

## Chapter 2.0

# Introduction

## 2.1 Purpose and Intent

This Specific Plan document encapsulates the City's long range plan for the development of The Arboretum and serves as the regulatory mechanism that guides all future development proposals within the Specific Plan area. This document will facilitate the build-out of The Arboretum in a manner that is consistent with City and state policies and standards and assures that the various community elements identified in the Specific Plan will be developed in a coordinated manner.

This Specific Plan provides detailed text and exhibits, which describe the various land uses, amenities, and infrastructure improvements that are envisioned to occur in the community. For example, Chapter 4 of this document sets forth the master development plan, including the community structure and land use concept. The project's parks, amenities, and corresponding landscape will be described in Chapter 5. Chapter 6 will detail the circulation plan for the project, in addition to enhanced intersection treatments, entries, and monumentation. Design guidelines, including those for the Arboretum's landscape, and development standards, contained in Chapters 7 and 8, respectively, will guide site planning, architectural design, and landscaping to create a cohesive, signature community identity. Chapter 9 will provide plans for phasing, infrastructure, and public services.

## 2.2 Authority and Scope

The Arboretum Specific Plan has been prepared pursuant to the provisions of California Government Code, Section Title 7, Division 1, Chapter 3, Article 8 (Sections 65450 through 65457), 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 designed to address site-specific issues and to create a bridge between the City's General Plan and a specific development proposal. 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, Sections 30-61 and 30-62, specifies the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Fontana. California Government Code, Sections 65450–65454, establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

## 2.3 General Plan Consistency

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 Arboretum Specific Plan with the City of Fontana General Plan is addressed in Appendix A of this document.

## 2.4 Relationship to City Plans

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 Specific Plan area. By functioning as a regulatory document, the Arboretum Specific Plan provides a means of implementing the City of Fon-

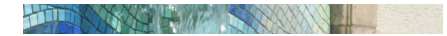
tana's General Plan and detailing a specific development proposal for the property. In this regard, all future development plans, tentative parcel and/or tract maps, or other similar entitlements shall be consistent with regulations set forth in this document and with all applicable City regulations.

### 2.4.1 Fontana General Plan Land Use

The City of Fontana General Plan Land Use Map shows several existing land use categories within The Arboretum Specific Plan project area. Existing land use designations found within The Arboretum property include: R-PC, Residential Planned Community; RMU, Regional Mixed Use; and C-C, Community Commercial. In addition, the Fontana General Plan identifies a local “activity center” as an overlay to the C-C (Community Commercial) designation along the eastern border of the Arboretum Specific Plan area, at the northwest and southwest corners of Sierra Avenue and Duncan Canyon Road. These centers are intended to accommodate residential-serving retail and entertainment development with an emphasis on pedestrian-oriented amenities and links to adjacent residential areas as well as provision of public gathering and open spaces and accessibility to multiple modes of transportation. The utility easement on the northwestern portion of the property is designated as a P-UC, Public Utility Corridor. Figure 2.1, *Existing General Plan Land Uses*, shows the current configuration of these land uses.

Three different General Plan Land Uses will be applied to the Specific Plan area: Residential Multi-Family (R-MF), Community Commercial (C-C) and Public Utility Corridor (P-UC). The R-MF land use designation will be applied to all areas within the Specific Plan except 8.8 acres in the Resort Village (which will be designated C-C) and 31.2 acres reserved for the Southern California Edison easement. Figure 2.2, *Proposed General Plan Land Use*, identifies the locations of each of the land use designations identified in this section.






The R-MF General Plan land use designation will allow development of all residential densities up to, but not exceeding 24.0 dwelling units per acre as identified in the General Plan. The R-MF designation includes the development of lower density residential uses so long as the proposed densities do not exceed the maximum allowable density in the R-MF land use category, which is 24.0 dwelling units per acre. It should be noted that the R-MF General Plan designation does not entitle

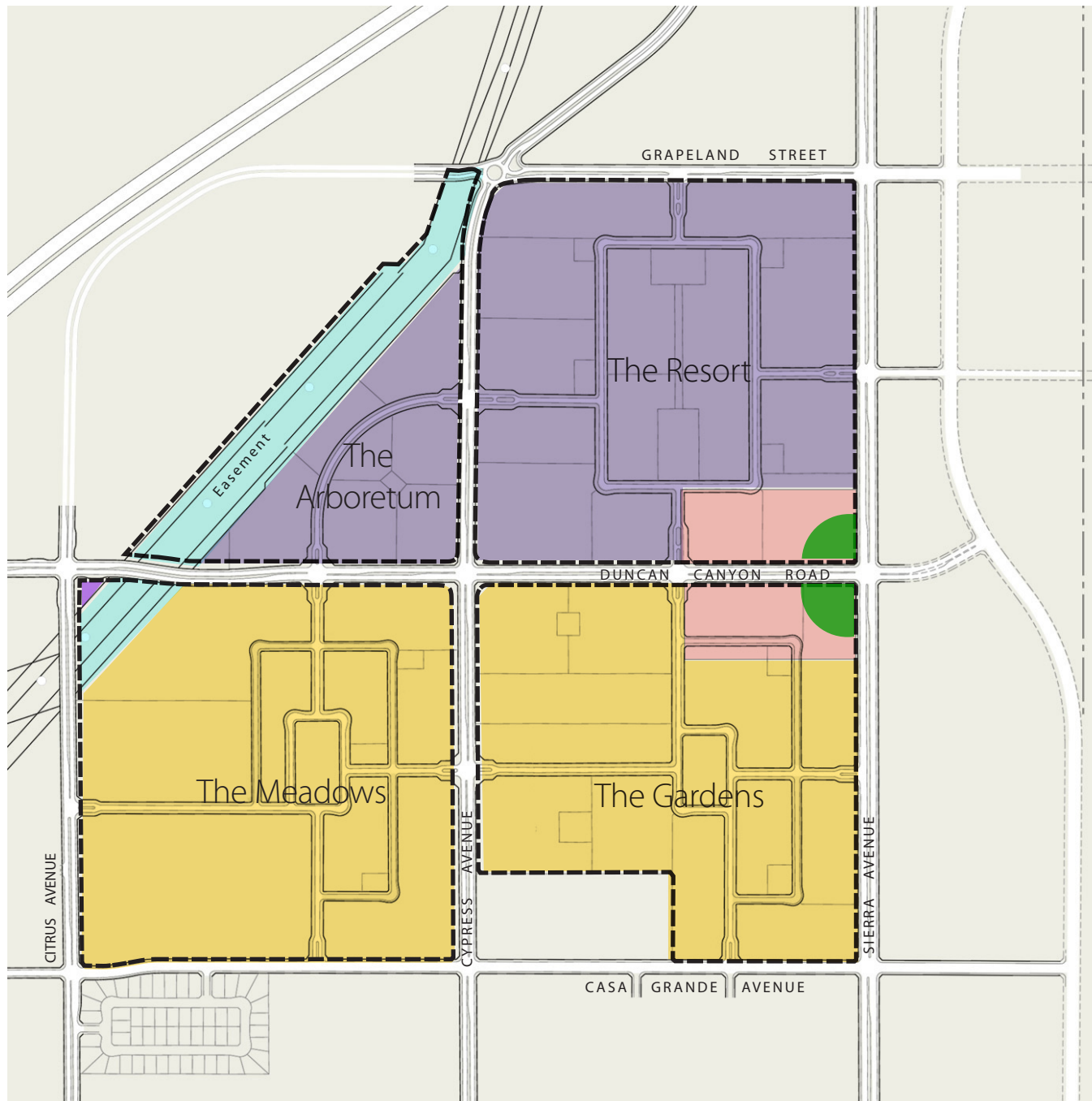


## EXISTING GENERAL PLAN LAND USE

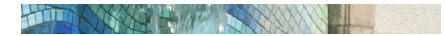
FIGURE 2.1

### LEGEND

-  **RMU (Regional Mixed Use)**  
0.1–1.0 FAR for non-residential;  
12.0–24.0 du/ac
-  **R-PC (Residential Planned Community)**  
3.0–6.4 du/ac
-  **C-C (Community Commercial)**  
0.1–1.0 FAR
-  **Activity Center Overlay**  
0.1–1.0 FAR for non-residential uses;  
7.7–24.0 du/ac
-  **P-UC (Public Utility Corridor)**







## PROPOSED GENERAL PLAN LAND USE

FIGURE 2.2

### LEGEND

- R-MF (Residential Multi Family)
- C-C (Community Commercial)  
0.1–1.0 FAR
- P-UC (Public Utility Corridor)

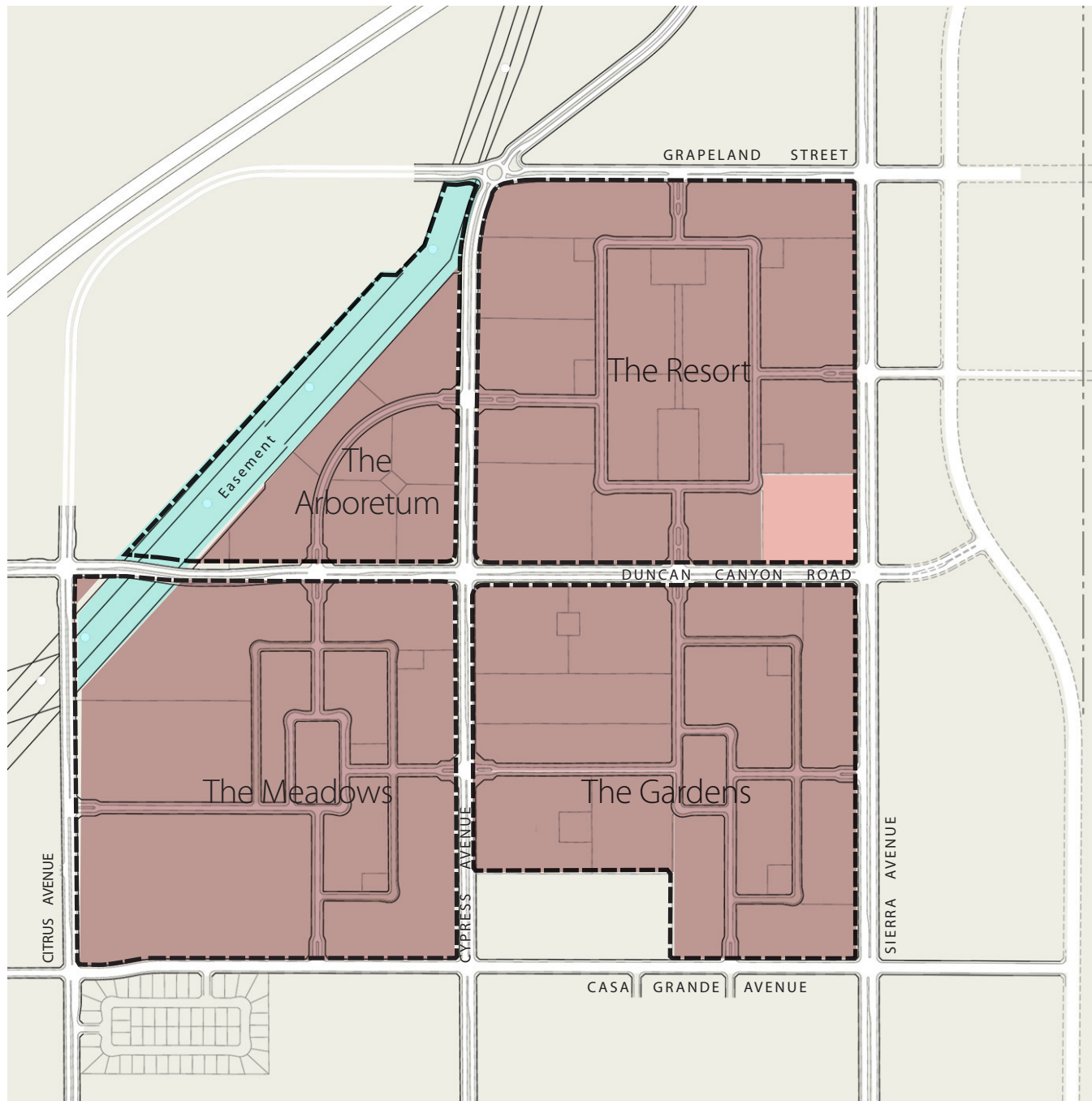


TABLE 2.1 GENERAL PLAN LAND USE DESIGNATIONS			
	CURRENT ACREAGE	PROPOSED ACREAGE	CHANGE IN ACREAGE
RMU (Regional Mixed Use)	188.4	-	-188.4
R-MF (Residential Multifamily)	-	491.3	+491.3
R-PC (Residential Planned Community)	275.7	-	-275.7
C-C (Community Commercial)	36.0	8.8	-27.2
P-UC (Public Utility Corridor)	31.2	31.2	-
<b>Total</b>	<b>531.3</b>	<b>531.3</b>	-

the entire specific plan area to be developed at a density of 24.0 dwelling units per acre; residential densities must be consistent with the land use plan identified in Figure 4.2, *Overall Land Use Plan*, which provides a mix of low, medium and high density residential planning areas. In addition, any development proposed must not exceed the maximum dwelling units permitted for the entire specific plan area (3,526 total).

A general plan amendment will be required to remove the existing C-C designation from the existing General Plan Land Use Map for the Garden village area and to add the R-MF designation to the rest of the Specific Plan.

## 2.4.2 Fontana Zoning Designations

The following City of Fontana zoning designations are existing within the Specific Plan area: R-PC, Residential Planned Community; R-MU, Regional Mixed Use; and C-1 Community Commercial. An Activity Center Overlay area and a Utility Corridor Overlay area are also found within the Specific Plan boundary. With adoption of this Specific Plan, the project site's zoning will be changed from R-PC, R-MU, and C-1 to SP (Specific Plan). Development standards are contained in Chapter 8 of this document.



## 2.5 Relationship to Other City Programs

### 2.5.1 North Fontana Redevelopment Project

The Arboretum Specific Plan falls within the purview of the 8,900-acre North Fontana Redevelopment Project Area. Originally adopted in 1982, the North Fontana Redevelopment Area was established to improve the social and economic condition of the area, which, as a whole, is impacted by flooding concerns due to the Lytle Creek Wash and a lack of major infrastructure.

### 2.5.2 Capital Improvement Program

A Capital Improvement Program (CIP) is a long-range plan of proposed transportation and utility infrastructure projects with single and multiple-year capital expenditures. A proposed CIP project is slated for the Interstate 15 / Duncan Canyon Road Interchange. This intersection is situated west of the Arboretum Specific Plan project area and will have a significant impact on overall local circulation.

## 2.6 Environmental Assessment

An Environmental Impact Report (EIR) has been prepared as a companion document to this Specific Plan, and will provide California Environmental Quality Act (CEQA) review for approval of The Arboretum Specific Plan.

## 2.7 Action Expectations

Numerous statements occur in this plan in the form of policies, standards, and guidelines that define action expectations to successfully implement the plan. The following terms clarify the level of commitment intended in the plan and reflect the expectation or desired outcome. The application of each term to a particular policy or action is a deliberate application of these definitions.

**Shall** This type of policy will always be followed. Shall represents an absolute commitment to the guidance expressed in the policy. (Similar action words: require, enforce, must, ensure)

**May** This type of policy will be followed in most cases and exceptions or degrees of implementation are acceptable with valid reasons. (Similar action words: should)

**Allow** Permit someone else's initiative and support it unless there is a very good reason not to. (Similar action words: permit)

**Restrict** This type of policy sets specified limits within which action and/or implementation will occur. (Similar action words: control, limit, contain)

**Prohibit** This type of policy requires steps to actively prevent a specified condition or decision from occurring. (Similar action words: forbid, ban)

## 2.8 Specific Plan User's Guide

This Specific Plan is organized as detailed below:

**Chapter 1 – Vision** Identifies the guiding principles of The Arboretum and provides a discussion of the relationship of the project to surrounding uses and adjacent developments.

**Chapter 2 – Introduction** Includes the document's purpose and intent, authority and scope, relationship to the Environmental Impact Report, and the relationship to the City of Fontana General Plan and Zoning Designations.

**Chapter 3 – Context and Conditions** Provides general information about the property location, existing site conditions, and opportunities for and constraints on development.

**Chapter 4 – Community Structure** Describes in detail the community, village, and neighborhood levels of The Arboretum and provides a description of land uses and associated densities by village.

**Chapter 5 – Parks and Amenities** Describes community-wide parks and amenities programming, conceptual parks and gardens by village, and their corresponding landscape program.

**Chapter 6 – Circulation and Streetscape Design** Sets forth plans for circulation, enhanced intersection treatments, and entries and monumentation.

**Chapter 7 – Design Guidelines and Landscape** Contains design guidelines which will define the community character including architecture, walls and fences, and signage, as well as guidelines for the project's arboretum and activity center. This chapter also details the project's landscape design guidelines.

**Chapter 8 – Development Standards** Includes zoning criteria for the Specific Plan area. These criteria will be applied in the same manner as the Fontana Zoning and Development Code applies to other properties within the City.

**Chapter 9 – Phasing and Infrastructure** Describes project infrastructure, such as sewage, water, drainage, grading and solid waste, as well as public services and phasing.

**Chapter 10 – Administration** Sets forth administrative procedures for implementing the Specific Plan.

**Appendix A – General Plan Consistency** Details the consistency of the Specific Plan with the goals and policies in the City of Fontana General Plan.

**Appendix B – Community Gardens** Provides a guide to potential thematic garden opportunities for The Arboretum.

**Appendix C – Infrastructure and Assessment Estimates** Delineates infrastructure and assessment estimates associated with the Arboretum Specific Plan.



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