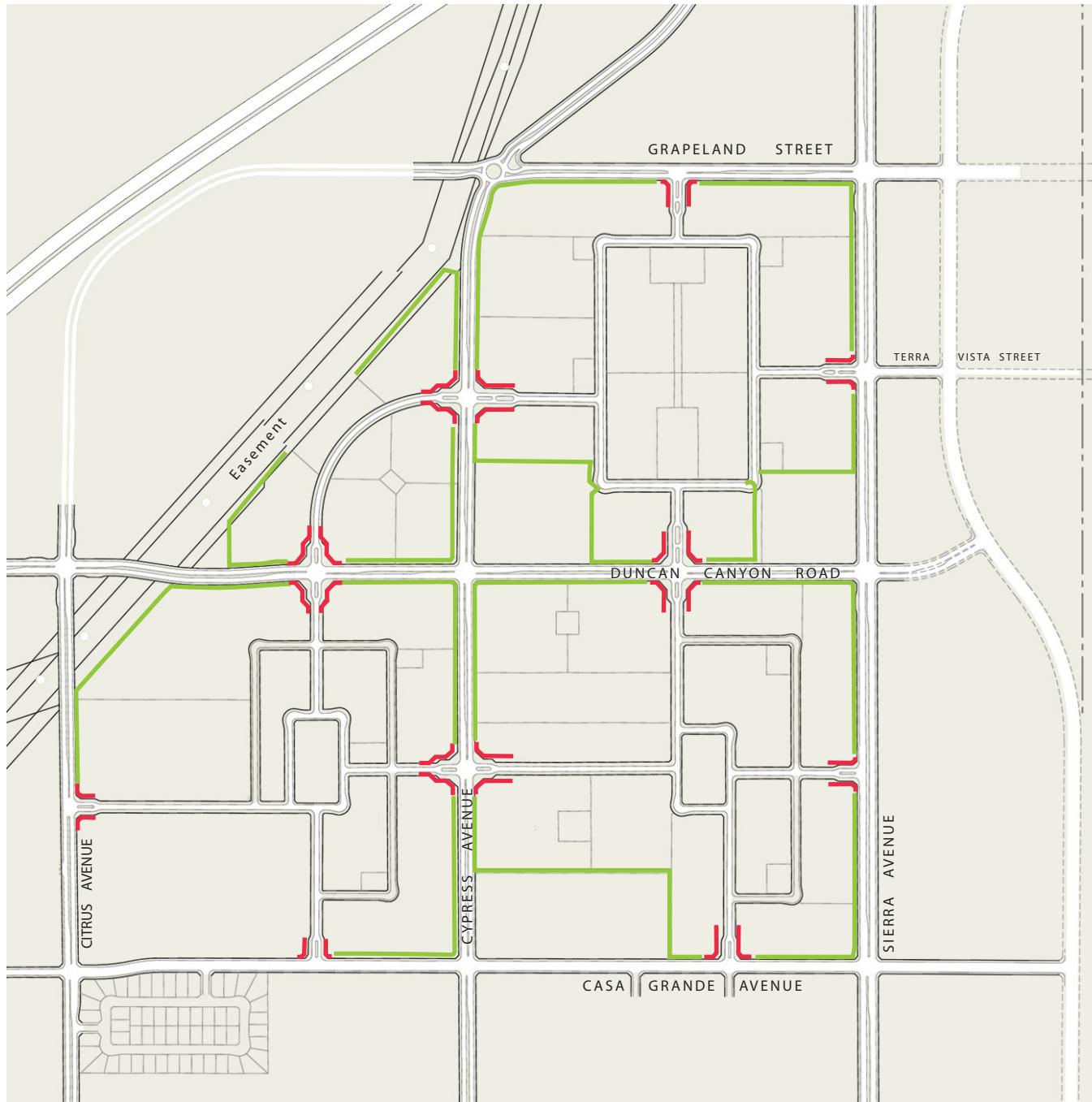
Residential walls along rear and side property lines shall be constructed of a Precision block wall (if not visible from public right-of-way) and shall be 6 feet in height. Wall height may increase due to noise mitigation requirements.

Figure 6.19, *Community Fencing Plan*, shows the placement of community theme walls, view fencing, and decorative fencing throughout The Arboretum Specific Plan area. Figure 6.20, *Community Fencing Elevations*, provides illustrations of the four fencing types for The Arboretum Specific Plan.

General guidelines for use of walls and fences are provided below:

- Solid block community walls shall be located at the back of the 10' easement on Citrus Avenue, Casa Grande, Sierra Avenue and Grapeland Street.
- Community walls may not be used where multifamily, public buildings, parks, and open space are adjacent to streets.
- Block walls shall be constructed using a “Proto II” wall system (or equivalent), as approved by the City of Fontana.
- Block walls shall be constructed using 8-inch by 16-inch block, (grout color to match block).

- Community walls shall be no higher than 6 feet above grade except when noise mitigation efforts require an increased perimeter wall height.
- 6.5 foot-high block pilasters are located approximately 100 feet apart.
- Split face block is required for the Community Theme Wall.
- A 6-foot-high precision block wall shall also be used at residential side and rear yards if not visible from right-of-way.
- No chain-link fence, wire fence, or wood fencing is allowed.
- Upgraded walls shall be constructed using 8-inch by 16-inch block, and shall receive a stucco finish, with stucco cap.
- Residential units and open space areas (i.e. private or public streets, parking lots, and private or public parks) shall maintain secure space and circulation through any one of the following elements: walls, gates, slopes, or hostile planting with vegetation.



COMMUNITY FENCING PLAN

FIGURE 6.19

LEGEND

- 6'0" Community Theme Wall
- 6'0" Theme Wall at Entries

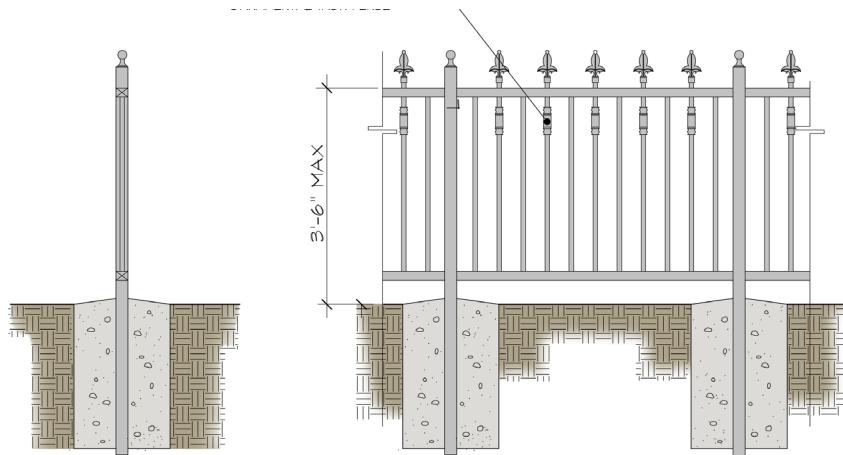
Note: Appropriate breaks in walls will be provided for circulation purposes.



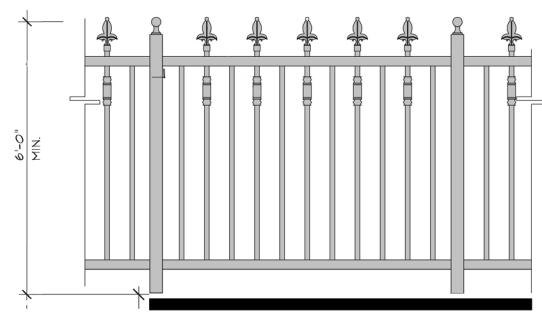
The Arboretum Specific Plan

COMMUNITY FENCING ELEVATIONS

FIGURE 6.20



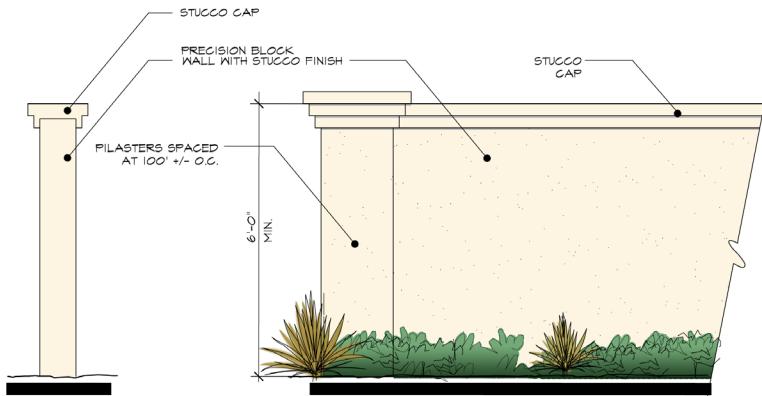
PARK CHILD BARRIER RAIL



WROUGHT IRON VIEW-FENCING



COMMUNITY THEME SOLID WALL



COMMUNITY THEME STUCCO WALL

Note: Split face block is required for the Community Theme Wall.