



## Appendix A

# General Plan Consistency

The Arboretum Specific Plan has a direct relationship to the City of Fontana General Plan and provides site-specific, detailed descriptions of regulations, standards, and guidelines for implementing General Plan goals and policies. To achieve this, the Specific Plan must demonstrate that it is 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 goals, policies, and general pattern of land uses 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.

A detailed discussion of the conformance of this Specific Plan with applicable goals and policies in the elements of the General Plan is contained in this Appendix.

## A.1 Land Use

*Goal 1: Land use in our community is balanced between residential, commercial, industrial, open space, and recreational land uses that are developed to high standards of quality and provide diverse economic, social, and cultural opportunities for our citizens and those who wish to invest here.*

Consistency: The Arboretum Specific Plan supports logical, balanced growth in the northern Fontana area. To accommodate the variety of residential product types proposed for the community, all areas of the Specific Plan will be designated R-MF (Residential Multifamily) 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.

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 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).

Each village will be developed at a different average adjusted gross density to accommodate a wide variety of product types. The Meadows village will be developed at an average adjusted gross density of 4.5 du/ac. The Gardens village will be developed with an average adjusted gross density of 7.7 du/ac. The Resort village will be developed at an average adjusted gross density of 11.2 du/ac and the Arboretum village will be developed at an average adjusted gross density of 16.0 du/ac. In addition, the Commercial Activity Center will be designated C-C (Community Commercial) and the utility easement to the northwest of the project site will retain a General Plan Land Use designation of P-UC (Public Utility Corridor).

The development of the Specific Plan area accommodates a diverse range of densities and residential products including town homes, detached condos, motor courts, triplexes, and single-family detached homes. The residential villages, Activity Center, and recreational amenities of The Arboretum are compatible with adjacent existing and proposed surrounding land uses, including the future Corporate Corridor northwest of the project site. In addition, The Arboretum Specific Plan provides infrastructure improvements for the northern Fontana area.

Consistent with nearby planned communities in north Fontana, The Arboretum Specific Plan features a wide array of high quality amenities including a hierarchy of parks and recreational facilities, theme landscaping, recreational trails, schools, and a recreation center. The integration of a signature open space, parks, and recreational amenities also supports the goals of the General Plan. The high quality design attributes of The Arboretum, such as enhanced streetscapes and pedestrian paseos, have the potential to enhance surrounding property values and create positive fiscal impacts in the City. In addition, opportunities to create the foundation of the community's social infrastructure are established by linking elementary school and middle school facilities to the special parks, trails and recreational amenities in the Specific Plan.

The community contains an internal road and pedestrian paseo system that joins the various residential areas to the project's public and private facilities, supporting the City's Healthy Fontana initiatives.

*Goal 2: Quality of life in our community is supported by development that avoids negative impacts on residents and businesses and is compatible with, and enhances, our natural and built environment.*

Consistency: With carefully designed landscaped buffers and parkway improvements along perimeter roadways, The Arboretum blends into the existing natural and built-out areas of north Fontana. Amenities within each village will address the community's recreation needs, with an emphasis on the pedestrian and open space. The Arboretum will also provide additional residents to support local businesses near the project area, including the future Corporate Corridor.

The Arboretum's perimeter landscape treatments, theme walls, and entry monumentation will visually enhance the area. In addition, the project's inherent walkability and accessible open space and recreational facilities will actually minimize vehicle trips and resulting emissions.

Within The Arboretum, signature parks, open space and recreational amenities promote an active lifestyle and opportunities for lifelong learning and environmental education. In essence, the balance between the built and natural environment is achieved through weaving an arboretum programmatic concept throughout all amenities.

*Goal 3: Our community is developing in a unified, orderly, logical, environmentally sound manner, which ensures that the City is unified and accessible to all residents, and results in economically sound commercial areas, vibrant neighborhoods, and jobs-rich centers.*

Consistency: Development of The Arboretum will place more homes near new jobs envisioned as part of the Corporate Corridor. Proximity of jobs to housing minimizes trips and keeps residents working in the community in which they live, creating a complimentary relationship.

Also, the Activity Center proposed in The Arboretum Specific Plan will be supported by surrounding residential uses and provide needed neighborhood services close to homes.

Improvements to perimeter roadways, as well as new sidewalks, intersection treatments, and parkway landscaping, will physically connect The Arboretum to surrounding neighborhoods. The Community Trail maintains regional access to open space areas by connecting the Southern California Edison utility easement to The Arboretum. The high quality landscape plan for The Arboretum will add a strong aesthetic component at the northern gateway to the City.

In combination, the four villages of The Arboretum form a larger comprehensive master planned community that coordinates individual parcels of land and avoids piecemeal development of the area.

*Goal 4: The quality of life and economic vitality in our City's core areas are enhanced by strategic infill of new development and revitalization of existing development.*

Consistency: As one of the largest remaining undeveloped areas in North Fontana, the addition of a highly amenitized, aesthetically pleasing residential community enhances Fontana's growing reputation as a City attracting quality residential development. The addition of over 3,500 housing units will provide new residents to energize the City's commercial and office areas, especially the future Corporate Corridor.

## A.2 Circulation

*Goal 1: A balanced transportation system for Fontana is provided that meets the mobility needs of current and future residents and ensures the safe and efficient movements of vehicles, people, and goods throughout the City.*

Consistency: The Arboretum Specific Plan is consistent with the Circulation Element of the General Plan with minor modifications. The Specific Plan provides for parkway improvements including new sidewalks and landscape areas to perimeter roadways. The Arboretum Specific Plan also maintains the basic roadway network of surrounding primary and secondary highways, and will not impede vehicular movement along Citrus Avenue and Sierra Avenue, major transportation routes for vehicular and truck mobility.

The Specific Plan requires that Terra Vista Street as it connects to Cypress Avenue, west of Sierra Avenue, be deleted from the City of Fontana's Circulation Master Plan (June 12, 2007). The Specific Plan upgrades the current roadway classification for Duncan Canyon Road from a Secondary Highway to a Modified Primary Highway to be consistent with the roadway design identified west of Citrus Avenue. The Specific Plan also upgrades the current roadway classification for Cypress Avenue from the Meadows and Gardens Village entrances to Grapeland Street from a Secondary Highway/Secondary Highway (Alignment Undetermined) to a Modified Primary Highway (south of the Meadows and Gardens Village entrances Cypress Avenue shall remain a Secondary Highway). The Specific Plan also changes Grapeland Street from Cypress Avenue to Sierra Avenue from Collector Street (Alignment Undetermined) to Collector Street. All other General Plan roadway classifications will remain unchanged in the project area.



Direct access from private residential properties in The Arboretum to adjacent arterials will be restricted. Individual properties in The Arboretum may be accessed via private roads and entryways and public roads located perpendicular to adjacent arterials. These private streets allow internal access and circulation within the gated residential area of the Specific Plan. Through a system of well-spaced community entries at enhanced intersections, efficient mobility is ensured. Ample resident and guest parking is provided within the community, preventing spillover street parking along existing and planned arterials. No parking will be permitted on Citrus Avenue, Sierra Avenue, Grapeland Street, Casa Grande Avenue, Duncan Canyon Road or Cypress Avenue.

The collector roads within The Arboretum are designed to keep traffic moving at safe speeds with a minimum of through traffic and intersections. The use of tandem parking, rear-loaded designs, and shared driveways is also encouraged to further limit access to collector streets to ensure efficient vehicular flow. Within the villages of The Arboretum, enhanced intersection design and frequent neighborhood entries encourage slower traffic speeds for internal circulation. Traffic calming measures such as roundabouts, differentiated paving patterns, and bulbouts for pedestrian safety are encouraged, especially near recreational amenities.

The Arboretum villages are internally oriented which encourages an active lifestyle of walking, hiking and recreation. Its extensive system of pedestrian paseos, park corridors, and greenways encourages walking and the safe movement of children to the schools, community recreation center and other parks and recreational amenities.

*Goal 3: A circulation system is provided that reduces conflicts between commercial trucking, private/public transportation, and land uses.*

Consistency: The predominantly residential nature of The Arboretum lends itself to fewer conflicts with commercial trucking operations than other areas of the City. However, Sierra Avenue is identified in the Fontana General Plan as a primary trucking route for the City and has been designed to minimize the opportunity for potential pedestrian and vehicular traffic conflicts through the provision of enhanced intersections, landscape buffers, raised medians, and appropriate roadway widths. The design of the circulation system will reduce conflict between vehicular

movement along internal roadway traffic and pedestrian and bicycle activity within The Arboretum. There will be no residential driveway access to major, primary and secondary highways or collector streets. This helps maintain an orderly flow of traffic on Citrus Avenue, Sierra Avenue, Cypress Avenue, Duncan Canyon Road, Casa Grande Avenue, and Grapeland Street. The Arboretum will also have an internal trail network.

## A.3 Housing

*Goal 1: A wide range of housing units by location, type of unit, and price is provided in our City to meet the existing and future needs of Fontana residents.*

*Goal 2: We promote equal opportunity for all residents of our City to reside in the housing of their choice.*

Consistency (Goals 1 and 2): The Arboretum master planned community will help fill the housing needs of a rapidly growing region of San Bernardino County. The Arboretum Specific Plan increases the City's existing housing stock by introducing a variety of housing opportunities such as town homes, detached condos, motor courts, triplexes, and single-family detached homes. An assortment of detached and attached residential homes will be provided to achieve a complementary mix of housing types that will appeal to a range of future home buyers at varying economic levels, life stages and lifestyles.

## A.4 Community Design

*Goal 1: Our City has a unified overall community image and appearance, with distinct districts and neighborhoods.*

**Consistency:** The Arboretum Specific Plan has an attractive, orderly, and walkable design theme that is compatible with its surroundings and enhances the aesthetics of its location in north Fontana. Enhanced entry monumentation and gateway features—as well as village entries that carry the same theming and materials throughout the community—contribute to a unified community image. The four villages that make up The Arboretum each enjoy their own individual identity, with different housing options and recreational amenities creating distinct character in each village. Subtle changes in grade throughout the project will differentiate neighborhoods and identify signature recreation areas. The four villages of The Arboretum are also coherently unified through a landscape program for the overall community.

The proposed parks and amenities plan (found in Chapter 5), circulation and streetscape design (presented in Chapter 6), and design guidelines and landscape (located in Chapter 7) are attractive from both within and outside of the community, and the proposed landscape palette helps to provide a consistent image throughout the project area. Improvements to adjoining parkways include enhanced intersections, formal tree plantings, and landscape buffers. The installation of landscaping treatments and building setbacks will separate new homes from adjacent arterials. Specialized landscaping and recreational amenities customized for each village will help give The Arboretum a distinct identity. Chapter 7 of the Specific Plan contains design guidelines that will define the community's character.

*Goal 2: We preserve and use our open spaces as recreational amenities, visual boundaries, and view corridors.*

**Consistency:** The four villages of The Arboretum will provide recreational amenities customized to the unique needs and lifestyles of their residents. The Arboretum community preserves over 30 acres of open space as recreational amenities in the form of neighborhood and community parks. The Arboretum Park at the core of the community serves as a landmark feature and a visual identifier to visitors.

The 31.2 acre SCE easement is also preserved as open space and will continue to serve as a visual boundary while preserving view corridors northwest of the site. Through coordination with SCE, portions of the easement can possibly be utilized for uses such as community gardens, nursery, or organic farming. Figure 5.9A illustrates how the Arboretum park connects to the SCE easement to provide a linkage to the proposed regional trail.

*Goal 3: The major arterial thoroughfares of the City contribute to the overall image and diverse character of the community.*

**Consistency:** The landscaping and design standards (Chapters 5 and 7) for the major arterials of The Arboretum Specific Plan provide visual consistency and uniformity for the entire project area and seamlessly integrate the specific plan area with surrounding uses. The special landscape treatments, intersection treatments, and entryway features (landmark landscaping and gatehouse structures) will also serve as a visual northern gateway into the City of Fontana.

As identified in the City of Fontana General Plan, Sierra Avenue is a major north-south transportation corridor for the City and is designated as a major highway and a major truck route. Therefore, the landscaping chosen for this arterial has the opportunity to both identify The Arboretum as a quality community and to enhance the aesthetic impact of this stretch of road for the City as a whole. Proposed landscaping for Sierra Avenue includes a 20-foot median with large scale trees, flowering accent trees and shrub plantings. This landscaping is mirrored on the project side of Sierra Avenue, which includes a 22-foot landscape area with large scale evergreen and deciduous trees, flowering accent trees, and a variety of shrub plantings along with a 6-foot pedestrian sidewalk. The tree plantings will be formally and informally spaced, offering the feel of The Arboretum's "living landscape" as one approaches the community from this major arterial. The proposed landscaping for other major project arterials, including Citrus Avenue, Casa Grande Avenue, and Grapeland Street, incorporates similar landscaping as proposed for Sierra Avenue appropriate to the street hierarchy.



*Goal 5.1: Existing and new development reflects extensive use of high quality, contemporary design, incorporating unifying, community-wide design elements.*

Consistency: The Arboretum will be distinguished for its high quality design standards for architecture, public facilities, and landscaping. The tremendous variety of its residential neighborhoods will feature attractive, well-articulated architecture that relates to the street in a pedestrian-friendly environment. Shared driveways and parking courts will minimize disruptions to the sidewalks, and single and attached residential products will feature attractive façade detailing, high quality building materials, and complementary color palettes.

The Arboretum will enhance the City's quality landscape standards by providing improvements along Citrus Avenue, Sierra Avenue and other perimeter roadways. These improvements include enhanced intersection treatments, ornamental windrows and decorative paving, and enhanced parkway design featuring formal tree groupings, and parkway plantings. These landscape improvements are a net plus for the City and will create an attractive, visually patterned experience as one travels the development's adjacent arterials.

The development of The Arboretum will be linked to a new community recreation center, schools, park, and a trail network. The single family attached and detached residential units envisioned for this project will have an emphasis on indoor/outdoor living—further supporting the arboretum theme. The architectural styles and assortment of gardens included in each village will be reflective of the residential product type and lifestyle associated there. For example, amenities near schools and single family homes may include tot-lot facilities, while amenities associated with attached homes may include barbecues, gazebos, and putting greens.

The aesthetic character of The Arboretum, including architecture, landscaping, walls and fences, and signage, are described in the design guidelines defined by Chapter 7 of the Specific Plan. These design guidelines assure that The Arboretum will be developed in accordance with a certain quality and character. A menu of architectural styles is provided in Chapter 7 that provides specific design guidance for the desired architectural character and quality of The Arboretum.

*Goal 5.2: Neighborhood organization and design reflect diverse and high quality development standards, strong integration into the broader community, and energy-efficient environmental siting standards.*

Consistency: The Arboretum Specific Plan community incorporates a variety of residential products and an extensive parks and recreational network, and its design guidelines will ensure high quality architecture, streetscapes, and recreational amenities. The pedestrian paseo network is linked to the regional trail system, and the development's site planning will incorporate the latest design standards in energy efficiency and reduction of urban run-off, such as solar orientation of homesites and green infrastructure.

A variety of parks, with many sizes and offering various amenities, are strategically located throughout each of the four Arboretum villages. In addition, pedestrian paseos promote walkability and enhance the pedestrian experience of the project. In these ways, residents and visitors are always near open space and recreational opportunities.

A principal feature of The Arboretum Specific Plan is the tremendous variety of its residential products and resulting villages. The community offers residents a wide array of floor plans, garage orientations, and architectural styles. Each planning area will feature its own unique architectural palette in units ranging from single-family homes, detached condos, apartments, townhouses, and motor courts. High standards of design quality and architectural detailing will create streetscapes of complementary color, varied rooflines, and visual interest.

The varied villages within The Arboretum Specific Plan not only provide an array of housing options for prospective residents, but also result in an interesting and diverse set of streetscapes within the community. Within each neighborhood, there are a variety of floor plans and building footprints to prevent visually monotonous plans. In addition, the various planning areas allow for different parking and driveway designs, including shared driveways, parking courts, tandem parking, and, in some cases, rear-loaded garages. These options enable street-facing architecture and fewer interruptions along the sidewalks, reinforcing the pedestrian orientation of the plan. Front doors of homes oriented toward local roads are encouraged to further contribute to a varied and interesting streetscene. In addition, the mix of densities and product types also leads to more efficient use of land in the area.

Goal 5.3: *Activity centers, including shopping centers, contain a high level of pedestrian amenities, distinct and varied architectural details, and careful integration into surrounding residential areas.*

As discussed in Chapter 7, *Design Guidelines and Landscape*, usable, pedestrian-oriented public space is encouraged within the fabric of the built environment of the Activity Center. Amenities such as benches, shade trees, fountains, and other design features are encouraged. Variations in materials and colors are encouraged in the architecture of the activity center, and design features to reduce massing and create a more pedestrian-friendly scale are suggested. Pedestrian access to the Activity Center will be provided through walkways that link up to the pedestrian paseos planned along Sierra Avenue.

Goal 6: *Conflict and spillover effects at the interface of differing land uses are minimized with appropriate design standards.*

Consistency: The Plan's proposed schools are adequately buffered from surrounding arterials but conveniently located for public access. It is envisioned that convenient drop-off areas and pedestrian pathways will be located around the school sites. The Activity Center will be buffered from surrounding residential uses by landscaped walls and other features. The remainder of uses are predominately residential; therefore, it is anticipated that there will be minimal conflict between uses, as they are similar in nature.

## A.5 Economic Development

Goal 1: *A sustainable balance of residential, commercial, and industrial uses supports our City's economy.*

Consistency: The Arboretum Specific Plan supports the General Plan goal of a sustainable blend of land uses by providing a range of housing types, school facilities, and extensive recreational amenities. Based on surrounding land uses, this carefully planned community of villages is a logical use for this area in north Fontana. By providing quality housing for a range of households and improving arterial connections in the area, The Arboretum supports the adjacent land uses of the area and the City in general.

The Specific Plan encourages a variety of housing types. The Arboretum will also have a variety of amenities including several recreation centers, schools and parks, a pedestrian paseo and trails network, and open space as reflected in Chapter 4, *Community Structure* and Chapter 6, *Arboretum, Gardens and Parks Program*.

Although no industrial uses are located within the project area, the proposed residential uses will support the future Corporate Corridor northwest of the project site that will offer a signature office/business park/industrial environment for the City. The Arboretum Specific Plan compliments the emerging development context within north Fontana, contributing to a jobs-housing balance within the City.

The Arboretum contributes to the economic well-being of the City by offering quality development that will provide an employment pool and new residents to support commercial businesses. The Activity Center located along Sierra Avenue will offer quality neighborhood-serving commercial uses that will be convenient to residents of The Arboretum and surrounding residential areas.



## A.6 Public Facilities, Services and Infrastructure

Goal 1: *High quality schools with adequate physical capacity are provided in all areas of our City.*

Consistency: Educational opportunities are a cornerstone of The Arboretum community. Schools are a part of a community's social fabric at many levels, serving as centers of learning, centers of employment, are centers of social interaction. The integration of three new school facilities (two elementary schools and one middle school) are envisioned for The Arboretum and will be linked to the surrounding neighborhoods not only physically, through the community trails network, but also through extended educational opportunities.

The school sites, located at the northeast corner of Citrus Avenue and Casa Grande Avenue and the northeast corner of Duncan Canyon Road and Cypress Avenue, function as the cornerstones of the Villages in which they are situated. Both sites are under the jurisdiction of the Fontana Unified School District. Pedestrian connections tie the schools into the community and their strategic locations will be within walking distance for most, if not all, students within The Arboretum. It is envisioned that, to the extent practicable and subject to available funding, the school facilities will be developed using sustainable building practices, and, subject to District approval, may allow after-hours use of classrooms for classes or meetings or use of recreational facilities for after-school sports programs.

Goal 2: *Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community.*

Consistency: Additional units generated by The Arboretum Specific Plan will require the need for additional police and firefighters. The City collects a Municipal Services Fee per dwelling unit to fund new officer and firefighter demands generated by The Arboretum community.

Goal 4: *Health care services in our City are accessible and comprehensive, meeting the needs of all segments of the population.*

Consistency: Residents of The Arboretum will be served by the Kaiser Permanente Fontana Medical Center located at 9961 Sierra Avenue in Fontana. Other health facilities in the area include several Kaiser Permanente Medical Care Centers located throughout Fontana, the Sierra San Antonio Medical Plaza located at 16465 Sierra Lakes Parkway, and the Arrowhead Family Health Center located at 16854 Ivy Avenue.

Goal 5: *Careful planning ensures the timely, logical, and cost-effective development of infrastructure facilities in our City.*

Consistency: The Specific Plan will provide for infrastructure improvements, including streets, utilities, water, sewer, and storm drain facilities as well as neighborhood parks, sidewalks, and landscaped community treatments. All facilities will be constructed and maintained in accordance with applicable standards. The Arboretum Specific Plan contains four residential villages and one Activity Center with neighborhood-serving commercial uses, which will be connected to the City's infrastructure systems as outlined in the City's Capital Improvements Projects list.

Goal 6: *Our City manages its wastewater in an environmentally sound and cost-effective manner.*

Consistency: The Arboretum Specific Plan makes use of existing sewer and water facilities and infrastructure near the site and incorporates new storm drains to fit in the street where existing facilities are already located. Green infrastructure techniques, such as landscaped drainage channels that follow the natural contours of the site, allow water to percolate back underground, offsetting the need for traditional drainage infrastructure.

Goal 8: *Our City's flood control and drainage system is equitably financed and offers exceptional protection of lives and property over a full range of minor to major floods.*

Consistency: Due to the project area's proximity to the Lytle Creek Wash, a large portion of the Specific Plan property is located within a 100-year flood hazard area as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRM). A letter of map revision (LOMR) to remove the project from the flood zone for the Specific Plan area went into effect on December 26, 2007.

Goal 9: *Public utility companies provide contemporary levels of service in our community at competitive rates.*

Consistency: Public utility service will be provided in the Specific Plan area, consistent with City of Fontana requirements.

Goal 10: *Our City uses the latest in communication technology to conveniently link homes, businesses, schools and public facilities to a dynamic community Intranet.*

Consistency: The Arboretum Specific Plan project will encourage the integration of high-speed internet access infrastructure for every home. Residences will be designed to connect to broadband if and when it becomes available in the area. Recreation centers within The Arboretum also may have business centers, computer labs, and conference rooms with high-speed internet access capabilities. If not provided directly to each home/facility, access may be provided at the community level through wireless internet (wi-fi) infrastructure.

## A.7 Open Space and Conservation

Goal 1.1: *Preserve Natural Open space in the San Gabriel Mountains and Jurupa Hills.*

Goal 1.2: *Conserve Natural Habitat and Protect Rare, Threatened, and Endangered Species.*

Consistency (Goals 1.1 and 1.2): 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 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.

The Arboretum site is primarily vacant or undeveloped with a few mature trees and rocks scattered throughout the project area. As identified in the City of Fontana General Plan, the majority of the property contains Riversidean alluvial fan sage scrub (RAFSS). Other portions of the property contain nonnative annual grasslands, which are disturbed areas in which the native plant species have been replaced over time with opportunistic, nonnative plants.

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. Studies



completed on June 12, 2007 and June 19, 2007, found that there was no occurrence of California Gnatcatcher or San Bernardino Kangaroo Rat, respectively, within the Specific Plan area.

The City has developed a Multiple Species Habitat Conservation Plan (MSHCP) for north Fontana to address possible impacts to federally listed species potentially occurring on vacant lands in north Fontana. USFWS has designated Critical Habitat for SBKR and the California Gnatcatcher that includes portions of north Fontana. The proposed MSHCP will include most of the vacant lands north of Summit Avenue, including lands designated as open space within the City's Sphere of Influence north of the Coyote Canyon Specific Plan area. The project shall be in accordance with the City's Interim Program until the MSHCP has been adopted.

*Goal 2.1: Provide public access to and allow joint recreational use of utility corridors, wherever feasible.*

*Goal 2.2: Expand the open space and conservation system, where feasible, to include private and public lands that offer multi-use open space and cultural resource opportunities.*

Consistency (Goals 2.1 and 2.2): As part of the Specific Plan, the SCE utility easement located northwest of the project site will be enhanced with landscaping improvements and offers opportunities for uses such as organic farming and natural open space. In the City's General Plan the SCE utility easement is proposed as a location for a regional recreational trail and Class I bike path. The Arboretum Specific Plan proposes a Community Trail to run along the SCE easement connecting the community, through the Arboretum Park, to natural open space. A landscaped buffer of trees and other plantings will accompany the Community Trail. Coordination with SCE will be necessary to develop appropriate uses within the corridor.

*Goal 3.1: Maximize efficient allocation and water resource use for existing and future water consumers.*

Consistency: The Arboretum will encourage water conservation through techniques such as the use of low volume irrigation systems and drought-tolerant landscaping. Any water features built in the specific plan area will be designed to minimize the use of excessive amounts of water.

*Goal 3.2: Protect water resources in the planning area from urban runoff and other potential pollution sources.*

Consistency: There are no known natural streams or water resources in the Specific Plan area.

*Goal 4.1: The City will seek to identify and inventory all historical and archaeological resources within the City boundaries and its sphere of influence.*

*Goal 4.2: The City will encourage and support the preservation, rehabilitation, and/or restoration of historical and archaeological resources within the City boundaries and its sphere of influence.*

*Goal 4.3: The City will seek to integrate preservation of historical and archaeological resources into economic development strategy.*

*Goal 4.4: The City will seek to increase public awareness and enjoyment of Fontana's heritage.*

Taking clues from the area's historic role as a successful citrus empire and the legacy of A.B. Miller's agricultural enterprise, The Arboretum Specific Plan will "bring the land to life" through the creation of a new community developed with an arboretum theme. This vision captures the essence of the community's heritage and translates it into a community that will continually evolve and grow with the needs of its residents, and in doing so, create a new legacy for the City of Fontana.

It is envisioned that the natural and historic resources on site will be incorporated into the design theme of The Arboretum. For example, rock materials deposited over hundreds of years by the now re-diverted Lytle Creek may be incorporated into landscaping design throughout the community, such as in park landscaping or as trail markers, to serve as a reminder of the site's history. These rocks were used to build irrigation canals on the site in the past and can be used in a contemporary way to enhance the connection of the community to the heritage of the land and the City.

## A.8 Parks, Recreation and Trails

Goal 1.1: *Our City's parks and recreation facilities meet the diverse needs of all segments of our population.*

Goal 1.2: *Our parks and recreation programs incorporate the latest recreational features, responsive to population trends and citizen input.*

Goal 2: *Adequate parks, recreation facilities, and after-school programs are provided in newly developed areas of our City.*

Consistency (Goals 1.1, 1.2 and 2): With private parks; a community park; a recreation center; an extensive trail network for walking, hiking and biking; the community's recreation amenities are wide ranging and for all ages, from active to passive uses. The private Parkhouse, located in The Resort village, will also provide services to the community's residents, such as an internet café, fitness room, theater, and other social programs.

Goal 3: *Our parks will be safe and well maintained.*

Consistency: As described in Chapter 7, *Design Guidelines and Landscape*, homes are encouraged to front onto parks, schools, and other community uses, providing "eyes on the street" so that residents are collectively participating in keeping the neighborhoods well maintained and safe. The private parks found within the Arboretum community will be HOA-maintained, while the two public parks (the Arboretum Park and the 3.7-acre Meadows Park) will be maintained by the City of Fontana (see Figure 5.2, *Public Versus Private Parks*). All parks within The Arboretum, public or private, will incorporate lighting, appropriate landscaping, and other techniques to ensure that the parks are well maintained and safe.

Goal 5: *Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City.*

Consistency: The community amenities of The Arboretum will be made accessible to its future residents through expanded parkways, and pedestrian paseo and open space linkages. The signature park and recreation area of the community, located in the Arboretum Village, is at the core of the project, both physically and visually. It is envisioned and encouraged that residential units surround and face on to this

park and garden area to promote a sense of connection to the "living landscape" of the community. Likewise, most parks found throughout the community are surrounded by residential units that are encouraged to face amenities to further enhance residents' connection to the landscape.

Goal 6: *There is extensive use of non-motorized transportation, such as bicycles, equestrian, and pedestrian activity, throughout our City for recreation, access to community facilities, and even local commuting.*

Consistency: A hallmark feature of The Arboretum Specific Plan is its trail network, which is strategically linked with a variety of recreational opportunities. The residential nature of the villages within the Specific Plan area will also facilitate safe roads for biking around the community and the landscaped parkways provide for pedestrian walking comfort.

Goal 7: *Bicycle and trail systems are connected to neighboring city facilities and to the regional network of trails and bikeways.*

Consistency: The Arboretum is located in close proximity to larger recreational facilities within the north Fontana area, such as the Fontana Park. Also, as identified in the Fontana General Plan, the SCE utility easement to the northeast of the project area is a proposed route for a regional recreational trail and Class I bike path, connecting to a larger regional trail network, that traverses the northern portion of the City and to other recreation facilities such as Fontana Park. A landscaped buffer of trees and other plantings accompanied by a 12-foot community paseo is proposed to run alongside the SCE utility easement within the project area and will link up to The Arboretum Park.

Goal 8: *Proper design, development and maintenance standards for bikeways and trails are used for all trails and bikeways within our City*

Consistency: The trail and bikeway standards as described in the Specific Plan maintain the high standards of safety and aesthetics specified in the Parks and Recreation Element of the General Plan. Homeowners Association (private trails) or agreements with the City of Fontana (public trails) will be developed to ensure that trails and bikeways are properly maintained.



Goal 9: *Our City's bikeways and trails are uniformly safe and accessible.*

Consistency: The trail and bikeway network within The Arboretum is designed for accessibility and safety. Community greenways and neighborhood park corridors are separated from automobile traffic, in part for the safety of children and pedestrians and in part to enhance the serenity of open space amenities. The community trail will be privately maintained and designed for safe access and use.

Most of the community's hiking and biking trails are completely separated from vehicular traffic. The trail system within The Arboretum is primarily an internal network separated from the road system. However, in the few areas where a trail or community path intersects a road, enhanced intersections and crosswalks will be provided.

Goal 10: *Our system of bikeways and trails is benefited by efficient use of utility easements, flood-control easements, and railroad rights-of-way.*

Consistency: The SCE utility easement to the northwest of the site, specified as a future Class I bikeway and regional recreational trail in the Fontana General Plan, can easily be connected to The Arboretum through strategic trail connections and themed landscaping.

Goal 11: *Improvements to our parks and trails system are funded as a regular component of our capital improvement program along with a variety of sources both within and outside of the City.*

Consistency: The recreational amenities found in the gated village of The Resort are private and will be maintained through a Homeowners Association. Recreational amenities found in the nongated villages of The Meadows, The Gardens, and The Arboretum are public features that will be privately maintained or maintained through agreements with the City of Fontana and will need to be included in the Capital Improvement Plan for maintenance funding.

## A.9 Safety

Goal 1: *Injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, earthquake induced landslides, and other earthquake-induced ground deformation are minimized in our City.*

Goal 2: *The risk to life and limb, and property damage resulting from geologic hazards is minimized in our City.*

Goal 3: *Injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards are minimized in our City.*

Goal 4: *Threats to public and private property from urban and wildland fire hazards are reduced in our City.*

Goal 5: *The potential for hazardous contamination is reduced in our City.*

Goal 6: *Plans for emergency response and recovery from natural and urban disasters are prepared for in our City.*

Consistency (for Goals 1–6): Adequate police and fire protection will be available to the site, consistent with City of Fontana requirements. The Arboretum Specific Plan site design incorporates appropriate grading and development design standards to protect the community from seismic, flood, and geological hazards. The circulation system for The Arboretum has been designed to facilitate emergency access consistent with the City of Fontana's Public Services requirements. Also, buildings will be equipped with emergency sprinkler systems as a first line defense against fire hazards.

## A.10 Noise

*Goal 1: Our City protects its sensitive land uses from excessive noise through diligent planning.*

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

*Goal 2: Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible noise on its residents.*

Consistency: Major arterials are located on the periphery of the site, with a community-theme wall made of split-face block providing sound attenuation for nearby houses.

*Goal 3: Our City's residents are protected from the negative effects of "spill over" noise in our community.*

Consistency: Much of the northwestern border of The Arboretum site is buffered from surrounding land uses by open space and utility easements. However, the eastern, western, and southern edges within the project are located adjacent to major arterials, such as Sierra Avenue, Citrus Avenue, Casa Grande Avenue, and Duncan Canyon Road. Arterials generate noise from vehicular and truck traffic, and as a result, measures such as landscape treatments, landscaped berms, tree plantings, and community perimeter walls are proposed within the community to buffer residents from the impacts of traffic noise. Building-level noise reducing strategies, such as dual paned glass in residential units along the project edges, are encouraged to further buffer residents from the impacts of traffic-generated noise.

## A.11 Air Quality

*Goal 1: Air quality improvements are achieved in our City while continued economic growth has been sustained.*

*Goal 2: Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible pollutants.*

*Goal 3: A concerted effort to reduce energy consumption in our City results in reduced emissions.*

*Goal 4: The minimum practicable particulate emissions are released in our City from construction and operation of roads and buildings.*

Consistency (for Goals 1–4): The trail and pedestrian paseo features of The Arboretum Specific Plan provide alternatives to automobile transportation within the community, thereby reducing unnecessary vehicle trips within the project area and lessening emissions to some extent while at the same time helping to further support Healthy Fontana initiatives. Extensive numbers of trees proposed for the project's "living landscape" help to clean the air of pollutants. The Arboretum Specific Plan may also explore implementation of "green" initiatives such as the exchange or purchase of trip credits based upon the number of trees planted in the community. It is encouraged that community landscaping features such as trees be planted to benefit the community at many levels.



*This page intentionally left blank.*

