

## 3.1 Regional Context

Situated within an area containing a mixture of developed properties and undeveloped natural areas, The Arboretum is a substantial component of the remaining development context of northern Fontana. The Arboretum Specific Plan area is located adjacent to established residential neighborhoods in northern Fontana, eastern Rancho Cucamonga, and western Rialto. Undeveloped hills and single-family residential properties characterize the majority of surrounding land uses. Northwest of the Specific Plan area are the foothills of the San Gabriel Mountains and to the northeast lie the foothills of the San Bernardino Mountains—both major landforms in northern Fontana as well as Southern California. The Lytle Creek Wash is another major geographical feature northeast of the project area.

## 3.2 Local Context

Figure 3.2, *Local Vicinity*, shows the property boundaries of the Arboretum community and the local vicinity. The property encompasses approximately 531.3 gross acres bounded on the northwest by a utility easement corridor, on the east by Sierra Avenue, on the south by Casa Grande Avenue, on the west by Citrus Avenue, and on the north by Grapeland Street.

## 3.3 Existing Circulation and Site Accessibility

Access to individual development areas within The Arboretum Specific Plan area will be made possible predominantly from existing roads, including Citrus Avenue, Sierra Avenue, Duncan Canyon Road and Casa Grande Avenue, and the completion of new internal local roads. Grapeland Street also runs to the northwest of the project area.



Views of the existing project area

## 3.4 Surrounding Land Uses and Development

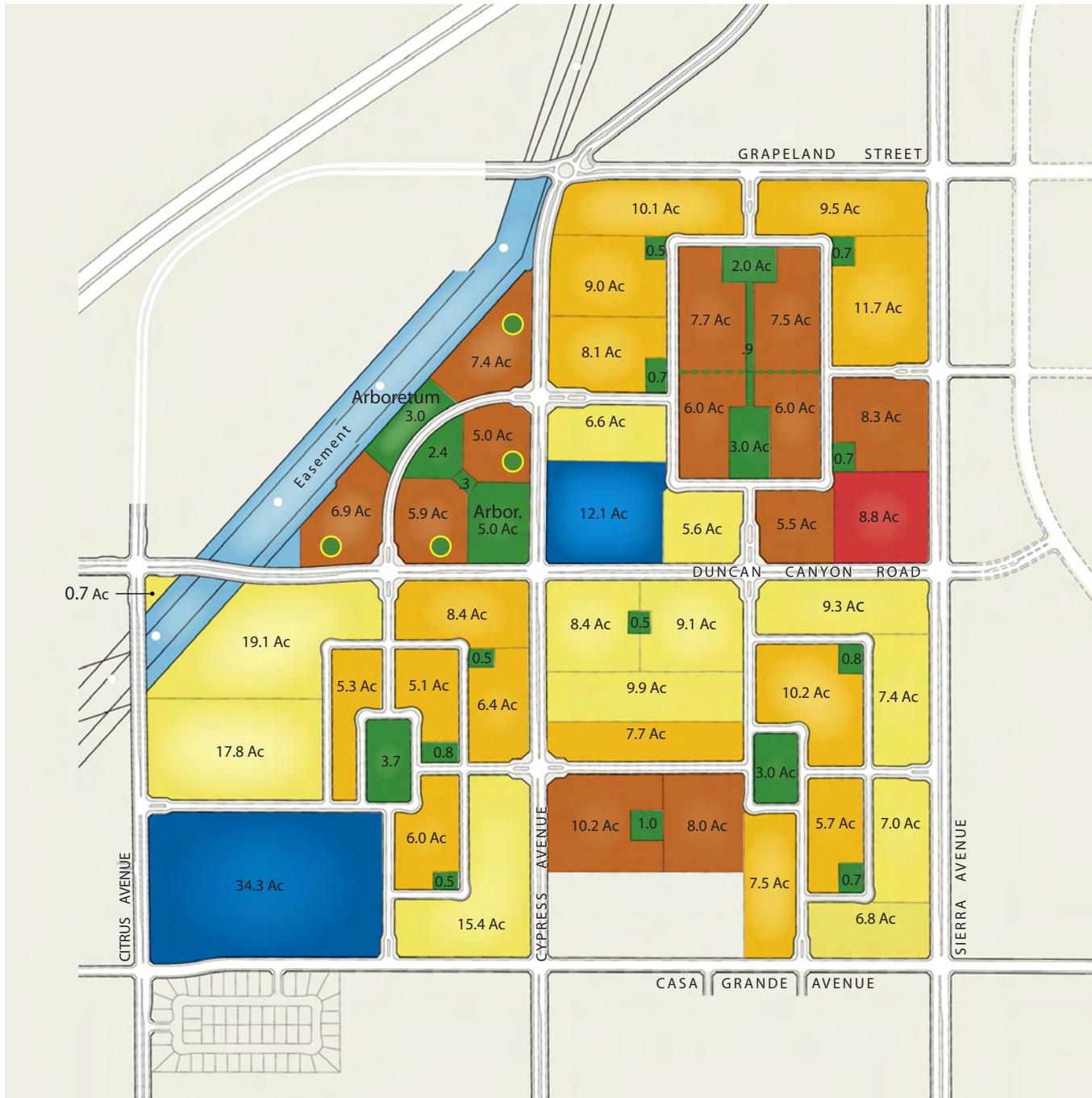
The foothills of the San Gabriel and San Bernardino Mountains provide a striking natural backdrop to the north and east of the Arboretum site. Surrounding residential properties are characterized primarily by single-family detached homes. Other uses surrounding The Arboretum include a water reservoir tank located southwest of the project site near the intersection of Citrus Avenue and Summit Avenue, and two utility corridors, one gas and one electric, forming the northwestern border of the project area. An existing Southern California Gas facility is situated within the project area northeast of the intersection of Duncan Canyon Road and Citrus Avenue.

### 3.4.1 Nearby Specific Plans

Several specific plans are located near the Arboretum Specific Plan area, as shown on Figure 3.2, *Local Vicinity*. The Ventana at Duncan Canyon Specific Plan is located directly to the west of the Arboretum Specific Plan project area and is approximately 103 acres. The Ventana project provides for the development of a mixed-use community with 842 residential condominium units and approximately 387,500 square feet of retail commercial uses. In addition, 187,000 square feet of business park, corporate office, hotel, restaurant, and research and development uses are proposed along the northwestern boundary of the site, north of Duncan Canyon Road. The Citrus Heights North Specific Plan (now called Shady Trails) is located

**TABLE 4.1 OVERALL STATISTICAL ANALYSIS**

LAND USE	ACREAGE	DENSITY RANGE	MAX. UNITS
<b>RESIDENTIAL</b>			
R-MF 3.0–8.0	122.4	3.0–8.0	581
R-MF 8.1–16.0	110.7	8.0–16.0	1246
R-MF 16.1–24.0	84.4	16.0–24.0	1699
<b>NON-RESIDENTIAL</b>			
Elementary School (Resort)	12.1	–	–
Elementary/Middle School (Meadows)	34.3	–	–
Neighborhood Parks	7.4	–	–
Community Parks	12.6	–	–
The Arboretum Park	10.7	–	–
Commercial Activity Center	8.8	–	–
Collector Streets	49.7	–	–
<b>Subtotal</b>	<b>1 3 5 . 6</b>	–	–
<b>TOTAL ADJ. GROSS</b>	<b>4 5 3 . 1</b>	<b>7 . 8</b>	<b>3 , 5 2 6</b>
<b>OTHER</b>			
Perimeter Streets	47.0	–	–
Utility Easement	31.2	–	–
<b>Subtotal</b>	<b>7 8 . 2</b>	–	–
<b>TOTAL GROSS</b>	<b>5 3 1 . 3</b>	–	<b>3 , 5 2 6</b>



## OVERALL LAND USE PLAN

FIGURE 4.2

### LEGEND

- R-MF (Residential Multi-Family)  
3.0–8.0 du/ac
- R-MF (Residential Multi-Family)  
8.0–16.0 du/ac
- R-MF (Residential Multi-Family)  
16.0–24.0 du/ac
- Activity Center
- School
- Park
- East-West Paseo<sup>1</sup>
- Private 0.3-acre Neighborhood Park<sup>2</sup>

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

Note 2: See Chapter 5 for further information regarding the 0.3-acre neighborhood parks located within the Arboretum Village.

