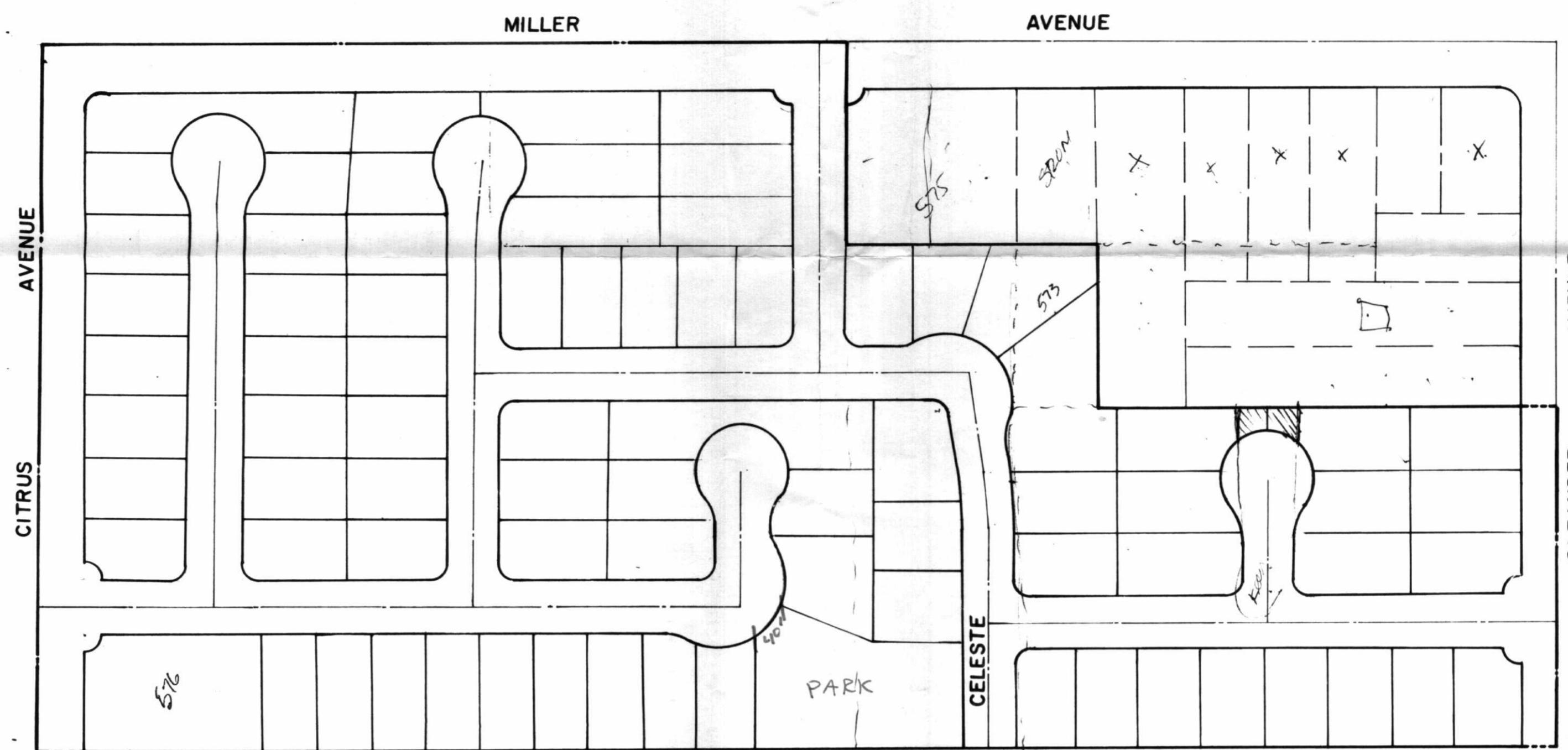
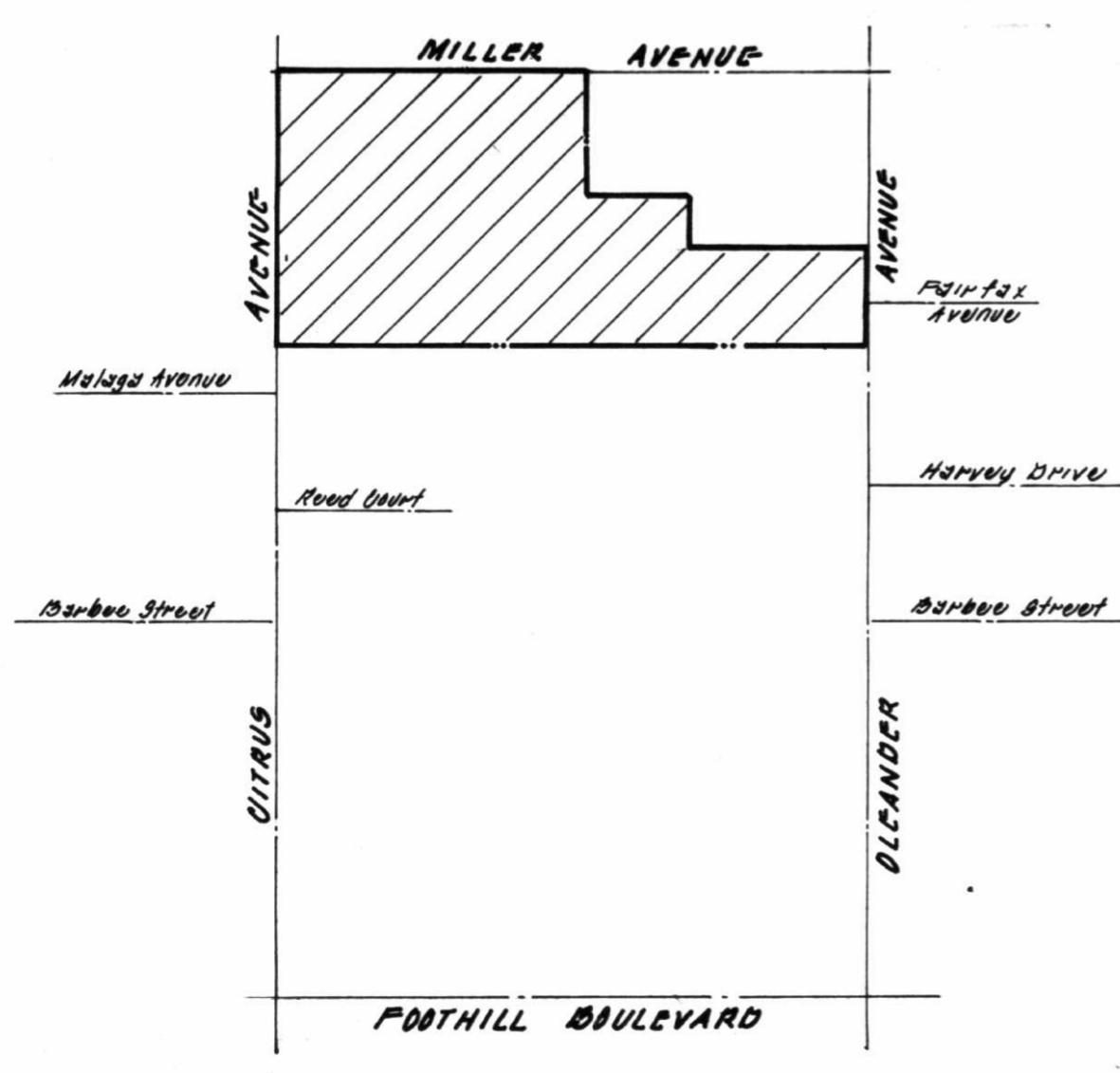
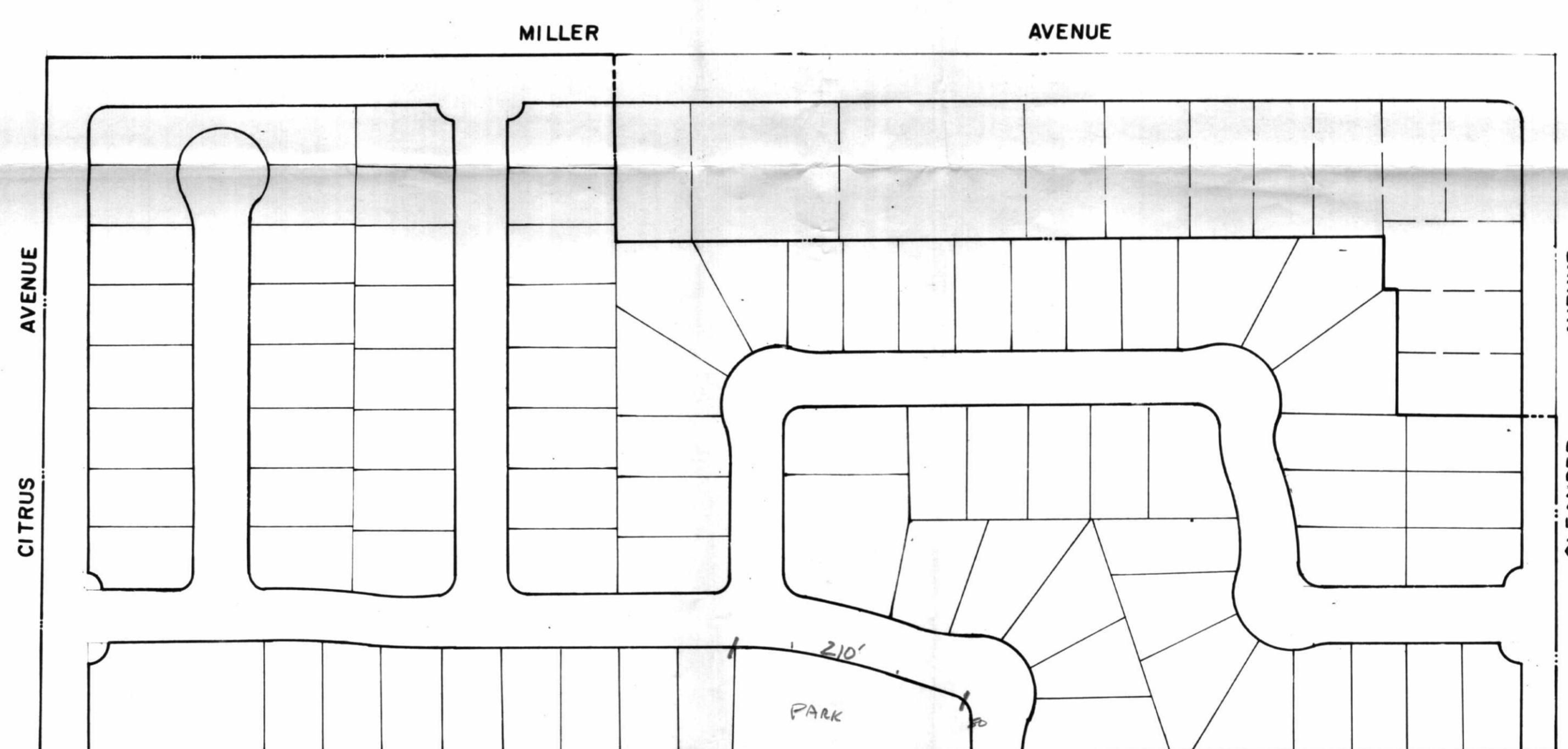


REVISED SPECIFIC PLAN NORTHGATE



EXISTING SPECIFIC PLAN NORTHGATE



VICINITY MAP
N.T.S.

JAMES K LANGONE
LAND SURVEYS CIVIL ENGINEERING
502 M VALLEY BLVD. STE. 16
DULUTH, GA. 30094
(770) 825-8809

James K. Langone R.C.E. #37392

SPECIFIC PLAN
NORTHGATE

DATE
May, 1985
SCALE
1:100

NORTHGATE S.P. AMEND #1
101

TO 1946 CA (8-74)
(Partnership)

85-118442

 TITLE INSURANCE
AND TRUST
A TICOR COMPANY

STATE OF CALIFORNIA

COUNTY OF Orange

} SS.

On February 7, 1985

before me, the undersigned, a Notary Public in and for said State, personally appeared

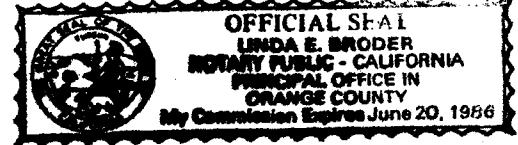
John G. Praisler, Partner and David A.W. Young, Partner

↑
STAPLE HERE
↓

known to me
to be both of the partners of the partnership
that executed the within instrument, and acknowledged to me
that such partnership executed the same.

WITNESS my hand and official seal.

Signature Linda E. Broder



(This area for official notarial seal)

CITY OF FONTANA
Fontana, California

N O T I C E O F H E A R I N G

NOTICE IS HEREBY GIVEN BY THE PLANNING COMMISSION OF THE CITY OF FONTANA THAT A PUBLIC HEARING WILL BE HELD ON TUESDAY, FEBRUARY 14, 1984 AT 7:30 P.M. IN THE CITY HALL COUNCIL CHAMBER, 8353 SIERRA AVENUE, FONTANA, CALIFORNIA, FOR THE PURPOSE OF CONSIDERING NORTHGATE (SPECIFIC PLAN #9), AN 86 ACRE SPECIFIC PLANNED COMMUNITY FOR A VARIETY OF RESIDENTIAL DENSITIES WITH A NEIGHBORHOOD COMMERCIAL CENTER A RECREATIONAL SITE: AND IS GENERALLY LOCATED NORTH OF FOOTHILL BOULEVARD, SOUTH OF MILLER AVENUE, BETWEEN CITRUS AND OLEANDER AVENUES.

Being further described as Farm Lots 638, 639, 646, and 647, Semi-Tropic Land and Water Company Subdivision as recorded in Book 11, Page 12, Records of the County of San Bernardino, State of Calif., according to the official plan thereof.

ANY INTERESTED PARTY MAY APPEAR AND BE HEARD IN FAVOR OF, OR IN OPPOSITION TO, THIS MATTER.

Ref. File No's Specific Plan #9
"Northgate".

PLANNING COMMISSION
CITY OF FONTANA, CALIFORNIA

PUBLISH: Friday, February 3, 1984
Blanket P.O. #1183

CITY OF FONTANA
FONTANA, CALIFORNIA

MEMORANDUM

TO: Planning Commission
FROM: Terry W. Draper, Director of Planning *SWD*
SUBJECT: Northgate Specific Plan
DATE: February 22, 1984

PROPOSAL/ISSUE: Northgate Specific Plan, No. 9. A planned community of 548+ dwelling units with support uses, upon 86 acres in North Fontana.

ADDRESS & LOCATION: Generally located north of Foothill Boulevard, south of Miller Avenue, between Citrus and Oleander Avenues.

ZONING: Reference Section III-C

GENERAL PLAN DESIGNATIONS: Residential 3-5
Residential 15-24
General Commercial

PROJECT DESCRIPTION:

This proposal provides detailed plans for the development of 86 acres as a planned residential community. Included within the plan are provisions for character definition, land use and circulation patterns, utilities and services, open space and parks and community uses. The plan further contains implementation and regulatory provisions necessary for the development of the specific plan.

All current planning procedures for the City were adhered to during the development of this plan. Problems identified during the development of this project are resolved by one or more alternative solutions. Although the Plan and Environmental Documentation provide information at considerable depth, staff offers the following summary/reference for Commission review:

1. Land Use Plan.
2. Circulation Plan.
3. Other Plan Components. Infrastructure, services, utilities, landscape, etc.
4. Project Concept and objectives.
5. Regulation.
6. Environmental Documentation.

1. LAND USE MASTER PLAN:

The land use plan is divided into 3 major categories: residential, commercial and park. The total project area is divided into 8 planning units with full regulatory controls for each category. The land use text is found in Chapter III, Section C.1.

3. OTHER PLAN COMPONENTS:

a. Landscape Elements -

The overall landscape concept provides for continuity of landscape materials along circulation routes and at entry points into the plan area. An entry treatment program and a commercial buffer planting program have been established and are reflected in both the text and support graphics. (See Chapter III, Section C.3 for full descriptions.)

b. Open Space and Recreation -

This section covers Landscape Design Concepts, Parking Lot and Interior Landscaping, and the Eucalyptus Windrow Presentation Program. This Section III, C4, covers general landscape concepts, suggested tree types, and a program for the preservation of windrows in the specific plan area.

c. Utilities Concept Plan -

This section covers water service, wastewater service and storm drain service. The Utilities Concept Plan consists of existing water and sewer lines in the specific plan boundary streets, and new lines proposed in the new interior streets. Private utility lines (gas, telephone, electricity) are not indicated in this plan. The public utilities system for Northgate is designed to provide necessary services for the maximum level of proposed development.

d. Community Facilities/Services Plan -

This Plan includes a well thought-out land use plan, policies and design criteria for the urban form and character. This level of planning, however, does recognize certain limitations in directly resolving community facilities such as school and fire protection. In both cases, the project area is not suitable for locating facilities. Conditions of approval, therefore, require direct negotiation with the appropriate agencies for mitigation of any impacts identified by the affected agency at the time of development review. Direct fee payment and temporary/interim facilities are potential solutions to service needs.

4. PROJECT OBJECTIVES:

The project objectives are found in Chapter II C and Chapter III B.

5. REGULATION:

Chapter IV of the Specific Plan provides the regulations for the Northgate Specific Plan.

6. IMPACT SUMMARY:

The impact summary and mitigation measures are listed in Chapter V.

ANALYSIS:

This project provides further information and detail assisting the implementation of Fontana's General Plan (GP-81). This project/plan becomes a bridge between the general plan and specific plans greatly aiding the plan objectives related to land use and community interface issues.

Residential: The residential portion of the plan comprises 73.1 acres, with a total of 548 dwelling units. The densities range from 4.2 to 18.0 dwelling units per gross acre, as shown in Chart A below.

CHART A
STATISTICAL SUMMARY
RESIDENTIAL DEVELOPMENT

<u>Planning Unit</u>	<u>Residential Area</u>	<u>Threshold Density</u>	<u>Total Gross Residential Acres</u>	<u>% Of Total Residential Acres</u>	<u>Total # Of D.U.</u>	<u>% Of Total D.U.</u>
7	Citrus View	4.2	5.2	7.0	21	4.0
6	Meadow View	4.5	10.4	14.0	46	8.0
4	North View	5.0	12.8	18.0	64	12.0
5	Mountain View	5.0	8.2	11.0	41	7.0
3	Park View	7.0	25.5	35.0	178	33.0
2	South View	18.0	<u>11.0</u>	<u>15.0</u>	<u>198</u>	<u>36.0</u>
			73.1	100%	548	100%

Commercial: The plan designates one planning unit for commercial. It contains 11.1 acres for neighborhood commercial. The commercial area is at the southwest corner of the specific plan, with major access from Foothill Boulevard and Citrus Avenue.

Park: The park area of 2.4 acres is located in the northern center of the specific plan. Development of the park will be coordinated with the Parks & Recreation Department.

2. CIRCULATION PLAN:

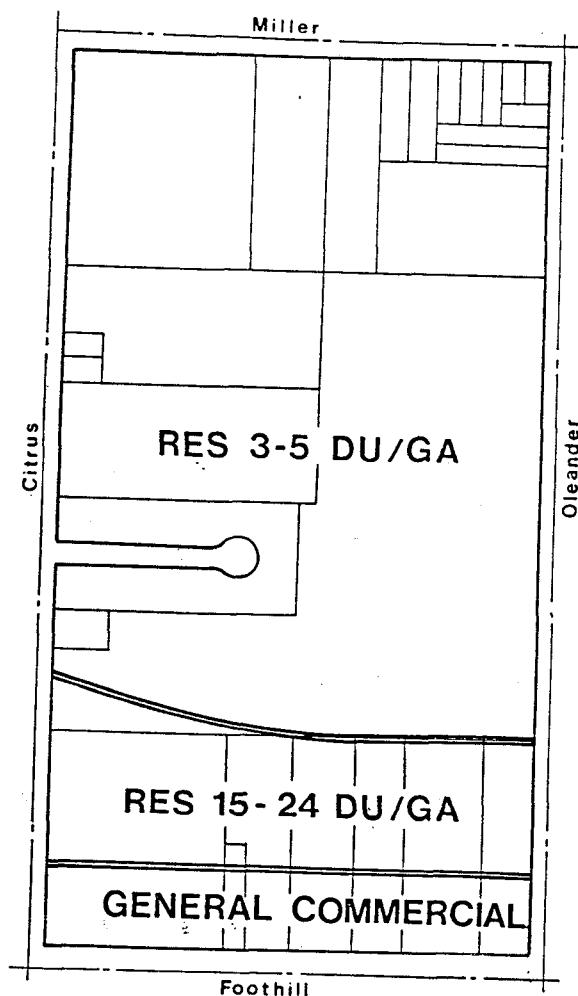
The Circulation Plan establishes the layout of the internal circulation system, as well as specifying design standards for project boundary and internal streets. All of the interior streets are planned as local streets with 60' Rights-of-way. The high density area, #2, will be the only planning unit allowed to use the private street standards.

The Master Circulation Plan, Road Sections, and Streetscape concept may be found in Chapter III, Section C.2.

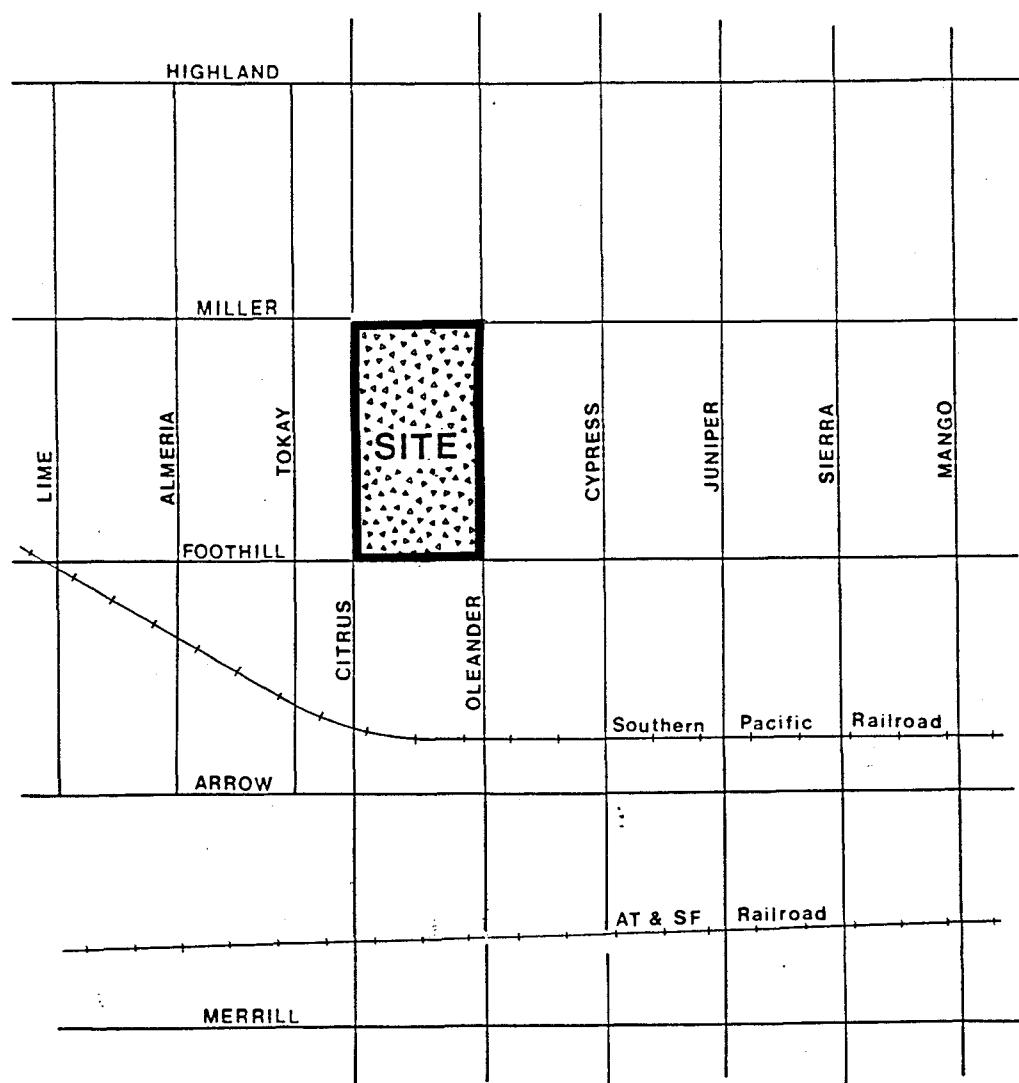
3. OTHER PLAN COMPONENTS:

a. Landscape Elements -

The overall landscape concept provides for continuity of landscape materials along circulation routes and at entry points into the plan area. An entry treatment program and a commercial buffer planting program have been established and are reflected in both the text and support graphics. (See Chapter III, Section C.3 for full descrip-

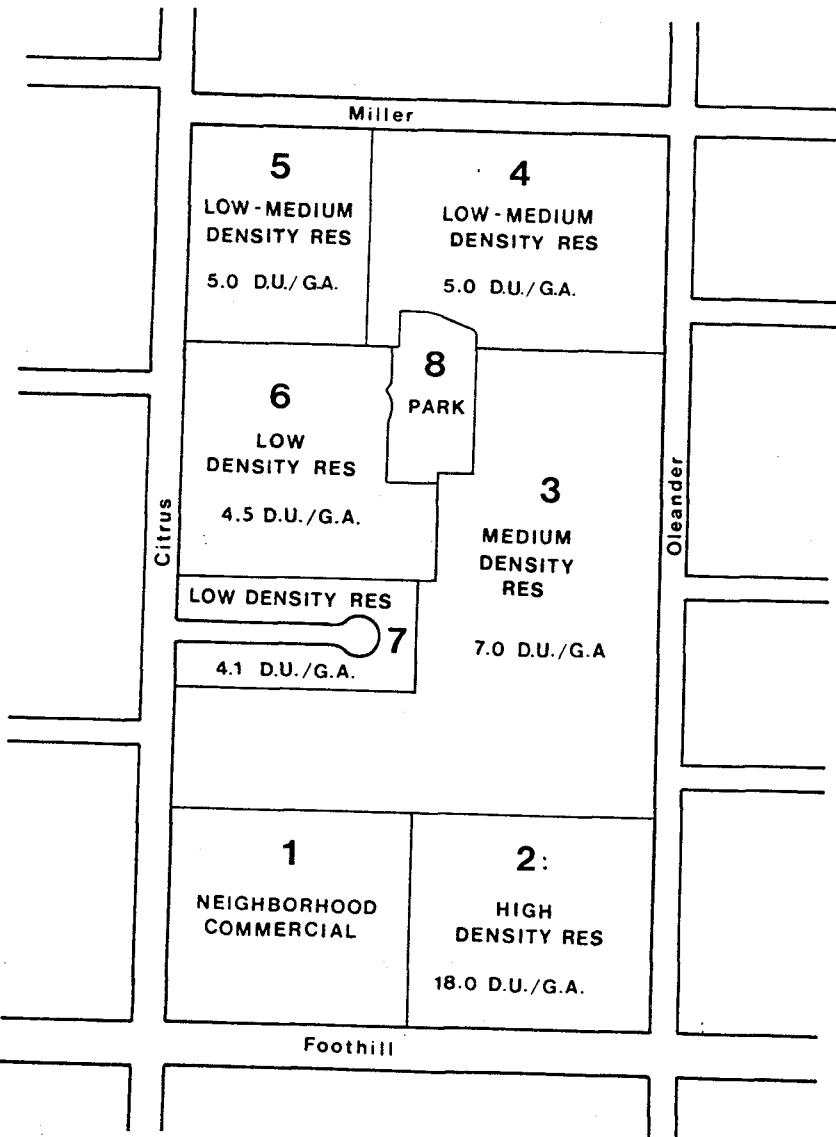


General Plan



Northgate
a planned community

Vicinity Map



a planned community

Planning Areas

Exhibit No. 5

TABLE I

<u>Land Use Title</u>	<u>Planning Unit</u>	<u>Gross Acres</u>	<u>Maximum Density</u>	<u>Dwelling Unit Yield</u>
Neighborhood Commercial	1	11.1		
Neighborhood Park	8	2.4		
South View	2	11.0	18.0	198
Park View	3	25.5	7.0	178
Mountain View	5	8.2	5.0	41
North View	4	12.8	5.0	64
Meadow View	6	10.4	4.5	46
Citrus View	7	5.2	4.2	21
		86.6 acres		848 d.u.

CITY OF FONTANA
Fontana, California

N O T I C E O F H E A R I N G

NOTICE IS HEREBY GIVEN BY THE PLANNING COMMISSION OF THE CITY OF FONTANA THAT A PUBLIC HEARING WILL BE HELD ON MONDAY, FEBRUARY 27, 1984 AT 7:30 P.M. IN THE CITY HALL COUNCIL CHAMBER, 8353 SIERRA AVENUE, FONTANA, CALIFORNIA, FOR THE PURPOSE OF CONSIDERING NORTHGATE (SPECIFIC PLAN #9), AN 86 ACRE SPECIFIC PLANNED COMMUNITY FOR A VARIETY OF RESIDENTIAL DENSITIES WITH A NEIGHBORHOOD COMMERCIAL CENTER A RECREATIONAL SITE: AND IS GENERALLY LOCATED NORTH OF FOOTHILL BOULEVARD, SOUTH OF MILLER AVENUE, BETWEEN CITRUS AND OLEANDER AVENUES.

Being further described as Farm Lots 638, 639, 646, and 647, Semi-Tropic Land and Water Company Subdivision as recorded in Book 11, Page 12, Records of the County of San Bernardino, State of Calif., according to the official plan thereof.

ANY INTERESTED PARTY MAY APPEAR AND BE HEARD IN FAVOR OF, OR IN OPPOSITION TO, THIS MATTER.

Ref. File No's Specific Plan #9
"Northgate".

PLANNING COMMISSION
CITY OF FONTANA, CALIFORNIA

RESOLUTION NO. 84-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA FORWARDING A REPORT AND RECOMMENDATION ON THE NORTHGATE SPECIFIC PLAN TO THE CITY COUNCIL.

WHEREAS, the Planning Commission of the City of Fontana has conducted all required hearings; and

WHEREAS, the Planning Commission approved the Specific Plan, as amended, and approved Chapter IV which provides for regulations for the Northgate Specific Plan; and

WHEREAS, the Planning Commission considered all documents, plans, maps, drawings, reports, and information presented at the workshops and public hearings; and

WHEREAS, the Specific Plan incorporates all needed information heretofore referenced for adoption as a complete document; and

WHEREAS, all mitigations incorporated within said final plan do mitigate impacts associated with said project to the maximum extent possible, and are adopted as conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fontana hereby recommends adoption of the Northgate Specific Plan (SP-9) as contained in the text adopted herewith by reference; and

BE IT FURTHER RESOLVED that Chapter IV of said plan is recommended to provide for the effectuation of this specific plan.

APPROVED AND ADOPTED this 27th day of February, 1984.

Chairman

ATTEST:

I, Gilbert H. Tokuhara, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 27th day of February, 1984, by the following vote to-wit:

AYES:

NOES:

ABSENT:

Secretary

The use of a specific plan allows for more logical land uses, while keeping under the maximum dwelling unit numbers permitted by the General Plan.

RECOMMENDATION:

Should the Commission feel that the plan is satisfactory upon conclusion of the public hearing and deliberation, staff recommends approval of the Plan by adoption of the attached Resolution of Approval.

ATTACHMENTS: Resolution
Vicinity Map/Exhibit No. 1
General Plan/Exhibit No. 3
Planning Areas/Exhibit No. 5
Table I

YOUNG & PRAISLER
DEVELOPMENT CORPORATION

May 17, 1985

BY HAND

Terry W. Draper
Planning Director
City of Fontana
8353 Sierra Avenue
Fontana, California 92335

Subject: "NORTHGATE" . Specific Plan #9

Dear Terry:

I enclose the "Specific Plan Amendment Application" which my partner John Praisler has discussed with you over the last few days. I understand that our engineer, Jim Langone, showed you the draft of the proposed changes on the north-end of the Specific Plan, specifically with reference to the street pattern in order to eliminate some problems which we had with traffic circulation, etc. Jim is going ahead with the drafting of the tentative map; and as his work progresses, we will supply your department with whatever they require in support of the Specific Plan Amendment.

With reference to the heading on Page 1 of the Amendment Application dealing with "Fees", please let me know your requirements in this regard and I will be happy to comply.

Before John left on vacation, he gave me some information concerning the preparation of the mailing list instructions which are to accompany this Application. I have contacted the Title company in this regard and expect to have all of the requisite information for people living within the 300 foot radius in the early part of next week.

On the Preliminary Environmental Description form, on the first



Terry Draper
Planning Director
May 17, 1985
Page 2

page under Item #1-G, I added a category in there "SPA" for Specific Plan Amendment. I felt that this reference would be more appropriate in this instance.

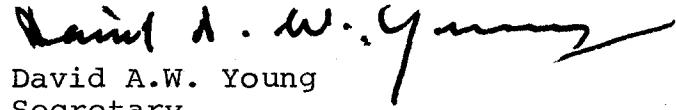
We are looking forward to moving ahead with this new piece of the "Northgate" Specific Plan. This has been an exciting project for us and, certainly, the results to date indicate that with the help of you and your staff, we have all been able to contribute to establishing this fine new community in the City of Fontana.

Please call me if you have any questions; otherwise, I will see that you obtain the rest of the information required with this Application in the next week or so.

Thank you for your help and consideration.

Yours sincerely,

Y & P DEVELOPMENT CO., a General Partnership
by: YOUNG & PRAISLER DEVELOPMENT CORPORATION, a General Partner


David A.W. Young
Secretary

DAWY/kfd
Enclosures

RECORDED AT THE REQUEST OF
TICOR TITLE INSURANCE COMPANY

Recording requested by:
CITY OF FONTANA PLANNING DEPARTMENT

When recorded, mail to:

City of Fontana
8353 Sierra Avenue
Fontana, Ca. 92335

Attn: Planning Dept.

THIS SPACE FOR RECORDED DATE
OFFICIAL RECORDS

1985 MAY 17 PM 3:17

SAN BERNARDINO
CO., CALIF.

FEES	SVY	COS	DEP
USA	PTB	DBP	CO
7		B	

85-118442

NOTICE OF MERGER

Property Owners: Y & P - Fontana Investment Company

Notice is hereby given to all persons that, pursuant to Section 66424.2 of the Government Code of the State of California, the following described real property in the City of Fontana, County of San Bernardino, State of California, is merged into one parcel or unit of land:

Lots 14 and 15, Block 1, Tract No. 2103, Merrill Avenue Subdivision No. 1, in the City of Fontana, as per plat recorded in Book 31 of Maps, Page(s) 1 and 2, records of said County.

Excepting therefrom the east 80 feet of said Lot 14.

Also excepting that portion conveyed to the City of Fontana by Deed recorded October 13, 1961 in Book 5559, Page 569, Official Records and by Deed recorded October 8, 1963 in Book 6004, Page 51, Official Records

that any purchasers, his heirs, assigns, or successors in interest of said property subsequent to the recording of this Notice of Merger with the County Recorder shall be deemed to be notified of said Notice of Merger.

Dated May 17, 1985 10:30 Michael E. Story
City of Fontana Planning Department

Assessor Parcel No(s). 191-221-08, 191-221-28

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On May 13, 1985 before me, the undersigned, Notary Public in and for said County and State, personally appeared

Michael E. Story, known to me (or proved to me on the basis of satisfactory evidence) to be a deputy of the City of Fontana Planning Department and known to me to be the person who executed the within instrument on behalf of said City of Fontana Planning Department executed the same. WITNESS my hand and official seal.

Signature of Notary

Wilma Pinsak

Name of Notary:

Wilma Pinsak

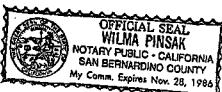
85-118442



Y & P-FONTANA INVESTMENT COMPANY

David A.W. Young
David A.W. Young . Partner

John G. Pfausler
John G. Pfausler . Partner



LETTER OF AUTHORIZATION

AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF FONTANA)

I, David A.W. Young, being duly sworn, depose and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge.

David Newell Young
Applicant (Signature)

c/o YOUNG & PRAISLER DEVELOPMENT CORPORATION
58 Brockhollow Drive
Address

Santa Ana, California 92705

(714) 549-8386

I, _____, the owner (if other than the applicant) of the real property involved in this application, do hereby consent to the filing of this application.

Owner (Signature)

NOT

APPLICABLE

Address

() _____

Subscribed and sworn to before me this 17th day of
MAY 1885

Linda E. Becker



disk 9/dianne

**MAILING LIST
INSTRUCTIONS**

Each application shall include a mailing list containing the NAMES, ADDRESSES AND ASSESSOR'S PARCEL NUMBERS of Owners of REAL PROPERTY within a radius of three hundred (300') feet measured from the exterior boundaries of the property. This information shall be obtained from the latest San Bernardino County equalized assessment rolls. Please include the OWNERS, APPLICANTS, AND REPRESENTATIVES on the list; a map illustrating the three hundred (300') foot radius boundary and all parcels with the boundary (copies of recent assessor's maps will be accepted for the map); and business-size envelopes prepared for mailing to each name on the mailing list. Return address should read: City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, California 92335.

**EXAMPLE FOR
ADDRESSING ENVELOPES**

City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335

0000-000-00 (Assessor's Parcel #)
John and Mary Doe
1234 Citrus Avenue
Fontana, CA 92335

LETTER OF CERTIFICATION

I, David A.W. Young hereby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County of San Bernardino within the area described and for a distance of three hundred (300') feet from the exterior boundaries of property legally described as:

The "NORTHGATE" Specific Plan #9, Exhibit No. 5, III-8, Parcels 3 and 4, Low-Medium density residential areas being that area bordered by Citrus, Miller and Oleander Avenues.

DATE May 17, 1985 (SIGNED) David A.W. Young
David A.W. Young

Y & P DEVELOPMENT CO., a General
Partnership
by: YOUNG & PRAISLER DEVELOPMENT
CORPORATION, a General Partner

This is to certify that the undersigned is the owner of record of the property herein described or is the authorized agent of the owner and that this application is filed with the full knowledge and consent of the owner of record.

By: _____ - Secretary
PROPERTY OWNER SIGNATURE

Signature - David A.W. Young

May 17, 1985
Date

May 17, 1985

IMPORTANT COMPLETENESS

The Planning Commission emphasizes requirements of completeness and accuracy of applications, requests, maps, and plans. I understand this document represents a preliminary submittal and will not be accepted as complete until I have received a copy of **NOTICE OF COMPLETENESS**, from the staff.

Signed David A.W. Young
David A.W. Young

Date May 17, 1985

Y & P DEVELOPMENT CO., a General Partnership
YOUNG & PRAISLER DEVELOPMENT CORPORATION, a
General Partner
David A.W. Young - Secretary

DATE May 17, 1985

Disk 9/dianne

~~PAID~~
SPECIFIC PLAN AMENDMENT APPLICATION

CITY OF FONTANA

CASE Northgate Amend #1 FILING DATE 5/23/85
FEE \$500. - E.R.B. DATE # 837 (PEDF)
RECEIPT NO. 7545 P.C. DATE _____
C.C. DATE _____

YOUNG & PRAISLER
Applicant DEVELOPMENT CORPORATION Phone 714/549-8386

Mailing Address 58 Brookhollow Drive . Santa Ana, CA. 92705

Applicant's Interest in Property Presently the developer of the
"NORTHGATE" Specific Plan #9.

Maps Or Plans Prepared By James K. Langone Phone 714/825-8309

Mailing Address 582 West Valley Blvd., Suite 16 . Colton, CA. 92324

Assessors Parcel Numbers 0190-011-01, -2, -3, -4, -5, -6, -13, -14

General Location Between Citrus & Oleander Avenues, south
of Miller Avenue

Legal Description or Address The north end of the "NORTHGATE"

Specific Plan #9 (See Specific Plan #9, Exhibit No. 2, I-6,
Parcels 10, 21, 22 and 23).

Acreage of the Project Approximately 14.5 acres

Existing Zoning Specific Plan #9, Exhibit No. 2, III-8 - Low-Medium
Density residential.

Nature of Request (State in detail) To revise the circulation pattern
shown on the north end of Specific Plan #9, Exhibit No. 12, III-18
to maximize the commitment of the remaining undeveloped raw land
to the Specific Plan concept.

Explain why existing conditions are unacceptable The north end block of
Specific Plan #9 (see Exhibit No. 2, I-6) consists of multiple owner-
ship (Parcels 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20) whose owners
either have no additional developable land or, having a continuing
need for personal use of their property, have elected not to participate
in the ongoing development of Specific Plan #9; thus, rendering
the circulation pattern shown on Specific Plan #9, Exhibit No. 12,
III-18, impossible.

4a
City of
Fontana
Planning

PEDF
Preliminary
Environmental
Description Form

OFFICE USE ONLY

Project Title Northgate Annex #1

Received By _____

Date Received 5-23-85

Env. Log. # 837

INTRODUCTION: The questions in this form are designed to obtain enough data about your proposed project and your project site to allow the staff to adequately assess your project.

Applications will not be accepted for processing unless they are completely filled out, signed and all appropriate attachments are made. Additional information required for completion of environmental assessment may be requested of the applicant.

1. GENERAL INFORMATION

YOUNG & PRAISLER

A. Applicant: DEVELOPMENT CORPORATION Phone (714) 549-8386

Address: 58 BROOKHOLLOW DRIVE

SANTA ANA, CALIFORNIA 92705

B. General Location of the project: Between Citrus and Oleander
Avenues, south of Miller Avenue.

C. Project Address / Assessor's No. (s): 0190-011-01, 02, 03, 04, 05, 06,
13 and 14.

D. Current General Plan Designation: "NORTHGATE" Specific Plan #9
Low-Medium

E. Present Zoning: Density, Residential Proposed Zoning: * Unchanged

F. Present Use of Site: Fallow Land

G. Does This Proposal Involve a: ZONE CHANGE CONDITIONAL USE PERMIT
GPA SPA DRB VARIANCE TENTATIVE TRACT MAP

H. Is Proponent Requesting Exemption Status? NO

I. Is There an Existing EIR For The Proposal? Mitigated Negative
Declaration on file

J. Identify Agencies Contacted or to be Contacted for Permits Concerning this Proposal: City departments for grading permits, building permits, etc.

II. PROJECT DESCRIPTION, GENERAL

A. Site Size 14.5

B. Discuss any Phasing Proposed for this Project either in Progress or anticipated: None

C. Describe the Project as Completely as Possible: The northerly section of Specific Plan #9 consisting of approximately 14.5 acres (80 lots).

D. List Associated Projects: 165 units being developed in the medium density residential part of Specific Plan #9, (Tract 12644).

III. SPECIFIC SITE DATA (Complete the Section(s) Appropriate only)

A. Residential Projects: Not Applicable . See Specific Plan #9

1. Number of units _____

2. Unit size _____

3. Sale or rental prices _____

4. Household sizes expected _____

5. Expected number of school age children:

Elementary _____

Jr. High _____

Sr. High _____

6. Number of parking spaces required _____; number provided _____

7. Estimated amount of solid refuse per year _____

A. Environmental Issues:

UNKNOWN YES NO

- — X 1. Will the project affect animal life by increasing or decreasing present populations?
- — X 2. Will the project produce over 100 tons of air pollutants per year?
- — X 3. Will the project cause a change in existing noise or vibration levels?
- — X 4. Will the project be located within the 65 CNEL contour line generated from aircraft, railroad, or vehicular traffic?
- — X 5. Will the project cause a change in dust, ash, smoke, fumes or odors in the vicinity?
- — X 6. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?
- — X 7. Increase significant in fossil fuel consumption (electricity, oil, natural gas, etc.)
- — X 8. Located on or within 200 feet of any significant topographical features, including natural streams or hills?
- — X 9. Could the project cause flooding, erosion or siltation?
- — X 10. Is the project within the flood hazard area as defined by the Department of Housing and Urban Development?
- — X 11. Will the project remove any existing on-site vegetation (trees, brush, ground cover, etc.)?
- — X 12. Will the project involve a large amount of cut and fill operations?

B. Commercial and Industrial Projects: NOT APPLICABLE

1. Type of facilities:

Neighborhood Community Convenience

2. Square footage of:

Sales area _____ Storage area _____

3. Hours of operation _____

4. Total number of employees _____

5. Employees per shift _____

6. Percent of total project proposed for:

Building _____ Paving _____

Parking _____ Landscaping _____

7. Number of parking spaces required _____; number provided _____.

8. Estimated amount of solid refuse _____

C. Institutional Projects: NOT APPLICABLE

1. Type of facilities: _____

2. Square footage of buildings _____

3. Hours of operation _____

4. Number of employees _____

5. Number of parking spaces required _____; number provided _____.

6. Estimated amount of solid refuse per year _____

IV. PHYSICAL AND ENVIRONMENTAL INFORMATION

Are the following items applicable to the project or its effects?

Discuss below all items checked yes. (Attach additional sheets if necessary.)

SEE SPECIFIC PLAN #9

Environmental Issues continued

UNKNOWN YES NO

— — X 13. Will there be any alternative means of generating energy to be used for this project in lieu of fossil fuel?

— — X 14. Could the project involve the possibility of contaminating a public water supply system or adversely affect ground water recharge?

B. Physical Issues

UNKNOWN YES NO

— — X 1. Will the project involve additions to existing structures which increases the floor area by 50% or by 2,500 sq. ft.?

— — X 2. Will the project involve more than dividing an existing multiple family rental into condominiums?

— — X 3. Will the project demolish or remove structures or features which are of historical, archeological or architectural consequences?

— — X 4. Will the project involve lot line adjustments which create a new parcel or a change in land use or density?
Re-location of street pattern will cause some minor modifications to lot lines.

— — X 5. Will the project require the issuance of a major encroachment permit?

— — X 6. Will the project change the demand for City services? (police, fire, water, sewage, etc.)?

— — X 7. Will the project result in the dislocation of people who currently live or work at the site?

— — X 8. Will this project have any impact upon the existing character of the immediate area?
Specific Plan #9 already has provided for this change.

— — X 9. Will the project create additional demands for public recreational areas or open space?

Physical Issues continued

UNKNOWN YES NO

— — — 10. Could the project create a traffic hazard or congestion on the immediate street system?

— — — 11. Will the project conflict with any recorded public easements through or use of the property within this project?

VII. CERTIFICATION

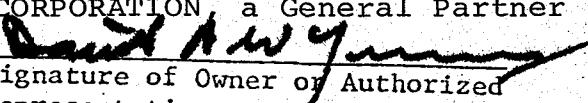
I hereby certify that the statements and answers furnished above, and in the attached exhibits, present the data and information required for this preliminary assessment to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

May 17, 1985

Date

Y & P DEVELOPMENT CO., a General Partnership

by: YOUNG & PRAISLER DEVELOPMENT CORPORATION, a General Partner

by: 
Signature of Owner or Authorized Representative

City of Fontana

Planning Department

No 7545

(714) 350-7620

Received from

Address

Date 5-19-85

Conditional Use Permit

Dollars \$ 500.00

Home Occupation

Maps

House Moving

Tent Tax

Land Division

Variance

Other

Zone Change

Hearing Date

Place: Council Chamber

Time

City Hall, 8353 Sierra Avenue

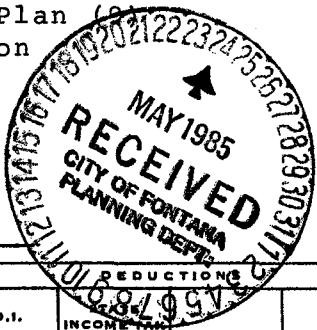
Acct. # 10-316-05

Fontana, CA 92335

CR 1707 Cash

DATE	DESCRIPTION	AMOUNT	DISTRIBUTIONS					
			ACCT. NO.	AMOUNT				
	Filing Fee - Specific Plan (8) Amendment Application			\$ 500.00				
EMPLOYEE								
PERIOD ENDING	TOTAL EARNINGS	SOCIAL SECURITY TAX	WITHHOLDING U. S. INC. TAX	S.D.I.	REDUCTIONS INCOME TAX		TOTAL DEDUCTIONS	NET PAY

PLEASE DETACH THIS REMITTANCE ADVICE BEFORE DEPOSITING CHECK	Y & P DEVELOPMENT CO. Northgate Construction Account 58 BROOKHOLLOW DRIVE SANTA ANA, CALIFORNIA 92705 (714) 549-8386	THE ATTACHED CHECK IS IN PAYMENT OF THE ITEMS LISTED ABOVE.
--	--	---



City of Fontana

DESIGN REVIEW REQUIREMENTS

TO: PLANNING DEPARTMENT
FROM: Lil MacKen Parks & Recreation Department
RE: REVISED NORTHGATE SPECIFIC PLAN #1
DATE: 6/3/85

APPLICABLE

1. There are no requirements for this map.
2. Park fees are required. Amount determined by Building Department.
3. Land dedication is required.
4. Land or "fees in lieu of land" will be decided by City Council.
5. Developer shall remove and dispose of _____ trees.
6. Developer shall retain _____ trees on site.
7. Developer shall relocate _____ trees. Relocation shall be in accordance with city standards and to location as directed by Parks Department.
8. _____ street trees are required to be planted in accordance with city standards. Species to be determined by Parks Department. Tree fees are \$63 each, (\$60 for bonding and \$3 for inspector fee).
9. Maintenance District required to provide automatic irrigation for all trees and turf wherever walls, fences/other barriers occur between private property and required planting. Cost of 3 engineering maps, landscaping and 1 year bonding and maintenance is to be borne by the developer.
10. Landscape maintenance bonding is required for one year. Bond amount will be computed based upon current rate in effect when Building Permits are issued. Maximum amount of bond is \$15,000. At present estimated bond would be: _____ square feet x \$ _____.
11. The following drawings will be required prior to issuance of Building Permits---one copy of each for Parks file.
 - A. _____ Landscape construction plan and details
 - B. _____ Irrigation plan and details
 - C. _____ Planting plan and details.
12. All landscape and irrigation designs shall incorporate drought tolerant plant materials and water efficient irrigation systems.
13. OTHER: COMPLIANCE w/ NORTHGATE SPECIFIC PLAN CONDITIONS

FURTHER INFORMATION ON DESIGN REQUIREMENTS CAN BE OBTAINED FROM PARKS DEPARTMENT

COMMUNITY DEVELOPMENT REQUIREMENTS

TYPE OF DEVELOPMENT: CIRCULATION PLAN-NORTHGATE SPECIFIC NUMBER: AMENDMENT #1
JOB SITE LOCATION: S/OF MILLER BTW. CITRUS & OLEANDER PLAN
DEVELOPER: YOUNG & PRAISLER PHONE NUMBER:
ADDRESS:
ARCHITECT/ENGINEER: PHONE NUMBER:
ADDRESS:
REQUIRED FIRE FLOW: 1250 GPM @ 20 PSI

FIRE DEPARTMENT STANDARDS REQUIRED

STANDARD | ITEM | STANDARD | ITEM | STANDARD | ITEM | STANDARD | ITEM |

114 ALL

SPECIAL REQUIREMENTS: PRIOR TO CONSTRUCTION, AN UNDERGROUND WATER PLAN SHOWING HYDRANT LOCATIONS AND HYDRAULIC CALCULATIONS SHALL BE OBTAINED FROM THE WATER COMPANY AND SUBMITTED TO THE FIRE DISTRICT FOR APPROVAL.

PRIOR TO CONSTRUCTION, FIVE (5) FIRE HYDRANTS SHALL BE INSTALLED AS NOTED ON THE REVISED CIRCULATION PLAN. HYDRANT LOCATIONS:

1. S/E CORNER OF CITRUS AND E/W STREET
2. N/E CORNER OF SOUTH E/W STREET AND N/S STREET WHICH IS APPROX. 250' E/OF CITRUS.
3. S/W CORNER OF MILLER AND N/S STREET WHICH IS MIDWAY BETWEEN CITRUS & OLEANDER.
4. N/E SIDE OF CELESTE AND NORTH E/W STREET.
5. S/W CORNER OF OLEANDER AND SOUTH E/W STREET.

(REVISED 6-5-85)

ALL STANDARDS AND REQUIREMENTS ARE TO BE STRICTLY ADHERED TO BY DEVELOPER.

IF YOU HAVE ANY QUESTIONS FEEL FREE TO CALL, 829-4441, AND REFER TO

CENTRAL VALLEY #: 106

PLANS CHECKED BY:

GARY BOYLES - CAPTAIN

DATE: 6-5-85

CENTRAL VALLEY FIRE DEPARTMENT STANDARDS

STANDARDS FOR FIRE HYDRANT SPECIFICATIONS

A. LOCATION, SIZE AND TYPE

1. The location, size and type of fire hydrant shall be designated by the City Engineer and approved by the Fire Chief.
2. The centerline of the riser shall be normally two (2) feet behind the curb face, except where a five (5) foot sidewalk is adjacent to the curb, in which case the riser shall be at six and one-half (6½) feet or as shown on the plans.
3. Where the sidewalk adjacent to the curb is greater than five (5) feet, as in commercial areas, the centerline of the riser shall be placed two (2) feet behind the curb face.
4. In the absence of a curb, set bottom outlet 24 inches above the crown of the road and provide steel pipe barricades as directed by the inspector. Where curbs exist, the centerline of the bottom inlet must be twenty (20) inches above the finished grade.
5. No fire hydrant shall be installed closer than five (5) feet from the edge of any driveway apron.

B. FIRE HYDRANT HEADS

1. Wet barrel fire hydrants shall be manufactured to ANSI and AWWA standards. The head, 6" inlet, and outlet nozzles, one 2½" and one 4" shall be cast in bronze. If the outlet nozzles are not cast as an integral part of the head, they shall be locked to the head in such a manner so as to prevent the unintentional removal of the outlet by unscrewing itself out of the head.
2. Outlets shall be independently valved. A compression type valve assembly shall be constructed of water works bronze. The stem shall be constructed of low zinc, high strength silicon bronze meeting ASTM B198 (124)

CENTRAL VALLEY FIRE DEPARTMENT

STANDARD #: 114

BY: Daniel C. Schuler

PAGE 1 OF 4

DATE: September 12, 1983

REVISED: 2/19/85

APPROVED: O.M. Short FIRE CHIEF

3/12/85

B. 2. Cont.

and B271(124) standard in order to assure the highest tensile strength to prevent twisting and stem breakage.

3. The valve assembly, including the neoprene rubber bevel shaped disc, shall be free spinning on the operating shaft so as to minimize the damage that could occur when the valve disc comes into contact with the valve seat and a rock or other debris becomes wedged between the disc and valve seat while the hydrant outlet is being closed.

The disc holder shall be recessed to allow the neoprene rubber disc to be protected by the disc holder in such a manner so as to prevent dirt and gravel from accumulating under the disc. The disc shall be firmly attached to the disc holder in such a manner so as to prevent turning and flapping of the disc in the disc holder and the accumulation of dirt and gravel between the attaching device and the disc. The disc holder valve assembly shall be locked onto the stem to prevent the stem from backing out of the disc holder assembly.

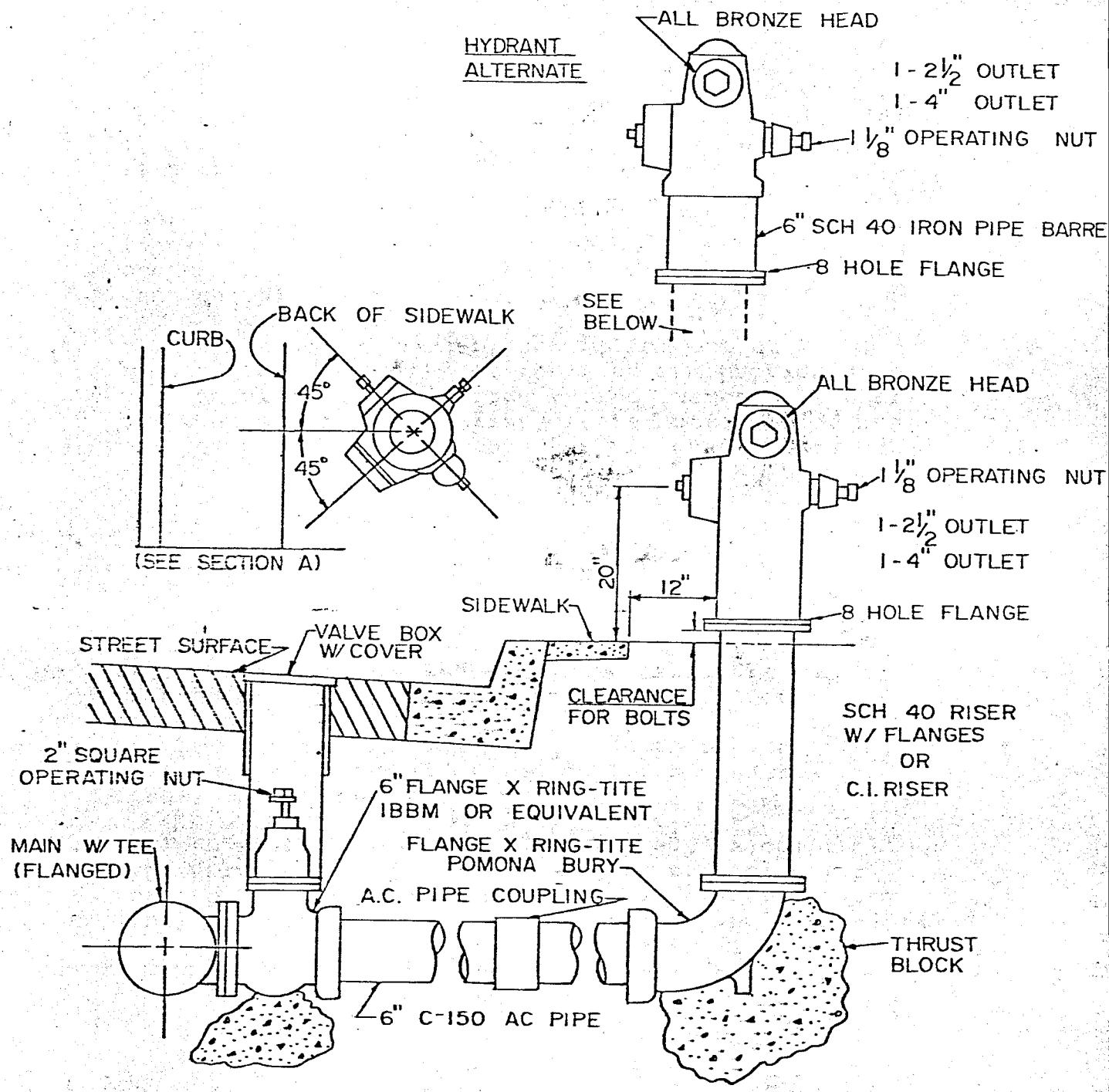
4. The stems shall be equipped with removable 1 1/8" pentagon operating nuts.
5. The hydrant shall be hydrostatically tested to 300 P.S.I., rated for a working pressure of 200 P.S.I. Outlet threads shall be national standard. "O" ring seals shall be used in the bronze stem insert to prevent leakage.
6. Bronze or plastic caps with 1 1/8" operating nuts shall be installed to each outlet and attached by chain to the hydrant barrel.
7. Manufacturer's specifications of fire hydrants shall be submitted to the Fire Chief or his designated representative upon request.
8. All hydrants on private property shall have a break-off spool and a control valve.
9. The fire hydrant barrel and standard bury shall be of a standard steel pipe of minimum wall thickness equivalent to schedule #40 pipe.
10. All hydrants not mechanically attached to the mainline will be supported by thrust blocks of adequate size, according to soil condition requirements.

C. EXTERIOR OF HYDRANT

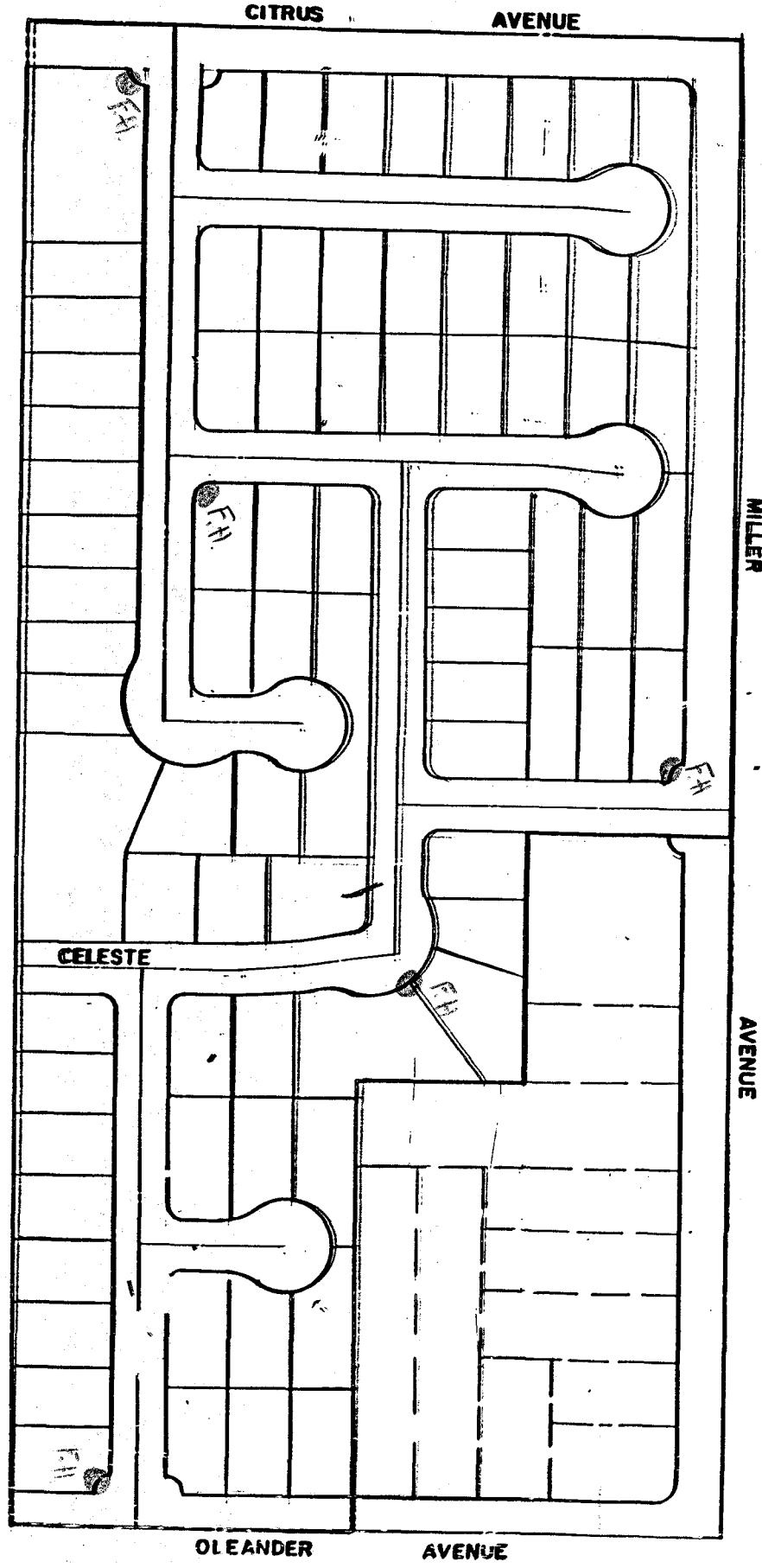
1. The exterior of the hydrant, except for the threads, shall be painted with two (2) coats of red lead primer and two (2) coats of 3M-Scotchlite Reflective Yellow Paint. The riser may be painted with two (2) coats of primer and two (2) coats of industrial yellow.

D. FIRE HYDRANT BARRICADES AND POST INDICATOR VALVES

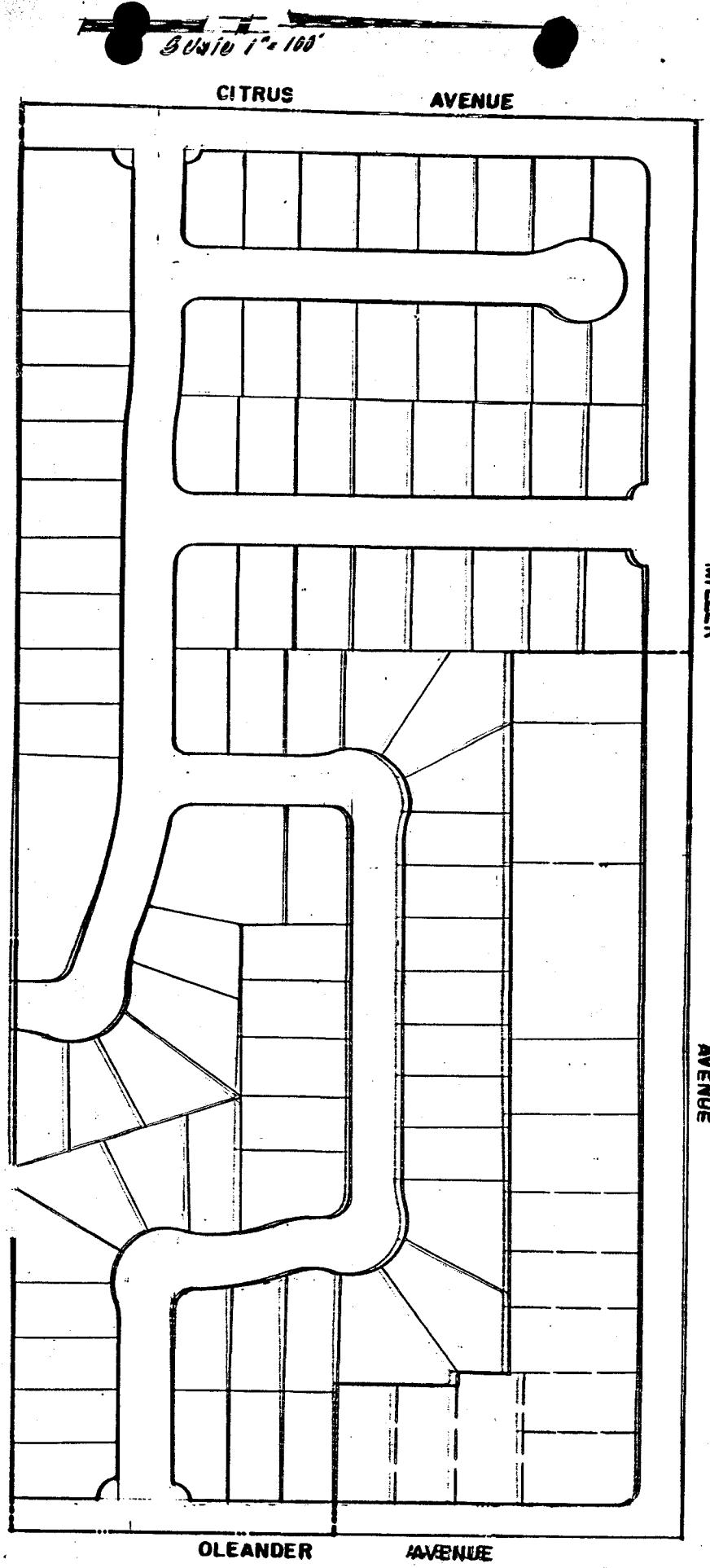
1. Barricades located 36" from the hydrant in such a manner so as to provide optimum protection of the hydrant and not obstruct the operation and use of the hydrant. Barricades are not necessary if fire hydrant or P.I. valve is behind curbs or sidewalks, except as determined by the City Engineer and/or Fire District.
2. Fire hydrant barricades shall consist of four (4) inch diameter standard steel pipe, schedule #40, filled with concrete, extending three (3) feet above the ground and three (3) feet below the ground imbedded in concrete of twelve inches in diameter and four (4) feet deep. The steel pipe above ground shall be painted with two (2) coats of primer and two (2) coats of industrial yellow.



REVISED SPECIFIC PLAN NORTHGATE



EXISTING SPECIFIC PLAN NORTHGATE



City of Fontana
CALIFORNIA

MEMORANDUM

TO: Planning Department

FROM: Bob M. Porter, Public Works Department *BP*

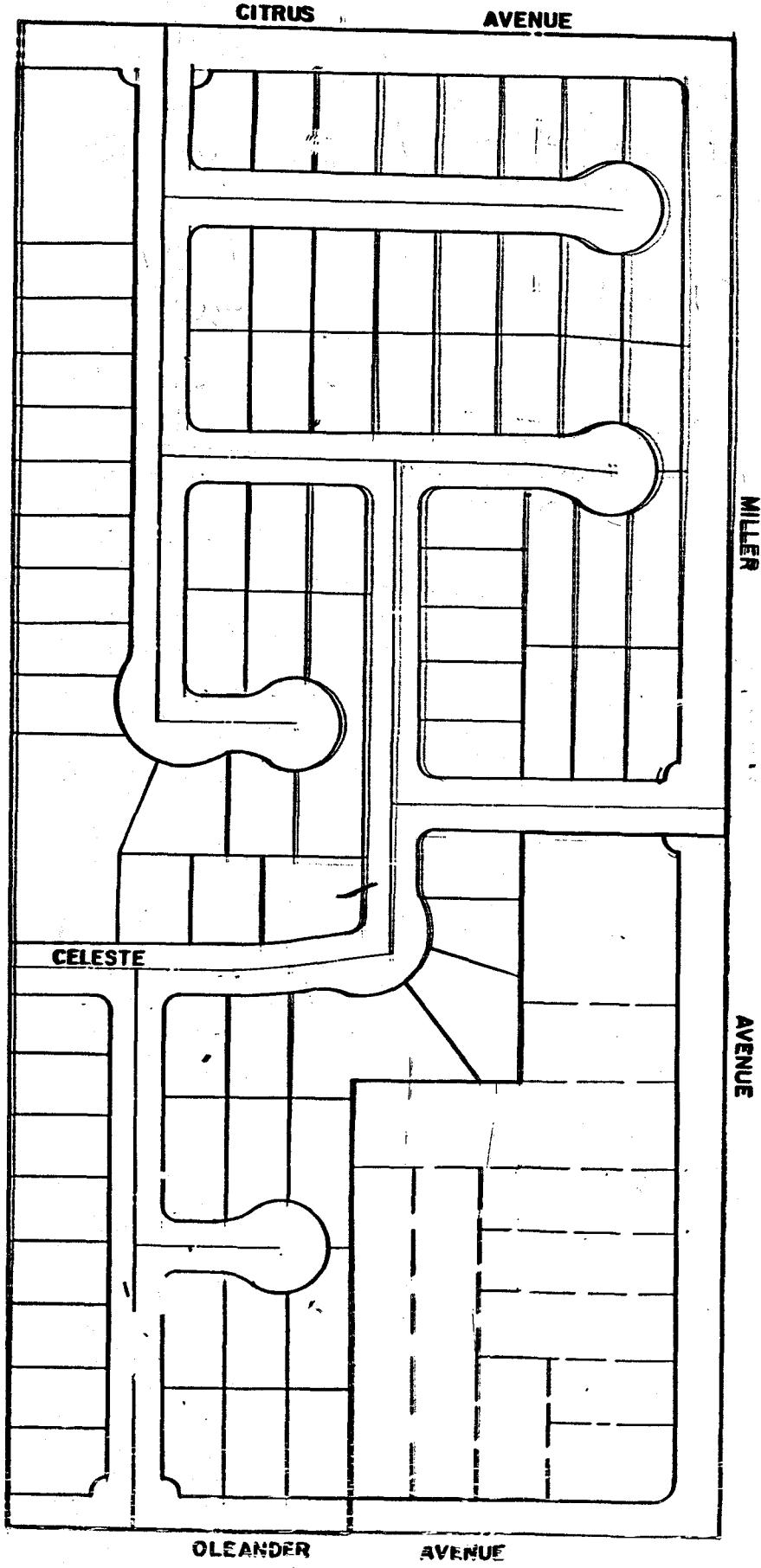
SUBJECT: Proposed Revision to the Northgate Specific Plan Circulation Plan

DATE: June 6, 1985

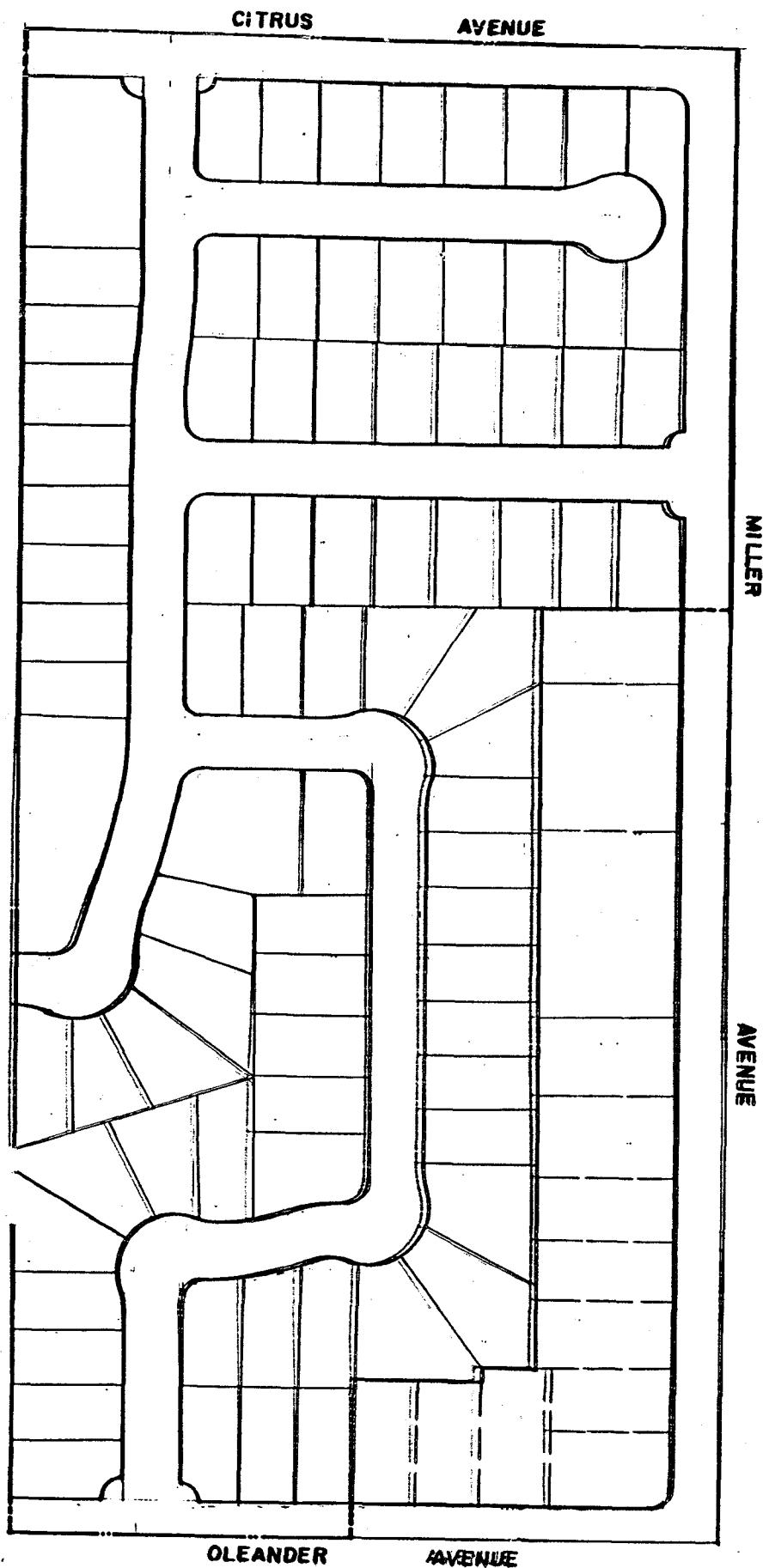
The Public Works Department would recommend that the circulation plan not be amended as proposed. The proposed amendment would delete access to the back of the existing long, deep lots at the northeast corner of the Northgate Specific Plan area.

BMP:wp

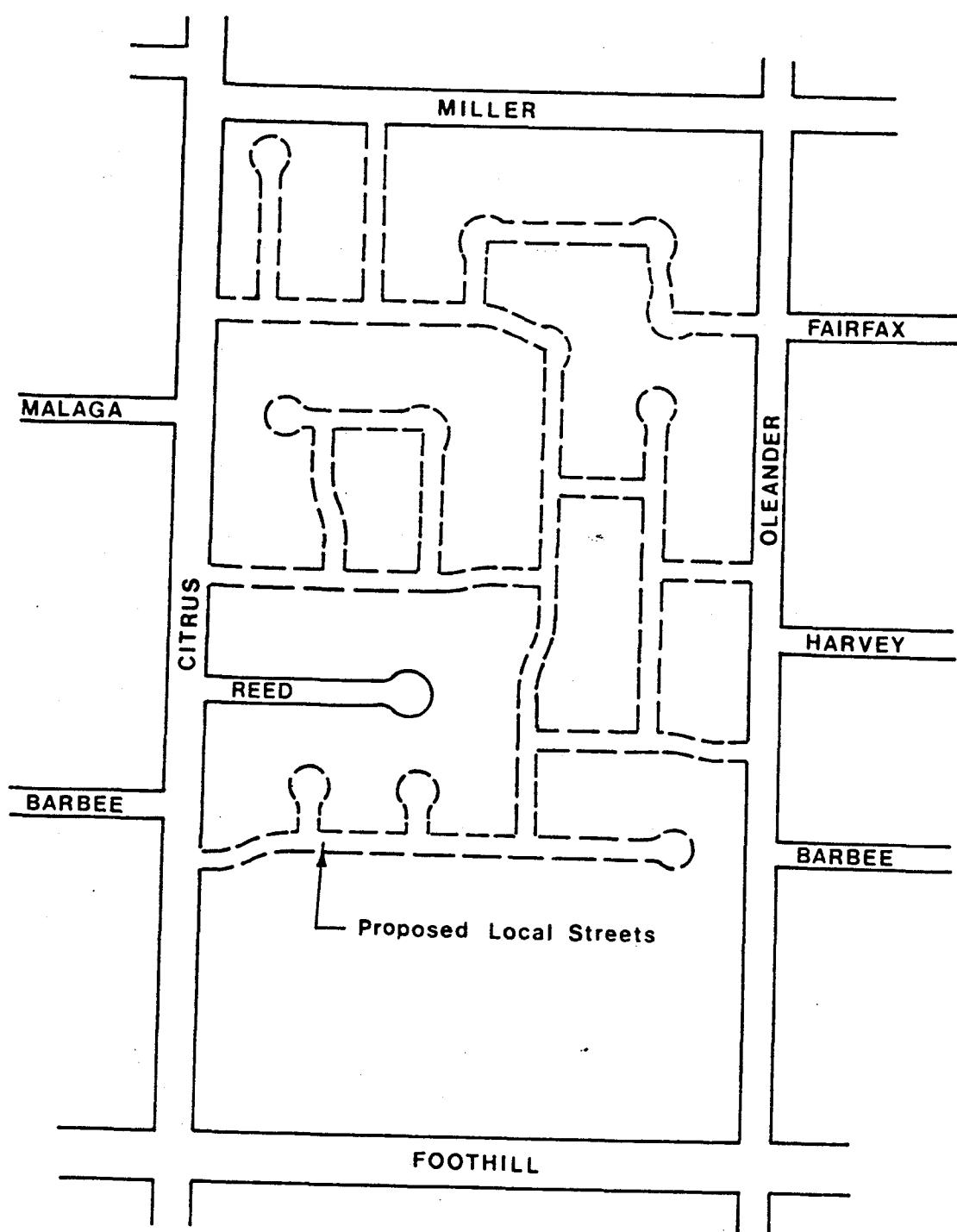
REVISED SPECIFIC PLAN NORTHGATE



300x10 1" = 100'



EXISTING SPECIFIC PLAN NORTHGATE



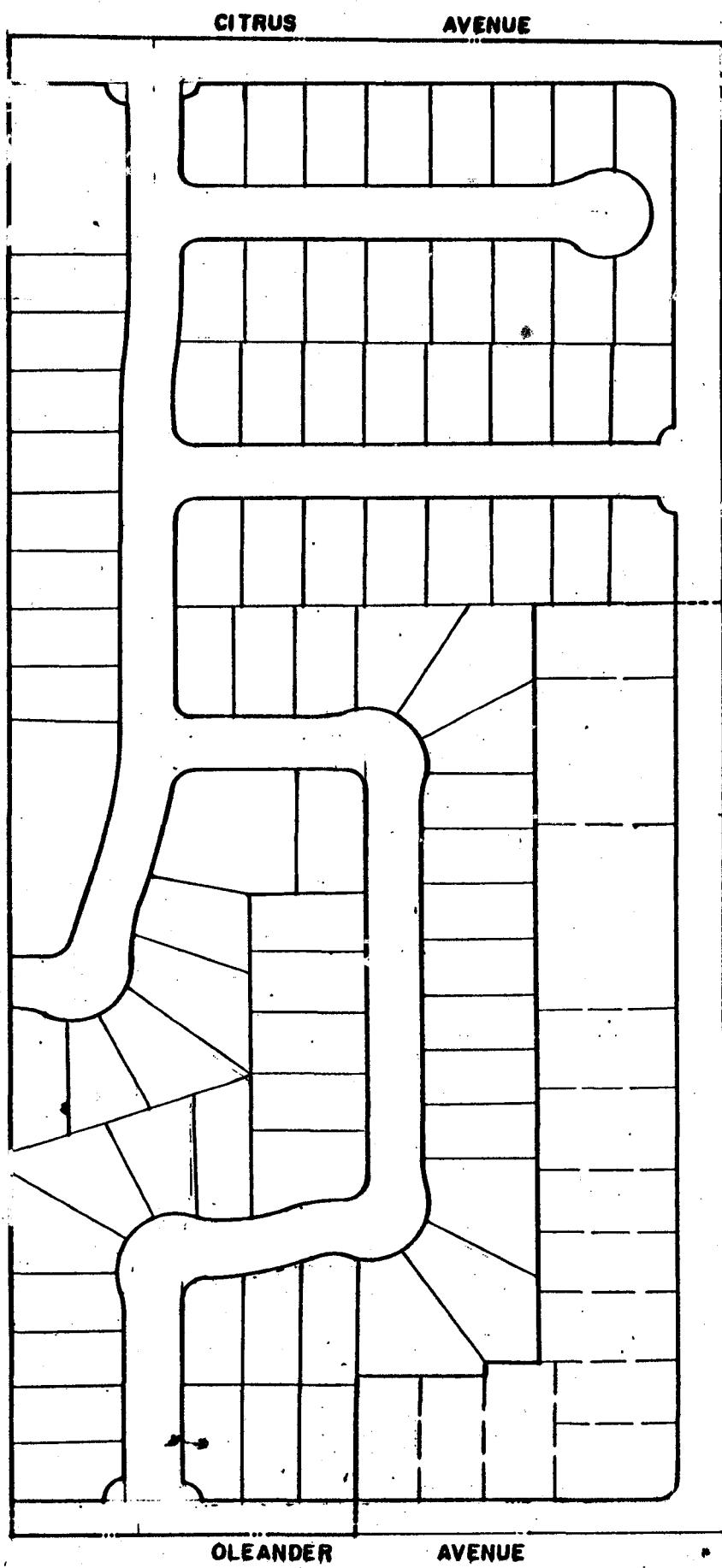
a planned community

III-18

Circulation

Exhibit No. 12

86610 1°, 100'



EXISTING SPECIFIC PLAN NORTHGATE

BID SHEET TAB - CITY OF FONTANA
1985 JUN 24 PM 3:01

BID OPENING DATE: June 24, 1985 TIME: 3:00 P.M.

LOCATION: City Hall, 8353 Sierra Avenue, Fontana, CA.

SUBJECT: SEWER FACILITY IMPROVEMENTS AND A.C. OVERLAY OF MONTGOMERY AVE.

NAME COMPANY	ADDRESS & PHONE	BOND	INS.	AMT.
1. J & B CONSTRUCTION CO.	P.O. BOX 767 HIGHLAND, CA 92346			
2. GOSNEY CONST. EQUIPMENT RENTAL	P.O. BOX 381 BLOOMINGTON, 92316			
3. WILSON'S EQUIPMENT RENTALS INC.	11056 SOUTH BENSON ONTARIO, CA 91762			
4. MIKE BUBALO CONST.	5126 KAUFFMAN TEMPLE CITY, 91780			

CITY OF FONTANA
FONTANA, CALIFORNIA

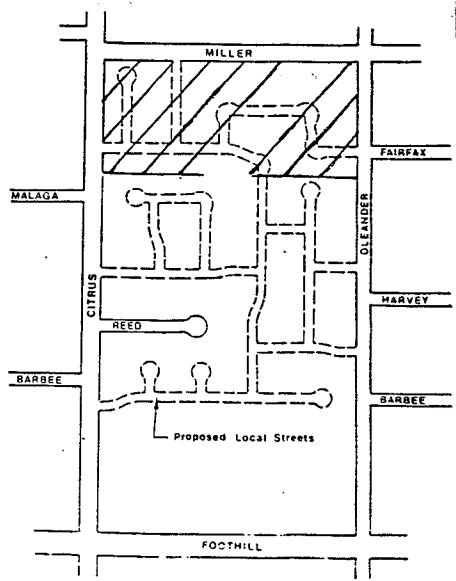
N O T I C E O F H E A R I N G

NOTICE IS HEREBY GIVEN BY THE PLANNING COMMISSION OF THE CITY OF FONTANA THAT PUBLIC HEARING WILL BE HELD TO CONSIDER AMENDMENT #1 TO THE NORTHGATE SPECIFIC PLAN WITHIN THE CITY OF FONTANA. THIS AMENDMENT WILL BE TO CONSIDER REVISING THE CIRCULATION PATTERN ON THE NORTH END OF SPECIFIC PLAN #9, GENERALLY LOCATED BETWEEN CITRUS AND OLEANDER AVENUES, SOUTH OF MILLER AVENUE.

DATE OF HEARING: MONDAY JULY 8, 1985

TIME OF MEETING: 7:30 P.M.

PLACE OF HEARING: CITY HALL COUNCIL CHAMBERS
8353 SIERRA AVENUE
FONTANA, CA 92335



ANY INTERESTED PARTY MAY APPEAR AND BE HEARD IN FAVOR OF OR IN OPPOSITION TO THIS MATTER.

PLANNING COMMISSION
CITY OF FONTANA, CA

NORTHGATE SPECIFIC PLAN AMENDMENT #1

PUBLISH: FRIDAY, JUNE 28, 1985

BLANKET P.O. #3714





City of Fontana
CALIFORNIA

July 17, 1985

Young & Praisler Development Corporation
58 Brookhollow Drive
Santa Ana, CA 92705

Re: Northgate Amendment #1

Gentlemen:

The City Planning Commission, at a regular meeting held on Monday, July 3, 1985, approved the Northgate Specific Plan Amendment #1 circulation as shown in Exhibit B, subject to the offer of dedication for the cul-de-sac.

The action of the Commission will not be final for a period of ten (10) days to allow filing of any appeals to the City Council.

If you have any questions concerning this action, please contact Ernie Perea, the staff planner who worked on your proposal.

Very truly yours,

Terry W. Draper (da)

Terry W. Draper,
Director of Planning

TWD:

cc: Building Dept.
Public Wks. Dept.

MARK LARWOOD COMPANY

PARCEL LIST

- MICROFICHE PROPERTY SYSTEM -

SAN BERNARDINO COUNTY 1984-85

601 BERCU DRIVE, SACRAMENTO, CA 95814

GRID--J 09 PAGE 11,416

PARCEL NO.	OWNER ADDRESS (+=MAIL, #=PROP LOC, =SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY	SALE DATE - AMOUNT 01/84 17,750	RECORDERS DATE - NO. P 1/27/84 84-021464	ACRES SQ FEET	ASSESSED VALUES
228-411-76	ANDA, GILBERT D ANDA, ANA R = 16020 ELAINE DR, FONTANA, CA TRACT 10533 LOT NO 76	SECNDRY 92335	10104 052-510			13,660 LND 47,286 STR 7,000-HO
228-411-77	CRONAN, GARY L CRONAN, ROBYN = 1661 N SAN ANTONIO, UPLAND, CA # 16010 ELAINE DR, FONTANA 1-STRY, RMS-6 BDRMS-3 BATHS-2.00, 1979, 62, AVG TRACT 10533 LOT NO 77	SECNDRY 91786	10104 052-510	01/84 17,750	1,276	13,200 LND 52,800 STR
228-411-78	BATTISTI, JOSEPH L = 7555 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 78	92335	10104 052-510			12,862 LND 48,232 STR 7,000-HO
228-411-79	RYAN, DAVID L RYAN, BEVERLY L = 7545 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 79	SECNDRY 92335	10104 052-510			12,862 LND 48,232 STR
228-411-80	SPENCER, JEFFREY A SPENCER, KATHY J = 7535 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 80	SECNDRY 92335	10104 052-510			12,862 LND 45,017 STR 7,000-HO
228-411-81	ANDREW, ERIC D ANDREW, DEBRA F = 7525 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 81	SECNDRY 92335	10104 052-510			12,862 LND 47,161 STR 7,000-HO
228-411-82	REECE, STANLEY AND JACQUELINE = 7515 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 82	92335	10104 052-510			12,862 LND 46,089 STR 7,000-HO
228-411-83	GONZALES, PEDRO A BRENNAN, MICHELLE L = 7505 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 83	SECNDRY 92335	10104 052-510			14,423 LND 45,947 STR 7,000-HO
228-421-01	VASQUEZ, JOSE L VASQUEZ, ROSA M = 7610 CITRUS, FONTANA, CA TRACT 10533 LOT NO 121	SECNDRY 92335	10104 052-510			13,660 LND 53,591 STR 7,000-HO
228-421-02	CHITTIVARANON, SURINDR CHITTIVARANON, TEUNTA = 7620 CITRUS AVE, FONTANA, CA TRACT 10533 LOT NO 122	SECNDRY 92335	10104 052-510			13,660 LND 49,388 STR 7,000-HO
228-421-03	NICKERSON, MICHAEL E NICKERSON, CATHERINE L = 7630 CITRUS, FONTANA, CA TRACT 10533 LOT NO 123	SECNDRY 92335	10104 052-510			13,660 LND 52,015 STR
228-421-04	NEAL, FLENARD T NEAL, JANICE M = 7740 CITRUS, FONTANA, CA	SECNDRY 92335	10104 052-510			13,660 LND 53,591 STR

228-342-01	MC MASTERS, GERTRUDE ETAL LAWS, GERALD T * C/O PATT REALTORS, 886 W FOOTHILL STE B, UPLAND 91786 # 15950 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 63 4.5 AC	SECDRY 10114 056-000	11,349 LND
228-342-02	MC MASTERS, GERTRUDE ETAL LAWS, GERALD T * C/O PATT REALTORS, 886 W FOOTHILL STE B, UPLAND 91786 # 15850 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 62 4.5 AC	SECDRY 10113 056-000	11,349 LND
228-343-02	SUNTANA HOMES CO * 1691 KETTERING ST, IRVINE, CA # 15650 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 60 4.5 AC	10113 92714 076-000	32,575 LND
228-344-01	SUNTANA HOMES CO * 1691 KETTERING ST, IRVINE, CA # 15649 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 69 4.35 AC	10113 92714 076-000	32,575 LND
228-344-02	SUNTANA HOMES CO * 1691 KETTERING ST, IRVINE, CA # 15749 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 68 4.35 AC	10113 92714 076-000	32,575 LND
228-345-01	FONTANA UNIFIED SCHOOL DIST S B CO * ADDRESS NOT ON FILE # 15849 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 67 4.35 AC	10113 046-000	LND
228-345-02	FONTANA UNIFIED SCHOOL DIST OF S B C * ADDRESS NOT ON FILE # 15969 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 66 4.35 AC	10112 046-000	LND
228-346-01	BANTUGAN, ARTEMIO R BANTUGAN, ELENA C = 7744 CITRUS, FONTANA, CA ETIWANDA VINEYARD FR LOT 65 EX E 270 FT N 250 FT MEAS FROM N LI CITRUS AVE AND S LI MILLER AVE EX ST	SECDRY 10096 92335 055-501	50,376 LND 45,017 IMP 7,000-HO
228-346-02	SOUTHERN CALIFORNIA EDISON COMPANY * ADDRESS NOT ON FILE # 7728 CITRUS AVE, FONTANA MAP 148 36 64 PAR NO 1 (EX ST PER 2-2-83 NO 023326)	10096 045-000	LND
228-351-01	KANOKVECHAYANT, R * 8685-A BASELINE, RANCHO CUCAMONGA CA # 15550 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 59 4.5 AC	10113 91730 056-000	73,556 LND

1-800-LARWOOD

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCU DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID-6 08 PAGE 11,399

PARCEL NO.	OWNER ADDRESS (+=MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE		RECORDERS - AMOUNT	ACRES SQ FEET	ASSESSED VALUES
			DATE	NO.			
228-351-02	DUNBAR, ROBERT F * 4115 PINE, LONG BEACH, CA # 15450 MILLER AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 58 4.5 AC	10113 90807 056-000					11,727 LND

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCUT DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--C 09 PAGE 11,609

PARCEL NO.	OWNER ADDRESS (-=MAIL, #=PROP LOC, ==SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 92667	SALE DATE - AMOUNT 10096 052-510	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
228-401-36	HADSELL, GARY E HADSELL, MARIA T * 1436 KATELLA, ORANGE, CA # 7955 TOKAY AVE, FONTANA TRACT 10382 LOT NO 6	SECNDRY 92667	10096 052-510			13,660 LND 45,184 STR
228-401-37	HANNA, HANNA R HANNA, SOAAD S = 7965 TOKAY AVE, FONTANA, CA TRACT 10382 LOT NO 5	SECNDRY 92335	10096 052-510			12,862 LND 45,017 STR 7,000-HO
228-401-38	PETERSON, STANLEY D PETERSON, LINDA J = 7935 TOKAY AVE, FONTANA, CA TRACT 10382 LOT NO 4	SECNDRY 92335	10096 052-510			10,718 LND 42,275 STR 7,000-HO
228-401-39	EDWARDS, JAMES M AND SHERYL MULLIGAN = 7925 TOKAY AVE, FONTANA, CA TRACT 10382 LOT NO 3	92335	10096 052-510			12,862 LND 41,802 STR 7,000-HO
228-401-40	BRACCI, DONALD A ETAL JT BRACCI, CRESCENTIA K JT = 7915 TOKAY, FONTANA, CA TRACT 10382 LOT NO 2	SECNDRY 92335	10096 052-510			14,423 LND 54,601 STR
228-401-41	SEARS, ROBERT D = 7905 TOKAY AVE, FONTANA, CA TRACT 10382 LOT NO 1	92335	10096 052-510			12,862 LND 42,822 STR 7,000-HO
228-411-01	GASPARD, GOURDET GASPARD, AUDREY P = 7510 CITRUS AVE, FONTANA, CA TRACT 10533 LOT NO 1	SECNDRY 92325	10104 052-510	10/27/83 83-252324		14,423 LND 53,570 STR
228-411-02	ARRIETA, MECTOR O ARRIETA, MADINE M = 7520 CITRUS, FONTANA, CA TRACT 10533 LOT NO 2	SECNDRY 92335	10104 052-510			13,660 LND 53,591 STR 7,000-HO
228-411-03	GARCIA, JOSE M GARCIA, ELISA S = 7530 CITRUS, FONTANA, CA TRACT 10533 LOT NO 3	SECNDRY 92335	10104 052-510			13,660 LND 53,591 STR 7,000-HO
228-411-04	WEBB, KENNETH E WEBB, PATTIE J * 585 TWIN PINES DR, SCOTTS VALLEY, CA # 7540 CITRUS AVE, FONTANA TRACT 10533 LOT NO 4	SECNDRY 95066	10104 052-510			14,280 LND 58,140 STR
228-411-05	COOK, STANLEY AND ROSA M LADNER = 7550 CITRUS, FONTANA, CA TRACT 10533 LOT NO 5	92335	10104 052-510			13,660 LND 53,591 STR 7,000-HO
228-411-06	VELASQUEZ, DAVID S VELASQUEZ, GLORIA C = 7560 CITRUS AVE, FONTANA, CA	SECNDRY 92335	10104 052-510			13,660 LND 47,286 STR 7,000-HO

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCUT DRIVE, SACRAMENTO, CA 95821

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--D 09 PAGE 11,410

PARCEL NO.	OWNER ADDRESS (--MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 92335	SALE DATE 10104 052-510	RECORDERS - AMOUNT DATE - NO.	ACRES 13,660 LND 49,388 STR	ASSESSED VALUES
228-411-07	MARA, MODESTO V MARA, LUCIA U = 7570 CITRUS AVE, FONTANA, CA TRACT 10533 LOT NO 7	SECNDRY 92335	10104 052-510			
228-411-08	AMAYA, GILBERT AND ALMA R O = 7580 CITRUS, FONTANA, CA TRACT 10533 LOT NO 8	92335	10104 052-510		13,660 LND 53,591 STR	
228-411-09	SECRETARY OF HOUSING & URBAN DEV * 34 CIVIC CENTER PLAZA BOX 1850, SANTA ANA, CA # 7590 CITRUS AVE, FONTANA 1-STRY RMS-6, BDRMS-3, BATHS-2.00, 1979, 62, AVG TRACT 10533 LOT NO 9	92701	10104 052-510	08/83 U 2/27/84 84-043857	1.16 1,169	12,400 LND 49,600 STR
228-411-10	RAMIREZ, SLAVADORA RAMIREZ, SALVADORA = 7610 N CITRUS, FONTANA, CA 1-STRY RMS-5, BDRMS-2, BATHS-2.00, 1979, 62, AVG TRACT 10533 LOT NO 10	92335	10104 052-510	12/08/83 83-289029	.16 1,067	14,374 LND 44,061 STR
228-411-11	COLLINS, LENORA = 7620 CITRUS AVE, FONTANA, CA TRACT 10533 LOT NO 11	92335	10104 052-510		12,862 LND 47,917 STR	
228-411-12	JOCHO, AVELINO P JOCHO, CRISTINA P * 2028 LAINIE, WEST COVINA, CA # 7630 CITRUS AVE, FONTANA TRACT 10533 LOT NO 12	91790	10104 052-510		14,423 LND 54,601 STR	
228-411-13	PEREZ, BENNY PEREZ, IRENE Y = 7640 CITRUS AVE, FONTANA, CA TRACT 10533 LOT NO 13	92335	10104 052-510		12,862 LND 49,303 STR 7,000-HO	
228-411-14	BETANCOURT, MARCOS E BETANCOURT, VIRGINIA = 7650 CITRUS, FONTANA, CA TRACT 10533 LOT NO 14	92335	10104 052-510		13,660 LND 50,701 STR 7,000-HO	
228-411-15	HOLLAND, MARJORIE S = 7660 CITRUS AVE, FONTANA, CA 1-STRY RMS-6, BDRMS-3, BATHS-2.00, 1979, 62, AVG TRACT 10533 LOT NO 15	92335	10104 052-510		.16 1,169	12,862 LND 46,789 STR 7,000-HO
228-411-16	OBILLO, JOSE O OBILLO, CAROLINE O = 7670 CITRUS, FONTANA, CA TRACT 10533 LOT NO 16	92335	10104 052-510		13,260 LND 49,178 STR 7,000-HO	
228-411-17	RAMOS, FRANCISCO A RAMOS, BERTHA B = 7680 CITRUS AVE, FONTANA, CA TRACT 10533 LOT NO 17	92335	10104 052-510		13,660 LND 49,388 STR 7,000-HO	
228-411-18	KONGMUANG, SAYAN JT SAEUNG, DARANEE JT = 7690 CITRUS, FONTANA, CA TRACT 10533 LOT NO 18	92335	10104 052-510		14,423 LND 55,631 STR 7,000-HO	

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

PARCEL LIST

SAM BERNARDINO COUNTY 1984-85

601 BERGUT DRIVE, SACRAMENTO, CA 95818

GRID-E 09 PAGE 11,611

PARCEL NO.	OWNER ADDRESS (+-MAIL, -PROP LOC, --SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 92335	SALE DATE 10104 052-510	RECORDERS - AMOUNT DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
228-411-19	DE LEON, ARTHUR O DE LEON, MARIA H = 16070 MILLER AVE, FONTANA, CA TRACT 10533 LOT NO 19	SECNDRY 92335	10104 052-510			14,280 LND 55,080 STR 7,000-HO
228-411-20	YOSHIOKA, GEORGE S AND DOROTHY JOSEPH = 16060 MILLER AVE, FONTANA, CA TRACT 10533 LOT NO 20		10104 92335 052-510			12,862 LND 51,762 STR 7,000-HO
228-411-21	SMITH, DANIEL A SMITH, CHARYL L * 1845 ROSEWOOD, LA VERNE, CA # 16050 MILLER AVE, FONTANA TRACT 10533 LOT NO 21	SECNDRY 91750	10104 052-510			14,280 LND 53,040 STR
228-411-22	LE BLANC, ROBERT S ETAL = 16060 MILLER AVE, FONTANA, CA TRACT 10533 LOT NO 22		92335 052-510	10104		12,862 LND 45,017 STR
228-411-23	AGUSTIN, VIRGILIO T AGUSTIN, FRANCA M = 16030 MILLER AVE, FONTANA, CA TRACT 10533 LOT NO 23	SECNDRY 92335	10104 052-510			13,660 LND 48,337 STR
228-411-24	SIBAYAN, MARIO D SIBAYAN, MERLYN B = 16020 MILLER AVE, FONTANA, CA TRACT 10533 LOT NO 24	SECNDRY 92335	10104 052-510			12,862 LND 49,303 STR
228-411-25	ARNOLD, CHARLES A III ETAL ARNOLD, CHARLES A III = 7695 TOKAY AVE, FONTANA, CA 1-STRY, RMS-6 BDRMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 25	SECNDRY 92335	10104 052-510	08/83 T 8/26/83 250 83-198303	1.16 1,169	14,273 LND 49,173 STR 7,000-HO
228-411-26	BECKETT, KEITH R = 7685 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 26		92335 052-510	10104		13,660 LND 47,286 STR
228-411-27	BRIGGS, BILL R = 1380 57TH ST, LOS ANGELES # 7675 TOKAY AVE, FONTANA TRACT 10533 LOT NO 27		90011 052-510	10104		14,280 LND 60,180 STR
228-411-28	WIRTZ, BRADLEY R WIRTZ, REBECCA A = 16025 RAMONA DR, FONTANA, CA TRACT 10533 LOT NO 28	SECNDRY 92335	10104 052-510			12,862 LND 44,491 STR 7,000-HO
228-411-29	SNOW, RAYMOND A SNOW, NORMA D = 16035 RAMONA DR, FONTANA, CA TRACT 10533 LOT NO 29	SECNDRY 92335	10104 052-510			12,862 LND 37,409 STR 7,000-HO
228-411-30	BELIAKOFF, JOHN M BELIAKOFF, HELLEN M = 16045 RAMONA DR, FONTANA, CA TRACT 10533 LOT NO 30	SECNDRY 92335	10104 052-510			12,862 LND 44,491 STR 7,000-HO

MARK LARWOOD COMPANY

PARCEL LIST

- MICROFICHE PROPERTY SYSTEM -

SAN BERNARDINO COUNTY 1984-85

601 BERCUT DRIVE, SACRAMENTO, CA 95814

GRID--F 09 PAGE 11,412

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, --SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 90808	SALE DATE - AMOUNT 06/83 250	RECORDERS DATE - NO. 6/09/83 83-126853	ACRES SQ FEET .71 1,339	ASSESSED VALUES 12,862 LND 45,017 STR
228-411-31	ROOKEY, EARL T ROOKEY, RITA J * 3546 LOS COYOTES DIAGONAL, LONG BEACH, CA # 16055 RAMONA DR, FONTANA TRACT 10533 LOT NO 31	10104 052-510				
228-411-32	CRUZ, ALFONSO D = 16065 RAMONA DR, FONTANA, CA 1-STORY RMS-4 BDMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 32	92335	10104 052-510	06/83 250	U 6/09/83 83-126853	.71 1,339 14,294 LND 49,982 STR
228-411-33	MORGAN, DOUGLAS J = 7655 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 33	92335	10104 052-510			13,660 LND 46,236 STR 7,000-HO
228-411-34	DE JONGH, KENNETH L AND NINA S = 7645 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 34	92335	10104 052-510			12,862 LND 48,232 STR 7,000-HO
228-411-35	MUNSTERMAN, PATRICK D MUNSTERMAN, CHRISTINE = 7635 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 35	92335	10104 052-510			12,862 LND 37,609 STR 7,000-HO
228-411-36	COOK, DONALD W COOK, NANCY * 3528 FLEMINGTON DR, WEST COVINA, CA # 7625 CHERIMOYA CT, FONTANA 1-STORY RMS-6 BDMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 36	91792	10104 052-510	02/84 70,250	U 2/22/84 84-040377	.16 1,169 12,400 LND 49,600 STR
228-411-37	DAILO, WALFRIDO S DAILO, VIRGINIA H = 7615 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 37	92335	10104 052-510			12,862 LND 47,363 STR 7,000-HO
228-411-38	PUGA, PAUL A PUGA, BARBARA D * 15400 ORCHARD AVENUE, GARDENA, CA # 7605 CHERIMOYA CT, FONTANA 1-STORY RMS-6 BDMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 38	90247	10104 052-510	03/83 250	T 3/07/83 83-047616	.22 1,276 15,000 LND 47,000 STR
228-411-39	DIAZ, JOEL Z DIAZ, MARTHA = 7610 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 39	92335	10104 052-510			13,660 LND 48,337 STR 7,000-HO
228-411-40	MAESTAS, RONALD A MAESTAS, EILEEN A = 7620 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 40	92335	10104 052-510			12,862 LND 46,089 STR 7,000-HO
228-411-41	PARHAM, RAYMOND G PARHAM, CLARA M = 7630 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 41	92335	10104 052-510			12,862 LND 48,232 STR

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCU DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID-G 09 PAGE 11,413

PARCEL NO.	OWNER ADDRESS (-=MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
228-411-42	ROOKY, BRIAN F ETAL = 7660 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 42	92335	10104 052-510			12,862 LND 45,841 STR 7,000-HO
228-411-43	CRAWLEY, RAPHAEL A JT SIMOOX, CHRISTINE JT = 16040 RAMONA DR, FONTANA, CA 1-STRY RMS-6 BDRMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 43	92335	10104 052-510	01/84 P 1/11/84 13,250 84-005735	.16 1,169	15,000 LND 55,000 STR 7,000-HO
228-411-44	MORALES, FRANK O MORALES, CECELIA M * C/O FEDERAL NATIONAL MORTGAGE ASSN, 34 CIVIC CENTER * PLAZA, SANTA ANA, CA # 16030 RAMONA DR, FONTANA TRACT 10533 LOT NO 44	92701	10104 052-510	2/08/80 4002		12,862 LND 44,702 STR 7,000-HO
228-411-45	VELASQUEZ, ESMERAL VELASQUEZ, CAROLE * 17356 TULLOCK, BLOOMINGTON, CA # 16020 RAMONA DR, FONTANA 1-STRY RMS-6 BDRMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 45	92316	10104 052-510		.16 1,169	14,280 LND 51,000 STR
228-411-46	EAKER, GARY A = 16010 RAMONA DR, FONTANA, CA TRACT 10533 LOT NO 46	92335	10104 052-510			12,862 LND 46,089 STR
228-411-47	REX KING PROPERTIES INVESTMENTS, INC * 12155 MAGNOLIA DR, RIVERSIDE, CA # 7635 TOKAY AVE, FONTANA TRACT 10533 LOT NO 47	92503	10104 052-510			13,660 LND 49,388 STR
228-411-48	GREEN, DANNY G ETAL GREEN, KARLA J = 7625 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 48	92335	10104 052-510			12,862 LND 43,19 STR 7,000-HO
228-411-49	HARE, KENNETH J HARE, KATHY L = 7615 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 49	92335	10104 052-510			12,862 LND 46,089 STR 7,000-HO
228-411-50	DUDAS, CHARLES F DUDAS, ENID B = 7605 TOKAY AVE, FONTANA, CA TRACT 10533 LOT NO 50	92335	10104 052-510			12,862 LND 41,275 STR 7,000-HO
228-411-51	MENDEZ, RICHARD A AND RENEE S GARCIA = 16005 ELAINE DR, FONTANA, CA TRACT 10533 LOT NO 51	92335	10104 052-510			13,660 LND 48,337 STR 7,000-HO
228-411-52	GULSHAN, SODAGAR S GULSHAN, MARINDER K * 16015 ELLAINE DR, FONTANA, CA # 16015 ELAINE DR, FONTANA TRACT 10533 LOT NO 52	92335	10104 052-510			12,862 LND 45,089 STR 7,000-HO

PARCEL NO.	OWNER ADDRESS (-=MAIL, #=PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
228-411-53	CARDENAS, SARA ETAL = 16025 ELAINE, FONTANA, CA TRACT 10533 LOT NO 53	92335	10104 052-510			13,660 LND 42,032 STF
228-411-54	LOPEZ, FRANK R JR AND MORTENCIA = 16035 ELAINE DR, FONTANA, CA TRACT 10533 LOT NO 54	92335	10104 052-510			12,862 LND 51,239 STR 7,000-HO
228-411-55	SHARMA, SHAM S SHARMA, VIJAY = 16045 ELAINE DR, FONTANA, CA TRACT 10533 LOT NO 55	SECNDRY 92335	10104 052-510			13,660 LND 50,438 STR 7,000-HO
228-411-56	ENTERZARI, MOJATOLLAH # 234 E CUCAMONGA AVE, CLAREMONT, CA # 16055 ELAINE DR, FONTANA TRACT 10533 LOT NO 56	91711	10104 052-510	09/83 U 9/14/83 83-214490		14,280 LND 55,080 STR
228-411-57	CHANG, MICHAEL R CHANG, KIMBERLEY E = 16065 ELAINE, FONTANA, CA 1-STRY RMS-7 BDRMS-4 BATHS-2.00, 1979, 62, AVG TRACT 10533 LOT NO 57	SECNDRY 92335	10104 052-510	04/83 P 4/19/83 8,250 83-083293	21 1,339	15,000 LND 56,000 STR 7,000-HO
228-411-58	GLAZE, GARY R GLAZE, FREDA L = 7565 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 58	SECNDRY 92335	10104 052-510	2/25/80 6716		12,862 LND 50,922 STR
228-411-59	SOONTHORNVACHARIN, SOMSAK AND SOMJAI = 7575 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 59	92335	10104 052-510			12,862 LND 49,850 STR 7,000-HO
228-411-60	IBARRA, BULMARO IBARRA, LINDA L = 7565 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 60	SECNDRY 92335	10104 052-510			12,862 LND 51,993 STR 7,000-HO
228-411-61	MARINEZ, MAURICE C ETAL = 7555 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 61	92335	10104 052-510			12,862 LND 50,691 STR 7,000-HO
228-411-62	TOMPSON, TERRY R AND PATRICIA A B = 7565 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 62	92335	10104 052-510			12,862 LND 46,446 STR 7,000-HO
228-411-63	RONCHETTI, GARY J RONCHETTI, PAM K = C/O CAMPOS, RAMIRO, 7535 CHERIMOYA CT, FONTANA 92335 TRACT 10533 LOT NO 63	SECNDRY	10104 052-510	03/84 P 12/28/79 9,250 191		12,862 LND 41,275 STR 7,000-HO
228-411-64	JOCO, AVELINO P JOCO, CRISTINA P # 2028 LAINIE, WEST COVINA, CA # 7525 CHERIMOYA CT, FONTANA TRACT 10533 LOT NO 64	91792	10104 052-510			13,135 LND 50,963 STR

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCUT DRIVE, SACRAMENTO, CA 95818

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--I 09 PAGE 11,475

PARCEL NO.	OWNER ADDRESS (-=MAIL, #=PROP LOC, -=SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 92335	SALE DATE - AMOUNT 10104 052-510	RECORDERS DATE - NO. 12/30/83 83-308848	ACRES SQ FEET 1.22 1,276	ASSESSED VALUES 12,862 LND 49,303 STR 7,000-HO
228-411-65	MORALES, HECTOR O MORALES, KAREN K = 7515 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 65	SECNDRY 92335	10104 052-510			
228-411-66	SALCIDO, ROBERT SALCIDO, AMINTA M = 7505 CHERIMOYA CT, FONTANA, CA 1-STRY RMS-6, BDRMS-3, BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 66	SECNDRY 92335	10104 052-510			
228-411-67	DELGADO, RUBEN V # P BOX 18A310, LOS ANGELES, CA # 7510 CHERIMOYA CT, FONTANA TRACT 10533 LOT NO 67	90018	10104 052-510	12/30/83 83-308848		14,623 LND 50,480 STR
228-411-68	GUERRERO, MARCISO M GUERRERO, ELEANOR B = 7520 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 68	SECNDRY 92335	10104 052-510			12,862 LND 46,089 STR 7,000-HO
228-411-69	COMPOL, ALFONSO JR COMPOL, MARGARITA R = 7530 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 69	SECNDRY 92335	10104 052-510			12,862 LND 46,089 STR 7,000-HO
228-411-70	SIMONSON, LLOYD K SIMONSON, DELIA F = 7540 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 70	SECNDRY 92335	10104 052-510			13,660 LND 45,184 STR
228-411-71	LIZZARAGO, DAVID A LIZZARAGO, SUSAN L = 7550 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 71	SECNDRY 92335	10104 052-510			12,862 LND 48,778 STR 7,000-HO
228-411-72	SCHMITT, RODNEY L SCHMITT, MADELINE I = 7560 CHERIMOYA CT, FONTANA, CA TRACT 10533 LOT NO 72	SECNDRY 92335	10104 052-510			12,862 LND 46,089 STR
228-411-73	GUERRA, ARTHUR P GUERRA, LORETTA = 16050 ELAINE DR, FONTANA, CA TRACT 10533 LOT NO 73	SECNDRY 92335	10104 052-510			12,862 LND 50,922 STR 7,000-HO
228-411-74	STS PROPERTIES # 12891 WESTERN AVE STE G, GARDEN GROVE, CA # 16040 ELAINE DR, FONTANA 1-STRY RMS-6, BDRMS-3, BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 74	92641	10104 052-510	07/83 P 7/05/83 7,250 83-148508	1.16 1,169	15,000 LND 48,000 STR
228-411-75	LONG, CHARLES F LONG, SHELBY J # 1265 NORTHLAND DR, UPLAND, CA # 16030 ELAINE DR, FONTANA 1-STRY RMS-6, BDRMS-3, BATHS-2.00, 1979, G2, AVG TRACT 10533 LOT NO 75	SECNDRY 91786	10104 052-510	06/83 P 6/06/83 8,250 83-122737	1.16 1,169	15,000 LND 48,000 STR

186-241-60	GOLDEN STATE MANAGEMENT CORP * 457 S ROBERTSON BLVD, BEVERLY HILLS, CA	3001 90211 034-000	5,906 LND
	PTN NE 1/4 SE 1/4 SEC 32 TP 9N R 23E CO ^Y AT NE COR SD SE 1/4 TH S 89 DEG 56 MIN W ALG N L1 SD SEC 588.22 FT TH S 18 DEG 50 MIN 30 SECONDS W 330.2 FT TO TRUE POB TH S 18 DEG 50 MIN 30 SECONDS W 360.65 FT TH N 71 DEG 09 MIN 30 SECONDS W 150.89 FT TO ELY LI STATE HWY 100 FT WIDE TH ALG SD ELY LI AND ALG CURVE CONCAVE NWLY HAVING RAD OF 1050 FT THRU CENTRAL ANGLE OF 20 DEG 36 MIN 21 SECONDS 348.88 FT TH S 71 DEG 19 MIN 30 SECONDS E 222.5 FT TO POB		
186-241-61	R & L ENTERPRISES * P. O. BOX 768, NEEDLES, CA	3001 92363 038-310	71,600 LND 51,000 IMP
	# 900 E BROADWAY, NEEDLES PTN SEC 32 TP 9N R 23E DESC AS BEG E 1/4 COR SD SEC TH S 0 DEG 02 MIN E 551.41 FT TO TRUE POB TH S 0 DEG 02 MIN E 769.83 FT TO SE COR SE 1/4 SD SEC TH S 89 DEG 54 MIN 20 SECONDS W ALG SLY LI SD SEC 1040.91 FT TO SELY BOUNDARY LI OF C H MC CLURE PROPERTY AS RECORDED BK 2799 PG 38 OR TH N 18 DEG 53 MIN 40 SECONDS E 176.80 FT TH N 71 DEG 08 MIN 20 SECONDS W 150.10 FT TO ELY LI HWY 58 TH N 18 DEG 53 MIN 40 SECONDS E 150 FT TH S 71 DEG 08 MIN 20 SECONDS E 150.10 FT TH N 18 DEG 53 MIN 40 SECONDS E 488.14 FT TH N 89 DEG 57 MIN 43 SECONDS E 776.56 FT M/L TO POB.		
186-241-62	PACIFIC GAS AND ELECTRIC CO * ADDRESS NOT ON FILE MAP 135 36 7 PAR 1 MNIL RTS ONLY BELOW 500 FT	3001 040-000	LND
190-011-01	BROWN, WILLIAM V BROWN, ANN G * 7791 CITRUS, FONTANA, CA	10096 SECNDRY 055-000 92335	4,982 LND
	S T L AND W CO S B L PTN E 3 AC W 8.22 AC AND N 2.65 AC W 5.22 AC LOT 638 COM AT SW COR N 2.65 AC W 5.22 AC SD LOT TH N 12 FT TH E 356 FT M/L TO A PT 12 FT E OF W L1 E 3 AC W 8.22 AC SD LOT TH S 15.43 FT TH E TO E L1 SD E 3 AC W 8.22 AC OF SD LOT TH S 322 FT M/L TO SE COR SD E 3 AC TH W 200.3 FT M/L TO SW COR SD E 3 AC TH N 325.43 FT M/L TO SE COR SD N 2.65 AC W 5.22 AC SD LOT 638 TH W 344 FT M/L TO POB EX ST PER 4-15-82 NO. 82-073051		
190-011-02	BROWN, W V BROWN, ANN G * 7791 CITRUS FONTANA CALIF # 7791 CITRUS AVE, FONTANA S T L AND W CO S B L S 2.57 AC W 5.22 AC LOT 638 EX ST PER DOC 4-15-82 NO 82-073051	10096 SECNDRY 055-510 92335	8,281 LND 16,792 STR 7,000-HO
190-011-03	BROWN, WILLIAM V BROWN, ANN C * 7791 CITRUS AVE, FONTANA, CA S T L AND W CO S B L N 2.65 AC W 5.22 AC LOT 638 EX S 12 FT EX ST PER DOC 4-15-82 NO 82-073051 1-B800-LARWOOD	10096 SECNDRY 055-000 92335 1-B800-LARWOOD	8,049 LND

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCU DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID-0 05 PAGE 8,353

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 054-510 92335	SALE DATE - AMOUNT RECORDERS DATE - NO. ACRES SQ FEET ASSESSED VALUES
190-011-04	BROWN, WILLIAM V BROWN, ANN C * 7791 CITRUS AVE, FONTANA, CA # 16147 MILLER AVE, FONTANA S T L AND W CO S B L E 3 AC W 8.22 AC LOT 638 EX BEG 12 FT N OF SE COR N 2.65 AC W 5.22 AC SD LOT 638 TH E 12 FT TH S 15.43 FT TH E TO E L1 SD E 3 AC W 8.22 AC TH S TO SE COR SD 3 AC TH W 200.3 FT M/L TO SW COR SD E 3 AC TH N TO POB EX ST PER DOC 4-15-82 NO 82-073051	10096 SECNDRY 054-510 92335	4,602 LND 11,853 STR

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCU DRIVE, SACRAMENTO, CA. 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--0 05 PAGE 8,353

PARCEL NO.	OWNER ADDRESS (*-MAIL, N-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
190-011-04	BROWN, WILLIAM V BROWN, ANN C * 7791 CITRUS AVE, FONTANA, CA # 16147 MILLER AVE, FONTANA S T L AND W CO S B L E 3 AC W 8.22 AC LOT 638 EX BEG 12 FT N OF SE COR N 2.65 AC W 5.22 AC SD LOT 638 TH E 12 FT TH S 15.43 FT TH E TO E L1 SD E 3 AC W 8.22 AC TH S TO SE COR SD 3 AC TH W 200.3 FT M/L TO SW COR SD E 3 AC TH N TO POB EX ST PER DOC 4-15-82 NO 82-073051	SECNDRY 92335	10096 054-510		4,602 LND 11,853 STR	
190-011-05	DORADO, BAUDELI C ETAL JT DORADO, DELORES (SP-BAUDELI) JT = 16163 MILLER AVE, FONTANA, CA S T L AND W CO S B L E 3.20 AC W 11.42 AC LOT 638 EX ST PER 12-23-82 NO 256774	SECNDRY 92335	10096 055-510		31,620 LND 19,380 STR	
190-011-06	PIPPIN, WILLIAM F AND CHRISTINE ET A * 12106 ROSWELL AVE, CHINO, CA # 16217 MILLER AVE, FONTANA S T L AND W CO S B L W 157.5 FT E 10 ACRES LOT 638 EX ST PER 1-3-83 NO 001084		91710 055-510	10096	42,032 LND 51,490 STR	
190-011-07	SROM, ALEXANDRA = 16227 MILLER AVE, FONTANA, CA S T L AND W CO S B L E 79.5 FT W 237 FT N 342 FT E 10 AC LOT 638 EX ST 10 AC		92335 054-510	10096	3,531 LND 19,293 STR 7,000-HO	
190-011-08	MARTINEZ, MIKE M ETAL MARTINEZ, MIKE M (HW-ERLINDA) * 16202 FAIRGROVE, LA PUENTE, CA # 16237 MILLER AVE, FONTANA S T L AND W CO S B L N 342 FT E 78 FT W 315 FT E 10 ACRES LOT 638	SECNDRY 91746		10096 054-510	20,808 LND 15,606 STR	
190-011-11	TRI-STATE MORTGAGE CO * C/O MUTUAL MORTGAGE CO, 20600 CALLE BELLA, YORBA * LINDA, CA # 7740 OLEANDER AVE, FONTANA 1-STRY, RMS-4, BDRMS-2, BATHS-1.00, 1950, G1, FAIR S T L AND W CO S B L N 56 FT S 106 FT N 342 FT E 345 FT E 10 AC LOT 638		92686	10096 053-510	07/83 27,250	T 7/12/83 83-154353 .43 967 20,000 LND 25,000 STR
190-011-12	USSERY, CLIFFORD AND FRANKIE L SCOTT = 7750 OLEANDER AVE, FONTANA, CA S T L AND W CO S B L S 56 FT N 342 FT E 345 FT E 10 AC LOT 638		92335	10096 053-510		2,144 LND 5,906 STR 7,000-HO
190-011-13	KEEN, CLETUS F ETAL KEEN, JOANN * 2736 S PUNTA DEL ESTE DR, HACIENDA HEIGHTS, CA 91745 S T L AND W CO S B L N 159 FT S 318 FT E 502.50 FT E 10 AC LOT 638 1.73 AC	SECNDRY 91745		10096 055-000		26,795 LND
190-011-14	KEEN, CLETUS F ETAL KEEN, JOANN * 2736 PUNTA DEL ESTE, HACIENDA HEIGHTS, CA # 7782 OLEANDER AVE, FONTANA S T L AND W CO S B L S 159 FT E 502.5 FT E 10 AC LOT 638 1.72 AC	SECNDRY 91745		10096 055-510		26,795 LND 18,767 STR

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--B 06 PAGE 8,354

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
190-011-15	LA MANTIA, JOSEPH JR AND MARY J = 16251 MILLER AVE, FONTANA, CA S T L AND W CO S B L W 80 FT E 345 FT N 236 FT E 10 ACRES LOT 638 MEAS TO ST C/L EX ST PER DOC 4-20-82 82-076572	10096 92335	053-510			3,090 LND 13,493 STR 7,000-HO
190-011-19	BELYEA, GEORGINA = 7730 OLEANDER AVE, FONTANA, CA S T L AND W CO S B L S 66 FT N 236 FT E 165 FT FARM LOT 638 MEAS TO ST C/L EX ST PER 1-4-83 NO 001652	10096 92335	052-510			10,302 LND 39,148 STR 7,000-HO
190-011-21	HUNTER, GRANT M HUNTER, JEAN E * 2455 WILDWOOD CANYON DR, GLENDOORA, CA S T L AND W CO S B L E 60 FT W 82.5 FT THAT PTN LOT 638 DESC AS COM NE COR SD LOT TH W 187.5 FT TH S 236 FT TH E 187.5 FT TH N 236 FT TO POB EX S 66 FT THEREOF MEAS TO ST C/L AND EX ST PER DOC REC 05-25-82 82-102544	10096 SECNDRY	052-000 91740			2,857 LND
190-011-22	A-Z PROPERTIES GROUP INC * 10022 C SIXTH ST, RANCHO CUCAMONGA CA # 7720 OLEANDER AVE, FONTANA 1-STRY, RMS-5 BDRMS-3, BATHS-2.00, 1984, G2, AVG S T L AND W CO S B L E 105 FT N 170 FT LOT 638 MEAS TO ST C/L EX STS (EX ADD'L ST PER DOC 6-1-83 83-120191)	10096 91730	053-510	04/83 11,750 T 4/21/83 400025	20 1,112	12,000 LND 24,700 STR
190-011-24	LERNER, MAURICE LERNER, CECILE * P O BOX 295, FONTANA CA # 16261 MILLER AVE, FONTANA PARCEL MAP 4724 PARCEL NO 1	10096 SECNDRY	053-510 92335			4,644 LND 53,901 STR
190-011-25	DANCAUSE, GEORGE J DANCAUSE, SUSAN M = 16271 MILLER, FONTANA, CA PARCEL MAP 4724 PARCEL NO 2	10096 SECNDRY	053-510 92335			13,660 LND 54,117 STR 7,000-HO
190-021-01	CAMPANA, ANTHONY CAMPANA, SERENA M * C/O Y AND P DEVELOPMENT CO, 58 BROOKHOLLOW DR, * SANTA ANA, CA # 7896 OLEANDER AVE, FONTANA S T L AND W CO S B L S 1/2 E 10 AC LOT 639 4.80 AC	10096 SECNDRY	056-522 92714	03/84 0		17,149 LND 22,593 STR 7,000-HO
190-021-04	JOYE, RAYMOND C * 18395 SUMMIT, RIALTO, CA S T L AND W CO S B L N 1/2 N 1/2 W 11.49 AC LOT 639 EX ST (AND EX ADD'L ST PER 4-27-82 DOC 82-081864)	10096 92376	055-000			9,541 LND
190-021-07	JOYE, RAYMOND C * 18395 SUMMIT, RIALTO, CA S T L AND W CO S B L S 1/2 N 1/2 W 11.49 AC LOT 639 EX S 140 FT W 160 FT THEREOF MEASURED TO ST CENTER EX ST PER 4-27-82 DOC 82-081864	10096 92376	055-000			6,053 LND

1-800-LARYWOOD

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERG DRIVE, SACRAMENTO, CA 95814

GRID -0 05 PAGE 11,365

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID -0 05 PAGE 11,365

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
228-281-29-6-131	LOWRY, JAMES D. = 7908 TOKAY AVE SP 131, FONTANA, CA 7908 TOKAY AVE SP.131	92335	10112 050-517			7,140 LND M/H
228-281-29-6-132	MAYFIELD, ALAN JT MAYFIELD, MARY JT = 7908 TOKAY AVE SP-132, FONTANA, CA 1-STRY, RMS-6, BDRMS-3, BATHS-2.00, 1983, C1, AVG 7908 TOKAY AVE SP.132 FONTANA, CA 92335	92335	10112 050-517	08/83 999999	.09 1,344	35,000 LND M/H
228-281-29-6-143	MC DONELL, JULIE = 7908 TOKAY AVE SP-143, FONTANA, CA	92335	10112 050-517			30,300 LND M/H 7,000-HO
228-281-30	TOKAY MANOR LTD * C/O TOKAY MANOR, LTD, 11340 OLYMPIC BLVD STE 330 * LOS ANGELES, CA # 7915 ALMERIA AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 99 AND E 430 FT N 2 1/2 AC LOT 110 EX ST 6.38 AC M/L	90064	10115 056-381			97,410 LND 474,096 IMP
228-282-04	FOX, ROSE M * 273 S DOHENY DR, BEVERLY HILLS, CA # 7866 CITRUS AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 96 EX ST (10-7-83 NO 236322)	90212	10096 076-000			14,922 LND
228-282-07	ORANGE EMPIRE DOG CLUB * 987 W 24TH ST, SAN BERNARDINO, CA # 8016 CITRUS AVE, FONTANA ETIWANDA VINEYARD TRACT LOT 113 EX ST 4.71 AC M/L	92405	10096 076-310			14,417 LND 15,742 IMP
228-282-07-1	ORANGE EMPIRE DOG CLUB * 987 W 24TH ST, SAN BERNARDINO, CA	92405	10096 007-406			1,500 LND P/P
228-282-09	GRAY, JERRY D GRAY, HELEN D * 9488 TOYON AVE, FONTANA, CA # 16040 FOOTHILL BLVD, FONTANA ETIWANDA VINEYARD TRACT E 100 FT W 325 FT LOT 128 .65 AC	92335	10096 034-000			8,492 LND
228-282-10	DAMA, ROSE = 16020 FOOTHILL BLVD, FONTANA, CA ETIWANDA VINEYARD TRACT E 100 FT W 225 FT LOT 128 EX ST	92335	10096 034-310			8,974 LND 22,593 IMP
228-282-14	BARNARD, JAMES R (HW-MIRIAM) ETAL BARNARD, MIRIAM A (HW-JAMES) * 8343 CYPRESS, FONTANA, CA # 16090 FOOTHILL BLVD, FONTANA ETIWANDA VINEYARD TR LOT 128 EX W 450 FT AND EX ST	92335	10096 035-363			26,910 LND 61,403 IMP 2,550 P/P
228-282-15	M B M DEVELOPMENT CO * C/O MORALES, FRANK H. 5006 STACY ST, HAWTHORN 90250 # 16010 FOOTHILL BLVD, FONTANA ETIWANDA VINEYARD TRACT E 100 FT W 125 FT S 185 FT	033-000	10096			6,053 LND

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

801 BERKUT DRIVE, SACRAMENTO, CA. 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID-C 06 PAGE 8,355

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
190-021-08	SCHRIMSHER, JERRY SCHRIMSHER, CHERYL = 7843 CITRUS, FONTANA, CA S T L AND W C O S B L S 70 FT W 160 FT N 1/2 W 11.49 AC LOT 639 EX ST PER DOC RECORDED 6-29-82 NO 82-126899	SECNDRY 92335	10096 053-510			13,393 LND 41,105 STR 7,000-HO
190-021-09	KEITH, ELLEN P = 7833 CITRUS AVE, FONTANA, CA S T L AND W C O S B L N 70 FT S 140 FT W 160 FT N 1/2 W 11.49 AC LOT 639 EX ST PER 5-5-82 DOC 82-088585	92335	10096 053-510			3,090 LND 9,352 STR 7,000-HO
190-021-10	JOYE, DAVID L JOYE, CIELO R = 7863 CITRUS AVE, FONTANA, CA S T L AND W C O S B L W 1/2 S 1/2 W 11.49 AC LOT 639 EX S 20 FT AND EX ST (ADD'L FT FOR ST PER DOC 4-29-82 NO 82-083568)	SECNDRY 92335	10096 055-763			9,226 LND 8,764 STR 7,000-HO
190-021-11	JOYE, DAVID L JOYE, CIELO R * 7863 CITRUS AVE, FONTANA, CA S T L AND W C O S B L E 1/2 S 1/2 W 11.49 AC LOT 639 AND S 20 FT W 1/2 S 1/2 W 11.49 AC LOT 639 2.93 AC M/L	SECNDRY 92335	10096 055-000			8,807 LND
190-021-12	Y & P DEVELOPMENT CO * 58 BROOKHOLLOW DR, SANTA ANA, CA S T L AND W C O S B L N 1/2 E 10 AC LOT 639 EX N 120 FT E 180 FT MEAS TO ST C/L 4.30 AC	92714	10096 056-000	12/83 T 12/15/83 149,750 83-295101	4.30	150,000 LND
190-021-13	Y & P DEVELOPMENT CO * 58 BROOKHOLLOW DR, SANTA ANA, CA # 7814 OLEANDER AVE, FONTANA 1-STRY, RMS-6 BDRMS-3, BATHS-1.00, 1946 G3 AVG S T L AND W C O S B L N 120 FT E 180 FT N 1/2 E 10 AC LOT 639 MEAS TO ST C/L .50 AC	92714	10096 054-000	12/15/83 83-295101	.50 1,409	40,000 LND
190-031-03	Y & P DEVELOPMENT CO * C/O YOUNG & PRAISLER DEV, 3001 REDHILL AVE BLDG VI * #104, COSTA MESA CA # 7914 OLEANDER AVE, FONTANA 1-STRY, RMS-4 BDRMS-2, BATHS-1.00, 1914 G2 AVG S T L AND W C O S B L N 5.08 AC E 10.68 AC LOT 646 4.86 AC	92626	10096 056-000	12/83 T 12/13/83 179,250 83-292409	4.90 982	172,000 LND
190-031-05	YOUNG & PRAISLER DEVELOPMENT CORP * 58 BROOKHOLLOW DR, SANTA ANA, CA # 7958 OLEANDER AVE, FONTANA 1-STRY, RMS-4 BDRMS-2, BATHS-1.00, 1923 G1 AVG S T L AND W C O S B L N 127.5 FT E 300 FT S 5.60 AC E 10.68 AC LOT 646 .88AC	92705	10096 054-510	10/83 T 10/20/83 72,023 83-245801	.87 780	30,000 LND 15,000 STR
190-031-06	YOUNG & PRAISLER DEVELOPMENT * 58 BROOKHOLLOW DR, SANTA ANA, CA # OLEANDER AVE, FONTANA S T L AND W C O S B L S 5.60 AC E 10.68 AC LOT 646 EX N 127.5 FT E 300 FT 4.5AC	92705	10096 056-000	09/83 T 9/20/83 149,750 83-218597	4.50	150,000 LND

LOTS 1 AND 2

190-051-08	SMITH, LESLIE J SMITH, JANET * 7764 CYPRESS, FONTANA, CA # 7784 CYPRESS AVE, FONTANA TR NO 1993 ARCH1BALD TR S 1/2 LOTS 2 AND 1 EX N 132 FT AND EX N 68 FT S 83 FT E 170 FT	SECNDRY 92335	10096 054-510	4,707 LND 4,497 STR
190-051-09	SMITH, LESLIE J SMITH, JANE H = 7764 CYPRESS AVE, FONTANA, CA TR NO 1993 ARCH1BALD TR N 68 FT S 83 FT E 170 FT OF FOLL DESC PROP LOTS 1 AND 2	SECNDRY 92335	10096 053-510	3,320 LND 11,853 STR 7,000-HO
190-051-10	CHAVEZ, CRAIG E CHAVEZ, DAWN M = 16305 FAIRFAX, FONTANA, CA TRACT 10247 LOT NO 58	SECNDRY 92335	10096 052-510	14,423 LND 47,389 STR 7,000-HO
190-051-11	VOLBRUCK, RONALD R VOLBRUCK, CHERYL E = 16315 FAIRFAX ST, FONTANA, CA TRACT 10247 LOT NO 57	SECNDRY 92335	10096 051-510	10,193 LND 43,798 STR 7,000-HO

1-800-LARWOOD

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCUT DRIVE, SACRAMENTO, CA. 95814

PARCEL LIST		SAN BERNARDINO COUNTY	1984-85	GRID-H 06	PAGE 8,360	
PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDER DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
190-051-12	PEREZ, CARLOS PEREZ, AMPARO = 16325 FAIRFAX, FONTANA, CA TRACT 10247 LOT NO 58	SECNDRY 92335	10096 051-510			10,718 LND 43,188 STR 7,000-HO
190-051-13	LEWIS, RICHARD LEWIS, BERTHA = 16335 FAIRFAX ST, FONTANA, CA TRACT 10247 LOT NO 55	SECNDRY 92335	10096 051-510			10,718 LND 46,404 STR
190-051-14	GANNON, JOHN M GANNON, NANCY L = 16345 FAIRFAX ST, FONTANA, CA TRACT 10247 LOT NO 54	SECNDRY 92335	10096 051-510			10,718 LND 43,944 STR 7,000-HO
190-051-15	VEGA, HENRY D VEGA, VICKI L = 16355 FAIRFAX AVE, FONTANA, CA TRACT 10247 LOT NO 53	SECNDRY 92335	10096 052-510			10,193 LND 40,625 STR 7,000-HO
190-051-16	BOYER, ROBERT E SR AND MARYABE H = 16365 FAIRFAX ST, FONTANA, CA TRACT 10247 LOT NO 52	92335	10096 051-510			10,718 LND 50,858 STR 7,000-HO
190-051-17	DOSS, MICHAEL F DOSS, MARGOT L * 16372 FAIRFAX ST, FONTANA, CA # 16375 FAIRFAX ST, FONTANA TRACT 10247 LOT NO 51	SECNDRY 92335	10096 051-510			10,718 LND 45,840 STR 7,000-HO
190-051-18	LEYVA, GABRIEL LEYVA, KATHRINES = 16385 FAIRFAX ST, FONTANA, CA 1-STRY RMS-5 BDRMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10247 LOT NO 50	SECNDRY 92335	10096 052-510	09/83 P 9/13/83 18,750 83-212560	1.16 1,148	16,000 LND 56,000 STR 7,000-HO

HILTON, NORMA J
= 7738 BRIARWOOD AVE, FONTANA, CA
TRACT 10247 LOT NO 33

SECNDRY 051-510
92335

46,464

190-051-36	ARGUETA, FAUSTO ARGUETA, CARMELA = 7750 BRIARWOOD, FONTANA, CA TRACT 10247 LOT NO 32	SECNDRY 051-510 92335	10096 051-510	14,423 LND 54,601 STR	
190-051-37	KENDALL, JERRY R KENDALL, SUSAN E = 7762 BRIARWOOD AVE, FONTANA, CA TRACT 10247 LOT NO 31	SECNDRY 052-510 92335	10096 052-510	10,718 LND 44,049 STR 7,000-HO	
190-051-38	PEREZ, JOSEPH J PEREZ, EVA = 7761 DATE CT, FONTANA, CA TRACT 10247 LOT NO 30	SECNDRY 051-510 92335	10096 051-510	10,193 LND 47,014 STR	
190-051-39	CASTRO, PEDRO A AND MARY C JO = 7765 DATE CT, FONTANA, CA TRACT 10247 LOT NO 29	92335	10096 051-510	10,718 LND 43,188 STR 7,000-HO	
190-051-40	WALLACE, SAM L JT WALLACE, JON D JT * 815 GLENWAY DR NO 11, INGLEWOOD, CA # 7737 DATE CT, FONTANA TRACT 10247 LOT NO 28	SECNDRY 051-510 90302	10096 051-510	10,718 LND 43,188 STR	
190-051-41	BURKHART, JOAN = 7725 DATE CT, FONTANA, CA TRACT 10247 LOT NO 27	92335	10096 051-510	10,193 LND 47,014 STR 7,000-HO	
190-051-42	ROJAS, GUILLERMO L ROJAS, YOLANDA D = 7713 DATE CT, FONTANA, CA TRACT 10247 LOT NO 26	92335	10096 051-510	10,193 LND 43,798 STR	
190-051-43	CHAPMAN, WILLIAM J JR = 7701 DATE CT, FONTANA, CA TRACT 10247 LOT NO 25	92335	10096 052-510	10,193 LND 40,625 STR 7,000-HO	
190-051-44	RODRIGUEZ, VICTOR RODRIGUEZ, PEGGY D = 7702 DATE CT, FONTANA, CA TRACT 10247 LOT NO 24	92335	10096 052-510	10,193 LND 40,625 STR 7,000-HO	
190-051-45	RAY, FLOYD RAY, EMILY * C/O ADMINISTRATOR OF VETERANS AFFAIRS, PO BOX 24 * DD7 PROPERTY MGMT SECT, LOS ANGELES, CA 90024 # 7714 DATE CT, FONTANA TRACT 10247 LOT NO 23	SECNDRY 051-510	10096 051-510	10/01/80 1935	13,660 LND 51,490 STR 7,000-HO

1-800-LARWOOD

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCUT DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--K 06 PAGE 8,363

OWNER

ADDRESS (*-MAIL, #-PROP LOC, ==SAME)
PROPERTY DESCRIPTION

TRA
USE

SALE DATE
- AMOUNT

RECORDERS
DATE - NO.

ACRES
SQ FEET

ASSESSED
VALUES

PARCEL NO.

BRADY, MERLE C JR

* 6145 JOHN AVE, LONG BEACH, CA
7726 DATE CT, FONTANA
TRACT 10247 LOT NO 22

10096
90805 051-510

10,718 LND
46,404 STR

190-051-47

WATRO, TIMOTHY P

10096

10,718 LND

RECORDED
M/30/84

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, ==SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
190-051-46	BRADY, MERLE C JR * 6145 JOHN AVE, LONG BEACH, CA # 7726 DATE CT, FONTANA TRACT 10247 LOT NO 22	90805	10096 051-510			10,718 LND 46,404 STR
190-051-47	WATRO, TIMOTHY P * 7749 OLEANDER AVE, FONTANA, CA # 7738 DATE CT, FONTANA TRACT 10247 LOT NO 21	92335	10096 051-510			10,718 LND 43,188 STR
190-051-48	ALVAREZ, DAVID ALVAREZ, KAREN = 7750 DATE CT, FONTANA, CA TRACT 10247 LOT NO 20	SECNDRY 92335	10096 051-510			15,453 LND 52,025 STR 7,000-HO
190-051-49	BAER, WERNER DULTZ, IRENE * P O BOX 328, ONTARIO, CA # 7762 DATE CT, FONTANA 1-STRY RMS-5 BDRMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10247 LOT NO 16	SECNDRY 91761	10096 052-510	06/83 3,250 83-120476	P 6/01/83 1,148	16,000 LND 47,000 STR
190-051-50	FLORES, ALFRED JR FLORES, LILLIAN = 7761 MADRONA, FONTANA, CA 1-STRY RMS-5 BDRMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10247 LOT NO 18	SECNDRY 92335	10096 052-510	07/83 69,750 83-166502	T 7/25/83 1,148	16,000 LND 54,000 STR
190-051-51	CHANDLER, ROBERT L JR AND TERESA = 7749 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 17	92335	10096 051-510			10,718 LND 46,404 STR 7,000-HO
190-051-52	ASHLEY, LINDA JT PETTIT, MARGARET JT = 7737 N MADRONA, FONTANA, CA 1-STRY RMS-5 BDRMS-3 BATHS-2.00, 1979, G2, AVG TRACT 10247 LOT NO 16	SECNDRY 92335	10096 052-510	11/83 15,750 83-266288	P 11/14/83 1,148	16,000 LND 50,000 STR 7,000-HO
190-051-53	LONG, REX R * P O BOX 9631, FOUNTAIN VALLEY CA # 7725 MADRONA CT, FONTANA 1-STRY RMS-6 BDRMS-4 BATHS-2.00, 1979, G2, AVG TRACT 10247 LOT NO 15	92608	10096 051-510	11/83 72,250 83-267098	T 11/14/83 1,348	16,000 LND 56,500 STR
190-051-54	CRUZ, TONY V CRUZ, GERALDINE I = 7713 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 14	SECNDRY 92335	10096 051-510			10,193 LND 43,798 STR
190-051-55	CORNELL, TERRY R CORNELL, CHRISTINA M = 7701 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 13	SECNDRY 92335	10096 052-510			10,193 LND 40,625 STR 7,000-HO
190-051-56	AVALOS, DONACIANO AVALOS, ESTELA = 7702 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 12	SECNDRY 92335	10096 051-510			13,660 LND 54,642 STR

1-800-LARWOOD

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCU DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID-L 06 PAGE 8,364

PARCEL NO.	OWNER ADDRESS (==MAIL, #-PROP LOC, ==SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 92335	SALE DATE 11/83 P 11/10/83 23,750 83-265202	RECORDERS - AMOUNT DATE - NO.	ACRES 1.16 1,232	ASSESSED VALUES 16,000 LND 56,000 STR 7,000-HO
190-051-57	BENNETT, CHARLES C JR BENNETT, SAVILL M = 7714 MADRONA CT, FONTANA, CA 1-STRY, RMS-6, BDRMS-4, BTHS-2.00, 1980, G2, AVG TRACT 10247 LOT NO 11	10096 051-510	10096 P 11/10/83 23,750 83-265202			
190-051-58	DUNCAN, MICHAEL W DUNCAN, ELOUISE V = 7728 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 10	10096 052-510 92335				10,193 LND 40,625 STR 7,000-HO
190-051-59	FALICKI, JAMES P = 7738 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 9	10096 92335 051-510				15,300 LND 61,200 STR
190-051-60	MOON, JAMES D MOON, TERRY L = 7750 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 8	10096 051-510 92335				10,718 LND 43,188 STR
190-051-61	JACKSON, ROBERT L JACKSON, HELEN J = 7762 MADRONA CT, FONTANA, CA TRACT 10247 LOT NO 7	10096 052-510 92335				10,718 LND 41,907 STR 7,000-HO
190-051-62	NELSON, DENNIS G = 7761 OLEANDER AVE, FONTANA, CA TRACT 10247 LOT NO 6	10096 92335 052-510				10,718 LND 41,737 STR 7,000-HO
190-051-63	SELF, CHARLES E SELF, DELORES F = 7769 OLEANDER AVE, FONTANA, CA TRACT 10247 LOT NO 5	10096 051-510 92335				10,718 LND 43,944 STR 7,000-HO
190-051-64	HERNANDEZ, JOSEPH C HERNANDEZ, DIANA J = 7737 OLEANDER AVE, FONTANA, CA TRACT 10247 LOT NO 4	10096 051-510 92335				10,718 LND 46,404 STR 7,000-HO
190-051-65	PATOUILLET, JOHN C PATOUILLET, ARLENE M = 7725 OLEANDER AVE, FONTANA, CA TRACT 10247 LOT NO 3	10096 052-510 92335				10,718 LND 41,380 STR 7,000-HO
190-051-66	MC COMAS, PAUL E AND RHONDA = 7713 OLEANDER AVE, FONTANA, CA TRACT 10247 LOT NO 2	10096 92335 051-510				10,718 LND 43,188 STR
190-051-67	GALLEGOS, ROBERT A GALLEGOS, IRENE C = 7701 OLEANDER AVE, FONTANA, CA TRACT 10247 LOT NO 1	10096 051-510 92335				10,718 LND 46,404 STR
190-051-68	CARDENAS, ARTHUR JR ETAL CARDENAS, P M * 3835 9TH, POMONA, CA # MILLER AVE, FONTANA PARCEL MAP 4768 PARCEL NO 1	10096 054-000 91766				31,524 LND

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCU DRIVE, SACRAMENTO, CA 95814

PARCEL LIST		SAN BERNARDINO COUNTY 1984-85		GRID--N 03		PAGE 11,336	
PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE	ACRES NO.	SQ FEET	ASSESSED VALUES
228-151-15	TATE, ARIA M FINNEY, JUANITA * 915 E 83RD ST, LOS ANGELES, CA # 15990 CHASE RD, FONTANA COM 580.5 FT E OF SW COR S 1/2 NE 1/4 SE 1/4 SEC 36 TP 1N R 6W TH N 660 FT TH E 62.5 FT TH S 660 FT TH W 62.5 FT TO POE	SECNDRY 90001	10105 074-000				1,911 LND
228-151-16	GOLDEN, RALPH A * P O BOX 24781, OAKLAND CA # 15976 CHASE RD, FONTANA COM 451.5 FT E OF SW COR S 1/2 NE 1/4 SE 1/4 SEC 36 TP 1N R 6W TH N 660 FT TH E 129 FT TH S 660 FT TH W 129 FT TO POB		10105 94623 075-000				3,846 LND
228-151-17	YERIAN, EVELYN * 3133 HOLLYPARK DR APT 4, INGLEWOOD, CA # 15956 CHASE RD, FONTANA BEG 322.5 FT E OF SW COR S 1/2 NE 1/4 SE 1/4 SEC 36 TP 1N R 6W TH E 129 FT TH N 660 FT TH W 129 FT TH S 660 FT TO POB		10105 90305 075-000				3,782 LND
228-151-18	BLACK SWAN CORP * 1018 MORAGO DR, LOS ANGELES, CA # 15936 CHASE RD, FONTANA PTN S 1/2 NE 1/4 SE 1/4 SEC 36 TP 1N R 6W BEG 193.5 FT E OF SW COR S 1/2 NE 1/4 SE 1/4 TH E 129 FT TH N 660 FT TH W 129 FT TH S 660 FT TO POB		10105 90049 075-000				3,782 LND
228-151-19	BLACK SWAN CORP * 1018 MORAGO DR, LOS ANGELES, CA # 15912 CHASE RD, FONTANA BEG AT SW COR S 1/2 NE 1/4 SE 1/4 SEC 36 TP 1N R 6W TH E 193.5 FT TH N 660 FT TH W 193.5 FT TH S 660 FT TO POB		10105 90049 075-000				5,674 LND
228-162-01	TRAVIS, MICHAEL H = 16015 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 41		10112 92335 052-510				12,862 LND 46,089 STR 7,000-HO
228-162-02	BIAS, KEITH A ETAL JT BIAS, RODERICK (HW-ELAINE) JT = 16025 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 40	SECNDRY 92335	10112 052-510				12,862 LND 37,409 STR 7,000-HO
228-162-03	SAMAAN, FAROUK F SAMAAN, JEANETTE = 16035 MALAGA AVE, FONTANA TRACT 10385 LOT NO 39	SECNDRY 92335	10112 052-510				12,862 LND 46,089 STR 7,000-HO
228-162-04	BOWEN, GERI A = 16045 MALAGA AVE, FONTANA, CA 1-STRY, RMS-7, BBRMS-3, BATHS-2.00, 1979, G2, GOOD TRACT 10385 LOT NO 38		10112 92335 052-510	07/83 83-149024	.16 1,169		12,862 LND 41,802 STR
228-162-05	JONES, GARY D JONES, MARY C = 16055 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 37	SECNDRY 92335	10112 052-510				12,862 LND 47,917 STR 7,000-HO

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCUT DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--0 03 PAGE 11,337

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, --SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY 92335	SALE DATE - AMOUNT 10112 052-510	RECORDERS DATE - NO.	ACRES SQ FEET	ASSESSED VALUES
228-162-06	MORALES, FRANK S MORALES, RITA = 16065 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 36					12,862 LND 41,802 STR 7,000-HO
228-162-07	LANDEROS, MANUEL L LANDEROS, MARTHA L = 16075 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 35	SECNDRY 92335	10112 052-510			12,862 LND 40,730 STR 7,000-HO
228-162-08	YBARRA, ROBERT M YBARRA, CATHERINE P = 16085 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 34	SECNDRY 92335	10112 052-510			12,862 LND 47,671 STR 7,000-HO
228-162-09	NAVARRO, ROBERT NAVARRO, OLIVIA = 16095 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 33	SECNDRY 92335	10112 052-510			12,862 LND 41,802 STR 7,000-HO
228-162-10	GREENBAUM, MELVIN M ETAL NOVAK, STEVEN J (NW-SHEILA) * 19863 VISTA HERMOSA, WALNUT, CA # 16090 MALAGA AVE, FONTANA TRACT 10385 LOT NO 32	SECNDRY 91789	10112 052-510			14,280 LND 55,488 STR
228-162-11	SALAS, ROSEMARY ETAL = 16080 MALAGA, FONTANA, CA TRACT 10385 LOT NO 31	92335	10112 052-510			12,862 LND 41,802 STR 7,000-HO
228-162-12	MC ILWAIN, KRISTAL I = 16070 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 30	92335	10112 052-510			12,862 LND 47,161 STR 7,000-HO
228-162-13	SHAFFER, DUANE R SHAFFER, NANCY E = 16060 MALAGA, FONTANA, CA TRACT 10385 LOT NO 29	SECNDRY 92335	10112 052-510			13,660 LND 48,337 STR 7,000-HO
228-162-14	MEABON, JAMES M MEABON, BONNIE K = C/O JOHNSON, LINDA K, 7815 CHERIMOYA, FONTANA, CA TRACT 10385 LOT NO 28	SECNDRY 92335	10112 052-510	04/84 P 8/31/79 14,750 343		12,862 LND 41,802 STR 7,000-HO
228-162-15	APODACA, MICHAEL S APODACA, LUCY A = 7805 CHERIMOYA DR, FONTANA, CA TRACT 10385 LOT NO 27	SECNDRY 92335	10112 052-510			12,862 LND 44,454 STR 7,000-HO
228-162-16	DROZD, CLARE M = 7795 CHERIMOYA DR, FONTANA, CA TRACT 10385 LOT NO 26	92335	10112 052-510			12,862 LND 44,154 STR
228-162-17	DELANEY, BRIAN K DELANEY, DIANE C = 16065 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 25	SECNDRY 92335	10112 052-510			12,862 LND 42,347 STR 7,000-HO

MARK LARWOOD COMPANY

- MICROFICHE PROPERTY SYSTEM -

601 BERCUT DRIVE, SACRAMENTO, CA 95814

PARCEL LIST

SAN BERNARDINO COUNTY 1984-85

GRID--B 04 PAGE 11,338

PARCEL NO.	OWNER ADDRESS (*-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE SECNDRY	SALE DATE - AMOUNT 10112 052-510 92335	RECORDERS DATE - NO. P 12/30/83 35,750 83-307449	ACRES SQ FEET .16 1,339	ASSESSED VALUES 12,862 LND 45,882 STR 7,000-HO
228-162-18	LARKIN, MICHAEL A LARKIN, KAREN L = 16075 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 24	SECNDRY 92335	10112 052-510 92335			
228-162-19	HILL, GENE ETAL PERUMEAN, DAVID P * 4032 E BROADWAY, LONG BEACH, CA # 16085 FAIRVIEW CT, FONTANA 1-STRY RMS-8 BDMS-4, BATHS-2.00, 1979, G2, GOOD TRACT 10385 LOT NO 23	SECNDRY 90803	10112 052-510 90803	83 35,750 83-307449	.16 1,339	15,000 LND 50,000 STR
228-162-20	SOWERS, JOHN M ETAL SOWERS, LUANN (HW-JOHN) = 16095 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 22	SECNDRY 92335	10112 052-510 92335			14,423 LND 49,450 STR 7,000-HO
228-162-21	CLAXTON, DANNY L CLAXTON, ROBIN S = 16096 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 21	SECNDRY 92335	10112 052-510 92335			12,862 LND 48,232 STR 7,000-HO
228-162-22	FONTANA-FAIRVIEW = C/O MARTIN, BRUCE W, 16080 FAIRVIEW CT, FONTANA TRACT 10385 LOT NO 20	92335	10112 052-510	04/84 69,250 82-058351		14,280 LND 46,920 STR
228-162-23	LANDIN, ENRIQUE P LANDIN, MARIA = 16070 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 19	SECNDRY 92335	10112 052-510 92335			12,862 LND 37,972 STR 7,000-HO
228-162-24	CARTER, JAMES A AND LA JUANA T = 16060 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 18	92335	10112 052-510			12,862 LND 57,689 STR 7,000-HO
228-162-25	AGUILAR, CARLOS A AGUILAR, ROSA M = 16050 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 17	SECNDRY 92335	10112 052-510 92335			12,862 LND 44,301 STR 7,000-HO
228-162-26	MACIAS, DARIO M MACIAS, KATHY A = 16040 FAIRVIEW CT, FONTANA, CA TRACT 10385 LOT NO 16	SECNDRY 92335	10112 052-510 92335			12,862 LND 50,376 STR 7,000-HO
228-162-27	HERNANDEZ, FREDRICO M HERNANDEZ, REBECCA J = 7760 CHERIMOYA DR, FONTANA, CA TRACT 10385 LOT NO 15	SECNDRY 92335	10112 052-000 92335			12,862 LND 47,161 STR 7,000-HO
228-162-28	VASQUEZ, JESSE = 7770 CHERIMOYA DR, FONTANA, CA TRACT 10385 LOT NO 14	92335	10112 052-510			12,862 LND 44,953 STR 7,000-HO
228-162-29	LOYA, MOYE T AND ELIZABETH P TOWNSEN = 7780 CHERIMOYA DR, FONTANA, CA TRACT 10385 LOT NO 13	92335	10112 052-510			12,862 LND 51,750 STR 7,000-HO

PARCEL NO.	OWNER ADDRESS (+-MAIL, #-PROP LOC, =-SAME) PROPERTY DESCRIPTION	TRA USE	SALE DATE - AMOUNT	RECORDERS DATE - NO.	ACRES	ASSESSED VALUES
					SQ FEET	
228-162-30	ZAPATA, MARIO ETAL JT LOMELI, JUAN (SP-LILA) JT * 721 S DAVIS AVE MONTEBELLO, CA # 7790 CHERIMOYA DR, FONTANA TRACT 10385 LOT NO 12	SECNDRY 90640	10112 052-510			14,280 LND 43,860 STR
228-162-31	VODVARKA, ANTHONY J ETAL = 7810 CHERIMOYA DR, FONTANA, CA TRACT 10385 LOT NO 11	92335	10112 052-510			12,862 LND 41,802 STR 000-HO
228-162-32	MERISON, BETTY A 820 CHERIMOYA, FONTANA, CA 1-STORY RMS-6, BDRMS-3, BATHS-2.00, 1979, 62, GOOD TRACT 10385 LOT NO 10	92335	10112 052-510	08/83 19,750 P 8/05/83 83-177312	1.16 1,276	15,000 LND 50,000 STR
228-162-33	AEUDN, MIGUEL B 16020 MALAGA AVE, FONTANA, CA TRACT 10385 LOT NO 9	92335	10112 052-510			12,862 LND 41,802 STR 7,000-HO
228-162-34	RALP. C SUTRO CO C/O PROPERTY MANAGEMENT SECTION, P O BOX 24 D D 7 LOS ANGELES, CA # 7825 TOKAY AVE, FONTANA 1-STORY RMS-6, BDRMS-3, BATHS-2.00, 1979, 62, GOOD TRACT 10385 LOT NO 8	90024	10112 052-510	09/83 83-224590	1.16 1,276	15,000 LND 50,500 STR
228-162-35	BAKER, BENNIE BAKER, MARGARET L = 7815 TOKAY AVE, FONTANA, CA TRACT 10385 LOT NO 7	92335	10112 052-510			12,862 LND 47,161 STR
228-162-36	HERNANDEZ, RALPH J AND EVELYN C D = 7805 TOKAY AVE, FONTANA, CA TRACT 10385 LOT NO 6	92335	10112 052-510			13,660 LND 39,973 STR 7,000-HO
228-162-37	LEWIS, LESLIE LEWIS, DAWN = 7795 TOKAY AVE, FONTANA, CA 1-STORY RMS-7, BDRMS-3, BATHS-2.00, 1979, 62, GOOD TRACT 10385 LOT NO 5	92335	10112 052-510	12/10/82 82-246195	1.16 1,169	14,280 LND 56,100 STR 7,000-HO
228-162-38	WHITTEN, ALICE C * 7790 HEARTHSIDE, ORANGE, CA # 7785 TOKAY AVE, FONTANA TRACT 10385 LOT NO 6	92665	10112 052-510			14,280 LND 47,940 STR
228-162-39	RIOS, FRANCES L = 7775 TOKAY AVE, FONTANA, CA TRACT 10385 LOT NO 3	92335	10112 052-510			12,862 LND 41,802 STR
228-162-40	HARTER, ROGER R = 7765 TOKAY AVE, FONTANA, CA TRACT 10385 LOT NO 2	92335	10112 052-510			12,862 LND 36,548 STR 7,000-HO
228-162-41	MILLER, WAYNE D = 7755 TOKAY AVE, FONTANA, CA TRACT 10385 LOT NO 1	92335	10112 052-510			14,280 LND 55,080 STR 7,000-HO

AFFIDAVIT OF PUBLICATION

(Space below for filing stamp only)

STATE OF CALIFORNIA

County of San Bernardino) ss.

The undersigned affiant of the County of San Bernardino, State of California, being first duly sworn, deposes and says:

That I am, and at all times herein mentioned was a citizen of the United States of America, over the age of eighteen years and not a party to nor interested in the above entitled matter; that I am the principal clerk of the printer and publisher of

THE HERALD-NEWS

that said newspaper is a newspaper of general circulation printed and published daily, except Sunday, in the City of Fontana, County of San Bernardino, which newspaper has been adjudged a newspaper of general circulation by the Superior Court Of The State Of California In and For The County Of San Bernardino, under date of March 15, 1955, being Case No. 73171; and the

(Name of document)

NOTICE OF HEARING

of which the annexed is a true printed copy, was published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to-wit:

(Print dates)

August 24, 1985

Judith A. Nash
Judith A. Nash

Affiant

Subscribed and sworn to before me this 24th day of

August 1985

Mildred Mann
Notary Public in and for said County and State

My Commission Expires:

(Legal Advertisement)

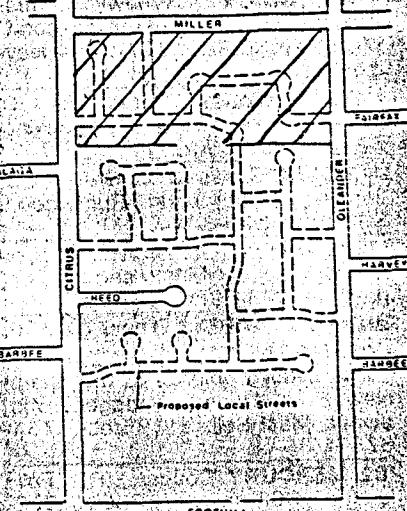
CITY OF FONTANA FONTANA, CALIFORNIA NOTICE OF HEARING

Notice is hereby given by the City Council of the City of Fontana that a public hearing will be held to consider Amendment #1 to the Northgate Specific Plan within the City of Fontana. This amendment will be to consider revising the circulation pattern on the north end of Specific Plan #9, generally located between Citrus and Oleander Avenues, south of Miller Avenue.

DATE OF HEARING: Tuesday, September 3, 1985

TIME OF MEETING: 7:30 P.M.

PLACE OF HEARING: City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA 92335



Any interest party may appear and be heard in favor of or in opposition to this matter.

PATRICIA M. MURRAY,

City Clerk

City of Fontana, CA

Northgate Specific Plan Amendment #1

Publish: Aug. 24, 1985



THE HERALD-NEWS

16920 Spring Street
Phone: (714) 922-2231
Fontana, California
92335

Rec'd. 1981 No. 10333, M.B. 148/39-62

Tox Rate Area
10104

100

NOR 1

22

CITRUS

ELAINE DRIVE

CHERIMOYA COURT

RAMONA DRIVE

MILLER

AVENUE

AVENUE

AVENUE

41
DI

三

11 SI

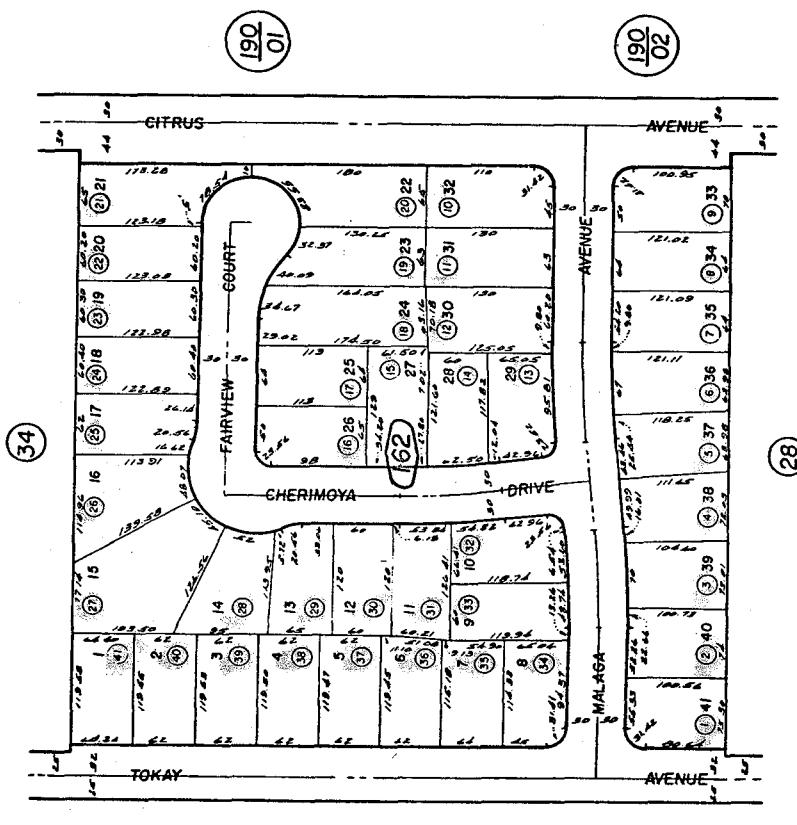
**Assessor's Map
Book 228, Page 41
San Bernardino County**

8/30/84 REvised PE

Tract No. 10385, M.B. 145/28-30

Fontana City
Tax Code Area
10000

228



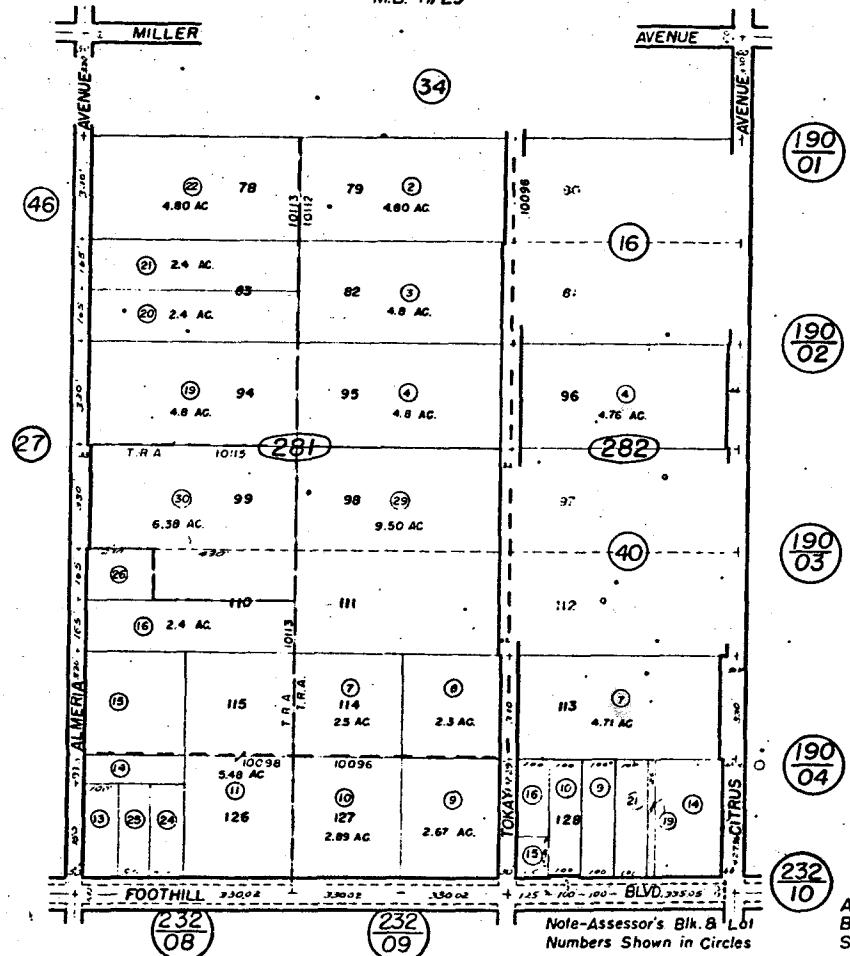
(28)

Por. Etiwanda Vineyards

M.B. 17/29

Fontana City
Tax Rate Area
10096, 10098
10112, 10113, 10115

228-28



Note-Assessor's Blk. & Lot
Numbers Shown in Circles

Assessor's Map
Book 228 Page 28
San Bernardino County

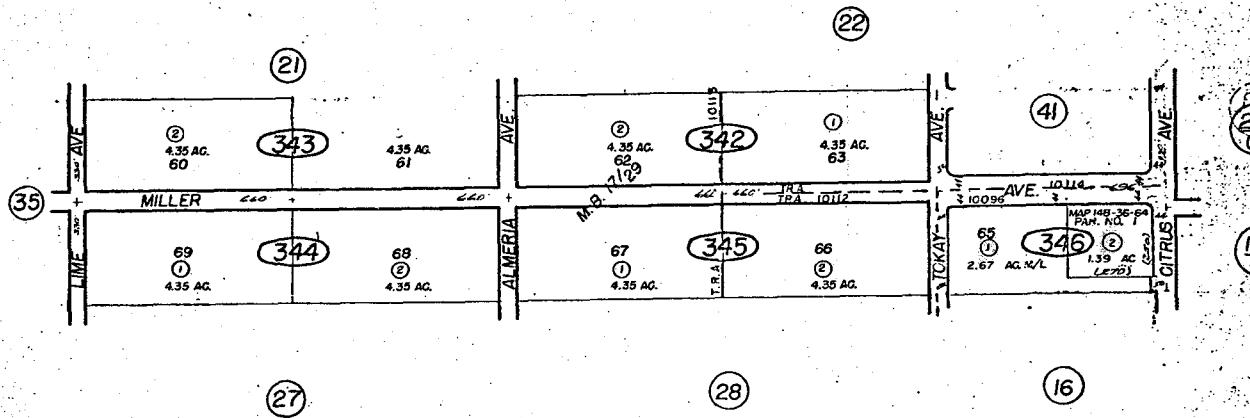
REVISED	
10/18/84	PE
3/20/75	GH
3/27/79	RR
3/30/82	GH
9/21/82	RR
12/3/82	RR
12/20/83	RR
8/8/84	PE

Por. Etiwanda Vineyards

M.B. 17/29

Fontana City
Tax Rate Area
10096, 10112
10113, 10114

228-34



Note- Assessor's Blk. & Lot
Numbers Shown in Circles

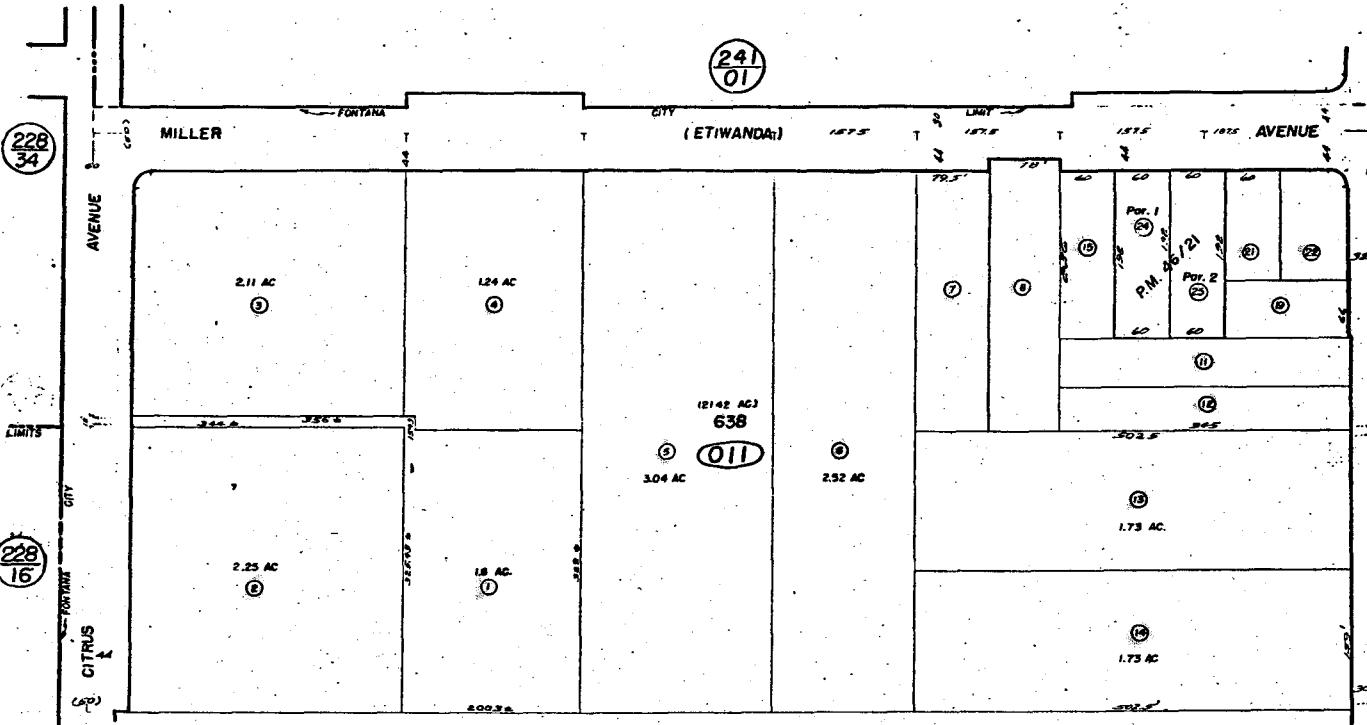
Assessor's Map
Book 228 Page 34
San Bernardino County

REVISED
3/29/83 RR
5/15/73 C.A. GH
11 7 74 GH
12 29 75 GH
3/27/79 RR

Por. Semi-Tropic Land & Water Co. Sub. S.B.L.
M.B. 11/12

Fontana City
Tax Code Area
10096

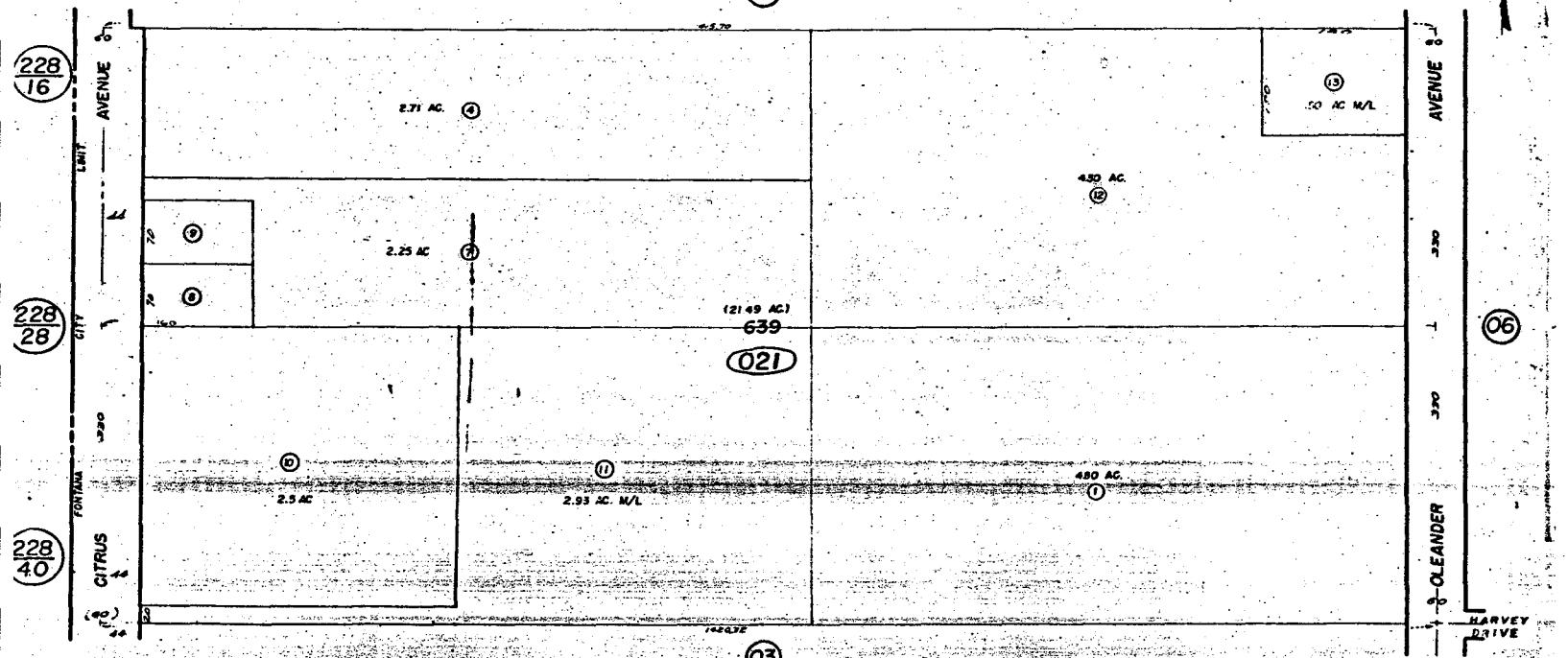
190-01



Jr. Semi-Tropic Land & Water Co. Sub. S.B.L.
M.B. 11/12

Fontana City
Tax Code Area
10096

190-02



Tract No. 10247, M.B. 142/15, 16

Fontana City
Tax Code Area
10096

190-05

241
03

MILLER (ETIWANDA) AVENUE

OLEANDER AVENUE

FAIRFAX

MADRONA COURT

COURT

STREET

AVENUE

CYPRESS

DATE 142/5

051

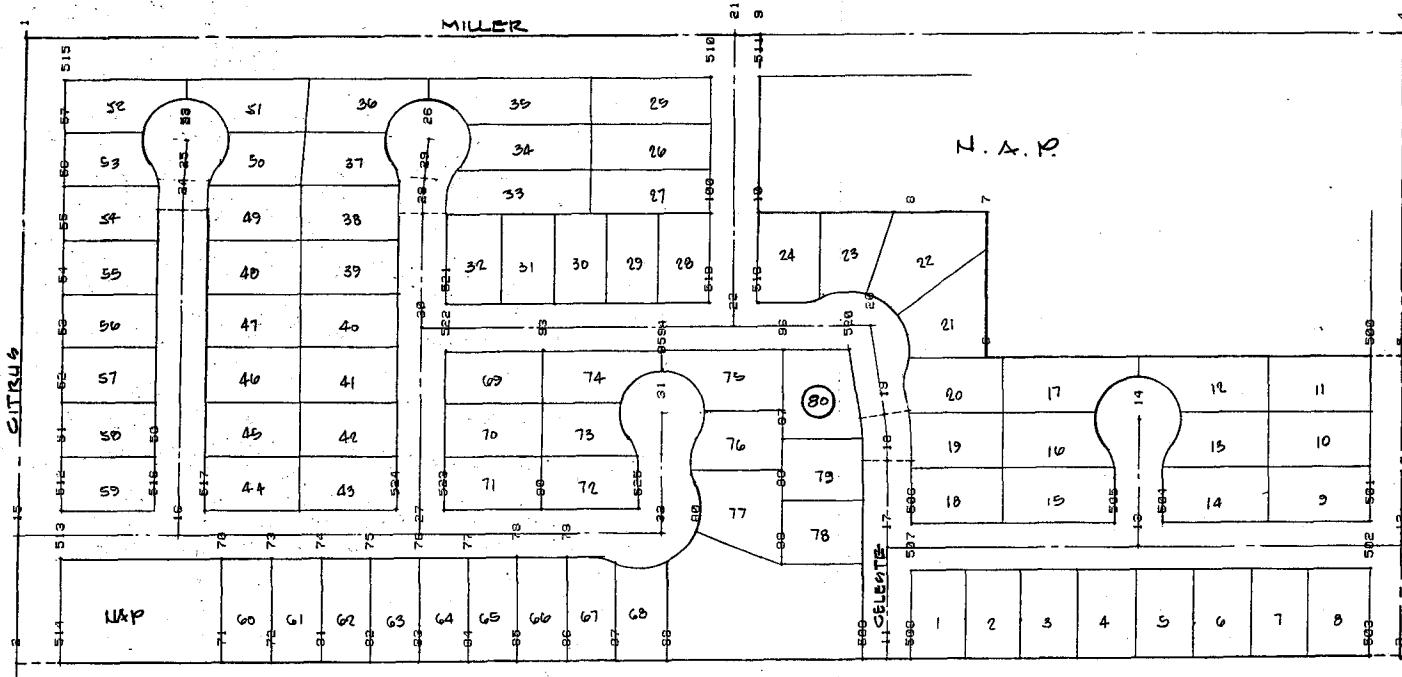
09

Parcel Map No. 7006, P.M. 8/1/80
For Parcel Map No. 4768, P.M. 47/1
For Archibald Tract Tract No. 1993, M.R. 29/3

Assessor's Map
Book 190, Page 05
San Bernardino County

REvised
5-29-73 GH
12/27/83 AR

PLOT ORIENTATION IS WEST UP-NORTH RIGHT
SCALE : 1 INCH = 100 FEET



PLOT ORIENTATION IS WEST UP-NORTH RIGHT
SCALE : 1 INCH = 100 FEET

Gitarre

卷之三

1

MILLER

2. A. 8

MILLER

CITRUS

MAP

11. GROVE

1. 2. 3. 4. 5. 6. 7. 8.

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

8010

8011

8012

8013

8014

8015

8016

8017

8018

8019

8020

8021

8022

8023

8024

8025

8026

8027

8028

8029

8030

8031

8032

8033

8034

8035

8036

8037

8038

8039

8040

8041

8042

8043

8044

8045

8046

8047

8048

8049

8050

8051

8052

8053

8054

8055

8056

8057

8058

8059

8060

8061

8062

8063

8064

8065

8066

8067

8068

8069

8070

8071

8072

8073

8074

8075

8076

8077

8078

8079

8080

8081

8082

8083

8084

8085

8086

8087

8088

8089

8090

8091

8092

8093

8094

8095

8096

8097

8098

8099

80100

80101

80102

80103

80104

80105

80106

80107

80108

80109

80110

80111

80112

80113

80114

80115

80116

80117

80118

80119

80120

80121

80122

80123

80124

80125

80126

80127

80128

80129

80130

80131

80132

80133

80134

80135

80136

80137

80138

80139

80140

80141

80142

80143

80144

80145

80146

80147

80148

80149

80150

80151

80152

80153

80154

80155

80156

80157

80158

80159

80160

80161

80162

80163

80164

80165

80166

80167

80168

80169

80170

80171

80172

80173

80174

80175

80176

80177

80178

80179

80180

80181

80182

80183

80184

80185

80186

80187

80188

80189

80190

80191

80192

80193

80194

80195

80196

80197

80198

80199

80200

80201

80202

80203

80204

80205

80206

80207

80208

80209

80210

80211

80212

80213

80214

80215

80216

80217

80218

80219

80220

80221

80222

80223

80224

80225

80226

80227

80228

80229

80230

80231

80232

80233

80234

80235

80236

80237

80238

80239

80240

80241

80242

80243

80244

80245

80246

80247

80248

80249

80250

80251

80252

80253

80254

80255

80256

80257

80258

80259

80260

80261

80262

80263

80264

80265

80266

80267

80268

80269

80270

80271

80272

80273

80274

80275

80276

80277

80278

80279

80280

80281

80282

80283

80284

80285

80286

80287

80288

80289

80290

80291

80292

80293

80294

80295

80296

80297

80298

80299

80300

80301

80302

80303

80304

80305

80306

80307

80308

80309

80310

80311

80312

80313

80314

80315

80316

80317

80318

80319

80320

80321

80322

80323

80324

80325

80326

80327

80328

80329

80330

80331

80332

80333

80334

80335

80336

80337

80338

80339

80340

80341

80342

80343

80344

80345

80346

80347

80348

80349

80350

80351

80352

80353

80354

80355

80356

80357

80358

80359

80360

80361

80362

80363

80364

80365

80366

80367

80368

80369

80370

80371

80372

80373

80374

80375

80376

80377

80378

80379

80380

80381

80382

80383

80384

80385

80386

80387

80388

80389

80390

80391

80392

80393

80394

80395

80396

80397

80398

80399

80400

80401

80402

80403

80404

80405

80406

80407

80408

80409

80410

80411

80412

80413

80414

80415

80416

80417

80418

80419

80420

80421

80422

80423

80424

80425

80426

80427

80428

80429

80430

80431

80432

80433

80434

80435

80436

80437

80438

80439

80440

80441

80442

80443

80444

80445

80446

80447

80448

80449

80450

80451

80452

80453

80454

80455

80456

80457

80458

80459

80460

80461

80462

80463

80464

80465

80466

80467

80468

80469

80470

80471

80472

80473

80474

80475

80476

80477

80478

80479

80480

80481

80482

80483

80484

80485

80486

80487

80488

80489

80490

80491

80492

80493

80494

80495

80496

80497

80498

80499

80500

80501

80502

80503

80504

80505

80506

80507

80508

80509

80510

80511

80512

80513

80514

80515

80516

80517

80518

80519

80520

80521

80522

80523

80524

80525

80526

80527

80528

80529

80530

80531

80532

80533

80534

80535

80536

80537

80538

80539

80540

80541

80542

80543

80544

80545

80546

80547

80548

80549

80550

80551

80552

80553

80554

80555

80556

80557

80558

80559

80560

80561

80562

80563

80564

80565

80566

80567

80568

80569

80570

80571

80572

80573

80574

80575

80576

80577

80578

80579

80580

80581

80582

80583

80584

80585

80586

80587

80588

80589

80590

80591

80592

80593

80594

80595

80596

80597

80598

80599

80600

80601

80602

80603

80604

80605

80606

80607

80608

80609

80610

80611

80612

80613

80614

80615

80616

80617

80618

80619

80620

80621

80622

80623

80624

80625

80626

80627

80628

80629

80630

80631

80632

80633

80634

80635

80636

80637

CITY OF FONTANA
FONTANA, CALIFORNIA

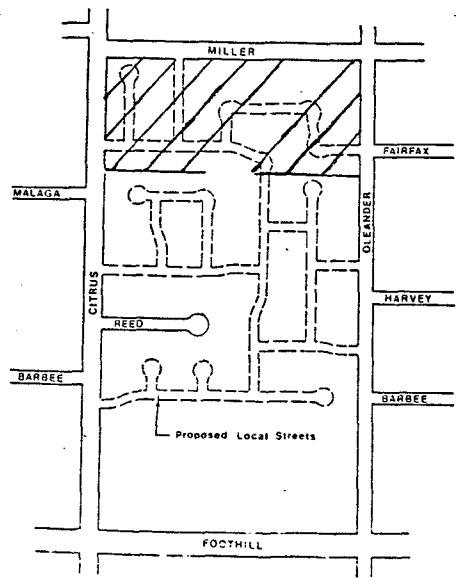
NOTICE OF HEARING

NOTICE IS HEREBY GIVEN BY THE CITY COUNCIL OF THE CITY OF FONTANA THAT A PUBLIC HEARING WILL BE HELD TO CONSIDER AMENDMENT #1 TO THE NORTHGATE SPECIFIC PLAN WITHIN THE CITY OF FONTANA. THIS AMENDMENT WILL BE TO CONSIDER REVISING THE CIRCULATION PATTERN ON THE NORTH END OF SPECIFIC PLAN #9, GENERALLY LOCATED BETWEEN CITRUS AND OLEANDER AVENUES, SOUTH OF MILLER AVENUE.

DATE OF HEARING: TUESDAY, SEPTEMBER 3, 1985

TIME OF MEETING: 7:30 P.M.

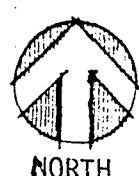
PLACE OF HEARING: CITY HALL COUNCIL CHAMBERS
8353 SIERRA AVENUE
FONTANA, CA 92335



ANY INTERESTED PARTY MAY APPEAR AND BE HEARD IN FAVOR OF OR IN OPPOSITION TO THIS MATTER.

PATRICIA M. MURRAY, CITY CLERK
CITY OF FONTANA, CA

NORTHGATE SPECIFIC PLAN AMENDMENT #1



190-011-02,03,04 Brown, William 7791 Citrus Ave Fontana, Ca. 92335	190-011-05 Dorado, Baudelio 16193 Miller Fontana, Ca. 92335	190-011-06 Pippin, William 12106 Roswell Chino, Ca. 91710
190-011-07 Srom, Alexandra 16227 Miller Ave Fontana, Ca. 92335	190-011-08 Martinez, Mike 14202 Fairgrove La Puente, Ca. 91746	190-011-11 Tri-State Mortgage c/o Mutual Mortgage Co. 20600 Calle Bella Yorba Linda, Ca. 92686
190-011-12 Ussery, Clifford 7750 Oleander Ave Fontana, Ca. 92335	190-011-13,14 Keen, Cletus 2736 S. Punta Del Este Dr. Hacienda Heights, Ca. 91745	190-011-15 La Montia, Joseph 16251 Miller Ave Fontana, Ca. 92335
190-011-19 Belyea, Georgina 7730 Oleander Ave Fontana, Ca. 92335	190-011-21 Hunter, Grant 2455 Wildwood Cyn Dr. Glendora, Ca. 91740	190-011-22 A-Z Properties Group, Inc. 10012 10012 Rancho Cucamonga, Ca. 91730
190-011-24 Lerner, Maurice P.O. Box 295 Fontana, Ca. 92335	190-011-25 Dancause, George 16271 Miller Fontana, Ca. 92335	190-021-04,07 Joye, Raymond 18395 Summit Rialto, Ca. 92376
190-021-08 Schrimsher, Jerry 7843 Citrus Fontana, Ca. 92335	190-021-09 Keith Ellen 7833 Citrus Fontana, Ca. 92335	190-021-12,13 Y & P Development Co. 58 Brookhollow Dr. Santa Ana, Ca. 92714
190-051-10 Chavez, Craig 16305 Fairfax Fontana, Ca. 92335	190-051-11 Volbruck, Ronald 16315 Fairfax Fontana, Ca. 92335	190-051-12 Perez, Carlos 16325 Fairfax Fontana, Ca. 92335
190-051-13 Lewis, Richard 16335 Fairfax St. Fontana, Ca. 92335	190-051-14 Gannon, John 16345 Fairfax Fontana, Ca. 92335	190-051-15 Vega, Henry 16355 FAirfax Fontana, Ca. 92335
190-051-16 Boyer, Robert 16365 Fairfax Fontana, Ca. 92335	190-051-17 Doss, Michael 16372 Fairfax Fontana, Ca. 92335	190-051-18 Leyva, Gabriel 16385 Fairfax Fontana, Ca. 92335
190-051-44 Rodriguez, Victor 7702 Date Ct. Fontana, Ca. 92335	190-051-45 Ray, Floyd c/o Admin. of Veterans Aff. P.O. Box 24/DD7Prop.MGMT Sec Los Angeles, Ca. 90024	190-051-46 Brady, Merle 6145 John Ave Long Beach, Ca. 90805
190-051-47 Watro, Timothy 7749 Oleander Ave Fontana, Ca. 92335	190-051-48 Alvarez, David 7750 Date Ct. Fontana, Ca. 92335	190-051-49 Baer, Werner P.O. Box 328 Ontario, Ca. 91761

190-051-50 Flores, Alfred 7761 Madrona Fontana, Ca. 92335	190-051-51 Chandler, Robert 7749 Madrona Fontana, Ca. 92335	190-051-52 Ashley, Linda 7737 Madrona Fontana, Ca. 92335
190-051-53 Long, Rex P.O. Box 9631 Fountain Valley, Ca. 92608	190-051-54 Cruz, Tony 7713 Madrona Fontana, Ca. 92335	190-051-55 Cornett, Terry 7701 Madrona Fontana, Ca. 92335
190-051-56 Avalos, Donaciano 7702 Madrona Ct. Fontana, Ca. 92335	190-051-57 Bennett, Charles 7714 Madrona Fontana, Ca. 92335	190-051-58 Duncan, Michael 7726 Madrona Fontana, Ca. 92335
190-051-59 Falicki, James 7738 Madrona Fontana, Ca. 92335	190-051-60 Moon, James 7750 Madrona Fontana, Ca. 92335	190-051-61 Jackson, Robert 7762 Madrona, Fontana, Ca. 92335
190-051-62 Nelson, Dennis 7761 Oleander Ave Fontana, Ca. 92335	190-051-63 Self, Charles 7749 Oleander Ave Fontana, Ca. 92335	190-051-64 Hernandez, Joseph 7737 Oleander Ave Fontana, Ca. 92335
190-051-65 Patouillet, John 7725 Oleander Ave Fontana, Ca. 92335	190-051-66 McComas, Paul 7713 Oleander Ave Fontana, Ca. 92335	190-051-67 Gallegos, Robert 7701 Oleander Ave Fontana, Ca. 92335
228-162-01 Travis, Michael 16015 Malaga ave Fontana, Ca. 92335	228-162-02 Bias, Keith 16025 Malaga Ave Fontana, Ca. 92335	228-162-03 Samaan, Farouk 10635 Malaga Ave Fontana, Ca. 92335
228-162-04 Bowen, Geri 16045 Malaga Ave Fontana, Ca. 92335	228-162-05 Jones, Gary 16055 Malaga Ave Fontana, Ca. 92335	228-162-06 Morales, Frank 16065 Malaga Ave Fontana, Ca. 92335
228-162-07 Landeros, Manuel 16075 Malaga Ave Fontana, Ca. 92335	228-162-08 Ybarra, Robert 16085 Malaga Ave Fontana, Ca. 92335	228-162-09 Navarro, Robert 16095 Malaga Fontana, Ca. 92335
228-162-10 Greenbaum, Melvin 19863 Vista Hermosa Walnut, Ca. 91789	228-162-11 Salas, Rosemary 16080 Malaga Fontana, Ca. 92335	228-162-12 McIlwain, Krystal 16070 Malaga Fontana, Ca. 92335
228-162-13 Shaffer, Duane 16060 Malaga Fontana, Ca. 92335	228-162-14 Meabon, James c/o Johnson, Linda K. 7815 Cherimoya Dr. Fontana, Ca. 92335	228-162-15 Apodaca, Michael 7805 Cherimoya Dr. Fontana, Ca. 92335

228-162-16 Drozd, Clare 7795 Cherimoya Dr. Fontana, Ca. 92335	228-162-17 Delaney, Brian K. 16065 Fairview Ct. Fontana, Ca. 92335	228-162-18 Larkin, Michael 16075 Fairyview Ct. Fontana, Ca. 92335
228-162-19 Hill, Gene ETAL 4032 E. Broadway Long Beach, Ca. 90803	228-162-20 Sowers, John 16095 Fairview Ct. Fontana, Ca. 92335	228-162-21 Claxton, Danny 16090 Fairview Ct. Fontana, Ca. 92335
228-162-22 Fontana, Fairview c/o Martin, Bruce 16080 Fairview Ct. Fontana, Ca. 92335	228-162-23 Landin, Engrique 16070 Fairview Ct. Fontana, Ca. 92335	228-162-24 Carter, James A. 16060 Fairview Ct. Fontana, Ca. 92335
228-162-25 Aguilar, Carlos 16050 Fairview Ct. Fontana, Ca. 92335	228-162-26 Macias, Dario 16040 Fairview Fontana, Ca. 92335	228-162-27 Hernandez, Fredrico 7760 Cherimoya Dr. Fontana, Ca. 92335
228-162-28 Vasquez, Jesse 7770 Cherimoya Dr. Fontana, Ca. 92335	228-162-29 Loya, Moye T. 7780 Cherimoya Dr. Fontana, Ca. 92335	228-162-30 Zapata, Mario 721 S. Davis Ave Montebello, Ca. 90640
228-162-31 Vodvarka, Anthony 7810 Cherimoya Dr. Fontana, Ca. 92335	228-162-32 Morrison, Betty 7820 Cherimoya Dr. Fontana, Ca. 92335	228-162-33 Aeuon, Miguel 16020 Malaga Ave Fontana, Ca. 92335
228-162-34 Ralph C. Sutro Co. C/O Property MGMT Section P.O. Box 24 D D 7 Los Angeles, Ca. 90024	228-162-35 Baker, Bennie 7815 Tokay Ave Fontana, Ca. 92335	228-162-36 Hernandez, Ralph 7805 Tokay Ave Fontana, Ca. 92335
228-162-37 Lewis, Leslie 7795 Tokay Ave Fontana, Ca. 92335	228-162-38 Whitten, Alice 2710 Hearthsde Fontana, Ca. 92335	228-162-39 Rios, Frances 7775 Tokay Ave Fontana, Ca. 92335
228-162-40 Harter, Roger 7765 Tokay Fontana, Ca. 92235	228-162-41 Miller, Wayne 7755 Tokay Ave Fontana, Ca. 92335	228-282-04 Fox, Rose 273 S. Doheny Dr. Beverly Hills, Ca. 90212
228-282-07 Orange Empire Dog Club 987 W. 24th St. San Bernardino, Ca. 92405	228-346-01 Bantugan, Artemio 7744 Citrus Fontana, Ca. 92335	228-246-02 So. Ca. Edison Co. Address Not On file
228-411-01 Gaspard, Gourdet 7510 Citrus Ave Fontana, Ca. 92335	228-411-02 Arrieta, Hecktor 7520 Citrus Ave Fontana, Ca. 92335	228-411-03 Garcia, Jose 7530 Citrus Ave Fontana, Ca. 92335

228-411-04 Webb, Kenneth 585 Twin Pines Dr. Scotts Valley, Ca. 95066	228-411-05 Cook, Stanley & Rose 7550 Citrus Ave Fontana, Ca. 92335	228-411-07 Mara, Modesto 7570 Citrus Ave Fontana, Ca. 92335
228-411-08 Amaya, Gilbert 7580 Citrus Ave Fontana, Ca. 92335	228-411-09 Sec. of Housing & Urban Dev 34 Civic Cen. Plaza Box 1850 Santa Ana, Ca. 92701	228-411-10 Ramirez, Slavadora 7610 N. Citrus Ave Fontana, Ca. 92335
228-411-11 Collins, Lenora 7620 Citrus Ave Fontana, Ca. 92335	228-411-12 Joco, Avelino 2028 Lainie West Covina, Ca. 91790	228-411-13 Perez, Benny 7640 Citrus Ave Fontana, Ca. 92335
228-411-14 Betancourt, Marcos 7650 Citrus Ave Fontana, Ca. 92335	228-411-15 Holland, Marjorie 7660 Citrus Ave Fontana, Ca. 92335	228-411-16 Obillo, Jose 7670 Citrus Ave Fontana, Ca. 92335
228-411-17 Ramos, Francisco 7680 Citrus Ave Fontana, Ca. 92335	228-411-18 Kongmuang, Sayan JT 7690 Citrus Fontana, Ca. 92335	228-411-19 De Leon, Arthur 16070 Miller Ave Fontana, Ca. 92335
228-411-20 Yoshioka, George 16060 Miller Ave Fontana, Ca. 92335	228-411-21 Smith, Daniel 1845 Rosewood La Verne, Ca. 91750	228-411-22 Le Blanc, Robert 16040 Miller Ave Fontana, Ca. 92335
228-411-23 Agustin, Virgilio 16030 Miller Ave Fontana, Ca. 92335	228-411-24 Sibayan, Mario 16020 Miller Ave Fontana, Ca. 92335	228-411-25 Arnold, Charles 7695 Tokay Ave Fontana, Ca. 92335
228-411-26 Beckett, Keith 7685 Tokay Ave Fontana, Ca. 92335	228-411-27 Briggs, Bill 1380 57th St. Fontana, Ca. 92335	228-411-28 Wirtz, Bradley 16025 Ramona Dr. Fontana, Ca. 92335
228-411-29 Snow, Raymond 16025 Ramona Dr. Fontana, Ca. 92335	228-411-30 Beliakoff, John 16045 Ramona Dr. Fontana, Ca. 92335	228-411-31 Rookey, Earl 3546 Los Coyotes Diagonal Long Beach, Ca. 90808
228-411-32 Cruz, Alfonso 16065 Ramona Dr. Fontana, Ca. 92335	228-411-33 Morgan, Douglas 7655 Cherimoya Ct. Fontana, Ca. 92335	228-411-34 De Jongh, Kenneth 7645 Cherimoya Ct. Fontana, Ca. 92335
228-411-35 Munsterman, Patrick 7635 Cherimoya Ct Fontana, Ca. 92335	228-411-36 Cook, Donald 3528 Flemington Dr. West Covina, Ca. 91792	228-411-37 Dailo, Walfredo 7615 Cherimoya Ct. Fontana, Ca. 92335

228-411-38 Puga, Paul 15400 Orchard Ave Gardena, Ca. 90247	228-411-39 Diaz, Joel 7610 Cherimoya Ct. Fontana, Ca. 92335	228-411-40 Maestas, Ronald 7620 Cherimoya Ct. Fontana, Ca. 92335
228-411-41 Parham, Raymond 7630 Cherimoya Ct. Fontana, Ca. 92335	228-411-42 Rookey, Brian 7640 Cherimoya Ct. Fontana, Ca. 92335	228-411-43 Crawley, Raphael 16040 Ramona Dr. Fontana, Ca. 92335
228-411-44 Morales, Frank c/o Federal Nat'l Mtg Assn 34 Civic Cen Plaza Santa Ana, Ca. 92701	228-411-45 Velasquez, Esmael 17356 Tullock Bloomington, Ca. 92316	228-411-46 Eaker, Gary 16010 Ramona Dr. Fontana, Ca. 92335
228-411-47 Rex King Properties Inv. 12156 Magnolia #4-6 Riverside, Ca. 92503	228-411-48 Green, Danny 7625 Tokay Ave Fontana, Ca. 92335	228-411-49 Hare, Kenneth 7615 Tokay Ave Fontana, Ca. 92335
228-411-50 Dudas, Charles 7605 Tokay Ave Fontana, Ca. 92335	228-411-51 Mendez, Richard 16005 Elaine Dr. Fontana, Ca. 92335	228-411-52 Gulshan, Sodagar 16015 Elaine Dr. Fontana, Ca. 92335
228-411-53 Cardenas, Sara Etal 16025 Elaine Dr. Fontana, Ca. 92335	228-411-54 Lopez, Frank 16035 Elaine Dr. Fontana, Ca. 92335	228-411-55 Sharma, Sham 16045 Elaine Dr. Fontana, Ca. 92335
228-411-56 Enterzari, Hojatollah 234 E. Cucamonga Ave Claremont, Ca. 91711	228-411-57 Chang, Michael 16065 Elaine Fontana, Ca. 92335	228-411-58 Glaze, Gary 7585 Cherimoya Ct. Fontana, Ca. 92335
228-411-59 Soonthornvacharin, Somsak 7575 Cherimoya Ct. Fontana, Ca. 92335	228-411-60 Ibarra, Bulmaro 7565 Cherimoya Ct. Fontana, Ca. 92335	228-411-61 Martinez, Maurice 7555 Cherimoya Ct. Fontana, Ca. 92335
228-411-62 Thompson, Terry 7545 Cherimoya Ct. Fontana, Ca. 92335	228-411-63 Ronchetti, Gary c/o Campos, Ramiro 7535 Cherimoya Ct. Fontana, Ca. 92335	228-411-64 Joco, Avelino 2028 Lainie West Covina, Ca. 91792
228-411-65 Morales, Hector 7515 Cherimoya Ct. Fontana, Ca. 92335	228-411-66 Salcido, Robert 7505 Cherimoya Ct. Fontana, Ca. 92335	228-411-67 Delgado, Ruben P.O. Box 18A310 Los Angeles, Ca. 90018
228-411-68 Guerrero, Narciso 7520 Cherimoya Ct. Fontana, Ca. 92335	228-411-69 Compoi, Alfonso 7530 Cherimoya Ct. Fontana, Ca. 92335	228-411-70 Simonson, Lloyd 7540 Cherimoya Ct. Fontana, Ca. 92335

228-411-71
Lizzadro, David
7550 Cherimoya Ct.
Fontana, Ca. 92335

228-411-72
Schmitt, Rodney
7560 Cherimoya Ct.
Fontana, Ca. 92335

228-411-73
Guerra, Arthur
16050 Elaine Dr.
Fontana, Ca. 92335

228-411-74
STS Properties
12891 Western Ave, Ste.G
Garden Grove, Ca. 92641

228-411-75
Long, Charles
1265 Northhill Dr.
Upland, Ca. 91786

228-411-76
Anda, Gilbert
16020 Elaine Dr.
Fontana, Ca. 92335

228-411-77
Cronan, Gary
1441 N. San Antonio
Upland, Ca. 91786

228-411-78
Battisti, Joseph
7555 Tokay Ave
Fontana, Ca. 92335

228-411-79
Ryan, David
7545 Tokay Ave
Fontana, Ca. 92335

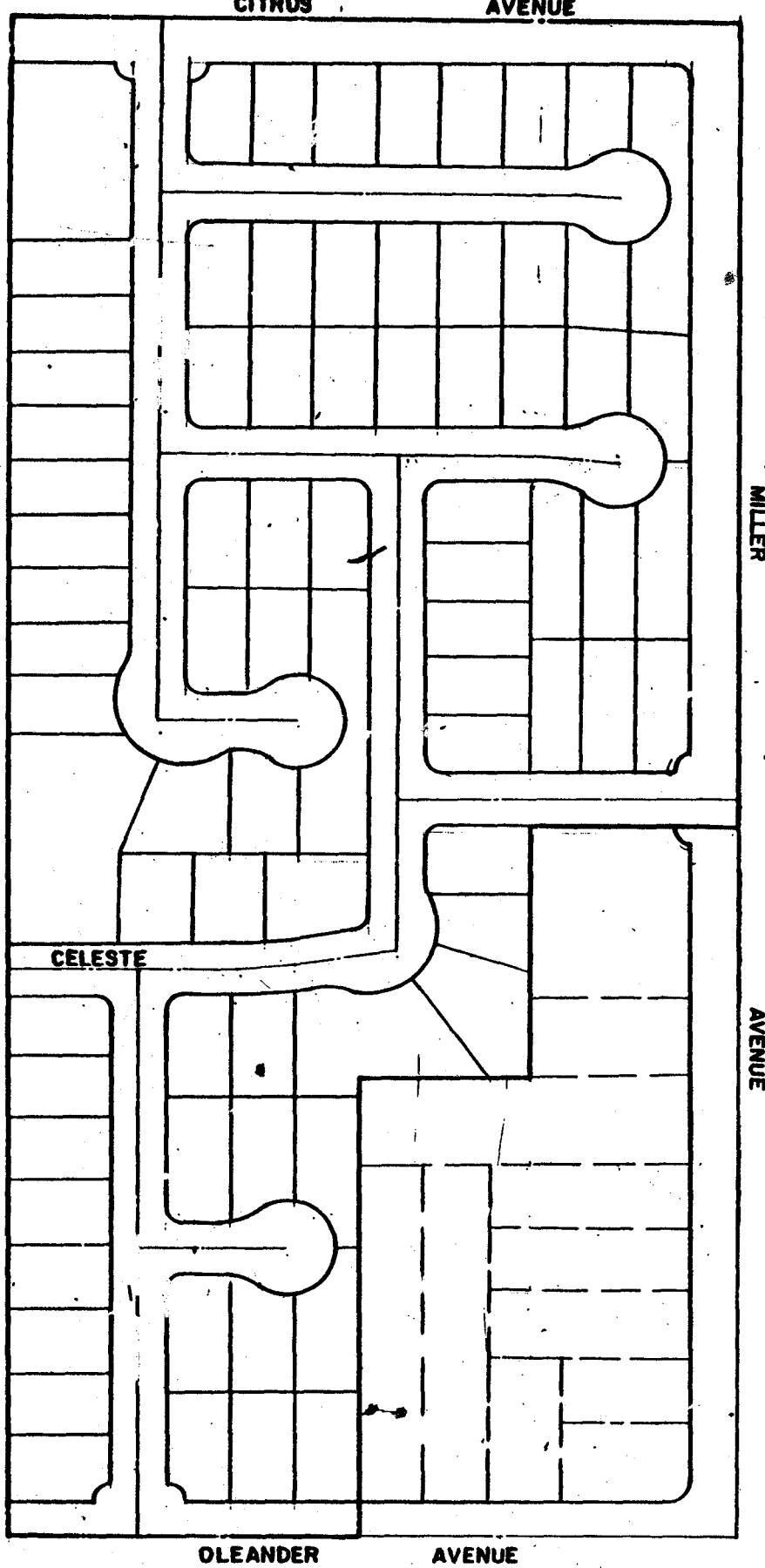
228-411-80
Spencer, Jeffrey
7535 Tokay Ave
Fontana, Ca. 92335

228-411-81
Andrew, Eric
7525 Tokay Ave
Fontana, Ca. 92335

228-411-82
Reece, Stanley
7515 Tokay Ave
Fontana, Ca. 92335

228-411-83
Gonzales, Pedro
7505 Tokay Ave
Fontana, Ca. 92335

REVISED SPECIFIC PLAN NORTHGATE



800' to 1'-100'

AVENUE

OLEANDER

241-012-36
Gloria H Logan
521 N. Euclid Ave.
Ontario, CA 91762

232-101-04, 05
Citrus Center Ltd, II
23113 Friar St.
Woodland Hills, CA 91376

190-051-64
Joseph C & Diana J Hernandez
7737 Oleander Ave
Fontana, CA 92335

241-012-53
Albert & Lynda E Layne
16236 Miller Ave
Fontana, CA 92335

190-051-55
Terry R & Christina M Cornett
7701 Madrona Ct
Fontana, CA 92335

190-051-65
John C & Arlene M Patouillet
7725 Oleander Ave.
Fontana, CA 92335

241-012-54
Connie S. Schofield
11572 Norton Ave.
Chino, CA 91710

190-051-56
Donaciano & Estela Avalos
7702 Madrona Ct.
Fontana, CA 92335

190-051-66
Paul E & Rhonda Mc Comas
7713 Oleander Ave.
Fontana, CA 92335

241-031-02
William E & Hortense Wilson
7643 Oleander Ave.
Fontana, CA 92335

190-051-57
Carlos A & Anita M Murillo
7714 Madrona Ct
Fontana, CA 92335

190-051-67
Robert A & Irene C Gallegos
7701 Olenader Ave
Fontana, CA 92335

241-031-14
John P & Lucina Conley
7660 Madrona Ave
Fontana, CA 92335

190-051-58
Michael W & Elouise V Duncan
7726 Madrona Ct
Fontana, CA 92335

190-051-10
Craig E & Dawn M Chavez
16305 Fairfax
Fontana, CA 92335

241-031-15
John Berdin Jr.
7670 Madrona Ave.
Fontana, CA 92335

190-051-59
James P Falicki
7738 Madrona Ct
Fontana, CA 92335

190-051-11
Ronald D & Cheryl E Volbruck
16315 Fairfax
Fontana, CA 92335

241-031-16
Steven P & Denise A Heinig
7680 Madrona Ave
Fontana, CA 92335

190-051-60
James D & Terry L Moon
7750 Madrona Ct
Fontana, CA 92335

190-051-12
Carlos & Amparo Perez
16325 Fairfax
Fontana, CA 92335

241-031-17
Vidal & Patricia Aguirre
7690 Madrona Ave
Fontana, CA 92335

190-051-61
Robert L & Helen J Jackson
7762 Madrona Ct
Fontana, CA 92335

190-051-13
Richard & Bertha Lewis
16335 Fairfax St
Fontana, CA 92335

241-031-18
Fred T Hook
7695 Oleander Ave.
Fontana, CA 92335

190-051-62
Dennis G. Nelson
7761 Oleander Ave
Fontana, CA 92335

190-051-14
John M & Nancy L Gannon
16345 Fairfax St
Fontana, CA 92335

241-031-19
Wayne E & Mary L Stone
7685 Oleander Ave.
Fontana, CA 92335

190-051-63
Charles E & Delores F Self
7749 Oleander
Fontana, CA 92335

190-051-08
Ricky & Carol Berry
16330 Vine
Fontana, CA 92335

190-051-11,12,13,14,15
John & Rita Di Ponio
10589 Hillside Rd
Alta Loma, CA 91701

191-051-21
Dwayne J & Jane L Atkins
8143 Oleander Ave.
Fontana, CA 92335

190-011-01, 02, 03, 04
William V & Ann G Brown
7791 Citrus Ave.
Fontana, CA 92335

190-011-21
Grant M & Jean E Hunter
2455 Wildwood Canyon Dr.
Glendora, CA 91740

190-031-07
Victoria Osburn
1419 Arlene
Redlands, CA 92373

190-011-05
Jack & Hazel Hart; B C Dorado
16193 Miller Ave
Fontana, CA 92335

190-011-22
Milford M. Brown
4123 Century Blvd.
Inglewood, CA 90301

190-031-08
Salvatore M Rizzuto
16115 Reed Ct
Fontana, CA 92335

190-011-06
William F & Christine Pippin
12106 Roswell Ave.
Chino, CA 91710

190-011-24
Maurice & Cecile Lerner
P. O. Box 295
Fontana, CA 92335

190-031-09
Supote Ploysophon Etal
16125 Reed Ct.
Fontana, CA 92335

190-011-07
Alexandra Srom
16227 Miller Ave.
Fontana, CA 92335

190-011-25
George J & Susan M Dancause
16271 Miller Ave.
Fontana, CA 92335

190-031-10
Frank J & Sally Russo
16135 Reed Ct
Fontana, CA 92335

190-011-08
Gordon E. Fraser
First Financial Services
1749 S. Euclid Ave.
Ontario, CA 91761

190-021-01
Antony & Serena M Campana
7866 Oleander
Fontana, CA 92335

190-031-11
Humberto & Martha Garcia
16145 Reed Ct.
Fontana, CA 92335

190-011-11
Sec'y of Housing & Urban Dev.
34 Civic Center Plaza
Santa Ana, CA 92701

190-021-04, 07
Raymond C. Joye
18393 Summit
Rialto, CA 92376

190-031-12
Douglas Y & Kay F Greer
16155 Reed Ct
Fontana, CA 92335

190-011-12
Clifford & Frankie Ussery
7750 Oleander Ave.
Fontana, CA 92335

190-021-08
Jerry & Cheryl Schrimsher
7843 Citrus
Fontana, CA 92335

190-031-13
Chumpol Roylapchareonporn
16165 Reed Ct.
Fontana, CA 92335

190-011-13, 14
Cletus F & Joann Keen
2736 S. Punta Del Este Dr.
Hacienda Heights, CA 91745

190-021-09
Ellen P. ~~Keith~~ Smith
7833 Citrus Ave.
Fontana, CA 92335

190-031-14
Norman Moore
16175 Reed Ct
Fontana, CA 92335

190-011-15
Joseph Jr. & Mary La Mantia
16251 Miller Ave
Fontana, CA 92335

190-021-10, 11
David L & Cielo R Joye
7863 Citrus Ave.
Fontana, CA 92335

190-031-15
Michael J & Barry A Sacher
16185 Reed Ct
Fontana, CA 92335

190-011-19
Georgina Belyea
7730 Oleander
Fontana, CA 92335

190-031-01
Charlotte Randall
7959 Citrus Ave.
Fontana, CA 92335

190-031-16
Joe W & Brenda A Lopez
16195 Reed Ct
Fontana, CA 92335

228-401-11
Hector & Theresa Reyes
16080 Barbee
Fontana, CA 92335

228-401-22
Kenneth & Janet Park
16080 Reed Ct
Fontana, CA 92335

241-012-23
Bobby J & Anne Mumm
16290 Miller Ave.
Fontana, CA 92335

228-401-12
Faustino & Consuelo Gayo
439 Deodar Lane
Bradbury, CA 91010

228-401-23
Thomas & Evelia Philbin
16070 Reed Ct.
Fontana, CA 92335

241-012-24
Noel C & Wanda L McIntire
4121 Calle Abril
San Clemente, CA 92672

228-401-13
Larry & Carolyn Murphy
9181 Almond
Alta Loma, CA 92335

228-401-24
Lucille Belcher
16060 Reed Ct.
Fontana, CA 92335

241-012-27
Robert J. Schmidt
16226 Miller Ave.
Fontana, CA 92335

228-401-14
Maxine Pebworth
7965 Cherimoya
Fontana, CA 92335

228-401-25
Mary Power
16050 Reed Ct.
Fontana, CA 92335

241-012-28
Ezequiel G & Maria D Nava
8818 Archibald Ave
Cucamonga, CA 91730

228-401-15
James & Laverne Peters
7955 Cherimoya
Fontana, CA 92335

228-411-16
Jose & Caroline Obillo
7670 Citrus
Fontana, CA 92335

241-012-29
Nora H Jarrad
16204 Miller Ave.
Fontana, CA 92335

228-401-16
Anthony & Ruth Lombardi
7945 Cherimoya
Fontana, CA 92335

228-411-17
Francisco & Bertha Ramos
7680 Citrus Ave.
Fontana, CA 92335

241-012-30
Walda H Mc Erlean
16184 Miller Ave.
Fontana, CA 92335

228-401-17
Mark & Carolyn Mangold
16065 Reed Ct.
Fontana, CA 92335

228-411-18
Sayan Kongmuang
7690 Citrus
Fontana, CA 92335

241-012-31
James E & Deanna Lockwood
16148 Miller Ave.
Fontana, CA 92335

228-401-18
Norman Scott
16075 Reed Ct.
Fontana, CA 92335

228-411-19
Arthur O & Maria De Leon
16070 Miller
Fontana, CA 92335

241-012-32
Jose Dorado
16144 Miller
Fontana, CA 92335

228-401-19
Ronald & Donna Minardo
16085 Reed Ct.
Fontana, CA 92335

228-411-20
George S & Dorothy Yoshioka
16060 Miller Ave.
Fontana, CA 92335

241-012-33
Dick B & Phyllis Beloat
16122 Miller
Fontana, CA 92335

228-401-20
Jerry Terwilliger
16095 Reed Ct.
Fontana, CA 92335

241-012-34
Ina R. Limbacher
16102 Miller Ave.
Fontana, CA 92335

228-401-21
Mark & Gerardette De Gelia
16090 Reed Ct.
Fontana, CA 92335

241-012-35
Otis & Willie Underwood
7690 Citrus
Fontana, CA 92335

191-011-21
Jerome & Maria Trombetta
8850 Mango
Fontana, CA 92335

228-162-12
Krystal Mc Ilwain
16070 Malaga
Fontana, CA 92335

228-162-23
Enrique & Maria Landin
16070 Fairview Ct.
Fontana, CA 92335

191-011-22
Joseph & Martha Paysek
9483 Cypress
Fontana, CA 92335

228-162-13
Duane & Nancy Shaffer
16060 Malaga
Fontana, CA 92335

228-162-24
James & La Junna Carter
16060 Fairview Ct.
Fontana, CA 92335

191-011-23
Curtis & Estrid Kielsmeier
3857 Mural Dr.
Claremont, CA 91711

228-162-14
James & Bonnie Meabon
7815 Cherimoya Dr.
Fontana, CA 92335

228-162-25
Carlos & Rosa Aguilar
16050 Fairview Ct.
Fontana, CA 92335

191-011-30, 31
William Cessna
16137 Foothill Blvd.
Fontana, CA 92335

228-162-15
Michael & Lucy Apodaca
7805 Cherimoya
Fontana, CA 92335

228-282-04
Rose Fox
273 S. Doheny Dr.
Beverly Hills, CA 90212

191-011-34
Hari & Sharda Agarwal
10707 South St.
Cerritos, CA 90701

228-162-16
Clare Drozd
7795 Cherimoya
Fontana, CA 92335

228-282-07
Orange Empire Dog Club
987 W. 24th St.
San Bernardino CA 92405

228-162-06
Frank & Rita Morales
16065 Malaga
Fontana, CA 92335

228-162-17
Brian & Diane Delaney
16065 Fairview Ct.
Fontana, CA 92335

228-282-14,19
James R. Barnard
8343 Cypress
Fontana, CA 92335

228-162-07
Manuel & Martha Landeros
16075 Malaga
Fontana, CA 92335

228-162-18
Michael & Karen Larkin
16075 Fairview Ct.
Fontana, CA 92335

228-401-06
Dale Wallace
16065 Barbee
Fontana, CA 92335

228-162-08
Robert & Catherine Ybarra
16085 Malaga Ave.
Fontana, CA 92335

228-162-19
Clarence Marsh
16080 Fairfax Ct.
Fontana, CA 92335

228-401-07
Agustin & Angelita Paredes
16075 Barbee Ave.
Fontana, CA 92335

228-162-09
Robert & Olivia Navarro
16095 Malaga Ave.
Fontana, CA 92335

228-162-20
John & Luann Sowers
16095 Fairview Ct.
Fontana, CA 92335

228-401-08
Thongchai Kongmuang
6633 Keltonview
Pico Rivera, CA 90660

228-162-10
Steven J. Novak
16090 Malaga
Fontana, CA 92335

228-162-21
Danny & Robin Claxton
16090 Fairview Ct.
Fontana, CA 92335

228-401-09
Ruben & Sonia Ahumada
16095 Barbee
Fontana, CA 92335

228-162-11
Rosemary Salas et al
16080 Malaga Ave.
Fontana, CA 92335

228-162-22
Fontana Fairview
16080 Fairview Ct.
Fontana, CA 92335

228-401-10
Floyd & Sharon Jackson
16090 Barbee
Fontana, CA 92335

190-031-17

Marciano E Jr & Consuelo Jose
16196 Reed Ct
Fontana, CA 92335

190-031-27

Felix Marrero
16100 Reed Ct
Fontana, CA 92335

190-031-18

Bayfield Jr & Lee Etta Ozier
16190 Reed Ct
Fontana, CA 92335

190-041-01

Joseph F & Angelina Giordano
8028 Oleander
Fontana, CA 92335

190-031-19

Martin D Doobrovo Etal
16180 Reed Ct
Fontana, CA 92335

190-041-02

Louis & Lorena Olio
8418 Sierra Ave.
Fontana, CA 92335

190-031-20

Lorenzo G & Rossana Sarinana
16170 Reed Ct
Fontana, CA 92335

190-041-03, 04

Donald B Osowski Etal
1765 N. D St
San Bernardino, CA 92407

190-031-21

Cesar & Josefina M Dandan
16160 Reed Ct
Fontana, CA 92335

190-041-05

Roselle & Richard Cly
151 E. Duarte Rd
Arcadia, CA 91006

190-031-22

Clayton Medel & Lupe Gonzalez
16150 Reed Ct
Fontana, CA 92335

190-041-09

Everett V & Samantha J Smith
9421 Tamarind
Fontana, CA 92335

190-031-23

Andrew W & Dorothy E Clay
928 W. Broadway
Anaheim, CA 92805

190-041-10, 11, 12, 13, 14

Foothill Commercial Center
12160 Victory, Ste. 6
No. Hollywood, CA 91606

190-031-24

Bobby R & Bertha M Robertson
16130 Reed Ct
Fontana, CA 92335

190-041-16, 17, 18

Roxbury Land & Development Corp.
P. O. Box 545
Beverly Hills, CA 90213

190-031-25

Robert L Thomas
Guild Mortgage Co.
P. O. Box 81004
San Diego, CA 92138

190-031-26

Lawrence & Carol Nelson
1708 Ladera Vista Dr
Fullerton, CA 92631

190-061-16
• Martha Roe
16342 Harvey Dr.
Fontana, CA 92335

190-071-32
Fredrick & Jeannine Freitag
7943 Oleander
Fontana, CA 92335

191-011-05, 09
William Cessna
16125 Foothill Blvd.
Fontana, CA 92335

190-061-26,27,28,29,30
190-071-33 - 37, 48 - 52
John Sofka, Sof-Tex Investments
6001 Telegraph Rd.
Los Angeles, CA 90040

190-081-01,02,03,08,10
James & Ruth Blankenship
27297 Comwell St.
Sun City, CA 92381

191-011-06
Allen & Dolores Wilson
9473 Alder St.
Cucamonga, CA 91730

*Northgate
S.P.*

190-061-32
Jerry & Ruth Martin
P. O. Box 44
Fontana, CA 92335

190-081-04
Vern Warner
5072 Ohio
Yorba Linda, CA 92686

191-011-10
Riley & Jean Cox
P. O. Box 927
Fontana, CA 92335

190-061-33, 34
Raymond L. Cochrane et al
17851 Foothill
Fontana, CA 92335

190-081-05, 06
Joseph & Angelina Giordano
8028 Oleander
Fontana, CA 92335

191-011-11
Maresh Jain
5451 Rockledge Dr.
Buena Park, CA 90621

190-071-19
William & Mabel Kortsch
5626 Magnolia
Riverside, CA 92506

190-081-07
Jestina Paulsen
1625 Olympic
Los Angeles, CA 90015

191-011-12
Marjorie Armstrong
8323 Emerald
Fontana, CA 92335

190-071-27
Manuel & Mary Ramirez
16345 Harvey Dr.
Fontana, CA 92335

190-081-09
Mary Bryant
8029 Oleander
Fontana, CA 92335

191-011-14
Eva Pecoraro
16435 Upland Ave.
Fontana, CA 92335

190-071-28
James Christian
7911 Oleander Ave.
Fontana, CA 92335

190-081-11
Russell & Ruth Place
8018 Madrona Dr
Fontana, CA 92335

191-011-16
Busia Leeb
11869 Central Ave.
Chino, CA 91710

190-071-29
Ronald & Margaret De Armond
16315 Harvey Dr.
Fontana, CA 92335

190-081-41
Olgard & Carmen Cordova
8005 Oleander
Fontana, CA 92335

191-011-17, 18
Henry & Dorothy Mizysak
8217 Sierra
Fontana, CA 92335

190-071-30
John & Patsy Gisler
16325 Harvey Dr.
Fontana, CA 92335

190-081-42
Alfred Morales
261 Bloomington Ave.
Rialto, CA 92376

191-011-19
Clarence Foster
16259 Foothill Blvd.
Fontana, CA 92335

190-071-31
James Briggs
7931 Oleander
Fontana, CA 92335

190-081-43
Joseph Bennett
18921 Valley Blvd.
Bloomington, CA 92316

191-011-20
Dean Eggebraten
P. O. Box 1741
Bismarck, No. Dakota 58501

**NORTHGATE
SPECIFIC PLAN NO. 9**

The City of Fontana, California

**Nathan A. Simon
Mayor**

**Dr. Charles A.d Koehler
Mayor Pro Tem**

**Donald Day
Bill Freeman
Dr. William Kragness
Councilmen**

**Donald W. Haas
Chairman of the Planning Commission**

**Gary Boyles
Ted Davis
Ann W. Dunihue
Carl F. A. Holmquist
Gilbert Tokuhara
Zo Taylor Rees
Commissioners**

**Jack D. Ratelle II
City Manager**

**Terry W. Draper
Planning Director**

**Laurie Lawhorn
Project Manager**

**Robert Schoenborn
Director of Public Works**

**Ed Gallagher
Ernie Perea
Planning Staff**

**Patricia M. Murray
City Clerk**

**John M. Rager
City Attorney**

**Cal-Land
Consultant Assistance**

Young & Praisler

Developer

RESOLUTION NO. 84-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
FONTANA APPROVING THE NORTHGATE SPECIFIC PLAN.

WHEREAS, The Planning Commission and the City Council
of the City of Fontana have conducted all required hearings; and

WHEREAS, The City Council, considered, and approved as
adequate the Mitigated Negative Declaration for said Northgate
Specific Plan; herein referenced in its entirety, a copy of
which is on file in the City Clerk's office; and,

WHEREAS, the City Council is fully apprised of the
Northgate area and the Northgate Specific Plan and accompanying
addendum, maps, drawings, reports mitigated negative declaration,
presentations made at all of the Planning Commission and City
Council Workshops and public hearings; and

WHEREAS, The Final Northgate Specific Plan
incorporates, all needed information heretofore referenced for
adoption as a complete document,

WHEREAS, all mitigations incorporated within said final
plan do mitigate impacts associated with said project to the
maximum extent possible,

BE IT RESOLVED that the City Council of the City of
Fontana hereby adopts the Northgate Specific Plan (SP-9) as
contained in the Report and Map adopted herewith by reference;
and

BE IT FURTHER RESOLVED that Chapter IV shall be adopted
as development regulations for the effectuation of this Specific
Plan, within Chapter 34, Article 7 of the City Code.

APPROVED AND ADOPTED this 20th day of March, 1984.

/s/ Nathan A. Simon

Mayor of the City of Fontana

ATTEST:

/s/ Linda C. Reed

Deputy Clerk

City

I, Linda C. Reed, Deputy Clerk of the City of Fontana,
California, do hereby certify that the foregoing resolution was
duly and regularly adopted by the City Council of the City of
Fontana at a regular meeting thereof, held on the 20th day of
March, 1984, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Day, Kragness

NOES: Councilmen Freeman, Koehler ABSENT: None

/s/ Linda C. Reed

Deputy Clerk of the City of Fontana
City

APPROVED AS TO FORM:

/s/ John M. Rager

City Attorney

NORTHGATE SPECIFIC PLAN

TABLE OF CONTENTS

	<u>PAGE</u>
I. <u>INTRODUCTION</u>	
A. Background	1
B. Purpose	1
C. Reasons for the Specific Plan	1
D. Authority	2
E. State of California CEQA Requirements	3
F. Application	3
G. Project Description	3
H. Location.	4
II. <u>PLANNING FRAMEWORK</u>	
A. Methodology	1
B. Issues, Constraints and Opportunities	1
1. Environmental Issues.	1
2. Development Issues.	2
3. Constraints and Opportunities	2
C. Goals and Objectives.	3
III. <u>THE SPECIFIC PLAN</u>	
A. Introduction.	1
B. Plan Concept and Design Objectives.	1
C. Development Plan Components	3
1. Land Use Master Plan.	3
2. Circulation Master Plan	14
3. Streetscape Concept	23
4. Open Space and Recreation Concept Plan.	29
5. Utilities Concept Plan.	31
6. Community Facilities/Services Plan.	37
7. Development Phasing	44
8. General Guidelines.	45
IV. <u>SPECIFIC PLAN IMPLEMENTATION</u>	
A. Introduction.	1
B. Statistical Summary	1
C. General Information	4
D. General Notes	6
E. Definitions	7
F. Development Regulations	8
1. General Provisions.	8
a. Residential	8
b. Commercial.	10
2. Citrus View - Residential	14

LIST OF EXHIBITS

<u>EXHIBIT NO.</u>	<u>TITLE</u>	<u>PAGE</u>
1	Vicinity Map.	I-5
2	Ownership	I-6
3	General Plan.	III-2
4	Land Use Plan	III-4
5	Planning Areas.	III-8
6	Low Density Residential	III-9
7	Low-Medium Density Residential.	III-10
8	Medium Density Residential.	III-11
9	High Density Residential.	III-12
10	Street Sections	III-15
11	Street Sections	III-17
12	Circulation	III-18
13	Design Standards for Local Streets.	III-21
14	Private Street Sections	III-22
15	Theme Entry Treatment	III-24
16	Theme Entry Wall Details.	III-25
17	Theme Entry for Corner Lots	III-26
18	Eucalyptus Windrow Locations.	III-32
19	Existing Water and Sewer Mains.	III-34

LIST OF TABLES

<u>TABLE NO.</u>	<u>TITLE</u>	<u>PAGE</u>
1	Statistical Summary	III-6
2	Statistical Summary Residential Developments.	IV-2
3	Statistical Summary	IV-3

SPECIFIC PLAN REVISION INDEX

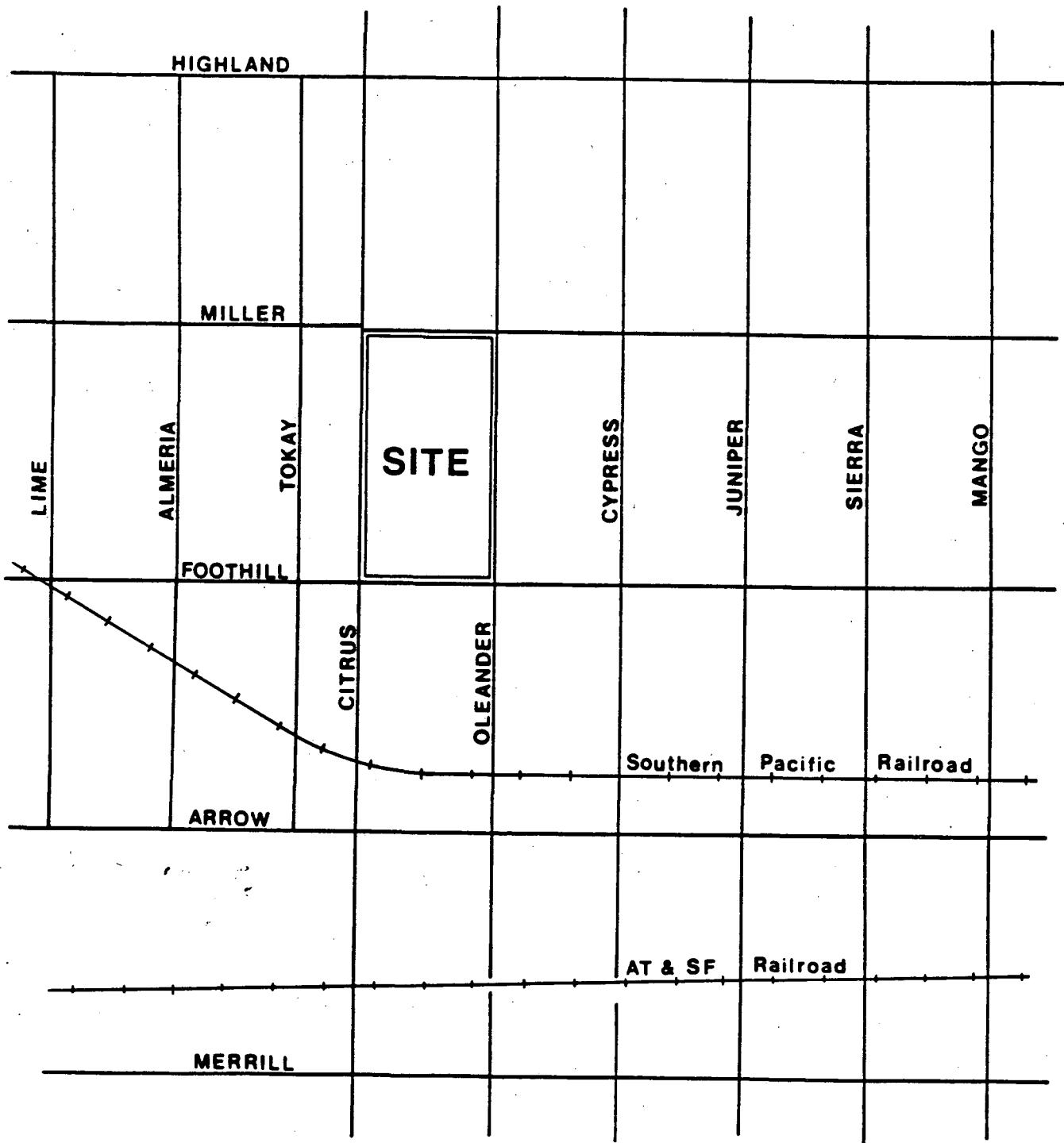
FINAL TEXT APPROVED:

REVISION NUMBER	DESCRIPTION	DATE	ACTION	PAGE NUMBERS
----------------------------	--------------------	-------------	---------------	-------------------------

SPECIFIC PLAN REVISION INDEX

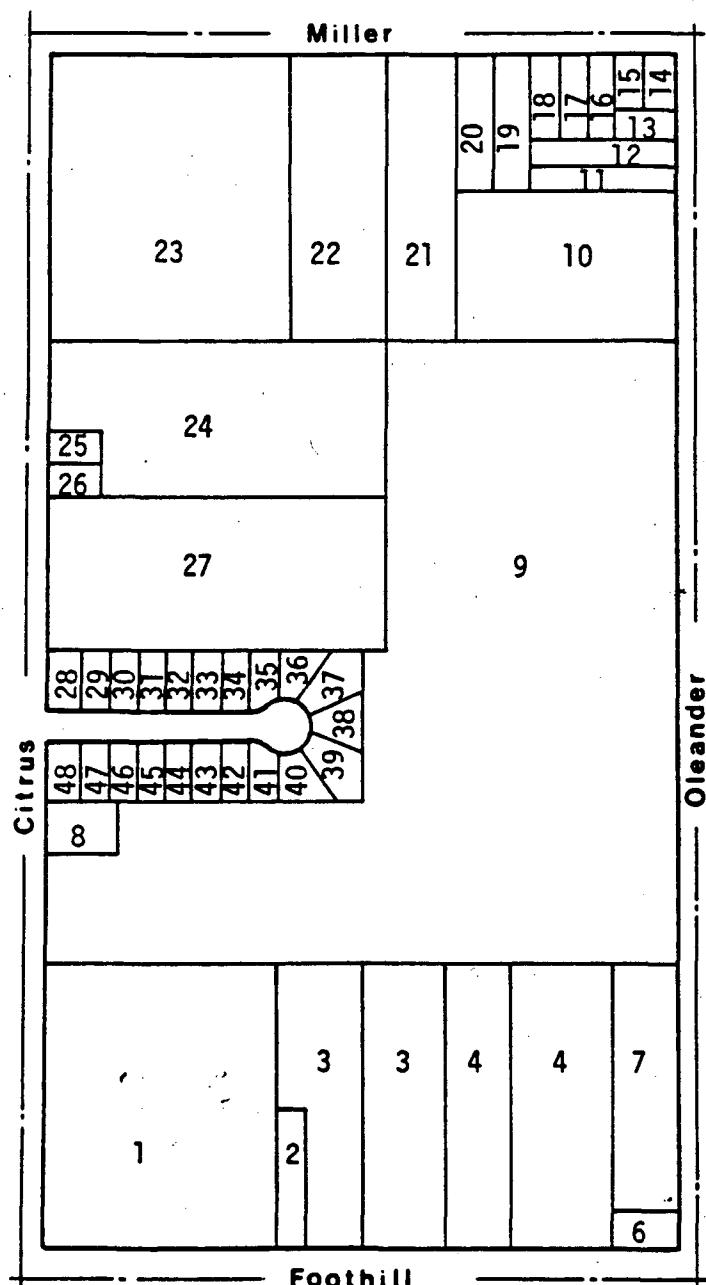
FINAL TEXT APPROVED:

REVISION NUMBER	DESCRIPTION	DATE	ACTION	PAGE NUMBERS
----------------------------	--------------------	-------------	---------------	-------------------------



Northgate
a planned community

Vicinity Map



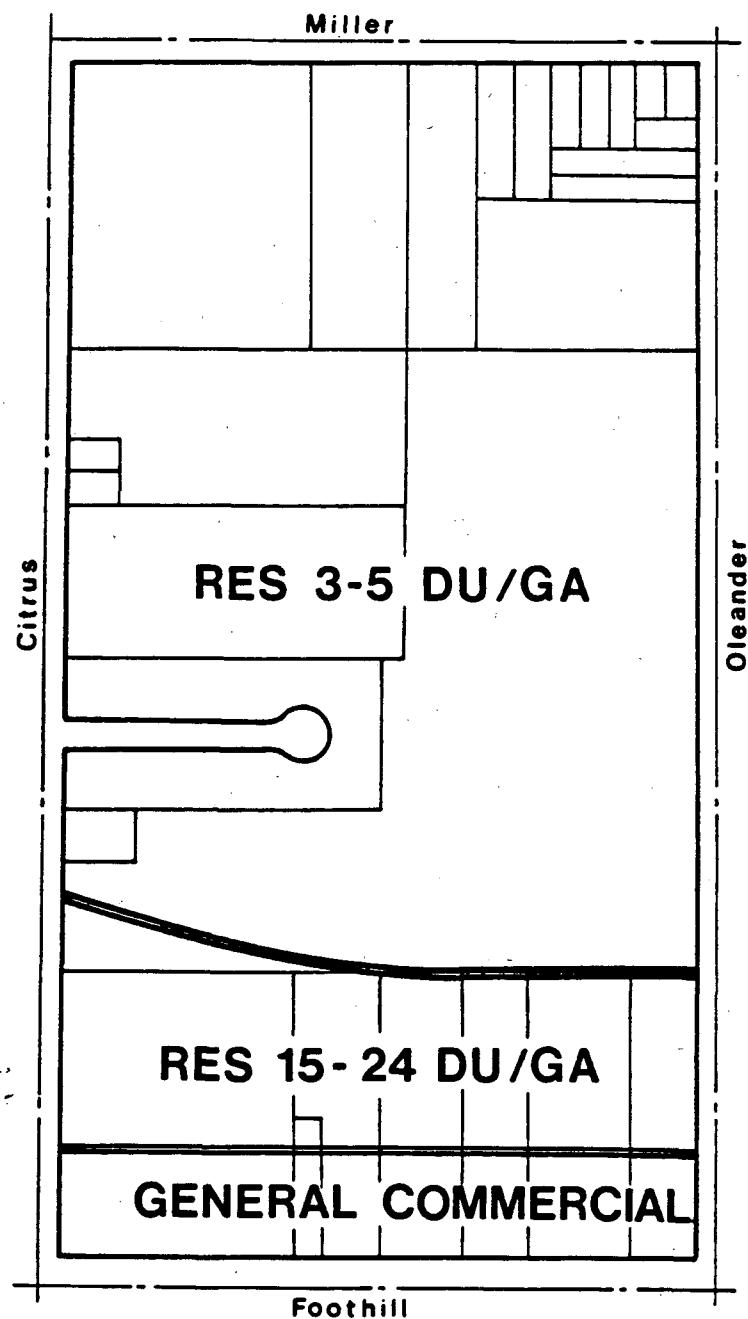
1. Foothill Commercial Center
2. Smith, Everett V.
3. Roxbury Land & Dev. Corp.
4. Cly, Richard E.
5. Osowski, Donald B
6. Olio, Louis
7. Giordano, Joseph F.
8. Randall, Charlotte L.
9. Young & Praisler Dev. Corp.
10. Keen, Cletus F.
11. Ussery, Clifford
12. Secretary of HUD
13. Belyea, Georgina
14. Brown, Milford M.
15. Hunter, Grant M.
16. Dancause, George J.
17. Lerner, Maurice
18. La Mantia, Joseph Jr.
19. First Financial Services
20. Srom, Alexandra
21. Pippin, William F.
22. Hart, Jack M.
23. Brown, William V.
24. Joye, Raymond C.
25. Keith, Ellen P.
26. Schrimsher, Jerry
27. Joye, David L.
28. Marrero, Felix G.
29. Nelson, Lawrence L.
30. Guild Mortgage Co.
31. Roberson, Bobby R.
32. Clay, Andrew W.
33. Medel, Clayton B.
34. Dandam, Ceasar
35. Sarinana, Lorenzo G.
36. Doobrovo, Martin D.
37. Ozier, Bayfield Jr.
38. Jose, Marciano E. Jr.
39. Lopez, Joe M.
40. Sacher, Michael J.
41. Moore, Norman
42. Royleapchareonporn, Chumpol
43. Greer, Douglas Y.
44. Garcia, Humberto
45. Russo, Frank J.
46. Ploysophon, Supote
47. Rizzuto, Salvatore M.
48. Osburn, Victoria

Northgate

 a planned community

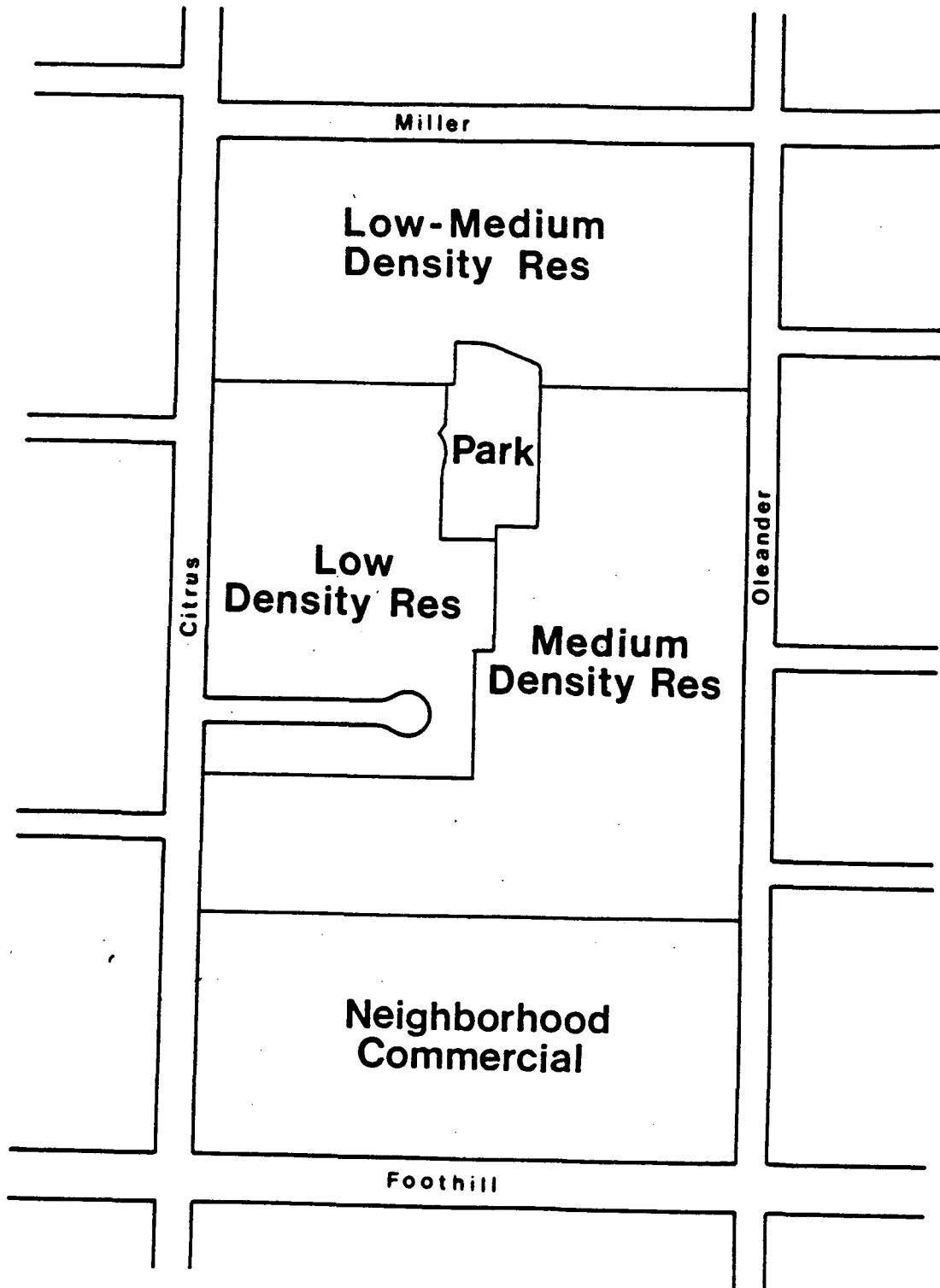
Ownership

Exhibit No. 2



General Plan

Exhibit No. 3



a planned community

Land Use Plan

Exhibit No. 4

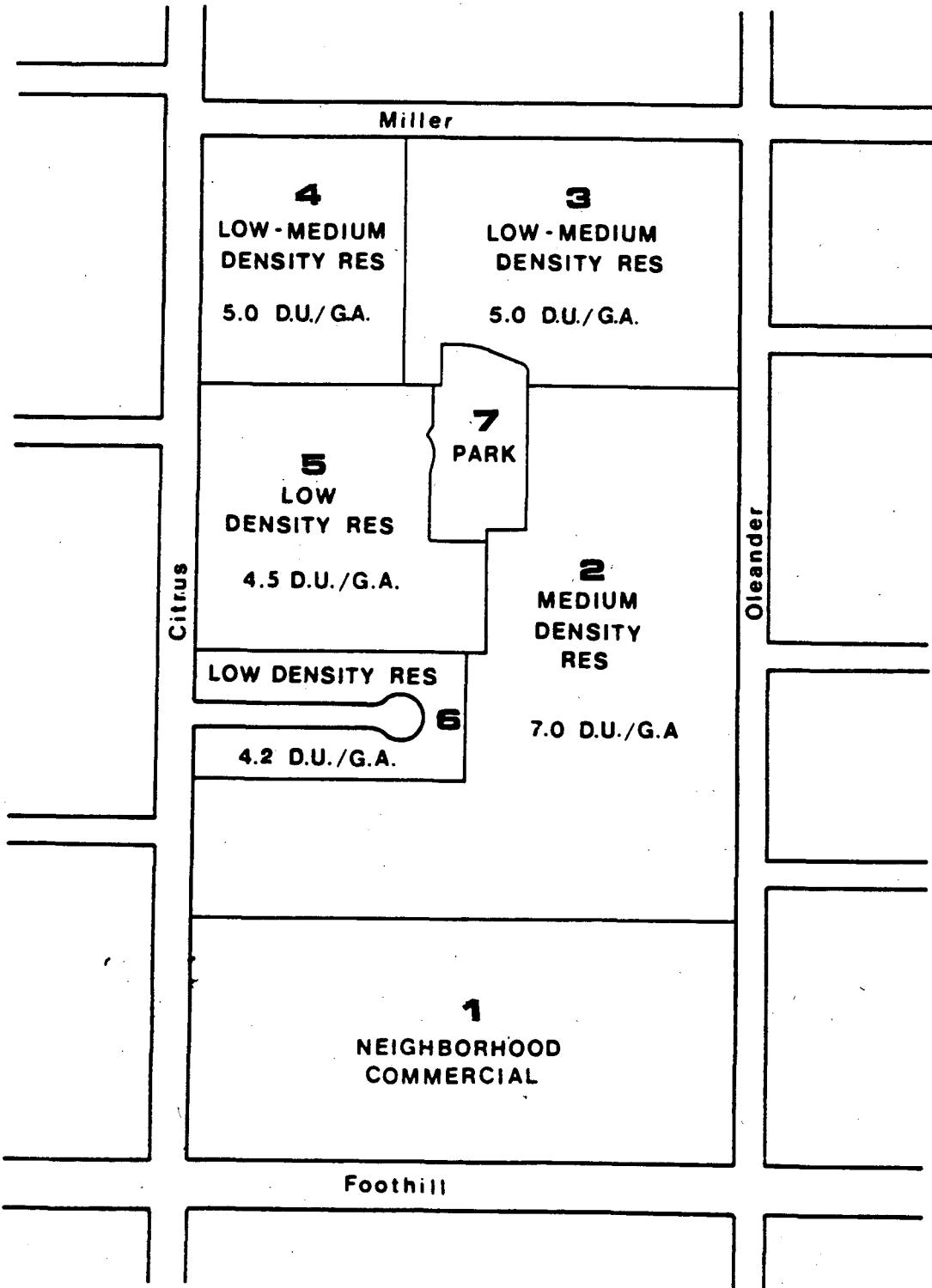
TABLE I

<u>Land Use Title</u>	<u>Planning Unit</u>	<u>Gross Acres</u>	<u>Maximum Density</u>	<u>Dwelling Unit Yield</u>
Neighborhood Commercial	1	22.1		
Neighborhood Park	7	2.4		
Park View	2	25.5	7.0	178
Mountain View	4	8.2	5.0	41
North View	3	12.8	5.0	64
Meadow View	5	10.4	4.5	46
Citrus View	6	<u>5.2</u>	4.2	<u>21</u>
		86.6 acres		350 d.u.

a. The residential portion of the plan contains 350 dwelling units, to be constructed in a variety of densities and product types. Table 2, page IV-2 (Statistical Summary of Residential Developments) provides a breakdown of the assigned gross densities, acres, and dwelling unit yield for each residential planning unit.

The Plan contains residential land uses ranging from low density (4.2 dwelling units/gross acre) to medium density residential (7.0 dwelling units/gross acre). A summary of residential land use categories is listed as follows:

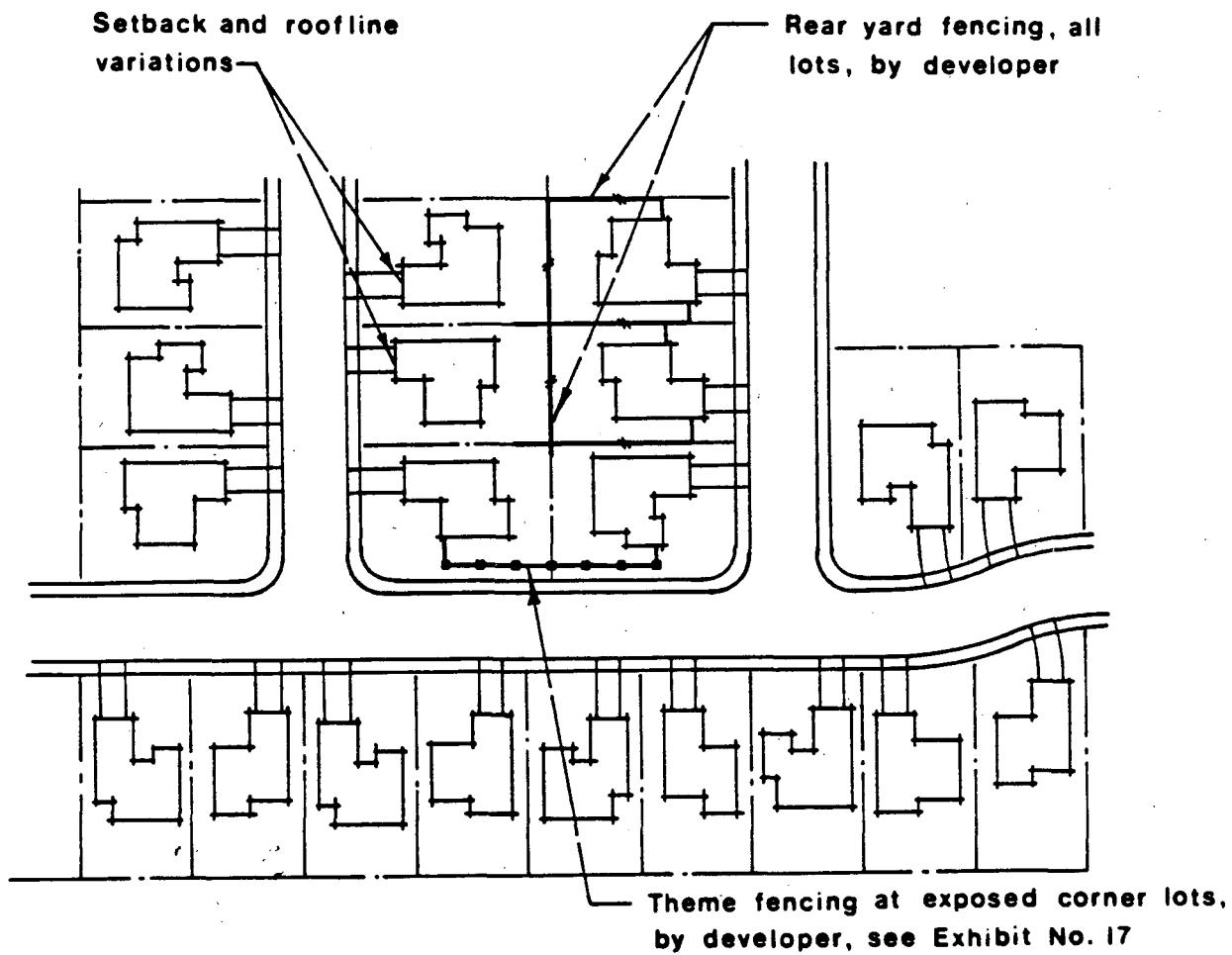
- o **Citrus View (4.2 d.u./acre)**
The plan designates an existing 5.2 acre single family detached development as Citrus View. This existing cul-de-sac contains 21 dwelling units and was developed at 4.2 units per gross acre. Citrus View has no internal vehicular access to the rest of the plan area. The cul-de-sac, Reed Court, takes access directly from Citrus Avenue. (Planning Area #6.)
- o **Meadow View (4.5 d.u./acre)**
The 10.4 acre section just to the north of Citrus View has been designated single family residential. This is the only undeveloped planning area that will solely permit single family detached homes. All other areas permit attached units. There are 3 existing single family homes in this plan area. (Planning Area #5.)
- o **North View (5.0 d.u./acre)**
North View consists of 12.8 acres of single family attached and/or detached units. It is located at the northeast corner of the Specific Plan. Along the northern boundary of this planning unit are 11 existing single family homes. (Planning area #3.)
- o **Mountain View (5.0 d.u./acre)**
There are 8.2 acres in this low-medium density area of the plan. This planning unit is located at the north west corner of Northgate, and permits both single-family attached and single-family detached units. There is one existing single family home in Mountain View. (Planning area #4.)



Northgate

 a planned community

Planning Areas

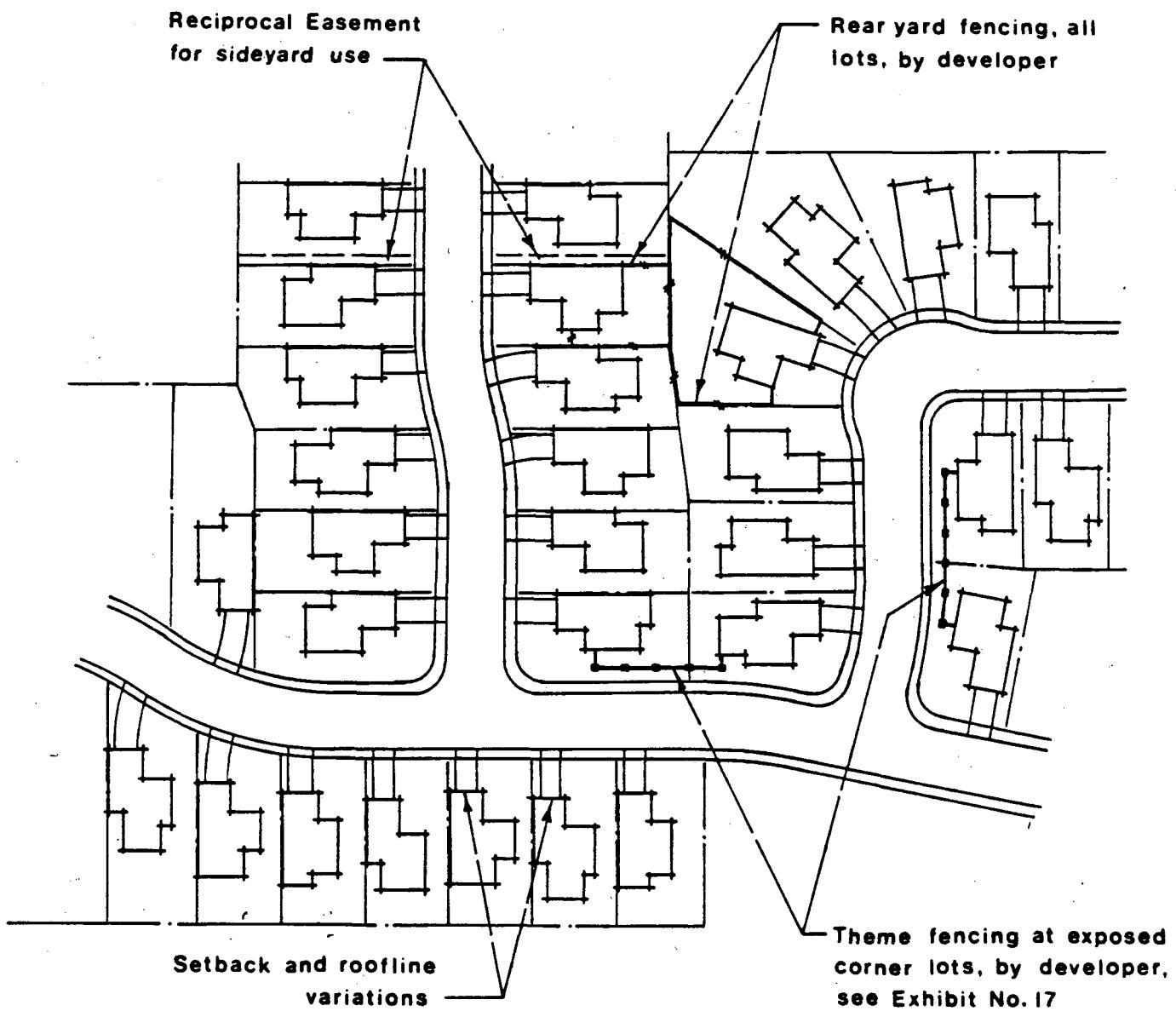


Detached Homes
• Standard Mid-lot Location

Northgate
a planned community

**Low Density
Residential**

Exhibit No. 6



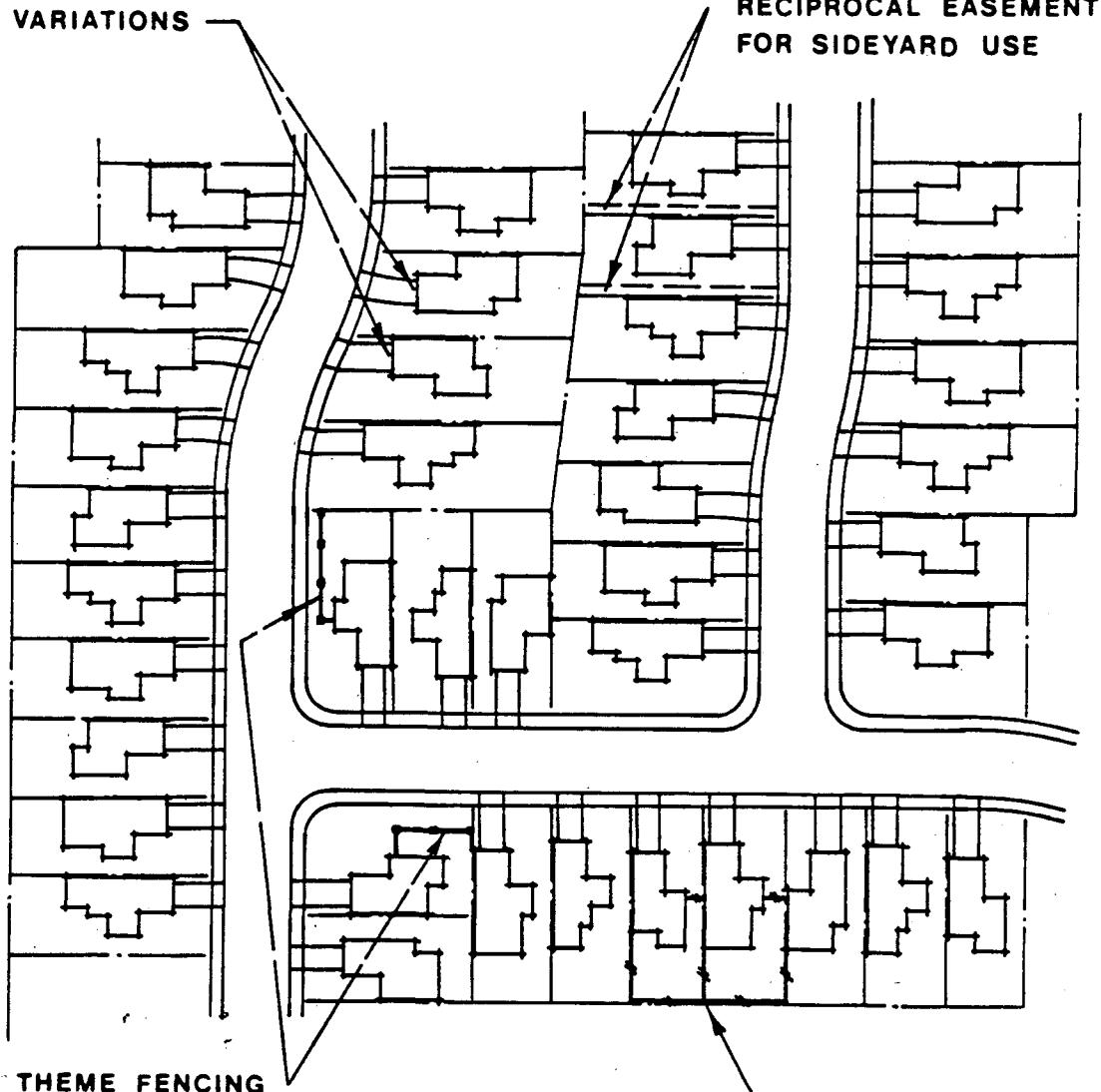
Detached Homes

- Standard Mid-lot Location, or
- Zero Lot Line Concept



Low - Medium Density Residential

**SETBACK AND ROOFLINE
VARIATIONS**



**THEME FENCING
AT EXPOSED CORNER LOTS,
BY DEVELOPER,
SEE EXHIBIT NO. 17**

**REAR YARD FENCING,
ALL LOTS,
BY DEVELOPER**

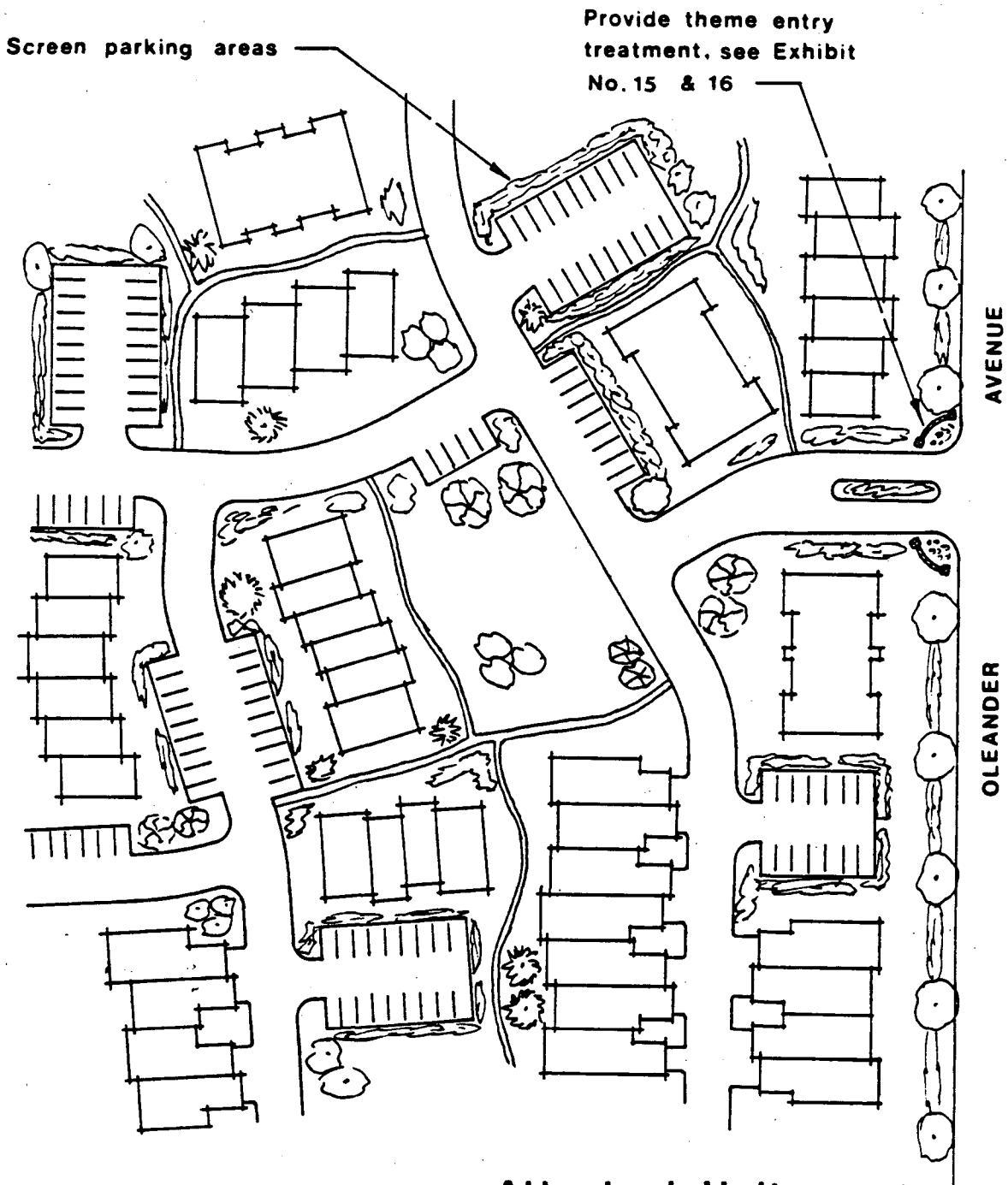
**Detached Homes
• Zero Lot Line Concept**



a planned community

**Medium Density
Residential**

Exhibit No. 8



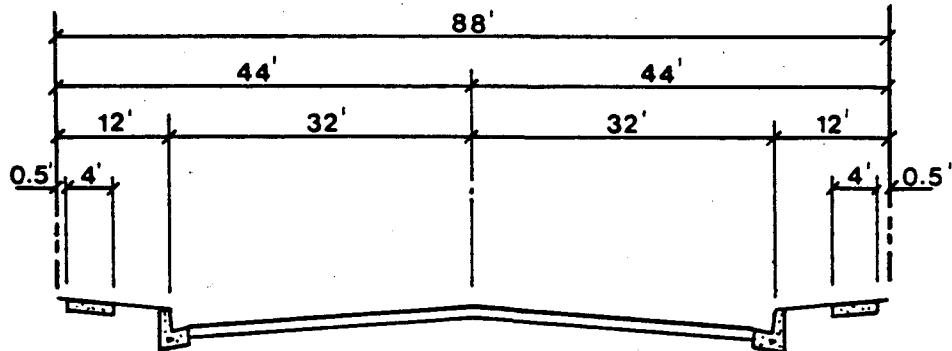
Attached Units

- Condominiums, or
- Apartments

Northgate

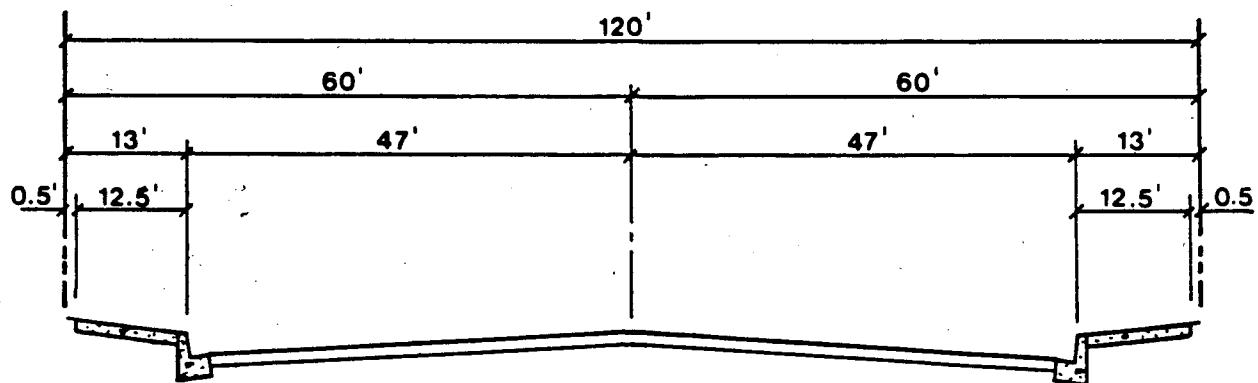
 a planned community

High Density Residential
 (Conditional Use in Neighborhood Commercial)



Secondary Highway

- CITRUS AVENUE
- MILLER AVENUE



Major Divided Highway

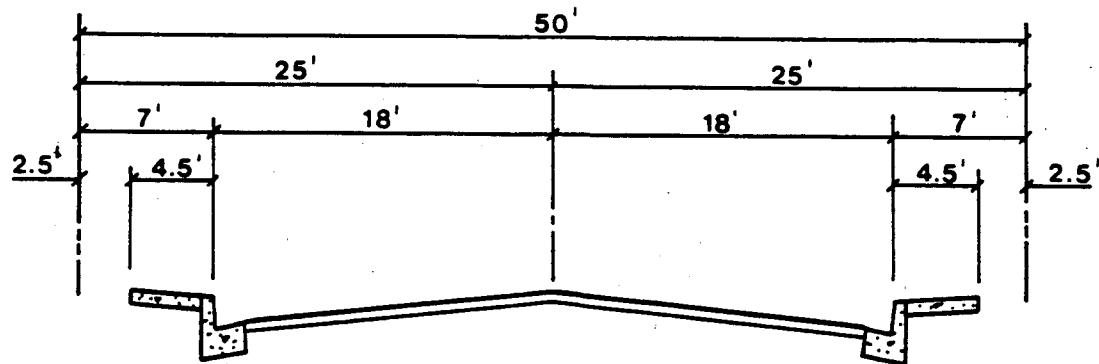
- FOOTHILL BOULEVARD



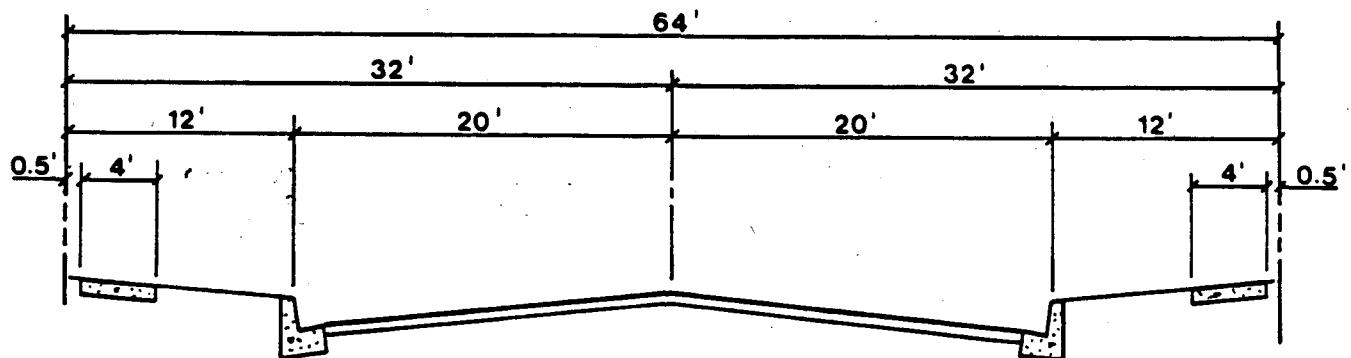
a planned community

Street Sections

Exhibit No. 10



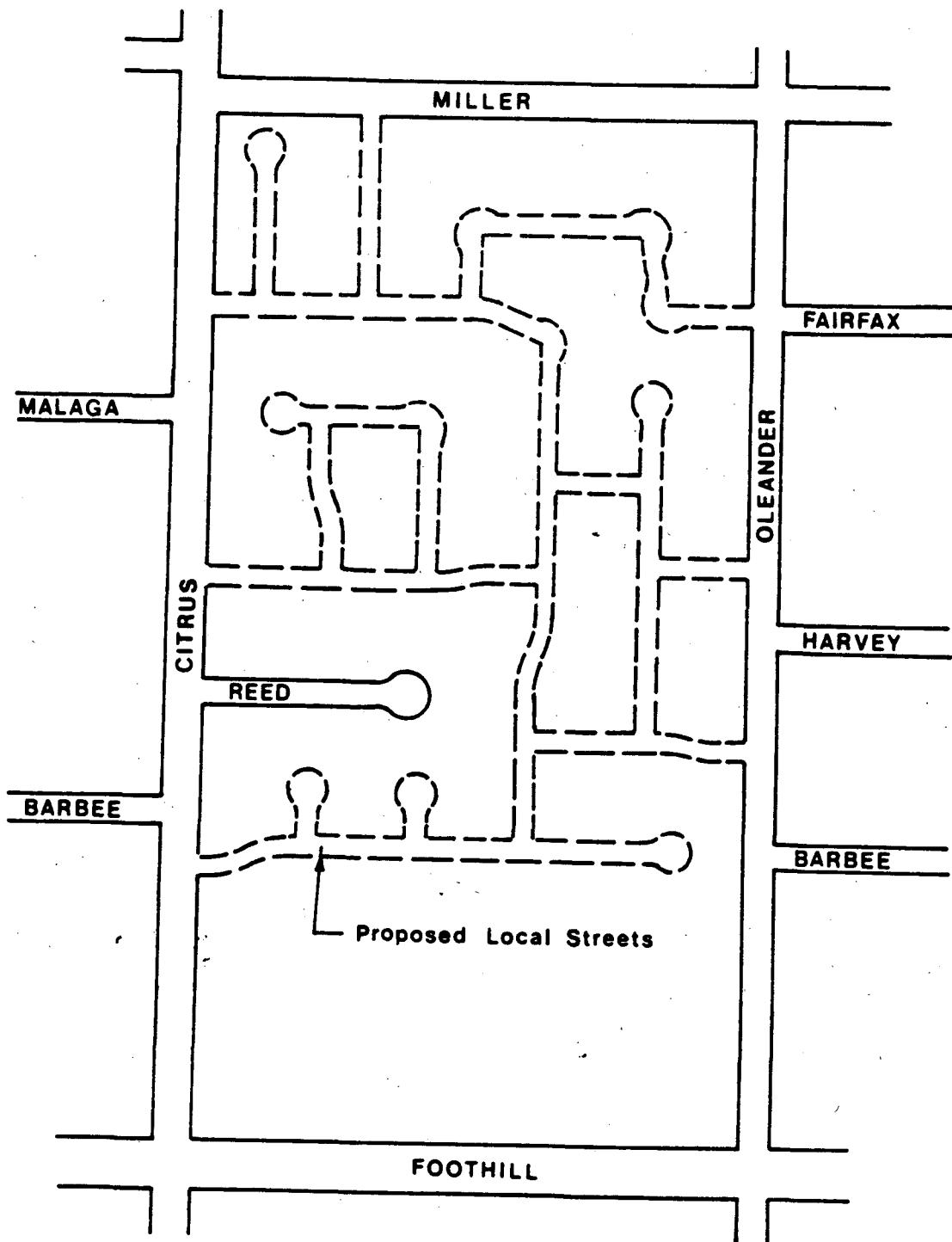
Local Streets



Collector Street
OLEANDER AVENUE



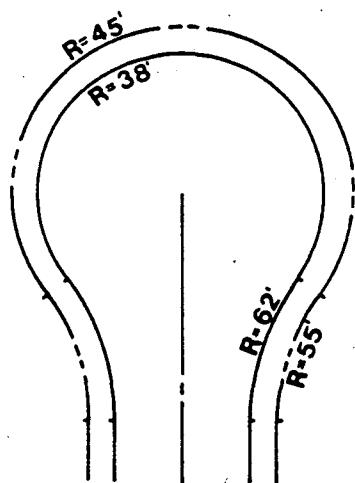
Street Sections



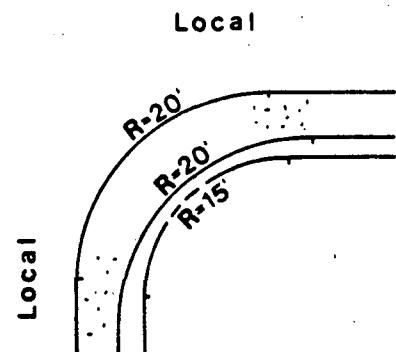
Northgate
a planned community

Circulation

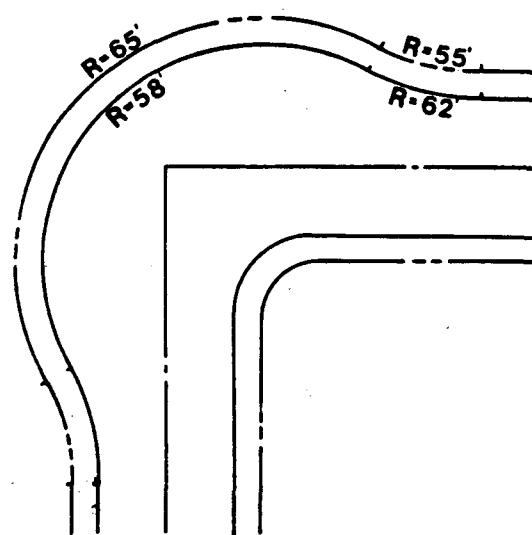
Exhibit No. 12



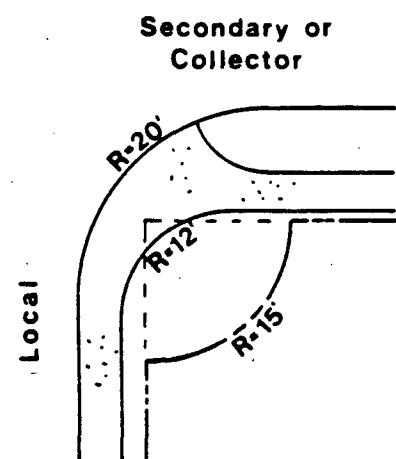
Cul-De-Sac



Corner



Knuckle

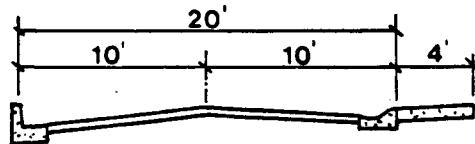


Corner

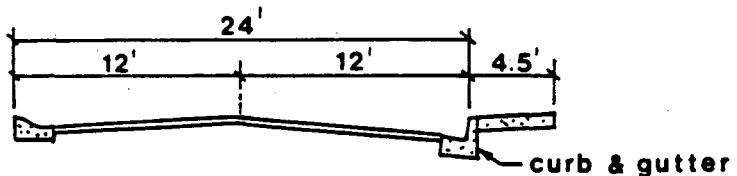


a planned community

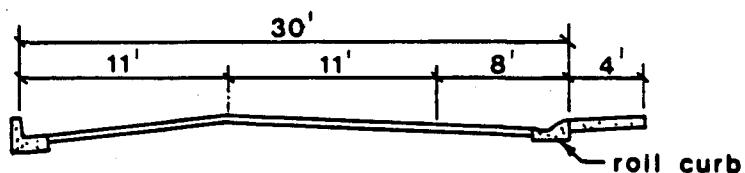
**Design Standards
for Local Streets**



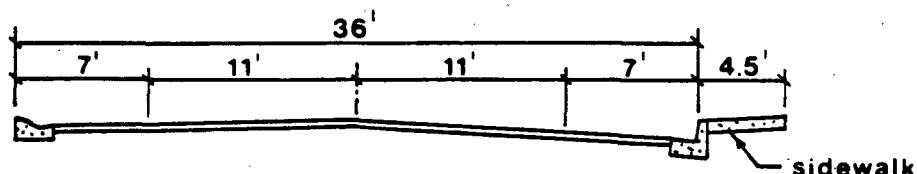
No Parking either side, serving 4 units or less



No Parking on either side



Parking permitted - one side only



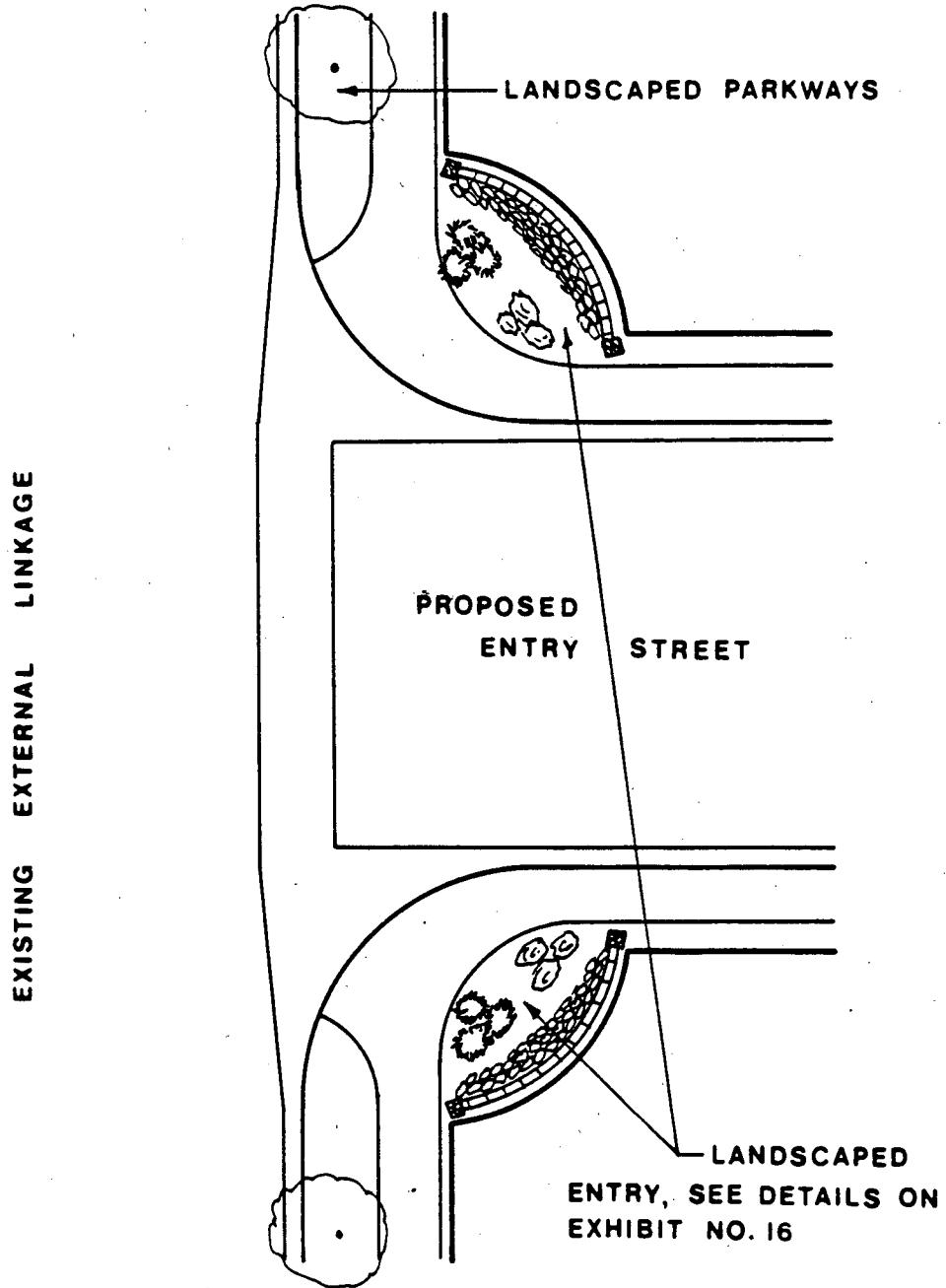
Parking permitted - both sides

(For High Density Residential with Approved C.U.P. in
Planning Area #1)



a planned community

Private Streets

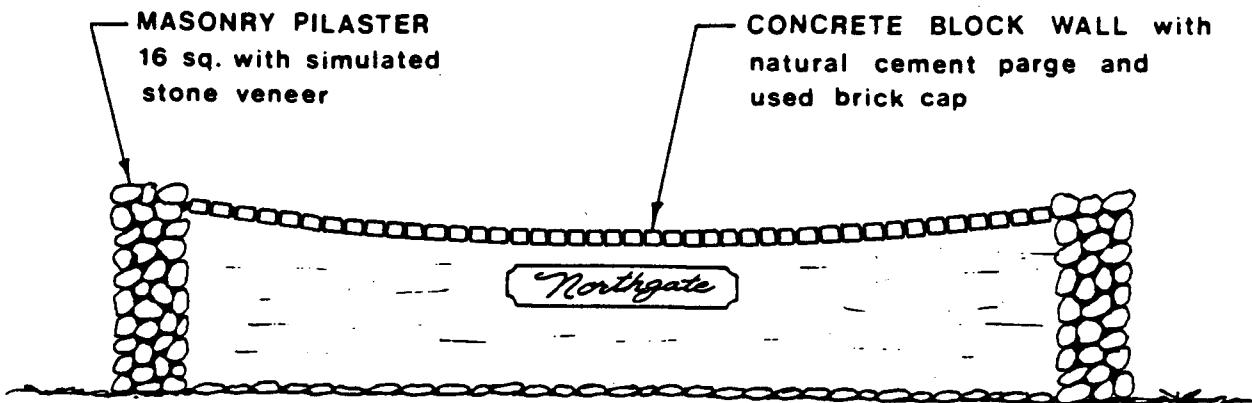


NOTE: Maintenance of parkway and theme entry areas to be accomplished by parkway and landscape maintenance district.

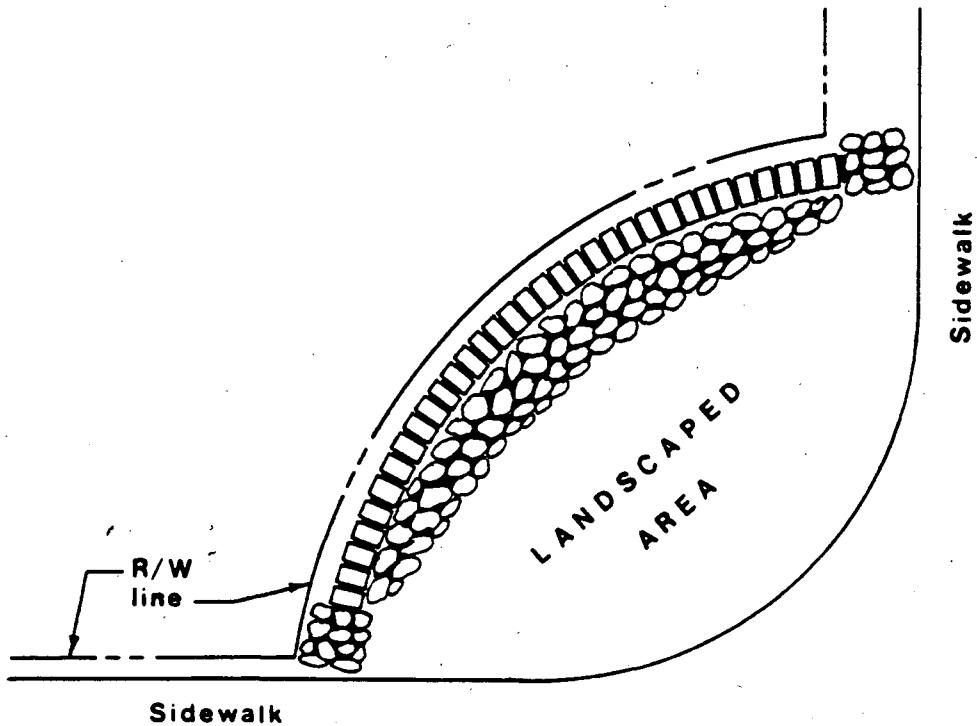


a planned community

Theme Entry Treatment



Elevation



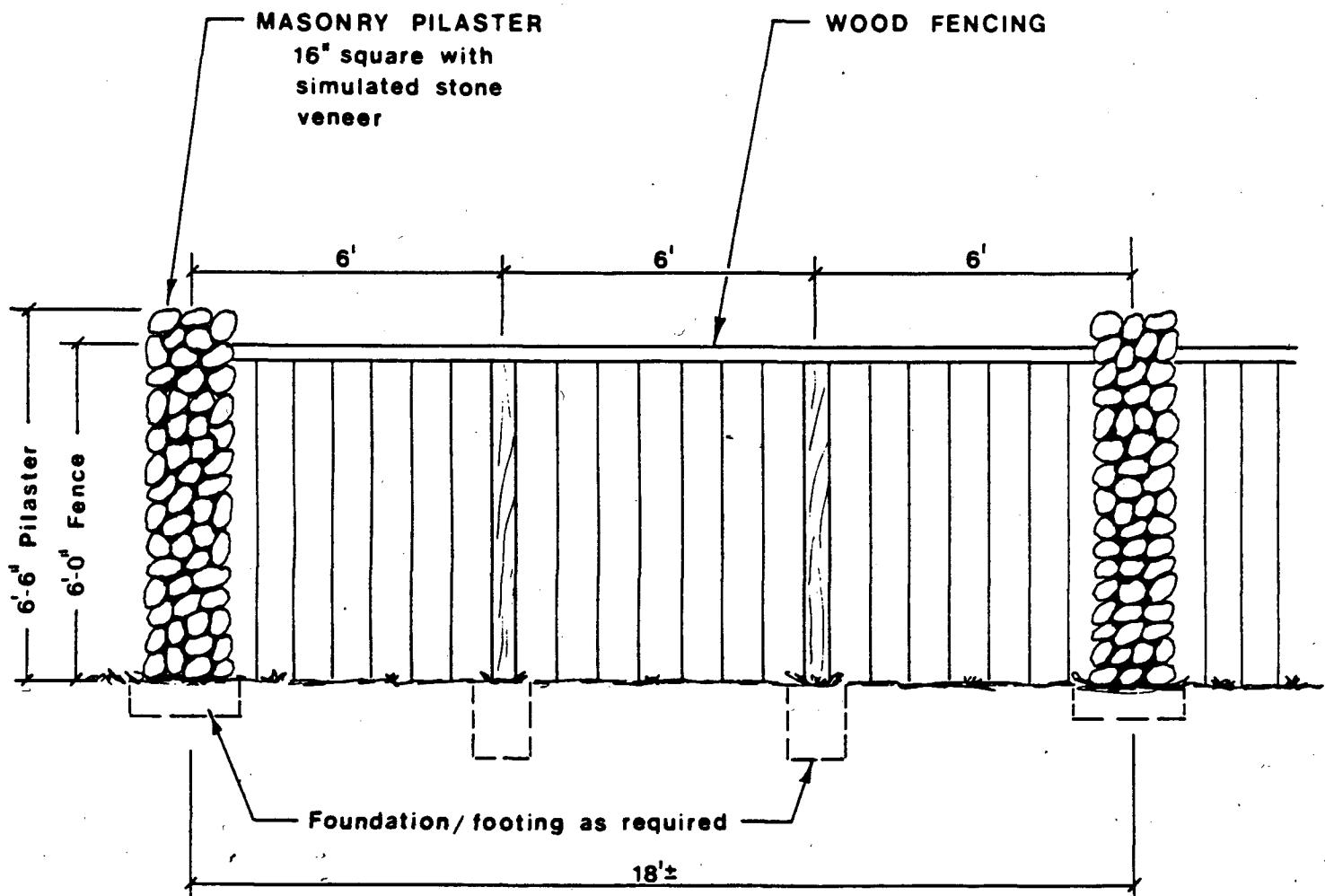
Plan



a planned community

**Theme Entry
Wall Details**

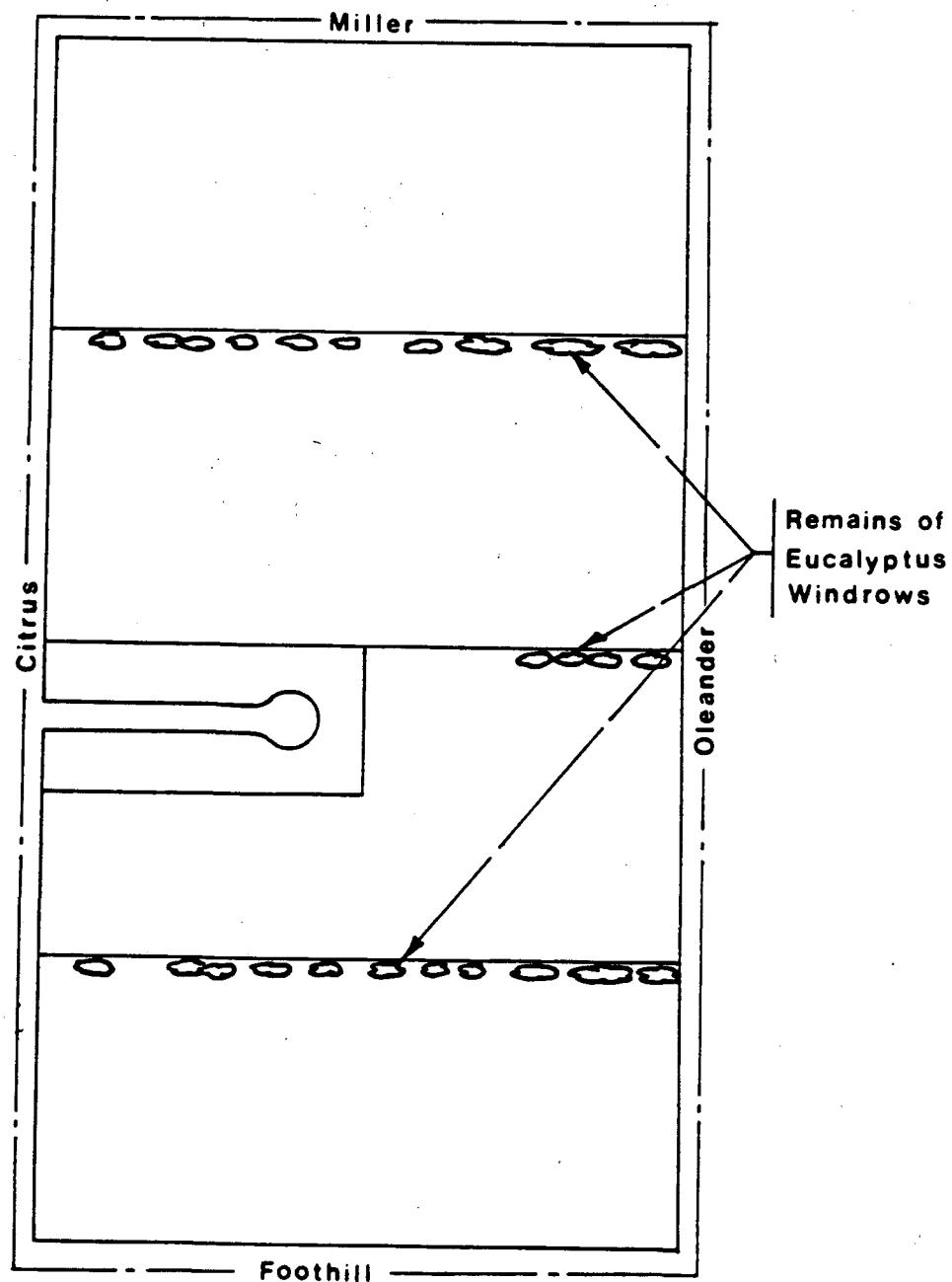
Exhibit No. 16



Northgate
a planned community

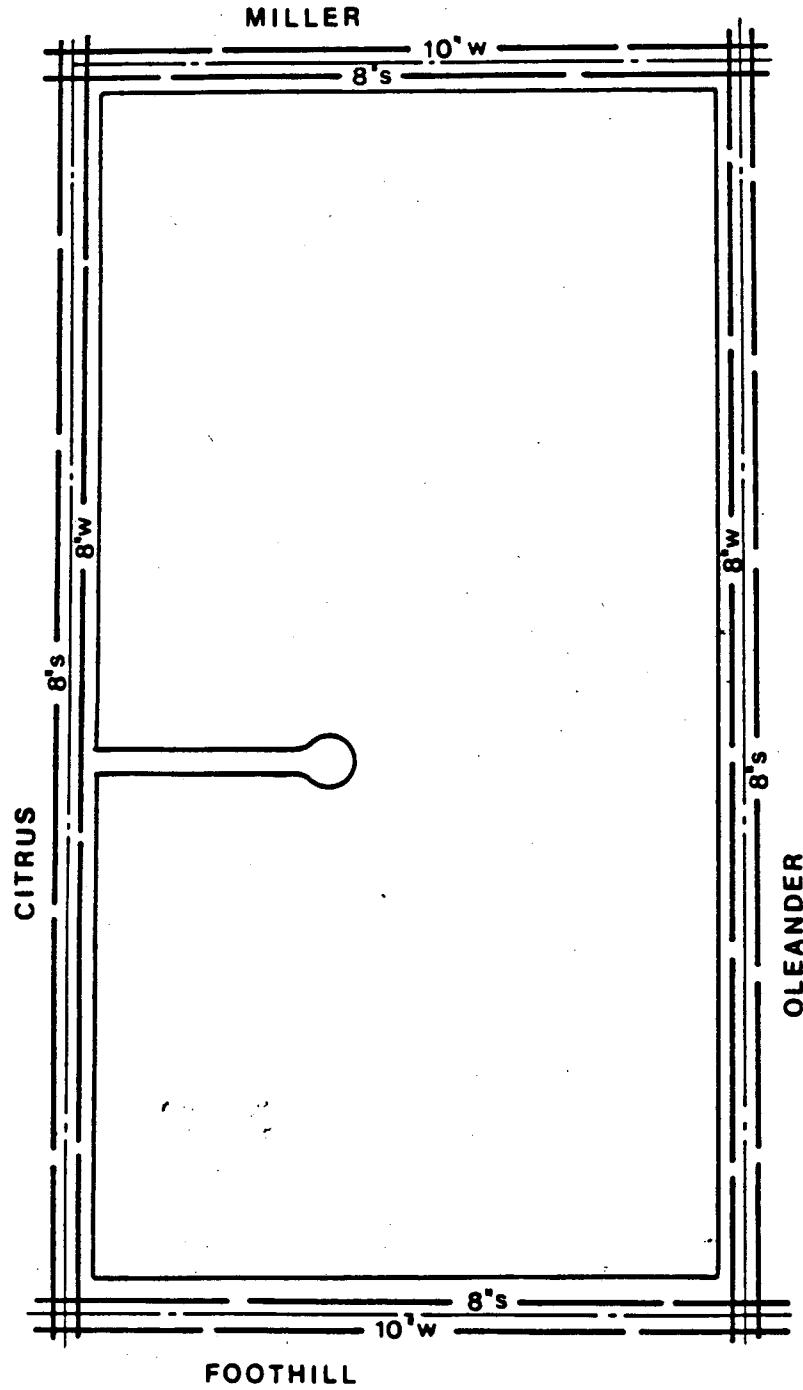
Theme Fencing for
Corner Lots

Exhibit No. 17



Eucalyptus Windrow Locations

Exhibit No. 18



NOTES:

1. Existing water and sewer mains of adequate size surround the entire site.
2. New 8' water and sewer mains to be installed where necessary in all new streets.



a planned community

Existing Water
and Sewer Mains

Exhibit No. 19

DESIGN POLICIES

- o To create a sense of community/neighborhood identity.
- o To use open space, landscaping and urban design to strengthen identity and image.
- o Entries into residential projects should utilize special landscape treatment.
- o Fences and walls should be used on the perimeter of properties to define property limits, separate use areas, and provide on-site security.
- o The height and bulk of buildings should be appropriate to the size, shape and topography of the site and in harmony with its setting.
- o A variety of site sizes should be utilized to encourage efficiency in design and to facilitate a mixture of housing product types.
- o Parking areas should be designed to facilitate both vehicular and pedestrian movements.
- o Parking areas should incorporate both landscaping and screening to make them visually compatible with their surroundings.
- o Signs should be used for the purpose of identification and direction. The design of permitted signs should be architecturally integrated with the building design.
- o Lights should not be placed to cause glare or excessive light spillage on neighboring sites.
- o Materials, colors and general style should be integrated through each development site to achieve continuity of design.
- o The creation of a human scale of buildings that does not seem to appear monumental or monotonous should be a design objective.

TABLE I

<u>Land Use Title</u>	<u>Planning Unit</u>	<u>Gross Acres</u>	<u>Maximum Density</u>	<u>Dwelling Unit Yield</u>
Neighborhood Commercial	1	22.1		
Neighborhood Park	7	2.4		
Park View	2	25.5	7.0	178
Mountain View	4	8.2	5.0	41
North View	3	12.8	5.0	64
Meadow View	5	10.4	4.5	46
Citrus View	6	<u>5.2</u>	4.2	<u>21</u>
		86.6 acres		350 d.u.

CHAPTER I

INTRODUCTION

A. BACKGROUND

The City of Fontana is rapidly growing outside of its original city limits into the underdeveloped peripheral areas. These areas are characterized by a lack of infrastructure and services.

The City recognized that inadequately planned growth can result in undesirable land use relationships, infrastructure and service deficiencies, and the potential for unrealized community goals. In 1981, through the update of the City's General Plan, the city established a program whereby large areas of underdeveloped or vacant land could be developed in an orderly and efficient manner. This program is the Specific Plan process as provided for in State Law.

The Northgate Specific Plan area is such an underdeveloped area with less than adequate levels of infrastructure and service. Inadequately planned growth in this area would most likely result in piecemeal development which would place a tremendous burden on existing city facilities and services.

The Specific Plan process provides an excellent opportunity to insure that growth in the Northgate Specific Plan area will occur in an orderly, efficient manner.

B. PURPOSE

This Specific Plan is designed as a planning tool to develop the necessary detailed planning, support service facilities and the implementation programs to provide for orderly development. The Plan further provides as an integrated element, the necessary environmental considerations required under State Law. The Specific Plan, which, when adopted by City legislative action, serves both a planning function and a regulatory function.

C. REASONS FOR THE SPECIFIC PLAN

The State of California provides for three basic planning tools. The first is the General Plan which sets forth goals, objectives, and policies for future development of the city. The second and third are zoning regulations and the specific plans respectively. Both these tools serve to implement the goals, objectives, and policies in the General Plan. Specific plans have the capability of responding to and solving development problems in a defined sub area of the city.

The obvious advantage to utilizing the specific plan process is the bonding of broader plan objectives to specific development regulations while responding to development and environmental problems in a given land use area. A list of problems specific plans were designed to resolve, include the following:

- o inadequate level of infrastructure and services
- o disjointed street circulation system
- o piecemeal development
- o dwelling units fronting on major streets
- o lack of a neighborhood identity
- o irregular parcel configurations and ownership patterns
- o vacant and underdeveloped land

The specific plan process results in a comprehensive and cohesive development plan, and regulations for the Northgate area. The plan will provide adequate levels of service and infrastructure as the area develops, and a circulation system linking the various land use components of the plan. In this way the optimal use of the land can be realized while creating a pleasant living environment.

D. AUTHORITY

A Specific Plan may be adopted by the Council of the City of Fontana as authorized by the California Government Code. Section 365507, provided as follows:

"When it deems it to be for the public interest, the legislative body may initiate and adopt an ordinance or resolution establishing a specific plan or an amendment thereto. The legislative body shall first refer such proposal to establish such specific plan or amendment thereto to the Planning Commission..."

This California Government Code provides that a specific plan may include the following:

Land Use

The location of: housing, business, industry, open space/recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities; together with regulations establishing height, bulk and setback lines. The plan may also include location of flood plains.

Circulation

The plan may include the location of streets, road standards, maintenance provisions, and other transportation needs. This plan may include standards for both private and public facilities.

Density

Standards for population density and building density may be included. These standards may include lot size, permissible types of construction, provisions for water supply, sewage disposal, storm water drainage, and the disposal of solid waste.

Design

The City, through the Specific Plan process, may provide basic design criteria for the study area.

E. STATE OF CALIFORNIA CEQA REQUIREMENTS

The significant environmental impacts of the Northgate project were addressed to a large degree by the City's General Plan and Master EIR 80-2. During the evaluation of the project's Preliminary Environmental Description Form (PEDF) several possible environmental issues were identified (see Chapter V for documentation). All potential adverse effects were mitigated through design and conditions of approval as described and documented in the above referenced text. The project was therefore issued a tiered negative declaration per Section 15152 of CEQA and the City Environmental Guidelines (CEG).

F. APPLICATION

The Northgate Specific Plan applies only to those properties within the City of Fontana known as Northgate. A legal description of said property is included in the support Documents Chapter VI of this text.

G. PROJECT DESCRIPTION

The Northgate Specific Plan is an internally oriented mixed-use community. The land uses include: residential, commercial and open space/recreation, within the project site of 86.6 acres.

The residential component of the plan addresses a variety of densities including: low density, low-medium density, medium density, and high density. Housing product types include traditional single-family detached units, zero lot line units attached single-family units, and multi-family attached units.

CHAPTER II

PLANNING FRAMEWORK

A. METHODOLOGY

The methodology for Northgate Specific Plan was divided into three basic phases, each phase building upon the findings of the previous phase. During each phase, the staff worked in coordination with the consulting staff to insure that tangible decisions would be reached at the conclusion of work. Workshops were conducted to insure involvement of both the Planning Commission and the general public.

Northgate Specific Plan methodology began with a clear and factual assessment of the area concerning local issues, problems and opportunities; the physical and environmental characteristics; economic development and market potentials; and, basic engineering facilities limitations. This assessment, with City staff and community participation, provided a firm basis for formulating a Specific Plan and implementation program which is sensitive to these major areas of concern, as well as to the identified goals and objectives of the General Plan.

The second basic phase of work involved the development of alternative land use concepts for the study area. These alternatives explored the various ways that the General Plan policies and development objectives of the property owners could be translated into more detailed land uses and development concepts.

The final phase of work involved the refinement of the preferred alternative concept through more detailed planning of land uses, community structure elements and design controls. The refined plan contains a "pay as you go" implementation program for the basic services necessary to support anticipated development. The purpose of this refined plan is to ensure that the final plan is realistic, that it can be built and operated within the ability of responsible public agencies to serve it, and that it truly furthers the goals and policies of the community as they are expressed in the General Plan.

B. ISSUES, CONSTRAINTS AND OPPORTUNITIES

Prior to developing the details of this Specific Plan, a number of meetings and workshops were held between residents, property owners, City staff and the consulting staff. From these meetings a number of issues, development constraints and opportunities were identified.

1. ENVIRONMENTAL ISSUES

Environmental issues identified include the following:

- a. The resulting drainage of vacant land to residential and commercial uses upon development.
- b. The resulting increase of street system use.
- c. The potential impact of development upon services.

2. DEVELOPMENT ISSUES

The following development issues were identified during the planning process:

- a. There is a need for greater community and neighborhood identity in Fontana.
- b. Development of large open areas is being accomplished in a piecemeal manner.
- c. There is a current demand for a broader range of housing than that currently available in Fontana.
- d. The development of strip commercial should be discouraged.
- e. The existing storm drain system is inadequate to accommodate increased runoff.
- f. Funding for new school facilities is inadequate.
- g. Funding for new park facilities is inadequate.

3. CONSTRAINTS AND OPPORTUNITIES

The use of a specific plan provides opportunities listed as follows:

- a. More efficient placement of land uses and infrastructure for the subject property.
- b. The ability to minimize piecemeal, uncoordinated development.
- c. The ability to maximize neighborhood identity.
- d. The ability to provide a broader range of housing types.
- e. The ability to reduce strip commercial development.
- f. The ability to locate and provide a neighborhood park site with funding necessary for development.

g. The ability to design a safer and more secure environment for residents.

Constraints affecting the project area are as follows:

- a. Internal accessibility/circulation.
- b. Lack of flood control requirements.
- c. Lack of infrastructure and public services.
- d. Multiple property ownership.
- e. Lack of topographic identity.
- f. Lack of uniform characteristics from which to build a source of identity.

C. GOALS AND OBJECTIVES

The goals, objectives and policies which surfaced during plan development, and those found in the City's General Plan relevant to this proposal, are listed as follows:

- o To apply a comprehensive approach to area planning with the urbanized portion of the City.
- o To create a distinctive community.
- o To develop a partnership between developers, the City, and residents of the area.
- o To provide the needed facilities and services for the anticipated development.
- o To provide financial tools to meet area facility and service needs.
- o To incorporate into the plan, concepts that will assist in accenting desirable amenities while keeping the residential sales prices within affordable standards.
- o To develop a neighborhood commercial center providing local convenience shopping and to reducing strip commercial development.

- o To provide innovative and unique recreational and aesthetic qualities to the area.
- o To use open space, landscaping and urban design to strengthen identity and image.
- o Promote greater efficiency in transportation through logical placement of land uses and densities.
- o Provide a range of housing choices throughout the planning area that will meet the needs of a range of age groups, household types and income groups.
- o Provide buffers between incompatible uses.
- o Provide for land use patterns which will minimize potential noise impacts.
- o Encourage timely and coordinated construction of public, utility and support facilities.
- o To protect mature tree stands and windows as significant visual resources.

CHAPTER III

THE SPECIFIC PLAN

A. INTRODUCTION

The Northgate Specific Plan is an internally oriented community comprising approximately 87 acres. The plan includes a mix of land uses: single family residential, multiple family residential, commercial and a park area.

The major components of the plan are as follows:

Land Use Master Plan

Circulation Master Plan

Streetscape Concept Plan

Open Space and Recreation Concept Plan

Utilities Concept Plan

Community Facilities/Services Concept Plan

Development Phasing

The land use and circulation master plans establish specific standards and requirements to which individual development projects within the Specific Plan area must conform.

The concept plans describe programs for infrastructure development, landscaping guidelines, and certain development guidelines that should be utilized for implementation of the Specific Plan. Concept plans are not mandatory plans and revisions to these plans may be done with the approval of the Director of Planning. Concept plan revisions do not require revisions to the Specific Plan.

B. PLAN CONCEPT AND DESIGN OBJECTIVES

Northgate Specific Plan is primarily residential, with a small neighborhood commercial area to the south and a community park in the center of the plan area. The housing types and densities vary to accommodate the variety of housing needs in the City. The housing types and landscape standards create a distinct identity with the planned residential development boundaries.

The primary objective of the Northgate Specific Plan is to implement the City's General Plan (see Exhibit 3 for General Plan Land Use Designations). The goals and objectives of the plan are

aimed at providing housing densities and a scale of land uses that are harmonious with the natural environment, while obtaining the desired development standards. These design objectives are listed below:

1. To provide a development which offers to residents a wide variety of housing types with a supporting commercial facility and a centrally located park for ease of access from all areas of the plan.
2. To provide the necessary infrastructure and services for residential and commercial uses.
3. To create an aesthetically cohesive community by providing continuity in landscape treatments.
4. To create a neighborhood identity readily recognizable as the Northgate area.

C. DEVELOPMENT PLAN COMPONENTS

1. LAND USE MASTER PLAN

The Northgate project is a mixed-use development composed of residential, commercial and open space uses within a planned community framework. The plan area of approximately 87 acres is divided into 3 major land use types, noted above. These major land use types are further divided into 4 sub-categories of land use which are applied to 7 separate planning units of 'development areas.' Development provisions in the form of policy and regulations more specifically define the development character within each land use type. Refer to Exhibit 4 (Land Use Plan, page III-4) for delineation of these land use designations. (See Exhibit 5 for Planning Areas).

Table I (page III-6) provides a statistical breakdown of the proposed land uses of the plan by land use title, planning unit, gross acreage, maximum density, and dwelling unit yield.

Design policies found on page III-5 and in the margin of Exhibits 6-9 (pages III-9 through III-12) are provided as statements of intent which are flexible enough to promote good design and encourage creativity and quality development. The policies are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section IV-F.

a. The residential portion of the plan contains 350 dwelling units, to be constructed in a variety of densities and product types. Table 2, page IV-2 (Statistical Summary of Residential Developments) provides a breakdown of the assigned gross densities, acres, and dwelling unit yield for each residential planning unit.

The Plan contains residential land uses ranging from low density (4.2 dwelling units/gross acre) to medium density residential (7.0 dwelling units/gross acre). A summary of residential land use catagories is listed as follows:

- o **Citrus View (4.2 d.u./acre)**
The plan designates an existing 5.2 acre single family detached development as Citrus View. This existing cul-de-sac contains 21 dwelling units and was developed at 4.2 units per gross acre. Citrus View has no internal vehicular access to the rest of the plan area. The cul-de-sac, Reed Court, takes access directly from Citrus Avenue. (Planning Area #6.)
- o **Meadow View (4.5 d.u./acre)**
The 10.4 acre section just to the north of Citrus View has been designated single family residential. This is the only undeveloped planning area that will solely permit single family detached homes. All other areas permit attached units. There are 3 existing single family homes in this plan area. (Planning Area #5.)
- o **North View (5.0 d.u./acre)**
North View consists of 12.8 acres of single family attached and/or detached units. It is located at the northeast corner of the Specific Plan. Along the northern boundary of this planning unit are 11 existing single family homes. (Planning area #3.)
- o **Mountain View (5.0 d.u./acre)**
There are 8.2 acres in this low-medium density area of the plan. This planning unit is located at the north west corner of Northgate, and permits both single-family attached and single-family detached units. There is one existing single family home in Mountain View. (Planning area #4.)

- o **Park View**

Park View is the largest planning unit, containing 25.5 acres. This area is designed to accommodate single family attached, detached or zero lot line homes. Park View is the only area to stretch across the width of the Specific Plan. There are 2 existing single family homes, one on Citrus Avenue, the other on Oleander Avenue. (Planning Area #2.)

- b. **Commercial**

- o The plan proposes 22.1 gross acres for a neighborhood shopping area. This commercial area is located along Foothill Boulevard, on the southern boundary of Northgate. This location provides easy access to residents of the Specific Plan, as well as travelers along Foothill Boulevard. (Planning Area #1.)

- c. **Park**

- o **Neighborhood Park**

Planning Unit 7, the neighborhood park, is located in the center of the north-half of the Specific Plan. The park was designed for easy access from all part of Northgate. The park consists of 2.4 acres. (Planning Area #7.)

- d. **Land Use Plan Implementation**

The implementation of the Land Use Master Plan is the fundamental objective of this Specific Plan. The Land Use Master Plan will be implemented through a staged program of precise plan approvals (i.e., parcel maps, subdivision maps, conditional use permits, site plan, etc.) and the subsequent construction of individual development projects.

Implementation of the Land Use Master Plan is dependent upon the construction of streets, water, sewer, drainage, schools and other infrastructure facilities throughout the Specific Plan area. Each of the remaining master plans and concept plans in this Specific Plan contains a specific section which addresses the requirements and programs for infrastructure implementation. The Land Use Master Plan will be realized through the collective implementation of these infrastructure plans.

2. **CIRCULATION MASTER PLAN**

The circulation element of Northgate is intended to establish a general layout of internal circulation and design standards for roadways within the plan area, as well as support the circulation element of the General Plan. The circulation system developed for this project will provide for the efficient movement of people and goods. In general, this plan contains the following:

- o Alignments for streets within and adjacent to Northgate.
- o Right-of-way and cross section standards for all streets and access within and adjacent to Northgate.
- o Implementation text and conditions of approval.

a. **Design Concept**

The circulation design concept emphasizes a system of linkages on two basic levels; internal linkages within the project area, and external linkages (City Master Plan linkages) between the project area and other areas of the City, as well as surrounding elements of the regional transportation system.

External Linkages

Circulation elements providing external linkages include Miller Avenue, Oleander Avenue, Citrus Avenue, and Foothill Boulevard. Each of these facilities provides accessibility through the project area with connections to city-wide transportation facilities.

Measures used to maximize the external circulation and plan objectives in Northgate are as follows:

1. Foothill Boulevard and Miller Avenue are designed to reinforce the free flow character of these arterials (i.e. minimum access, and intersection designs).
2. Foothill Boulevard is designed as a divided major highway with a 120 foot right-of-way (see Exhibit 10).
3. Citrus Avenue and Miller Avenue will be improved to secondary highway standards of 88 feet (see Exhibit 10).

4. Oleander Avenue is a collector street. Collector streets connect local streets to secondary highways. Oleander Avenue has an ultimate right-of-way of 64 feet (see exhibit 11).

Internal Linkages

Internal accessibility is provided by a local public street system that will be developed with the plan. (See Exhibit 12 for Internal Circulation Plan.) Design elements effectuating the plan concept are as follows:

1. There are no existing through-streets contained in Northgate. One 525± foot cul-de-sac exists but will be unaffected by the development of an internal circulation system for the plan area.
2. The future incorporation of local public streets on a project by project basis is the second element. The use of curvilinear design whenever possible will reinforce the non-grid street policy of GP-81.
3. The third major element of the circulation design concept is the integration of vehicular and non-vehicular circulation facilities within the plan area. This integration occurs primarily within the street rights-of-way in the form of pedestrian walkways and trails, and is intended to enhance the internal accessibility between land use areas within the plan.
4. Finally, the aesthetic treatment given to entry points establishes strong features in a hierarchical fashion from Specific Plan entries to individual product type entries.

Policies

Additional general policies to be used for evaluation of development within Northgate are as follows:

- o Street layout and design should consider the natural contours of the land, soil types, geologic conditions, drainage patterns and storm water, existing trees and natural features worth preserving.
- o The street system should consider developments adjacent to Northgate, built or anticipated.
- o The street system should consider safety features, economy of construction, convenience, and economy of use in its design.
- o Special entry designs should be used to enhance community design.
- o Circulation design should provide for a safe and adequate means of ingress and egress of vehicular and pedestrian traffic to and within the project.
- o Circulation design should provide for access of emergency vehicles necessary to serve the project area.
- o All public streets should be provided with a level of street lighting designed to protect the health, safety, and welfare of those within the Specific Plan area.
- o Driveways and drives should be designed to a grade and alignment that will provide the maximum of safety and conveniences for vehicular, emergency, and pedestrian use in a manner which will not interfere with drainage or public use of the sidewalks and/or street area.
- o Access should be controlled or restricted along the access streets, as required by the plan, to ensure adequate traffic flow characteristics.

b. Circulation Functional Elements

The circulation system has been developed to support the land use allocation proposed in the plan and the basic design concept of the plan. The circulation system has been designed to accommodate traffic volumes expected to result from the ultimate development of the Northgate Specific Plan, as well as to implement the city-wide street system adjacent to this plan area. The hierarchy of circulation facilities in Northgate, with function description and section standards reference, is as follows:

- o Local Streets are intended to provide public access to the developed lots. While still public access, these streets are 50' right-of-way with 5' (each side) required PSE (Public Street Easement) for utilities, etc. Available usable area/section will maintain the same 60' width. Design and location of locals streets shall be determined upon project review (see Exhibits 13 & 14).
- o Private Street Design. The Specific Plan proposes a modified street section for private local residential streets. The minimum private street width would vary from 20' to 36', depending on whether on-street parking is required (see Exhibit 14). Determinations upon size restrictions shall be made by the appropriate reviewing body upon review of each submittal, according to Chapter IV Section F.1. This standard is to be used only in Planning Area #1, with an approved Conditional Use Permit for High Density Residential.

c. Circulation Plan Implementation

Traffic generation, as the development of Northgate progresses, will require the phased construction of road improvements within the Specific Plan area as well as road improvements outside this Specific Plan area. Required improvements and the timing of their construction will be determined by the City Engineer in accordance with the City's Master Plan of Highways. Specific programs and service maintenance districts are identified in the Capital Improvements Program incorporated in Chapter IV of the Plan.

d. Conditions of Approval

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for construction. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

- o Prior to recordation of the subdivision final map, the developer will be required to post securities and agreements to guarantee the installation of adequate street facilities for this subdivision with the City of Fontana, and/or the County of San Bernardino as necessary.
- o Acceptable access shall be provided by all development as it occurs.
- o All curb adjacent sidewalks shall be a minimum 4' wide, from the back of the curb and when mail boxes, fire hydrants, lights, etc. are within the sidewalk area, a minimum of 4' clearance shall be provided. This may require the creation of a public service easement abutting the public right-of-way.

3. STREETSCAPE CONCEPT

a. Entrance Treatment

Special entrance treatment shall be provided for by all developers at all development entrances from collector streets or larger (see Exhibits 15, 16, pgs. III-24 & 25).

b. Special Wall Treatment

Special wall treatment shall be provided along all exposed corner lots for planning units 3, 4, 5, 6 and 7. See exhibit 17, pg. III-26.

c. Streetscape Treatment

The landscape treatment of all streets within the study area should create the unifying element for the site, yet also relate to and integrate with the individual property. It should also serve to buffer the adjacent land uses from roadway noise.

Street tree species shall be located as follows:

*Foothill Blvd. - Primary : Eucalyptus nicholii - Nicholas
Willow Leaf Peppermint

Secondary: Cupaniopsis anarcoides -
Carrotwood Tree

*Citrus Ave. - Primary : Platanus acerifolia - London
Plane

Secondary: Pinus canariensis - Canary
Island Pine

Accent : Lagerstromia indica - Crape
Myrtle

*Oleander Ave. - Primary : Platanus Acerifolia - London
Plane

Secondary: Eucalyptus citriodora - Silver
Dollar Eucalyptus

*Miller Ave. - Primary : Eucalyptus s. "rosea" - Red
Iron Bark Eucalyptus

Secondary: Eucalyptus polyanthemos - Silver
Dollar Eucalyptus

Local Streets - Selection: Albizia julibrissin - Silk Tree
: Bauhinia variegata - Orchid Tree
: Geijera parviflora - Australian
Willow
: Liquidamber styraciflua -
Sweet Gum

f. Buffer Planting

Buffer plantings are intended to screen undesirable views, control noise, and to define specific project areas. Special areas where this treatment is required include:

1. Areas separating commercial and residential uses.
2. Areas separating vehicle parking and residential uses.

Trees shall be non-deciduous and of the "fast growing" varieties.

Suggested trees species are:

* <i>Cupaniopsis anarcooides</i>	Carrotwood Tree
* <i>Eucalyptus sideroxylon</i>	Red Ironbark
* <i>Geijera parviflora</i>	Australian Willow
* <i>Ligustrum lucidum</i>	Glossy Privet
* <i>Quercus agrifolia</i>	Coast Live Oak

Additional tree species may be used upon approval of the Parks and Recreation Department.

4. OPEN SPACE AND RECREATION CONCEPT PLAN

a. Landscape and Design Concepts

The following guidelines shall be used on all development within the study area to insure design compatibility and to develop the uniqueness of the area.

1. A framework of landscaping has been developed based upon a total design concept.
 - a. Landscape elements shall be of the "long-lived" variety. Short-lived materials can be utilized, but only as a supplement to longer-lived elements.
 - b. Landscape elements shall relate to architectural design elements. Landscape materials are considered to be a strong unifying element and, therefore, should reflect the physical, functional and aesthetic qualities of the site.
 - c. Uniform palettes of materials in simple compositions are recommended to achieve park-like design quality.
 - d. Expansive horizontal and vertical surfaces, comprised of singular materials, shall be modulated or interrupted with foliage masses.
 - e. Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual site.
 - f. Landscaping shall be provided as a wrap-around element on all structures, including commercial buildings. Large tree masses shall be provided as a backdrop to commercial structures.
 - g. Because of the wind and summer heat conditions, drought resistant vegetation meeting the design concepts shall be strongly encouraged, along with water saver irrigation systems.

h. Landscape plans shall be approved by the Development Advisory Board, the Director of Parks and Recreation, and reviewed by Director of Planning for all developments within the plan area prior to the issuance of a building permit, except for lots within a standard single family subdivision.

This plan does not identify the types of irrigation systems required. However, all planting areas, except in a standard single family subdivision, shall be irrigated with automatic irrigation systems designed to ensure the continued growth of the plant materials.

b. Parking Lot Landscape Treatment

The required parking lot landscaping is intended to prevent the visual blight so often associated with the vast asphalt parking areas required for commercial establishments.

Specimen trees shall be provided at parking area entries and adjacent to building entrance ways.

Suggested tree species for parking lot planting are as follows:

* <i>Albizia julibrissin</i>	Silk Tree
* <i>Cupaniopsis</i>	Carrotwood Tree
* <i>Eucalyptus citriodora</i>	Lemon Scented Gum
* <i>Eucalyptus sideroxylon</i>	Red Ironbark
* <i>Jacaranda mimosifolia</i>	Jacaranda
* <i>Platanus acerifolia</i>	London Plane Tree

Additional species may be used with the review of the Director of Planning and approval of the Director of Parks and Recreation, if compatible with the basic theme of the Specific Plan area.

c. Interior Landscape Treatment

Interior landscape treatment occurs within any nontypical residential developments. Interior landscape treatments are to be designed so at maturity they will break up the mass of roofs by projecting above the roof lines. Interior landscape treatments should protect the view of the mountains to the north and should be compatible with passive energy design standards.

d. Specimen Trees

Specimen/accent trees are intended to provide seasonal variation and color for the landscape and also serve as focal points. They shall include species which have interesting branching effects, seasonal color, showy flowers, or visual or textural effects. Suggested species include:

* <i>Platanus acerifolia</i>	London Plane Tree
* <i>Ginkgo biloba</i>	Maindenhair Tree
* <i>Liquidamber</i>	Sweet Gum
* <i>Pinus canariensis</i>	Canary Island Pine
*Any large scale flowering tree	

Additional species may be used upon approval of the City.

e. Eucalyptus Windrow Preservation Program

The existing eucalyptus windrows located along various property lines in the plan area shall be preserved by the developer and maintained through a joint effort of the property owners associations if required and/or the Specific Plan maintenance district. Thinning will be required to eliminate sick, undesirable trees. Any trees that are removed shall be replaced with similar eucalyptus trees (minimum of 24" box). See Exhibit 18 for locations.

5. UTILITIES CONCEPT PLAN

The Utilities Concept Plan consists of existing water and sewer lines in the specific plan boundary streets, and new lines proposed in the new interior streets. Private utility lines (gas, telephone, electricity) are not indicated in this plan. The public utilities system for Northgate is designed to provide the necessary services for the maximum level of proposed development.

a. Water Service

Water services and facilities will be provided by the San Gabriel Water Company.

A water distribution system is designed to adequately satisfy the water requirements for a combination of residential, commercial, recreational, public and fire-fighting purposes. The major elements of a water system consist of water supply, storage and transmission facilities.

Location of storage, as well as capacity requirements and existing water distribution facilities are factors in the design of the distribution system. The backbone distribution system sizing and actual configuration is dictated primarily by location of water sources, demands of developed areas, street locations and topography.

Water service will be provided through the main line system to compensate for the supply storage area and the service area. The oversize design will also provide an adequate fire flow (see Exhibit 19, pg. III-34).

The plan incorporates water conservation techniques to achieve an objective of reduced water consumption. The following design guidelines will work toward conservation:

- o low flow lavatory fixtures
- o pressure reducing valves
- o automatic irrigation systems
- o low irrigation landscape materials

All of the water facilities, except meters, will be paid for by the developers. As a result of a recent revision in Fontana Water Company Rule No. 15, by the California Public Utilities Commission, infrastructure water facilities may be included in reimbursement agreements with the developer. Future in-tract facilities connected to the infrastructure facilities will be included in reimbursement agreements with the developers.

Revisions to this design concept may be made for consistency with subsequent design criteria of the San Gabriel Water Company.

Conditions of Approval: None.

b. Wastewater Services

The wastewater collection system for Northgate is intended to function as a part of a larger system serving the northerly area of the City. Its design is intended to provide the greatest flexibility for the City of Fontana in their design and master planning of the ultimate collection system.

Both off-site and on-site wastewater conveyance facilities will be necessary to serve Northgate. Virtually all conveyance will be gravity flows to the Regional Plant Number 3 treatment facility, south of the project area and into the City's sewer line system.

The Chino Basin Municipal Water District obtained Clean Water Grant funds to expand the treatment plant capacity of Regional Plan No. 1 to treat 4 million gallons per day (mgd) from the City of Fontana and which capacity is being reserved for the City of Fontana. The design of the Fontana Interceptor has been completed and the project is awaiting the monetary release of Clean Water Grant funds. The grant eligible flows for the Fontana Interceptor are 6.2 and 10.2 mgd for average daily flow and peak design flow, respectively. A draft project report on a Water Reclamation Study has recommended the retention of Regional Plant No. 3 for reclamation, including groundwater recharge and direct use.

Revisions to the design concept may be made for consistency with subsequent design criteria of the City's Public Works Department.

Implementation of the sewer system may be financed through an assessment district.

Conditions of Approval: The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council:

1. Prior to recordation of the subdivision final map, the developer will be required to post securities and agreements to guarantee the installation of sanitary sewer facilities for this subdivision, with the City of Fontana.
2. No occupancy permits for any dwelling unit shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed, operational, and accepted by the City of Fontana City Council prior to the conveyance of title to a home from the builder to an occupant.

accepted by the City of Fontana City Council prior to the conveyance of title to a home from the builder to an occupant.

At the time of construction, sewer connection fees shall be paid for individual housing units within the Specific Plan area, according to the schedule of such fees established by the City Council for all new sewered housing units in the City.

c. Storm Drain Services

The drainage concept plan for Northgate is intended to establish the framework for a comprehensive area-wide approach to flood control and drainage planning for the project area and its surroundings. The drainage concept plan identifies local drainage facilities to provide for the development of Northgate Specific Plan.

The proposed drainage facilities have been developed using two types of design criteria. These are the provision of flood protection by safely routing or channelizing major storm water flows through developed areas, and minimizing the increase in peak flow due to development, by controlling runoff within the study area.

The fees, which have been established to cover the cost of flood control facilities, have been imposed on all developers to protect all land in the region. The fees are in the form of an acreage fee with a reimbursement agreement for facilities built by individual developers.

This funding technique does not preclude the need to provide interim on-site flood protection measures which will be funded by Developer Assumption of Costs on a project-by-project basis.

Conditions of Approval: The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council:

08

1. Prior to recordation of the subdivision final map, the developer will be required to post securities and agreements to guarantee the installation of adequate flood protection facilities for this subdivision, with the City of Fontana, and/or the County of San Bernardino Flood Control District, as may be necessary.
2. No occupancy permits for any dwelling unit, except for model homes, shall be issued until facilities adequate for protection of such dwelling unit against 100 year flood inundation are determined to be completed and operational by the City of Fontana and, where applicable, by the County of San Bernardino Flood Control District.

6. COMMUNITY FACILITIES/SERVICES PLAN

The Community Facilities/Service Plan for Northgate delineates pertinent data, implementation and conditions of approval for schools, protective services, parks, and solid waste, library services.

a. Schools

All homes in Northgate are served by the Fontana Unified School District.

1. Fontana Unified School District

The Fontana Unified School District has no schools in the study area. Elementary students would be sent to Tokay Elementary School, the junior high students to Alder Junior High and the high school students to Fontana High School.

The present capacity for these schools is as follows:

<u>SCHOOL</u>	<u>EXPANDED CAPACITY*</u>	<u>PRESENT*</u>
Tokay Elementary	319	354
Alder Junior High	888	1,033
Fontana High	2,277	2,363

*Source: 1983-84 Declaration of Impaction Fontana Unified School District.

The school district presently collects a fee of \$1,496 per residential unit for all new construction. This fee is designed to provide interim facilities (classrooms, restrooms, furniture, and utility hookups). The district reports that as it (the district) becomes more impacted the area will qualify for State building aid. The interim fees are needed in that the state program runs from two to three years behind the actual development of the area.

The Fontana School District is experiencing the following student generation:

STUDENTS PER UNIT

Total	.77
Elementary	.52
Junior High	.16
High School	.09

Locations for additional school sites is the subject of the Master Plan for Schools currently in progress.

Total Generation Information

The following summary delineation is the projection of school age children generated by full occupancy of the planned community. The projection is based on the number of dwelling units estimated to be constructed (350) and formulated by criteria of the Fontana Unified School District.

Elementary (K-6)	182
Junior High (7-9)	56
High School (10-12)	32
	<u>270</u>

Implementation

Development, dedication and phasing of elementary, junior high and high school rooms shall be implemented per suitable agreements between the school district and the developer. The developer shall be responsible to provide the City and school district with an accurate accounting of the residential units constructed, under construction, or approved in the planned community, with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed

by ordinance for the subject area is not exceeded, and that student generation figures can be properly maintained by the district.

Condition of Approval

Prior to receiving a building permit for each proposed residential subdivision in the project area, the developer, upon verification of impacts resulting from a proposal, shall negotiate an agreement with each district to compensate for excess expenses directly caused by the expected generation of new students from that specific development.

b. Protective Services

1. Fire Protection

Fire protection service is provided by the Central Valley Fire Protection District. Two existing fire stations presently serve the area. Station No. 1 is located on Arrow Boulevard, east of Sierra Avenue. Station No. 3 is located on Arrow Boulevard, west of Cherry Avenue.

Each station is currently equipped with one Class A pumper and one water tanker. In addition, Station No. 1 has a rescue squad. Staffing at these primary response facilities is three full-time personnel at Station No. 3 and four at Station No. 1, every 24 hours. Full-time staff also complement the fire-fighting contingent. Response times to emergency calls at the project site range from five to ten minutes, depending on conditions such as traffic, weather, etc. The engine companies at the fire stations also respond to all requests for medical aid with personnel required to be certified EMT 1A.

Implementation

Fire protection, including manpower and equipment, shall be required according to the Fire District Master Plan that is now in progress.

Conditions of Approval

The developer shall be required to execute a contractual obligation with the Fire District, upon proof of impact by the District.

2. Police Protection

Police service within the City of Fontana is provided by the Fontana Police Department. This agency operates in cooperation with surrounding law enforcement agencies under the State Mutual Aid Pact. Presently, the manpower/staffing capability of the Police Department is 50 sworn (peace officer) personnel positions. This figure includes 35 patrol officer positions as well as the Chief of Police. In addition, 21 non-sworn (support) positions supplement the existing department staff.

Based on the City's current population of approximately 43,000, the ratio of 1.16 (sworn) officers per 1,000 population exists. As expressed by department officials, the Fontana Police Department's position has been to seek a ratio of 1.4 officers per 1,000 population, the average number of officers for cities of comparable size in the Pacific region of the country. The department has indicated that its present staffing is not adequate to serve the City's protection needs.

Implementation

Service levels will be evaluated on a project-by-project basis to monitor and determine required additions to staff and facilities.

Conditions of Approval

None.

c. Park Service

The Northgate Community Park shall be an integral part of the Northgate Specific Plan. It will be localized at the intersection of the three major residential land use areas and will be accessible from three of the four sides of the park by public dedicated streets. Coincidentally, these three streets serve the three major residential densities proposed for the Northgate Specific Plan.

In keeping with the spirit of the use of the park by the community, and in keeping with the intent of the City to provide funding and maintenance of this park as an integral portion of the Specific Plan, the following Implementation Program has been worked out for development of the park.

It is the intention of the proponents of the Specific Plan and developers of a portion of the property to acquire the area necessary to construct the park at the early stages of construction of the Plan. The park as proposed equals approximately 2.4 acres and is in five (5) individual ownerships at this time. It is proposed that the park would be acquired from four (4) of the other ownerships and combined with the fifth ownership of the proponent in order to dedicate to the City, in fee, the park site. This dedication would be in lieu of paying the park and recreation fees normally collected at the time of building permit issuance to this developer. In addition, certain curbs, gutters and sidewalks would be installed by the developer as a requirement of the tentative maps. Rough grade of the entire property could be provided by the developer as a portion of his grading plan in return for dedication credits from the City.

Further development of the parksite would be through the use of the park and recreation fees as paid by further development. Based on the figures obtained from the Park and Recreation Department that it costs approximately \$50,000 per acre to develop a parksite, the City would have, upon ultimate build-out of the Northgate Specific Plan, funds on hand to build-out or develop a three-acre parksite. This would assume that residential units would be developed in the near future in order to amass the fees necessary for build-out.

The City has proposed that the maintenance be taken care of through a combination of property taxes and participation in a Maintenance District. It is proposed that Landscape and Parkway Maintenance District be formed for certain "common" parkways to the development, including identity structures and entry treatments. It is suggested that the park maintenance be annexed to this Maintenance District, and actual collection of funds be started when the park is developed. According to City sources, approximately 30-40% of the actual maintenance expense of this park could be collected through this Maintenance District. The remaining percentage could be paid out of the funds collected from property taxes on the individual lots.

The above dedication and Maintenance District would allow the City to have the total land required for the park on hand shortly after the implementation of the first part of this Plan, and would provide for a Maintenance District which would spread a portion of the cost of maintaining this park among the local residents. The park, in turn, would provide the local residents with a sense of identity and a feeling that the parksite was an integral part of their community. Further, the residents would have vested interest in the park in that the maintenance of the park was actually from their dollars. This would provide them both with a sense of identity and community relationship, as well as a sense of responsibility in the well-being of the park area.

Conditions of Approval

The Parks and Recreation Department will work with each developer to determine the design criteria and function of the park.

d. Solid Waste

The Solid Waste Management Division of the San Bernardino County Environmental Public Works Agency is responsible for ensuring that adequate sanitary landfill sites are available in the County. Presently, four such landfills exist in the County, including those operations in Fontana, Colton, Ontario and near Redlands. Both the Fontana and Colton sites are scheduled for closure in the mid-1980's, leaving only the San Timeteo (southwesterly of Redlands) and the Milliken facilities to serve the County until their project closure dates of 1995 (milliken) and 2000 (San Timeteo).

Implementation

The Fontana Rubbish Collectors, Inc., provides solid waste disposal for the study site and adjacent area.

This privately owned enterprise operates from Fontana and as a franchise service within the City. Solid wastes are trucked to the Fontana Landfill, an 82-acre site located east of Sierra Avenue, approximately one-half mile north of Highland Avenue.

Conditions of Approval

None.

e. Library Services

The closest facility to the project site is the Fontana Branch of the San Bernardino County Library, located at 8334 Emerald Street in Fontana. This branch is a regional library which provides back-up reference materials for the libraries in the West Valley region.

According to the County's standards of 1.8 books per capita, the Fontana branch is presently below standard with a service level of 1.5 books per capita.

Implementation

The City will encourage building an additional branch library of the San Bernardino County Library system in North Fontana to meet the increased demands for library service.

Conditions of Approval

None.

7. DEVELOPMENT PHASING

Northgate will develop over a period of years due to such things as the number of property owners in the plan area, development and purchase financing, and necessary infrastructure improvements.

Due to the above development constraints, a precise phasing plan has not been included in the plan. There is a need for coordinated growth and development including providing adequate public services and maximizing the cost effectiveness of investments for public and private improvements. The plan is based on the concept that phasing of development will occur in increments over time and that each increment of development will necessitate a variety of public improvements both prior to, or concurrent with, development. Each phase of development shall stand on its own and shall not be dependent on any future development. The sizing of utilities and service needs shall be met on a project by project basis.

Incremental infrastructure improvements will be adequate to serve the level of concurrent development. This premise implies that regardless of where development occurs within the Northgate Specific Plan, the necessary infrastructure improvements will be provided concurrently with that development, including both on-site improvements which may be deemed acceptable in lieu of off-site improvements, which require the participation of other property owners. However, such interim improvements will not negate the need to participate financially in providing ultimate solutions to infrastructure needs for the project area.

8. GENERAL GUIDELINES

a. Site Guidelines

1. Site Drainage

The use of berms, swales and slopes is recommended for the directing and control of runoff water. All lots shall have a positive flow from rear yards to front streets while maintaining a slope away from structures that is a minimum of eight inches below the finished floor elevation.

2. Land Coverage

To maintain the open feeling of the neighborhood, maximums have been established for the amount of a lot that can be covered by structure. These standards take into account the minimum dwelling sizes as required in the Development Regulations.

3. Setback Requirements

All developments have required setbacks for particular land uses and specific streets. These setbacks vary as to both land use and the street type on which the site is located. They are designed to create a more open neighborhood plan and to give separation to individual structures for more privacy.

4. Yard Walls And Fences

Maximum height in front yard setbacks is 42 inches and the maximum height in the side and rear areas is six (6) feet.

5. Underground Utilities

All utility services must be underground.

6. Exterior Lighting

All exterior lighting shall be soft and indirect with no light source directly visible to neighboring properties. In general, directional spot or flood lights shall be avoided in favor of path lights and tree up-lights. Parking lot lights shall be a maximum of 30 feet high and of metal halide.

b. Building Guidelines

1. Architecture

The purpose of these guidelines is to provide guidance during the design development phase and during the design review phase. These guidelines have been designed to maintain a high quality of appearance, to assure compatibility of all development of land and structures and to protect real estate from impairment or reduction of value. The value of the area is greatly enhanced by its setting, character and natural scenic beauty. The maintenance of these values in the design character of all improvements shall be the primary consideration in design development and design review.

2. Building Layout

Vistas

This area has a vista of the San Gabriel Mountain range to the north. Developments should be designed to maximize this view.

Prevailing Winds

The dominant daily wind pattern is a daytime sea breeze and a nighttime land breeze. However, special design considerations in building and landscaping should be given to the heavy Santa Ana winds which blow occasionally during the year.

3. Walls

All exterior wall treatments shall be more than one material, or, if the same material is used, it shall be utilized with a varied textural treatment.

4. Mechanical Screening

Mechanical equipment shall not be visible from neighboring properties or from public rights-of-way. Roof mounted air conditioning equipment and antennas must be completely screened with the screening integral to the building forms and materials. No individual screen systems shall

be permitted. Ground mounted mechanical and electrical equipment, including transformers, shall be screened with compatible materials and landscaping.

c. Sign Guidelines

The location and design of signs and graphics shall be carefully integrated into the building forms, and shall be designed to be compatible with neighboring signs in:

- (a) Graphic style, size and color;
- (b) Illumination and location; and
- (c) Type of background surface.

Freestanding signs may (monument signs) not exceed four feet in height and shall be front or internally lighted. No roof mounted signs, pole signs or projecting signs are allowed. The primary purpose is to avoid the visual clutter so often found in commercial developments. The goal is to have a simple, visually pleasing continuity that complements the character of the Specific Plan.

No off-site advertising of signs shall be permitted, except for uniform temporary directional signs for developments. Such signs shall not exceed eight feet in height and four feet in width. The sign shall be designated as follows:

NORTHGATE

City of Fontana

"NAME OF DEVELOPMENT"

Name of Developer

Space shall be provided for additional developments.

CHAPTER IV

SPECIFIC PLAN IMPLEMENTATION

A. INTRODUCTION

The purpose of this Chapter is to provide regulations for the development and review of projects within the Northgate Specific Plan.

A major goal of the City's general plan and specific plan effort is the development of land use plans designed for maximum flexibility, supported by regulatory controls ideally suited for the project area under consideration.

The provisions contained in this Chapter are acceptable minimum regulations and shall serve as such. These provisions are subject to amplifications and modification through the amendment regulation provisions referred to in this Chapter (IV). Provisions adopted in this manner shall be codified within Articles 2 et seq. of Chapter 34.

B. STATISTICAL SUMMARY

The land use allocations, including gross acres, maximum densities and dwelling unit yield, have been determined for each planning unit in Northgate.

To ensure an orderly and well-balanced community, the gross acreage of Northgate shall be developed within the allocations listed in the Statistical Summary which follows. The acreage indicated therein are rounded to the nearest tenth of the number and provided as guidelines. Modifications in acreages and shapes which occur during technical refinements in the tentative map process shall not require an amendment to the Specific Plan.

TABLE 2
STATISTICAL SUMMARY
RESIDENTIAL DEVELOPMENT

<u>Planning Unit</u>	<u>Residential Area</u>	<u>Threshold Density</u>	<u>Total Gross Residential Acres</u>	<u>% Of Total Residential Acres</u>	<u>Total # Of D.U.</u>	<u>% Of Total D.U.</u>
6	Citrus View	4.2	5.2	7.0	21	4.0
5	Meadow View	4.5	10.4	14.0	46	8.0
3	North View	5.0	12.8	18.0	64	12.0
4	Mountain View	5.0	8.2	11.0	41	7.0
2	Park View	7.0	<u>25.5</u>	<u>35.0</u>	<u>178</u>	<u>33.0</u>
			62.1	100%	350	100%

TABLE 3
STATISTICAL SUMMARY

<u>Planning Unit</u>	<u>Gross Density</u>	<u>Gross Acres</u>	<u>Maximum Number of D.U.'s</u>	<u>Land Use</u>
1	NC	22.1	---	Commercial
2	7.0	25.5	178	Medium Res.
3	5.0	12.8	64	Low-Medium
4	5.0	8.2	41	Low-Medium
5	4.5	10.4	46	Low Density
6	4.2	5.2	*21	Low Density
7	NP	<u>2.4</u>	---	Park
TOTAL		86.6	350	

*All 21 units existing

C. GENERAL INFORMATION

This section provides general provisions as related to a specific planned community. The purpose of this section is to set a format for topics and provide acceptable levels of control for service utility items. Statistical information will vary from plan to plan.

Each plan shall contain the following provisions:

1. Grading

Grading will be permitted within areas having approved site plans, after securing a grading permit.

2. Water

Service and facilities within the planned community shall be furnished by the San Gabriel Water Company and shall be consistent with the concept plan for such infrastructure in said plan.

3. Sewer Treatment

Facilities for the planned community shall be provided by the Chino Basin Municipal Water District (CMBWD).

4. Sewer Line

The sewer line for the community shall be owned and maintained by the City. Installation of the on-site and required off-site sewer lines shall be provided by the developer. This provision does not preclude participation by the City.

5. Storm Drain

The plan lies within the boundaries of the San Bernardino County Master Plan of Storm Drains. The plan is presently administered by the County and the City of Fontana. Developers of this planned community shall be required to participate in this master plan or an approved permanent/interim storm water control plan. Said participation shall include the construction and dedication of necessary improvements identified. Such plans shall be done in a manner meeting the approval of the City Public Works Director and the Chief Engineer of the San Bernardino Flood Control District.

6. Schools

The following format is for delineation of the projection of school age children generated by full occupancy of each planned community. The projection is based on the number of dwelling units estimated to be constructed and formulated by criteria of the Fontana Unified School district:

Elementary (K-6)	182
Junior High (7-9)	56
High School (10-12)	32
	<u>270</u>

Development, dedication and phasing of elementary, junior high and high school rooms shall be implemented per suitable agreements between the school district and the developer. The developer shall be responsible to provide the city and school district with an accurate accounting of the residential units constructed, under construction, or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

7. Streets

The plan includes a master circulation plan which includes the local and arterial streets and access points required for development of the specific plan. Prior to any discretionary act by the City regarding the area planned, the Public Works Director shall certify that appropriate action has been taken insuring the provision of adequate street facilities.

8. Community Park

The Northgate Community Park shall be a fully dedicated, landscaped and improved part. It is located to provide easy access. A park maintenance benefit assessment district will be formed and implemented by the City Parks and Recreation Department to provide for the maintenance of the park.

The park will be designed and developed in accordance with criteria established by the Parks and Recreation Department. Safety standards shall be in accordance with standards established by the Fontana Police Department and the Fire Protection District.

D. GENERAL NOTES

1. Geologic Hazards

Prior to the approval of any tract map, detailed geologic investigation reports shall determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible effects of any geologic hazards.

2. Aesthetic and Energy Conservation

The applicant shall demonstrate how measures for nonmechanical ventilation of structures, optimum building orientation to maximize solar orientation, and other energy conservation measures shall be incorporated into the project design.

3. Safety Services

The builder shall consult with the crime prevention unit of the Police Department and a fire protection analyst of the Central Valley Fire District.

4. Gross Acreage

It is denoted as the total land area within a defined boundary. Acreage measurements are made to the center line of the streets.

5. Density Computation

For acreage for determining densities designated for residential use shall be based on gross acreage.

6. Density Threshold

All areas designated for residential use must be developed at or below the density threshold as indicated in the statistical analysis, unless deviations from the specified limits are approved by the Planning Commission. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis.

7. Conventional Developments

Conventional developments are defined as areas developed in such a manner that each dwelling units is situated on a residential lot of record and no lot contains more than one dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

8. Cluster Developments

Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record, where the yards and open spaces are combined into more desirable arrangements of common areas, which are not part of the individual lot of record. Cluster development shall also include statutory condominiums. Designation of cluster developments and condominiums shall be shown on the tentative tract map.

9. Model Homes

Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Fontana governing said uses and activities. The garages shall be reconverted to useable 2-car garages prior to sale of the model homes.

10. Conflicting Regulations - Chapter 33

Whenever the regulations contained herein conflict with the regulations of Sections 33-1 through 33-159 of the City of Fontana Zoning Ordinance, the regulations contained herein shall take precedence.

E. DEFINITIONS

All terms within this report are defined in the Walnut Village Specific Chapter V, Section E, entitled "Definitions".

F. DEVELOPMENT REGULATIONS

1. GENERAL PROVISIONS

a. Residential

1. Building Setbacks from Streets

The minimum setbacks outlined in this section shall apply to main structures fronting on streets. Said setbacks shall be measured from the ultimate right-of-way line:

<u>Street</u>	<u>Minimum Setback</u>
Foothill Boulevard	25 feet
Citrus Avenue	20 feet
Miller Avenue	20 feet
Oleander Avenue	20 feet
Local Streets	15 feet
Private Streets	10 feet

2. Garage and Carport Placement

When less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required. Where garages and carports are entered directly from an alley or private street, the setback may be zero (0), except as provided herein.

During site design review, an attempt will be made to situate garages in such a manner as to preclude cars in driveways from block sidewalks.

3. Fences, Hedges and Walls

Fences shall be limited to a maximum height of six (6) feet. Height of fences proposed within residential front setback areas shall not exceed 42 inches. Fences and walls greater than 42 inches in height shall be set back from the front property line, a distance equal to the dwelling, garage, or carport setback, or a minimum of 15 feet, whichever is greater.

4. Trellis

Open trellis and beam construction may be permitted to be attached from the garage or carport to the building.

5. Off Street Parking

Except as provided in this article, parking for all uses shall be as required by City of Fontana Zoning Ordinance, Chapter 33, Sections 126-131, Off-Street Parking Regulations.

- (a) Off-street parking bays shall be required on streets that have no on-street parking. Parking spaces shall be required at a rate of 1 space per 2 dwelling units.

6. Private Street Standards

Private streets shall be in accordance with the following standards and shall only apply to Planning Area #1, Neighborhood Commercial, with a Conditional Use Permit for High Density Residential:

- (a) Private streets serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.
- (b) Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-four (24) feet.
- (c) Private streets where on-street parking will be limited to one (1) side only shall have a minimum paved width of twenty-eight (28) feet.
- (d) Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.
- (e) Approval of private streets at less than 36' in width shall be predicated on the existence of adequate project parking availability.
- (f) The paved street width, including: curb, gutter, sidewalk, and street travel lanes, shall constitute the total right-of-way for purposes of establishing setback lines for structures.

- (g) Streets 150 feet or less in length, if serving more than four (4) dwelling units, shall have a minimum width of 24 feet.
- (h) Street width deviating from the above may be accepted if kept within approved guidelines and/or ordinances by the Director of Public Works and Director of Planning.

7. Projections into Yards

- (a) Roof projections may extend into required side yards a maximum of two (2) feet and may extend into a required front or rear yard, a maximum of three (3) feet.
- (b) Greenhouse and bay windows, planting boxes, and fireplace structures may project a maximum of two (2) feet into a required yard.

8. Recreational Vehicles

- (a) Conventional single family: Upon adequate sideway provisions in the site plans (at least a 15 ft. side yard setback), recreational vehicles shall be permitted. Otherwise RV (Recreational Vehicle) storage in the specific plan area shall be prohibited.
- (b) Cluster single family, zero lot line, or multifamily: RV's shall be permitted only when RV areas are designed into the planning area.

b. Commercial

1. Landscape

- (a) General: All improved building sites shall have a minimum landscaped coverage of twenty (20) percent. Landscaping shall consist of an effective combination of street trees, trees, ground cover and shrubbery, and shall be provided with an automatic irrigation system. Dry landscape materials may be used in side and rear setback areas only. All unpaved, nonwork areas shall be landscaped.

(b) **Boundary Areas:** Boundary landscaping is required on all interior property lines. The landscaping shall be placed along the entire length of these property lines and shall be of a minimum width of ten (10) feet. One (1) tree per thirty (30) lineal feet of each interior property line, which may be clustered or grouped, shall be planted in the boundary area in addition to the required ground cover.

(c) **Driveway and Parking Areas:**

1) Driveway and parking areas will be separated from adjacent landscaping by a curb at least four (4) inches high.

2) Parking areas will be screened so as to minimize the effect from all adjacent access streets, freeways, and other properties. Plant materials used for screening shall consist of bermed, linear or grouped masses of shrubs and/or trees of a sufficient size and height to meet this requirement.

3) One (1) tree per each five (5) parking stalls, which may be clustered or grouped, with City approval, shall be installed within the parking area. Boundary plantings will not be counted towards this requirement. Trees should be placed so as to give relief to the monotony or rows of parked vehicles.

(d) **Undeveloped Areas:**

1) Landscaping plans will incorporate provisions for erosion control on all graded sites which will remain vacant prior to building construction.

2) Undeveloped area pads will be planted and maintained in a weed-free condition.

(e) **Landscape Maintenance:**

1) Lawn and ground covers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.

2) All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning shall be a part of regular maintenance.

3) Irrigation systems shall be kept in working condition. Adjustments, replacements, repair and cleaning shall be a part of regular maintenance.

4) Stakes, guys, ties on trees shall be checked regularly. Ties are to be adjusted to avoid creating abrasions or girdlings on trunks or branches. Trees shall be double-staked and double-tied.

2. Signs

Signs shall be allowed subject to the following provisions:

- (a) The design of identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing sign ordinance except as noted herein and in Chapter III.
- (b) Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
- (c) Each entryway shall have not more than one ground sign on each side.
- (d) All ground signs shall not be located closer than five (5) feet to any property line.
- (e) All monument signs shall not exceed a height of six (6) feet measured vertically from the base at ground level to the apex of the sign. (Berms shall not be permitted to add height to monument signs.)

(f) The area of each directional sign may not exceed four (4) square feet. Maximum height shall be six (6) feet. The sign area shall be used for directional purposes only.

(g) Billboard signs and pole signs shall not be permitted.

3. Parking Facilities

(a) Location of parking: Required parking shall be provided on the site of the use served.

(b) Parking standards and requirements: Parking standards and requirements shall be as required by off-street parking requirements, Article 22 of the Code of the City of Fontana.

4. Storage and Refuse Collection Areas

(a) All outdoor storage areas and refuse collection areas shall be screened so that materials stored within these areas shall not be visible from access streets and adjacent properties.

(b) Outdoor storage of all company-owned and operated motor vehicles, except for passenger vehicles, shall be screened from view from access streets, freeways, and adjacent properties.

(c) Storage or refuse collection shall not be permitted within front yard setback areas.

5. Loading Areas

Streetside loading may be allowed subject to the approval of the Director of Planning. Streetside loading areas shall be screened from view of adjacent streets.

6. Telephone and Electrical Service Facilities

All telephone and electric lines of twelve (12) KV or less will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.

7. Maintenance

- (a) All structures will be maintained in a neat and orderly manner.
- (b) All permitted signs will be maintained in a neat and orderly manner.
- (c) In all publicly maintained areas, the City shall have the right to remove any non-conforming signs.

8. Sidewalk and Pedestrian Access

If other than normal City requirements for sidewalks and pedestrian access is desired, the planning commission shall review and approve any such proposed deviation at the time of site plan review.

9. Location

Commercial uses shall be located only where commercial uses are designated in the Specific Plan.

10. Building Setbacks from Streets

The minimum setbacks in all commercial developments shall be measured from the ultimate right-of-way line:

<u>Street</u>	<u>Minimum Setback</u>
Citrus & Oleander Avenues	25 feet
Foothill Boulevard	35 feet

2. CITRUS VIEW - RESIDENTIAL (Planning Area #6)

Citrus View is an existing single family development. Each of the 21 lots is a minimum of 60' wide and 100' deep. Each lot contains one single family home. Any activity that occurs in Citrus View shall comply with the current City Zoning Ordinance provisions for single family 7,200 square foot lots.

3. MEADOW VIEW - RESIDENTIAL (Planning Area #5)

a. Threshold Density

The maximum number of dwelling units per gross acre shall not exceed four and one-half (4.5).

b. Permitted Uses

1. Single family dwellings, detached.
2. Accessory buildings, structures and uses where related and incidental to a permitted use.
3. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.
4. Utility and service facilities as required to implement the plan.

c. Uses permitted subject to a Conditional Use Permit

1. Schools
2. Churches
3. Community facilities (including parks and recreational facilities).
4. Public safety facilities (fire and police)
5. Preschool and day care facilities.

d. Lot Area Requirements

1. Building Site Area

The minimum net site area to each dwelling unit shall be 6,000 square feet with an average of 6,500 square feet.

2. Building Site Coverage

The maximum building site coverage shall be 35% of the net area of the site.

e. Minimum Dwelling Unit Size

The minimum dwelling size shall be 1,100 square feet, excluding garage.

f. Building Height

Maximum height for all buildings shall be two and one-half (2 1/2) stories, not to exceed thirty-five (35) feet.

g. Building Setbacks

1. Front Yard: The distance from the front property line to:
 - a. The dwelling unit shall be a minimum of twenty (25) feet.
 - b. A front-on garage shall be a minimum of twenty (20) feet.
2. Side Yard: The distance from the side property line to the building shall be a minimum of five (5) feet on one side and seven (7) feet on the other side.
3. Rear Yard: The distance from the rear property line to the dwelling shall be a minimum of twenty (20) feet.
4. Corner Lots: Side yards on corner lots shall be a minimum of twelve (12) feet.

4. NORTH VIEW AND MOUNTAIN VIEW - RESIDENTIAL
(Planning #3, Planning #4)

a. Threshold Density

The maximum number of dwelling units per gross acre shall not exceed 5.

b. Permitted Uses

1. Single family dwellings, attached or detached.
2. Accessory buildings, structures and uses where related and incidental to a permitted use.
3. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.
4. Utility and service facilities as required to implement the plan.

c. Uses Permitted Subject to a Conditional Use Permit

1. Schools
2. Churches
3. Community facilities, parks and recreation facilities.

4. Public safety facilities (fire and police).

5. Preschool and day care facilities.

d. Lot Area Requirements

1. Building Site Area: the minimum site area to each dwelling shall be 5,000 square feet with an average of 5,500 square feet.

2. Building Site Coverage: The maximum building site coverage shall be forty (40) percent of the net area of the site.

e. Minimum Dwelling Unit Size

The minimum dwelling unit size shall be 900, with an average of 1,000, excluding garage.

f. Building Height

The maximum height for all buildings shall be two and one-half (2 1/2) stories not to exceed thirty-five (35) feet.

g. Building Setbacks

1. Front Yard: The distance from the front property line to the:

a) Dwelling unit shall be a minimum of twenty (20) feet.

(b) Garage shall be a minimum of twenty (20) feet.

2. Side Yard: There shall be a minimum aggregate setback of ten (10) feet. There shall be five (5) feet minimum to the property line for detached units, and side yards of 0'/10' or 5'/5' for attached units.

3. Rear Yard: The distance from the rear property line to the dwelling unit and garage shall be twenty (20) feet.

4. Corner Lots: Sideyards on corner lots shall be a minimum of ten (10) feet.

5. PARK VIEW - RESIDENTIAL (Planning Area #2)

a. **Threshold Density**

The maximum number of dwelling units per gross acre shall not exceed 7.

b. **Permitted Uses**

1. Single family dwelling attached, detached zero lot line.
2. Accessory buildings, structures and uses where related and incidental to a permitted use.
3. Riding, hiking and bicycle trails, recreation open space, greenbelts and recreation areas.
4. Utility and service facilities as required to implement the plan.

c. **Uses Permitted Subject to a Conditional Use Permit**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities.
4. Public safety facilities (fire and police).
5. Preschool and day care facilities.

d. **Lot Area Requirements**

1. Building Site Area: the minimum site area to each dwelling shall be 4,000 square feet with an average of 4,500 square feet.
2. Building Site Coverage: The minimum building site coverage shall be (45) percent of the net area of the site.

e. **Minimum Dwelling Unit Size**

The minimum dwelling unit size shall be 800 square feet, excluding garage.

f. Building Height

Maximum height for all buildings shall be two and one-half (2 1/2) stories, not to exceed thirty-five (35) feet.

g. Building Setbacks

1. Front Yard: The distance from the front property line to a:
 - a) Dwelling unit shall be a minimum of fifteen (15) feet.
 - b) Front-on garage shall be twenty (20) feet.
 - c) Side-on garage shall be fifteen (15) feet.
2. Side Yard: The distance from the building and one sideway shall be eight (8) feet. The other sideway shall be zero (0).
3. Rear Yard: The distance from the building and the rear property line shall be a minimum of fifteen (15) feet.
4. Corner Lots: Side yards on corner lots shall be a minimum of eight (8) feet.

6. NEIGHBORHOOD COMMERCIAL (Planning Area #1)

a. Permitted Uses

1. Retail Commercial Businesses
2. Administrative and professional offices
3. Financial facilities
4. Restaurants
5. Retail Service businesses

b. Conditional Uses

1. High Density Residential (18 d.u./acre). (See Exhibit #9.)

a. Lot Area Requirements

1. Building Site Area: The minimum site area to each dwelling shall be 2,000 square feet.

2. Building Site Coverage: The maximum building site coverage shall be 45 percent of the net area of the site.

b. Minimum Dwelling Unit

The minimum dwelling unit size shall be 600 square feet, with an average minimum size 750 square feet, excluding garage.

c. Building Height

The maximum height for all buildings shall be two and one-half (2 1/2) stories, not to exceed thirty-five (35) feet.

d. Building Setbacks

The distance between the interior perimeter boundary of the planning unit and any structure shall be a minimum of ten (10) feet. The setback along Foothill Boulevard is twenty-five (25) feet. The setback along Oleander Avenue is twenty (20) feet.

Front Yard: The distance from the curb line of the private street to:

1. Any dwelling shall be a minimum of ten (10) feet.
2. A front-on garage shall be zero (0) to seven (7) feet, or a minimum of seventeen (17) feet.
3. A side-on garage shall be a minimum of ten (10) feet.

Side Yard:

1. The distance between single story buildings shall be a minimum of eight (8) feet.
2. The minimum distance between buildings containing 2 or more stories shall be fifteen (15) feet.
3. The distance between a single story building and a building containing more than one story shall be a minimum of ten (10) feet.

Rear Yard: The required rear yard shall be a minimum of ten (10) feet.

c. Building Height

The maximum building height shall be fifty (50) feet.

d. Building Setbacks

A minimum of twenty (20) feet shall be maintained from all property lines with the following exceptions:

1. The setback along Foothill Boulevard shall be 35 feet.
2. The setback along Citrus and Oleander Avenues shall be 25 feet.

e. Landscaping

1. Streets

A continuous area an average of ten (10) feet in depth, shall be landscaped and maintained adjacent to street or highway rights-of-way.

2. Buffer Landscaping

A continuous area, a minimum of eight (8) feet in depth shall be landscaped and maintained adjacent to all interior property lines which abut residentially zoned planning units.

3. Parking Areas

A minimum of fifteen (15) percent of the total parking area shall be devoted to landscaping.

f. Off-street Parking

The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses, shall apply.

g. Signs

A master sign program shall be required and approved in conjunction with site plan approval process. No sign shall be placed and used unless a sign program has been approved.

h. Trash Collection Areas

All trash collection areas shall be visually screened from access streets and adjacent property. Said screening shall form a complete opaque screen.

7. **NEIGHBORHOOD PARK (Planning Area #7)**

a. **Permitted Uses**

1. Parks, playgrounds and ballfields
2. Hardcourt games (volleyball, basketball, tennis, etc.).
3. Equestrian, pedestrian and bicycle trails.
4. Swimming Pools
5. Ponds and lakes (including fishing).
6. Picnicking
7. Other such uses, facilities and events as deemed appropriate and compatible by the Planning Commission.

b. **Site Development Standards**

Development Review Board and Parks and Recreation Department approval shall be required for park development (including all structures and facilities).

G. DEVELOPMENT REVIEW PROCEDURES

Review of the Planning Areas in the Northgate Specific Plan will be implemented through the current City processes (zoning, subdivision and design review process).

1. **PURPOSE**

The purpose of the Development Review process is to ensure that all developments within the Northgate area are consistent with the Specific Plan objectives, design guidelines, and development standards, and that all public facilities are provided for.

2. **APPLICABILITY**

All uses and development within the Northgate Specific Plan area shall be subject to the Development Review Procedures.

3. DEVELOPMENT REVIEW PROCESS

The adopted Specific Plan shall become the land use plan (same as zoning) and regulatory controls. A planning area site plan must be submitted and approved for each plan area.

This approved Planning Area Site Plan shall become the master plan for the development of the entire planning unit.

Upon approval of the Site Plan, the applicant shall obtain written verification of service utility availability for the project's essential service needs. Types and levels of service requirements may vary. This process is intended to verify compliance with service provisions made in the Specific Plan implementation text.

Completion of the above process constitutes full review of a project. Finally, because the specific plan, by design, resolves most all development issues, each project may be reviewed to verify consistency with the approved specific plan and project design only. This will result in significant time savings.

4. REQUIREMENTS FOR DEVELOPMENT REVIEW PROCESS

Development proposals submitted for Design Review and Planning Commission review shall consist of plans, drawings, illustrations, designs, reports, and other detailed information as required to determine compliance with the provisions of the Northgate Specific Plan, the General Plan and the Zoning Ordinance. The following list of plans and information is required:

a. Tentative Maps:

All applicable tentative tract maps or tentative parcel maps within the proposed development project area.

b. Site Description:

A legal and physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.

c. Site Improvements:

Location, grades, widths and types of improvements proposed for all streets.

d. Public Improvements:

An overall plan describing proposed provisions for storm drainage, sewage disposal, water supply, park facilities, and such other improvements as may be required by the Director of Public Works.

e. Land Use/Site Plan:

The applicant shall submit a site plan indicating the following information:

- o building location
- o setbacks
- o parking areas
- o points of ingress and egress
- o pedestrian walks
- o fences and walls
- o areas of street improvements
- o a statistical summary of building area, parking spaces provided, and of percentage lot usage.

f. Landscape Plan:

Conceptual landscape plans shall be reviewed by the Planning Commission. The applicant shall submit a complete set of landscape drawings prior to issuance of building permits. the landscape plans shall include:

- o Planting plan drawn to scale showing:
 - (1) location of plant materials, types and sizes.
 - (2) location of existing trees indicating whether they are to be removed or retained.
 - (3) landscape grading and drainage.
- o Irrigation plan drawn to scale showing equipment type, location and pipe sizing.
- o A plant materials palette indicating all plant materials being used and compatibility with streetscape and entry statement plant materials.

g. Grading Plan:

A conceptual grading plan shall be submitted with the application for a tentative tract map. The applicant shall submit a grading plan for remedial and developmental grading including cross-sections describing existing topography and proposed finished grades, and proposed drainage, prior to issuance of the Grading and Building permits.

h. Architecture Elevations and Drawings:

The applicant shall submit a complete set of building and structure elevations including:

- o Elevations of all building sides and other structures on site such as fences, walls, signs, etc. Elevations shall show:
 - (1) heights
 - (2) materials
 - (3) color palette
 - (4) finishes
 - (5) sign locations, sizes
- o Floor plans indicating floor areas and usage
- o Decks and patios
- o Roof plan
- o Amenities Plan reflecting all amenities as provided for within the Specific Plan.

H. ADMINISTRATION

The Chapter of Administration covers the review of the individual planning unit, as well as the requirements for making changes or additions to the Specific Plan itself. The following is a Table of Contents that outlines the chapter:

1. Zoning/Land Use Districts
2. Approval Time Limits
3. Determination of Uses
4. Conditional Uses
5. Variances
6. Adjustments
7. Appeals
8. Development Agreements
9. Enforcement
10. Amendments/Modifications

1. ZONING/LAND USE DISTRICTS

Land use designations shall be applied to planning units upon adoption of the Specific Plan District regulation, as contained in Chapter IV, and shall maintain the regulatory powers of zoning.

2. APPROVAL TIME LIMITS

Notwithstanding conditions of approval to the contrary, approvals granted for Planning Area Site Plans shall be valid for a period of two years from the date of final approval. If construction of the project does not commence within this period, and proceed with satisfactory progress thereafter, the approval shall terminate and resubmittal, review and approval shall be required. The Commission may grant one extension not to exceed one year.

3. DETERMINATION OF USES

Application for determination of similar uses shall be made, in writing, to the Director of Planning and shall include a detailed description of the proposed use and such other information as may be required by the Director, to facilitate the determination.

4. CONDITIONAL USES

Conditional Uses shall follow the procedure as outlined in Chapter 33 of the Fontana Zoning Ordinance.

5. VARIANCES

Variances from the terms of this specific plan shall be permitted through the Variance Procedure as outlined in Chapter 33 of the Fontana Zoning Ordinance.

6. ADJUSTMENTS

a. Hearing Responsibility

1. Applications for modifications and adjustment solely to the following regulations shall be heard and determined by the Director of Planning:

- a. Building site area;
- b. Building site width;

- c. Building height;
- d. Building site coverage;
- e. Building setbacks;
- f. Site development standards;
- g. Garage location and access;
- h. Location of detached accessory uses and structures;
- i. Off-street parking regulations

2. Any modification or adjustment to the terms or requirements of this ordinance shall not affect more than 10% of the lots in the Planning Area, and shall allow the following:

- a. A decrease of not more than ten percent (10%) of the required building site area or width.
- b. A decrease of not more than twenty percent (20%) of the required width of a side yard.
- c. A decrease of not more than thirty-five percent (35%) of the required rear yard.
- d. A decrease of not more than twenty-five percent (25%) of the distance required between the front property line and the building line.
- e. An increase in the permitted height of a fence or wall used as a fence, the total height not to exceed six feet.
- f. An increase of not more than ten percent (10%) of the permitted projection of steps, stairways, landings, eaves, overhangs, masonry chimneys, and fireplaces into any required front, rear or side yard between buildings.

3. All other variance, adjustment, and modification applications shall be heard and a determination shall be made by the Planning Commission.

b. Action of the Director of Planning

The Director may grant an adjustment as the adjustment was applied for or in modified form, or the application may be denied. An adjustment may be granted for a limited time period, or may be granted subject to conditions.

c. Action of the Planning Commission

The Commission may grant a variance as the variance was applied for or in modified form, or the application may be denied. A variance may be granted for a limited time period, or may be granted subject to conditions as the Commission may prescribe.

7. APPEALS

1. Appeal of Decision of Planning Commission

Where this ordinance provides for appeal to the City Council of a decision of the Planning Commission, the appeal shall be made within ten (10) days of the date of the decision by filing a letter of appeal with the Director. The appeal shall state in writing the reasons for the appeal. Within thirty (30) days of receipt of the appeal, the Director shall transmit to the City Clerk the letter of appeal and copies of the application and all other papers and documents constituting the record upon which the Planning Commission made its decision. (Appeals of any decision by the Director of Planning shall be made to the Planning Commission.)

2. Fee

An appeal shall be accompanied by a fee established by resolution of the City Council to cover the cost of processing the appeal. An appeal by an individual member of the City Council shall not be subject to the payment of a fee.

3. City Council Action on Appeal

The City Council shall hold at least one public hearing on a decision of the Planning Commission or Director of Planning which has been appealed, other than an adjustment decision for which the City Council may consider without holding a public hearing. A public hearing shall be held within fifty (50) days of the appeal and the time and place of the hearing shall be set by notice given as prescribed in this section.

The Council may affirm, reverse or modify a decision of the Planning Commission or Director of Planning. The decision of the City Council shall be final.

4. Standing to Appeal

Any person who owns property within three hundred feet (300') of the exterior boundaries of the subject property, the applicant, or a member of the City Council may appeal the determination of the Planning Commission or Director of Planning.

8. DEVELOPMENT AGREEMENTS

The State of California has authorized execution of a "Development Agreement" between a city and a potential developer. In general, this agreement assures the developer that the plan, as adopted, will be followed in the future. State law provides that no later action on the part of the city can change this recorded agreement, which is adopted as an ordinance. Development Agreements as defined by State Law may be utilized as an implementation element of this implementation plan.

9. ENFORCEMENT

1. Enforcement, Legal Procedure, Penalties

- a. It shall be the duty of the Zoning Enforcement Officer to enforce the provisions of this ordinance pertaining to the use of land, the erection, construction, reconstruction, moving, conversion, alteration, or addition to any building or structure.
- b. It shall be the duty of the Health Department of San Bernardino County to enforce the provisions of this ordinance pertaining to the maintenance and use of property, structures and buildings so far as matters of health are concerned.
- c. It shall be the duty of the City of Fontana and of all officers of the City otherwise charged with the enforcement of the law to enforce this ordinance and all the provisions of the same.
- d. Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or any conditional use permit, variance or adjustment granted hereunder, shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars (\$500), or by imprisonment in the county jail of San Bernardino County for a term not exceeding six (6) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

- e. Any building or structure set up, erected, built, moved or maintained and/or any use of property contrary to the provisions of this ordinance and/or any conditions attached to the granting of any conditional use permit adjustment or variance pursuant hereto shall be declared to be unlawful and a public nuisance and the duly constituted authorities of the City of Fontana shall, upon order of the City Council, immediately commence action or actions, proceedings or proceedings for the abatement, removal and enjoyment thereof, in the manner provided by law, and shall take such other steps and shall apply to such court or courts, as may have jurisdiction to grant such relief as will abate and remove such building, structure or use of any property contrary to the provisions of this ordinance.
- f. Failure to abide by and faithfully comply with any and all conditions that may be attached to the granting of any conditional use permit, adjustment or variance pursuant to the provisions of this ordinance shall constitute grounds for the revocation of the conditional use permit, adjustment or variance by the City Council. All remedies provided for herein shall be cumulative and not exclusive.

10. AMENDMENTS/MODIFICATIONS

1. Amendment Procedures

- 1. The City Council may amend, supplement, or change the regulations and districts herein or subsequently established after recommendation thereupon by the Planning Commission and after public hearings as required by law. An amendment, supplement or change may be initiated by the City Council, by the Planning Commission or by petition of the owners of the subject property.
- 2. Whenever the owner of any land desires a reclassification of his property or a change of the land use district or regulations pertaining to his property, and after he has complied with prefilng requirements, if any, applicable to his proposal, the landowner or his duly authorized agent shall present his written request to the Planning Commission. The letter, setting forth the request and any related

facts, circumstances or information, shall be filed with the Director of Planning together with the fee established by resolution of the City Council payable to the City of Fontana. The Planning Commission shall hear the request and shall take such action as it deems necessary in order to proceed with any studies, surveys, or investigations of hearings as may be required by law. Within fifteen (15) days after the hearing, the written recommendation of the Planning Commission together with findings or other matters as may be related to the request shall be transmitted to the City Council.

3. In the case of action by the Planning Commission on a landowner's request recommending against the adoption of a reclassification of property or change of the land use district or regulations pertaining to a request the City Council shall take no further action thereon unless the owner of the land or his duly authorized agent or any member of the City Council shall request a hearing by filing a written request with the Director of Planning within ten (10) days after the recommendations of the Planning Commission have been transmitted to the City Council. Failure to file such a written request within ten (10) calendar days shall result in termination of the case.
4. The City Council, after receipt of the report recommending approval of the application or the written request for hearing shall hold at least one public hearing and shall thereafter proceed to act on the report and recommendation as provided by the California Planning and Zoning Law (California Government Code, Section 65854 et seq.).
5. When it is found necessary for the preservation of the health, safety and general welfare of the public, the orderly development of the City of Fontana, and the implementation of the general plan, the City Council or Planning Commission may require as a condition precedent to a change of zone, the dedication of property or the installation of facilities either on-site or off-site as may be deemed necessary to protect the public investment and to make the affected

properties suitable for the uses permitted by the amendment, supplement or change in regulations or district. The facilities or matters so required shall be completed or reasonable guarantees acceptable to the City shall be provided for their completion prior to the adoption of any such amendment, supplement or change in regulations or district.

6. Changes made per this section shall not abrogate established General Plan or Specific Plan density thresholds or regulations deemed necessary to the effectuation of the goals and policies of the General Plan or the Specific Plan.
7. The following changes to the Specific Plan may be approved by the Director of Planning without amending the Plan:
 - a. The transfer of dwelling units from one area of the Plan to another area if the following findings are made:
 1. The transfer meets the design and land use concepts of the Specific Plan.
 2. The transfer shall not raise any single family density area by more than 10 percent above the stated density.
 3. Such transfers are recorded against subject properties as approved by the Director.
 - b. 1. The addition of new information to the Specific Plan maps or text that does not change the effect of any concepts or regulations.
 2. Changes to the community infrastructures such as drainage systems, water, and sewer systems, which do not have the effect of increasing or decreasing capacity in the Specific Plan area nor change the concepts in the Specific Plan area nor change the concepts of the Plan.

- c. The required front yard landscaping may be waived until six months after a building final is received, if the landscaping requirements present a hardship for the development of one parcel by the owner (an owner/occupies dwelling).

b. Notice and Hearings

The Planning Commissions and City Council shall hold a public hearing on the proposed adoption or amendment of the Specific Plan. Notice of the hearing shall be published in a newspaper having general circulation within the affected area, not less than 10 days prior to said hearing. All affected property owners and those within 300' of the proposed Specific Plan amendment shall be noticed by mail, prior to the hearing date. Any hearing may be continued, as deemed appropriate and necessary by the Planning Commission and City Council.

c. Findings and Conditions; Use Of

In order for a Specific Plan amendment to be approved or conditionally approved, the Planning Commission and the City Council shall make all appropriate findings concurrent with any amendment/approval. Such findings shall include, but not be limited to:

- 1. Substantial compliance with the following objectives:
 - a. Ensure development consistent with the General Plan and integral elements.
 - b. Maintain maximum development flexibility while insuring quality.
 - c. Ensure development that does not exceed the City's ability to provide essential urban services.
 - d. Maintain well-articulated land use and circulation relationships through sound planning application.
 - e. Facilitate the provision and appropriate location of community facilities, services and utilities.

- f. Ensure aesthetic and quality control through adequate consideration of design in the development review process.
- g. Ensure suitable consideration and protection of the community's natural environment during the development review process.
- h. Provide assurance to developers that innovative and unique land development techniques will be given reasonable consideration for approval.
- i. Ensure that plans developed under this section will be implemented in a timely manner.
- j. Ensure that the urban form and character envisioned at the time of approval is attained upon development.

2. Consistency with Fontana's General Plan goals, objectives and policies.
3. Findings required per CEQA or CEG.

The Planning Commission and City Council may establish conditions to assure that the proposed Specific Plan is consistent with the provisions of State Law and the intent and purposes of the General Plan.

d. Effective Date

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

Specific Plan amendments adopted by Resolution shall take effect immediately upon City Council approval.

APPENDIX I

City of Fontana
Planning Department

INITIAL STUDY FORM
(Environmental Checklist)

FILING DATE: 12-13-1983 DISCRETIONARY ACTION BY: ERO DATE: 1-11-1984

APPLICANT: YOUNG AND PRAISLER DEVELOPMENT CORP.

ADDRESS: 3001 Redhill Ave., Building VI. Suite 104

Costa Mesa, CA 92626

PHONE NUMBER: (714) 549-8386 DATE REVIEWED:

CASE NO. Specific Plan #9 LOG NUMBER 702

PROJECT: Northgate Specific Plan

PROJECT LOCATION: North of Foothill Blvd., South of Miller Ave., between Citrus & Oleander Avenues

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. <u>Soils and Geology.</u> Will the proposal Result in:	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Unstable ground conditions or in changes in geologic relationships?	—	—	X
b. Disruptions, displacements, com- paction or burial of the soil?	—	—	X
c. Change in topography or ground surface contour intervals?	—	—	X
d. The destruction, covering or modification of any unique geologic or physical features?	—	—	X
e. Any potential increase in wind or water erosion of soils, affecting either on or off site conditions?	—	—	X
f. Changes in erosion siltation, or deposition?	—	—	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	X
h. An increase in the rate of extraction and/or use of any mineral resource?	—	—	X
2. <u>Hydrology</u> . Will the proposal result in:			
a. Changes in currents, or the course of direction of flowing streams, rivers or ephemeral stream channels?	—	—	X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	X	—	—
c. Alterations to the course of flow of flood waters?	—	—	X
d. Change in the amount of surface water in any body of water?	—	—	X
e. Discharge into surface waters, or any alteration of surface water quality?	—	—	X
f. Alteration of groundwater characteristics?	—	—	X
g. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interference with an aquifer? Quality? Quantity?	—	—	X X
h. The reduction in the amount of water otherwise available for public water supplies?	—	—	X
i. Exposure of people or property to water related hazards such as flooding or seiches?	—	—	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
j. Significant changes in the temperature, flow, or chemical content of surface thermal springs?	—	—	X
3. <u>Air Quality</u> . Will the proposal result in:			
a. Constant or periodic air emissions from mobile or indirect sources? Stationary sources?	—	—	X X
b. Deterioration of ambient air quality and/or interference with the attainment of applicable air quality standards?	—	—	X
c. Alteration of local or regional climatic conditions, affecting air movement, moisture of temperature?	—	—	X
4. <u>Biota</u> .			
<u>Flora</u> . Will the proposal result in:			
a. Change in the characteristics of species, including diversity, distribution, or number of any species of plants?	—	—	X
b. Reduction of the numbers of any unique, rare or endangered species of plants?	—	—	X
c. Introduction of new or disruptive species of plants into an area?	—	—	X
d. Reduction in the potential for agricultural production?	—	—	X
<u>Fauna</u> . Will the proposal result in:			
a. Change in the characteristics of species, including diversity, distribution, or numbers of any species of animals?	—	—	X
b. Reduction of the numbers of any unique, rare or endangered species of animals?	—	—	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
c. Introduction of new or disruptive species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	X
d. Deterioration or removal of existing fish or wildlife habitat?	—	—	X
5. <u>Population</u> . Will the proposal result in:			
a. Will the proposal alter the location, distribution, density, diversity, or growth rate of the human population of an area?	X	—	—
b. Will the proposal affect existing housing, or create a demand for additional housing?	—	—	X
6. <u>Socio-Economic Factors</u> . Will the proposal result in:			
a. Change in local or regional socio-economic characteristics, including economic or commercial diversity, tax rate, and property values?	X	—	—
b. Will the project costs be equitably distributed among project beneficiaries i.e., buyers, tax payers or project users?	—	X	—
7. <u>Land Use and Planning Considerations</u> . Will the proposal result in:	(No impact)		
a. A substantial alteration of the present or planned land use of an area?	—	—	X
b. A conflict with any designations, objectives, policies, or adopted plans of any governmental entities?	—	—	X
c. An impact upon the quality or quantity of existing consumptive or non-consumptive recreational opportunities?	X	—	—
8. <u>Transportation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	—	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Effects on existing streets, or demand for new street construction?	—	—	X
c. Effects on existing parking facilities, or demand for new parking?	—	—	X
d. Substantial impact upon existing transportation systems?	—	—	X
e. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X
f. Alterations to or effects on present and potential water-borne, rail, mass transit or air traffic?	—	—	X
g. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X

9. Cultural Resources.

a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	—	—	X
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	—	—	X
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	—	—	X

NOTE: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21001 and 21068, Public Resources Code.

10 Health, Safety, and Nuisance Factors.
Will the proposal result in:

a. Creation of any health hazard or potential health hazard?	—	—	X
--	---	---	---

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Exposure of people to potential health hazards?	—	—	X
c. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	X
d. An increase in the number of individuals or species of vector or pathogenic organisms or the exposure of people to such organisms?	—	—	X
e. Increases in existing noise levels?	—	—	X
f. Exposure of people to potentially dangerous noise levels?	—	—	X
g. The creation of objectionable odors?	—	—	X
h. An increase in light or glare?	—	—	X
i. Possible interference with an emergency response plan or an emergency evacuation plan?	—	—	X
11. <u>Aesthetics</u> . Will the proposal result in:			
a. The obstruction of degradation of any scenic vista or view?	—	—	X
b. The creation of an aesthetically offensive site?	—	—	X
c. A conflict with the objective of designated or potential scenic corridors?	—	—	X
12. <u>Utilities and Public Services</u> . Will the proposal result in impacts on the following:			
a. Electric power?	—	—	X
b. Natural gas or packaged gas?	—	—	X
c. Communications systems?	—	—	X
d. Water supply?	—	—	X

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
e. Wastewater facilities?	—	—	X
f. Flood control structures?	—	—	X
g. Solid waste facilities?	—	—	X
h. Fire protection?	—	—	X
i. Police protection?	—	—	X
j. Schools?	—	—	X
k. Parks or other recreational facilities?	—	X	—
l. Maintenance of public facilities, including roads and flood control facilities?	—	—	X
m. Other governmental services?	—	—	X
13. <u>Energy and Scarce Resources.</u> Will the proposal result in:			
a. Use of substantial or excessive fuel or energy?	—	—	X
b. Substantial increase in demand upon existing sources of energy?	—	—	X
c. An increase in the demand for development of new sources of energy?	—	—	X
d. An increase or perpetuation of the consumption of non-renewable forms of energy, when feasible renewable sources of energy are available?	—	—	X
e. Substantial depletion of any nonrenewable or scarce natural resources?	—	—	X
14. <u>Mandatory Findings of Significance.</u>			
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or			

YES MAYBE NO

wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

(b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

(c) Does the project have impacts which are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects.)

1. DISCUSSION OF ENVIRONMENTAL EVALUATION
(i.e., of affirmative answers to the above questions.)
See page 10.

1. DETERMINATION. (To be completed by the Lead Agency.)

On the basis of this initial evaluation:

The Environmental Review Officer finds that although the proposed project could have a significant effect on the environment, as determined by the Initial Study, there will not be a significant effect in this case if the mitigation measures identified in the Initial Study are incorporated in the project. If the mitigation measures are not incorporated in the project, the Negative Declaration is void, and the project shall be returned to the Environmental Analysis Division for further environmental review. A NEGATIVE DECLARATION WILL BE PREPARED.

MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date January 11, 1984


(Signature)

CITY OF FONTANA
(For)

Northgate Specific Plan/Environmental Review Log #102

DISCUSSION OF ENVIRONMENTAL EVALUATION

Item 2b: Development of property within the Specific Plan will increase the storm run-off and decrease the absorption rate. In addition to payment of storm drainage acreage fees, satisfactory disposition of run-off may be accomplished by either proper development phasing or a requirement to provide temporary on-site retention basins. This impact will be addressed on a case by case basis for each development application.

Item 5a: This project proposes to concentrate densities by permitting smaller lot sizes (minimum lot size of 4,000 sq. ft.) than the surrounding R-1 zone (7,200 sq. ft. minimum lot size). Over the entire project, the proposed density conforms to the adopted General Plan.

Item 6a: Property owners in R-1 zones surrounding the Specific Plan have expressed concern for the effect on their property values from smaller lot sizes within the Specific Plan. The public hearings before the Planning Commission and City Council will provide an opportunity to substantiate this claim and resolve the issue.

Item 6b and 12k: The Specific Plan proposes the dedication and improvement of a public park. The costs associated with dedication, improvement and maintenance shall be allocated in a manner equitable and agreeable to all property owners affected. The Parks and Recreation Department shall coordinate the preparation of agreements and accounts for this purpose to be adopted by the City Council.

Item 7c and 12k: The Specific Plan will provide park facilities where R-1 development would not. This is a beneficial impact.

ARTHUR L. HUSBANDS
PLANNING CONSULTANT
25882 AMAPOLAS STREET
LOMA LINDA, CALIFORNIA 92354

(714) 796-8998

October 18, 1984



Staff agencies consulted during the review of the
North Gate Specific Plan:

City of Fontana

Administration	Nathan Simon Jack Ratelle
Planning	Terry Draper Ed Gallagher Laurie Lawhorn
Police	Chris Gibson
Parks	Gil Meachem
Public Works	Bob Schoenborn Bob Porter
Building & Safety	Loren Rohde
School District	Carl Coleman
Fire District	Jim Rogers

LEGAL DESCRIPTION
FOR
NORTHGATE SPECIFIC PLAN

Farm Lots 638, 639, 646 and 647, according to Map showing
Subdivision of Lands Belonging to the Semi-Tropic Land and Water Company,
in the City of Fontana, County of San Bernardino, State of California,
as per map recorded in Book 11 of Maps, page 12, in the office of the
County Recorder of said county.

CHAPTER V

ENVIRONMENTAL DOCUMENTATION

A. INTRODUCTION AND SUMMARY

In December 1981, an integrated General Plan and Master EIR were adopted by the Fontana City Council. This master EIR adequately covered the general environmental setting of the City and subsequently this project area, the significant environmental impacts upon buildout of the General Plan, and alternatives and mitigation measures related to each significant effect. (MEIR 80-2 is available for review at Fontana City Hall.)

The 1983 adopted CEQA Guidelines allows tiering of an EIR from an earlier project, if such projects are essentially the same in terms of environmental impact.

The lead agency has proposed to use the General Plan EIR 80-2, as the EIR for the Northgate Specific Plan. Public review is required. The lead agency shall prepare responses to comments received during this review period.

EIR 80-2 is being used as part of the initial study to document a finding that this later project will not have a significant effect. In this situation a negative declaration is allowed, hence, a tiered negative declaration is prepared.

B. MITIGATED NEGATIVE DECLARATION WITH EXPANDED INITIAL STUDY

The following item numbers were marked 'maybe' or 'yes' on the initial study: 5a., 5b., 6a., 6b., 7c., 8b., 8g., 12j., 12k. These items are covered, in detail, below.

5. Population:

5a. Building of the Northgate Specific Plan area will result in an alteration of the existing location, distribution and density of the human population of the area. It will also affect the existing housing. The Northgate area is predominantly vacant. There are 38 scattered single-family homes in Northgate.

5b. The net effect of this proposal will actually result in less housing units being constructed under the current general plan. The general plan would permit 562 housing units and this proposal will result in 350 units at buildout.

6. Socio-Economic Factors:

6a. Building of the Northgate Specific Plan project will cause a change in the local economic characteristics of the subject area.

6b. The construction of quality housing units will tend to increase property values. The establishment of commercial areas in an area previously void of such areas will increase tax revenues and provide residents with local shopping opportunities. These changes are believed to be beneficial to future residents of the Northgate Specific Plan project and the City as a whole.

7. Land Use and Planning Considerations:

7c. The proposal will result in an increased demand for recreational opportunities. This increased demand will be offset by the development of a neighborhood park within the project site which will meet the recreational needs of project residents.

8. Transportation:

8b. The proposal will result in additional vehicular traffic in the subject area. It is anticipated that the full improvement of the street circulation system will be adequate to accommodate vehicular traffic volumes.

8g. As with any increase in vehicular traffic the potential for accidents is greater. However, proportionately the traffic to accident ratio should not increase above the current ratio.

12. Utilities and Public Services:

12j. Schools: The project will result in an increased demand for school facilities. Currently, the Fontana Unified School District is charging an impaction fee per housing unit. This fee is intended to mitigate increased demand for school facilities.

12k. See response to 7c.

SOUTHRIDGE VILLAGE SPECIFIC PLAN AMENDMENTS

AMENDMENT #	DATE	PAGE #	DESCRIPTION OF AMENDMENT
1	12/6/83 2/21/84	1-32 33-46	ORD. 766 - New Development Regulations ORD. 773 - New Assignment Procedures

2	6/5/84	47-58	ORD. 778 - Eight Plan Unit Area Changes of Density + El Contento Ave. (Canyon Crest)

3	6/5/84	59-68	ORD. 779 - Five Plan Unit Area Changes of Density

4	1/22/85 2/19/85	69-124 125-142	ORD. 793 - Adds Total List of All Plan Unit Areas - Changes Two Plan Unit Areas (#8 & 19) And Many Concept Changes + Wall Guidelines + Trails Wall Guidelines Concept Change

5	12/3/85	RES.85-232	Changes Woodhaven Equest- rian Trail from 35 feet to 33 feet

6	2/4/86		ORD. 831 - 6a Change Plan Unit 1 & 7 ORD. 830 - 6b Transfer 11 du's from #1 to #7 - 6c Automatic Density Transfer

7	12/17/85		- Reduction of Neighborhood Commercial #18 from 8 acres to 3 acres

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>Net Acreage</u>	<u>P.U.A. Density Net</u>	<u># of Units Approved Date (Proposed)</u>
80	Utility Easement	4.5	4.5	SCE	0
81	Utility Easement	3.6	3.6	SCE	0
82	CBMWD	9.2	8.5	CBMWD	0
83	CBMWD	7.6	6.8	CBMWD	0
84	Open Space	61.1	61.1	0.5	0
85	Open Space	14.6	14.6	0.5	0
<u>Phase III</u>					
86	Buffer	10.2	8.6	B	0
	Single-Family Overlay			5.5	(47)
87	Duplex	18.2	16.0	8.0	124
88	Duplex	13.8	11.0	8.0	88(88)
89	Commercial	13.9	10.9	N.C.	0
89A	Single-Family Overlay			8.0	(88)
90	Single-Family	13.7	12.0	8.0	92(96)
91	Duplex	15.7	12.2	8.0	95
92	Patio Home	30.1	25.3	6.0	130(152)
94	Flood Control	2.0	1.9	SBCFCD	0
95	Flood Control	4.5	4.4	SBCFCD	0
96	Flood Control	5.7	5.7	SBCFCD	0
97	Utility Easement	13.8	13.5	SCE	0
97A	Utility Easement	4.7	4.0	SCE	0
98	Park	12.5	12.5	N.P.	0
99	Utility Easement	6.6	6.3	SCE	0
100	Utility Easement	19.9	19.4	SCE	0
101	Utility Easement	17.1	16.9	SCE	0
102	Duplex	20.0	18.5	8.0	140(148)
103	Park	15.9	15.3	C.P.	0
104	Park	9.7	9.0	N.P.	0
105	Duplex	20.9	19.0	8.0	143
106	Open Space	69.2	68.2	0.5	0
107	Regional Park	319.6	319.2	R.P.	0
108	Open Space	114.0	111.4	0.5	0
109	Open Space	155.4	155.4	0.5	0
110	Duplex	15.1	13.4	8.0	106
111	Elementary School	6.6	6.0	E	0
111A	Joint Use	4.3	4.0	E/NP	0
112	Duplex	23.4	22.0	8.0	166(176)
113	Single-Family	13.2	12.8	8.0	99(102)
114	Duplex	14.0	13.5	8.0	113
115	Duplex	11.4	11.4	8.0	94
116	Buffer	5.5	5.0	B	0
	Single-Family Overlay			3.75	(19)
116A	Buffer	16.8	15.0	B	0
	Single-Family Overlay			5.5	(83)
117	Duplex	18.9	16.3	8.0	(131)
118	Single-Family	12.0	11.4	8.0	(91)
119	Elementary School	6.4	6.0	E	0
119A	Joint Use	4.6	4.0	E/NP	0

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>Net Acreage</u>	<u>P.U.A. Density</u>	<u># of Units Approved to Date (Proposed)</u>
				<u>Net</u>	
42	Elementary School	6.3	6.0	E	0
43	Duplex	12.3	10.6	8.0	86
44	Duplex	11.8	10.3	8.0	80
45	Jr. High School	20.0	19.0	J.H.	0
46	Duplex	20.7	18.0	8.0	148
47	Duplex	14.4	12.5	8.0	101
48	Carriage Home	10.7	9.0	25.0	250
49	Carriage Home	14.4	13.1	25.0	296
50	Carriage Home	8.2	7.2	25.0	56
51	Duplex	18.2	15.0	8.0	106
52	Commercial-SRC	4.8		SRC	0
53	Commercial-SRC	5.0		SRC	0
54	Commercial-SRC	21.5		SRC	0
55	Park	3.5	2.0	C.P.	0
56	Park	11.3	9.6	C.P.	0
57	Park	15.7	12.7	C.P.	0
58	Townhomes	11.4	10.2	12.0	82
59	Elementary School	6.4	5.5	E	0
60	Duplex	17.6	15.2	8.0	121
61	Patio Home	40.0	39.9	4.5	190
62	Open Space	9.7	9.7	0.5	0
63	Duplex	15.1	13.7	8.0	117
64	Patio Home	25.0	24.0	6.0	139
65	Patio Home	42.6	41.5	6.0	213
66	Quarry	71.8	68.5	Q	0
66A	Single-Family Overlay		24.5	3.75	(92)
66B	Mini Storage		16.1	M.S.	0
66C	Open Space		28.9	0.5	0
67	Open Space	69.1	68.2	0.5	0
68	CBMWD	29.9	27.6	CBMWD	0
69	CBMWD	17.2	15.7	CBMWD	0
70	Buffer	6.3	5.0	B	0
	Single-Family Overlay			3.75	(19)
71	Buffer	3.8	3.8	B	0
	Single-Family Overlay			3.75	(14)
72	Southern Pacific	3.6	2.5	SPRR	0
	Single-Family Overlay			5.5	(14)
73	Flood Control	7.4	7.4	SBCFCD	0
74	Utility Easement	9.4	9.4	SCE	0
75	Southern Pacific	2.3	2.1	SPRR	0
75A	Single-Family Overlay		.7	5.5	(4)
75B	Automobile Service Center		.7	ASC	0
75C	Utility Easement		.7	SCE	0
76	Buffer	6.6	6.3	B	0
	Single-Family Overlay			5.5	(35)
77	Buffer	6.5	4.7	B	0
77A	Single-Family Overlay		2.3	5.5	(13)
77B	Automobile Service Center		2.4	ASC	0
78	Buffer	5.3	5.0	B	0
	Single-Family Overlay			5.5	(28)
79	Utility Easement		(INCLUDED IN #74)	SCE	0

SOUTHRIDGE VILLAGE STATISTICAL SUMMARY

<u>Planning Area</u>	<u>S.P. District Designation</u>	<u>Gross Acreage</u>	<u>Gross Acreage</u>	<u>P.U.A. Density</u>	<u># of Units Approved to Date (Proposed)</u>
<u>PHASE I & II</u>					
1	Single Family	21.6	18.1	6.0	117
2	Patio Home	19.8	16.5	6.0	116
3	Duplex	20.7	16.9	8.0	134
4	Townhomes	20.7	17.1	12.0	208
5	Carriage Homes	4.1	3.5	25.0	25
6	Carriage Homes	12.6	11.9	25.0	86
7	Single-Family	14.9	14.5	6.0	98
8	Elementary School	6.2	6.0	E	0
9	Park	6.2	6.0	N.P.	0
10	Single-Family	10.1	9.1	4.5	45
11	Patio Home	9.5	9.0	6.0	58
12	Elementary School	6.3	6.0	E	0
13	Park	8.8	8.0	N.P.	0
14	Single-Family	39.5	38.4	4.5	183
15	Patio Home	32.5	29.0	6.0	174
16	Duplex	17.1	16.2	8.0	120
17	Duplex	15.5	13.7	8.0	114
18	Commercial	3.8	3.0	N.C.	0
19	Patio Home	31.2	27.7	6.0	174
20	Patio Home	31.6	29.1	6.0	188
21	Duplex	17.0	16.1	8.0	137
22	Garden Home	14.4	11.8	18.0	(259)
23	Garden Home	7.4	6.6	18.0	(133)
24	Single-Family	16.0	13.2	3.0	(48)
25	Single-Family	5.8	5.1	3.0	17
26	Single-Family	40.0		1.1	44
27	Single-Family	44.0		1.1	49
28	Single-Family	20.0		0.8	11
29	Utility Easement	6.9		SCE	0
30	Single-Family	14.0		1.1	17
31	Utility Easement	0.8		SCE	0
32	Utility Easement	3.9		SCE	0
33	Utility Easement	6.7		SCE	0
34	Utility Easement	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easement	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easement	7.0		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8.0	201
41	Park	4.0	3.4	N.P.	0