City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2026-024

Tuesday, July 21, 2026
6:00 PM

Steelworkers' Auditorium

Planning Commission

Joe Armendarez, Chair
Ricardo Quintana, Vice Chair
Torrie Lozano, Secretary
Dylan Keetle, Commissioner
Gilbert Roldan, Commissioner

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Steelworkers' Auditorium 8437 Sierra Avenue, Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Steelworker's Auditorium is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

The City provides automated live translation services during City Council meetings. To request additional language assistance, please contact the City Clerk's Office at (909) 350-7602. La Ciudad ofrece servicios automatizados de traducción en vivo durante las reuniones del Concejo Municipal. Para solicitar asistencia adicional en otros idiomas, comuníquese con la Oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Steelworker's Auditorium. All bags are subject to search. Face masks are prohibited in the Steelworker's Auditorium, but clear masks will be provided upon request to accommodate individuals with medical needs, en

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form

listed below. There will be no separate discussion on these items prior to the time Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of June 16, 2026.

CC-A Approval of Minutes of June 16, 2026. **26-1155**

Attachments: Draft Planning Commission Minutes of June 16, 2026

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

To comment on Public Hearing Items, you may submit comments via e-mail at planning@fontanaca.gov. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

(a) hearing opened

(b) written communication

(c) council/staff comments

(d) applicant comments

(e) oral - favor

(f) oral - opposition

(g) hearing closed

PH-A Master Case No. (MCN) 25-0064: Tentative Tract Map No. 25-0007 (TTM No. 20852), and Design Review (DRP) No. 25-0029, a request to subdivide 3.75 acres into 26 parcels and two (2) lettered lots for residential development including a density bonus for 2 affordable residences, and a request for site and architectural approval for construction of 26 detached residential units and associated site improvements and an Affordable Housing Density Bonus Agreement together with related covenants, conditions & Restrictions providing for a minimum of two affordable units in accordance with the state density bonus law, on approximately 3.75 acres located at 7844 Alder Avenue, identified as Assessor Parcel Numbers 0190-301-12, -21, -37, -40, -41 and -42, pursuant to a Categorical Exemption in accordance with CEQA Guidelines **26-1153**

Section 15332.

RECOMMENDATION:
Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-____; and,

1. Determine that the Project is categorically exempt pursuant to Section 15332 (Class 32, Infill Development), and Section 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption;

2. Approve Tentative Tract No. 25-0007 (TTM No. 20852);

3. Approve Design Review (DRP) No. 25-0029;

4. Recommend approval to the City Council for the associated "Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions, and Restrictions".

APPLICANT:
Monte Vista Homes
P.O. Box 9559
Alta Loma, CA 91701

LOCATION:
The project site is located at 7844 Alder Avenue (APNs: 0190-301-12, -21, -37, -40, -41 and -42).

PROJECT PLANNER:
Moises Lomeli, Assistant Planner

Attachments: Attachment No. 1 Vicinity Map
Attachment No. 2 Project Plans
Attachment No. 3 PC Resolution
Attachment No. 4 Notice of Exemption
Attachment No. 5 Public Hearing Notice

PH-B **Master Case No. (MCN) 25-0071: Tentative Tract Map No. 26-0005 (TTM No. 20856), and Design Review No. 25-0031 - A Tentative Tract Map request to establish eight (8) condominiums and a Design Review request for site and architectural approval for the construction of an eight unit multi-family development and associated site improvements** **26-1159**

for property located at 8202 Wheeler Avenue and identified as Assessor Parcel Number 0192-021-07, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

RECOMMENDATION:
Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-_____, and

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption; and,

2. Approve Tentative Tract Map No. 26-0005 (TTM No. 20865); and,

3. Approve Design Review (DRP) No. 25-0031

APPLICANT:
Allard Engineering
16866 Seville Avenue
Fontana, CA 92335

LOCATION:
The project site is located at 8202 Wheeler Avenue, (APN: 0192-021-07)

PROJECT PLANNER:
Moises Lomeli, Assistant Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - PC Resolution, Findings and Conditions of Approval
Attachment No. 4 - Notice of Exemption
Attachment No. 5 - Public Hearing Notice

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. **26-1156**

An update of future City Council agenda items for August 4, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for July 28, 2026 and August 11, 2026 for the Planning Commission's information.

Attachments: Upcoming Items CC Memo
Upcoming Items PC Memo

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, August 4, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

File #: 26-1155
Agenda #: CC-A

Agenda Date: 7/21/2026
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of June 16, 2026.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of June 16, 2026. The draft minutes are attached to this report for the Planning Commission to review and approval.

MOTION:
Approve staff recommendation.

City of Fontana

Planning Commission

Minutes

Joseph Armendarez, Chair
Ricardo Quintana, Vice Chair
Torrie Lozano, Secretary
Gilbert Roldan, Commissioner
Dylan Keetle, Commissioner

Tuesday, June 16, 2026 6:00 P.M. Grover W. Taylor Council Chambers

Vice Chair Quintana opened the meeting at 6:02 p.m., followed by a brief recess. The meeting was reconvened at 6:18 p.m.

SPECIAL PRESENTATION:

A. Special Presentation:

Mayor Warren administered the oath of office to newly appointed Planning Commissioner Gilbert Roldan.

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 16, 2026. Vice Chair Quintana called the meeting to order at 6:24 p.m.

Present: Vice Chair Quintana, Secretary Lozano and Commissioner Roldan

Absent: Chair Armendarez and Commissioner Keetle

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Victor Arias, the Pledge of Allegiance was led by Secretary Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of June 2, 2026.

ACTION: A Motion was made by Secretary Lozano and seconded by Commissioner Roldan and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Vice Chair Quintana, Secretary Lozano and Commissioner Roldan

Absent: Chair Armendarez and Commissioner Keetle

Abstain: None

PH-A Master Case No. (MCN) 26-0004; Specific Plan Amendment (SPA) No. 26-0001; Conditional Use Permit (CUP) No. 26-0001; Conditional Use Permit (CUP) No. 26-0002; Conditional Use Permit (CUP) No. 26-0003; Conditional Use Permit (CUP) No. 26-0011 and Design Review (DR) No. 26-0002: a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses, a request to establish a gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store, a request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store, and a request for site and architectural review of a commercial shopping center, on an 11.55 acre parcel, located at APN: 1107-262-07, and -65, pursuant to an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400).

Vice Chair Quintana opened the Public Hearing.

No written correspondence was received.

Alexia Barberena, Associate Planner, presented the staff report and noted a memorandum which included modifications to condition of approval 27 for Design Review 26-0002. Associate Planner Barberena also indicated a request from the applicant requesting the removal of Conditions No. 65 and 70. Staff is not in support of removing Conditions No. 65 and 70 as the raised landscaped median is required per the Specific Plan and any changes to the planned median will first require approval of a Specific Plan Amendment.

The applicant, Andrew Wennerstrom, representing The Previti Group, acknowledged that he had read and understood all Conditions of Approval and indicated that he did not agree with two of the conditions.

Vice Chair Quintana asked the applicant to identify the conditions with which he disagreed. The applicant stated that he did not agree with Traffic Conditions Nos. 65 and 70.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-023 , and forward a recommendation to the City Council to:

1. **Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and direct staff to file a Notice of Determination; and;**

2. **Adopt an Ordinance approving Specific Plan Amendment (SPA) No. 26-0001, and,**

3. **Adopt a Resolution approving Conditional Use Permit (CUP) No. 26-0001, Conditional Use Permit (CUP) No. 26-0002, Conditional Use Permit (CUP) No. 26-0003, Conditional Use Permit (CUP) No. 26-0011, and Design Review (DR) No. 26-0002.**

ACTION: Motion was made by Secretary Lozano and seconded by Commissioner Roldan and passed by a vote of 3-0 to approve Public Hearing Item "A"; Adopt Resolution No. PC 2026-023, with a recommendation to amend Condition 27 and retain Conditions of Approval 65 and 70.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Lozano and Commissioner Roldan
NOES: None; ABSTAIN: None; ABSENT: Chair Armendarez and Commissioner Keetle.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director Patricia Nevins welcomed newly appointed Commissioner Roldan and expressed her excitement at having him join the commission.

COMMISSION COMMENTS:

A. Public Communication Commission Comments:

Secretary Lozano expressed appreciation to the Planning Department and staff for their ongoing support, guidance, and presentations, and formally welcomed Commissioner Gilbert Roldan to the Planning Commission, noting enthusiasm for his contributions and participation.

Commissioner Roldan thanked the Mayor and City Council for their nomination and appointment, expressed appreciation for their confidence in his abilities, and affirmed his commitment to actively serving the Commission and fulfilling the responsibilities of the position.

Vice Chair Quintana thanked staff for their presentation and acknowledged their continued work in supporting the Commission. He also congratulated Commissioner Roldan on his appointment and expressed confidence that he will make valuable contributions to the Commission.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 6:41 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 7, 2026, at 6:00 p.m. in the Steelworkers' Auditorium at 8437 Sierra Avenue, Fontana, California.

_____
Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 21ST DAY OF JULY 2026.

_____
Joseph Armendarez
Chair

File #: 26-1153
Agenda #: PH-A

Agenda Date: 7/21/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 25-0064: Tentative Tract Map No. 25-0007 (TTM No. 20852), and Design Review (DRP) No. 25-0029, a request to subdivide 3.75 acres into 26 parcels and two (2) lettered lots for residential development including a density bonus for 2 affordable residences, and a request for site and architectural approval for construction of 26 detached residential units and associated site improvements and an Affordable Housing Density Bonus Agreement together with related covenants, conditions & Restrictions providing for a minimum of two affordable units in accordance with the state density bonus law, on approximately 3.75 acres located at 7844 Alder Avenue, identified as Assessor Parcel Numbers 0190-301-12, -21, -37, -40, -41 and -42, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

RECOMMENDATION:
Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026- , and

1. Determine that the Project is categorically exempt pursuant to Section 15332 (Class 32, Infill Development), and Section 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption;

2. Approve Tentative Tract No. 25-0007 (TTM No. 20852)

3. Approve Design Review (DRP) No. 25-0029

4. Recommend approval to the City Council for the associated “Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions, and Restrictions”.

APPLICANT:
Monte Vista Homes
P.O. Box 9559
Alta Loma, CA 91701

LOCATION:
The project site is located at 7844 Alder Avenue (APNs: 0190-301-12, -21, -37, -40, -41 and -42).

REQUEST:
Tentative Tract Map No. 25-0007 (TTM No. 20852); A request to subdivide 3.75 acres into twenty-six (26) parcels and two (2) letter lots for residential development.

Design Review No. 25-0029; A request for site and architectural review and approval for the construction of 26 new residential units, including two (2) affordable residences, and associated site improvements and Affordable Housing Density Bonus Agreement on approximately 3.75 acres.

PROJECT PLANNER:
Moises Lomeli, Assistant Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Single Family Residential (R-SF)	Single Family (R-1)	Vacant
North:	Single Family Residential (R-SF)	Single Family (R-1)	Residential uses
South:	Single Family Residential (R-SF)	Single Family (R-1)	Residential uses
East:	Single Family Residential (R-SF)	Single Family (R-1)	Residential uses
West:	Single Family Residential (R-SF)	Single Family (R-1)	Residential uses

PROJECT DESCRIPTION:

A. Site Area: Approximately 3.75 acres

B. Density:
- Max: 5 units per acre
- Proposed: 6.9 units per acre

C. Parking:
- Required: 52 spaces
- Proposed: 69 spaces

D. Landscaping:
- Required: 24,502 square feet (15 percent)
- Proposed: 21,733 square feet (13.3 percent)

ANALYSIS:

The applicant is requesting that the Planning Commission review and approve Tentative Tract Map No. 25-0007 (TTM 20852), a request to subdivide 3.75 acres into twenty-six (26) parcels for

residential development and approve Design Review No. 25-0029, to develop 26 single-family two-story detached units and associated site improvements on approximately 3.75 total acres.

As part of this project, the applicant is proposing two (2) affordable units per the State's Density Bonus Law (California Government Code Sections 65915 - 65918), which under this Law, would allow the applicant to increase the density of the project area by 32.5%. Currently, the Zoning Code would allow development at five (5) units per acre, which would allow 19 single-family units on the site. The applicant intends to utilize the California State Density Bonus Law that would allow an additional 7 units for a total of 26 single-family units. The Density Bonus Law prohibits local jurisdiction from enforcing Zoning Requirements that would prevent this density from being reached such as lot size square footage minimums, lot size dimension minimums, required amount of landscaping and building setback minimum requirements. The applicant is also allowed to select incentives; for this project, the applicant is selecting relief from the provision of block walls between the lots and is instead using vinyl fencing. Block walls are being used for areas adjacent to the common areas such as the driveway and roadway areas. Additionally, the applicant is selecting relief from providing side-by-side garage parking and instead utilizing a combination of tandem garage parking and side-by-side garage parking. Furthermore, the applicant has requested the following waivers: a reduction in the minimum lot size, reduction in the average lot size, reduction in the lot width and depth, to exceed the minimum lot coverage, reduction of front and side setback requirements, reduction of the minimum required landscape, mechanical equipment screening, and reduction of patio setbacks.

Tentative Tract Map No. 25-0007 (TTM No. 20852)

The applicant is requesting a tentative tract map to subdivide six approximately 3.75 acres into twenty-six (26) parcels for residential development and two (2) lettered lots for open space and amenities that will be maintained by the homeowners' association.

Design Review No. 25-0029

The applicant proposes two styles of architecture: Spanish and Ranch. The architectural features of the buildings will include an exterior color scheme of white/neutral earth tone, with brown and rust accents. The architectural styles include smooth stucco exterior, decorative wrought iron elements, decorative pot shelves, exterior light fixtures, concrete roof tiles, and vinyl windows.

The proposed residential units include four plans with a mix of three and four bedrooms, ranging in size from 1,567 square feet for the four-bedroom, 2.5 bath units, to 1,778 square feet for the three-bedroom + den (optional 4th bedroom), 2.5 bath units.

The variations to the building's faces, varying roof lines and building heights from 26 to 27 feet high, will make the Project architecturally pleasing. The Project includes associated on and off-site improvements including parking spaces, new landscaping, lighting, curb, gutter, sidewalks, and utilities related to the Project.

The proposal has been designed to be compatible with the surrounding residential uses. The proposed site is physically suitable in size and shape to support the development of the proposed residential development. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed Project. The Project design incorporates safety measures for automobiles and pedestrians in the area.

Amenities/Open Space:

The Project amenities include a lighted recreation area with playground equipment, seating benches and a shade structure with tables. In addition to the proposed amenities, each unit has private open space directly accessible from their private unit.

Grading and Walls:

The project site is vacant, undeveloped and relatively flat. The existing drainage pattern flows from the northwest to the southwest. An underground water catch basin system will be constructed for the Project.

The project plans include a 6-foot-high masonry perimeter wall along the north, south and west sides of the property with the west side wall atop a three-foot retaining wall. There will be a six-foot high wrought iron fence along the eastern side (entry area).

Site Access/Circulation/Parking:

Primary vehicle access to the Project Site will be taken from Alder Avenue through a gated entry. Pedestrian access is provided at the entry as well. The internal circulation has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions:

The proposed Regulatory Agreement would restrict the use of two (2) units (the "Affordable Units") by requiring that they are rented or sold to very low-income households, which is defined as households with income that does not exceed fifty percent (50%) of the Area Median Income for San Bernardino County. The Regulatory Agreement provides that the Affordable Units will be rented for a term of 55 years for an "Affordable Rent," which is defined as not more than thirty percent (30%) of fifty percent (50%) of Area Median Income. The Regulatory Agreement includes obligations for income verification, preparing of a marketing plan, a right of the City to make referrals for the Affordable Units, and other terms related to ensuring the covenants for the Affordable Units.

Environmental:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, Infill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Single Family (R-SF) designation of the General Plan and the Single Family (R-1) Zone District regulations; (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Further, none of the exceptions in CEQA Guidelines section 15300.2 apply to the Project

MOTION:

Approve staff's recommendation.

ATTACHMENTS:
1 - Vicinity Map
2 - Project Plans
3 - Planning Commission Resolution, Findings and Conditions of Approval
4 - Notice of Exemption
5 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: July 21, 2026

CASE: Master Case No. 25-0064
Tentative Tract Map No. 25-0007 (20852)
Design Review No. 25-0029

ATTACHMENT NO. 1

PROJECT SUMMARY

ADDRESS: 7844 ALDER AVENUE
FONTANA, CA. 92336-2702

APN: 0190-301-12-0000
0190-301-21-0000
0190-301-37-0000
0190-301-41-0000
0190-301-42-0000
0190-301-40-0000

PRODUCT: 2 STORY DETACHED HOMES

SITE AREA: 3.75 ACRES (GROSS)
3.70 ACRES(NET) 160,850 S.F.
UNITS: 26 TOTAL PDU'S
2 AFFORDABLE UNITS (UNITS #17 & #18)
DENSITY: 7.02 DU/ACRE

CONST. TYPE: VB
SPRINKLERS: NFPA 13D
OCCUPANCY: CRC R3/U

PLAN SUMMARY

9	PLAN 1A	1,567 S.F. (4 BDRM)
8	PLAN 1B	1,567 S.F. (4 BDRM)
5	PLAN 2A	1,778 S.F. (3 BD+DEN/OPT. 4BD)
4	PLAN 2B	1,778 S.F. (3 BD+DEN/OPT. 4BD)

PARKING PROVIDED

34 GARAGE STALLS (2 CAR-TANDEM)
18 GARAGE STALLS (2 CAR)
17 GUEST OPEN STALLS (INCLUDING 2 ADA)
69 STALLS TOTAL (2.65 ST/DU)

SITE PLAN KEYNOTES:

1. PROPERTY LINE
2. INTERIOR LOT LINE
3. PRIVATE STREET - FIRE LANE
4. CONCRETE SIDEWALK
5. ENTRY GATES - VEHICULAR & PEDESTRIAN
6. STANDARD OPEN PARKING STALL - 9' X 19' (TYP.)
7. ACCESSIBLE PARKING STALL 9' X 19' W/ MIN. 5' LOADING
8. VAN ACCESSIBLE STALL 12' WIDE W/ MIN. 5' LOADING
9. 2 CAR GARAGE PER UNIT PLANS (20' X 20') TYP.
10. 2 CAR TANDEM GARAGE PER UNIT PLANS
11. 2-STORY SINGLE FAMILY DWELLING
12. PRIVATE YARD
13. RECREATION AREA - REFER TO LANDSCAPE PLANS
14. 6' HIGH VINYL PRIVCY FENCE & GATE - REFER TO LANDSCAPE PLANS
15. 6' HIGH MASONRY WALL O/ CIVIL RETAINING WALL - REFER TO LANDSCAPE PLANS
16. AFFORDABLE UNIT LOCATION
17. EXISTING PROPERTY LINE TO BE ADJUSTED BY LLA
18. 6' HIGH MASONRY BLOCK WALL - REFER TO LANDSCAPE PLANS
19. 6' HIGH VINYL PRIVACY FENCE O/ CIVIL RETAINING WALL - REFER TO LANDSCAPE PLANS
20. GROUND MOUNTED AC CONDENSER WITHIN PRIVATE YARD
21. PROPOSED STREET DEDICATION - REFER TO CIVIL PLANS
22. 6' HIGH WROUGHT IRON FENCE
23. PROPOSED STREET LIGHT - REFER TO CIVIL PLANS
24. 35-FOOT WIDE DRIVEWAY APPROACH PER CITY STANDARD PLAN 1001
25. EXISTING SIDEWALK TO BE REMOVED
26. 1-FOOT FULL HEIGHT CURB PER CITY STD. PLAN 1001 REFER TO CIVIL

FONTANA

7844 ALDER - DETACHED HOMES

SITE PLAN

MV RE Holdings, LLC
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 2314-8457

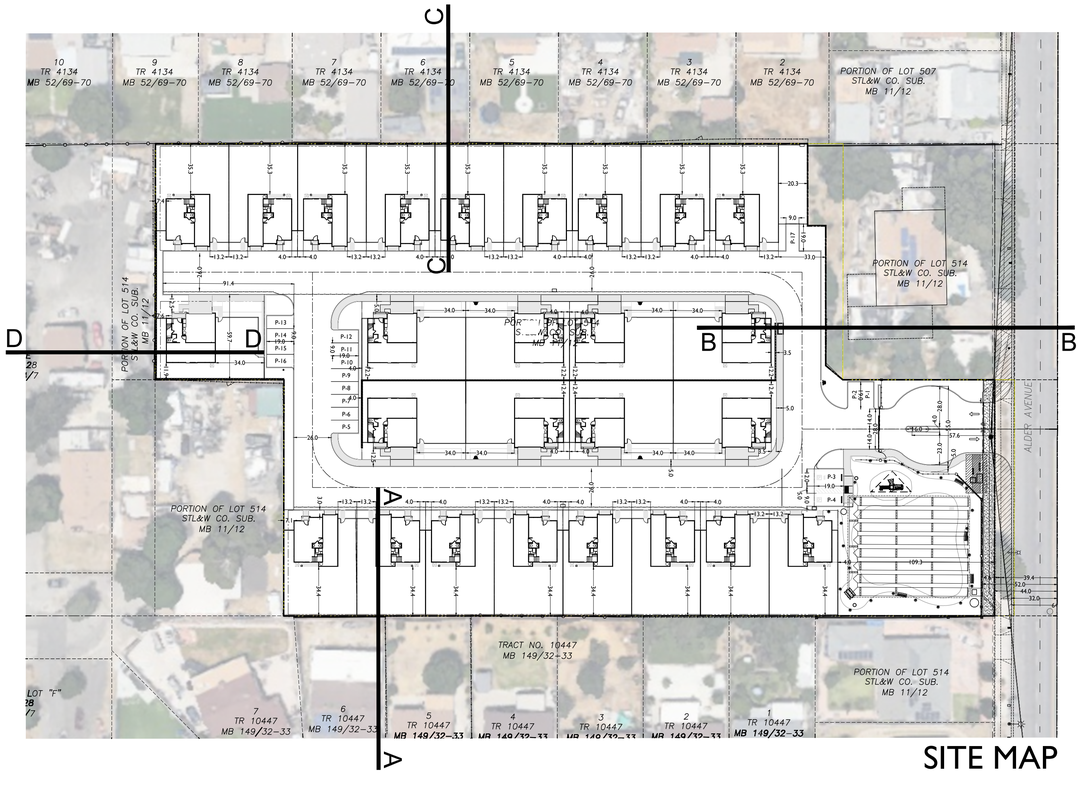
0 30 60 90

JULY 1, 2026

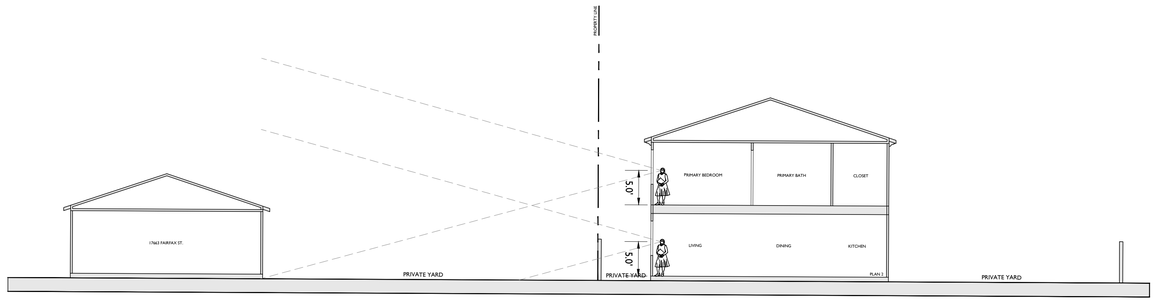
NORTH

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

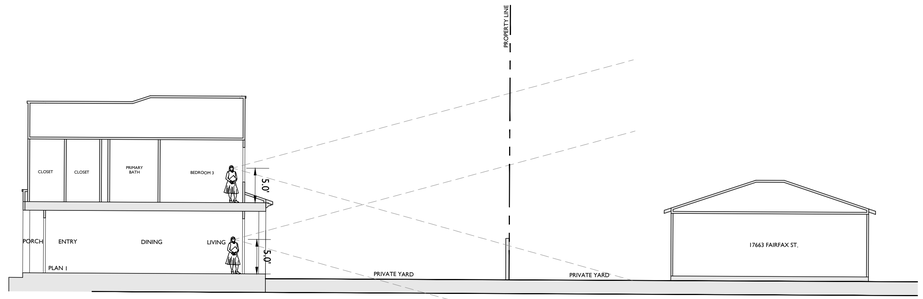
SP



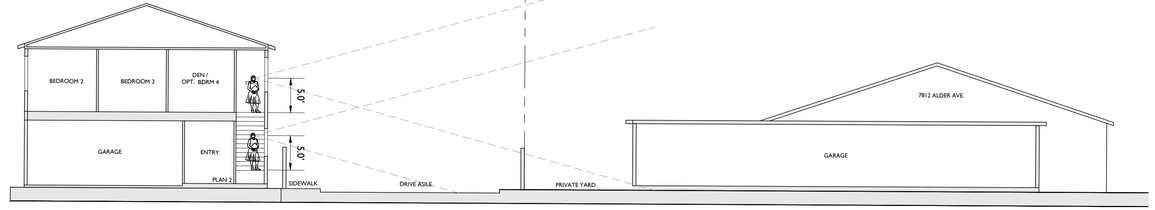
SITE MAP



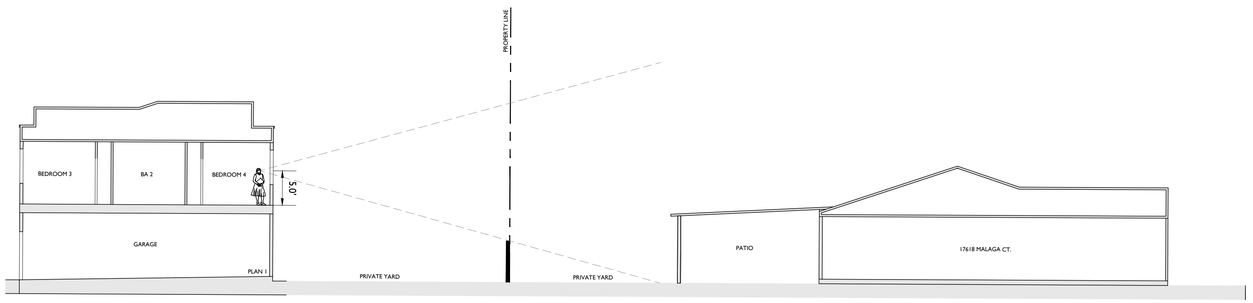
SECTION D



SECTION C



SECTION B



SECTION A

FONTANA

7844 ALDER - DETACHED HOMES

SITE SECTIONS

MV RE Holdings, LLC
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 2314-8457

0 30 60 90

JULY 1, 2026

NORTH

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

SS

PLAN 1B TRADITIONAL RANCH - PERSPECTIVE

PLAN 1A SPANISH - PERSPECTIVE

PLAN 2B TRADITIONAL RANCH - PERSPECTIVE

PLAN 2A SPANISH - PERSPECTIVE

FONTANA

7844 ALDER - DETACHED HOMES

RENDERS / PERSPECTIVES

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(951) 314-8457

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JULY 7, 2026

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Bonsall, CA 92003
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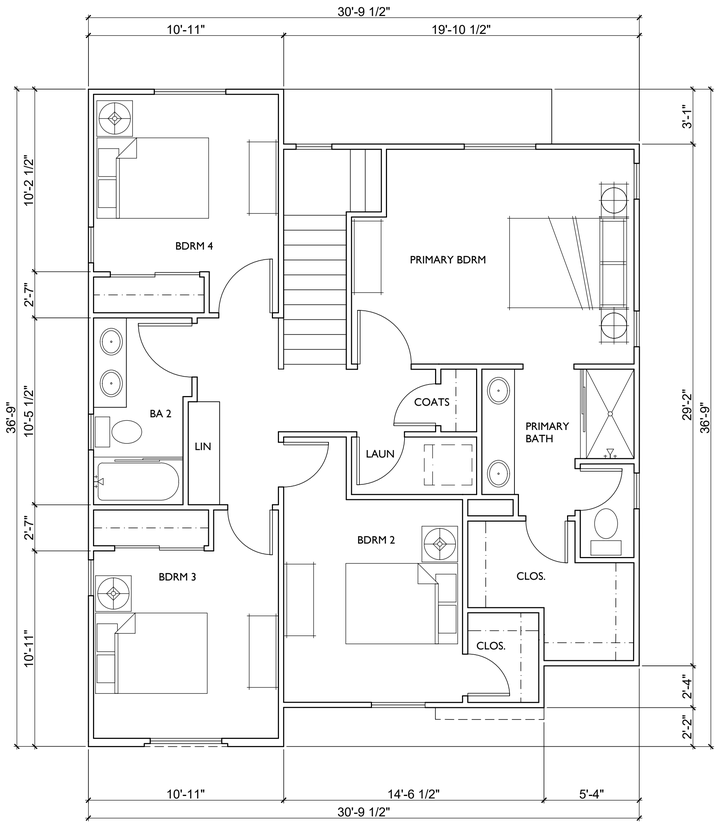
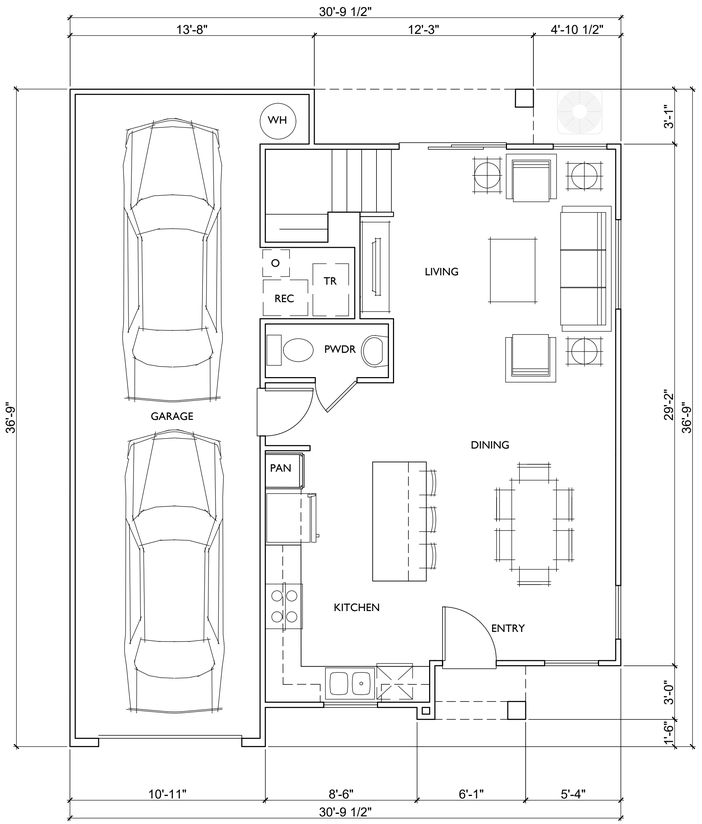
A-1



PLAN 1 - SECOND FLOOR



PLAN 1 - FIRST FLOOR

PLAN 1: 4BD/2.5BA

1ST FLR -	590 S.F.
2ND FLR-	977 S.F.
TOTAL GROSS	1,567 S.F.
GARAGE -	421 S.F.
PORCH -	15 S.F.

FONTANA

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7844 ALDER - DETACHED HOMES

0 4 8 12

JULY 1, 2026

PLAN 1 - FLOOR PLAN

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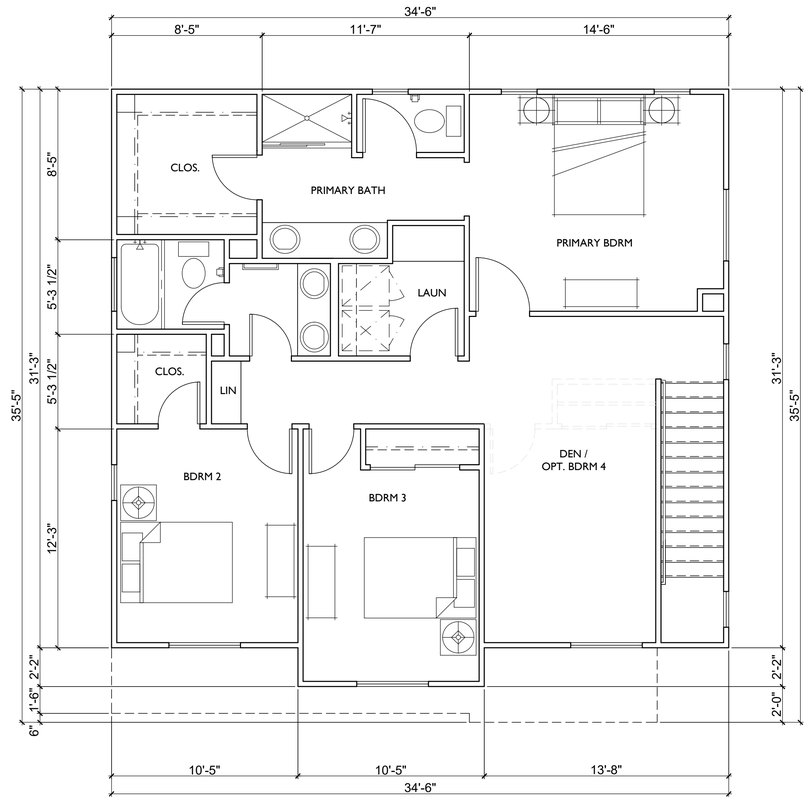
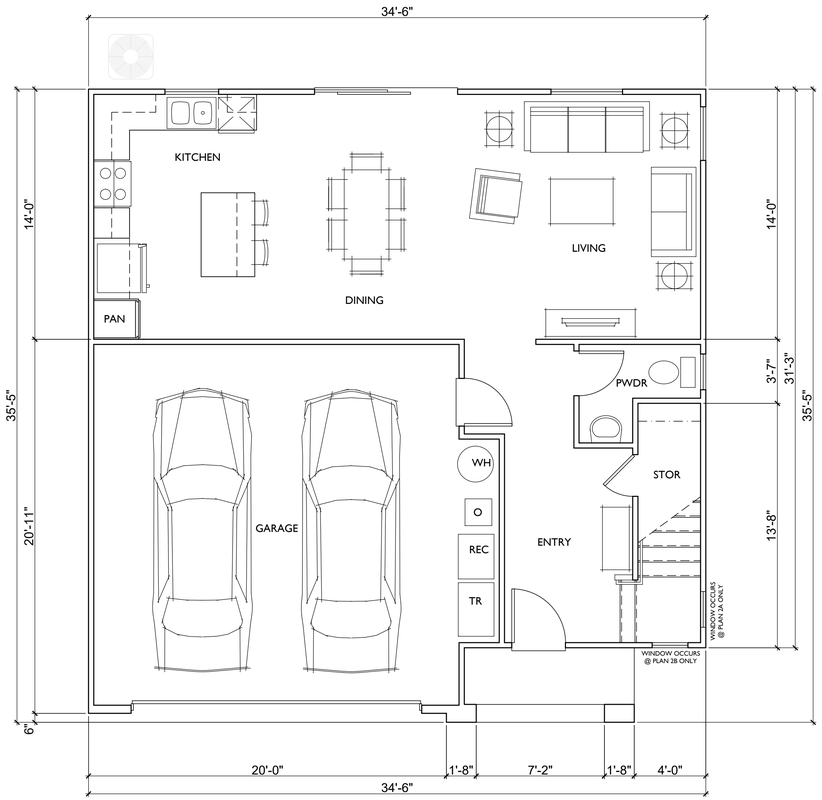
A-2



PLAN 2 - SECOND FLOOR



PLAN 2 - FIRST FLOOR

PLAN 2: 3BD+DEN/2.5BA

1ST FLR -	700 S.F.
2ND FLR-	1078 S.F.
TOTAL GROSS	1,778 S.F.
GARAGE -	454 S.F.
PORCH -	40 S.F.

FONTANA

7844 ALDER - DETACHED HOMES

PLAN 2 - FLOOR PLAN

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Bonsall, CA 92003
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A-3

A ELEVATIONS

8719301-12
EDDINGTON
W: 10" H: 10.875" E: 12.75"
1 – Med A19 75w

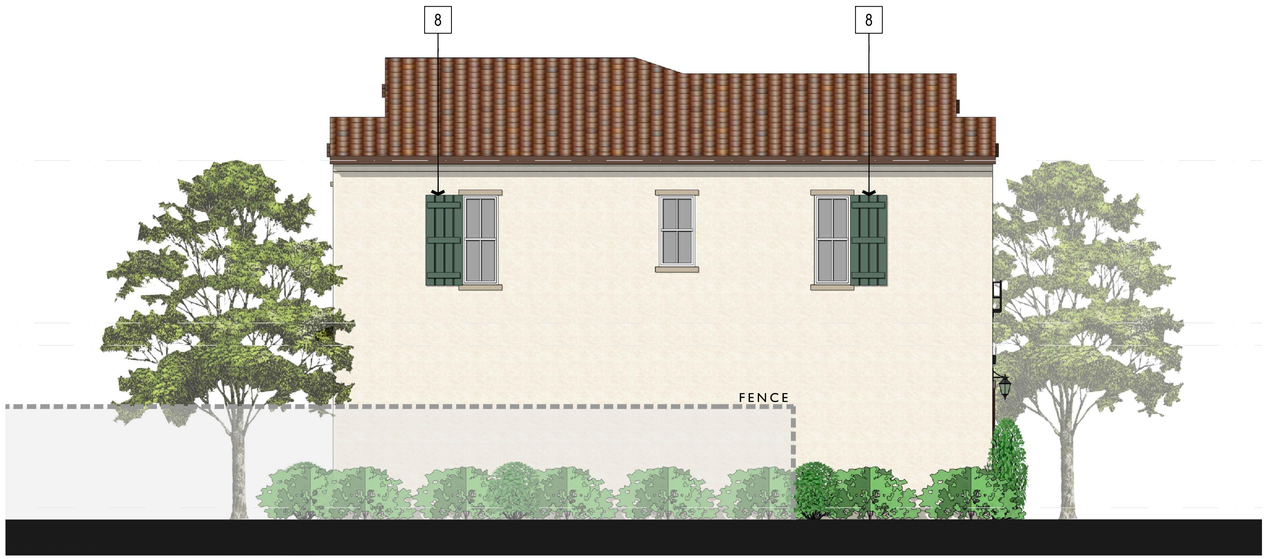
LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'S' TILE
2. EAVE/FASCIA - STUCCO O/ SHAPED FOAM
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. RECESSED VINYL WINDOW
6. DECORATIVE GABLE ACCENT
7. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
8. DECORATIVE SHUTTER
9. DECORATIVE POTSHELF
10. SECTIONAL GARAGE DOOR
11. ADDRESS SIGN LOCATION
12. DECORATIVE METAL GRILLE
13. 6X6 ACCENT TILES

PLAN 1A SPANISH - RIGHT ELEVATION

PLAN 1A SPANISH - REAR ELEVATION



PLAN 1A SPANISH - LEFT ELEVATION

PLAN 1A SPANISH - FRONT ELEVATION

FONTANA

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P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

7844 ALDER - DETACHED HOMES

0 4 8 12

JULY 1, 2026

EXTERIOR ELEVATIONS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

A-4

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'FLAT' TILE
2. EAVE/FASCIA - 2X RESAWN WOOD
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. STUCCO O/ 2X6 E.P.S. FOAM TRIM
6. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
7. DECORATIVE SHUTTER
8. DECORATIVE POTSHELF
9. SECTIONAL GARAGE DOOR
10. ADDRESS SIGN LOCATION

B ELEVATIONS

8752701-12
TOMEK
W: 10.5" H: 18" E: 12.375"
1 – Med A19 75w

LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY

PLAN 1B TRADITIONAL RANCH - RIGHT ELEVATION

PLAN 1B TRADITIONAL RANCH - REAR ELEVATION

PLAN 1B TRADITIONAL RANCH - LEFT ELEVATION

PLAN 1B TRADITIONAL RANCH - FRONT ELEVATION

FONTANA

7844 ALDER - DETACHED HOMES

EXTERIOR ELEVATIONS

MV RE Holdings, LLC
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JULY 1, 2026

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A-5

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'S' TILE
2. EAVE/FASCIA - STUCCO O/ SHAPED FOAM
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. RECESSED VINYL WINDOW
6. DECORATIVE GABLE ACCENT
7. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
8. DECORATIVE SHUTTER
9. DECORATIVE POTSHELF
10. SECTIONAL GARAGE DOOR
11. ADDRESS SIGN LOCATION
12. DECORATIVE METAL GRILLE
13. 6X6 ACCENT TILES

A ELEVATIONS

LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY

PLAN 2A SPANISH - RIGHT ELEVATION

PLAN 2A SPANISH - REAR ELEVATION

PLAN 2A SPANISH - LEFT ELEVATION

PLAN 2A SPANISH - FRONT ELEVATION

FONTANA

7844 ALDER - DETACHED HOMES

EXTERIOR ELEVATIONS

MV RE Holdings, LLC
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ALTA LOMA, CA 91701
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0 4 8 12

JULY 1, 2026

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Bonsall, CA 92003
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A-6

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'FLAT' TILE
2. EAVE/FASCIA - 2X RESAWN WOOD
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. STUCCO O/ 2X6 E.P.S. FOAM TRIM
6. DECORATIVE LIGHT FIXTURE
7. DECORATIVE SHUTTER
8. DECORATIVE POTSHELF
9. SECTIONAL GARAGE DOOR
10. ADDRESS SIGN LOCATION

B ELEVATIONS

8752701-12
TOMEK
W: 10.5" H: 18" E: 12.375"
1 – Med A19 75w

LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY

PLAN 2B TRADITIONAL RANCH - RIGHT ELEVATION

PLAN 2B TRADITIONAL RANCH - REAR ELEVATION

PLAN 2B TRADITIONAL RANCH - LEFT ELEVATION

PLAN 2B TRADITIONAL RANCH - FRONT ELEVATION

FONTANA

7844 ALDER - DETACHED HOMES

EXTERIOR ELEVATIONS

MV RE Holdings, LLC
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

0 4 8 12

JULY 1, 2026

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
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A-7

MONTE VISTA HOMES

Project: ALDER

Fontana, California

EXTERIOR COLOR AND MATERIALS

May 31, 2026
Rev 1 – 06/15/2026

CUNNINGHAM DESIGN STUDIO
ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN
RESIDENTIAL COMMERCIAL HISTORIC

May 31, 2026

MONTE VISTA HOMES
PROJECT: ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME A01 – STYLE: SPANISH – 'A' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete 'S' Tile	3815 RED BLUFF BLEND	EAGLE	1BCCS3182 GARNET BLEND NEWPOINT/WESTLAKE
BIRDSTOP	BLACK	EAGLE	NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams SW7562 ROMAN COLUMN	OMEGA	N/A
TRIM COLOR #1 (applied to): Eaves, Fascia, Garage Door	SW6076 TURKISH COFFEE	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Secondary Doors, Stucco Trim, Wood Trim	SW7534 OUTERBANKS	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW0016 BILLIARD GREEN	SHERWIN WILLIAMS	N/A
WROUGHT IRON	SW6258 TRICORN BLACK	SHERWIN WILLIAMS	N/A
PREFAB PIPES	SW6061 TANBARK	SHERWIN WILLIAMS	N/A
ACCENT TILE	SB-203 B	ROCK MILL	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

NOTE: **MODIFICATIONS TO SPECIFICATIONS TO BE COORDINATED WITH COLOR DESIGNER**
All Colors and Materials are recommendations based solely upon aesthetic value for the exclusive internal use by ABOVE MENTIONED BUILDER/DEVELOPER. Designer shall not be held liable for any errors or product failure on manufacturers or contractor/subcontractors part in the field (i.e. stucco, masonry, paint manufacturers errors, painters, etc.). NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. DESIGNER MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD. **NOTE: ALL PAINT BREAKS TO BE TURNED AT INSIDE CORNERS.**

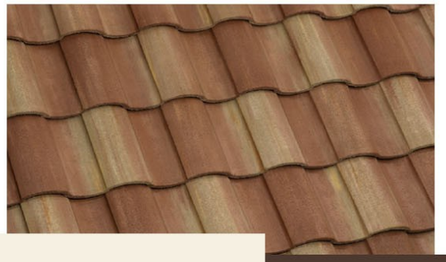
REVISIONS:

Revision No.	Date	Description
1	06/15/26	Color adj. per client comments.

Office: 714.458.5182 e-mail: rcunnin262@msn.com / julie@jcunninghamdesign.com

COLOR SCHEME AO1

ROOFING



FASCIA GARAGE DOOR

TRIM

FRONT DOOR SHUTTERS

WROUGHT IRON

STUCCO COLOR

ACCENT TILE

ALDER
Fontana, California

'A' Elevation - Spanish

MONTE VISTA HOMES

CUNNINGHAM DESIGN STUDIO Office: 714.458.5182 e-mail: julie@jcunninghamdesign.com

CUNNINGHAM DESIGN STUDIO
ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN
RESIDENTIAL COMMERCIAL HISTORIC

May 31, 2026

MONTE VISTA HOMES
PROJECT*: *ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME A02 – STYLE: SPANISH – 'A' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete 'S' Tile	3817 LA SALLE BLEND	EAGLE	1BCCS6330 SALERNO CLAY NEWPOINT/WESTLAKE
BIRDSTOP	BLACK	EAGLE	NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams SW7008 ALABASTER	OMEGA	N/A
TRIM COLOR #1 (applied to): Eaves, Fascia, Garage Door	SW7675 SEALSKIN	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Secondary Doors, Stucco Trim, Wood Trim	SW7030 ANEW GRAY	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW7705 WHEAT PENNY	SHERWIN WILLIAMS	N/A
WROUGHT IRON	SW6258 TRICORN BLACK	SHERWIN WILLIAMS	N/A
PREFAB PIPES	SW6061 TANBARK	SHERWIN WILLIAMS	N/A
ACCENT TILE	SB-204 A	ROCK MILL	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

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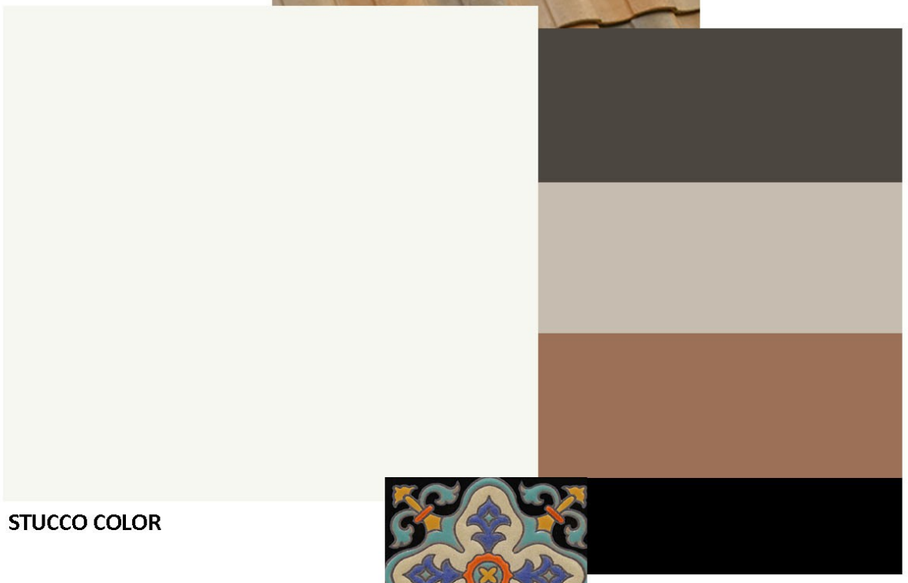
Office: 714.458.5182 e-mail: rcunnin262@msn.com / julie@jcunninghamdesign.com

COLOR SCHEME A02

ROOFING



ACCENT TILE

ALDER
Fontana, California

'A' Elevation - Spanish

MONTE VISTA HOMES

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RESIDENTIAL COMMERCIAL HISTORIC

May 31, 2026

MONTE VISTA HOMES
PROJECT: ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME B01 – STYLE: TRADITIONAL RANCH – 'B' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete Flat Tile	SCB8802 NANTUCKET BLEND	EAGLE	1FECY3181 SMOKEY TOPAZ BLEND NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams [1]SW6080 UTTERLY BEIGE	OMEGA	N/A
TRIM COLOR #1 (applied to): Corbels, Eaves, Fascia, Potshelf, Secondary Doors, Stucco Trim, Wood Trim	SW9180 AGED WHITE	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Garage Door	[1]SW7515 HOMESTEAD BROWN	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW6223 STILL WATER	SHERWIN WILLIAMS	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

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1	06/15/2026	Color adj. per client comments.

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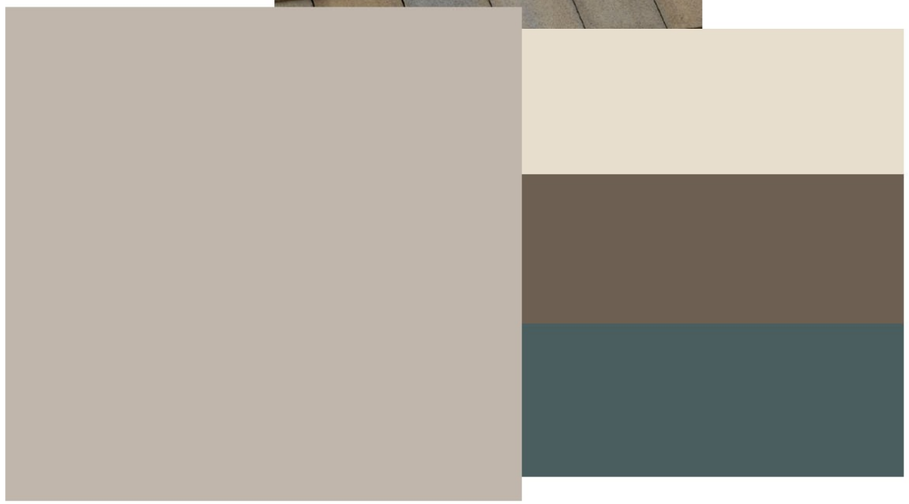
COLOR SCHEME B01

ROOFING



FASCIA TRIM

GARAGE DOOR

FRONT DOOR SHUTTERS

STUCCO COLOR

ALDER
Fontana, California

'B' Elevations - Traditional Ranch

MONTE VISTA HOMES

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CUNNINGHAM DESIGN STUDIO
ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN
RESIDENTIAL COMMERCIAL HISTORIC

May 31, 2026

MONTE VISTA HOMES
PROJECT*: *ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME B02 – STYLE: TRADITIONAL RANCH – 'B' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete Flat Tile	SCB8805 SEATTLE BLEND	EAGLE	1FACS0330 APPALACHIAN BLEND NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams SW7017 DORIAN GRAY	SHERWIN WILLIAMS	N/A
TRIM COLOR #1 (applied to): Eaves, Fascia, Garage Door	SW7048 URBANE BRONZE	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Corbels, Potshelf, Secondary Doors, Stucco Trim, Wood Trim	SW7009 PEARLY WHITE	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW7615 SEA SERPENT	SHERWIN WILLIAMS	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

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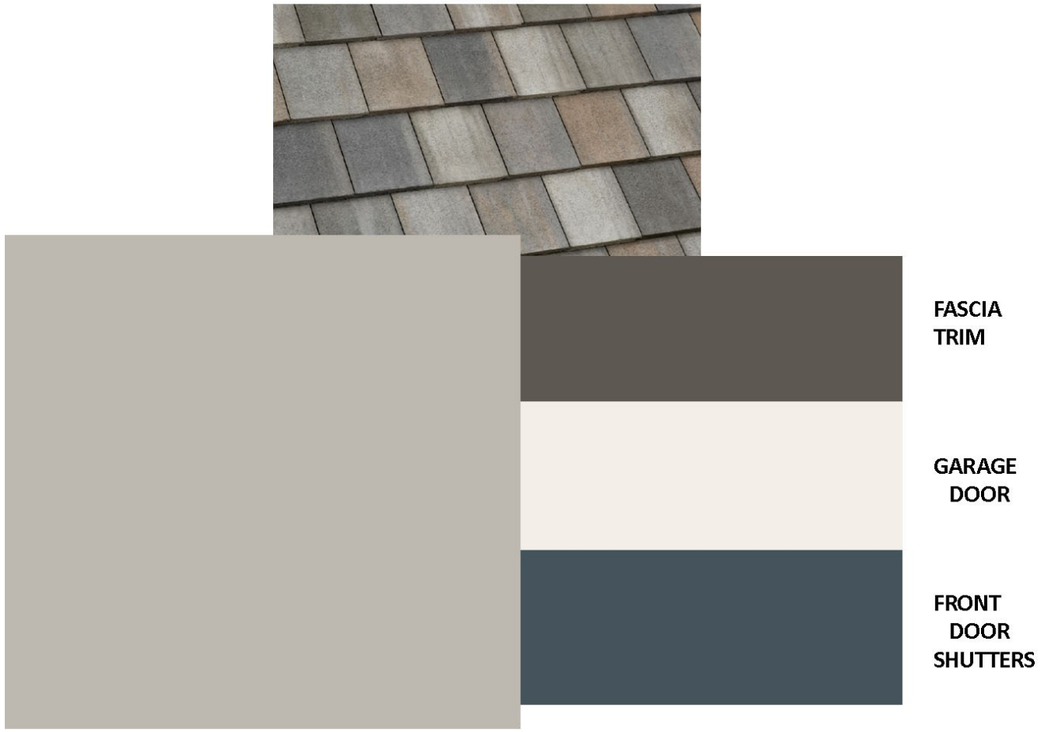
COLOR SCHEME B02

ROOFING



STUCCO COLOR

ALDER
Fontana, California

'B' Elevations - Traditional Ranch

MONTEVISTA HOMES

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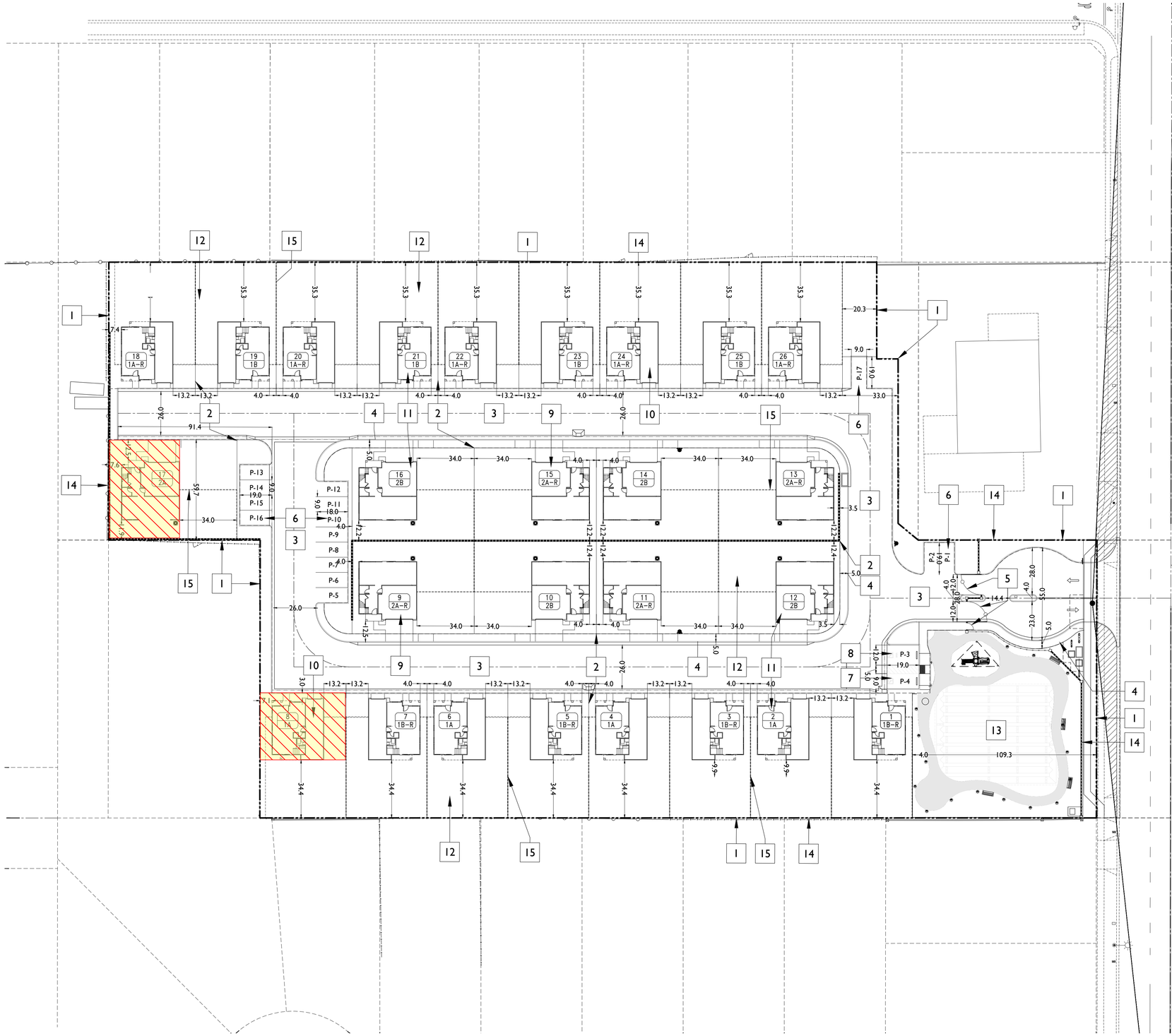


PROJECT SUMMARY

ADDRESS: 7844 ALDER AVENUE
FONTANA, CA. 92336-2702

APN: 0190-301-12-0000
0190-301-21-0000
0190-301-37-0000
0190-301-41-0000
0190-301-42-0000
0190-301-40-0000

PRODUCT: 2 STORY DETACHED HOMES

SITE AREA: 3.75 ACRES (GROSS)
3.70 ACRES(NET) 160,850 S.F.
UNITS: 26 TOTAL PDU'S / 26 TOTAL ADU'S
DENSITY: 7.02 DU/ACRE

CONST. TYPE: VB
SPRINKLERS: NFPA 13D
OCCUPANCY: CRC R3/U

PLAN SUMMARY

9	PLAN 1A	1,567 S.F. (4 BDRM)
8	PLAN 1B	1,567 S.F. (4 BDRM)
5	PLAN 2A	1,778 S.F. (3 BD+DEN/OPT. 4BD)
4	PLAN 2B	1,778 S.F. (3 BD+DEN/OPT. 4BD)

PARKING PROVIDED

34 GARAGE STALLS (2 CAR-TANDEM)
18 GARAGE STALLS (2 CAR)
17 GUEST OPEN STALLS (INCLUDING 2 ADA)
69 STALLS TOTAL (2.65 ST/DU)

Affordable Units

SITE PLAN KEYNOTES:

1. PROPERTY LINE
2. INTERIOR LOT LINE
3. PRIVATE STREET - FIRE LANE
4. CONCRETE SIDEWALK
5. ENTRY GATES - VEHICULAR & PEDESTRIAN
6. STANDARD OPEN PARKING STALL - 9' X 19' (TYP.)
7. ACCESSIBLE PARKING STALL 9' X 19' W/ MIN. 5' LOADING
8. VAN ACCESSIBLE STALL 12' WIDE W/ MIN. 5' LOADING
9. 2 CAR GARAGE PER UNIT PLANS (20' X 20') TYP.
10. 2 CAR TANDEM GARAGE PER UNIT PLANS
11. 2-STORY SINGLE FAMILY DWELLING
12. PRIVATE YARD
13. RECREATION AREA - REFER TO LANDSCAPE PLANS
14. PERIMETER 6' BLOCK WALL - REFER TO LANDSCAPE PLANS
15. 6' VINYL FENCE & GATE - REFER TO LANDSCAPE PLANS

AFFORDABLE HOUSING EXHIBIT

FONTANA

7844 ALDER - DETACHED HOMES

MV M16 LLC
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 2314-8457

0 30 60 90

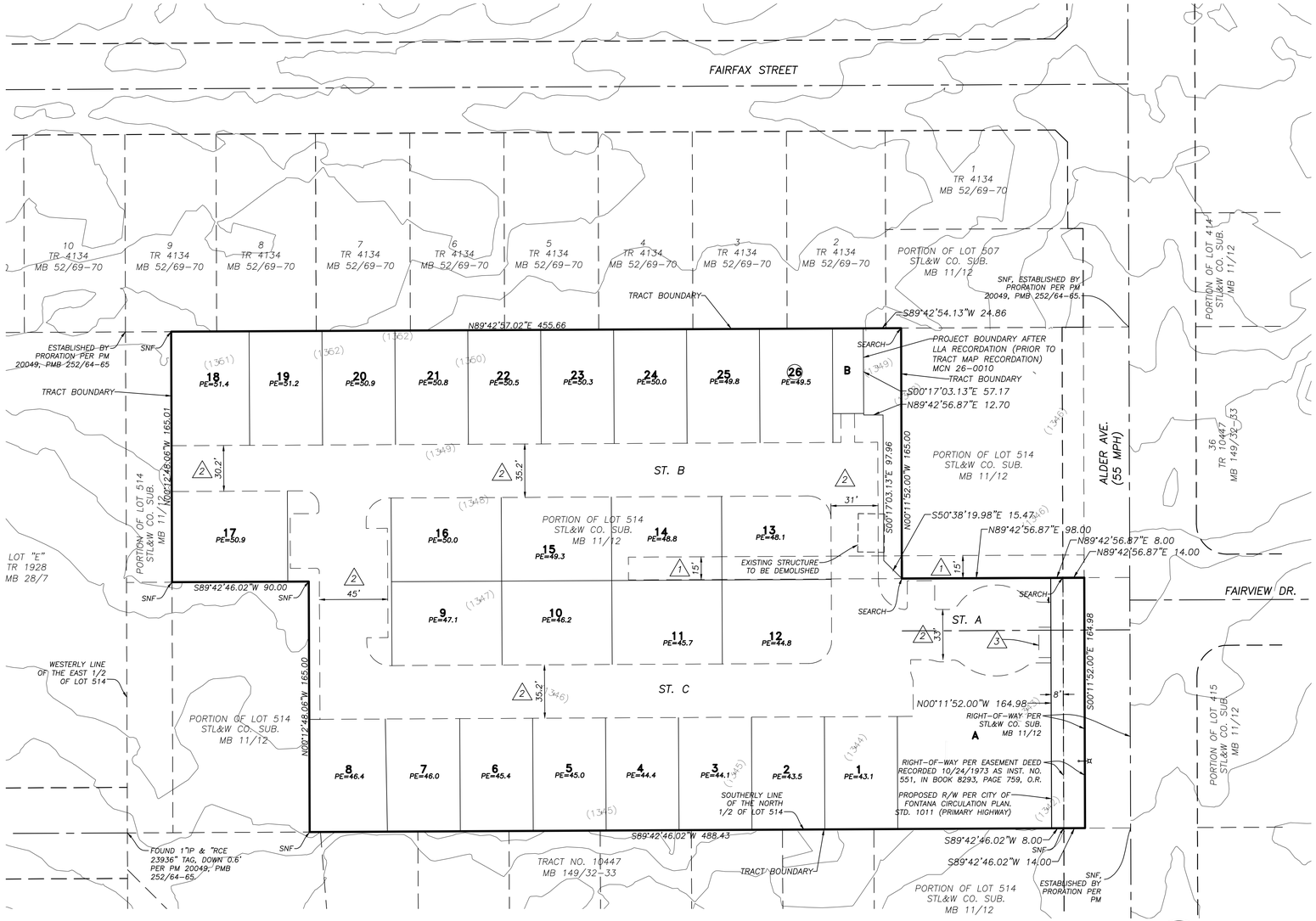
DEC. 16, 2025

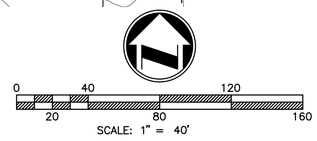
NORTH

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

SP

TENTATIVE TRACT MAP NO. 20852





LOT DATA		
LOT #	S.F.	ACRES
1	3560	0.08
2	3559	0.08
3	3560	0.08
4	3560	0.08
5	3560	0.08
6	3561	0.08
7	3598	0.08
8	3756	0.09
9	4007	0.09
10	4007	0.09
11	4007	0.09
12	3931	0.09
13	3919	0.09
14	3994	0.09
15	3994	0.09
16	3994	0.09
17	4550	0.10
18	3858	0.09
19	3605	0.08
20	3605	0.08
21	3605	0.08
22	3605	0.08
23	3605	0.08
24	3605	0.08
25	3605	0.08
26	3605	0.08
B	1142	0.03
A	10486	0.24

GENERAL NOTES

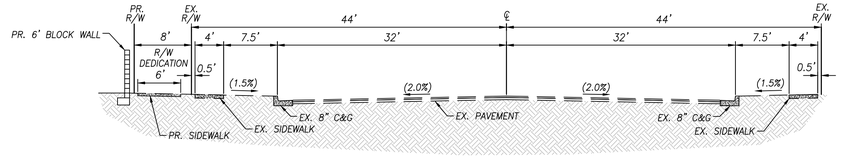
1. THE PROJECT IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.
2. THE PROJECT IS NOT LOCATED IN A FIRE HAZARD ZONE.
3. THIS PROJECT IS LOCATED IN THE AIRPORT SAFETY REVIEW AREA 3 (AR3)

EASEMENTS

1. EXISTING EASEMENT FOR INGRESS AND EGRESS REC. 09/24/1947 IN BOOK 2121, PAGE 91, O.R.
2. PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS, EMERGENCY VEHICLES AND UTILITY INSTALLATION AND MAINTENANCE
3. PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERTO FOR INTALLATION AND MAINTENANCE OF SEWER FACILITIES

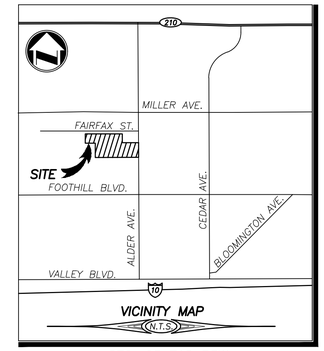
TENTATIVE TRACT SUMMARY

TOTAL GROSS AREA:	3.75 ACRES
EXISTING ZONING:	R-1 (ZONING AND GENERAL PLAN LAND USE DESIGNATION INTERACTIVE MAP)
PROPOSED ZONING:	R-1
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	R-M (FONTANA FORWARD GENERAL PLAN UPDATE)
NO. OF UNITS:	26 DETACHED HOMES 26 ACCESSORY DWELLINGS
PROPOSED DENSITY PER GROSS ACREAGE:	6.9 DU/AC
ZONING OF SURROUNDING PROPERTY:	R-1
LAND USE OF SURROUNDING PROPERTY:	R-SF
LOTS:	26 RESIDENTIAL 2 OPEN SPACE
PARKING:	TOTAL: 112 ASSIGNED: 95 (52 ENCLOSED/43 ADU) GUEST: 15 ADA: 2 (1 VAN)



ALDER AVE. TYPICAL SECTION
SCALE: 1"=10'
PRIMARY HIGHWAY

THOMAS BROS. GUIDE (2006) PAGE 545
GRID B7 & C7



SEC. 05 T1S R5W

APPLICANT

MV RE HOLDINGS, LLC
PO BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

PROPERTY ADDRESS

7844 ALDER AVE.
FONTANA, CA 92336

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0599

SCHOOL

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVE.
FONTANA, CA 92335
(909) 357-5000

ASSESSOR'S PARCEL NO.

019-030-112, 019-030-142, 019-030-140, 019-030-121, 019-030-141, & 019-030-137

GEOTECH ENGINEER

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 NORTH MAPLE STREET, SUITE 108
CORONA, CA 92880
TEL: (951) 509-7090

UTILITY PURVEYORS

WATER:
FONTANA WATER COMPANY
(909)822-2201

SEWER:
CITY OF FONTANA
(909)350-7600

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800)655-4555

GAS:
SOUTHERN CALIFORNIA GAS
(800)427-2000

TELEPHONE:
SPECTRUM
(855)839-4246

TV:
SPECTRUM
(855)839-4246

STORM DRAIN:
CITY OF FONTANA
(909)350-7600

SOLID WASTE:
BURRTEC WASTE INDUSTRIES, INC
(909)822-9739

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 1/2 OF THE EAST 1/2 OF FARM LOT 514, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT WITH THE WEST LINE OF ALDER AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG THE WEST LINE OF ALDER AVENUE, 330.05 FEET, TO THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 514; THENCE SOUTH 89°55'00" WEST, ALONG SAID SOUTH LINE 630.35 FEET, TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 514; THENCE NORTH ALONG SAID WEST LINE 330.05 FEET, TO THE NORTH LINE OF SAID LOT 514; THENCE NORTH 89°55'00" EAST, ALONG SAID NORTH LINE 630.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 90 FEET OF THE WEST 120 FEET OF THE SOUTH 165 FEET.

ALSO EXCEPTING THEREFROM THE NORTH 165 FEET OF THE EAST 150 FEET MEASURED FROM THE CENTERLINE OF ALDER AVENUE.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT, 30.00 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO ELSIE B. GEORGE, A WIDOW, RECORDED SEPTEMBER 13, 1949, IN BOOK 2458, PAGE 480, OFFICIAL RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID GEORGE LAND AND SAID LINE EXTENDED NORTH 330.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 30.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH ½ OF THE EAST 1/2 OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE THEREOF, 330.00 FEET TO THE POINT OF BEGINNING.

SHEETS INDEX

SHEET 1 TENTATIVE TRACT MAP AND NOTES
SHEET 2 CONCEPTUAL GRADING PLAN
SHEET 3 SECTIONS AND DETAILS
SHEET 4 FIRE ACCESS PLAN

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REAVES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

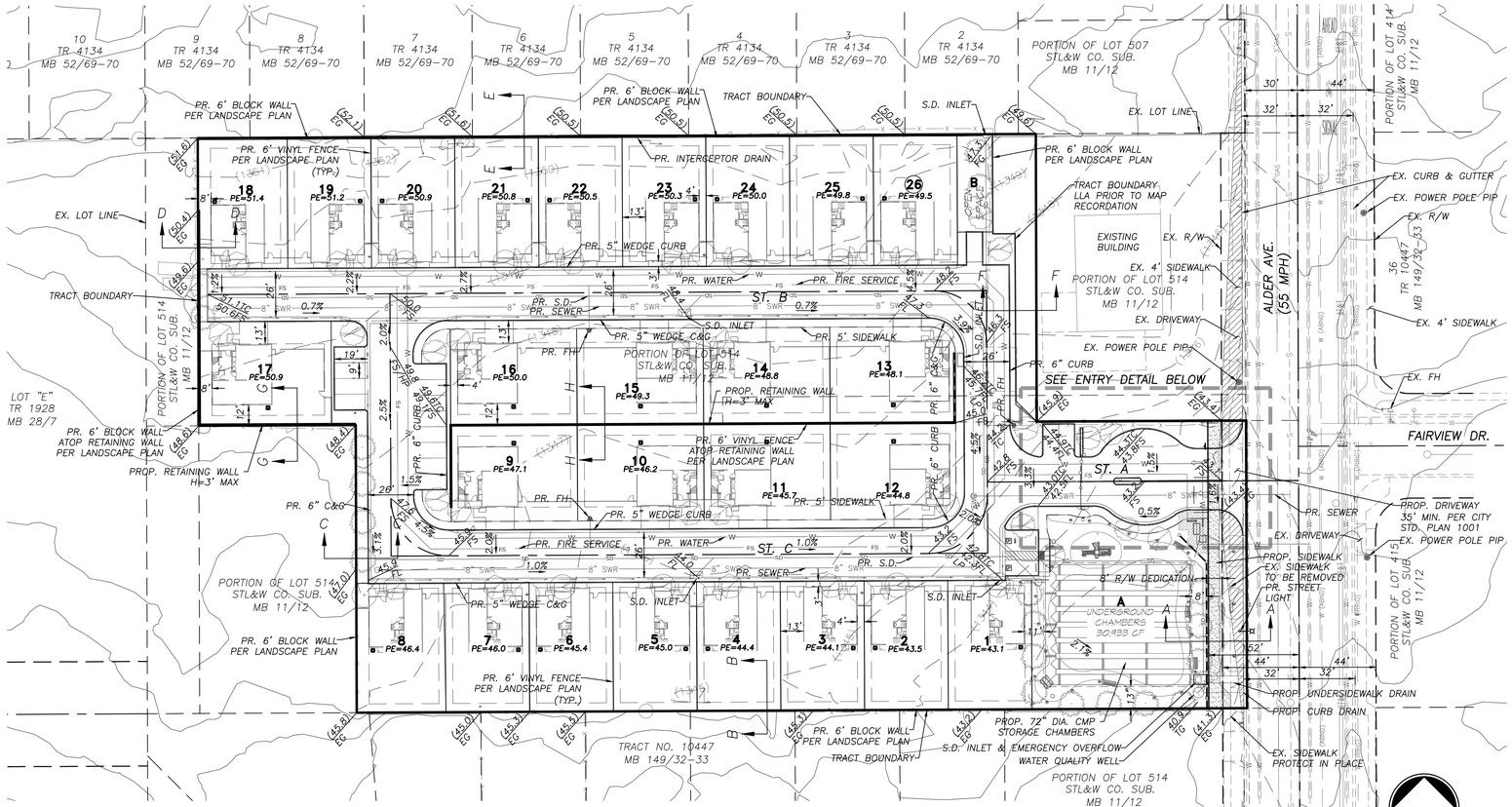
PREPARATION DATE: AUGUST 2025

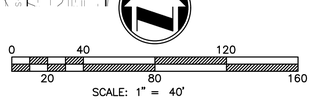
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

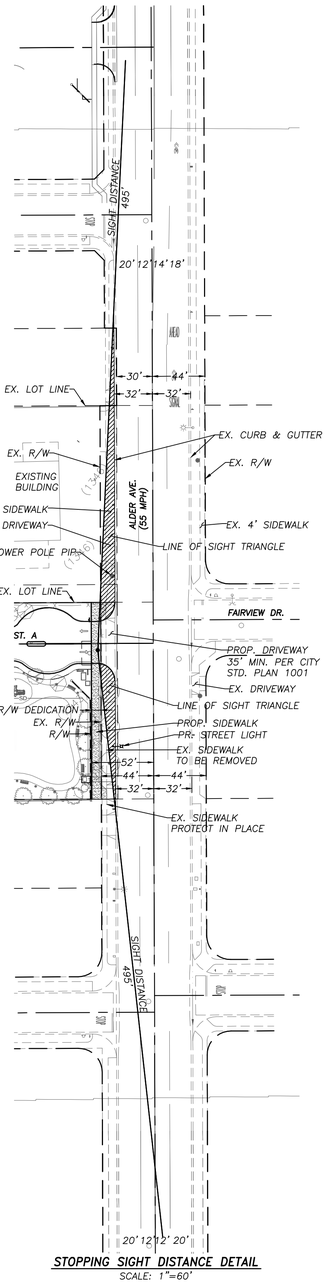
SHEET 1 OF 4

PLOT DATE: 7/1/2026

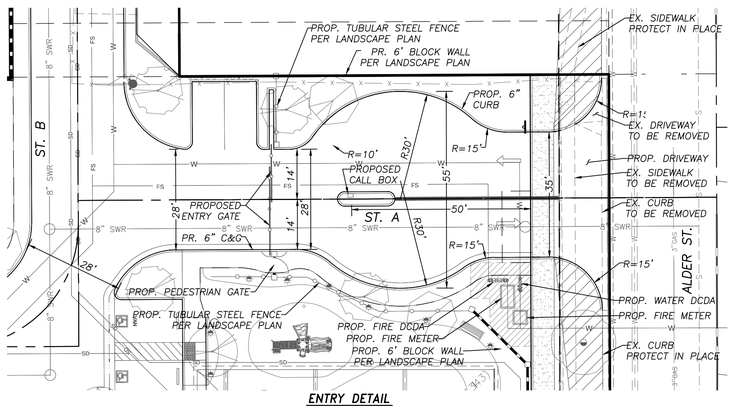
TENTATIVE TRACT MAP NO. 20852
CONCEPTUAL GRADING PLAN







STOPPING SIGHT DISTANCE DETAIL
SCALE: 1"=60'



ENTRY DETAIL
SCALE: 1"=20'

LEGEND & ABBREVIATIONS

PR. WATER	W
PR. FIRE	FS
PR. SEWER	8" SWR
PR. STORM DRAIN	SD
PR. FIRE METER/BACKFLOW	
PR. WATER METER/DCDA	
EX. WATER	W
EX. SEWER	S
EX. ELECTRIC OVERHEAD	EOH
EX. UTILITY UNDERGROUND	AT&T
EX. GAS	G
STREET CENTERLINE	
EX. FIRE HYDRANT	
EX. POWER POLE	

PR	PROPOSED
EX	EXISTING
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
PE	PAD ELEVATION
CB	CATCH BASIN
EP	EDGE PAVEMENT
PP	POWER POLE
EG	EXIST. GROUND
S.D.	STORM DRAIN
SWR	SEWER
WTR	WATER
FH	FIRE HYDRANT
C&G	CURB & GUTTER

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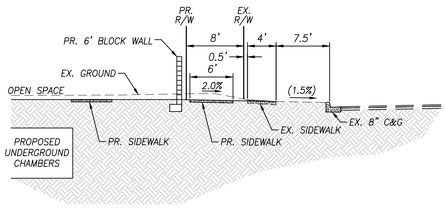
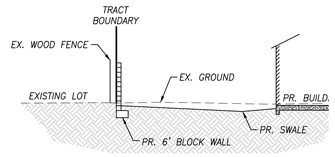
SHEET 2 OF 4

PLOT DATE: 7/1/2026

U:\Projects\Monte Vista\10867-Alder\Engineering\TTM\10867-TTM.dwg



SECTION A–A
SCALE: 1"=10'



SECTION B–B
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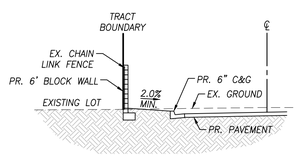
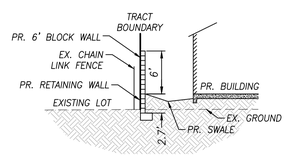


SECTION C–C
SCALE: 1"=10'



SECTION D–D
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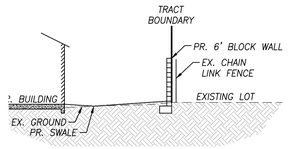
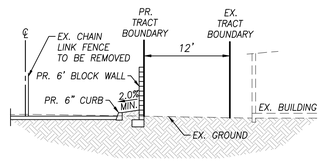
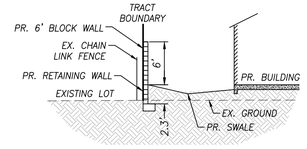


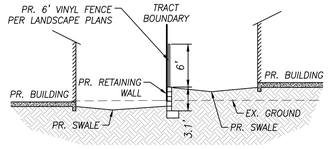
SECTION E–E
SCALE: 1"=10'



SECTION F–F
SCALE: 1"=10'



SECTION G–G
SCALE: 1"=10'



SECTION H–H
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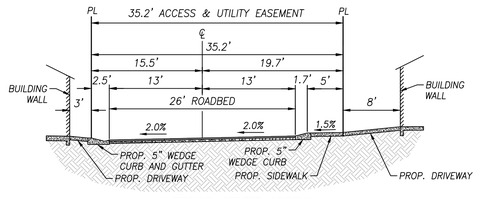
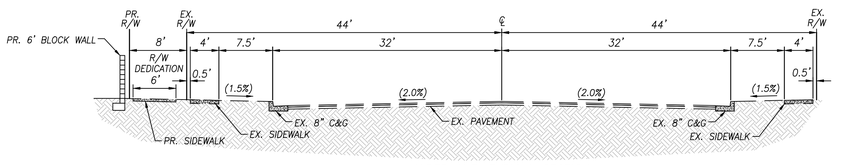
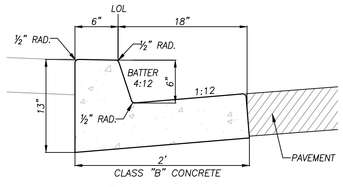


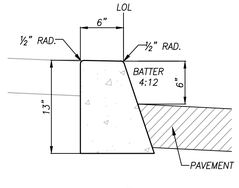
INTERIOR STREET SECTION
SCALE: 1"=10'
PRIVATE STREET



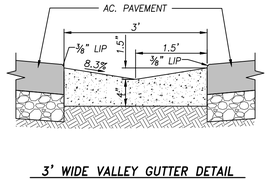
ALDER AVE. TYPICAL SECTION
SCALE: 1"=10'
PRIMARY HIGHWAY



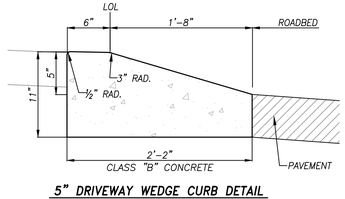
6" CURB AND GUTTER
NTS



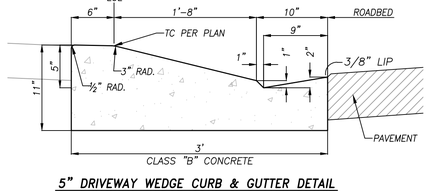
6" CURB
NTS



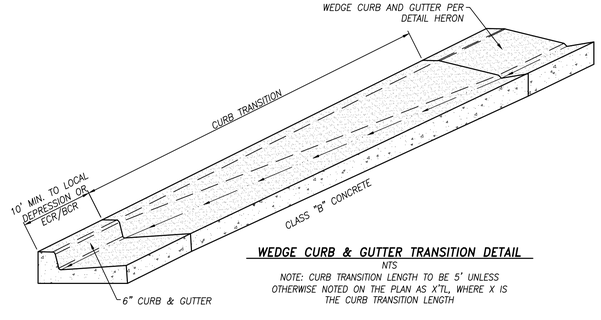
3' WIDE VALLEY GUTTER DETAIL
NTS



5" DRIVEWAY WEDGE CURB DETAIL
NTS



5" DRIVEWAY WEDGE CURB & GUTTER DETAIL
NTS



WEDGE CURB & GUTTER TRANSITION DETAIL
NTS
NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REAVES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

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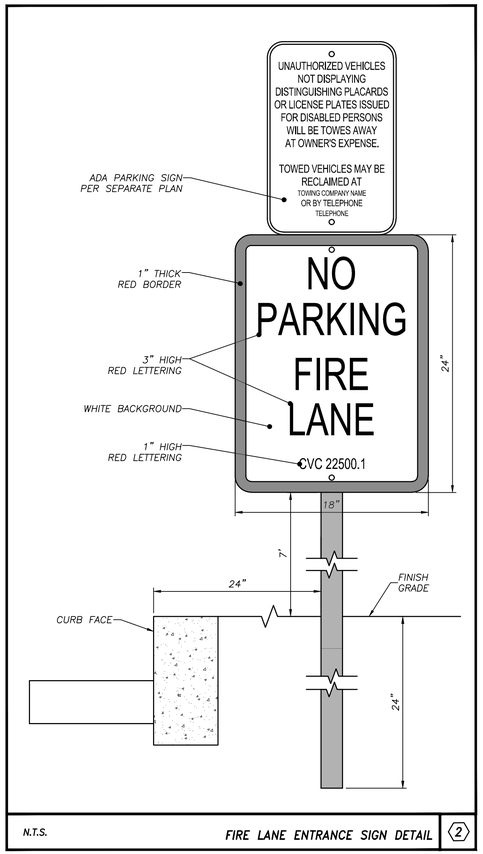
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

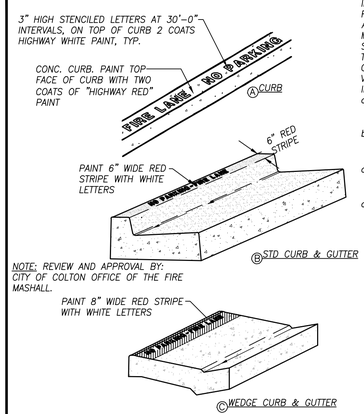
SHEET 2 OF 4

PLOT DATE: 7/1/2026

TENTATIVE TRACT MAP NO. 20852
FIRE ACCESS PLAN



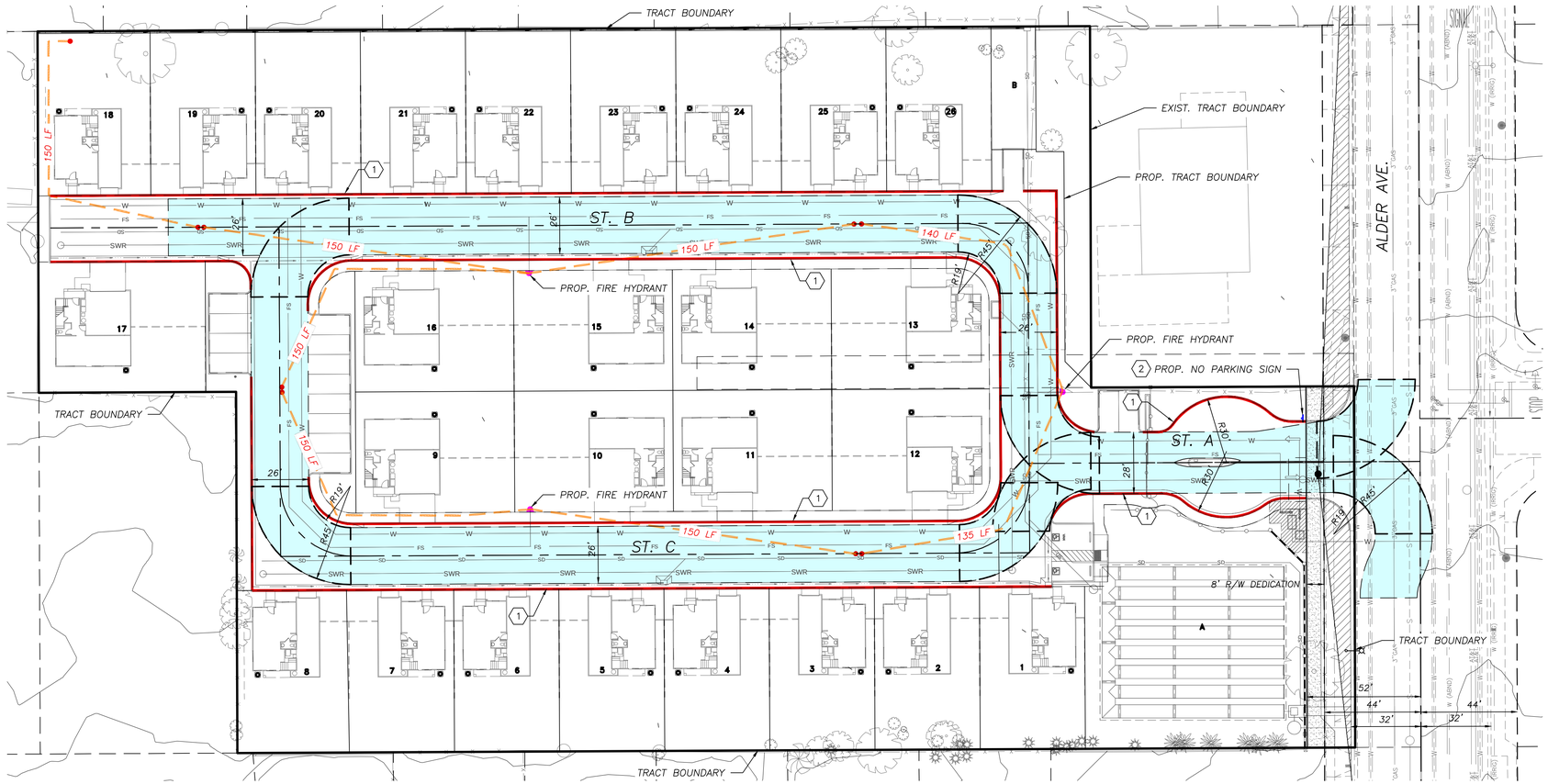
N.T.S. **FIRE LANE ENTRANCE SIGN DETAIL** (2)



ALL FIRE LANES SHALL CONFORM TO THE REQUIREMENTS OF THE FIRE DEPARTMENT AS FOLLOWS: FIRE LANES SHALL BE TWENTY FEET IN WIDTH UNLESS A WIDER FIRE LANE IS REQUIRED BY THE FIRE MARSHALL TO PROVIDE ACCESS FOR EMERGENCY EQUIPMENT. THE MARKING OF FIRE LANES ON PRIVATE PROPERTY SHALL BE APPROVED BY THE FIRE MARSHALL. THE MARKING OF THE FIRE LANE SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA VEHICLE CODE AS FOLLOWS. BY A SIGN POSTED IMMEDIATELY ADJACENT TO ALL ENTRANCES.

a. THE SIGN MUST BE APPROVED BY THE FIRE DEPARTMENT AND NO SMALLER THAN 18"x24" (INCHES).
b. LETTERING SHALL BE RED ON WHITE BACKGROUND, NO SMALLER THAN 2" (INCHES) IN HEIGHT.
c. THE WORDS "FIRE LANE" SHALL BE WHITE ON RED BACKGROUND NO SMALLER THAN 4" (INCHES) IN HEIGHT.
d. THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO VEHICULAR TRAFFIC ENTERING PARKING AREA. ALL CURBING OR PAVEMENT OUTLINING ACCESS AREAS (DRIVEWAYS) SHALL BE PAINTED RED, (MINIMUM SIX INCHES WIDTHS) AND, IN CONTRASTING COLOR (WHITE), THE WORDS "FIRE LANE –NO PARKING" AT MAXIMUM 30'–0" O.C. B OR C AS OCCURS, SUCH PAINTING SHALL BE CONTINUOUS ALONG DRIVEWAYS EXCEPT AT DESIGNATED.

N.T.S. **FIRE LANE STRIPING** (1)



LEGEND

- HOSE LENGTH — 150 LF
- RED CURB
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN (1)
- ACCESS LANE — 26'
- FIRE TURNING RADIUS — R19', R45', 26'

0 40 120
20 80 160
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
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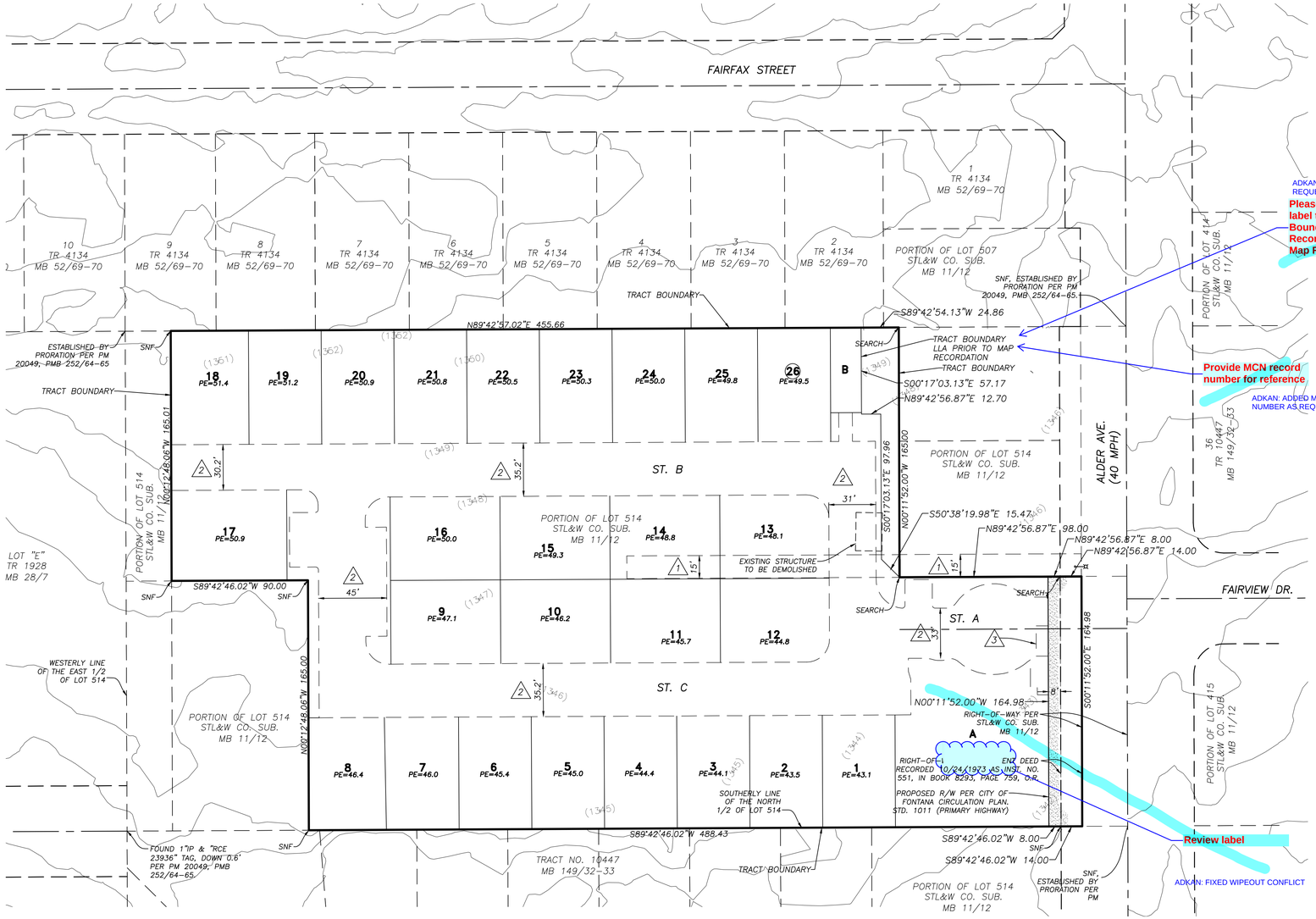
SHEET 4 OF 4

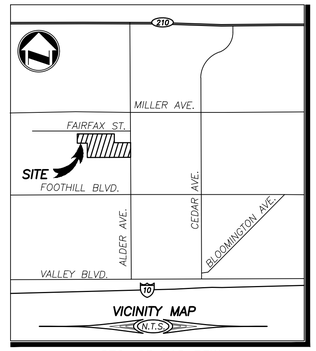
PLOT DATE: 7/1/2026

U:\Projects\Monte Vista\10867-Alder\Exhibit\Fire Access\10867-FIRE ACCESS.dwg

TENTATIVE TRACT MAP NO. 20852



THOMAS BROS. GUIDE (2006) PAGE 545 GRID B7 & C7



SEC. 05 T1S R5W

LOT DATA		
LOT #	S.F.	ACRES
A	10251	0.24
1	3560	0.08
2	3559	0.08
3	3560	0.08
4	3560	0.08
5	3560	0.08
6	3561	0.08
7	3598	0.08
8	3756	0.09
9	4007	0.09
10	4007	0.09
11	4007	0.09
12	3931	0.09
13	3919	0.09
14	3994	0.09
15	3994	0.09
16	3994	0.09
17	4550	0.10
18	3858	0.09
19	3605	0.08
20	3605	0.08
21	3605	0.08
22	3605	0.08
23	3605	0.08
24	3605	0.08
25	3605	0.08
26	3605	0.08
B	1142	0.03

0 40 120
20 80 160
SCALE: 1" = 40'

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.
2. THE PROJECT IS NOT LOCATED IN A FIRE HAZARD ZONE.
3. THIS PROJECT IS LOCATED IN THE AIRPORT SAFETY REVIEW AREA 3 (AR3)

EASEMENTS

1 EXISTING EASEMENT FOR INGRESS AND EGRESS REC. 09/24/1947 IN BOOK 2121, PAGE 91, O.R.

2 PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS, EMERGENCY VEHICLES AND UTILITY INSTALLATION AND MAINTENANCE

3 PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERTO FOR INTALLATION AND MAINTENANCE OF SEWER FACILITIES

TENTATIVE TRACT SUMMARY

TOTAL GROSS AREA:	3.75 ACRES
EXISTING ZONING:	R-1 (ZONING AND GENERAL PLAN LAND USE DESIGNATION INTERACTIVE MAP)
PROPOSED ZONING:	R-1
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	R-M (FONTANA FORWARD GENERAL PLAN UPDATE)
NO. OF UNITS:	26 DETACHED HOMES 26 ACCESSORY DWELLINGS
PROPOSED DENSITY PER GROSS ACREAGE:	6.9 DU/AC
ZONING OF SURROUNDING PROPERTY:	R-1
LAND USE OF SURROUNDING PROPERTY:	R-SF
LOTS:	26 RESIDENTIAL 2 OPEN SPACE
PARKING:	TOTAL: 112 ASSIGNED: 95 (52 ENCLOSED/43 ADU) GUEST: 15 ADA: 2 (1 VAN)

APPLICANT

MV M16 LLC
PO BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

PROPERTY ADDRESS

7844 ALDER AVE.
FONTANA, CA 92336

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0599

SCHOOL

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVE.
FONTANA, CA 92335
(909) 357-5000

ASSESSOR'S PARCEL NO.

019-030-112, 019-030-142, 019-030-140, 019-030-121, 019-030-141, & 019-030-137

GEOTECH ENGINEER

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 NORTH MAPLE STREET, SUITE 108
CORONA, CA 92880
TEL: (951) 509-7090

UTILITY PURVEYORS

WATER:
FONTANA WATER COMPANY
(909)822-2201

SEWER:
CITY OF FONTANA
(909)350-7600

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800)655-4555

GAS:
SOUTHERN CALIFORNIA GAS
(800)427-2000

TELEPHONE:
SPECTRUM
(855)839-4246

TV:
SPECTRUM
(855)839-4246

STORM DRAIN:
CITY OF FONTANA
(909)350-7600

SOLID WASTE:
BURRTEC WASTE INDUSTRIES, INC
(909)822-9739

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 1/2 OF THE EAST 1/2 OF FARM LOT 514, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT WITH THE WEST LINE OF ALDER AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG THE WEST LINE OF ALDER AVENUE, 330.05 FEET, TO THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 514; THENCE SOUTH 89°55'00" WEST, ALONG SAID SOUTH LINE 630.35 FEET, TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 514; THENCE NORTH ALONG SAID WEST LINE 330.05 FEET, TO THE NORTH LINE OF SAID LOT 514; THENCE NORTH 89°55'00" EAST, ALONG SAID NORTH LINE 630.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 90 FEET OF THE WEST 120 FEET OF THE SOUTH 165 FEET.

ALSO EXCEPTING THEREFROM THE NORTH 165 FEET OF THE EAST 150 FEET MEASURED FROM THE CENTERLINE OF ALDER AVENUE.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT, 30.00 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO ELSIE B. GEORGE, A WIDOW, RECORDED SEPTEMBER 13, 1949, IN BOOK 2458, PAGE 480, OFFICIAL RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID GEORGE LAND AND SAID LINE EXTENDED NORTH 330.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 30.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH ½ OF THE EAST 1/2 OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE THEREOF, 330.00 FEET TO THE POINT OF BEGINNING.

SHEETS INDEX

SHEET 1 TENTATIVE TRACT MAP AND NOTES
SHEET 2 CONCEPTUAL GRADING PLAN
SHEET 3 SECTIONS AND DETAILS
SHEET 4 FIRE ACCESS PLAN

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REAVES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

PREPARATION DATE: AUGUST 2025

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

SHEET 1 OF 4

PLOT DATE: 5/20/2026

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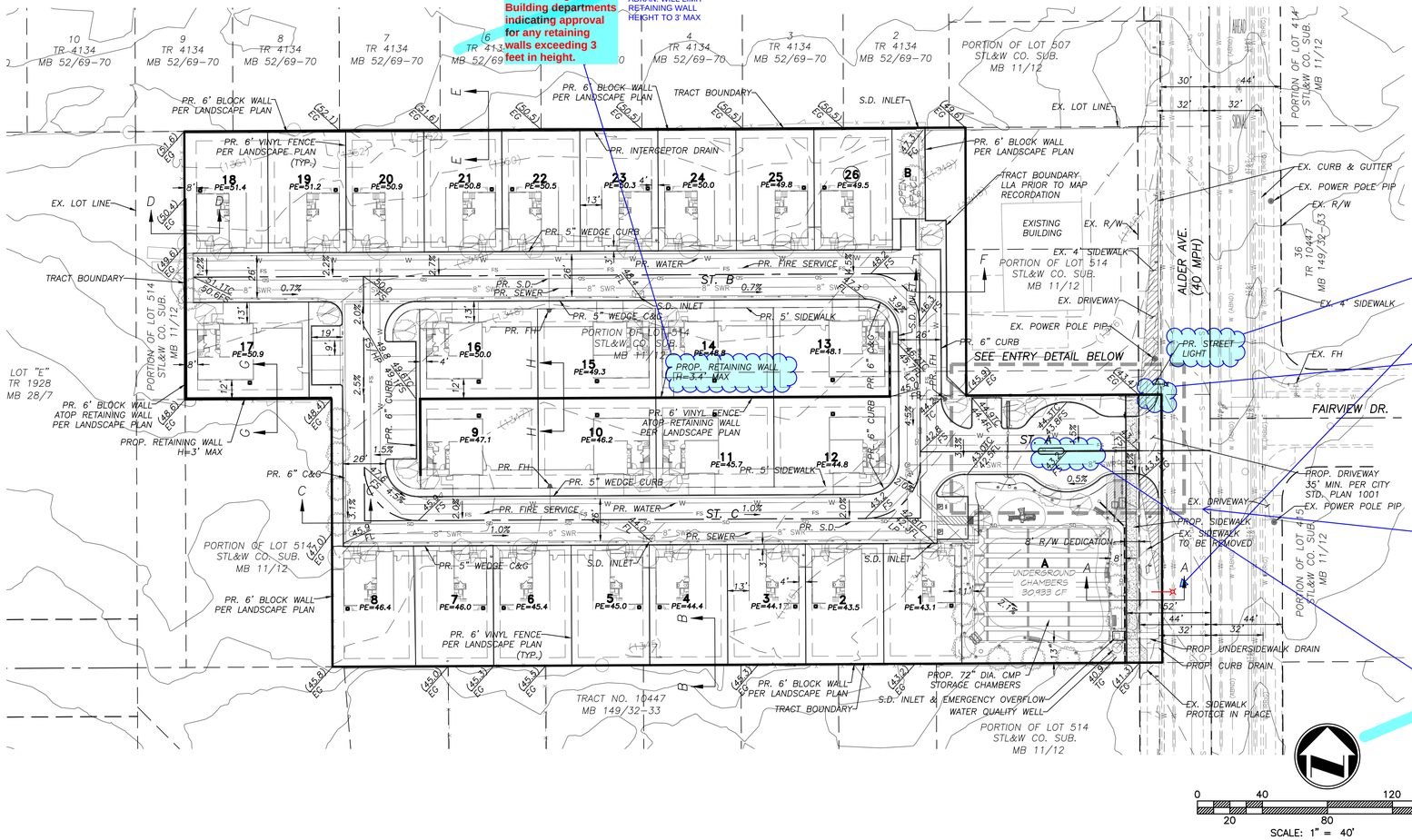
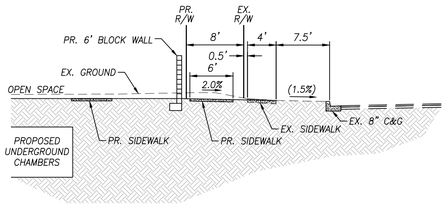
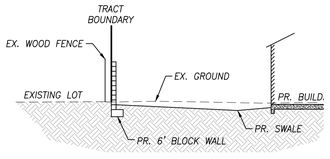
TENTATIVE TRACT MAP NO. 20852
CONCEPTUAL GRADING PLAN


Please provide correspondence from the Planning and Building departments indicating approval for any retaining walls exceeding 3 feet in height.
ADKAN: WILL LIMIT RETAINING WALL HEIGHT TO 3' MAX
Relocate street light to the south of the project, verify the final location to comply with Std. Plan 1017
ADKAN: MOVED STREET LIGHT TO SUGGESTED LOCATION
Provide a 1-foot separation from the projection of the PL to the beginning of the driveway approach per City Std. Plan 1001
ADKAN: SHIFTED DRIVEWAY SOUTH TO GIVE 1' SEAPARATION.
Please clearly label the proposed sewer line. Additionally, the linetype shown on the plan does not match the legend; please revise for consistency
ADKAN: ADDED ANOTHER SEWER LABEL AT ENTRANCE AND CHANGED LEGEND LINETYPE TO MATCH PLAN VIEW
Outstanding Comment: 50' min. to call box per City Std. Plan 1018.
ADKAN: CURRENTLY SHOWN AT 40'. WAIVERS FOR THIS REQUIREMENT ARE BEING SUBMITTED
6-11-12 - Please provide written correspondence from City staff documenting the approval of your request
ADKAN: CALLBOX SHOWN AT 50' BEHIND RW, RESPONSE COMMENT WAS A TYPO. SEE ENTRY DETAIL TO LOWER LEFT WITH 50' DIMENSION.
ALDER AVE. (40 MPH)
FAIRVIEW DR.
ST. A
ST. B
ST. C
PROP. RETAINING WALL H=3.4' MAX
PROP. RETAINING WALL H=3' MAX
SEE ENTRY DETAIL BELOW
UNDERGROUND CHAMBERS 30,433 CF
PROP. 72" DIA. CMP STORAGE CHAMBERS
S.D. INLET & EMERGENCY OVERFLOW WATER QUALITY WELL
TRACT NO. 10447 MB 149/32-33
PORTION OF LOT 514 STL&W CO. SUB. MB 11/12
PORTION OF LOT 507 STL&W CO. SUB. MB 11/12
PORTION OF LOT 414 STL&W CO. SUB. MB 11/12
LOT "E" TR 1928 MB 28/7
TRACT BOUNDARY
EX. LOT LINE
PR. 6' BLOCK WALL PER LANDSCAPE PLAN
PR. 6' VINYL FENCE PER LANDSCAPE PLAN (TYP.)
PR. INTERCEPTOR DRAIN
PR. 5" WEDGE CURB
PR. 5' SIDEWALK
PR. 6" CURB
PR. 6" C&G
PR. WATER
PR. FIRE SERVICE
PR. S.D.
PR. SEWER
S.D. INLET
EX. 4' SIDEWALK
EX. DRIVEWAY
EX. POWER POLE PIP
EX. FH
PR. STREET LIGHT
PROP. DRIVEWAY 35' MIN. PER CITY STD. PLAN 1001
PROP. SIDEWALK
EX. SIDEWALK TO BE REMOVED
8' R/W DEDICATION
PROP. UNDERSIDEWALK DRAIN
PROP. CURB DRAIN
EX. SIDEWALK PROTECT IN PLACE
EX. CURB & GUTTER
EX. POWER POLE PIP
EX. R/W
EXISTING BUILDING
TRACT BOUNDARY LLA PRIOR TO MAP RECORDATION
PR. 6' BLOCK WALL ATOP RETAINING WALL PER LANDSCAPE PLAN
PR. 6' VINYL FENCE ATOP RETAINING WALL PER LANDSCAPE PLAN
PR. 6' BLOCK WALL PER LANDSCAPE PLAN
TRACT BOUNDARY
PR. 6' BLOCK WALL PER LANDSCAPE PLAN
PR. 6' VINYL FENCE PER LANDSCAPE PLAN (TYP.)
PR. 6' BLOCK WALL PER LANDSCAPE PLAN
PR. 6' BLOCK WALL PER LANDSCAPE PLAN
PR. 6' BLOCK WALL PER LANDSCAPE PLAN



SECTION A–A
SCALE: 1"=10'



SECTION B–B
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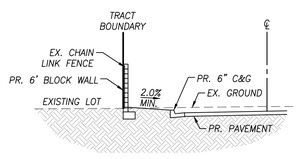

SECTION C–C
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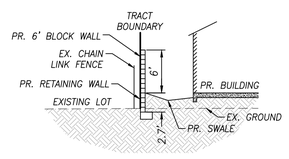

SECTION D–D
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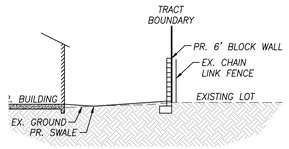
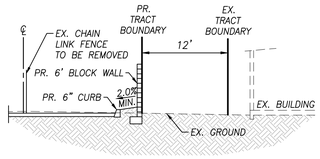
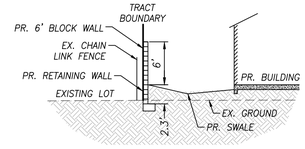


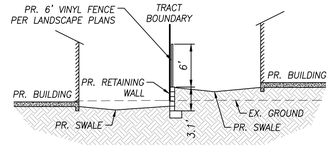
SECTION E–E
SCALE: 1"=10'



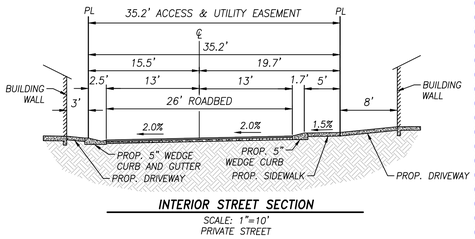
SECTION F–F
SCALE: 1"=10'



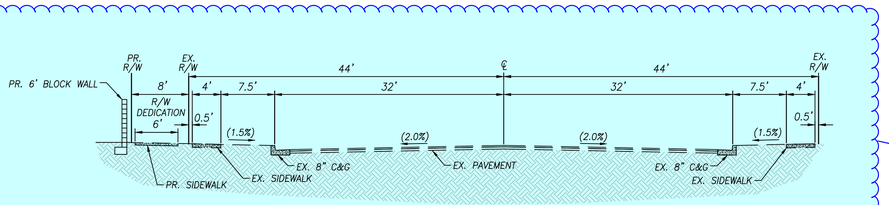
SECTION G–G
SCALE: 1"=10'



SECTION H–H
SCALE: 1"=10'



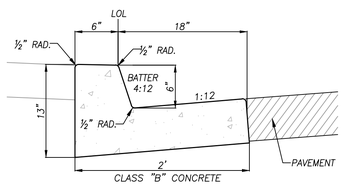
INTERIOR STREET SECTION
SCALE: 1"=10'
PRIVATE STREET



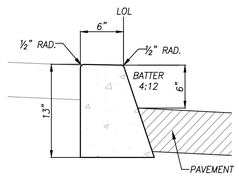
ALDER AVE. TYPICAL SECTION
SCALE: 1"=10'
PRIMARY HIGHWAY

Please copy this section to sheet 1.

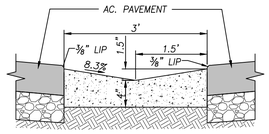
ADKAN: COPIED SECTION TO TTM SHEET 1



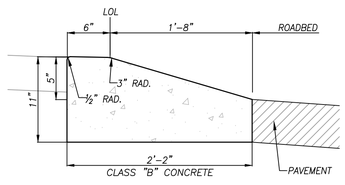
6" CURB AND GUTTER
NTS



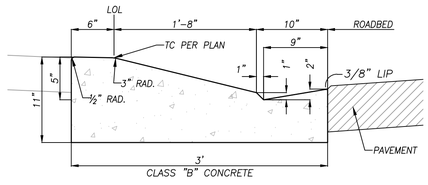
6" CURB
NTS



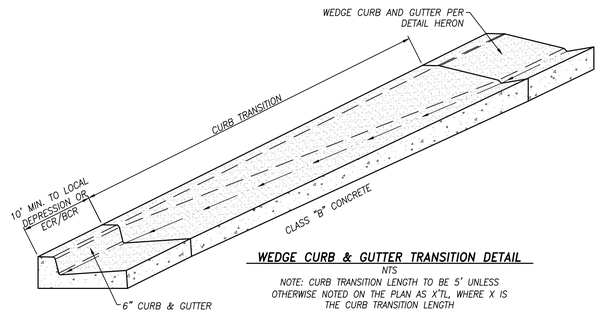
3' WIDE VALLEY GUTTER DETAIL
NTS



5" DRIVEWAY WEDGE CURB DETAIL
NTS



5" DRIVEWAY WEDGE CURB & GUTTER DETAIL
NTS



WEDGE CURB & GUTTER TRANSITION DETAIL
NTS
NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL ADKINS
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

PREPARATION DATE: AUGUST 2025

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

PLOT DATE: 5/20/2026

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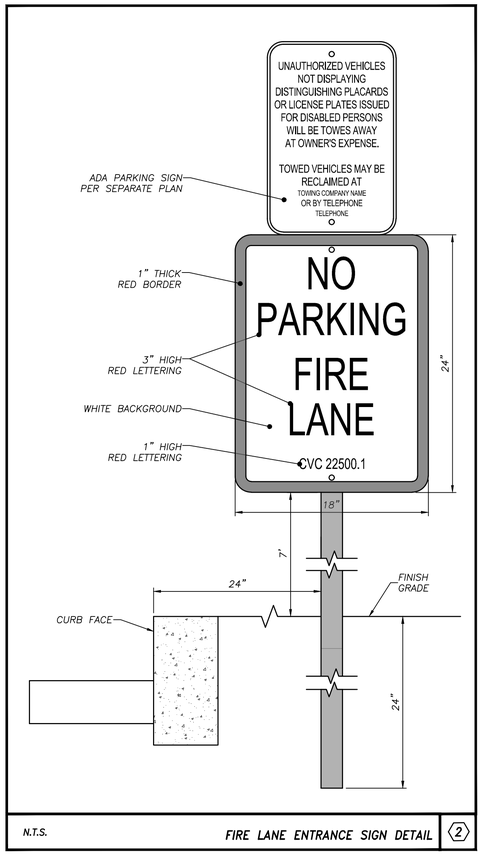
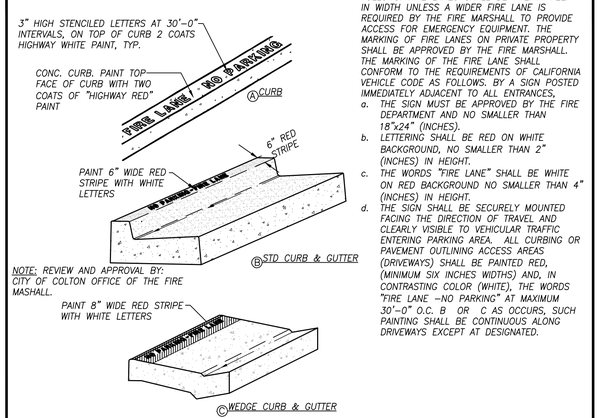
TENTATIVE TRACT MAP NO. 20852
FIRE ACCESS PLAN



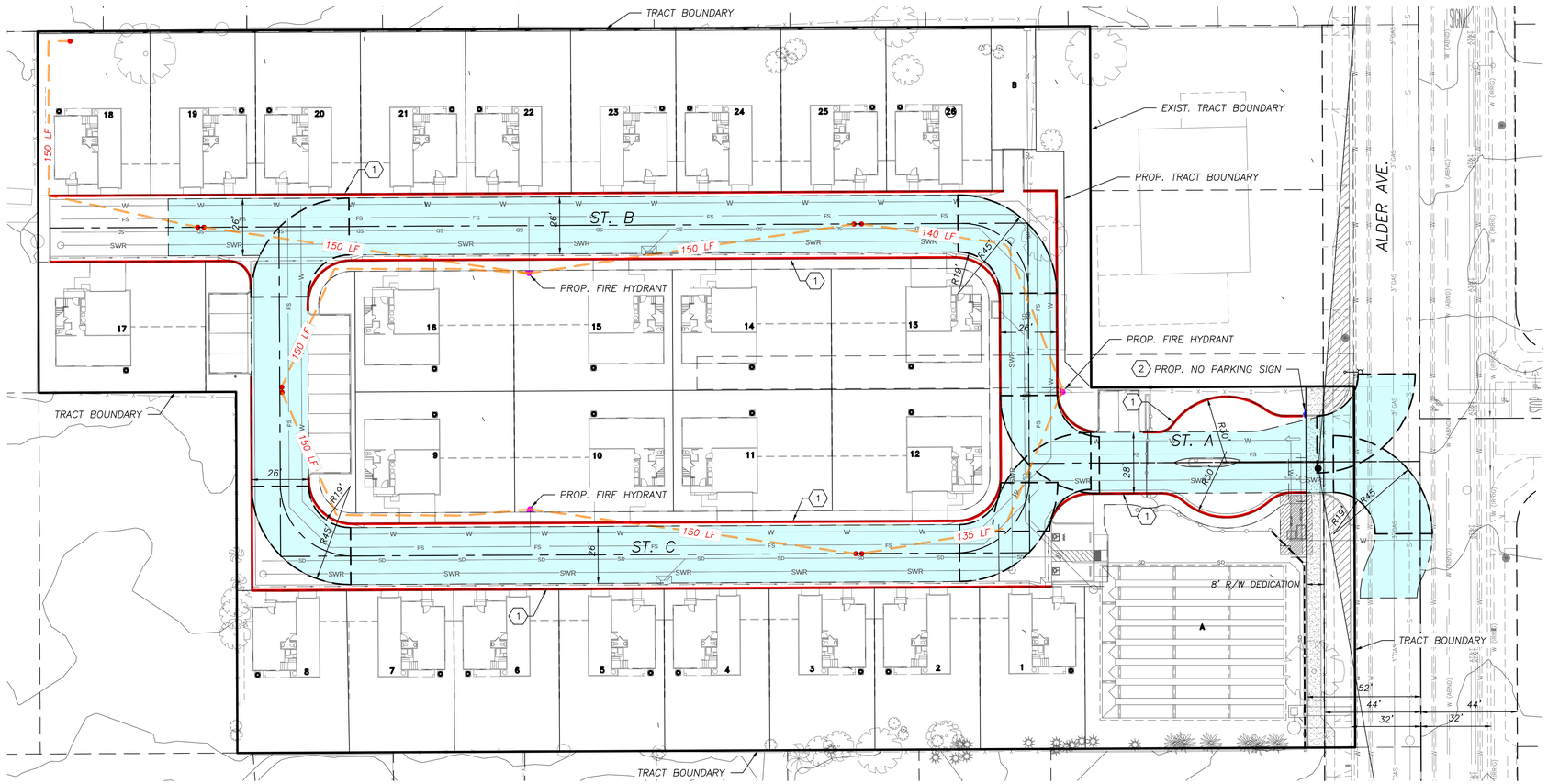
N.T.S. **FIRE LANE ENTRANCE SIGN DETAIL** (2)



ALL FIRE LANES SHALL CONFORM TO THE REQUIREMENTS OF THE FIRE DEPARTMENT AS FOLLOWS: FIRE LANES SHALL BE TWENTY FEET IN WIDTH UNLESS A WIDER FIRE LANE IS REQUIRED BY THE FIRE MARSHALL TO PROVIDE ACCESS FOR EMERGENCY EQUIPMENT. THE MARKING OF FIRE LANES ON PRIVATE PROPERTY SHALL BE APPROVED BY THE FIRE MARSHALL. THE MARKING OF THE FIRE LANE SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA VEHICLE CODE AS FOLLOWS: BY A SIGN POSTED IMMEDIATELY ADJACENT TO ALL ENTRANCES.

a. THE SIGN MUST BE APPROVED BY THE FIRE DEPARTMENT AND NO SMALLER THAN 18"x24" (INCHES).
b. LETTERING SHALL BE RED ON WHITE BACKGROUND, NO SMALLER THAN 2" (INCHES) IN HEIGHT.
c. THE WORDS "FIRE LANE" SHALL BE WHITE ON RED BACKGROUND NO SMALLER THAN 4" (INCHES) IN HEIGHT.
d. THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO VEHICULAR TRAFFIC ENTERING PARKING AREA. ALL CURBING OR PAVEMENT OUTLINING ACCESS AREAS (DRIVEWAYS) SHALL BE PAINTED RED, (MINIMUM SIX INCHES WIDTHS) AND, IN CONTRASTING COLOR (WHITE), THE WORDS "FIRE LANE –NO PARKING" AT MAXIMUM 30'–0" O.C. B OR C AS OCCURS, SUCH PAINTING SHALL BE CONTINUOUS ALONG DRIVEWAYS EXCEPT AT DESIGNATED.

N.T.S. **FIRE LANE STRIPING** (1)



LEGEND

- HOSE LENGTH — 150 LF
- RED CURB
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN (1)
- ACCESS LANE — 26'
- FIRE TURNING RADIUS — R19', R45', 26'

0 40 120
20 80 160
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REATES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

PREPARATION DATE: AUGUST 2025

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

SHEET 4 OF 4

PLOT DATE: 5/20/2026

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LANDSCAPE ARCHITECTURAL PLANS
MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE, FONTANA, CA

Required Statements and Certifications: (Show on set of plans, sign and date)

- "I agree to comply with the requirements of the State Model Water Efficient Landscape Ordinance and have submitted a complete Landscape Documentation Package."
- "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape and grading design plan."
- "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- "For soils less than six-percent (6%) organic matter in the top six (6) inches of soil, compost at a rate of a minimum of four (4) cubic yards per one-thousand (1,000) square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil."
- "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and an irrigation schedule of landscape and maintenance."
- "Recirculating water systems shall be used for water features."
- "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
- "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
- "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."
- "No Certificate of Occupancy shall be issued until a City landscape inspector has verified that all irrigation, grading, and planting have been completed in accordance with the approved plans and specifications of FCC Section 28-117 at time of final inspection."
- "An irrigation audit report shall be completed per FCC Section 28-106 at time of final inspection."
- "With regard to landscape maintenance districts or public landscape, it shall be the responsibility of the developer to comply with FCC Section 28-118, Special Landscape District Requirements."

Phil May — Applicant Signature

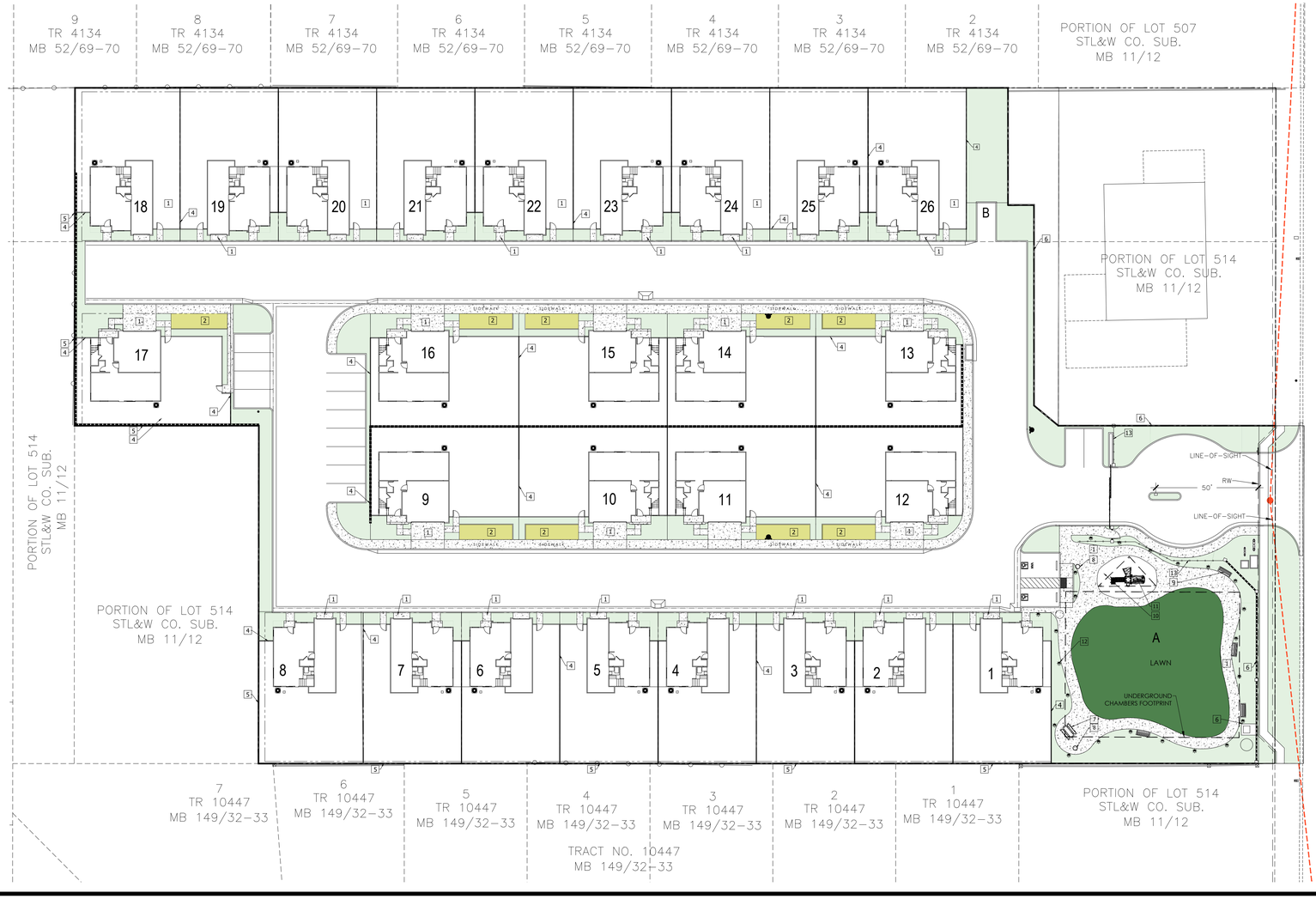
05-21-2026 — Date

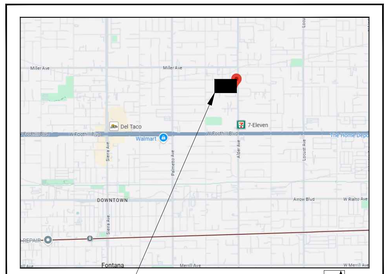
PROPOSED LANDSCAPE ELEMENTS

1. (N) CONCRETE PAVING, NATURAL GRAY, BROOM FINISHED, RE: A/L-7
2. (N) SYNTHETIC TURF OR EQUAL, INSTALL PER MANUFACTURER STANDARDS
3. NOT IN USE
4. (N) 6' HIGH VINYL FENCE & GATE, RE: C/L-7
5. (N) 6' HIGH SLUMP STONE BLOCK WALL OR EQUAL ATOP CIVIL RETAINING WALL, RE: B/L-2
6. (N) 6' HIGH SLUMP STONE BLOCK WALL OR EQUAL, RE: A/L-2
7. CANOPY TABLE, BY ULTRA-SITE OR EQUAL, RE: 3/L-6
8. TRASH RECEPTACLE, BY THE PARK & FACILITIES OR EQUAL RE: 4/L-6
9. BENCH BY THE PARK & FACILITIES OR EQUAL, RE: 6/L-6
10. 3-POINT SAIL, SHADE STRUCTURE BY USA SHADE & FABRIC STRUCTURES OR EQUAL W/ SHADESURE FABRIC , TERRACOTA COLOR, BLACK COLOR POSTS, INSTALL PER MANUFACTURER SPECS. RE: B/L-7
11. PLAYGROUND BY PLAYWORLD OR EQUAL, RE: 2/L-6
12. PATH BOLLARD LIGHTS BY DABMAR LIGHTING OR EQUAL, RE: 7/L-6
13. 6' HIGH WROUGHT IRON FENCE, RE: W/L-7

LANDSCAPE CALCULATION

	PLANTING AREAS:	15,281 S.F.	(70%)
	SYNTHETIC TURF AREAS:	1,590 S.F.	(7%)
	LAWN AREAS:	4,462 S.F.	(20%)
	GRAVEL AREAS:	400 S.F.	(3%)
	TOTAL LANDSCAPE AREA:	21,733 S.F.	





SHEET INDEX

L-1	TITLE SHEET
L-2	WALL PLAN
L-3	PLANTING PLAN - 1
L-4	PLANTING PLAN - 2
L-5	PLANTING DETAILS
L-6	SITE AMENITIES - 1
L-7	SITE AMENITIES - 2
L-8	IRRIGATION PLAN - 1
L-9	IRRIGATION PLAN - 2
L-10	IRRIGATION DETAILS
L-11	PLANTING SPECIFICATIONS
L-12	IRRIGATION SPECIFICATIONS

CONSULTANTS

OWNER/APPLICANT
MONTE VISTA HOMES
PO BOX 9559
ALTA LOMA, CA 91701

LANDSCAPE ARCHITECT
PHIL MAY LANDSCAPE ARCHITECTURE
2532 WALLACE AVE.
FULLERTON, CA 92831
909-373-1959

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
(2) The landscape design and water use calculations for the property located at 7844 ALDER AVE.
(3) (provide street address or parcel number(s)) were prepared by me or under my supervision.
(4) The landscape design and water use calculations for the identified property comply with the requirements of the City of Fontana Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Fontana Water Efficient Landscape Guidelines.
(5) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Fontana Water Efficient Landscape Guidelines.

PHIL MAY — Print Name

05-21-2026 — Date

Phil May — Signature

3104 — License Number

2532 Wallace Ave., Fullerton, CA 92831 — Address

(909) 373-1959 — Telephone

pmay@philmaydesign.com — E-mail Address

Landscape Design Professional's Stamp

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — SIGNATURE — 05-31-2027 RENEWAL DATE — 05-21-2026 DATE — STATE OF CALIFORNIA

NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL : TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

REVISIONS | BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

TITLE SHEET

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-1
OF 6 SHEETS
JOB NO. 25060

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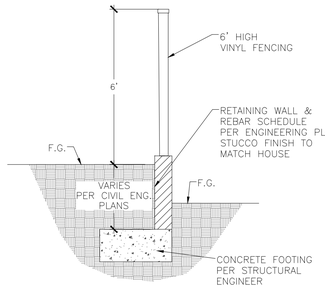
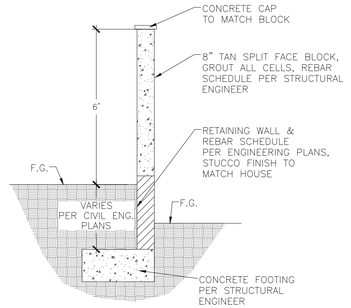
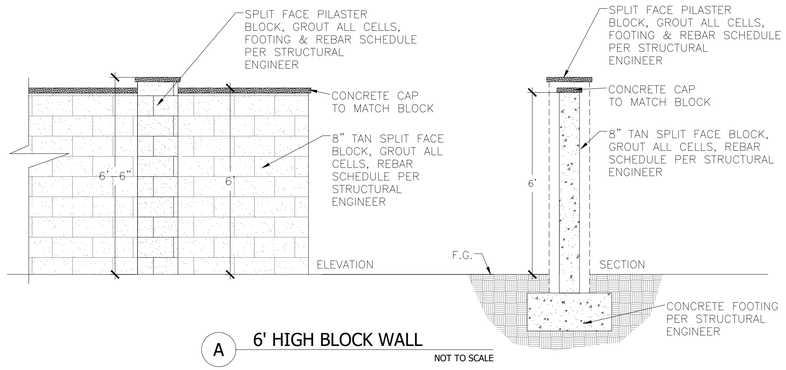


D VINYL FENCEL ATOP CIVIL RETAINIG WALL
SECTION VIEW NOT TO SCALE



B BLOCK WALL ATOP CIVIL RETAINIG WALL
SECTION VIEW NOT TO SCALE



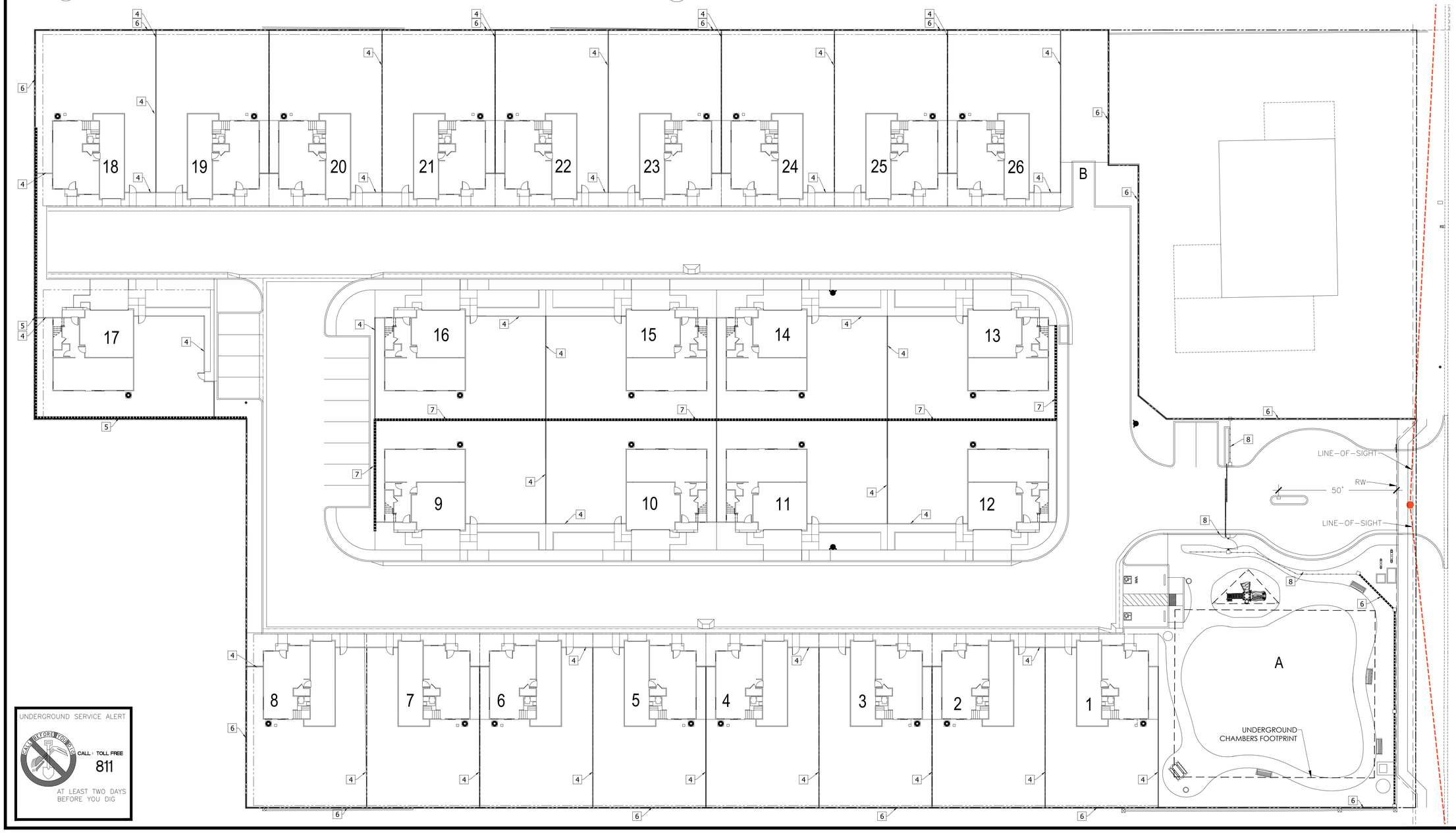
A 6' HIGH BLOCK WALL
NOT TO SCALE

FENCE SCHEDULE

4	6' HIGH VINYL PRIVACY FENCE & GATE	C/L-6
5	6' HIGH MASONRY WALL ATOP CIVIL RETAINING WALL	B/L-2
6	6' MASONRY BLOCK WALL	A/L-2
7	6' HIGH VINYL PRIVACY FENCE ATOP CIVIL RETAINING WALL	D/L-2
8	6' HIGH WROUGHT IRON FENCE	

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"



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REVISIONS	BY

PHIL MAY
LANDSCAPE
ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3104
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

WALL PLAN

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN
R.S.
CHECKED
R.S.
DATE
05-21-2026
SHEET
L-2
OF 6 SHEETS
JOB NO.
25060

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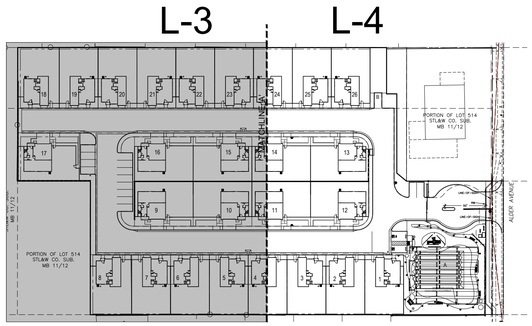
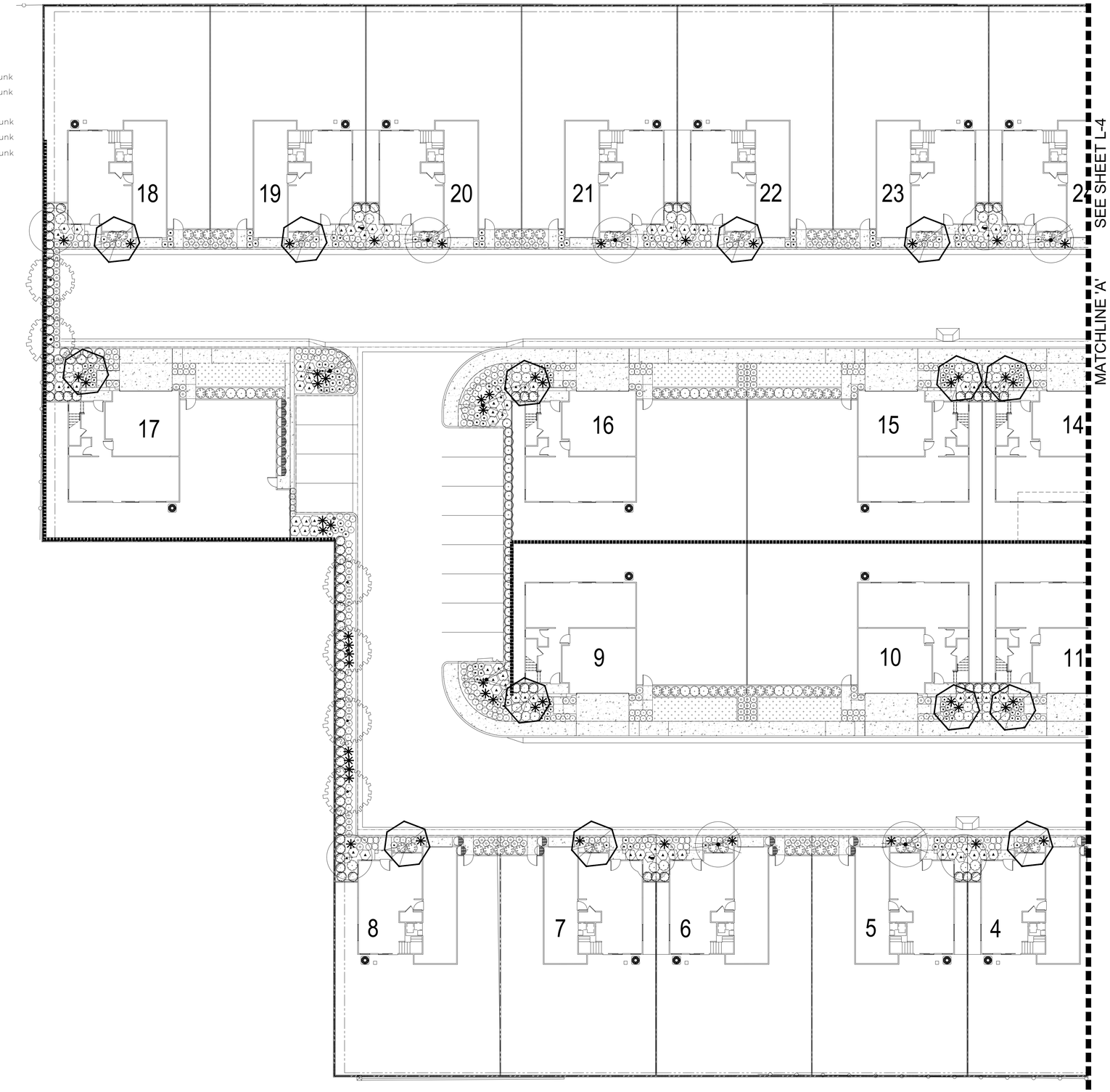
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PLANT FACTOR	REMARKS
	TREES					
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	10	24" box	M	Standard trunk
	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	20	24" box	M	Standard trunk
	Olea europea 'Wilsonii'	Wilson Fruitless Olive	13	24" box	L	Multi-trunk
	Lophostemon confertus	Brisbane box	19	24" box	M	Standard trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	7	24" box	L	Standard trunk
	Geijera parvifolia	Australian Willow	9	24" box	L	Standard trunk
	SHRUBS					
	Agave attenuata	Foxtail Agave	77	5 gal	L	
	Callistemon 'Little John'	Dwarf Bottlebrush	69	5 gal	L	
	Carissa m. 'Emerald Blanket'	Dwarf Natal Plum	174	5 gal	L	
	Ligustrum j. 'Texanum'	Texas Privet	286	5 gal	M	
	Salvia g. 'Bright Red'	Bright Red Autumn Sage	69	5 gal	L	
	Westringia f. 'Smokey'	Dwarf Coastal Rosemary	157	5 gal	L	
	Westringia f. 'Mundi'	Mundi Coastal Rosemary	224	5 gal	L	
	PERENNIALS					
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	311	1 gal	L	
	Dianella r. 'Little Rev'	Flax Lily	298	1 gal	L	
	Dianella t. 'Variegata'	Variegated Flax Lily	58	1 gal	L	
	Bulbine f. 'Orange'	Orange Stalked Bulbine	36	1 gal	L	
	Sesleria autumnalis	Moor Grass	458	1 gal	L	
	VINES					
	Ficus pumila	Creeping Fig	5	1 gal	L	
	GROUNDCOVER					
	Rosmarinus o. 'Hunt. Carpet'	Hunt. Carpet Rosemary	114	1 gal	L	
	Festuca arundinacea	Tall Fescue spp.	4,462s.f.	Sod	H	Marathon II
	Synthetic turf install per manufacturer specifications, 5/L-5		7,056			
	Provide 3" layer of 3/4" crushed gravel, Palm Springs Gold or equal.					



KEY MAP
SITE LANDSCAPE AREA N.T.S



UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
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AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan."

Phil May 05-21-2026
Phil May, Landscape Architect Date

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.

NORTH
0 8' 16' 32'
SCALE: 1/16" = 1'-0"

REVISIONS BY

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Phone:(909)373-1959
pmay@philmaydesign.com
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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3104
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

PLANTING PLAN - 1

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-3
OF 6 SHEETS
JOB NO. 25060

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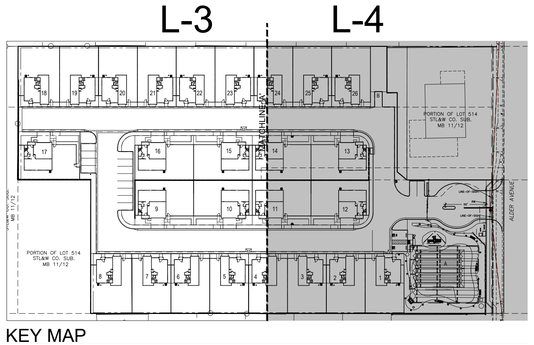
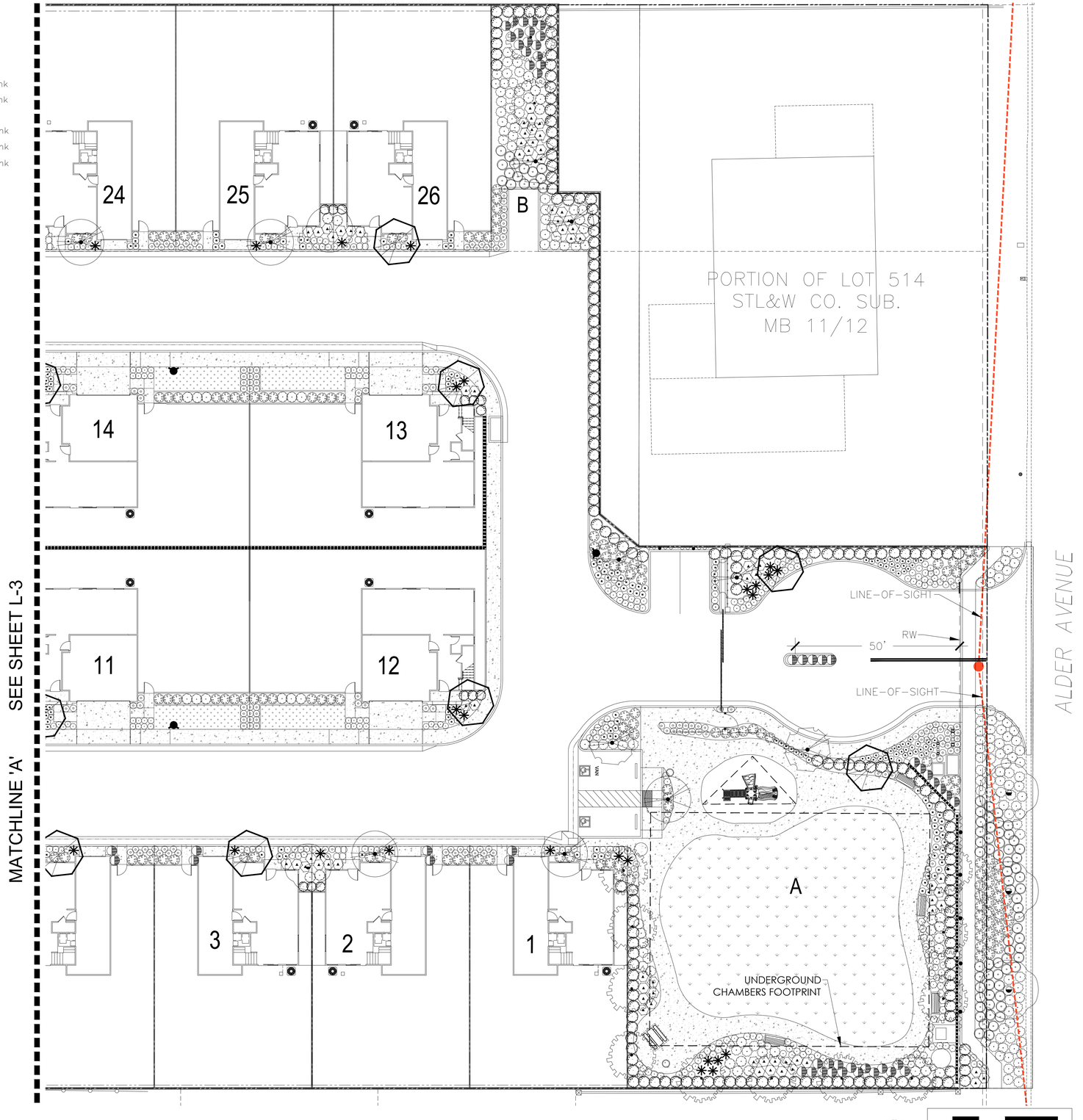
	Synthetic turf install per manufacturer specifications, 5/L-5		7,056			
	Provide 3" layer of 3/4" crushed gravel, Palm Springs Gold or equal.					



KEY MAP
SITE LANDSCAPE AREA N.T.S



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Phil May — 05-21-2026
Phil May, Landscape Architect — Date

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NORTH

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

REVISIONS	BY

PHIL MAY
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2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

PLANTING PLAN - 2

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-4
OF 6 SHEETS
JOB NO. 25060

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PLANTING NOTES

1. Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Contractor shall follow the soil's report recommendations, notes and shall uniformly broadcast amendments over planting areas only. Soils report to be prepared after all major grading has been completed.
7. The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
8. Provide root barriers to all new trees planted within five(5) feet of paved areas. The root barrier shall be installed per manufacture specifications. For trees planted in square or circular tree wells; the root barrier shall be install around entire perimeter edge of the well planter.
9. Provide jute netting on all slopes 4:1 or greater.
10. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
11. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Dig the trench to the depth based upon the particular barrier chosen.

B. Install the barrier. When using DeepRoot Linear Barriers simply pull the appropriate number of panels out of the box (they come preassembled) and separate the joiner at the correct length. When installing DeepRoot Universal Barriers in a linear fashion you will need to join the appropriate number of panels together.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

E. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which is placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents.

For additional information please consult the 16 page DeepRoot Product Selection and Installation Guidelines.

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with difficult drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

For a simple formula to determine the quantity of panels required for a Linear application use:

Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

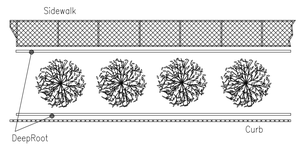
Note: Linear Barriers (LB 12-2 and LB 18-2) are packaged in 2' (61cm) long panels with pre-attached flexible joiners ready to pull out of the carton and install in one continuous line of up to:

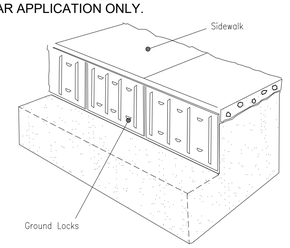
LB 12-2	80' (24 m) per Carton
LB 18-2	52' (16 m) per Carton

Line can be separated at any two foot interval.

For One Side of Tree Expected Tree Canopy at Maturity	Number of Feet of Linear Barrier (LB 12 or LB 18)	Optional Universal Barrier (UB) in number of Panels
12' (3.6m) Diameter	+2' (61cm) = 14' (4.2m)	7 Panels
18' (5.5m) Diameter	+2' (61cm) = 20' (6.1m)	10 Panels
24' (7.3m) Diameter	+2' (61cm) = 26' (7.9m)	13 Panels

NOTE: ROOT BARRIERS SHALL BE 12" DEEP MAX. & LINEAR APPLICATION ONLY.





MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.

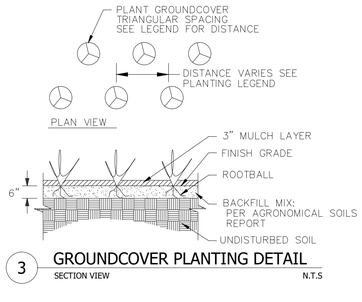
RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

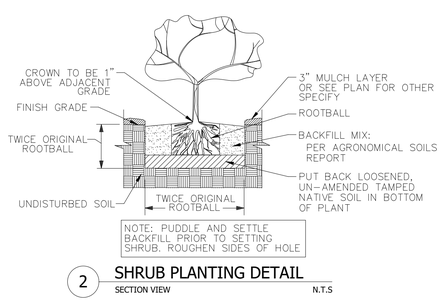
- Check all irrigation equipment and adjust/ align as required.
- Repair irrigation equipment with originally specified materials as needed.
- Inspect all landscape areas for pests/ pathogens.
- Weed all shrub/ groundcover areas as needed.
- Remove landscape debris.
- Aerating and dethatching turf areas.
- Repair planting well and/ or grade around plants to eliminate runoff.
- Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.

MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	√	√	√	√	√	√	√	√	√	√	√	√
Inspect Tree Staking	√	√	√	√	√	√	√	√	√	√	√	√
Flush Drip Valves			√			√			√			√
Add Mulch (Maintain 3" Layer)			√			√			√			√
Fertilization: Refer to Agronomical Soil's report on these plans		√			√			√			√	



3 GROUNDCOVER PLANTING DETAIL
SECTION VIEW N.T.S



2 SHRUB PLANTING DETAIL
SECTION VIEW N.T.S

City of Fontana
Department of Engineering

WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55.6 (San Bernardino)

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1) Low water use plants	0.2	Drip	0.81	0.247	9,361	2,311.36	79,677
2) High water use lawn	0.8	Over-head Spray	0.75	1.067	4,462	4,759.47	164,068
3) Medium water use trees	0.5	Drip	0.81	0.617	5,920	3,654.32	125,972
				Totals	19,743	10,725.15	369,717
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	369,717
						Maximum Allowed Water Allowance (MAWA)*	374,319

Hydrozone #/Planting Description E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

Irrigation Method overhead spray or drip

Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (.62) ((ETAF x LA) + ((1-ETAF) x SLA)) where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

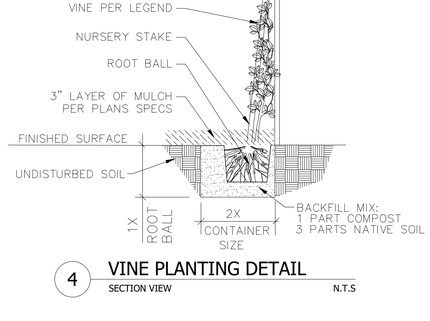
Total ETAF x Area (B)	10,725
Total Area (A)	19,743
Average ETAF B ÷ A	0.47

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

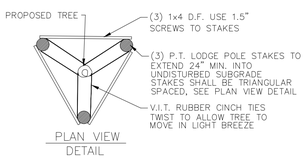
All Landscape Areas

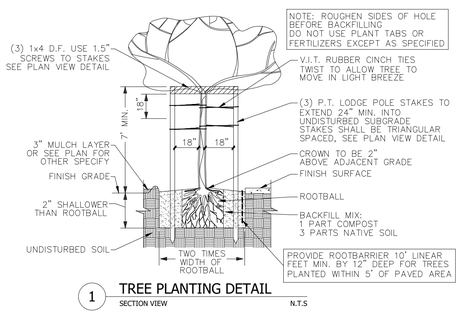
Total ETAF x Area (B+D)	10,725
Total Area (A+C)	19,743
Sitewide ETAF (B+D) ÷ (A+C)	0.47

Signed: Rosalio Serna Date: 12-16-2025



4 VINE PLANTING DETAIL
SECTION VIEW N.T.S





1 TREE PLANTING DETAIL
SECTION VIEW N.T.S

REVISIONS | BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 5101 STATE OF CALIFORNIA
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE

PLANTING DETAILS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-5
OF 6 SHEETS
JOB NO. 25060

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350-2161

Equipment Manufacturer

PLAYWORLD
The world needs play!

PLAYGROUND SURFACING
PLAYBOUND POURED-IN-PLACE RUBBER SURFACING BY
SURFACE AMERICA (SURFACEAMERICA.COM)
RUBBER SURFACING SHALL SHEET FLOW AT 1% TOWARDS
DRAIN INLETS - SEE GRADING PLAN.
INSTALL PER
MANUFACTURER RECOMMENDATION.
NOTE: TYPICAL THICKNESS RANGE IS 1-1/4" TO 5-1/2"
COLOR: HUNTER GREEN (33%), PEARL (33%), BROWN (33%)
MFR: SURFACE AMERICA (800-999-0555)
AVAIL: COAST RECREATION
CONTACT: GREGG ROGERS (949-633-1180)

CONTRACTOR TO FOLLOW MANUFACTURER INSTALLATION SPECIFICATIONS FOR SWING SETS & PLAYGROUND EQUIPMENT

2 PLAYGROUND
BY: PLAYWORLD OR EQUAL

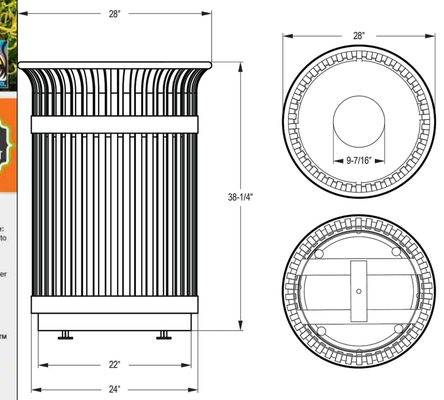
5 SYNTHETIC TURF
BY: TIGERTURF OR EQUAL

theparkcatalog AND FACILITIES

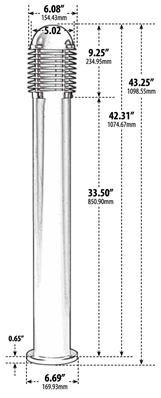
3350 NW Boca Raton Blvd.
Suite B2
Boca Raton, FL 33431
800-695-3503
sales@theparkcatalog.com

Model No. 398-9119

Executive Series Flare Top Trash Receptacle with Flat Lid
Powder-Coated Black



4 TRASH RECEPTACLES
BY: PLAYWORLD OR EQUAL



TITLE 24 COMPLIANT

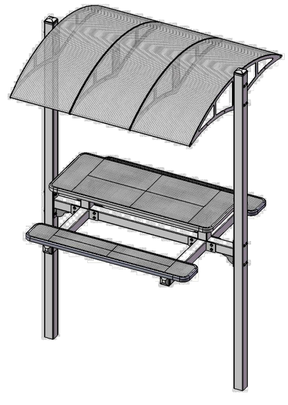
- **Material:** Powder Coated Cast Aluminum
- **Lens:** Clear, Heat Resistant, Polycarbonate Lens
- **Available Finish:** Black, Bronze, Verde Green
- **ETL Approved**

DABMAR LIGHTING

DABMAR LIGHTING INCORPORATED
320 Graves Ave . Oxnard, CA 93030 . 805.604.9090 . f: 805.604.9050 . www.dabmar.com
4693 19th Street Ct E . Bradenton, FL 34203

7 BOLLARD LIGHT
BY: DABMAR OR EQUAL

ultra site™
A PLAYCORE Company



Model # 320-V6

3 CANOPY TABLE
BY: ULTRA-SITE OR EQUAL

ultra site™
A PLAYCORE Company

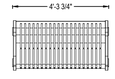
ULTRASITE
1675 LOCUST ST.
RED BUD, IL 62278
TOLL FREE: 1-800-458-5872
www.ultra-site.com

☑ SELECT DESIRED SIZE:
☐ 4 FOOT (SHOWN)
☑ 6 FOOT
☐ 8 FOOT

☑ SELECT DESIRED PATTERN:
☐ RECYCLED SLAT
☐ EXPANDED METAL
☐ VERTICAL SLAT (SHOWN)
☐ WAVE
☐ FIESTA
☑ PERFORATED

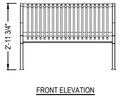
☑ SELECT DESIRED MOUNT:
☑ SURFACE MOUNT
☐ PORTABLE

ISOMETRIC



PLAN

SIDE ELEVATION



FRONT ELEVATION

SPECIFICATIONS:
- THERMOPLASTIC FINISH
- ALL STAINLESS STEEL HARDWARE
- 1 1/2" THICK CAST ALUMINUM FRAME

MANUFACTURER NOTES
1. CONTACT MANUFACTURER FOR ALL COLORS OPTIONS

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

6 BENCHES
BY: ULTRA-SITE, CHARLESTON COLLECTION OR EQUAL

REVISIONS | BY

PHIL MAY
LANDSCAPE
ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY #3104
EXPIRATION DATE 05-31-2027
RENEWAL DATE 05-21-2026
DATE
STATE OF CALIFORNIA

SITE AMENITIES - 1

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-6
OF 6 SHEETS
JOB NO. 25060

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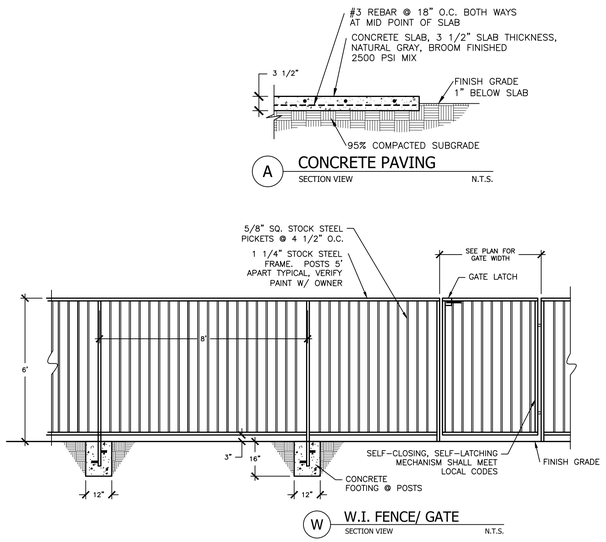
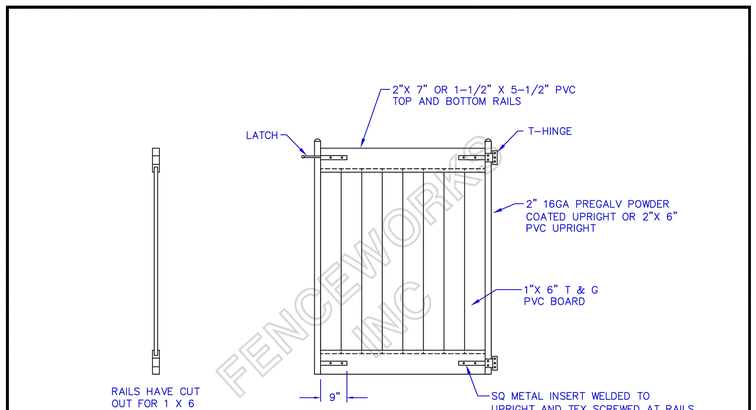


A CONCRETE PAVING
SECTION VIEW N.T.S.

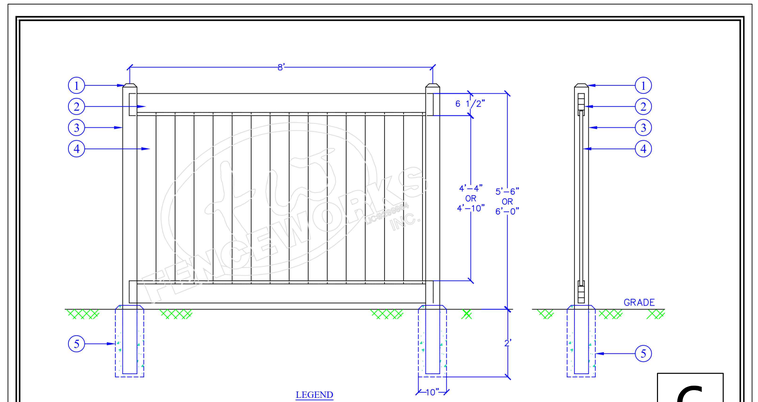
W W.I. FENCE/ GATE
SECTION VIEW N.T.S.



AVAILABLE THROUGH FENCEWORKS INC. 1-800-350-5620

C

DETAIL NAME:			PHONE #
FW-PVC PEDESTRIAN GATE		RIVERSIDE OCEANSIDE ANAHEIM PALMDALE MENIFEE BAKERSFIELD SANTA PAULA EL CENTRO	800-350-5620
			DETAIL NO. V-004



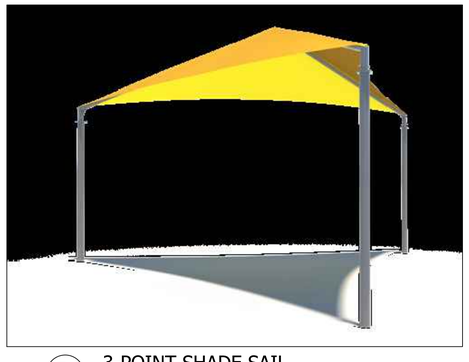
LEGEND
1. DOMED CAP.
2. 2" X 6 1/2" TOP & BOTTOM RAIL.
3. 5" X 5" VINYL POST .
4. 1" X 8" T&G PANELS.
5. 10" X 24" DOMED CONCRETE FOOTING.

NOTE:
COLORS AVAILABLE WHITE & TAN

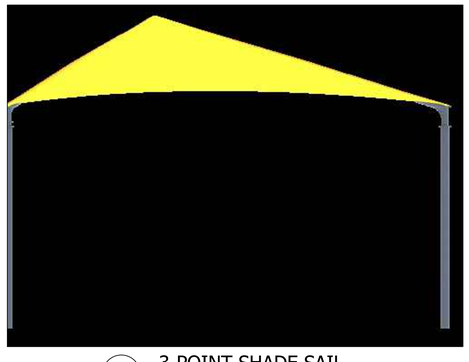
AVAILABLE THROUGH FENCEWORKS INC. 1-800-788-5620

C

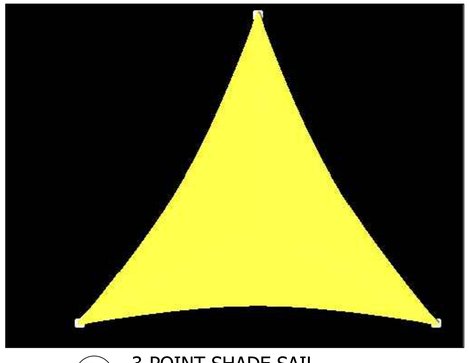
SCALE: NTS UNLESS NOTED	FW- VINYL PRIVACY FENCE		LOCATION: ANAHEIM RIVERSIDE FRESNO PALMDALE MANTECA SACRAMENTO BAKERSFIELD SANTA PAULA FALLBROOK
DETAIL NO. V-001	WEBSITE WWW.FENCEWORKS.US	PHONE NO. (800) 350-5620	FENCEWORKS INC.
LICENSE NO. 299964			



B 3-POINT SHADE SAIL
PERSPECTIVE VIEW N.T.S.



B 3-POINT SHADE SAIL
ELEVATION VIEW N.T.S.



B 3-POINT SHADE SAIL
PLAN VIEW N.T.S.

3-POINT SAIL, SHADE STRUCTURE W/ SHADESURE FABRIC , TERRACOTA COLOR, BLACK COLOR POSTS, INSTALL PER MANUFACTURER SPECS.

MANUFACTURER
USA SHADE & FABRIC STRUCTURES
(833) 985-1775, USA-SHADE.COM

NOTE:
CONTRACTOR INSTALLING THE PLAYGROUND MUST BE A CERTIFIED PLAYGROUND INSTALLER FOR THE SPECIFIC MANUFACTURE. A (THIRD PARTY) CERTIFIED PLAYGROUND INSPECTOR MUST INSPECT, AND CERTIFIED THE PLAYGROUND AND PROVIDE A REPORT PRIOR TO FINAL CO.

NOTE:
CONSTRUCTION SERIES SHEETS HAVE NOT BEEN REVIEWED UNDER THE LANDSCAPE PLAN CHECK. LANDSCAPE PLAN CHECKS ONLY PERTAIN TO PLANTING DESIGN, IRRIGATION DESIGN, AND THEIR RESPECTIVE COMPLIANCE WITH STATE AND CITY WATER ORDINANCE(S). PLEASE BE SURE THE APPROPRIATE CITY DEPARTMENT REVIEWS AND APPROVES THE CONSTRUCTION SHEETS.

PLAYGROUND SURFACING
PLAYBOUND POURED-IN-PLACE RUBBER SURFACING BY SURFACE AMERICA (SURFACEAMERICA.COM)
RUBBER SURFACING SHALL SHEET FLOW AT 1% TOWARDS DRAIN INLETS - SEE GRADING PLAN. INSTALL PER MANUFACTURER RECOMMENDATION.
NOTE: TYPICAL THICKNESS RANGE IS 1-1/4" TO 5-1/2"
COLOR: HUNTER GREEN (33%), PEARL (33%), BROWN (33%)
MFR: SURFACE AMERICA (800-999-0555)
AVAIL: COAST RECREATION
CONTACT: GREGG ROGERS (949-633-1180)

CONTRACTOR TO FOLLOW MANUFACTURER INSTALLATION SPECIFICATIONS FOR SWING SETS & PLAYGROUND EQUIPMENT

REVISIONS | BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 1970 Phil May EXPIRATION 05-31-2027 RENEWAL DATE 05-21-2026 DATE STATE OF CALIFORNIA

SITE AMENITIES - 2

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-7
OF 6 SHEETS
JOB NO. 25060

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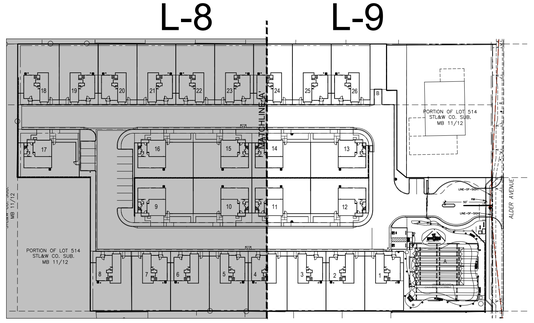
IRRIGATION LEGEND

SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	RAINBIRD	1400 SERIES BUBBLER MODEL:1402, 12" RISER	FULL	0.5	30	--	B
3	HUNTER	PROS-12-PRS40-CV-MP3000-360 6" POP-UP	90-360	1.1	40	30'	A
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
C	HUNTER	WEATHER BASED CONTROLLER: MODEL: X-CORE4-STATION INDOOR CONTROLLER LOCATE IN GARAGE - RESIDENTIAL UNITS					F
	HUNTER	MDL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUF. SPECS. VERIFY LOCATION W/ G.C. - RESIDENTIAL UNITS					F
	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
	NETAFIM	TECHLINE CV, TLCV6-12 LINES LAYOUT @ 18" O.C., 8" O.C. IN LAWNS		0.60 GPH	40		H
	IRRITROL	MODEL: PGV-ASV, SIZE AS PER PLAN					I
	NETAFIM	CONTROL ZONE VALVE KIT MODEL: LVCZS8010075-LF, FLOW RATE 0.25-4.4 GPM MODEL: LVCZ10075-HFHP, FLOW RATE 4.5-17.6 GPM					J
	NIBCO	BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K
	ZURN WILKINS	REDUCED PRESSURE ASSEMBLY, MODEL 975XL 1.25" SIZE, WITH "Y" TYPE STRAINER BRONZE WITH 20 MESH SS. PROVIDE METAL ENCLOSURE BY V.I.T. PRODUCTS, MODEL: SBBC-45CR. ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					L
FS	CALSENSE	FM-1B FLOW SENSOR, SIZE: 1"- IN VALVE BOX INSTALL PER MANUFACTURE SPECIFICATIONS.					S
	HUNTER	INLINE VALVE, MODEL: PGV-101G, SIZE= 1" NORMALLY OPEN					M
	HUNTER	1" QUICK COUPLER, MODEL: HQ5-LRC INSTALL IN 6" VALVE BOX					E
M	VARIES	WATER METER PER CIVIL ENGINEER WATER PLANS					
	HUNTER	DRIP LINE INDICATOR, 1 PER VALVE @ RESIDENTIAL AREAS 2 PER VALVE @ HOA AREAS, MODEL: ECO-ID 6" POP-UP					D

NOTE: NON-IRRIGATED SYNTHETIC TURF AREA

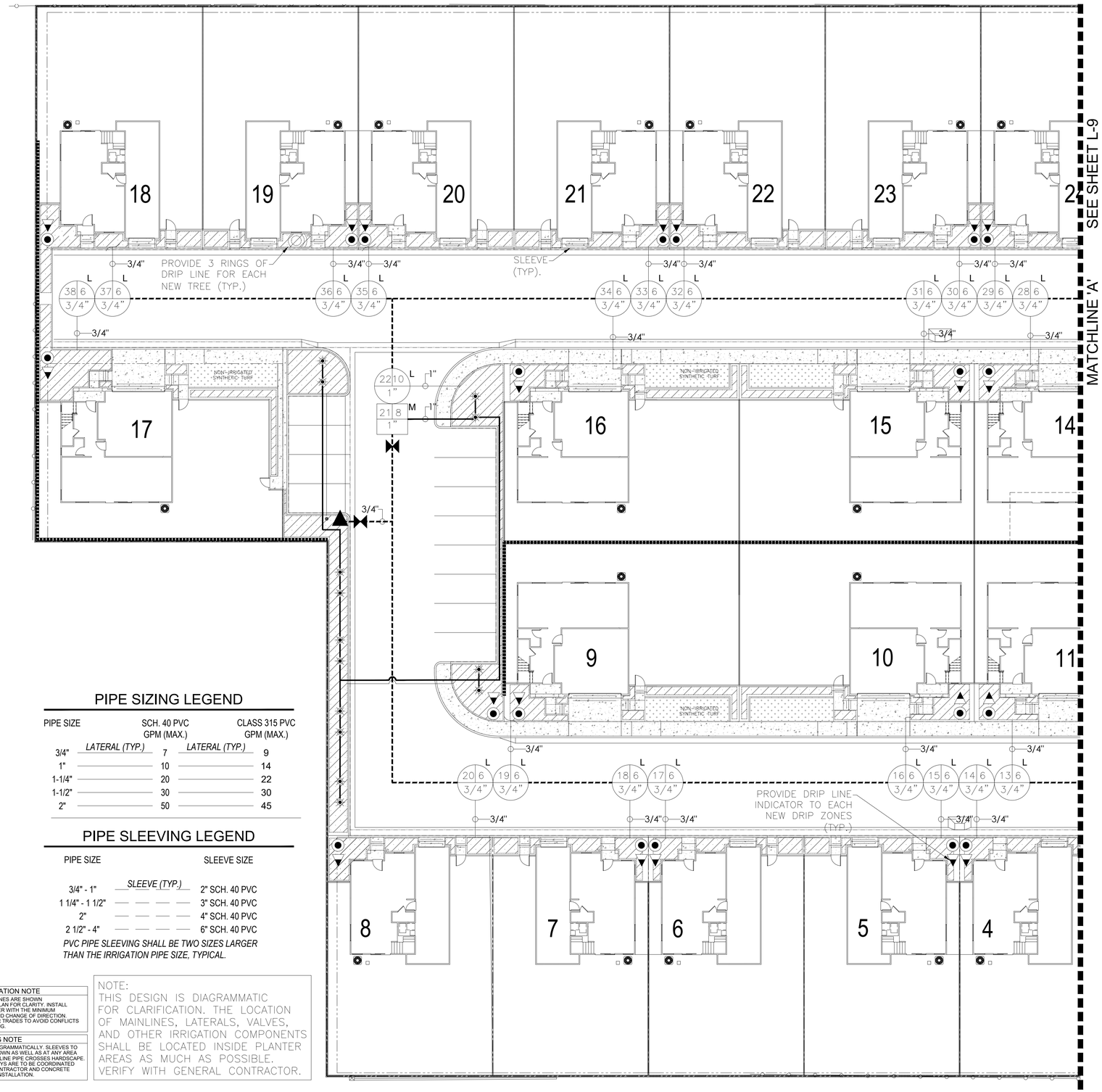


KEY MAP

SITE LANDSCAPE AREA N.T.S

KEY NOTES

1. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
2. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3. An irrigation audit report shall be completed at the time of final inspection.
4. At the time of final inspection, the permit applicant must provide the owner property with a certificate of completion of installation, irrigation schedule of landscape and irrigation maintenance."



PIPE SIZING LEGEND

PIPE SIZE	SCH. 40 PVC GPM (MAX.)		CLASS 315 PVC GPM (MAX.)	
	LATERAL (TYP.)		*LATERAL (TYP.)*	
3/4"	7		9	
1"	10		14	
1-1/4"	20		22	
1-1/2"	30		30	
2"	50		45	

PIPE SLEEVING LEGEND

PIPE SIZE	SLEEVE SIZE
	SLEEVE (TYP.)
3/4" - 1"	2" SCH. 40 PVC
1 1/4" - 1 1/2"	3" SCH. 40 PVC
2"	4" SCH. 40 PVC
2 1/2" - 4"	6" SCH. 40 PVC

PVC PIPE SLEEVING SHALL BE TWO SIZES LARGER THAN THE IRRIGATION PIPE SIZE, TYPICAL.

GENERAL PIPE LOCATION NOTE

MAINLINE AND LATERAL LINES ARE SHOWN DIAGRAMMATICALLY ON PLAN FOR CLARITY. INSTALL WITHIN ADJACENT PLANTER WITH THE MINIMUM QUANTITY OF FITTINGS AND CHANGE OF DIRECTION. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS WITH UTILITIES AND PAVING.

GENERAL SLEEVING NOTE

SLEEVES ARE SHOWN DIAGRAMMATICALLY. SLEEVES TO BE INSTALLED WHERE SHOWN AS WELL AS AT ANY AREA WHERE LATERAL OR MAINLINE PIPE CROSSES HARDSCAPE. SLEEVES UNDER WALKWAYS ARE TO BE COORDINATED BETWEEN LANDSCAPE CONTRACTOR AND CONCRETE CONTRACTOR PRIOR TO INSTALLATION.

NOTE:
THIS DESIGN IS DIAGRAMMATIC FOR CLARIFICATION. THE LOCATION OF MAINLINES, LATERALS, VALVES, AND OTHER IRRIGATION COMPONENTS SHALL BE LOCATED INSIDE PLANTER AREAS AS MUCH AS POSSIBLE. VERIFY WITH GENERAL CONTRACTOR.

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL : TOLL FREE 811

AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Phil May 05-21-2026

Phil May, Landscape Architect Date

All improvements are to be maintained by the property owner.

NOTE: SEE SHEET L-10 FOR IRRIGATION DETAILS

NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 3104 SIGNATURE 05-31-2027 RENEWAL DATE 05-21-2026 DATE STATE OF CALIFORNIA

IRRIGATION PLAN - 1

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-8
OF 6 SHEETS
JOB NO. 25060

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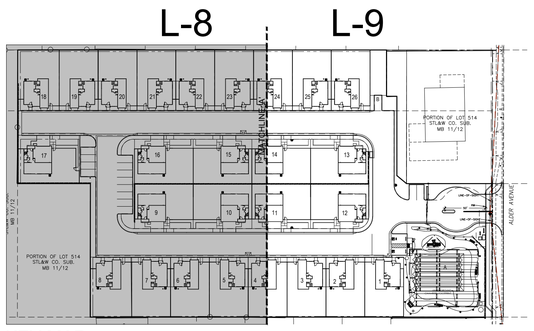
IRRIGATION LEGEND

SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	RAINBIRD	1400 SERIES BUBBLER MODEL:1402, 12" RISER	FULL	0.5	30	--	B
3	HUNTER	PROS-12-PRS40-CV-MP3000-360 6" POP-UP	90-360	1.1	40	30'	A
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
C	HUNTER	WEATHER BASED CONTROLLER: MODEL: X-CORE4-STATION INDOOR CONTROLLER LOCATE IN GARAGE - RESIDENTIAL UNITS					F
	HUNTER	MDL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUF. SPECS. VERIFY LOCATION W/ G.C. - RESIDENTIAL UNITS					F
	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
	NETAFIM	TECHLINE CV, TLCV6-12 LINES LAYOUT @ 18" O.C., 8" O.C. IN LAWNS	0.60 GPH	40			H
	IRRITROL	MODEL: PGV-ASV, SIZE AS PER PLAN					I
	NETAFIM	CONTROL ZONE VALVE KIT MODEL: LVCZS8010075-LF, FLOW RATE 0.25-4.4 GPM MODEL: LVCZ10075-HFHP, FLOW RATE 4.5-17.6 GPM					J
	NIBCO	BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K
	ZURN WILKINS	REDUCED PRESSURE ASSEMBLY, MODEL 975XL 1.25" SIZE, WITH "Y" TYPE STRAINER BRONZE WITH 20 MESH SS. PROVIDE METAL ENCLOSURE BY V.I.T. PRODUCTS, MODEL: SBBC-45CR. ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					L
FS	CALSENSE	FM-1B FLOW SENSOR, SIZE: 1"- IN VALVE BOX INSTALL PER MANUFACTURE SPECIFICATIONS.					S
	HUNTER	INLINE VALVE, MODEL: PGV-101G, SIZE= 1" NORMALLY OPEN					M
	HUNTER	1" QUICK COUPLER, MODEL: HQ5-LRC INSTALL IN 6" VALVE BOX					E
M	VARIES	WATER METER PER CIVIL ENGINEER WATER PLANS					
	HUNTER	DRIP LINE INDICATOR, 1 PER VALVE @ RESIDENTIAL AREAS 2 PER VALVE @ HOA AREAS, MODEL: ECO-ID 6" POP-UP					D

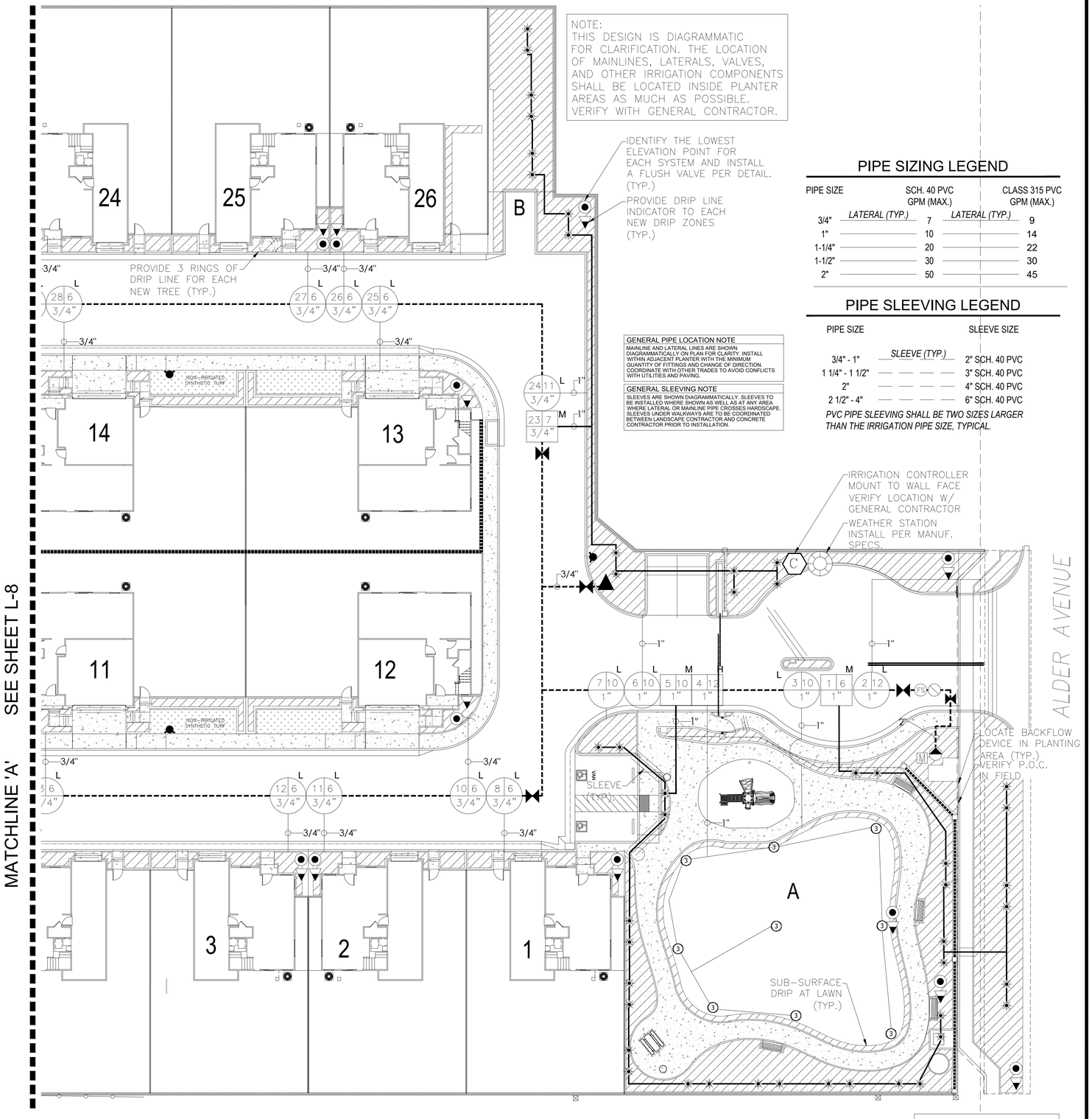
NOTE: NON-IRRIGATED SYNTHETIC TURF AREA



KEY MAP
SITE LANDSCAPE AREA N.T.S

KEY NOTES

1. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
2. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3. An irrigation audit report shall be completed at the time of final inspection.
4. At the time of final inspection, the permit applicant must provide the owner property with a certificate of completion of installation, irrigation schedule of landscape and irrigation maintenance."



PIPE SIZING LEGEND

PIPE SIZE	SCH. 40 PVC GPM (MAX.)	CLASS 315 PVC GPM (MAX.)
	LATERAL (TYP.)	LATERAL (TYP.)
3/4"	7	9
1"	10	14
1-1/4"	20	22
1-1/2"	30	30
2"	50	45

PIPE SLEEVING LEGEND

PIPE SIZE	SLEEVE SIZE
	SLEEVE (TYP.)
3/4" - 1"	2" SCH. 40 PVC
1 1/4" - 1 1/2"	3" SCH. 40 PVC
2"	4" SCH. 40 PVC
2 1/2" - 4"	6" SCH. 40 PVC

PVC PIPE SLEEVING SHALL BE TWO SIZES LARGER THAN THE IRRIGATION PIPE SIZE, TYPICAL.

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL : TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Phil May 05-21-2026
Phil May, Landscape Architect Date

All improvements are to be maintained by the property owner.

NOTE: SEE SHEET L-10 FOR IRRIGATION DETAILS

NORTH

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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REVISIONS	BY

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Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

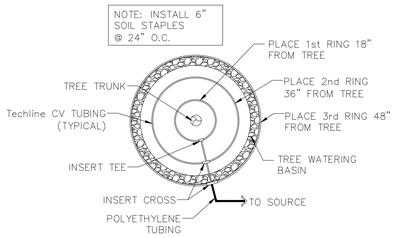
IRRIGATION PLAN - 2

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

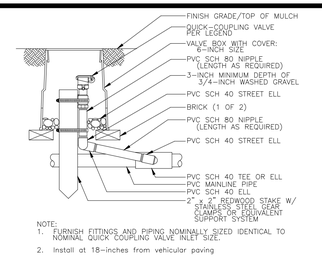
DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-9
OF 6 SHEETS
JOB NO. 25060

IRRIGATION NOTES

1. It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
2. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
3. The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
4. The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
5. The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 15.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
6. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
7. Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
8. All purple Main line piping, lateral line piping, and control wires under paving shall be installed in Purple Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
9. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
10. The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
11. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material– see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U–staples at 5' on center (24" on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
13. All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtec, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
14. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes. Final location of the backflow preventer and automatic controller shall be approved by the Owner.
15. 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
16. Pressure test Mainline at 150 PSI per three(3) hours constant.
17. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.

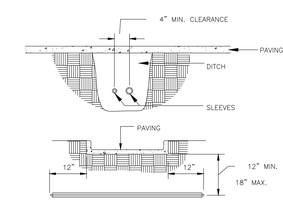


M TREE RING LAYOUT
POINT SOURCE IRRIGATION — N.T.S



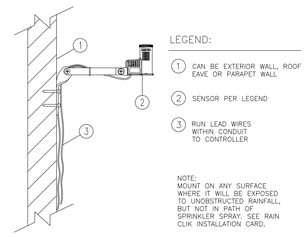
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. Install at 18–inches from vehicular paving

E QUICK COUPLING VALVE — N.T.S



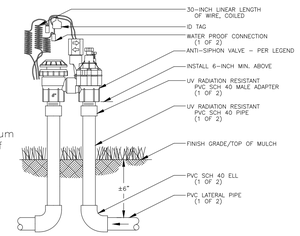
NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. SLEEVES TO BE AT LEAST TWICE THE LINE SIZE.
3. MECHANICALLY TAMP TO 90% COMPACTION.

G SLEEVES — N.T.S

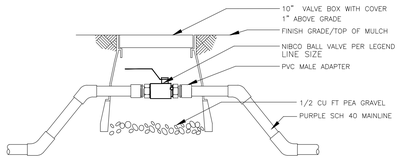


NOTE:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. SEE RAIN CLIK INSTALLATION CARD.

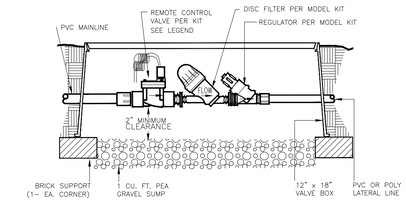
F WEATHER SENSOR — N.T.S



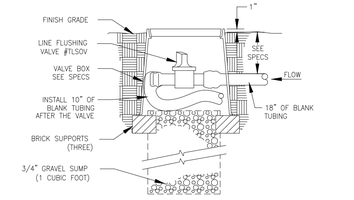
I ANTI-SIPHON VALVE — N.T.S



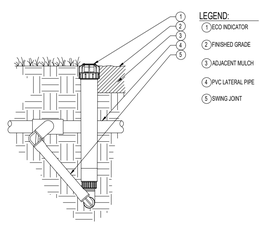
K BALL VALVE — N.T.S



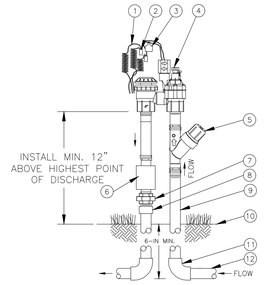
J LOW FLOW CONTROL ZONE ASSEMBLY
HIGH=4.5 - 17.6 GPM OR LOW= 0.25 - 4.4 GPM — N.T.S



C MANUAL LINE FLUSHING VALVE TLSOV
(PLUMBED TO POLY) — N.T.S

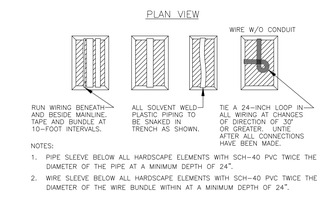


0 ECO INDICATOR - SWING JOINT
Hunter HM.EI.01 — NOT TO SCALE

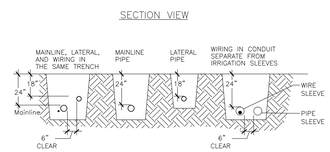


1 30–INCH LINEAR LENGTH OF WIRE, COILED
2 WATERPROOF CONNECTION
3 ID TAG
4 ANTI–SIPHON VALVE: PER LEGEND
5 FILTER – PER LEGEND
6 PRESSURE REGULATING – PER LEGEND
7 PVC SCH 80 UNION
8 PVC SCH 40 MALE ADAPTER
9 UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
10 FINISH GRADE/TOP OF MULCH
11 PVC SCH 40 ELL (1 OF 2)
12 PVC LATERAL PIPE (1 OF 2)

J ANTI-SIPHON VALVE
DRIP IRRIGATION SYSTEM — N.T.S



NOTES:
1. PIPE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH–40 PVC TWICE THE DIAMETER OF THE PIPE AT A MINIMUM DEPTH OF 24".
2. WIRE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH–40 PVC TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN AT A MINIMUM DEPTH OF 24".



T PIPE & WIRE TRENCHING
TYPICAL DETAIL — N.T.S

Irrigation Schedule (Establishment Period)

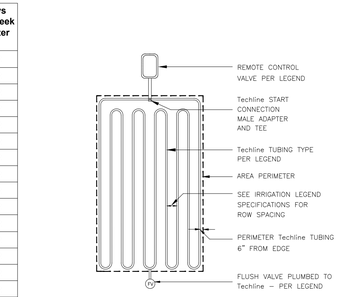
Water Pressure at meter or at pressure reducer: **80 PSI**
Irrigation Controller Brand: **HUNTER**

Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	MEDIUM	BUBBLER	90	15	22.5	7	4
2	LOW	DRIP	0.5	30	0.25	7	4
3	LOW	DRIP	0.5	30	0.25	7	4
4	HIGH	SPRAY	42	15	11.25	7	4
5	MEDIUM	BUBBLER	90	15	22.5	7	4
6	LOW	DRIP	0.5	30	0.25	7	4
7	LOW	DRIP	0.5	30	0.25	7	4
8	LOW	DRIP	0.5	30	0.25	7	4
9	LOW	DRIP	0.5	30	0.25	7	4
10	LOW	DRIP	0.5	30	0.25	7	4
11	LOW	DRIP	0.5	30	0.25	7	4
12	LOW	DRIP	0.5	30	0.25	7	4
13	LOW	DRIP	0.5	30	0.25	7	4
14	LOW	DRIP	0.5	30	0.25	7	4
15	LOW	DRIP	0.5	30	0.25	7	4
16	LOW	DRIP	0.5	30	0.25	7	4
17	LOW	DRIP	0.5	30	0.25	7	4
18	LOW	DRIP	0.5	30	0.25	7	4
19	LOW	DRIP	0.5	30	0.25	7	4
20	LOW	DRIP	0.5	30	0.25	7	4
21	MEDIUM	BUBBLER	90	15	22.5	7	4
22	LOW	DRIP	0.5	30	0.25	7	4
23	MEDIUM	BUBBLER	90	15	22.5	7	4
24	LOW	DRIP	0.5	30	0.25	7	4
25	LOW	DRIP	0.5	30	0.25	7	4
26	LOW	DRIP	0.5	30	0.25	7	4
27	LOW	DRIP	0.5	30	0.25	7	4
28	LOW	DRIP	0.5	30	0.25	7	4
29	LOW	DRIP	0.5	30	0.25	7	4
30	LOW	DRIP	0.5	30	0.25	7	4
31	LOW	DRIP	0.5	30	0.25	7	4
32	LOW	DRIP	0.5	30	0.25	7	4
33	LOW	DRIP	0.5	30	0.25	7	4
34	LOW	DRIP	0.5	30	0.25	7	4
35	LOW	DRIP	0.5	30	0.25	7	4
36	LOW	DRIP	0.5	30	0.25	7	4
37	LOW	DRIP	0.5	30	0.25	7	4
38	LOW	DRIP	0.5	30	0.25	7	4

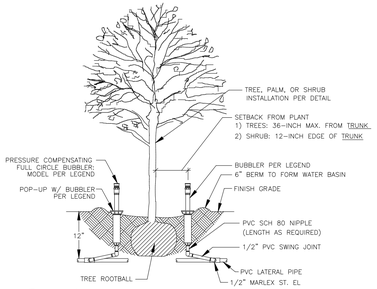
Irrigation Schedule (Established - Mature Planting)

Water Pressure at meter or at pressure reducer: **80 PSI**
Irrigation Controller Brand: **HUNTER**

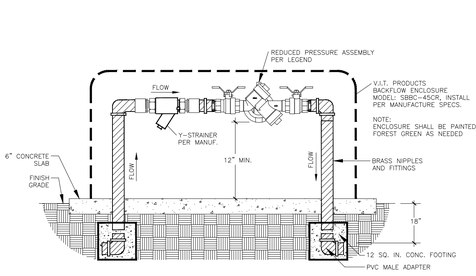
Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	MEDIUM	BUBBLER	90	15	22.5	4	2
2	LOW	DRIP	0.5	30	0.25	4	2
3	LOW	DRIP	0.5	30	0.25	4	2
4	HIGH	SPRAY	42	15	11.25	4	2
5	MEDIUM	BUBBLER	90	15	22.5	4	2
6	LOW	DRIP	0.5	30	0.25	4	2
7	LOW	DRIP	0.5	30	0.25	4	2
8	LOW	DRIP	0.5	30	0.25	4	2
9	LOW	DRIP	0.5	30	0.25	4	2
10	LOW	DRIP	0.5	30	0.25	4	2
11	LOW	DRIP	0.5	30	0.25	4	2
12	LOW	DRIP	0.5	30	0.25	4	2
13	LOW	DRIP	0.5	30	0.25	4	2
14	LOW	DRIP	0.5	30	0.25	4	2
15	LOW	DRIP	0.5	30	0.25	4	2
16	LOW	DRIP	0.5	30	0.25	4	2
17	LOW	DRIP	0.5	30	0.25	4	2
18	LOW	DRIP	0.5	30	0.25	4	2
19	LOW	DRIP	0.5	30	0.25	4	2
20	LOW	DRIP	0.5	30	0.25	4	2
21	MEDIUM	BUBBLER	90	15	22.5	4	2
22	LOW	DRIP	0.5	30	0.25	4	2
23	MEDIUM	BUBBLER	90	15	22.5	4	2
24	LOW	DRIP	0.5	30	0.25	4	2
25	LOW	DRIP	0.5	30	0.25	4	2
26	LOW	DRIP	0.5	30	0.25	4	2
27	LOW	DRIP	0.5	30	0.25	4	2
28	LOW	DRIP	0.5	30	0.25	4	2
29	LOW	DRIP	0.5	30	0.25	4	2
30	LOW	DRIP	0.5	30	0.25	4	2
31	LOW	DRIP	0.5	30	0.25	4	2
32	LOW	DRIP	0.5	30	0.25	4	2
33	LOW	DRIP	0.5	30	0.25	4	2
34	LOW	DRIP	0.5	30	0.25	4	2
35	LOW	DRIP	0.5	30	0.25	4	2
36	LOW	DRIP	0.5	30	0.25	4	2
37	LOW	DRIP	0.5	30	0.25	4	2
38	LOW	DRIP	0.5	30	0.25	4	2



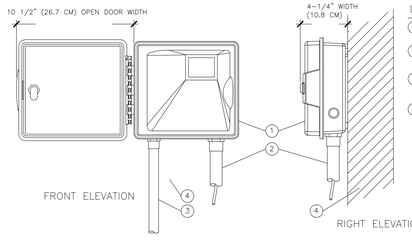
H TECHLINE DRIP (END FEED LAYOUT)
ON-SURFACE INSTALLATION — N.T.S



B POP-UP BUBBLER
INSTALLATION DETAIL — N.T.S



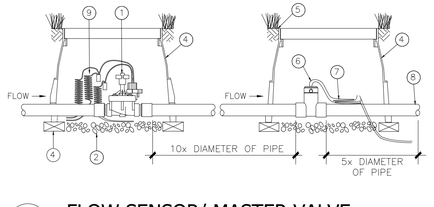
L BACKFLOW PREVENTER (ENCLOSED)
(PLUMBED TO POLY) — N.T.S



LEGEND:
1 IRRIGATION CONTROLLER (PRO–HC) PER PLAN
2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J–BOX INSIDE CONTROLLER
4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD–WIRED TO GROUNDED 110 VAC POWER SOURCE. CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.

F HUNTER IRRIGATION CONTROLLER — N.T.S



1 MASTER VALVE PER LEGEND
2 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
3 BRICK (1 OF 4)
4 VALVE BOX WITH COVER – SIZE AS REQUIRED
5 FINISH GRADE
6 FLOW SENSOR PER LEGEND
7 LENGTH OF COILED PE–CABLE AS REQUIRED
8 FIRST FITTING
9 36–INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION

S FLOW SENSOR/ MASTER VALVE — N.T.S

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REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY 3104 — SIGNATURE — 05-31-2027 RENEWAL DATE — 05-21-2026 DATE — STATE OF CALIFORNIA

IRRIGATION DETAILS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN: R.S.
CHECKED: R.S.
DATE: 05-21-2026
SHEET: L-10
OF 6 SHEETS
JOB NO. 25060

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PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes the following:

1. Trees.
2. Shrubs.
3. Ground cover.
4. Other Plants.

1.02 DEFINITIONS

A. Finish Grade: Elevation of finished surface of planting soil.

B. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.

D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.

1.03 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples: Decomposed.

C. Product certificates.

D. Planting Schedule: Indicating anticipated planting dates for exterior plants.

E. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of exterior plants during a calendar year.

1.04 QUALITY ASSURANCE

A. Installer Qualifications: A licensed and bonded landscape installer who maintains an experienced full-time supervisor on Project site when exterior planting is in progress.

B. Topsoil Analysis: Furnish soil analysis by a State-Certified soil-testing laboratory.

C. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock", and the "Recommended Tree Size Specifications" of the Arizona Nurseryman's Association.

D. Preinstallation Conference: Conduct conference at Project site.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery.

B. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants trees in shade, protect from weather and mechanical damage, and keep roots moist.

1.06 WARRANTY

A. Special Warranty: Warrant the following exterior plants, for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, or incidents that are beyond Contractor's control.

1. Warranty Period for all Trees, Shrubs Ground Cover and other Plants: Ninety (90) days from date of Substantial Completion.

1.07 MAINTENANCE

A. Trees and Shrubs: Maintain during warranty period by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease.

B. Ground Cover and Plants: Maintain during warranty period by watering, weeding, fertilizing, and other operations as required to establish healthy, viable plantings.

PART 2 - PRODUCTS

2.01 EXTERIOR PLANTS

A. Tree and Shrub Material: Furnish nursery-grown trees and shrubs complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

1. Provide boxed or container-grown trees and shrubs.

B. Ground Cover: Provide ground cover of species indicated, established and well rooted in pots or similar containers, and complying with ANSI Z60.1.

C. Annuals: Provide healthy, disease-free plants of species and variety shown or listed. Provide only plants that are acclimated to outdoor conditions before delivery and that are in bud but not yet in bloom.

D. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety shown or listed.

2.02 PLANTING MATERIALS

A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a percent organic material content per soil report; free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.

1. Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources.

B. Organic Soil Amendments:

1. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 7.5; Moisture content 35 to 55 percent by weight; 100 percent passing through 3/4-inch sieve.
2. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.

C. Fertilizer:

1. Ammonium Phosphate: Commercial grade, (16-20-0), unadulterated.
2. Slow-Release Fertilizer: Agriform, (20-10-5), slow-release fertilizer tabs.

D. Mulches:

1. 3" layer of Spec wood mulch as made by Recycled Wood Products (877-476-9797), or equal: See Per Planting Plan

2.03 PLANTING SOIL MIX

A. Planting Soil Mix: Mix topsoil with the following soil amendments in the following quantities:

1. Per agronomic soils report provided by contactor prior to installation.

PART 3 - EXECUTION

3.01 EXTERIOR PLANTING

A. Bed Establishment:

1. Loosen subgrade of planting beds to a minimum depth of 6 inches.
2. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
3. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
4. Spread planting soil mix to a depth of 6 inches but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
5. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

B. Trees and Shrubs:

1. Pits and Trenches: Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation. Excavate pits per details provided in PLANTING PLAN OR DETAIL SHEET.
2. Set trees and shrubs plumb and in center of pit or trench with top of root ball 1 inch above adjacent finish grades.
   a. Boxed or Container-Grown Plants: Carefully remove root ball from container without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
   b. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
   c. Provide root barrier to all trees within five feet of paved areas.

C. Tree and Shrub Pruning: Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are sizes after pruning.

D. Ground Cover and Plant Planting:

1. Set out and space ground cover and plants as indicated.
2. Dig holes per details provided in PLANTING PLAN OR DETAIL SHEET.
3. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
4. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
5. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

E. Planting Bed Mulching:

1. Mulch backfilled surfaces of planting beds and other landscape areas as indicated on Landscape plans. Apply first application pre-emergent weed control in accordance with manufacturer's instructions. Do not place mulch against plant stems. Apply second application of pre-emergent weed control in accordance with manufacturer's instructions.

F. Protect exterior plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged exterior planting.

G. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

H. Fence Specifications: SEE DETAIL (A) ON SHEET L-1

END OF SECTION 02930

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REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

PLANTING SPECIFICATIONS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN
R.S.
CHECKED
R.S.
DATE
05-21-2026
SHEET
L-11
OF 6 SHEETS
JOB NO.
25060

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes piping, valves, sprinklers, specialties, controls, and wiring for automatic control irrigation system.

B. See Division 2 Section "Water Distribution" for water supply from water service piping, water meters, protective enclosures, and backflow preventers.

1.02 DEFINITIONS

A. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.

B. Drain Piping: Downstream from circuit-piping drain valves. Piping is not under pressure.

C. Irrigation Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

1.03 SUBMITTALS

A. Product Data: Include pressure ratings, rated capacities, and settings of selected models for the following:

1. General-duty valves.
2. Specialty valves.
3. Control-valve boxes.
4. Sprinklers.
5. Irrigation specialties.
6. Controllers.

B. Shop Drawings: Show irrigation system piping, including plan layout, and locations, types, sizes, capacities, and flow characteristics of irrigation system piping components. Include water meters, backflow preventers, valves, piping, sprinklers and devices, accessories, controls, and wiring. Show areas of sprinkler spray and overspray. Irrigation design is diagrammatic. Control panel to be located per plan.

C. Field quality-control test reports.

D. Operation and maintenance data.

1.04 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Warranty: Provide warranty for ninety (90) days commencing on Date of Certificate of Occupancy.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.
2. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.02 PIPES, TUBES, AND FITTINGS

A. Soft Copper Tube: ASTM B 88, Type L, water tube, annealed temper (IS APPLICABLE).

1. Copper Pressure Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought-copper, solder-joint fittings. Furnish wrought-copper fittings if indicated.

2. Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body, with ball-and-socket, metal-to-metal seating surfaces and solder-joint or threaded ends.

B. Hard Copper Tube (IF APPLICABLE): ASTM B 88, Type L, and ASTM B 88, Type M, water tube, drawn temper.

1. Copper Pressure Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought- copper, solder-joint fittings. Furnish wrought-copper fittings if indicated.
2. Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body, with ball-and-socket, metal-to-metal seating surfaces and solder-joint or threaded ends.

C. Irrigation Main Line Pipe: PVC schedule 40, PVC Class 40 solvent weld for pipe sizes 2 ½" or smaller; rubber ring joint for sizes 3" and larger.

1. PVC Socket Fittings, Schedule 40: ASTM D 2467 for pipe sizes 2 ½" and smaller.
2. Ductile iron, gasketed, ASTM A-536.

D. Lateral Lines:: PVC schedule 40, PVC Class 40, solvent weld.

1. PVC Socket Fittings, Schedule 40: ASTM D 2466.

E. Transition Fittings: Refer to Division 2 Section "Piped Utilities -- Basic Materials and Methods" for transition fittings.

F. Refer to Division 2 Section "Piped Utilities -- Basic Materials and Methods" for commonly used joining materials.

2.03 GENERAL-DUTY VALVES

A. PVC Ball Valves: NIBCO , union type, with full-port ball, threaded detachable end connectors, and pressure rating not less than 150 PSI.

1. Material Option: NIBCO, of plastic other than PVC and suitable for potable water. Include threaded ends and pressure rating not less than 150 psig, unless otherwise indicated.

2.04 SPECIALTY VALVES

A. Plastic Automatic Control Valves: Molded-plastic body, normally closed, diaphragm type with manual flow adjustment, and operated by 24-V ac solenoid.

B. Hose Bib: Factory-fabricated, bronze or brass, two-piece assembly. Include coupler water-seal valve; removable upper body with spring-loaded or weighted, rubber-covered cap; hose swivel with ASME B1.20.7, 3/4-11.5NH threads for garden hose on outlet; and operating key.

C. Control-Valve Boxes: HDPE structural foam box and cover, with open bottom and openings for piping; designed for installing flush with grade. Include size as required for valves and service.

1. Shape: Round or rectangle.
2. Color: Green for boxes located in turf areas; tan for boxes located in planter areas; purple for all boxes for reclaimed water irrigation systems.

D. Drainage Backfill: Cleaned gravel or crushed stone, graded from 3/4 inch minimum to 3 inches maximum.

2.05 SPRINKLERS

A. Description: Plastic housing and corrosion-resistant interior parts designed for uniform coverage over entire spray area indicated, at available water pressure.

1. Bubblers: Fixed pattern, with screw-type flow adjustment. See plan legend.
2. Pop-up, Spray Sprinklers: Fixed pattern, with screw-type flow adjustment and stainless-steel retraction spring. See plan legend.
3. Pop-up, Rotary, Spray Sprinklers: Gear drive, full-circle and adjustable part-circle types. See plan legend

2.06 SPRINKLER SPECIALTIES

A. Strainer/Filter Units: Brass or plastic housing, with corrosion-resistant internal parts; of size and capacity required for devices downstream from unit.

B. Emitters: PE or vinyl body, non-pressure compensating.

1. Single-Outlet and Multi-Outlet Emitters: To deliver the following flow at approximately 20 psi:
   a. Flow: ½ GPH, 1 GPH, or 2 GPH as specified.

2.07 AUTOMATIC-CONTROL SYSTEM

A. ET based Irrigation Control per plan.

1. Manufactured by Weathermatic.

B. Wiring: UL 493, Type UF-B multiconductor, with solid-copper conductors and insulated cable; suitable for direct burial.

1. Feeder-Circuit Cables: No. 12 AWG minimum, between building and controllers.
2. Low-Voltage, Branch-Circuit Cables: No. 14 AWG minimum, between controllers and automatic control valves; color-coded different from feeder-circuit-cable jacket color; with jackets of different colors for multiple-cable installation in same trench.
3. Splicing Materials: Manufacturer's packaged kit consisting of insulating, spring-type connector or crimped joint and epoxy resin moisture seal; suitable for direct burial.

PART 3 - EXECUTION

3.01 EARTHWORK

A. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.

B. Install piping and wiring in sleeves under sidewalks, roadways, parking lots, and railroads. Sleeves shall be of sufficient size as to enable the removal and replacement of piping and wiring

C. Drain Pockets: Excavate to sizes indicated. Backfill with cleaned gravel or crushed stone, graded from 3/4 to 3 inches, to 12 inches below grade. Cover gravel or crushed stone with sheet of asphalt-saturated felt and backfill remainder with excavated material.

D. Provide minimum cover over top of underground piping according to the following:

1. Irrigation Main Piping: Minimum depth of 18-inches below finished grade.
2. Circuit Piping: 12-inches.
3. Sleeves: 18-inches.

3.02 PIPING APPLICATIONS

A. Aboveground Irrigation Main Piping: PVC class 315 UVR pipe and socket fittings; and solvent-cemented joints

B. Underground Irrigation Main Piping: Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.

C. Circuit Piping: Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.

D. Sleeves: Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.

E. Transition Fittings: Use transition fittings for plastic-to-metal pipe connections according to the following:

1. Couplings:
   a. Underground Piping NPS 2-1/2 and Smaller: Manufactured fitting or coupling.
   b. Underground Piping NPS 3 and Larger: AWWA transition coupling.
2. Fittings:
   a. Aboveground Piping: Plastic-to-metal transition fittings.
   b. Underground Piping: Union with plastic end of same material as plastic piping.
3. Transition fittings are specified in Division 2 Section "Piped Utilities -- Basic Materials and Methods".

3.03 INSTALLATION

A. Install piping free of sags and bends.

B. Install groups of pipes parallel to each other, spaced to permit valve servicing.

C. Install fittings for changes in direction and branch connections.

D. Install unions adjacent to valves and to final connections to other components.

E. Lay piping on solid sub-base, uniformly sloped without humps or depressions. Shading shall be required so as to prevent damage from foreign objects that may be contained in the back fill.

F. Underground Gate Valves: Install in valve box with top flush with grade.

1. Install valves and PVC pipe with restrained, gasketed joints.

G. Underground, Manual Control Valves: Install in manual control-valve box.

H. Control Valves: Install in control-valve box.

I. Flush circuit piping with full head of water and install sprinklers after hydrostatic test is completed.

J. Locate part-circle sprinklers to maintain a minimum distance of 12 inches from walls and 2 inches from other boundaries, unless otherwise indicated.

K. Install freestanding controllers on precast concrete bases not less than 36 by 24 by 4 inches thick, and not less than 6 inches greater in each direction than overall dimensions of controller.

L. Install control cable in same trench as irrigation piping and at least 2 inches below piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas if irrigation piping is installed in sleeve.

3.04 CONNECTIONS

A. Ground equipment according to Division 16 Section "Grounding and Bonding".

B. Connect wiring according to Division 16 Section "Conductors and Cables".

3.05 LABELING AND IDENTIFYING

A. Refer to Division 2 Section "Piped Utilities -- Basic Materials and Methods" for equipment nameplates and signs.

B. Warning Tapes: Arrange for installation of continuous, underground, detectable warning tape over underground piping, during backfilling of trenches.

C. Refer to Division 2 Section "Earthwork" for warning tapes.

3.06 FIELD QUALITY CONTROL

A. Perform the following field tests and inspections and prepare test reports:

1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
   i. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
   ii. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

B. Remove and replace units and retest as specified above.

3.07 ADJUSTING

A. Adjust settings of controllers.

B. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

C. Adjust sprinklers so they will be flush with, or not more than 1/2 inch above, finish grade.

END OF SECTION 02810

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05-31-2027
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STATE OF CALIFORNIA

IRRIGATION SPECIFICATIONS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
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DRAWN R.S.
CHECKED R.S.
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SHEET L-12
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RESOLUTION NO. PC 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332, TENTATIVE TRACT MAP NO. 25-0007 (20852) TO SUBDIVIDE 3.75 ACRES INTO 26 PARCELS FOR A RESIDENTIAL DEVELOPMENT, DESIGN REVIEW NO. 25-0029 FOR SITE AND ARCHITECTURAL REVIEW OF 26 DETACHED RESIDENTIAL UNITS AND ASSOCIATED SITE IMPROVEMENTS, AND RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR AN AFFORDABLE HOUSING DENSITY BONUS AGREEMENT TOGETHER WITH RELATED COVENANTS, CONDITIONS & RESTRICTIONS PROVIDING FOR A MINIMUM OF TWO AFFORDABLE UNITS PER THE STATE DENSITY BONUS LAW, ON APPROXIMATELY 3.75 ACRES LOCATED AT 7844 ALDER AVENUE IDENTIFIED AS ASSESSOR PARCEL NUMBERS 0190-301-12, -21, -37, -40, -41 AND -42.

WHEREAS, 7844 Alder Avenue, also identified as Assessor Parcel Numbers (“APNs”) 0190-301-12, -21, -37, -40, -41, and -42 (“Project Site”) were annexed from San Bernardino County into the City of Fontana on June, 21, 1952 (“Project Site”); and

WHEREAS, on September 9, 2025, the City of Fontana (City”) received an application from MC RE Holdings, LLC (“Applicant”) for a Tentative Tract Map (“TTM No. 25-0007 (20852)”) to subdivide approximately 3.75 acres into 26 residential parcels, a Design Review (“DRP No. 25-0029”), and an SB 330 application seeking approval to construct 26 detached residential units at the Project Site (“Project”); and

WHEREAS, the Project Site has a General Plan Land Use designation of Single Family Residential (R-SF) and is located within the Single-Family (R-1) zoning district, which allows for such projects; and

WHEREAS, the Applicant desires to utilize the State Density Bonus Law (California Government Code Sections 65915-65918) which permits a density bonus to exceed the density limit of the Zoning Code with the provision of affordable units; and

WHEREAS, the Applicant is providing 2 very low affordable housing units as a part of the Project. Pursuant to the State Density Bonus Law, the Applicant is entitled to a 32.5 percent density bonus, which permits an additional 7 dwelling units, resulting in a total of 26 dwelling units, inclusive of the two (2) very low affordable housing units; and

WHEREAS, the Applicant has requested waivers of development standards, pursuant to California Government Code Sections 65915 , including waivers of the minimum lot size, average lot size, lot width, lot depth, lot coverage, front setbacks, side setbacks, rear setbacks, setback variations, landscaping percentages, required landscape, mechanical equipment screening, and patio setbacks; and

WHEREAS, the Applicant has requested the following incentives/concessions, pursuant to California Government Code Sections 65915: to allow vinyl fencing in lieu of block walls between the lots and tandem garages; and

WHEREAS, these incentives/concessions result in identifiable and actual cost reductions, will not have a specific adverse impact on health and safety or on any real property listed in the California Register of Historical Resources, and is not contrary to state or federal law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt pursuant to Section 15332 (Class 32, Infill Development) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City through effective land use and planning; and

WHEREAS, on July 21, 2026, a duly noticed public hearing on TTM No. 25-0007 (20852), DRP No. 25-0029, the Affordable Housing Density Bonus Agreement, and the Covenants, Conditions & Restrictions attached hereto as **Exhibit "A"**, was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City Staff, and other interested parties; and

WHEREAS, the Conditions of Approval are attached hereto as **Exhibit "B"** for TTM No. 25-0007 (20852), and **Exhibit "C"** for DRP No. 25-0029; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code ("FMC") have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; a notice of the public hearing was published in the San Bernardino Sun newspaper on July 10, 2026, and a notice of the public hearing was simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the Project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on July 21, 2026; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, **THEREFORE**, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by this reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project

site meets the CEQA requirements of In-fill: (1) the Project is consistent with the R-SF designation of the General Plan land use designation, and the R-1 Zone district regulations; (2) The Project Site is less than five (5) acres, (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the residential project. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project. The Planning Commission further directs Staff to file a Notice of Exemption pursuant to this Finding.

Section 3. The Planning Commission hereby makes the following findings for the density bonus pursuant to Section 30-344 of the City of Fontana Zoning and Development Code (ZDC):

Finding No. 1: **As required by state law, the City shall grant a density bonus in accordance with Government Code §§ 65915 through 65918.**

Finding of Fact:

The Applicant has requested a density bonus to allow for seven (7) additional units for a total unit count of twenty-six (26) units, with two (2) units restricted to very low-income households, which qualifies the Project for a density bonus. The Applicant's request is in accordance with Government Code §§ 65915 through 65918.

Finding No. 2: **As required by state law, the City shall grant an incentive or concession in accordance with Government Code §§ 65915 through 65918, unless the City makes any of the findings in Government Code §65915(d)(1)(A) through (C).**

Finding of Fact:

The Applicant has included the following incentives/concessions: to not require block walls between the lots and instead provide vinyl fencing, and to be able to provide tandem garages in combination with side-by-side garage parking rather than only having side-by-side garage parking. Waivers: minimum lot size, average lot size, lot width, lot depth, lot coverage, front setbacks, side setbacks, rear setbacks, setback variations, landscaping percentages, required landscape, mechanical equipment screening, and patio setbacks.

Finding No. 3: **The granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.**

Finding of Fact:

The incentives, concessions and waivers granted to the Applicant do not require a general plan amendment, zoning change, or other discretionary approval.

Finding No. 4: This division does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the City or the waiver of fees or dedication requirements.

Finding of Fact:

The project does not limit or require the provision of direct financial incentives for the housing development by the City or the waiver of fees or dedication requirements.

Section 4. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for TTM No. 25-0007 (TTM No. 20852) pursuant to Section 30-293 of the Fontana Zoning and Development code, and in accordance with Section No. 26-55(e) "Processing of application", of the Fontana Municipal Code:

Finding No. 1: The proposed map is consistent with the city's General Plan and any applicable specific plan.

Findings of Fact: TTM No. 25-0007 (TTM No. 20852) is consistent with the applicable sections of General Plan Land Use designation for the Project Site, which allows Single Family Residential (R-SF) uses and development. The tentative tract map proposes to consolidate the existing six (6) parcels into a 26-lot subdivision map to facilitate the construction of a 26-unit single-family residential development, which is permitted under the land use designation. The project complies General Plan Goal 2 (General Plan 15.34) which calls for creating "connected neighborhoods". The project also promotes Goal 7 which calls for the development of high-quality development by providing a range of different attractive and comfortable housing types, an interconnected, walkable neighborhood, and integrating the project into the existing street grid. The Project Site is not within a specific plan.

The Applicant is utilizing the State Density Bonus Law which includes a provision for additional residential units based on the number of affordable units provided. With the incorporation of two (2) Very Low-Income affordable units the density bonus law allows for an increase of seven (7) units, which allows them to increase the number of lots from 19 units to 26 units for this project

Finding No. 2: The design or improvements of the proposed subdivision are consistent with the general plan and any specific plan applicable.

Findings of Fact: The General Plan Land Use designation is Single Family (R-SF). This Land Use District allows for single-family development. The State Law allows for an additional density increase as stated in the Finding of Fact No. 1 above. The project complies with State Density Bonus Law and General Plan, more specifically, those of Goal 2 (General Plan 15.34) that calls for creating "connected neighborhoods". Improvements include

public sewer, public storm drain, streets, gutters, sidewalks, drainage, and grading to provide a safe and well-designed development. Furthermore, the project also promotes Goal 7 which calls for the development of high-quality development by providing a range of different attractive and comfortable housing types, an interconnected, walkable neighborhood, and integrating the project into the existing street grid. The Project Site is not within a specific plan.

Finding No. 3: The site is physically suitable for the type and density of development proposed.

Findings of Fact: The Project Site, of approximately 3.75 gross acres, is adequate in size to accommodate the residential development. The Project Site is vacant and relatively flat. The existing topography is conducive for the Project.

Finding No. 4: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of the subdivision and the proposed improvements comply with the City of Fontana's Municipal code requirements, conditions of approval (referenced herein), and will not have any impact on the environment or substantial or avoidable injury to fish, wildlife, or their habitat. The Project Site is in an area that has been previously disturbed by human activity and is surrounded by development and would not support sensitive wildlife.

The previously adopted FEIR (SCH No. 2016021099) for the 2015-2035 General Plan adequately identified the impacts associated with the Project. Based on the -information contained in the FEIR, the Project would not have a significant effect on the environment. The use is consistent with the Land Use Designation and the Zoning and Development Code. The design of the subdivision map will not cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The proposed design of TTM No. 25-0007 (20852) will not cause public health problems. The development will comply with the Zoning and Development Code and General Plan. Improvements include connection to the public sewer and public storm drain systems, modifications to the existing sidewalks, and drainage and grading improvements to ensure a safe and well-designed Project. These enhancements will promote the public health, safety, and welfare of the surrounding community and are designed so that the Project will not create conditions that could cause serious public health problems. Therefore, this Project shall promote public health, safety, and welfare of the surrounding community and will

not cause public health problems.

Finding No. 6: The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact: The design of TTM No. 25-0007 (TTM No. 20852) and associated public improvements will not conflict with access easements acquired by the public. Access to and from the Project Site would be provided from a driveway on Alder Avenue.

Section 5. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 25-0029 in accordance with Section No. 30-120, "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: The proposal is consistent with the General Plan, Zoning and Development Code, and any specific plan or area plan.

Findings of Fact:

The project complies with all applicable standards of the General Plan and Zoning and Development Code and is provided waivers and concessions by State Density Bonus Law. The Project includes the development of 26 single-family two-story units on 3.75 acres. The Project will be appropriate and compatible with the surrounding residential land uses of detached single-family and multi-family dwellings. The variations to the building face, varying roof lines and building height from 27 to 29 feet high will make the Project architecturally pleasing and consistent with the surrounding area. The project is not within a specific or area plan.

The project has attractive architecture and landscaping. The architectural features include a variety of designs such as Spanish and Ranch, and key design features such as window shutters, foam trim around windows, barrel roof tiles, decorative clay tiles, decorative light fixtures, accent colors, pot shelves, vinyl window trim, and decorative metal fixtures. Landscaping is provided throughout the site and complies with all applicable standards after state density law waivers are granted. Though not required, the Applicant has included a recreation area that consists of a children's playground, seating, illuminated pedestrian path, and shading structure. The Project is as safe in design as is otherwise required by the Fontana Municipal Code.

Finding No. 2. The proposal meets or exceeds the criteria contained in Chapter 30 and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.

Findings of Fact: The Project will incorporate site improvements which include new landscaping, parking, lighting, fencing, curb, gutter, and sidewalks. The Project consists of the construction of 26 detached single-family units on approximately 3.75 gross

acres. The development will be built pursuant to all applicable buildings, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibits B and C referenced herein.

The site has been designed with a gated entry with access to and from the Project Site provided from a driveway on Alder Avenue. The Project includes improvements along Alder Avenue. The Project has high-quality architectural design, appropriate screening from the public right-of-way and will be an appropriate and desirable development. Therefore, the Project promotes public health, safety, and welfare of the occupants and surrounding community. The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments.

Finding No. 3: **The proposal is in its design, and appearance is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The single-family residential Project has been designed to enhance and complement the surrounding neighborhood. The architectural theme for the Project proposes two styles; “Spanish” and “Ranch”. The result is a high-quality architectural design appropriate and desirable for the surrounding neighborhood. The development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the buildings will feature smooth stucco coated exterior, metal elements, decorative lighting, varied roof lines, and other features appropriate to the style. The use of colors and materials adds architectural diversity to each building. The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments and found to meet the requirements of all applicable building code, zoning, and fire code standards.

Finding No. 4: **The site improvements are appropriate and will result in a safe, well-designed facility.**

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements including sidewalks, fencing, drainage, and grading, which will provide a safe and well-designed neighborhood.

The Project Site improvements have been reviewed by the Fire, Building and Safety, and Engineering Departments. During the project review process, changes were made to the plans to ensure that the Project is a well-designed project. Street lighting and on-site lighting have been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Section 6. Approvals. Based on the foregoing, the Planning Commission hereby approves:

A. TTM No. 25-0007 (TTM No. 20852) and DRP No. 25-0029, subject to the conditions of approval, which are attached hereto as Exhibit "B" and Exhibit "C" to this Resolution and incorporated herein by this reference.

B. Based on the foregoing, the Planning Commission hereby grants the density bonus pursuant to Section 30-344 of the ZDC and recommends approval to the City Council for the Affordable Housing Density Bonus Agreement and the Declaration of Covenants, Conditions and Restrictions attached hereto as Exhibit "A" and incorporated herein by this reference.

Section 7. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 8. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 9. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 10. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 21st day of July 2026.

City of Fontana

_____
Joseph Armendarez, Chair

ATTEST:

I, Torrie Lozano, 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 21st day of July 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTACHMENT NO. 3

_____
Torrie Lozano, Secretary

ATTACHMENT NO. 3

Exhibit "A"

CITY OF FONTANA AFFORDABLE HOUSING AGREEMENT

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Fontana
Office of the City Clerk
8353 Sierra Avenue
Fontana, CA 92335

Attn: Germaine Key, City Clerk

This document is exempt from the payment of a recording fee pursuant to Government Code Sections 27383 and 6103

APN: 0190-301-12, -21, -37, -40, -41, -42

AFFORDABLE HOUSING DENSITY BONUS AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

7844 Alder Avenue Fontana, California

Master Case No. 25-0064 / Tentative Tract Map 20582 (TTM No. 25-0007) / Design Review Project No. 25-0029

[PURSUANT TO DIVISION 25 OF FONTANA MUNICIPAL CODE]

This Affordable Housing Density Bonus Agreement and Declaration of Covenants, Conditions & Restrictions (the "Agreement") is entered into as of this _____ day of _____, 2026 by and between the CITY OF FONTANA, a California municipal

corporation ("City"), and MV RE Holdings LLC, a California limited liability company ("Owner") as follows:

RECITALS

Owner is the owner of certain real property located within the City of Fontana, County of San Bernardino, State of California, commonly known as 7844 Alder Avenue in Fontana, California (the "Property"). Property is legally described in Exhibit "A" attached hereto and incorporated herein by reference; and

Division 25 of the Fontana Municipal Code (the "Density Bonus Division") provides a density bonus and other incentives to multifamily residential and mixed-use development projects of five (5) or more units that require a share of all newly constructed dwelling units be developed, offered to and sold or rented to very low, low or moderate income households at an affordable housing cost; and

On _____, 2026 the City of Fontana ("City"), a public body corporate and politic, by and through its Planning Commission, approved Master Case No. 25-0064 / Tentative Tract Map 20852 (TTM No. 25-0007) and Design Review Project No. 25-0029 **(**collectively, the "Permit") and issued Conditions of Approval ("Conditions"); and

Subject to compliance with the Conditions, the Permit approves the construction of a residential project with twenty-six (26) residential units on the Property ("Residential Development"), comprised of a base density of nineteen (19) residential units and a density bonus of seven (7) residential units; and

Pursuant to the Density Bonus Division, two (2) of the residential units in the Residential Development are required to be restricted for rent to eligible Very Low-Income Households at Affordable Housing Cost (the "Affordable Units"); and

Pursuant to Section 30-342 of the Density Bonus Division, and in compliance with the Conditions, Owner and City desire to enter into this Agreement regarding the construction, operation, maintenance and rental of a specified number of housing units in the Residential Development exclusively to Income-Eligible Households at an Affordable Housing Cost.

NOW, THEREFORE, in consideration of the mutual covenants and provisions contained herein, City and Owner (collectively, the "Parties") agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth above are true and accurate, and incorporated herein.

2. Division 25 – Density Bonus. Chapter 30, Article II, Division 25 of the Fontana Municipal Code are incorporated into this Agreement.

3. Definitions. All defined terms, as indicated by initial capitalization, shall have the meanings set forth this Agreement, as follows:

(a) "Adjusted for Household Size Appropriate for the Unit" means a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit.

(b) "Affordable Rent" means a gross monthly rent that does not exceed thirty (30) percent of fifty (50) percent of the San Bernardino County Area Median Income, Adjusted for Household Size Appropriate for the Unit. The Affordable Housing Cost shall comply with the requirements of California Health and Safety Code Section 50053 and limits published by the California Department of Housing and Community Development.

(c) "Affordable Unit" means a dwelling unit that will be offered exclusively to an Income Eligible Household at an Affordable Housing Cost or Affordable Rent pursuant to this Agreement.

(d) "Area Median Income" or "AMI" means the median income for San Bernardino County, as Adjusted for Household Size and as defined, and periodically adjusted and published by the State of California Department of Housing and Community Development pursuant to HSC section 50093(c) and if such agency is no longer publishing such information, then such successor publication as determined by City.

(e) "Division 25" means Chapter 30, Article II, Division 25 of the Fontana Municipal Code, as it currently exists on the date this Agreement is executed.

(f) "Director" means City's Housing Manager, or his or her designee.

(g) "HCD" means the State of California Department of Housing and Community Development, or its successor.

(h) "Income Eligible Household" shall mean a Very Low-Income Household.

(i) "Market Rate Units" means those dwelling units in the Residential Development on the Property that are not Affordable Units.

(j) "Marketing Plan" shall have the meaning defined in Section 7.

(k) "Owner" means the person or entity defined as "Owner" in the introductory paragraph of this Agreement, and includes all successors and assigns of that person or entity.

(l) "Property" shall have the meaning defined in Recital "A".

(m)"Residential Development" means the 26 residential units developed on the Property.

(n) "Selection Procedures" shall have the meaning defined in Section 7.

(o) "Utility Allowance" means an amount designated and updated annually by the Housing Authority of the County of San Bernardino as a reasonable estimate of the cost of utilities for an Income Eligible Household. The Utility Allowances in effect as of the date of this Agreement are set forth in Exhibit "E" to this Agreement. In recognition of energy efficiency measures included in the Affordable Units, Owner shall have the option to commission an energy audit and projection of utility costs ("Utility Cost Analysis") from an independent third-party energy consultant jointly selected by Owner and City, and to use the results of this Utility Cost Analysis as the basis to determine this "Utility Allowance".

(p) "Very Low Income Households" has the meaning defined in Section 50105 of the California Health and Safety Code, and generally includes households whose gross income is equal to fifty (50) percent or less of the Area Median Income for San Bernardino County.

4. Affordable Units.

(a) Owner hereby agrees that the following two (2) units in the Residential Development shall be designated as the Affordable Units:

Lot	Address	Income Level	# Bedrooms
17	TBD	Very Low	Three (3) bedrooms
8	TBD	Very Low	Four (4) bedrooms

(b) The location of Affordable Units is depicted on Exhibit “B” attached hereto and incorporated herein by this reference. The location of the Affordable Units shall not be changed without the prior written approval of the Director.

(c) The construction of the Affordable Units shall comply with the Permit, the Conditions, and the requirements set forth in Exhibit "B' attached hereto and incorporated herein by reference.

(d) The quality of materials, included features and amenities offered provided to the Affordable Units shall be comparable to the Market Rate Units.

(e) The Affordable Units shall be completed and ready for occupancy before the base density for the Property is exceeded. Developer acknowledges and agrees that the City shall not be required to issue a certificate of occupancy (or its equivalent) for more than nineteen (19) total units unless and until the Affordable Units are completed and obtain certificate of occupancy (or its equivalent).

(f) Prior to issuance of a certificate of occupancy (or its equivalent) for the Residential Development, the Parties shall execute an amendment to this Agreement or other appropriate instrument that ensures that the requirements of this Agreement are properly recorded against each Affordable Unit and memorializes Owner's obligation to provide the Affordable Units on a rental or for-sale basis, as further set forth in Section 6, below.

(g) To the extent that accessory dwelling units are constructed on the same lot as an Affordable Unit and rented separate from the primary residence, the accessory dwelling units shall be considered Affordable Units and subject to the requirements of this Agreement.

5. Term. This Agreement shall begin on the date it is fully executed by City and Owner and shall expire fifty-five (55) years from issuance of a certificate of occupancy (or equivalent) for the Affordable Units.

6. Affordability Covenants: Income Limits, Calculation of Affordable Sales Price and Affordable Rents.

(a) The parties agree that the affordability covenants set forth in this Agreement shall comply with and are subject to California Government Section 65915. During the Term of this Agreement, the Affordable Units shall be rented to Very Low Income Households in accordance with this Section 6. The Parties acknowledge and agree that Owner is permitted to sell, transfer, or assign full or partial ownership of all of the Affordable Units, in conjunction with a bulk sale, transfer, or assignment of full or partial ownership of all of the Market Rate Units, to a third-party other than Owner, provided that Owner’s successor is bound by the terms of this Agreement through a written assignment and assumption agreement, as required by Section 21(c), below.

(b) Income Eligibility. The applicable income limits for Income Eligible Households, adjusted for household size, are published annually by HCD. Current income limits for 2025 are shown in Exhibit "C". Owner shall have the sole obligation to obtain from HCD's website the applicable income limits.

(c) Affordable Rental Covenant. The Affordable Units shall be rented to Income Eligible Households for an Affordable Rent. Owner shall calculate rents for Affordable Units as defined in Exhibit "D" and provide written notice to the City at least sixty (60) days' prior to imposing any rent increase. In no case shall Affordable Rent exceed the amount allowable by California Health and Safety Code 50053(b)(1) and related HCD regulations.

(d) ANY RENTAL OR SALE OF AN AFFORDABLE UNIT IN VIOLATION OF THIS AGREEMENT OR THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65915 IS VOID AND SHALL BE SUBJECT TO ALL RIGHTS AND REMEDIES PROVIDED FOR IN THIS AGREEMENT OR AVAILABLE AT LAW OR EQUITY.

7. Marketing Plan and Tenant Selection Procedures for Affordable Units. Prior to the commencement of marketing of the Market Rate Units, Owner shall prepare and submit to the Director for the City's Housing Department, or other designee of the City Manager, a plan and procedures for marketing activities ("Marketing Plan"), application processing, and selection of eligible households for the Affordable Units ("Selection Procedures"). The Marketing Plan and Selection Procedures shall comply with the following minimum requirements:

(a) Owner shall post the availability of the Affordable Units online at the City's Housing Department page and at any other affiliated, City-maintained sites requested by City.

(b) Owner shall publish notices of the availability of Affordable Units in newspapers circulated widely in the City of Fontana, including newspapers that reach minority communities. At least one notice shall be published in a Spanish language newspaper of general circulation.

(c) Owner shall notify City in writing of the availability of the Affordable Units at least thirty (30) days prior to the desired start date of the marketing period.

(d) Owner shall maintain an on-line sign-up list for prospective applicants to register interest in Affordable Units and will publicize a deadline for accepting applications.

(e) At least seven (7) days prior to the application deadline, Owner will create a randomized list of prospective applicants and reach out to prospective applicants in the order of the randomized list to request additional application information in support of eligibility review

(f) Upon completion of eligibility review by Owner, Owner will provide City a list of eligible applicants prioritized in the order of the randomized list. City shall review, comment, approve or disapprove applicants within ten (10) business days of receipt.

8. City Referrals. City may refer to Owner person(s) or households who meet the eligibility requirements set forth in this Agreement. Owner agrees to accept and consider City referrals for Affordable Units whose applications are submitted by City to Owner, so long as such applications are from bona-fide Income Eligible Households In the event that a City referral is rejected, Owner shall deliver to City written notice stating the reasons therefor within five (5) days following receipt by Owner of the application.

9. Ineligible Occupants of Affordable Units. The following individuals, by virtue of their position or relationship, are ineligible to rent or purchase an Affordable Unit:

(a) All employees and officials of the City or its agencies, authorities, or commission who have, by virtue of their position, policy-making authority or influence over the implementation of the affordable housing program, as well as the immediate relatives of such employees or officials, including spouse, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, sister in-law and brother-in-law.

(b) Owner or any principal, employee, affiliate, or agent of Owner, and the immediate relatives of any member, employee, or principal of Owner, or any Owner successors and assignees, including spouse, children, parents, grandparents, brother, sister, father-in-law, mother-in-law, son-in-law, daughter-in-law, aunt, uncle, niece, nephew, sister in-law and brother-in-law.

10. Income Qualification & On-going Monitoring; Occupants of Affordable Units

(a) Owner shall take reasonable steps to certify the income level of prospective occupants of an Affordable Unit, at the time of the initial application. Furthermore, the households (or tenants) shall annually recertify income during the duration of occupying the Affordable Unit. Owner may request an income certification from the proposed occupant of the Affordable Unit and provide proof of income verification in the following methods, as applicable:

(i) Paystubs for the preceding 3-month period from date of application;
(ii) Federal income tax return for the most recent tax year;
(iii) Income and job address verification from the applicant's employer;
(iv) Other forms of income verification (e.g., certification from the Social Security Administration); and
(v) Alternative form of income verification, subject to approval by the Housing Director.

(b) Owner shall apply the same terms and conditions to applicants for Affordable Units as are applied to all other applicants, except as otherwise required to comply with this Agreement (i.e., rent levels, occupancy restrictions and income requirements) and/or

government subsidy programs. Discrimination based on subsidies received by the prospective tenant is prohibited.

(c) Owner shall audit occupants of Affordable Units annually thereafter, as follows:

(i) Tenants of Affordable Units shall provide income verification documentation similar to that listed in subsection (a) above, and proof of occupancy (i.e., copy of utility statement, car registration; tax filing); and,

(ii) Owners of Affordable Units shall provide proof of occupancy (i.e., copy of utility statement, car registration; tax filing).

11. Changes in Household Income; Occupants of Affordable Units.

(a) In the case of a rental of an Affordable Unit, if the income of a tenant occupying an Affordable Unit decreases below the category for which the tenant originally qualified, the tenant shall continue to have the right to reside in the Affordable Unit, provided the tenant pays the rent and performs his/her other obligations to Owner.

(b) If after moving into an Affordable Unit, and during the annual audit of tenant's income, it is determined that the tenant's income exceeds the income limit for that unit, the tenant may remain in the unit as long as the tenant's income does not exceed eighty (80) percent of Area Median Income adjusted for household size. In that event, the applicable rent for the Affordable Unit shall be increased to thirty (30) percent of their audited gross household income, less an Utility Allowance.

(c) If after moving into an Affordable Unit the tenant's income eventually exceeds eighty (80) percent of Area Median Income adjusted for household size, the tenant shall be given one year's notice to vacate the unit. If, during the one-year notice period, the tenant's income changes to qualify as an Income Eligible Household, the notice of termination shall be rescinded.

(d) So long as the Owner complies with the procedures set forth in this section, Owner shall not be in violation of this Agreement due to a tenant's income eventually exceeding the income limit for the Affordable Unit occupied by that tenant.

(e) This section shall not apply if the Affordable Units are sold to Income Eligible Households pursuant to Section 6(b) of this Agreement.

12. No Sublease. No Affordable Unit may be sublet without the written permission of both Owner and City. The City shall not grant permission to lease, rent, or sublet the unit if the prospective occupant is determined to not be an Income Eligible Household.

13. Lease Agreement. Any lease agreement between Owner or its agent and the tenant of any Affordable Unit must include a copy of this Agreement. A fully executed copy of each lease agreement for an Affordable Unit shall be delivered to City within ten (10) days after the date of its execution. Lease agreements shall be for a minimum of 12 months, and tenants shall provide annual income re-verification as requested by Owner or City.

14. City's Right to Inspect Units and Documents. The City may inspect the Affordable Units (subject to the tenant's privacy rights) and any documents or records relating thereto, at any reasonable time to determine Owner's compliance with this Agreement.

15. Maintenance of Affordable Units. Owner shall (a) maintain and operate all Affordable Units so as to provide decent, safe and sanitary housing consistent with federal housing quality standards; (b) make any required repairs or provide any required cleanup and (c) provide the Affordable Units with the same levels of services and maintenance as are provided to the other dwelling units on the Property.

16. Administration Fee. Owner agrees to pay such fees and deposits as the City Council may adopt by resolution over time pursuant to Section 30-342 of Chapter 30, Article II, Division 25 to offset the administrative cost of performing the duties and responsibilities described in this Agreement.

17. Incentives, Concessions and Waivers. This Agreement is made in connection with the Residential Development receiving incentives, concessions, and waivers pursuant to the Conditions approved by the City's Planning Commission. In the event of a breach of the obligations hereunder, Owner agrees and acknowledges that such breach constitutes a violation of the Conditions and may entitle the City to legal or equitable remedies.

18. Federal and State Laws. Notwithstanding the above provisions, nothing contained herein shall require Owner or City to do anything contrary to or refrain from doing anything required by Federal and State laws and regulations promulgated thereunder applicable to the construction, management, maintenance, and rental of low and moderate-income housing units in the City of Fontana.

19. Prohibition Against Discrimination. Owner shall not discriminate against any tenant or potential tenant on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Owner further agrees to take affirmative action to ensure that no such person is discriminated against for any of the above-mentioned reasons.

20. Indemnification. Owner shall defend, indemnify and hold harmless the City of Fontana and its officers, agents, employees, representatives, and volunteers (individually an "Indemnified Party" and collectively, "Indemnified Parties") from and against any loss, liability, claim or judgment arising from or relating in any manner to this Agreement. Owner shall not be required to indemnify and hold harmless an Indemnified Party for liability attributable to the

willful misconduct or gross negligence of the Indemnified Party, provided such willful misconduct or gross negligence is determined by agreement between the parties or by the findings of a court of competent jurisdiction. In instances where an Indemnified Party is shown to have engaged in willful misconduct or been grossly negligent and where the Indemnified Party's willful misconduct or gross negligence accounts for only a percentage of the liability involved, the obligation of Owner will be for that entire portion or percentage of liability not attributable to the willful misconduct or gross negligence of the Indemnified Party. In such an instance, the Indemnified Party will be obligated to reimburse Owner for any and all expenses incurred prior to the agreement of the parties or determination by a court of competent jurisdiction.

21. Recording; Successors and Assigns; Bulk Sale, Transfer or Assignment of Affordable Units.

(a) This Agreement shall be recorded in the Official Records for San Bernardino (the "Official Records") against the Property prior to recordation of a final map or, if no final map, prior to issuance of a building permit, and shall only be subject to matters of public record that City agrees to in writing. Owner agrees that it shall obtain a preliminary title report or, if the City requests, a condition of title guarantee, at Owner's sole cost and expense, that reflects this Agreement is recorded in a priority satisfactory to the City. In the event any other instrument is recorded with priority over this Agreement, Owner agrees that the City may withhold a certificate of occupancy for the Residential Development until a subordination agreement satisfactory to the City is executed and recorded in the Official Records. Notwithstanding the foregoing, if (i) Owner obtains financing that would be conducive to the Project's development or operation ("Project Financing") and (ii) the lender of the Project Financing (the "Lender") requests a subordination agreement then, within thirty (30) days' written request from Owner, the City will execute a recordable subordination agreement on a form reasonably acceptable to the City which subordinates the City's rights and privileges under this Agreement to the rights and privileges the Lender under the Project Financing loan documents provided that in no event shall such subordination violate state law, or interfere with the provisions or restrictions concerning the Affordable Units and their management.

(b) This Agreement shall be binding upon and inure to the benefit of City and Owner, and their respective successors, owners and assigns. City reserves the right to designate another public agency to perform City's obligations or to exercise City's rights and options under this Agreement.

(c) If Owner seeks to sell, transfer or assign the rights in the Residential Development, in full or in part, including any of the Affordable Units, or any rights and obligations in this Agreement, Owner and the proposed transferee shall execute and deliver to City an express written assignment and assumption agreement, with express assumption of Owner's obligations under this Agreement. The proposed assignment and assumption agreement shall be provided to City with at least thirty (30) days to review and approve or disapprove, provided that the approval shall not be unreasonably withheld, conditioned or delayed.

(d) The assignment and assumption agreement required by sub-paragraph (c) shall include a specific acknowledgment by the buyer, transferee or other assignee that the Affordable Units will be provided as rental units in accordance with the obligations set forth in this Agreement. Notwithstanding anything to the contrary herein, this section does not authorize the sale of the Affordable Units to individual homeowners, but only refers to a sale of the Property to an owner who will operate and lease the Affordable Units as rentals in accordance with this Agreement.

(e) The fully executed assignment and assumption agreement shall be recorded in the Official Records of San Bernardino County concurrently with any deed or conveyance of the Affordable Units.

(f) Any sale, transfer, or assignment made in violation of this Agreement shall be null and void, and City shall have the right to pursue any right or remedy at law or in equity to enforce the provisions of the restriction against unpermitted sales, transfers, or assignments

22. Burden to Run with Property. The covenants and conditions contained herein shall run with and burden the Property for the Term of the Agreement. Owner shall expressly make the conditions and covenants in this Agreement a part of any deed or other instrument conveying an interest in the Property.

23. Notices. All notices required herein shall be sent by certified mail, return receipt requested or express delivery service with a delivery receipt and shall be deemed to be effective on the date received or the date delivery was refused as indicated on the return receipt, as follows.

To Owner: MV RE HOLDINGS LLC
Attn: Steve Landis
5625 Land View Court
Rancho Cucamonga, CA 91737

To City: City of Fontana
Attn: Housing Manager
8353 Sierra Avenue
Fontana, CA 92335

The parties may subsequently change addresses by providing written notice of the change in address to the other parties in accordance with this Section 23.

24. Governing Law. The laws of the State of California shall govern this Agreement. Any legal action brought under this Agreement must be instituted in the Superior Court of the County of San Bernardino, State of California, in an appropriate municipal court in that County, or in the Federal District Court in the Central District of California.

25. Default. Failure or delay by either party to perform any term or provision of this Agreement, which is not cured within thirty (30) days after receipt of notice from the other party, constitutes a default under this Agreement; provided, however, that the defaulting party shall be given an additional reasonable amount of time (not to exceed ninety (90) days) to complete the cure if a cure cannot be completed with the thirty (30) day period. Notwithstanding the previous sentence, except in the instance of Owner's gross negligence or willful misconduct, if completion of the cure requires eviction of a tenant of an Affordable Unit, the ninety (90) day limit shall not apply, so long as Owner has commenced the unlawful detainer action within thirty (30) days after receipt of notice from the City, and Owner diligently prosecutes the unlawful detainer action to completion. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with due diligence. The injured party shall give written notice of default to the party in default specifying the default complained of by the injured party. Except as required to protect against further damages, the injured party may not initiate proceedings against the party in default until thirty (30) days (or such additional time as may be authorized by this Section 25) after giving such notice. Failure or delay in giving such notice shall not constitute a waiver of any default, nor shall it change the time of default.

26. Non-Waiver. Failure to exercise any right City may have or be entitled to, in the event of default hereunder shall not constitute a waiver of such right or any other right in the event of a subsequent default.

27. Further Assurances and Recordation. Owner shall execute any further documents consistent with the terms of this Agreement, including documents in recordable form and do such further acts as may be necessary, desirable or proper as City shall from time to time find necessary or appropriate to effectuate its purpose in entering this Agreement.

28. Entire Agreement. The text herein, consisting of twelve (12) pages and five (5) exhibits, constitutes the entire agreement between the parties. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that any other agreement, statement or promise not contained in this Agreement shall not be valid or binding. This Agreement may be amended only by written instrument signed by both City and Owner.

(signatures on next page)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF FONTANA, a municipal corporation

By: _____
<<NAME>>
<<TITLE>>

Dated: _____, 2026

APPROVED AS TO FORM:

By: _____
<<NAME>>
<<TITLE>>

Dated: _____, 2026

ATTEST:

By: _____
<<NAME>>
<<TITLE>>

Dated: _____, 2026

MV RE Holdings LLC, a California limited liability company

By: _____
Name: Steve Landis
Its: Manager

Dated: _____, 2026

Attachments:
Exhibit "A" – Legal Description
Exhibit "B" – Location of Affordable Units and Construction Requirements
Exhibit "C" – Income Limits
Exhibit "D" – Calculation of Affordable Housing Cost
Exhibit "E" – Utility Allowances Schedule

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY
For APN/Parcel ID(s): 0190-301-12, 0190-301-21, 0190-301-37, 0190-301-40, 0190-301-41 and 0190-301-42

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH 1/2 OF THE EAST 1/2 OF FARM LOT 514, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT WITH THE WEST LINE OF ALDER AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG THE WEST LINE OF ALDER AVENUE, 330.05 FEET, TO THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 514; THENCE SOUTH 89°55'00" WEST, ALONG SAID SOUTH LINE 630.35 FEET, TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 514; THENCE NORTH ALONG SAID WEST LINE 330.05 FEET, TO THE NORTH LINE OF SAID LOT 514; THENCE
NORTH 89°55'00" EAST, ALONG SAID NORTH LINE 630.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 90 FEET OF THE WEST 120 FEET OF THE SOUTH 165 FEET.

ALSO EXCEPTING THEREFROM THE NORTH 165 FEET OF THE EAST 150 FEET MEASURED FROM THE CENTERLINE OF ALDER AVENUE.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT, 30.00 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO ELSIE B. GEORGE, A WIDOW, RECORDED SEPTEMBER 13, 1949, IN BOOK 2458, PAGE 480, OFFICIAL RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID GEORGE LAND AND SAID LINE EXTENDED NORTH 330.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 30.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2

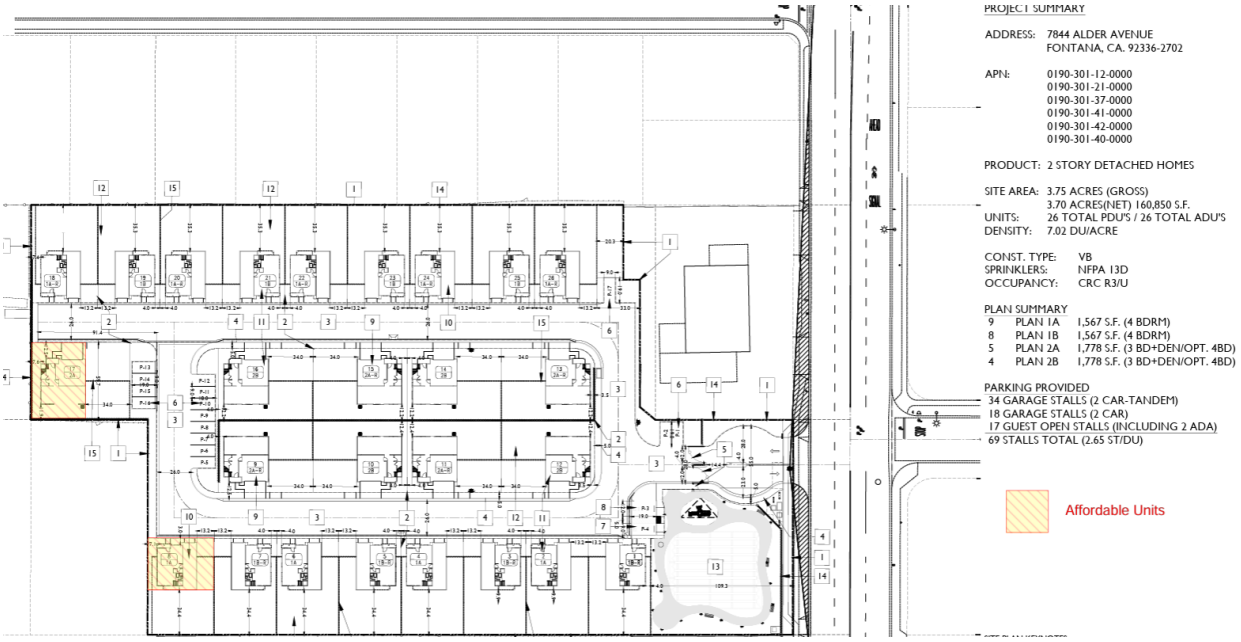
OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE THEREOF, 330.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

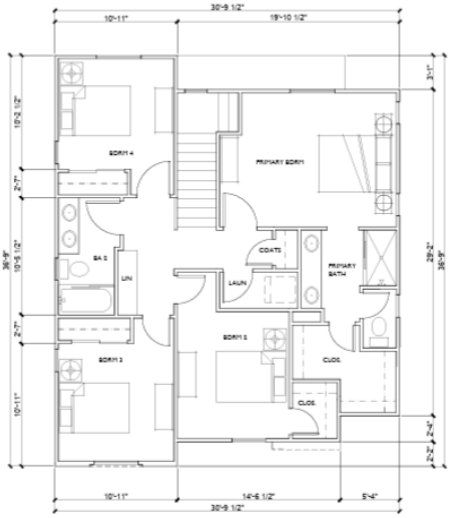
LOCATION OF AFFORDABLE UNITS AND CONSTRUCTION REQUIREMENTS

The Affordable Units are identified in the table below. The Lot Number corresponds to the location of the dwelling units shown in the site plan which follows this page. Approved house plans and elevations for the Affordable Units are included in the following pages.

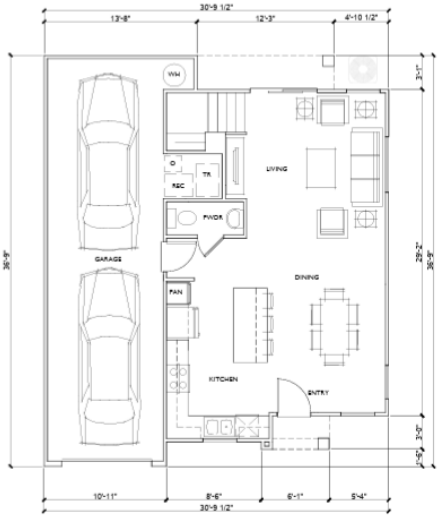
Lot	Address	Income Level	# Bedrooms
17	TBD	Very Low	Three (3) bedrooms
8	TBD	Very Low	Four (4) bedrooms



LOT 8 / PLAN 1



PLAN 1 - SECOND FLOOR



PLAN 1 - FIRST FLOOR

PLAN 1: 4BD/2.5BA

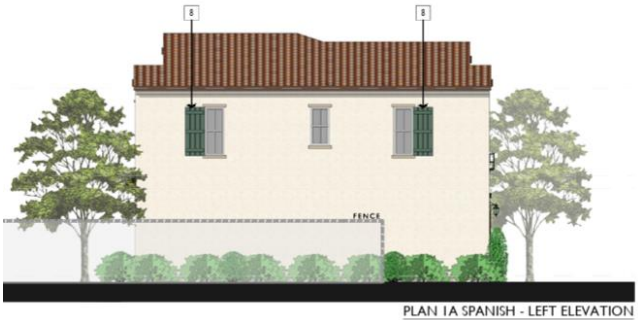
1ST FLR -	590 S.F.
2ND FLR-	977 S.F.
TOTAL GROSS	1,567 S.F.
GARAGE -	421 S.F.
PORCH -	15 S.F.

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'S' TILE
2. EAVE/FASCIA - STUCCO O/ SHAPED FOAM
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. RECESSED VINYL WINDOW
6. DECORATIVE GABLE ACCENT
7. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
8. DECORATIVE SHUTTER
9. DECORATIVE POTSHELF
10. SECTIONAL GARAGE DOOR
11. ADDRESS SIGN LOCATION
12. DECORATIVE METAL GRILLE
13. 6X6 ACCENT TILES

PLAN 1A SPANISH - RIGHT ELEVATION

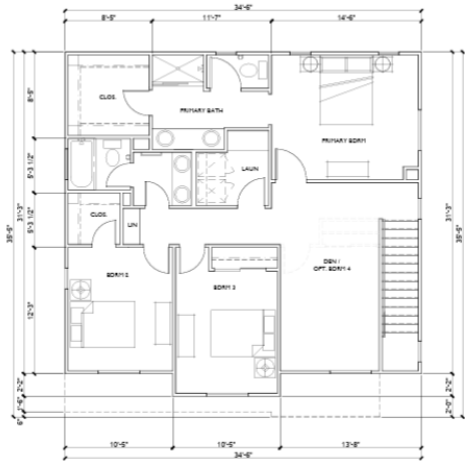
PLAN 1A SPANISH - REAR ELEVATION



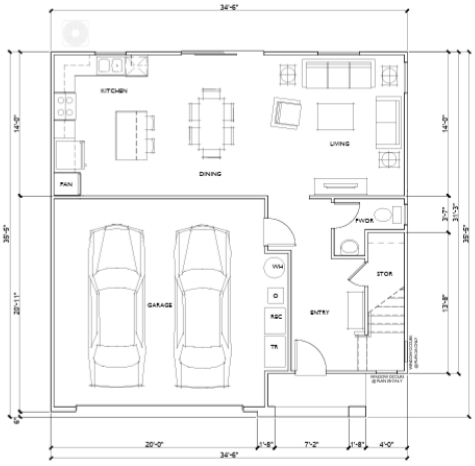
PLAN 1A SPANISH - LEFT ELEVATION

PLAN 1A SPANISH - FRONT ELEVATION

LOT 17 / PLAN 2



PLAN 2 - SECOND FLOOR



PLAN 2 - FIRST FLOOR

PLAN 2: 3BD+DEN/2.5BA

1ST FLR -	700 S.F.
2ND FLR-	1078 S.F.
TOTAL GROSS	1,778 S.F.
GARAGE -	454 S.F.
PORCH -	40 S.F.

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'FLAT' TILE
2. EAVE/FASCIA - 2X RESAWN WOOD
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. STUCCO O/ 2X6 E.P.S. FOAM TRIM
6. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
7. DECORATIVE SHUTTER
8. DECORATIVE POTSHELF
9. SECTIONAL GARAGE DOOR
10. ADDRESS SIGN LOCATION

PLAN 1B TRADITIONAL RANCH - RIGHT ELEVATION

PLAN 1B TRADITIONAL RANCH - REAR ELEVATION

PLAN 1B TRADITIONAL RANCH - LEFT ELEVATION

PLAN 1B TRADITIONAL RANCH - FRONT ELEVATION

EXHIBIT "C" -- INCOME LIMITS

As of April 23, 2025

Visit https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits and click on "Official State Income Limits" for the most current version of this document.

Number of Persons in Household:		1	2	3	4	5	6	7	8
San Bernardino County Area Median Income: $103,900	Acutely Low	10900	12500	14050	15600	16850	18100	19350	20600
	Extremely Low	23500	26850	30200	33550	37650	43150	48650	54150
	Very Low Income	39200	44750	50350	55950	60450	64900	69400	73850
	Low Income	62650	71600	80550	89500	96700	103850	111000	118150
	Median Income	72750	83100	93500	**103900**	112200	120500	128850	137150
	Moderate Income	87300	99750	112250	124700	134700	144650	154650	164600

Note: Highlighted row indicate the income limit for an eligible very low income household, adjusted for household size. Other figures are only provided for reference to the HCD income limit table .

EXHIBIT "D" -- Calculation of Affordable Rents

"Affordable Rent" means a gross monthly rent that does not exceed thirty (30) percent of fifty (50) percent of the San Bernardino County Area Median Income, Adjusted for Household Size Appropriate for the Unit. The Affordable Housing Cost shall comply with the requirements of California Health and Safety Code Section 50053 and limits published by the California Department of Housing and Community Development. Affordable Rent shall be calculated as shown in the following example:

Line	Description	Value	Value Type	Notes
A	Number of Bedrooms in Affordable Unit:	3	bedrooms	Fixed Input, as per Exhibit B
B	Adjusted for Household Size Appropriate for the Unit:	4	person household	Fixed Input, as per Agreement
C	Income Eligible Household Type:	Very Low Income		Fixed Input, as per Agreement
D	Income Limit for Income Eligible Housing, Adjusted for Household Size:	$51,250	annual gross household income	From Exhibit C
E	Affordable Housing Cost:	30%	of annual gross household income	Fixed Input, as per Agreement
F	Annual Housing Cost:	$15,375	per year	Calculation; D x E
G	Monthly Housing Cost:	$1,281.25	per month	Calculation; F / 12 month
H	Monthly Utility Allowance:	$250.00	per month	From Exhibit F or optional Utility Cost Analysis. (estimate)
I	Maximum Monthly Affordable Rent:	$1,031.25	per month	Calculation; G - H

Note: Line "D" and Line "H" shall be updated based on values in effect at the time that Affordable Rent is set, and shall be verified and updated at the time of every lease signing.

If a tenant is a participant in a tenant-based rental assistance program, including the Housing Choice Voucher Program ("HCVP"), commonly known as Section 8, or other income-based rental subsidy program, contract rent limits applicable to such programs (e.g. HCVP payment standards) shall apply.

EXHIBIT "E"
UTILITY ALLOWANCE SCHEDULE (October 1, 2023)

Visit https://hacsb.com/current-landlord-information/
and click on "Utility Allowances" for the most current version of this document.

Locality	Age	Unit Type		Date (mm/dd/yyyy)
San Bernardino County	mixed	**Detached Houses**		**10/1/2025**

Utility or Service		**Monthly Dollar Allowances**						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	a. Natural Gas	37	43	49	54	60	66	71
	b. Bottle Gas	90	104	119	131	145	160	172
	c. Electric	73	86	98	110	121	133	151
Cooking	a. Natural Gas	5	6	8	11	13	15	16
	b. Bottle Gas	12	15	19	27	31	36	39
	c. Electric	13	16	27	36	47	56	64
Other Electric		75	88	123	163	204	247	280
Air Conditioning		21	26	68	106	144	182	201
Water Heating	a. Natural Gas	13	15	23	30	38	46	49
	b. Bottle Gas	31	36	56	73	92	111	120
	c. Electric	39	50	69	89	106	122	137
Water		54	56	73	99	125	151	173
Sewer		45	45	45	45	45	45	45
Trash Collection		31	31	31	31	31	31	31
Range/Microwave		7	7	7	7	7	7	7
Refrigerator		5	5	5	5	5	5	5
Other - specify		0	0	0	0	0	0	0

Actual Family Allowances to be used by the family to compute allowance. Complete below for the actual unit rented.	**Utility or Service**	**Monthly Cost**
Name of Family	Heating	
	Cooking	
	Other Electric	
Address of Use	Air Conditioning	
	Water Heating	
	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
Number of Bedrooms	Refrigerator	
	Other	
	Total	$

Previous editions are obsolete

Spreadsheet based on form HUD-52667 (4/2023).
ref. Handbook 7420.8

Any individual, company, corporation, government agency or organization using these utility allowances shall indemnify, defend, and hold harmless the Housing Authority of the County of San Bernardino, its officers, officials, employees, and volunteers from and against any and all liability, claims, damage, cost, expenses, awards, fines, judgments, and attorney fees (including, without limitation, costs, attorney fees, expert witness fees, and other expenses of litigation) of every nature arising out of or in connection with the use of these utility allowances under any circumstances.

Exhibit "B"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0064 **DATE:** July 21, 2026
Tentative Tract Map No. 25-0007 (TTM 20852)

LOCATION: 7844 Alder Avenue (APNs: 0190-301-12, -21, -37, -40, -41 and -42).

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
   a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   b. All Conditions of Approval imposed on this project have been fulfilled.

2. This Tentative Tract Map (TTM 20852) shall become null and void two (2) years from the date of approval as specified in Section 30-297 of the Zoning and Development Code unless it has been extended as provided for in Section 26-58 of the Fontana Municipal Code.

3. The applicant shall defend, indemnify, and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission and/or City Council concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City

Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. Tentative Tract Map No. 25-00007 (TTM No. 20852) shall comply with all applicable development standards of, Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development, and the Subdivision Map Act.
5. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.
6. Historic Archaeological Resources
    a. Upon discovery of any tribal cultural or archaeological resources, the Applicant shall immediately cease construction activities in the proximate area of the discovery until the resource has been evaluated and appropriate measures have been determined. All tribal cultural and archaeological resources unearthed during construction activities shall be evaluated by a qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, the Applicant shall coordinate consultation with interested tribes (those identified through correspondence with area tribes) and the landowner to determine the treatment and curation of the resources. In most cases, the interested tribes will request preservation in place or recovery of the resource for educational purposes. Work may continue on other parts of the project while evaluation of the resources takes place.

b. Preservation in place shall be the preferred manner of treatment; however, the final determination of treatment and curation of any tribal cultural or archaeological resource shall be made through consultation among the Applicant, landowner and the interested tribes. In the even that no interested tribe is identified, any tribal or archaeological resources shall be preserved in place. If preservation in place is not feasible, treatment of resource may include archaeological data recovery excavation to recover the resource, followed by laboratory processing and analysis. All tribal cultural resources shall be returned to the respective interested tribe(s). All historic archaeological resources not of Native American origin shall be curated at a public, non-profit institution with a demonstrated research interest in the resources, provided that such institution agrees to accept the resource. If no institution accepts the archaeological resource, it shall be offered to the respective interested tribe, local school or a historical society in the area for educational purposes.

c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. Applicant shall take reasonable care to avoid any unnecessary disturbance of physical modification to, or separation of human remains and associated funerary objects. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. A qualified archaeologist shall be responsible for ensuring that all other personnel are appropriately trained and qualified.

7. The construction contractor will use the following source controls at all times:
    a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.
    b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    d. Have only necessary equipment onsite.
    e. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
        i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

ii. Temporarily enclose localized and stationary noise sources.

8. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
9. The proposed Lot Line Adjustment (LLA) for the adjustment of property lines between 7844 Alder Avenue and 7810 Alder Avenue, MCN26-0010 & LLA26-0002, shall be finalized and recorded prior to the recordation of Final Map associated with Tentative Tract Map (TTM) No. 25-0007 (TTM 20852).
10. As determined by the City, the Applicant shall be responsible for submitting all the necessary documents in accordance with the City's requirements for the formation or annexation into a CFD, obtaining approval of the CFD boundary map. The first public hearing for the formation of the CFD for the project shall be conducted prior to map recordation.

BUILDING AND SAFETY DEPARTMENT:

General Conditions

11. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    a. California Building Code
    b. California Residential Code
    c. California Electrical Code
    d. California Mechanical Code
    e. California Plumbing Code
    f. California Energy Code
    g. California Fire Code
    h. California Green Building Standards Code
    i. City of Fontana Ordinance.
    j. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.
12. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.
13. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the

Building Official on a case by case basis for extenuating circumstances.

14. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
15. The applicant shall have the tract or parcel map recorded prior to the issuance of the final Certificate of Occupancy.
16. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

17. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
    a. Precise grading plans shall be approved.
18. Prior to any building permits being issued, the Final Tract Map shall be completed in a manner so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code,.

Specific Conditions:

19. When the Entitlement Review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

RESIDENTIAL ENGINEERING LAND DEVELOPMENT:

20. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.
21. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
22. The Applicant shall maintain all improvements and utilities within the public rightof-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

23. The Applicant shall submit engineered Rough Grading Plans and obtain full approval.

Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

24. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.
25. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.
26. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

27. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

28. The Applicant shall record Tract Map 20852, lot line adjustments, right-of-way dedications, easements, and a reciprocal access agreement as required for the development.
29. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

30. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
31. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.
32. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.
33. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
34. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record notify the City in

writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

35. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
36. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
37. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.
38. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING TRAFFIC:

39. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    a. The Project may have a single ingress/egress point along Alder Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.
40. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.
41. At no time shall the design and gating of Project driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.
42. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.
43. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.
44. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning

and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

45. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

46. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

47. The Applicant shall submit and obtain full approval of street improvement plans, subject to the approval of the City Engineer, for all roadway improvements adjacent to the Project site.

48. The Applicant shall submit and obtain full approval of signing and striping plans, subject to the approval of the City Engineer, for all areas of roadway improvements included in the street improvement plans.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

49. The Applicant shall construct the approved roadway improvements adjacent to the Project site.

50. The Applicant shall install the approved signing and striping plans as part of the street improvements.

FIRE DEPARTMENT:

51. **Jurisdiction**: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department

52. **Fire Access Road Width**: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings, three (3) stories in height or more shall have minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A1.

53. **Street Signs**: Approved temporary or permanent street signs shall be installed throughout the project prior to any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

54. **Fire Lanes**: The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD

Standard A-2.

55. **Water System Residential**: Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than six hundred (600) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    a. The Fire Flow for this project shall be: 1000 GPM for a 1-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 1,778 Square Foot structure.

56. **Hydrant Marking**: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

57. **Water Improvement Plan**: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE***. California Fire Code Chapter 5.

58. **Combustible Protection**: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

59. **Fire Sprinkler-NFPA #13D**: An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

60. **Residential Addressing**: The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1.

61. **Security Gates**: In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security

gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3.

62. **Secondary Access**: The development shall have a minimum of 1 point of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1.

63. **San Bernardino County Fire Standards/Codes**: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

FONTANA
CALIFORNIA

Exhibit "C"

CITY OF FONTANA

CONDITIONS OF

APPROVAL

PROJECT: Master Case No. 25-0064 **DATE:** July 21, 2026
Design Review Project No. 25-0011

LOCATION: 7844 Alder Avenue (APNs: 0190-301-12, -21, -37, -40, -41 and -42).

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.
   C. All of the improvements, construction, alteration, and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's final inspection and acceptance of the work.

2. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

3. The Applicant shall defend, indemnify, protect and hold harmless the City of Fontana and its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the Applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses,

and amendments. The City of Fontana shall promptly notify the Applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

4. In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The Applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, the City and/or any parties bringing such forth.

5. The City of Fontana and the Applicant acknowledge that the City would not have approved this project if the City were to be liable to Applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, Applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

6. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

7. The Director of Planning, or his/her designee, shall have the authority to approve minor architectural changes, including but not limited to window treatments, color combinations, façade treatments, and architectural relief. Any questions on the interpretation of this provision, or changes not clearly within the scope of this authorization shall be submitted to the Planning Commission for consideration as a revision to the Design Review

8. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be encased in concrete or similar durable material a minimum of ½ inch thick, or as otherwise determined by the Director of Planning.

9. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.

10. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Zoning and Development Code.

11. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after

hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

12. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the $300 sign deposit. The request shall be submitted to the Planning Department.

13. Historic Archaeological Resources
    A. Upon discovery of any tribal cultural or archaeological resources, the Applicant shall immediately cease construction activities in the proximate area of the discovery until the resource has been evaluated and appropriate measures have been determined. All tribal cultural and archaeological resources unearthed during construction activities shall be evaluated by a qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, the Applicant shall coordinate consultation with interested tribes (those identified through correspondence with area tribes) and the landowner to determine the treatment and curation of the resources. In most cases, the interested tribes will request preservation in place or recovery of the resource for educational purposes. Work may continue on other parts of the project while evaluation of the resources takes place.

    B. Preservation in place shall be the preferred manner of treatment; however, the final determination of treatment and curation of any tribal cultural or archaeological resource shall be made through consultation among the Applicant, landowner and the interested tribes. In the even that no interested tribe is identified, any tribal or archaeological resources shall be preserved in place. If preservation in place is not feasible, treatment of resource may include archaeological data recovery excavation to recover the resource, followed by laboratory processing and analysis. All tribal cultural resources shall be returned to the respective interested tribe(s). All historic archaeological resources not of Native American origin shall be curated at a public, non-profit institution with a demonstrated research interest in the resources, provided that such institution agrees to accept the resource. If no institution accepts the archaeological resource, it shall be offered to the respective interested tribe, local school or a historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. Applicant shall take reasonable care to avoid any unnecessary disturbance of physical modification to, or separation of human remains and associated funerary objects. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. A qualified archaeologist shall be responsible for ensuring that all other personnel are appropriately trained and qualified.

14. The construction contractor will use the following source controls at all times:

D. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.
E. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
F. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
G. Have only necessary equipment onsite.
H. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
    - Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
    - Temporarily enclose localized and stationary noise sources.

15. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.

16. Applicant shall pay all applicable service fees pursuant to the Fontana Municipal Code.

17. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.

18. Color combinations and color schemes for commercial buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

19. All garage doors shall be metal, sectional roll-up and have windows.

20. The following electrical outlets and garage door opener shall be provided in all garages:
    I. One automatic garage door opener shall be installed for the double garage door.

21. Wall-mounted decorative lighting fixtures shall be provided at the front porch area as and on each side of the garage door. Wall-mounted decorative lighting fixtures shall be a minimum height of 18 inches.

22. All new block walls visible from public view shall be constructed of decorative block and capped with a prefabricated block cap. New block walls not visible from public view may be constructed of CMU block with a masonry cap.

23. No solid masonry wall shall exceed nine-foot in height as measured from top of ground (finish grade) when used in combination with a retaining wall unless otherwise specified for this project.

24. Recreational amenities shall be constructed of materials and equipment similar to those used in public parks, or as approved by the Director of Planning. Refer to the City of Fontana Park Design Standards, accessible at the City's website under the Planning Department under Landscape Services.

25. All proposed playground at a minimum must, conform to the California Code of Regulations; Title 22 Social Security, Division 4 Environmental Health, Chapter 22 Safety Regulations for Playgrounds. In addition to the above, all materials and methods must meet the following standards: Consumer Product Safety Commission "Handbook for Public Playground Safety" current version, ASTM F1487 "Standard Consumer Safety Performance Specification for Playground Equipment for Public Use" current version, ASTM F-1292, "Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment" current version, and CFR Part 1191 "Americans with Disabilities Act Disability Accessibility Guidelines for Buildings and Facilities Section 15.6 Play Areas". Playground must include a shade structure, or a standalone shade structure must be provided per the City's Park Design Standards.

26. All fire back flows (DDC/DACA) shall be painted green or earth tone color.

27. Placement, location and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning.

28. Any utility easements shall be landscaped and shall be maintained as provided in the easement document.

29. As determined by the City, the Applicant shall be responsible for submitting all the necessary documents in accordance with the City's requirements for the formation or annexation into a CFD, obtaining approval of the CFD boundary map. The first public hearing for the formation of the CFD for the project shall be conducted prior to map recordation.

PRIOR TO ISSUANCE OF BUILDING/GRADING PERMIT

30. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

31. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic.

32. The mailboxes shall be made of durable material and shall be installed in a manner that is

resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

33. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

34. Prior to final CO, developer must provide the City with certificate of compliance and a playground inspection report from a certified playground inspector

BUILDING AND SAFETY DEPARTMENT:

General Conditions

35. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    1. California Building Code
    2. California Residential Code
    3. California Electrical Code
    4. California Mechanical Code
    5. California Plumbing Code
    6. California Energy Code
    7. California Fire Code
    8. California Green Building Standards Code
    9. City of Fontana Ordinance.
    10. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.
36. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.
37. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
38. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or

relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

39. The applicant shall have the tract or parcel map recorded prior to the issuance of any Final Certificate of Occupancy.

40. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

41. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:

    A. Precise grading plans shall be approved.

42. The applicant shall combine the existing parcels into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued. Prior to any building permits being issued, the Final Tract Map shall be completed in a manner so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code.

Specific Conditions:

43. When the Entitlement Review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

RESIDENTIAL ENGINEERING LAND DEVELOPMENT:

44. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

45. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

46. The Applicant shall maintain all improvements and utilities within the public right of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

47. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California

Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

48. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.
49. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.
50. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

51. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

52. The Applicant shall record Tract Map 20852, lot line adjustments, right-of-way dedications, easements, and a reciprocal access agreement as required for the development.
53. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

54. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
55. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.
56. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.
57. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
58. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

59. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
60. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
61. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.
62. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING TRAFFIC:

63. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    A. The Project may have a single ingress/egress point along Alder Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.
64. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.
65. At no time shall the design and gating of Project driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.
66. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.
67. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.
68. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and

Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

69. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

70. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

71. The Applicant shall submit and obtain full approval of street improvement plans, subject to the approval of the City Engineer, for all roadway improvements adjacent to the Project site.

72. The Applicant shall submit and obtain full approval of signing and striping plans, subject to the approval of the City Engineer, for all areas of roadway improvements included in the street improvement plans.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

73. The Applicant shall construct the approved roadway improvements adjacent to the Project site.

74. The Applicant shall install the approved signing and striping plans as part of the street improvements.

FIRE DEPARTMENT:

75. **Jurisdiction**: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department

76. **Fire Access Road Width**: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings, three (3) stories in height or more shall have minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A1.

77. **Street Signs**: Approved temporary or permanent street signs shall be installed throughout the project prior to any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

78. **Fire Lanes**: The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be

installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

79. **Water System Residential**: Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than six hundred (600) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    B. The Fire Flow for this project shall be: 1000 GPM for a 1-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 1,778 Square Foot structure.

80. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

81. **Water Improvement Plan**: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE***. California Fire Code Chapter 5.

82. **Combustible Protection**: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

83. **Fire Sprinkler-NFPA #13D**: An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

84. **Residential Addressing**: The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1.

85. **Security Gates**: In commercial, industrial, and multi-family complexes, all swing gates

shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3.

86. **Secondary Access**: The development shall have a minimum of 1 point of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1.

87. **San Bernardino County Fire Standards/Codes**: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA

NOTICE OF EXEMPTION

TO: ☒	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Name: Address: Telephone:	City of Fontana 8353 Sierra Ave, Fontana CA 92335 909-350-6656
☒	Clerk of the Board of Supervisors or County Clerk (Include County name) Address:			

1. Project Title:	**Master Case No. 25-0064; Tentative Tract Map No. 25-0007 (TTM No. 20852) & Design Review No. 25-0029**
2. Project Applicant (include address, telephone number and email address):	**Chris Courtney** **Monte Vista Homes** **PO Box 9599** **Alta Loma, CA 91701** **chris@montevistahomes.us** **(951) 314-8457**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The project site is located at 7844 Alder Avenue, (APNs: 0190-301-12, -21, 37, -40, -41, and -42**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**The project is a request to approve subdivision of 3.75 acres into 26 parcels including two (2) affordable residences for residential development and request to approve site and architectural design for 26 single family detached two-story units with associated site improvements.**

6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	**Chris Courtney** **Monte Vista Homes** **PO Box 9599** **Alta Loma, CA 91701** **chris@montevistahomes.us** **(951) 314-8457**
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development). The Project Site meets the CEQA requirements for a Class 32 Exemption, as: (1) The Project is consistent with the Single Family Residential (R-SF) land use designation of the General Plan and the Single Family (R-1)zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Furthermore, none of the exceptions in CEQA Section 15300.2 apply to the Project.**

10. Lead Agency Contact Person: Telephone:	Moises Lomeli, Assistant Planner 909-350-6658
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☐ If yes, the date of the public hearing was: July 21, 2026	

Date:

_____

Signature

Name: Rina Leung

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section No. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Department by calling (909) 350-6718. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No (MCN). 25-0064; Tentative Tract Map No. 25-0007 (TTM No. 20852), and Design Review (DRP) No. 25-0029

A tentative tract map request to subdivide 3.75 acres into twenty-six (26) parcels and two (2) letter lots along with a design review request for the site and architectural approval for 26-detached residential units including two (2) affordable residences and associated site improvements. The project also includes an associated Density Bonus, and an Affordable Housing Agreement and Declaration of Covenants, Conditions & Restrictions.

Environmental Determination: This project is categorical exempt pursuant to Section 15332, Class 32 (In-fill Development) of the California Environmental Quality Act (CEQA), and Section 3.22 (Categorical Exemption) of the 2019 City of Fontana Local Guidelines for Implementing the California Environmental Quality Act.

Location of Property: 7844 Alder Avenue

(APNS: 0190-301-12, -21, -37, -40, -41 and -42)

Date of Hearing: July 21, 2026

Place of Hearing: Steelworker's Auditorium
8437 Sierra Avenue
Fontana, CA 92335

FONTANA
CALIFORNIA

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact **Moises Lomeli, Assistant Planner**, at 909-350-6658 or by e-mail at mlomeli@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL OR APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION IN MAKING THEIR DECISION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER IDENTIFIED ABOVE FOR INFORMATION.

IF YOU CHALLENGE ANY ACTION TAKEN CONCERNING THIS ITEM IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE PROVIDED TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish: July 11, 2026

File #: 26-1159
Agenda #: PH-B

Agenda Date: 7/21/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 25-0071: Tentative Tract Map No. 26-0005 (TTM No. 20856), and Design Review No. 25-0031 - A Tentative Tract Map request to establish eight (8) condominiums and a Design Review request for site and architectural approval for the construction of an eight unit multi-family development and associated site improvements for property located at 8202 Wheeler Avenue and identified as Assessor Parcel Number 0192-021-07, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332

RECOMMENDATION:
Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026- , and

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing the CEQA, and direct staff to file a Notice of Exemption: and

2. Approve Tentative Tract Map No. 26-0005 (TTM No. 20865) and

3. Approve Design Review (DRP) No. 25-0031

APPLICANT:
Allard Engineering
16866 Seville Avenue
Fontana, CA 92335

LOCATION:
The project site is located at 8202 Wheeler Avenue, (APN: 0192-021-07)

REQUEST:
Tentative Tract Map No. 26-0005 (TTM No. 20865) - A request for approval of a Tentative Tract Map to establish eight (8) condominiums on an approximately 0.43-acre site.

Design Review Project (DRP) No. 25-0031 - A request for site and architectural approval for the construction of a new eight (8) unit multi-family development project and associated site improvements on approximately 0.43 acres.

PROJECT PLANNER:

Moises Lomeli, Assistant Planner

BACKGROUND INFORMATION:

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed-Use Urban Village (WMXU-3)	Form Based Code (FBC) Multi-Family Core	Single-Family Dwelling
North:	Walkable Mixed-Use Urban Village (WMXU-3)	Form Based Code (FBC) Gateway Core	Multi-Family Apartments
South:	Walkable Mixed-Use Urban Village (WMXU-3)	Form Based Code (FBC) Multi-Family Core	Single-Family Dwelling
East:	Walkable Mixed-Use Urban Village (WMXU-3)	Form Based Code (FBC) Multi-Family Core	Multi-Family Apartments
West:	Walkable Mixed-Use Urban Village (WMXU-3)	Form Based Code (FBC) Gateway Core	Single-Family Dwelling

PROJECT DESCRIPTION:

A. Site Area: 18,730 square feet/0.43-acres

B. FBC- Multi-Family Core Density:
Required: 12-39 units per acre
Proposed: 18.6 units per acre

C. Building Height:
Two-Story: 24 feet 6 inches

D. Parking:
Required: 10 spaces
Provided: 16 spaces

ANALYSIS:

The applicant is requesting that the Planning Commission review and approve Tentative Tract Map No. 26-0005 (TTM No. 20865) to establish a condominium map consisting of eight (8) condominium units, and Design Review No. 25-0031 for development a new eight (8) unit multi-family development project and associated site improvements on an approximately 0.43-acres lot.

Tentative Tract Map No. 26-0005 (TTM No. 20865):

The applicant is requesting approval of Tentative Tract Map No. 26-0005 to establish a condominium map to develop eight (8) condominium units. Each condominium unit would accommodate a dwelling unit that will be sold separately. A homeowner's association will be created for the maintenance of all

common areas, amenities, and landscaping.

Design Review Project (DRP) No. 25-0031:
The new eight (8) unit condominium complex is comprised of five (5), two-story buildings. The applicant proposes a Spanish style architecture featuring Court type buildings with an exterior neutral tan color palette scheme, with brown accents to be used for entry doors, shutters, and garage doors. The architectural style includes stucco medium sand exterior, concrete S-roof tile, wrought iron railings, grilles, Spanish tiles, shutters and exterior light fixtures, stone veneer, and vinyl windows.

The proposed units will be three and four bedrooms, with an option for a fifth bedroom in plan type P3 by converting the den into a bedroom. The units range in size from 1,282 to 2,165 square feet. There are four plan layouts for the multi-family development project. Each building has a mix of plan types and unit types as depicted on the following table:

Plan Type	Quantity	Type	Square Foot
P1	3	3Bdrm	1,282
P2	3	3Bdrm	1,592
P3	1	4Bdrm	2,165
P3R	1	4Bdrm	2,165

The variation to the building faces, varying roof lines and building height of 24 feet 6 inches high will make the project architecturally pleasing and be consistent with the surrounding area. The (8) unit multi-family development project includes associated on and off-site improvements, including parking spaces, new landscaping, lighting, and utilities.

The proposed site is physically suitable in size and shape to support the development of the proposed condominium complex. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project.

Amenities/Open Space:
The Project amenities include a shaded structure with a BBQ grill and seating. The amenities will be centrally located on the site for use and enjoyment by all project residents. In addition to the proposed community amenities, each unit will include open space directly accessible from the private unit ranging from 255 square feet to 342 square feet.

Grading/Walls:
The topography of the Project Site is relatively flat. The existing drainage pattern flows from the north to the south with a maximum slope of 1.5 percent. The project plans include a proposed six (6) foot high block wall with on the west side and existing six (6) foot high block walls on the north, south, and east sides of the property.

Site Access/Circulation/Parking:
Ingress and Egress to and from the Project Site will be via Wheeler Avenue. The internal circulation has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Environmental:
Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, Infill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use Urban (WMXU-3) designation of the General Plan and the Form Based Code/Multi-Family Core District regulations; (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Further, none of the exceptions in CEQA Guidelines section 15300.2 apply to the Project.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
1 - Vicinity Map
2 - Project Plans
3 - Planning Commission Resolution, Findings & Conditions of Approval
4 - Notice of Exemption
5 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

N

VICINITY MAP

DATE: July 21, 2026

CASE: Master Case No. 25-0071

Design Review No. 25-0031

Tentative Tract Map No. 26-0005

ATTACHMENT NO. 1

24x36

SHEET INDEX

CS Cover Sheet

CIVIL ENGINEER:

CE-1 Technical Site Plan

CE-2 TTM20856

CE-3 Grading Plan

CE-4 Trash Staging Exhibit

CE-5 Light Exhibit

LANDSCAPE:

L-0 COVER SHEET

SA-1.0 SITE AREA CALCS

L-1.0 CONSTRUCTION FEATURES

L-1.1 WALL PLAN

L-1.2 PLANTING PLAN

L-1.3 PLANTING IMAGES

L-1.4 LANDSCAPE MANAGEMENT/ PLANTING DETAILS

I-1.0 IRRIGATION PLAN

I-1.1 IRRIGATION NOTES

I-1.2 IRRIGATION DETAILS

I-1.3 IRRIGATION SPECS

ARCHITECTURE:

CS-0 TO DD-2.1 Preliminary Submittal Plans

(See sheet index)

TRACT NO. 2759 APN 0192-02-07

Wheeler Avenue

FONTANA, CALIFORNIA

APPLICANT

NEWBRIDGE HOMES LLC
500 Newport Center Drive, Ste 570
Newport Beach , CA 92260
PH 949.344.2705
Contact Bryan Avilla
Email bavilla@newbridgehomes.com

CIVIL ENGINEER

ALLARD ENGINEERING
16866 Seville Avenue
Fontana, CA 92335
PH 909.356.1815
Contact Bobby Allard
Email ballard@allardeng.com

LANDSCAPE ARCHITECT

WILLIAMS EXTERIOR DESIGN
1488 Bloomfield
Sebastool, CA 92620
PH 949.237.8060
Contact Jesse Williams
Email williams-exterior-design.com

ARCHITECT/PLANNER

BUCILLA GROUP ARCHITECTURE INC.
1601 Dove Street, Suite 187
Newport Beach, CA 92660
PH (949) 851-9080
Contact Greg Bucilla / Rowena Brual
Email greg@bg-architecture.com

02.02.2026

ARCHITECT:

BUCILLA GROUP ARCHITECTURE INCORPORATED

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 info@bg-architecture.com
https://www.bg-architecture.com

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LICENSED ARCHITECT
Greg G. Bucilla
C-26618
08-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

NO.	DATE	DESCRIPTION

PERMIT NO:

BD SUBM. DATE:

PLOT DATE:

PLOT DATE:

Project Number :

BGA No. 25013

Sheet Title :

Sheet No. :

CS

© 2026, BUCILLA GROUP ARCHITECTURE INC.
DO NOT SCALE THE DRAWINGS

LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER AVENUE.
ELEVATION: 1362.61

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE CENTERLINE OF SIERRA AVENUE, HAVING A BEARING OF NORTH 00°09'00" WEST PER TRACT 2759, M.B. 38/57.

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

ENGINEER/PREPARER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

SITE STATISTICS

NET ACREAGE: 0.43 ACRES

ADDRESS

8202 WHEELER AVENUE
FONTANA, CA 92335

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

STATISTICAL INVENTORY:

ACRES	0.43
UNITS	8 UNITS
DU/AC	18.6

PARKING:

GARAGE 2 @ 5	=10
GARAGE 1 @ 3	= 3
OPEN PARKING	= 3
TOTAL	16 (2.0/UNIT)

NOTES:

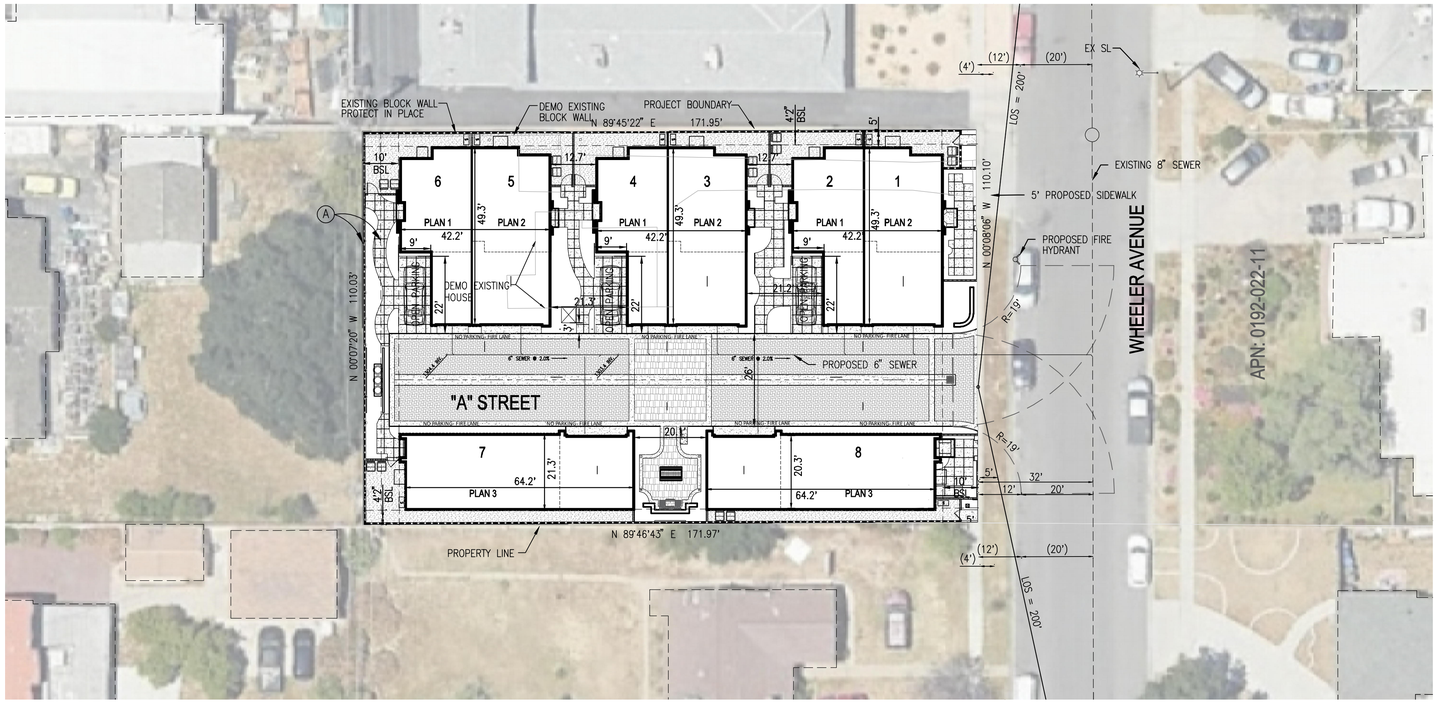
1. SEE SUPPLEMENTAL ARCHITECTURAL SITE PLAN FOR LOCATION, SIZE AND SHAPE OF ANY PROPOSED STRUCTRES, AND FLOOR PLANS (SITE PLAN COMMENT #10)

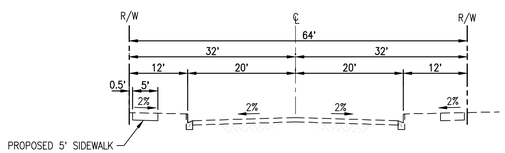
2. ALL EXISTING STRUCTURES TO BE DEMO'D AND NOT A PART OF THIS STIE PLAN (SITE PLAN COMMENT #9)

3. SEE SUPPLEMENTAL ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

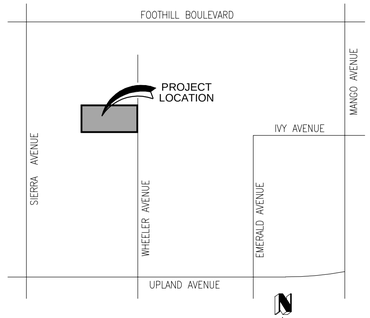
EASEMENTS:

(A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL RECORDS





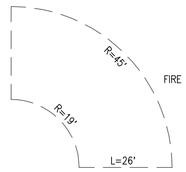
WHEELER AVENUE
LOCAL STREET
NTS



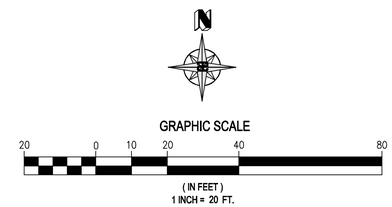
VICINITY MAP
NTS

LEGEND:

- 10 — UNIT NUMBER
- DECORATIVE PAVEMENT
- GRAVEL
- CONCRETE
- PROJECT BOUNDARY
- CENTERLINE
- SCE TRANSFORMER
- TRASH ENCLOSURE
- EXISTING STREET LIGHT
- FIRE HYDRANT
- EXISTING STRUCTURES ON ADJACENT PROPERTIES



FIRE TRUCK TURNING TEMPLATE



CE-1

Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:
ALLARD ENGINEERING
Civil Engineering · Land Surveying · Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815

Reynold R. Allard, R.C.E. 75926 — Date 3/27/26

DATE	March, 2026
SCALE	PER PLAN
DRAWN	MJ
CHECKED	R.K.A

SHEET TITLE: TECHNICAL SITE PLAN
PROJECT: TENTATIVE TRACT MAP NO. 20856
APN: 0192-021-07
CITY OF FONTANA, CALIFORNIA
JOB NO. MCN25-0071
SHEET NO. 1 OF 1

Filename: I:\Newbridge Homes\Wheeler\Dwg's\ENTITLEMENT\SITE PLAN\SITE PLAN.dwg

PLOT DATE: March 30, 2026 Admin

CITY OF FONTANA

TENTATIVE TRACT MAP NO. 20856
FOR CONDOMINIUM PURPOSES

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

UTILITIES:

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

GAS:
SOUTHERN CALIFORNIA GAS CO.
7000 INDIANA AVENUE
RIVERSIDE, CA 92506
(800) 427-2200

CABLE/TELEPHONE:
SPECTRUM
6461 PATS RANCH ROAD JURUPA
VALLEY, CA 91752
(888) 406-7063

CABLE/TELEPHONE:
FRONTIER COMMUNICATIONS
PO BOX 740407
CINCINNATI, OH
45274-0407
(877) 744-7083

SOLID WASTE:
BURRTEC
9820 CHERRY AVENUE FONTANA CA, 92335 (909) 987-3717

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
ROSEMEAD, CA 91770
(800) 655-4555

CABLE/TELEPHONE:
AT&T
8052 LIMONITE AVENUE #101 RIVERSIDE, CA 92509
(951) 360-2142

SEWER:
CITY OF FONTANA-SEWER SERVICE
8353 SIERRA AVE
FONTANA,
CA 92335
(909) 350-7670

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER AVENUE.
ELEVATION: 1362.61

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SIERRA AVENUE, HAVING A BEARING OF NORTH 00°09'00" WEST PER TRACT 2759, M.B. 38/57.

AREA SUMMARY:

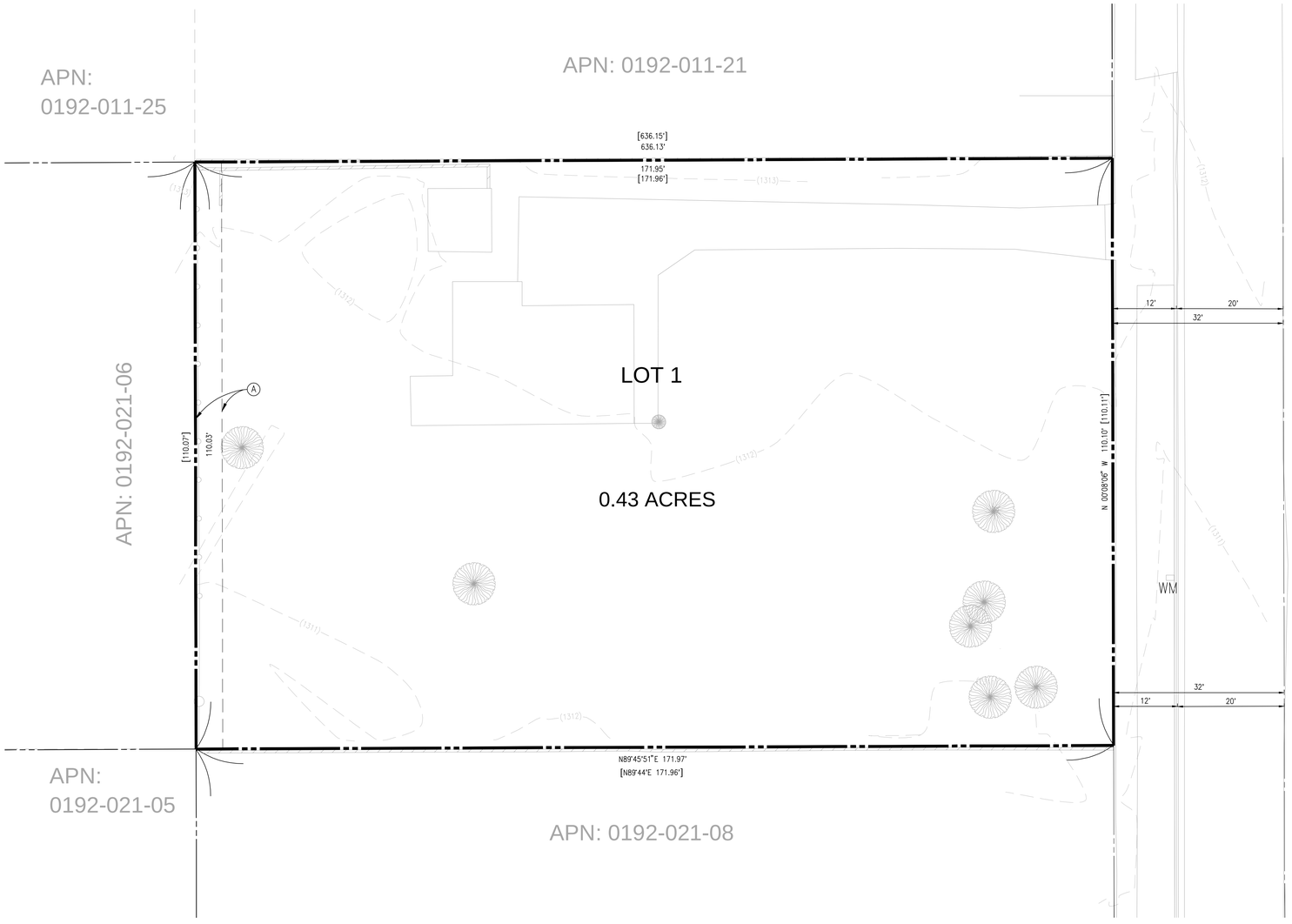
NET ACREAGE: 0.43 ACRES

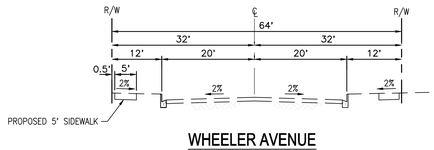
LEGEND:

1	LOT NUMBER
———	R/W
— — —	CENTERLINE
———	EXISTING PROPERTY LINE

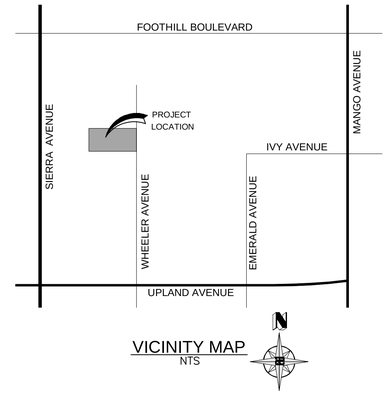
EASEMENTS:

(A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL RECORDS





WHEELER AVENUE
LOCAL STREET
NTS



VICINITY MAP
NTS

LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

EXISTING ZONING:

(FBC) FORM BASED CODE

EXISTING LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

ADJACENT LAND USE:

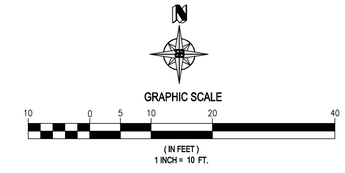
NORTH	WMXU-3 (DOWNTOWN CORE PROJECT)
SOUTH	WMXU-3 (DOWNTOWN CORE PROJECT)
WEST	WMXU-3 (DOWNTOWN CORE PROJECT)

PROPOSED LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVENUE,
FONTANA, CA 92335
(909) 357-7600



CITY OF FONTANA

TENTATIVE TRACT MAP NO. 20856

Prepared For:

NH LAUREL, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:

ALLARD ENGINEERING
Civil Engineering – Land Surveying – Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815

Robert K. Allard, R.C.E. 85349 — 9/15/25 Date

REGISTERED PROFESSIONAL ENGINEER ROBERT K. ALLARD No. 85349 CIVIL STATE OF CALIFORNIA

CITY OF FONTANA

CONCEPTUAL GRADING PLAN
FOR CONDOMINIUM PURPOSES

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

UTILITIES:

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FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
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FONTANA CA, 92335
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8052 LIMONITE AVENUE #101
RIVERSIDE, CA 92509
(951) 360-2142

SEWER:
CITY OF FONTANA-SEWER SERVICE
8353 SIERRA AVE FONTANA, CA 92335
(909) 350-7670

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER AVENUE.
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AREA SUMMARY:

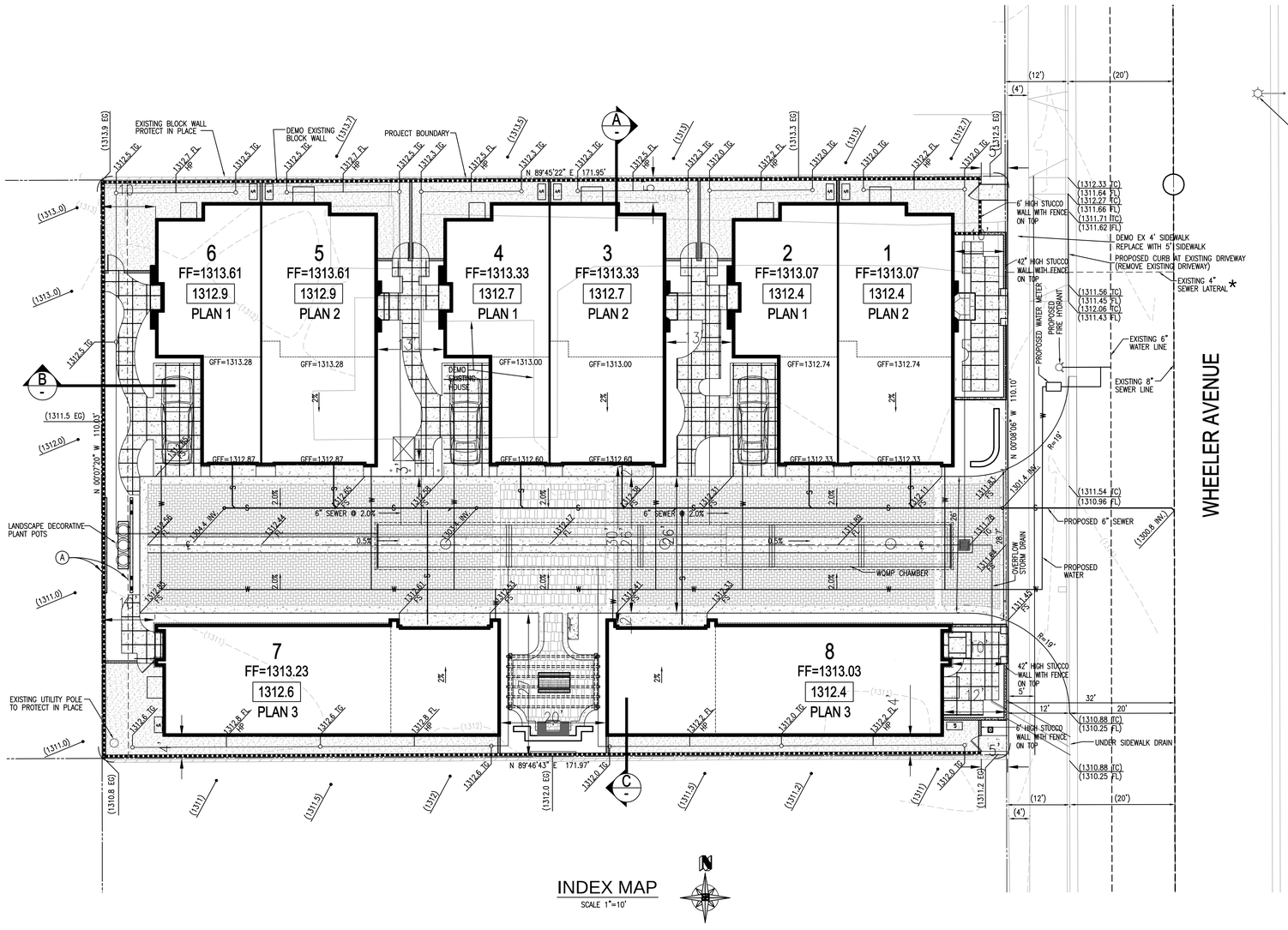
NET ACREAGE: 0.43 ACRES

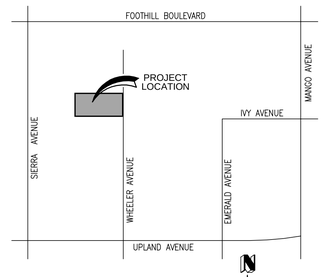
LEGEND:

- 1 — UNIT NUMBER
- ——— R/W
- - - - - CENTERLINE
- ——·—— EXISTING PROPERTY LINE
- GRAVEL
- CONCRETE
- DECORATIVE PAVEMENT

EASEMENTS:

(A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL RECORDS





VICINITY MAP
NTS

INDEX MAP
SCALE 1"=10'

LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

EXISTING ZONING:

(FBC) FORM BASED CODE

EXISTING LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

ADJACENT LAND USE:

NORTH	WMXU-3 (DOWNTOWN CORE PROJECT)
SOUTH	WMXU-3 (DOWNTOWN CORE PROJECT)
WEST	WMXU-3 (DOWNTOWN CORE PROJECT)

PROPOSED LAND USE:

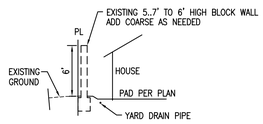
WMXU-3 (DOWNTOWN CORE PROJECT)

SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT 9680
CITRUS AVENUE,
FONTANA, CA 92335
(909) 357-7600

* SEWER LATERAL NOTE:

VERIFY LOCATOIN AND CAP EXISTING 4" SEWER LATERAL MINIMUM 5' FROM PROPERTY LINE.



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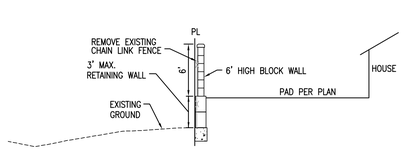

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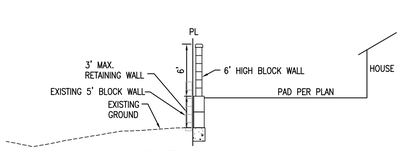

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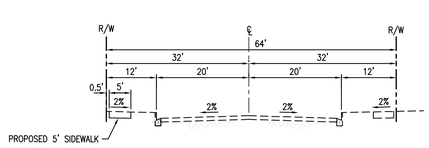


WHEELER AVENUE
LOCAL STREET
NTS

CE-3

Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349
Date 3/27/25

DATE	April, 2026
SCALE	PER PLAN
DRAWN	CV
CHECKED	R.K.A

SHEET TITLE: CONCEPTUAL GRADING PLAN
PROJECT: TENTATIVE TRACT MAP NO. 20856 - CITY OF FONTANA, CALIFORNIA
JOB NO. MCN25-0071
SHEET NO. 1 OF 1

PLOT DATE: April 05, 2026 Bobby

Filename: I:\Newbridge Homes\Wheeler\Dwg's\ENTITLEMENT\CONCEPT GRADING\CG-01.dwg

SCALE: 3/16"=1'-0"

TRASH BARRELS

SFD & Duplex Homes
(1) 96-gallon barrel (trash)
(1) 64-gallon barrel (recycling)
(1) 32-gallon barrel (organics)

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

Trash Staging Exhibit

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE FIELD CONDITIONS. THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO	DATE	DESCRIPTION

SHEET TITLE

CE-4

DATE 02.02.2026

CITY OF FONTANA
STREET LIGHT EXHIBIT

VICINITY MAP
NTS

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

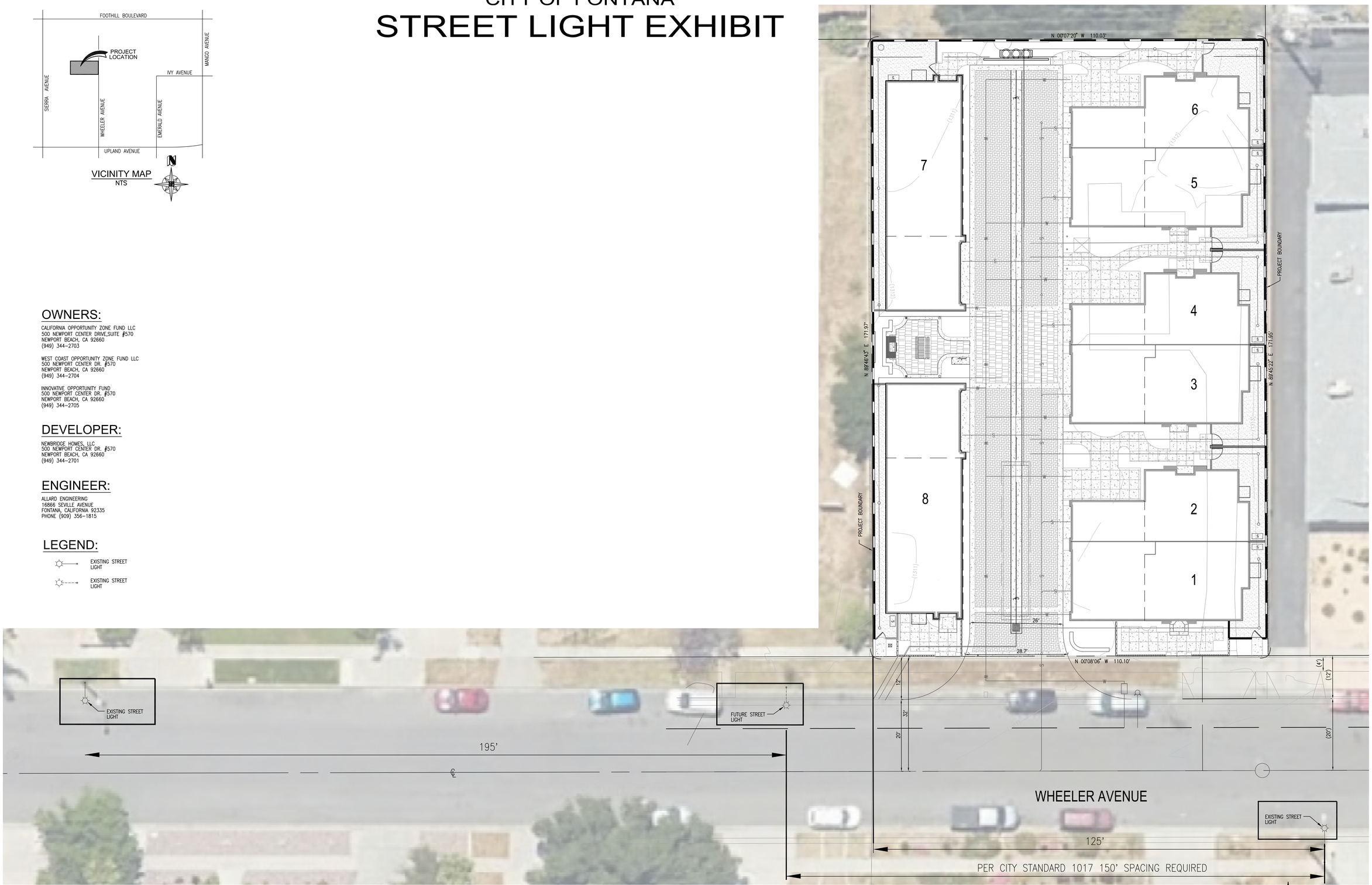
ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

LEGEND:

EXISTING STREET LIGHT

EXISTING STREET LIGHT



Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815

Robert K. Allard, R.C.E. 85349 — 3/27/25 Date

REGISTERED PROFESSIONAL ENGINEER ROBERT K. ALLARD No. 85349 CIVIL STATE OF CALIFORNIA

Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

N
SCALE 1"=10'

CITY OF FONTANA
STREET LIGHT EXHIBIT
8202 WHEELER AVE

PLOT DATE: April 10, 2026 dallard

Filename: I:\Newbridge Homes\Wheeler\Dwgs\ENTITLEMENT\STREET LIGHT\STREET LIGHT EXHIBIT.dwg

LANDSCAPE PLANS PREPARED FOR

APN: 0192-021-07
RECORD #: MCN 25-0071
TRACT NO: 20856
WHEELER AVE.
FONTANA, CA 92335

DEVELOPER: NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
(949) 344-2701

GENERAL REQUIREMENTS

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS AND IN THESE SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS.
2. ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISK AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.
4. THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL WORK DAMAGED BY HIM OR MAKE PAYMENT TO OWNER FOR SUCH REPAIR. SHOULD THE LANDSCAPE CONTRACTOR HAVE HIS WORK DAMAGED BY ANOTHER CONTRACTOR, HE IS TO MAKE ARRANGEMENTS WITH THE OTHER CONTRACTOR FOR THE REPAIR OR PAYMENT FOR THE REPAIR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND AND OVERHEAD UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
6. ALL WORK AND PORTIONS OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

DEMOLITION NOTES

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH DEMOLITION AS SHOWN WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR OBJECTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS AND/OR OBJECTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANYWAY. ALL MATERIAL TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
3. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH OWNER PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO PAY ALL FEES ASSOCIATED WITH DISPOSAL.
4. REMOVE PLANT MATERIAL WITHIN PROJECT LIMITS OF DEMOLITION AS SHOWN ON PLAN AND AS AUTHORIZED IN THE FIELD BY THE LANDSCAPE DESIGNER.
5. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE.

WEED REMOVAL

1. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND GRASSES (INCLUDING ROOTS) IN THE AREA OF LANDSCAPE CONSTRUCTION.
2. IF AGREED UPON BY OWNER, ALL LANDSCAPE AREAS TO RECEIVE THE PRE-EMERGENT HERBICIDE SURFIAN 75W PER MANUFACTURER'S CURRENT PRINTED SPECIFICATIONS. APPLICATION OF HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.

GRADING AND SOIL CONDITIONING

1. ALL WALKWAYS AND PAVED AREAS SHALL HAVE SMOOTH AND CONTINUOUS ELEVATION CHANGES.
2. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.
3. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR "ROUNDING OFF" ALL SHARP RIDGES EXISTING ON-SITE, WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS, AND FOR "FINISH GRADING." FINISH GRADING SHALL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, CULTIVATING THE SOIL TO A DEPTH OF SIX INCHES (6") AND REMOVING ALL ROCKS OR CLODS OF TWO-INCH (2") DIAMETER OR LARGER. REMOVAL OF MINOR AMOUNTS OF CONSTRUCTION WASTE IS INCLUDED.
5. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION (PER EACH 1000 SQUARE FEET) OF SIX (6) CUBIC YARDS OF NITROGEN MINERALIZED, STABILIZED WOOD SAWDUST, THIRTY (30) POUNDS OF 6N-20P-20K FERTILIZER AND TEN (10) POUNDS OF SOIL SULPHUR. MATERIAL IS TO BE INCORPORATED UNIFORMLY INTO THE TOP SIX INCHES (6") OF SOIL.
6. FOR PLANTS INDICATED ON PLANT LIST AS "ACID-LOVING," A SPECIAL BACKFILL MIX IS TO BE USED, CONSISTING OF TWO (2) PARTS SITE SOIL, ONE (1) PART FINE SAND, ONE (1) PART PEAT MOSS AND 7-7-7 HIGH ACID IRON PREPLANT FERTILIZER. BACKFILL MIX FOR ALL OTHER CONTAINER PLANTS TO CONSIST OF TWO (2) PARTS SOIL AND ONE (1) PART NITROGEN MINERALIZED FIR BARK. BACKFILL MIXES ARE TO BE MIXED IN SEPARATE STOCKPILES, NOT IN THE PLANTING PIT.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
THE LOCATIONS OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN FIELD, CONTACT LANDSCAPE DESIGNER FOR SOLUTION.
2. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
3. PROVIDE FELT EXPANSION JOINT WITH SEALANT WHERE PAVING ABUTS CURBING, BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY TYPE AND COLOR OF SEALANT WITH LANDSCAPE DESIGNER.
4. ALL CURVED WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR COORDINATING PRE-CONSTRUCTION MEETINGS ON SITE WITH ALL SUB-CONTRACTORS AND THE LANDSCAPE DESIGNER.
6. CONTRACTOR SHALL PROVIDE 4' BY 4' SAMPLES OF ALL FLATWORK FOR LANDSCAPE DESIGNER'S APPROVAL.

PLANT MATERIALS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS THAT ARE FREE OF PESTS OR PLANT DISEASES. THIS INCLUDES PRE-SELECTED OR "TAGGED" MATERIAL.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE DESIGNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY AS SHOWN.
4. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.

GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL IMPORT OF SOIL AND/OR AMENDMENTS AS NECESSARY TO EXECUTE SPECIFIED SOIL PREPARATION AND ACHIEVE FINISH GRADES IN PLANTED AREAS, AS INDICATED ON CIVIL DRAWINGS AND IN SPECIFICATIONS.
2. ALL PLANTS ARE TO HAVE A PLANTING PIT 1 112 TIMES THE DIAMETER OF THE ROOTBALL AND EQUAL TO ITS DEPTH. THE PLANT IS TO BE BACKFILLED (AFTER POSITIONING OF PLANT) WITH SPECIFIED BACKFILL MIX OR SPECIFIED ACID-LOVING BACK-FILL MIX IF INDICATED ON THE PLANT LIST. PROVIDE A SHALLOW WATERING BASIN FOR EACH PLANT.
3. GROUND COVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
4. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
5. GUYING AND STAKING OF TREES IS TO BE PER DETAILS.

CLEAN UP

1. AT THE COMPLETION OF ALL PLANTING OPERATIONS, CONTRACTOR WILL LEAVE THE PREMISES NEAT AND CLEAN.
2. CONTRACTOR WILL REMOVE ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE FROM THE SITE.

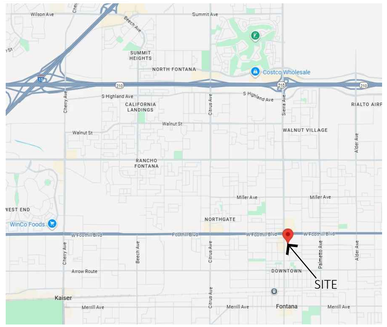
MAINTENANCE

1. THE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL-WATERED, FREE OF WEEDS, GRASSES AND TRASH DURING THE MAINTENANCE PERIOD.
2. AN APPLICATION OF FERTILIZER IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT THIRTY (30) DAY INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
3. THE IRRIGATION SYSTEM OF THE INSTALLATION AREA IS TO BE CHECKED FOR COVERAGE AT EACH WATERING. MALFUNCTIONS, SUCH AS DIRTY HEADS, ETC., ARE TO BE CORRECTED ON THE SPOT. MORE SERIOUS DEFECTS ARE TO BE REPORTED IMMEDIATELY TO THE OWNER FOR CORRECTION BY THE SPRINKLER CONTRACTOR, OR CORRECTED IMMEDIATELY BY THE LANDSCAPE CONTRACTOR IF CONTRACT INCLUDED SPRINKLER INSTALLATION.
4. MAINTENANCE SCHEDULE:
A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT LIMITED TO: ROUTINE INSPECTIONS: AN ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, AERATING AND DETACHING TURF AREA; REPLENISHING MULCH : FERTILIZING AREAS: AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.
5. A MAINTENANCE SCHEDULE IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION

GUARANTEE

1. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIALS OF 1-GALLON TO 15-GALLON SIZE FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF ACCEPTANCE. ALL BOX-SIZE MATERIAL IS TO BE GUARANTEED FORA PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

VICINITY MAP



THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS APPLICABLE:

A. CALIFORNIA BUILDING CODE
B. CALIFORNIA RESIDENTIAL CODE
C. CALIFORNIA ELECTRICAL CODE
D. CALIFORNIA MECHANICAL CODE
E. CALIFORNIA PLUMBING CODE
F. CALIFORNIA ENERGY CODE
G. CALIFORNIA FIRE CODE
H. CALIFORNIA GREEN BUILDING STANDARDS CODE
I. CITY OF FONTANA ORDINANCE.
J. DISABLED ACCESS FOR THE SITE AND BUILDING MUST BE IN ACCORDANCE TO THE STATE OF CA AND ADA REGULATIONS.

REQUIRED STATEMENTS AND CERTIFICATIONS

- ☐ *"I agree to comply with the requirements of the State Model Water Efficient Landscape Ordinance and have submitted a complete Landscape Documentation Package."*
- ☐ *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape and grading design plan."*
- ☐ *"A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."*
- ☐ *"For soils less than six-percent (6%) organic matter in the top six (6) inches of soil, compost at a rate of a minimum of four (4) cubic yards per one-thousand (1,000) square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil."*
- ☐ *"At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and an irrigation schedule of landscape and maintenance."*
- ☐ *"Recirculating water systems shall be used for water features."*
- ☐ *"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."*
- ☐ *"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."*
- ☐ *"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."*
- ☐ *"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."*
- ☐ *"No Certificate of Occupancy shall be issued until a City landscape inspector has verified that all irrigation, grading, and planting have been completed in accordance with the approved plans and specifications of FCC Section 28-117 at time of final inspection."*
- ☐ *"An irrigation audit report shall be completed per FCC Section 28-106 at time of final inspection."*
- ☐ *"With regard to landscape maintenance districts or public landscape, it shall be the responsibility of the developer to comply with FCC Section 28-118, Special Landscape District Requirements."*

LANDSCAPING COMPLETED PRIOR TO THE FINAL INSPECTION SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: 4.106.4

A. AREAS DISTURBED DURING CONSTRUCTION ARE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS
B. LIMIT TURF AREAS TO THE GREATEST EXTENT POSSIBLE
C. UTILIZE AT LEAST 75% NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.
D. HYDROZONING IRRIGATION IRRIGATION TECHNIQUES ARE INCORPORATED INTO THE LANDSCAPE DESIGN

SHEET INDEX:

L-0 COVER SHEET
SA-1.0 SITE AREA CALCS
L-1.0 CONTRUCTION FEATURES
L-1.1 WALL PLAN
L-1.2 PLANTING PLAN
L-1.3 PLANTING IMAGES
L-1.4 LANDSCAPE MANAGEMENT/ PLANTING DETAILS
I-1.0 IRRIGATION PLAN
I-1.1 IRRIGATION NOTES
I-1.2 IRRIGATION DETAILS
I-1.3 IRRIGATION SPECS

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EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Ruiz
Lic# 950714
Exp. 08-31-2026
Certified Landscape & Design, Inc.
STATE OF CALIFORNIA

COVER SHEET

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THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE
RESIDENCES
WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE
COVER
L-0

DATE 03.03.2026

WALL PLAN
SCALE: 3/16"=1'-0"

AMENITY AREA: 534 SQ. FT.

COMMON OPEN SPACE: 1,733 SQ. FT.

PRIVATE YARDS: 512 SQ. FT.

PRIVATE YARD SPACE ELIGIBLE FOR COMMON AREA CALC: 1,749 SQ. FT.

TOTAL OPEN SPACE (LESS PRIVATE YARDS): 534 + 1,733 + 1,749= **4,016 SQ. FT.**

SITE AREA CALCS

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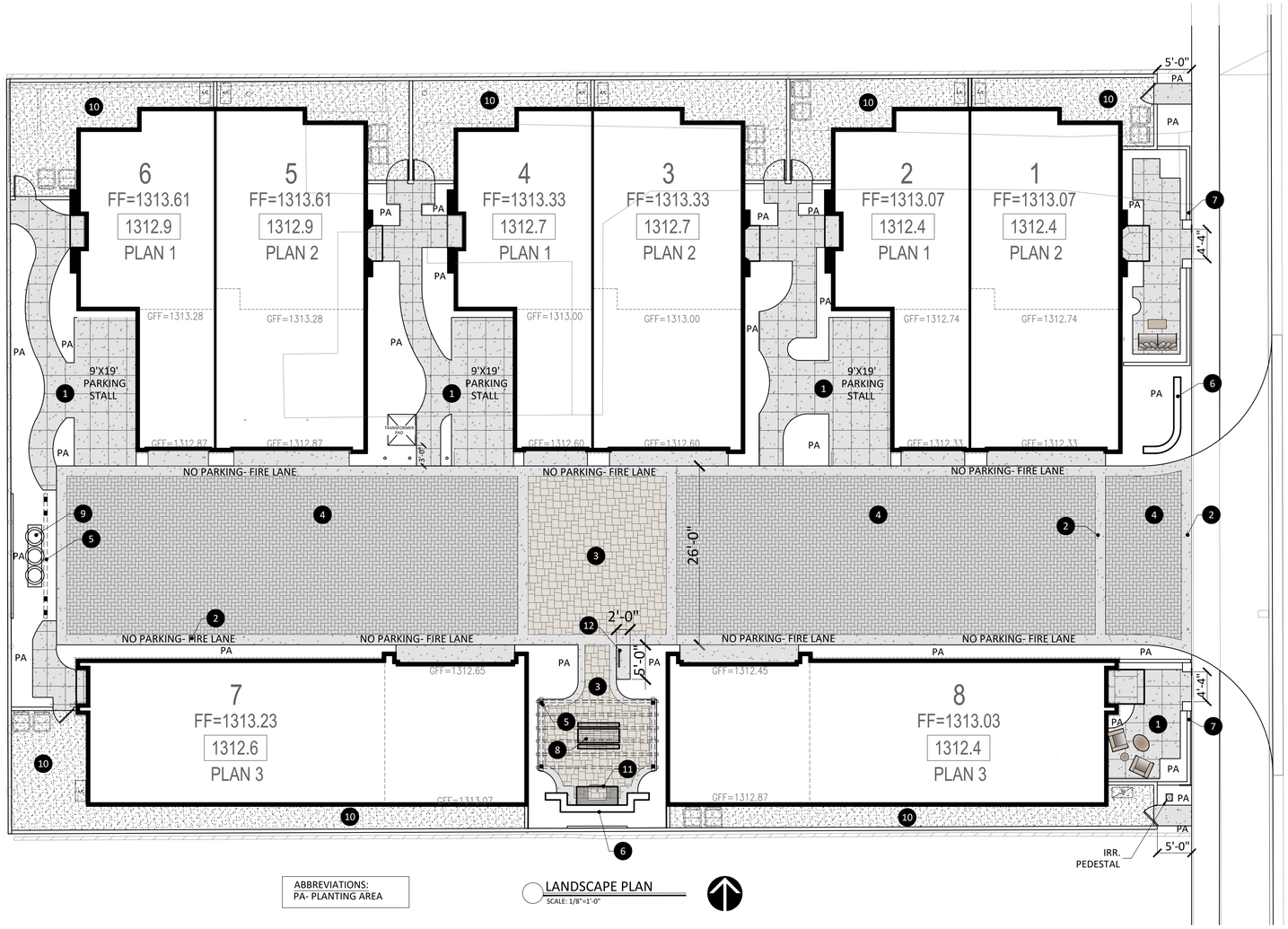
PROJECT TITLE
RESIDENCES
WHEELER AVE.
FONTANA, CA

NO. DATE DESCRIPTION

SHEET TITLE
SITE AREA CALCS
SA-1.0

DATE 03.03.2026



ABBREVIATIONS:
PA- PLANTING AREA

LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

WHEELER AVE.

HARDSCAPE LEGEND

1. CONCRETE PAVING
2. CONCRETE BANDS
3. CONCRETE PAVERS #1
4. CONCRETE PAVERS #2
5. OVERHEAD ARBOR
6. 18"H GARDEN WALL
7. STUCCO WALL WITH FENCE ATOP 3'-6"H
8. PICNIC TABLE
9. PRECAST POTS ON CONCRETE FOOTING
10. GRAVEL
11. PREFAB GRILLING ISLAND- GAS BURNING
12. BICYCLE PARKING

HARDSCAPE ELEMENTS

PICNIC TABLE 72"L X45"W

SPANISH TILE

PAVER #1: MEDITERRANEAN PAVERS

PAVER #2: ATTRAVERSO PAVERS

GRAY CONCRETE WITH SAWCUT SCORING

POTS: ITALIAN TALL JARDINIERE 36"X36"

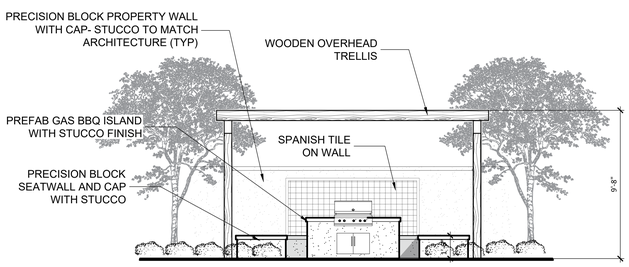
PREFAB GAS GRILL ISLAND

1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black

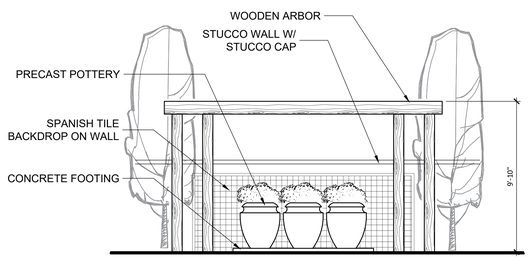
Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

ULINE BIKE RACK



COMMON AREA ELEVATION
SCALE: 1/4"=1'-0"

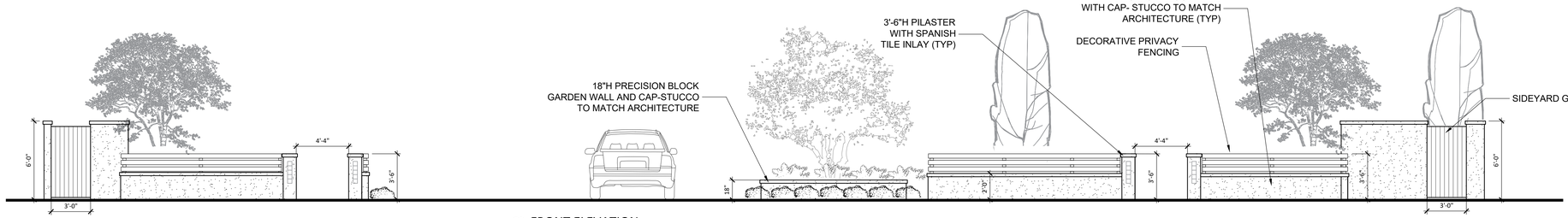


DRIVEWAY FOCAL POINT
SCALE: 1/4"=1'-0"

LANDSCAPE AREA CALCULATION

SITE AREA	18,730 SQ.FT.	
PARKING AREA	555 SQ. FT.	3%
BUILDING FOOTPRINTS	8,405 SQ. FT.	44%
DRIVE AISLE	4,297 SQ. FT.	23%
HARDSCAPE	3,720 SQ. FT.	20%
LANDSCAPE AREA	1,853 SQ. FT.	10%

NOTE:
ALL ARBORS, PATIO COVERS AND WALLS SHALL BE ON SEPARATE PERMITS.



FRONT ELEVATION
SCALE: 1/4"=1'-0"

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LANDSCAPE PLAN

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PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DESCRIPTION	DATE

SHEET TITLE

CONTRUCTION FEATURES

L-1.0

DATE 03.03.2026

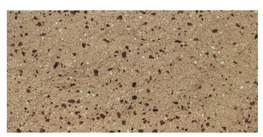
WALL PLAN
SCALE: 3/16"=1'-0"

WALL, FENCE & GATE LEGEND

W-1	EXISTING 6'-0"H BLOCK WALL TO REMAIN
W-2	NEW 6'-0"H PRECISION BLOCK WALL IN 'TAN' WITH MATCHING CAP
W-3	NEW 6'-0"H SPLIT-FACE BLOCK WALL IN 'TAN' WITH MATCHING CAP
W-4	NEW 3'-6"H COMBO WALL WITH 2'-0"H STUCCO CMU WALL AND 3" STUCCO CAP W/ 1'-6"H METAL FENCING ATOP
W-5	18"H PRECISION BLOCK GARDEN WALL AND CAP WITH STUCCO TO MATCH ARCHITECTURE
P-1	NEW 4'-6"H 16"SQ. STUCCO CMU PILASTER WITH TILE INLAY AND 3" STUCCO CAP
G-1	METAL GATE

TAN PRECISION BLOCK

TAN PRECISION BLOCK & CAP


TAN SPLIT-FACE BLOCK

TAN SPLIT-FACE BLOCK & CAP

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WALL, FENCE AND GATE PLAN

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PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

WALL PLAN
L-1.1

DATE 03.03.2026

PROJECT SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	OLEA EUROPAEA (MULTI) 20'H	MANZANILLO OLIVE	BARE ROOT	1	L
	ARBUTUS 'MARINA' (STANDARD)	MARINA STRAWBERRY TREE	24" BOX	6	L
	GINKGO BILOBA 'FAIRMONT' (STANDARD)	GINKGO	24" BOX	6	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	8	L
	ACACIA COGNATA	RIVER WATTLE	15 GAL	4	L

WALL PLAN
SCALE: 3/16"=1'-0"

SHRUBS & GROUNDCOVER PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	TIER
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	12	M	F
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	5	L	C
	WESTRINGIA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	32	L	C
	NANDINA DOMESTICA 'MOON BAY'	DWARF HEAVENLY BAMBOO	5 GAL	50	L	A.S.
	ALOE VERA	MEDICINAL ALOE	5 GAL	51	L	A.S.
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	DWARF ITALIAN CYPRESS	15 GAL	17	L	F
	WESTRINGIA 'LOW HORIZON'	LOW SPREADING COAST ROSEMARY	5 GAL	53	L	A
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	1 GAL	48	L	C
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	4	L	E
	BOUGAINVILLEA 'PURPLE QUEEN'	SHRUB PURPLE BOUGAINVILLEA	5 GAL	3	L	B

LEGEND MATCHLINE

LEGEND MATCHLINE

FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	16	L	E
HESPERALOE 'BRAKELIGHTS'	RED YUCCA	5 GAL	34	L	B
PITTOSPORUM TEN. 'MARJORIE CHANNON'	VARIEGATED LILY OF THE NILE	5 GAL	19	L	E
CEANOTHUS 'YANKEE POINT'	CARPET CEANOTHUS	1 GAL	36	L	A
CARISSA MACROCARPA 'GREEN CARPET'	CARPET NATA PLUM	1 GAL	70	L	A
WALL VINES					
HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	20	L	NA

PARKWAY LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	GEIJERA PARVIFOLIA (STANDARD)	AUSTRALIAN WILLOW	24" BOX	2	L
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	72	L

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PLANTING PLAN

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PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO. | DATE | DESCRIPTION

SHEET TITLE

PLANTING PLAN
L-1.2

DATE 03.03.2026

PROJECT SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	OLEA EUROPAEA (MULTI) 20'H	MANZANILLO OLIVE	BARE ROOT	1	L
	ARBUTUS 'MARINA' (STANDARD)	MARINA STRAWBERRY TREE	24" BOX	6	L
	GINKGO BILOBA 'FAIRMONT' (STANDARD)	GINKGO	24" BOX	6	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	8	L
	ACACIA COGNATA	RIVER WATTLE	15 GAL	4	L

SHRUBS & GROUNDCOVER PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	TIER
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	12	M	F
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	5	L	C
	WESTRINGIA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	32	L	C
	NANDINA DOMESTICA 'MOON BAY'	DWARF HEAVENLY BAMBOO	5 GAL	50	L	A.S.
	ALOE VERA	MEDICINAL ALOE	5 GAL	51	L	A.S.
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	DWARF ITALIAN CYPRESS	15 GAL	17	L	F
	WESTRINGIA 'LOW HORIZON'	LOW SPREADING COAST ROSEMARY	5 GAL	53	L	A
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	1 GAL	48	L	C
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	4	L	E
	BOUGAINVILLEA 'PURPLE QUEEN'	SHRUB PURPLE BOUGAINVILLEA	5 GAL	3	L	B
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	16	L	E
	HESPERALOE 'BRAKELIGHTS'	RED YUCCA	5 GAL	34	L	B
	PITTOSPORUM TEN. 'MARJORIE CHANNON'	VARIEGATED LILY OF THE NILE	5 GAL	19	L	E
	CEANOTHUS 'YANKEE POINT'	CARPET CEANOTHUS	1 GAL	36	L	A
	CARISSA MACROCARPA 'GREEN CARPET'	CARPET NATA PLUM	1 GAL	70	L	A
WALL VINES						
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	20	L	NA

PARKWAY LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	GEIJERA PARVIFOLIA (STANDARD)	AUSTRALIAN WILLOW	24" BOX	2	L
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	72	L

NOTE: FRONT YARDS SHALL INCORPORATE A MIN. OF 3 TIERS OF PLANTING PER SECTION 30-326 (2) J. 4.

PLANTING TIER LEGEND

A LOW SPREADING FOREGROUND SHRUBS <12"H
B LOW MOUNDING SHRUB 24"-30"
C LOW HEDGE 24"-30"
A.S. ACCENT SHRUBS STRATEGICALLY PLACED
E LARGE BACKGROUND SHRUB 42"-60"
F VERTICAL ACCENT SHRUB (TO ANNOUNCE ENTRY)

PLANTING PHOTOS

STRELITZIA NICOLAI

OLEA 'LITTLE OLLIE'

WESTRINGIA 'SMOKEY'

NANDINA DOMESTICA 'MOON BAY'

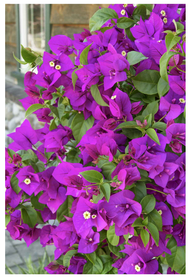
AGAVE 'BLUE FLAME'

CUPRESSUS SEMP. 'TINY TOWER'

WESTRINGIA 'LOW HORIZON'

RHAPHIOLEPIS UMBELLATA 'MINOR'

ELAEAGNUS PUNGENS


BOUGAINVILLA 'PURPLE QUEEN'

FEIJOA SELLOWIANA

HESPERALOE 'BRAKELIGHTS'

HESPERALOE 'MARJORIE CHANNON'

CEANOTHUS 'YANKEE POINT'

CARISSA 'GREEN CARPET'

HARDENBERGIA 'HAPPY WANDERER'

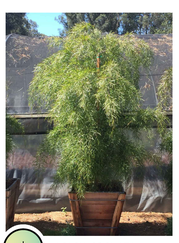
TREE PHOTOS

OLEA EUROPAEA (MULTI)

ARBUTUS 'MARINA' (STANDARD)

GINKGO BILOBA 'FAIRMONT'

LOPHOSTEMON CONFERTUS


ACACIA COGNATA

GEIJERA PARVIFOLIA (STANDARD)

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

PLANTING PHOTOS

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THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

PLANTING PHOTOS
L-1.2

DATE 03.03.2026

LANDSCAPE MANAGEMENT SCHEDULE

JANUARY:
· PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGHT LINES.
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED. (USE MULCHING MOWER THAT CHOPS CLIPPINGS FINELY AND BLOWS MULCH DOWN INTO TURF TO DECOMPOSE AND FEED SOIL.)

FEBRUARY:
· APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH.
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MARCH:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· REPLACE ANY DEAD OR MISSING PLANTS
· FLUSH OUT IRRIGATION SYSTEMS AS NEEDED, RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS).
· REMOVE AND CLEAN WYE FILTER SCREENS.
· CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DRIP EMITTERS.
· REPLACE IRRIGATION CONTROLLER PROGRAM BACK-UP BATTERIES.

APRIL:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY.
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MAY:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.

JUNE:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE(NATURAL, TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
· ADD NEW MULCH TO PLANTED AREA WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

JULY:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· PRUNE VINES AS NEEDED

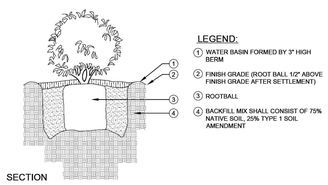
AUGUST:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

SEPTEMBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· PRUNE VINES AS NEEDED
· APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN SEPTEMBER OR EARLY OCTOBER. THE SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY

OCTOBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH ADDITIONS ARE NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

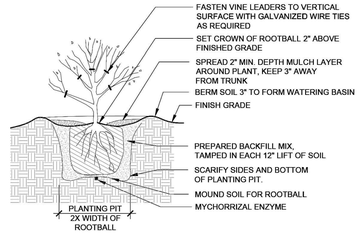
NOVEMBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.

DECEMBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· PRUNE ANY TREE BRANCHES THAT INTERFERE WITH
· PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE.

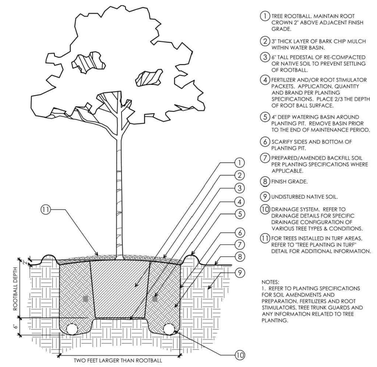


NOTE:
1. PLANT HOLE SHALL BE LARGER if NECESSARY to PERMIT HANDLING and PLANTING without INJURY or BREAKAGE of the ROOT BALL and ROOT SYSTEM
2. PLANT HOLE SIZE SHALL BE TWICE THE CONTAINER DIAMETER
3. NITROLIZED WOOD SHAVINGS

SHRUB PLANTING
SCALE: NTS

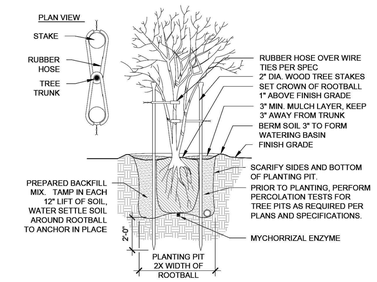


VINE ESPALIER ON WALL
SCALE: NTS

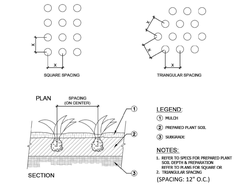


NOTES:
1. REFER TO PLANTING SPECIFICATIONS FOR SOIL AMENDMENTS AND PREPARATION, FERTILIZERS AND ROOT STIMULATORS, TREE TRUNK GUARDS AND ANY INFORMATION RELATED TO TREE PLANTING.

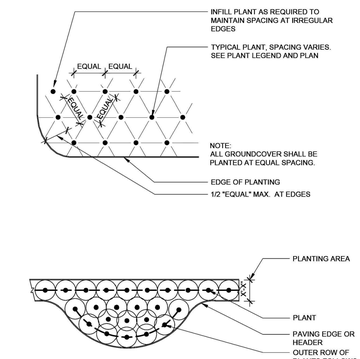
TREE PLANTING
SCALE: NTS

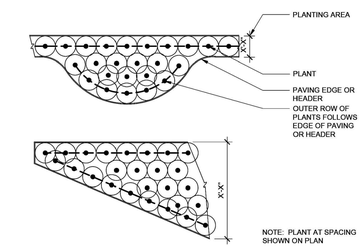


TREE STAKING
SCALE: NTS

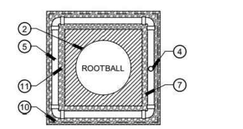


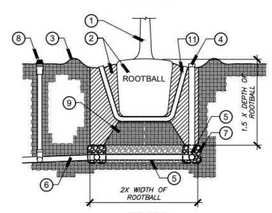
GROUNDCOVER SPACING
SCALE: NTS





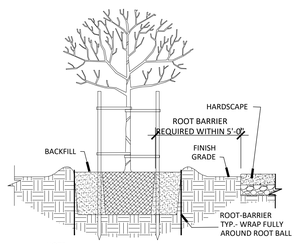
PLANTING ALONG PAVING
SCALE: NTS





LEGEND
1. TREE TRUNK
2. ROOTBALL AND BACKFILL PER TREE PLANTING DETAIL
3. WATER BASIN PER TREE PLANTING DETAIL
4. 4" DIA. PVC INSPECTION TUBE WITH BLACK PVC SLIP CAP. SET 3" MAXIMUM ABOVE FINISH GRADE. DRILL 3/4" DIA. HOLE IN TOP OF CAP TO ALLOW FOR REMOVAL. CONNECT TO DRAIN PIPE WITH REDUCER FITTING AS REQUIRED.
5. 4" DIA. PERFORATED PIPE, WITH DRAINAGE HOLES POINTED DOWN, IN FILTER SOCK.
6. CONNECT PERFORATED PIPE TO STORM DRAIN SYSTEM PER CIVIL ENGINEER'S DRAWINGS
7. 12" LAYER OF 3/4" DRAINAGE GRAVEL, SURROUNDED BY SOIL SEPARATOR FABRIC
8. ATRIUM PLANTER DRAIN PER PLAN, WHERE OCCURS. CONNECT TO STORM DRAIN SYSTEM PER CIVIL ENGINEER'S DRAWINGS
9. NATIVE SOIL
10. EDGE OF PLANTING PIT
11. 3" CORRUGATED PIPE BELOW ROOTBALL TO ALLOW FOR METHANE GAS RELEASE. PROVIDE 3" BLACK DRAIN GRATE, NDS #14, AS CAP AT EXPOSED ENDS.

FIELD-DUG OLIVE TREE PLANTING
SCALE: NTS



NOTE:
1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
2. POSITION ROOT CONTROL BARRIER ADJACENT TO STRUCTURE.
3. BARRIER SHALL EXTEND A MIN. OF 12" BELOW BOTTOM OF HARDSCAPE.
4. PROVIDE A MIN. OF 12' OF ROOT BARRIER PER 24" BOX TREE AND AN ADDITIONAL 4' PER 12" INCREASE IN BOX SIZE.
5. ROOT BARRIER SHALL EXTEND BELOW GRADE A DISTANCE EQUAL TO OR GREATER THAN THE DEPTH OF THE ROOT BALL.
6. ALL TREES WITHIN 5' OF HARDSCAPE (MEASURED FROM THE OUTSIDE OF THE ROOTBALL) SHALL HAVE A ROOT-BARRIER INSTALLED.
7. ROOT BARRIER DEVICE SHALL BE UV-STABILIZED HIGH DENSITY POLYETHYLENE.

ROOT BARRIER DETAIL
SCALE: NTS

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069
CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Rumsey
Lic# 950714
Exp. 08-31-2026
Landscape Contractor
STATE OF CALIFORNIA

LANDSCAPE MANAGEMENT AND PLANTING DETAILS

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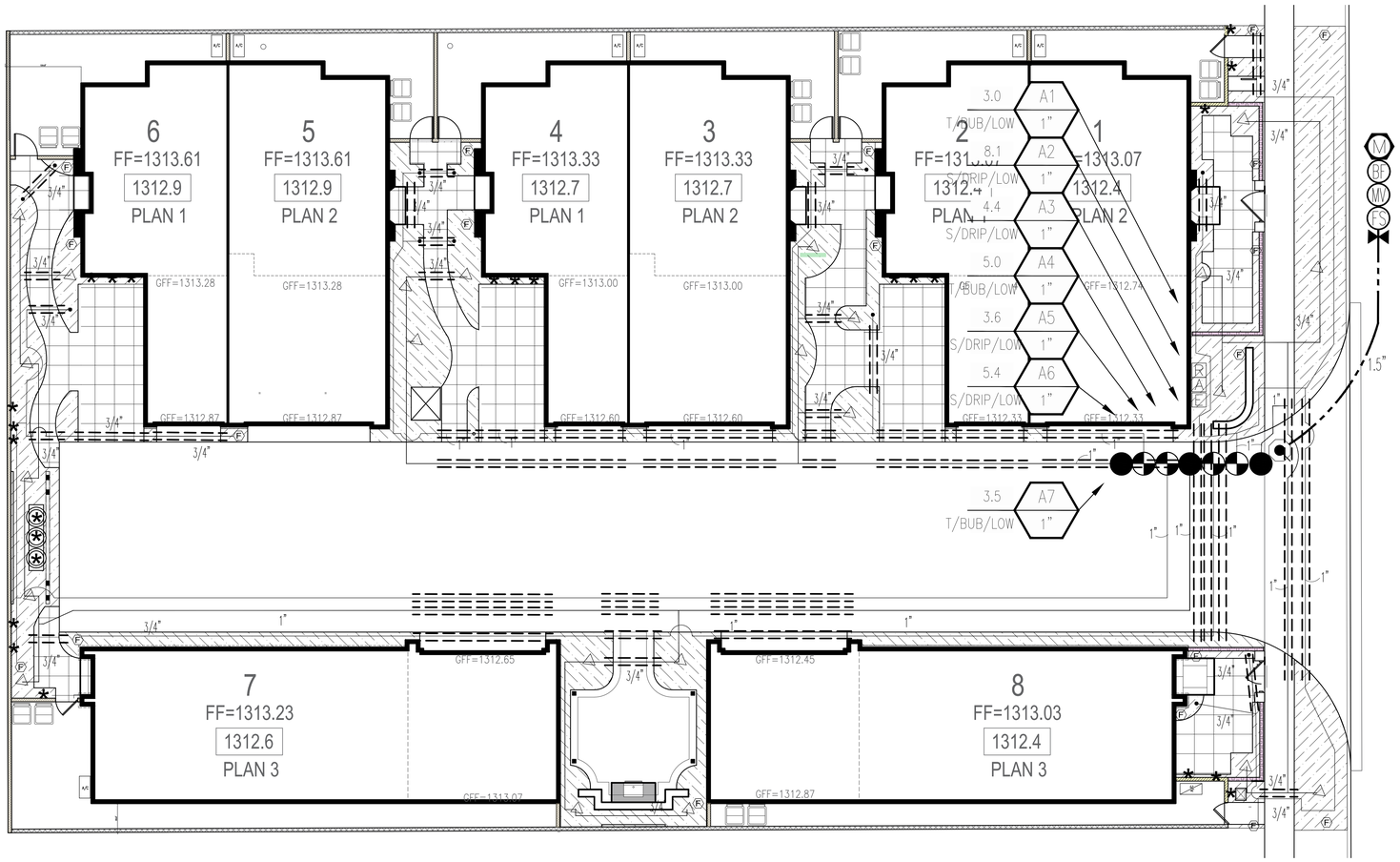
PROJECT TITLE
RESIDENCES
WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE MANAGEMENT & PLANTING DETAILS
L-1.3

DATE 03.03.2026



IRRIGATION PLAN
SCALE: 1/8"=1'-0"

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	DETAIL
TREE BUBBLERS					
△	RAIN BIRD	RWS-M-B-1401 / DEEP ROOT WATERING SYSTEM	0.25	30	I-3.0/F
DRIP LINE					
	RAIN BIRD	XFSCV-06-12-XXX DRIPLINE TUBING 0.6 GPH EMITTERS AT 12" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES LESS THAN FIVE (5) FEET ON CENTER WITH 3" OF BARK MULCH. VERIFY THE LAYOUT AND ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL DRIP IRRIGATION SYSTEM PER MFG. SPECIFICATIONS. USE RAIN BIRD "XF" FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPLINE TUBING. WITH 17MM INSERT FITTINGS.			I-3.0/A
*	RAIN BIRD	SYMBOL INDICATES: SUPPLEMENTAL IRRIGATION TO POTTED PLANT MATERIAL - PROVIDE (1) UXB-360-SPYK ADJUSTABLE EMITTER WITH STAKE, STUB OFF XT-700 TUBING IN ADJACENT PLANTER. SEE PLANTING PLAN FOR QUANTITY AND LOCATIONS. EACH EMITTER (STAKE) , AND (XQ DISTRIBUTION TUBING - MAX. LENGTH OF DISTRIBUTION TUBING TO BE 6', ADD STAKES AS NEEDED)			I-3.0/MFG
(F)	RAIN BIRD	MDCFCAP MANUAL FLUSH VALVE. INSTALL FLUSH CAP INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF RAIN BIRD XFD LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD. MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK, FLUSH VALVES AND AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA. EACH DRIP SYSTEM REQUIRES A RAIN BIRD 'OPERIND' DRIP SYSTEM OPERATION INDICATOR. INSTALL WITHIN VIEW OF OPERATING ZONE 18" FROM HARDSCAPE. (SYMBOL NOT SHOWN)			I-3.0/B
(M)	P.O.C.	1" POTABLE WATER METER VERIFY EXACT LOCATION ON SITE. (AVAILABLE PRESSURE 64 psi)			CITY STD.
NO SYMBOL	WILKINS	500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOUSE PRESSURE EXCEEDS 85PSI)			I-3.0/E
⋈	NIBCO	T-580-70 BRONZE BALL VALVE, LINE SIZE, WITH BRONZE HANDLE .			I-3.0/M
(BF)	FEBCO	CONTRACTOR TO INSTALL A FEBCO 825YA REDUCED PRESSURE TYPE BACKFLOW DEVICE. BACKFLOW TO BE INSTALLED IN A SENTRY MAX SECURITY LOCK DOWN ENCLOSURE 800. 716.8071. SEE DETAIL. POWDER COATED PER VALLEY WIDE SPECIFICATIONS.			I-3.0/E
(W)	WATTS	CONTRACTOR TO INSTALL A 1" WATTS 815-4SA-SS-NO-T NORMALLY CLOSED MASTER VALVE - SEE DETAIL.			I-3.0/H
(FS)	HUNTER	FCT-100 1" FLOW SYNC FLOW SENSOR. - SEE DETAIL.			I-3.0/MFG
		RAIN BIRD - XCZ-100-PRB-COM, SERIES (1") DRIP VALVE CONTROL ZONE KIT WITH PRESSURE REGULATING, QUICK CHECK, BASKET FILTER(S) , SIZE AS SHOWN. FOR DEMANDS (1 - 13) GPM. INSTALL XCZ-100-PRB-COM, 1" DRIP VALVE ASSEMBLY.			I-3.0/D-G
●		RAIN BIRD - PESB-PRS-D (1" OR 1-1/2") SERIES PLASTIC , PRESSURE REGULATING, REMOTE CONTROL VALVE, SIZE AS SHOWN.			I-3.0/D-H
		HUNTER HQ-33DRC 3/4" QUICK COUPLER.			I-3.0/I
A		HUNTER 'PRO-C' 12 STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED INSIDE STAINLESS STEEL PEDESTAL BOX- SEE DETAIL "N" ON SHEET I-3.0			I-3.0/C
R		HUNTER 'SOLAR SYNC' RAIN SENSOR DEVICE COORDINATE LOCATION OF RAIN SENSOR WITH OWNERS REP.			
E		120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN			
———		PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE			I-3.0/K-L
— — —		PVC PIPE 1" SCH. 40 AS MAINLINES 18" BELOW GRADE			I-3.0/K-L
- - - -		PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.			I-3.0/K-L
•		PVC/POLY ADAPTER			I-3.0/A
NO SYMBOL		IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)			I-3.0/J
NO SYMBOL		3M DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS			I-3.0/J

HYDROZONE: XX (VALVE NUMBER) / XX (G.P.M.) / XX (PLANT TYPE / VALVE TYPE / WATER USE) / XX (VALVE SIZE)

HYDROZONE ABBREVIATION:	HYDROZONES
HZ1 = LOW WATER USE PLANTS	= SHRUB DRIP
HZ2 = LOW WATER USE PLANTS	= TREE BUBBLER

CITY OF FONTANA — CALIFORNIA

City of Fontana
Department of Engineering

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55.6 (San Bernardino)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use shrub	0.3	DRIP	0.81	0.370	1,973	730.74	25,190
Low 12x9 sf. ea. tree	0.3	BUBBLER	0.75	0.400	108	43.20	1,489
				Totals	2,081	773.94	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	26,679
						Maximum Allowed Water Allowance (MAWA)[e]	39,455

[a] *Hydrozone #/Planting Description* E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] *Irrigation Method* overhead spray or drip

[c] *Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[d] *ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area (B)	774
Total Area (A)	2,081
Average ETAF B ÷ A	0.37

All Landscape Areas

Total ETAF x Area (B+D)	774
Total Area (A+C)	2,081
Sitewide ETAF (B+D) ÷ (A+C)	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Signed: _____ Date: 1/15/2026

MICHAEL MCMILLEN CLIA 014256

MICHAEL R. McMILLEN — Certified Landscape Irrigation Auditor — CLIA — Irrigation Association — 014256

WILLIAMS EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR — Ryan Paul Rasmussen — Lic# 950714 — Exp. 08-31-2026 — Landscape & Turf Specialist — STATE OF CALIFORNIA

IRRIGATION PLAN

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PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

IRRIGATION PLAN
I-1.0

DATE 03.03.2026

REQUIRED STATEMENTS AND CERTIFICATIONS

- ☐ *"I agree to comply with the requirements of the State Model Water Efficient Landscape Ordinance and have submitted a complete Landscape Documentation Package."*
- ☐ *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape and grading design plan."*
- ☐ *"A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."*
- ☐ *"For soils less than six-percent (6%) organic matter in the top six (6) inches of soil, compost at a rate of a minimum of four (4) cubic yards per one-thousand (1,000) square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil."*
- ☐ *"At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and an irrigation schedule of landscape and maintenance."*
- ☐ *"Recirculating water systems shall be used for water features."*
- ☐ *"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."*
- ☐ *"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."*
- ☐ *"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."*
- ☐ *"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."*
- ☐ *"No Certificate of Occupancy shall be issued until a City landscape inspector has verified that all irrigation, grading, and planting have been completed in accordance with the approved plans and specifications of FCC Section 28-117 at time of final inspection."*
- ☐ *"An irrigation audit report shall be completed per FCC Section 28-106 at time of final inspection."*
- ☐ *"With regard to landscape maintenance districts or public landscape, it shall be the responsibility of the developer to comply with FCC Section 28-118, Special Landscape District Requirements."*

IRRIGATION SCHEDULE - ESTABLISHMENT PERIOD *(6 months)*

WHEELER AVE. RESIDENCES FONTANA CA.				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total:
POC / Controller:			ETo/Mo	2.0	2.7	3.8	4.6	5.7	6.9	7.9	7.4	5.9	4.2	2.6	1.9	55.60
A			ETo/Day	0.06	0.10	0.12	0.15	0.18	0.23	0.25	0.24	0.20	0.14	0.09	0.06	
			Days/Week	2	3	3	3	4	4	4	4	4	3	3	2	
Type	AKc	Pr Rate	IE													
Shrub																
Drip	0.3	0.43	0.81	11.7	11.6	14.8	18.5	16.6	20.8	23.0	21.6	17.8	16.3	10.5	11.1	Min/Day
4	Qty. of Valves		Total Run Times	**47**	**47**	**59**	**74**	**67**	**83**	**92**	**86**	**71**	**65**	**42**	**44**	**Total Min/Day**
Bubbler																
Tree	0.3	3	0.75	1.8	1.8	2.3	2.9	2.6	3.2	3.6	3.3	2.8	2.5	1.6	1.7	Min/Day
3	Qty. of Valves		Total Run Times	**5**	**5**	**7**	**9**	**8**	**10**	**11**	**10**	**8**	**8**	**5**	**5**	**Total Min/Day**
Total Valves:	7		TOTAL RUN TIMES (HRS):	**0.9**	**0.9**	**1.1**	**1.4**	**1.2**	**1.5**	**1.7**	**1.6**	**1.3**	**1.2**	**0.8**	**0.8**	
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

IRRIGATION SCHEDULE - ESTABLISHED LANDSCAPE

WHEELER AVE. RESIDENCES FONTANA CA.				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total:
POC / Controller:			ETo/Mo	2.00	2.70	3.80	4.60	5.70	6.90	7.90	7.40	5.90	4.20	2.60	1.90	55.60
A			ETo/Day	0.06	0.10	0.12	0.15	0.18	0.23	0.25	0.24	0.20	0.14	0.09	0.06	
			Days/Week	2	2	3	3	3	3	3	3	3	3	2	2	
Type	AKc	Pr Rate	IE													
Shrub																
Drip	0.2	0.43	0.81	7.8	11.6	9.9	12.3	14.8	18.5	20.5	19.2	15.8	10.9	10.5	7.4	Min/Day
4	Qty. of Valves		Total Run Times	**31**	**47**	**39**	**49**	**59**	**74**	**82**	**77**	**63**	**44**	**42**	**30**	**Total Min/Day**
Bubbler																
Tree	0.2	3	0.75	1.2	1.8	1.5	1.9	2.3	2.9	3.2	3.0	2.4	1.7	1.6	1.1	Min/Day
3	Qty. of Valves		Total Run Times	**4**	**5**	**5**	**6**	**7**	**9**	**10**	**9**	**7**	**5**	**5**	**3**	**Total Min/Day**
Total Valves:	7		TOTAL RUN TIMES (HRS):	**0.6**	**0.9**	**0.7**	**0.9**	**1.1**	**1.4**	**1.5**	**1.4**	**1.2**	**0.8**	**0.8**	**0.5**	
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

I SHALL AGREE TO COMPLY WITH THE CRITERIA OF THE CITY OF FONTANA LANDSCAPE ORDINANCE AND TO APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

WATER PRESSURE CALCULATIONS CONTROLLER 'A'

WATER METER NUMBER	A	WATER METER SIZE	1"
		STATIC PRESSURE (PSI)	64
REMOTE CONTROL VALVE #	A1	REMOTE CONTROL VALVE SIZE	1"
R.C.V. DEMAND (GPM)	8.1	TOTAL DEMAND (GPM)	8.1
HIGHEST HEAD SERVED (FT)	3	STATIC PRESSURE AT VALVE	30

SIZE	DESCRIPTION	FLO	#	PSI LOSS	
1.5"	SERVICE LINE	8.1	1	1.4	PSI
1"	WATER METER	8.1	2	0.6	PSI
1"	BACKFLOW PREVENTER	8.1	4	10.0	PSI
1"	BASKET STRAINER	8.1	5	1.3	PSI
11/2"	BALL VALVES	8.1	6	2.1	PSI
1"	MASTER CONTROL VALVE	8.1	7	3.1	PSI
1.5"	100 FEET OF MAINLINE:	8.1	11	0.3	PSI
1"	REMOTE CONTROL VALVE	8.1	13	3.2	PSI
10%	LATERAL LINE LOSS	N/A	14	2.2	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	15	4.8	PSI
3	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	16	1.3	PSI

TOTAL SYSTEM PRESSURE LOSS	17	30.2	PSI
PRESSURE REQUIRED AT HEAD	18	30.0	PSI
TOTAL PRESSURE REQUIRED	19	60.2	PSI
STATIC WATER PRESSURE (FROM ABOVE)	20	64.0	PSI
RESIDUAL PRESSURE	21	3.8	PSI

MAINTENANCE ESTABLISHMENT DURATION:

Contractor shall maintain the entire project without any additional compensation until approval to enter into the maintenance period has been obtained in writing by the District. After approval, the contractor shall enter into the 90 calendar day maintenance period and shall schedule the following inspections:

i. 30 Day Maintenance Walk
ii. 60 Day Maintenance Walk
iii. 80 Day Pre-Final Walk (to verify final punch list is complete)
iv. 90 Day Maintenance Walk/Final Inspection

90 days is the anticipated duration provided that all punch list items have been completed. Contractor shall continuously maintain the entire project until all correction items have been completed and approved in writing regardless of the time required to complete. Final landscape walk shall not be scheduled until all turnover items have been submitted to the District.

Irrigation Water Audit Note :

MAINTENANCE COMPANY TO PROVIDE AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER. A SCHEDULE SHALL BE ESTABLISHED AND SUBMITTED TO THE CITY OF AT LEAST ONCE EVERY FIVE YEARS AS REQUIRED BY THE CITY. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF.

Water Conservation Notes:

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS, AND PLANTS NATIVE TO HOT, DRY SUMMERS, UTILIZED IN 95% OF THE TOTAL PLANT AREA.
- IRRIGATION ZONES SEPERATED BY PLANT MATERIAL.
- USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
- AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 9:00 P.M. AND 9:00 A.M.
- IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
- RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.

Operation and Maintenance Manuals:

Prepare and deliver to the City Representative, prior to the start of maintenance, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in four individually bound copies. Describe the material installed in sufficient detail to permit qualified operating personnel to understand, operate and maintain all equipment. Each manual shall include the following:

i. Index sheet indicating the Contractor's name, address and telephone number, fax number and e-mail address.

ii. Duration of guarantee period with guarantee forms.

iii. List of equipment with names and addresses of manufacturer's local representatives.

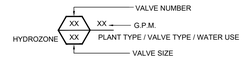
iv. Complete operating and maintenance instructions on all major equipment.

Landscape Maintenance Schedule

1) Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not limited to checking, adjusting, cleaning and repairing equipment; resetting the automatic controller, aerating and detaching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.
2) Repair of irrigation equipment shall be done with the originally specified materials or their approved equivalents.

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	DETAIL
TREE BUBBLERS					
△	RAIN BIRD	RWS-M-B-1401 / DEEP ROOT WATERING SYSTEM	0.25	30	I-3.0/F
DRIP LINE					
(F)—(F)	RAIN BIRD	XFSCV-06-12-XXX DRIPLINE TUBING 0.6 GPH EMITTERS AT 12" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES LESS THAN FIVE (5) FEET ON CENTER WITH 3" OF BARK MULCH. VERIFY THE LAYOUT AND ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL DRIP IRRIGATION SYSTEM PER MFG. SPECIFICATIONS. USE RAIN BIRD "XF" FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPLINE TUBING. WITH 17MM INSERT FITTINGS.			I-3.0/A
*	RAIN BIRD	SYMBOL INDICATES: SUPPLEMENTAL IRRIGATION TO POTTED PLANT MATERIAL - PROVIDE (1) UXB-360-SPYK ADJUSTABLE EMITTER WITH STAKE, STUB OFF XT-700 TUBING IN ADJACENT PLANTER. SEE PLANTING PLAN FOR QUANTITY AND LOCATIONS. EACH EMITTER (STAKE) , AND (XQ DISTRIBUTION TUBING - MAX. LENGTH OF DISTRIBUTION TUBING TO BE 6', ADD STAKES AS NEEDED)			I-3.0/MFG
(F)	RAIN BIRD	MDCFCAP MANUAL FLUSH VALVE. INSTALL FLUSH CAP INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF RAIN BIRD XFD LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD.			I-3.0/B
		MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK. FLUSH VALVES AND AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA.			
		EACH DRIP SYSTEM REQUIRES A RAIN BIRD 'OPERIND' DRIP SYSTEM OPERATION INDICATOR. INSTALL WITHIN VIEW OF OPERATING ZONE 18" FROM HARDSCAPE. (SYMBOL NOT SHOWN)			
(M)	P.O.C.	1" POTABLE WATER METER VERIFY EXACT LOCATION ON SITE. (AVAILABLE PRESSURE 64 psi)			CITY STD.
NO SYMBOL	WILKINS	500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOUSE PRESSURE EXCEEDS 85PSI)			I-3.0/E
⋈	NIBCO	T-580-70 BRONZE BALL VALVE, LINE SIZE, WITH BRONZE HANDLE .			I-3.0/M
(BF)	FEBCO	CONTRACTOR TO INSTALL A FEBCO 825YA REDUCED PRESSURE TYPE BACKFLOW DEVICE. BACKFLOW TO BE INSTALLED IN A SENTRY MAX SECURITY LOCK DOWN ENCLOSURE 800. 716.8071. SEE DETAIL. POWDER COATED PER VALLEY WIDE SPECIFICATIONS.			I-3.0/E
(MV)	WATTS	CONTRACTOR TO INSTALL A 1" WATTS 815-4SA-SS-NO-T NORMALLY CLOSED MASTER VALVE - SEE DETAIL.			I-3.0/H
(FS)	HUNTER	FCT-100 1" FLOW SYNC FLOW SENSOR. - SEE DETAIL.			I-3.0/MFG
		RAIN BIRD - XCZ-100-PRB-COM, SERIES (1") DRIP VALVE CONTROL ZONE KIT WITH PRESSURE REGULATING, QUICK CHECK, BASKET FILTER(S) , SIZE AS SHOWN. FOR DEMANDS (1 - 13) GPM. INSTALL XCZ-100-PRB-COM, 1" DRIP VALVE ASSEMBLY.			I-3.0/D-G
●		RAIN BIRD - PESB-PRS-D (1" OR 1-1/2") SERIES PLASTIC , PRESSURE REGULATING, REMOTE CONTROL VALVE, SIZE AS SHOWN.			I-3.0/D-H
		HUNTER HQ-33DRC 3/4" QUICK COUPLER.			I-3.0/I
A		HUNTER 'PRO-C' 12 STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED INSIDE STAINLESS STEEL PEDESTAL BOX- SEE DETAIL "N" ON SHEET I-3.0			I-3.0/C
R		HUNTER "SOLAR SYNC" RAIN SENSOR DEVICE COORDINATE LOCATION OF RAIN SENSOR WITH OWNERS REP.			
E		120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN			
———		PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE			I-3.0/K-L
— — —		PVC PIPE 1" SCH. 40 AS MAINLINES 18" BELOW GRADE			I-3.0/K-L
- - - -		PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.			I-3.0/K-L
•		PVC/POLY ADAPTER			I-3.0/A
NO SYMBOL		IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)			I-3.0/J
NO SYMBOL		3M DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS			I-3.0/J



HYDROZONE ABBREVIATION:	HYDROZONES
HZ1 = LOW WATER USE PLANTS	= SHRUB DRIP
HZ2 = LOW WATER USE PLANTS	= TREE BUBBLER

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. THE LANDSCAPE ARCHITECT RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
14. CONTRACTOR TO PROVIDE HAND WATERING DURING CONSTRUCTION TO MAINTAIN PLANT HEALTH. CONTRACTOR TO CREATE AN AS-BUILT OF THE IRRIGATION PRIOR TO DEMO. THIS IS TO REMOVE ABANDON IRRIGATION LINES FROM AREAS THAT WILL BE REPLACED WITH HARDSCAPE. CONTRACTOR TO CREATE A PHOTO RECORD OF THE EXISTING CONDITIONS PRIOR TO BEGIN WORK. THE PHOTOS WILL PROVIDE A VISUAL RECORD OF THE EXISTING CONDITIONS.

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Rains
Lic# 950714
Exp. 08-31-2026
Certified Landscape Contractor
STATE OF CALIFORNIA

IRRIGATION NOTES

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR AS CONSTRUCTED AS-BUILT DOCUMENT. THIS IS A CONCEPT DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

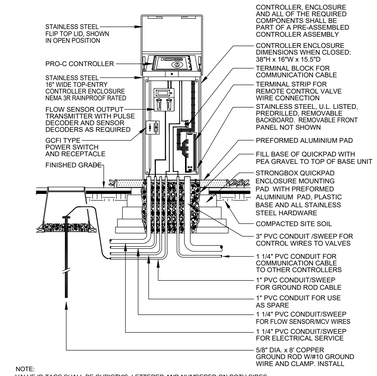
WHEELER AVE.
FONTANA, CA

NO:	DATE	DESCRIPTION

SHEET TITLE

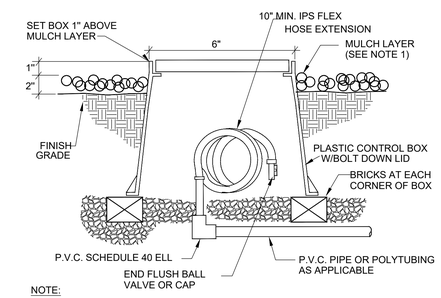
IRRIGATION NOTES
I-2.0

DATE 03.03.2026



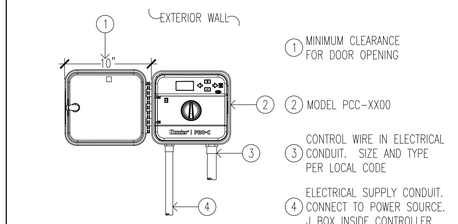
NOTE:
VALVE ID TAGS SHALL BE CHRISTY'S. LETTERED AND NUMBERED ON BOTH SIDES
ALL COMPONENTS SHALL BE CENTERED IN BOXES
ALL VALVE BOXES SHALL HAVE LOCKABLE LIDS WITH BOLTS
CONTRACTOR TO BE RESPONSIBLE FOR THE INSPECTION AND CERTIFICATION OF THE IRRIGATION CONTROLLER

N | IRRIGATION PEDESTAL



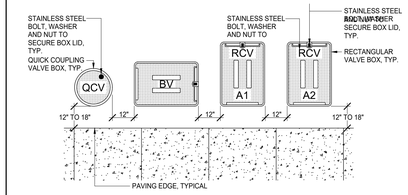
NOTE:
1. 3" DEEP LAYER MULCH MATERIAL AS PER SPECIFICATIONS.

B | DRIP FLUSH VALVE



NOTE
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

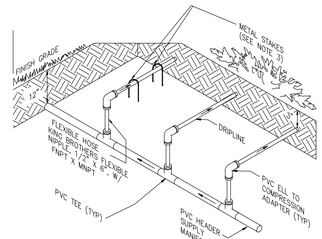
C | 12 STATION PRO-C CONTROLLER



VALVE BOC NOTE:
- ALL POTABLE VALVE BOXES AND LIDS SHALL BE GREEN .PLASTIC WITH (1) 3/8"-16 UNC, STAINLESS STEEL, HEX HEAD BOLT WITH WASHER AND NUT. SEE ADDITIONAL DETAILS FOR LABELING.
- **JUMBO RECTANGULAR BOX MODEL NUMBERS**
  - CARSON- 12" RECTANGULAR BODY: 1220-12
  - CARSON- 12" RECTANGULAR T-COVER: 1220-4B
- **RECTANGULAR BOX MODEL NUMBERS**
  - CARSON- 12" RECTANGULAR BODY: 1419-12
  - CARSON- 12" RECTANGULAR T-COVER: 1419-4B
- **ROUND BOX MODEL NUMBERS**
  - CARSON- 10" ROUND BODY: 910-10
  - CARSON- 10" ROUND T-COVER: 910-4B

ADDITIONAL NOTES:
- VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREA UNLESS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL VALVE BOXES MUST BE PLACE PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO ADJACENT SURFACE.
- CONTRACTOR SHALL CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICING OF VALVE
- AVOID HEAVY COMPACTING OF SOIL AROUND VALVE BOXES TO PREVENT ANY DAMAGE OR DEFORMATION.

D | VALVE BOX PLACEMENT



NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 2" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY.

* AS PER LANDSCAPE DRAWINGS AND SOILS REPORT

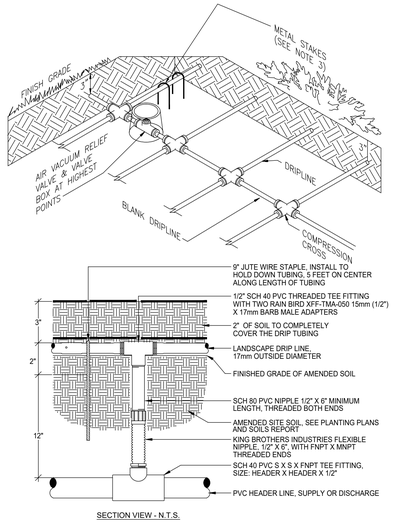
RECOMMENDED INSTALLATION:

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 4 1/2" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

BACKFILL FINAL 2" OF SOIL OVER THE TUBING AFTER INSTALLATION OF THE TUBING

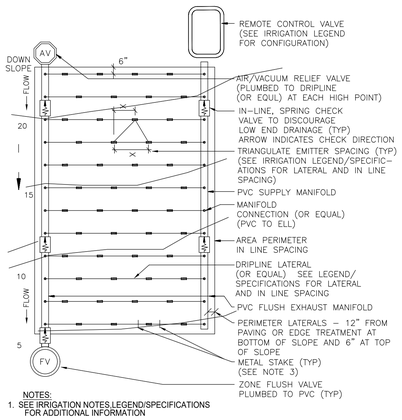
A | DRIPLINE LAYOUT / CONNECTIONS



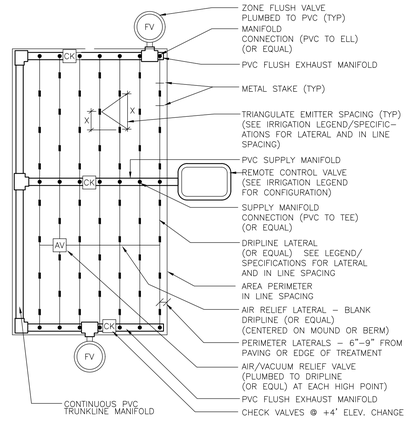
SECTION VIEW - N.T.S.

NOTE:
TUBING INSTALLED IN PARALLEL ROWS, SPACING AS INDICATED ON THE LEGEND.

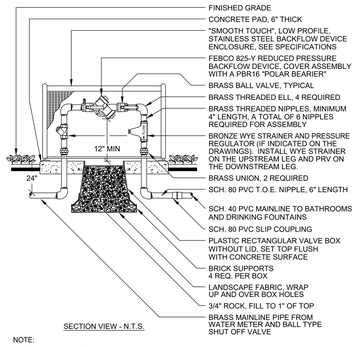
DRIP TUBING TO BE INSTALLED ON-GRADE FOR SLOPE CONDITIONS W/ 3" LAYER OF BARK MULCH
DRIP TUBING TO BE BURIED 2"-4" BELOW FINISH GRADE W/ 3" BARK MULCH COVER



NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 4" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY.
3. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
4. RUN TUBING PARALLEL TO SLOPE IN THE UPPER 2/3rd's OF THE SLOPE. SPACE TUBING AT 14-16". IN THE LOWER 1/3 OF THE SLOPE, INCREASE DISTANCE BETWEEN ROWS BY 25% OR APPROXIMATELY 22-12"
5. INSTALL CHECK VALVES IN SUPPLY AND FLUSH MANIFOLD LINE AS DETAILED / AS REQUIRED TO DETER DRAIN DOWN.



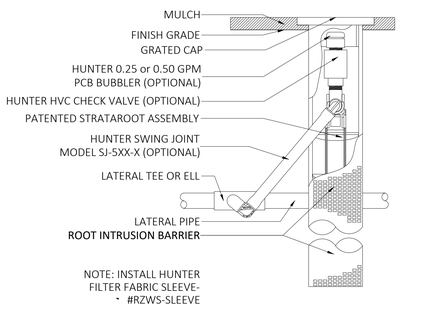
K | PIPE INSTALLATION



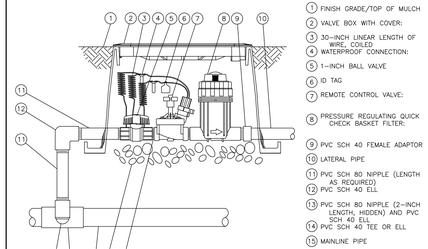
SECTION VIEW - N.T.S.

NOTE:
IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.
INSTALL AN "POLAR BEARIER" INSULATING COVER OVER THE ENTIRE BACKFLOW ASSEMBLY.

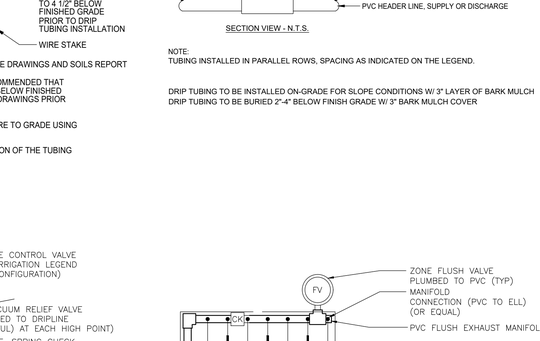
E | BACKFLOW DEVICE



F | DEEP ROOT WATERING

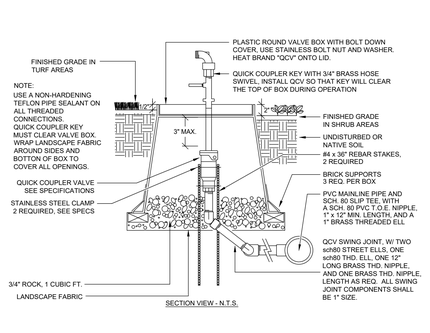


G | DRIP VALVE



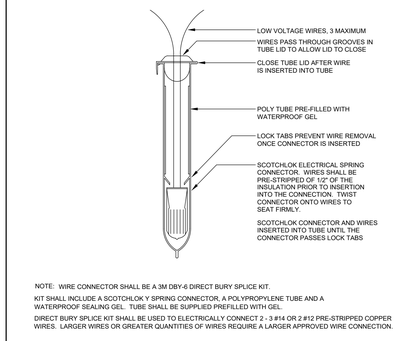
SECTION VIEW - N.T.S.

H | REMOTE CONTROL VALVE



SECTION VIEW - N.T.S.

I | QUICK COUPLER VALVE IN VALVE BOX

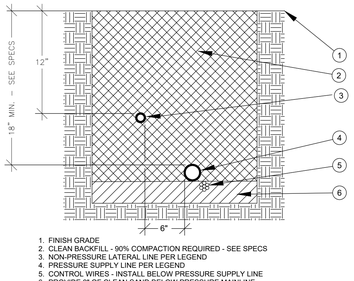


NOTE: WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

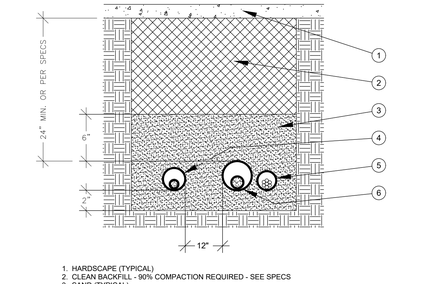
DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES REQUIRE A LARGER APPROVED WIRE CONNECTION.

J | WIRE CONNECTION



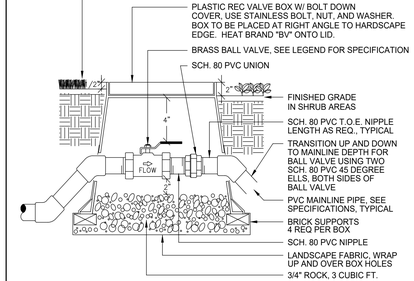
NOTES:
BUNDLE AND TAPE WIRES AT 12' O.C. PIGTAIL AND LOOP CONTROL WIRES AT ALL 90 DEGREE CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT ALLOWED UNLESS APPROVED BY THE CITY. 36" MIN. COVER IS REQUIRED FOR RECLAIMED WATER MAINLINE (WHERE APPLICABLE). INSTALL 1"x1"x1" THRUST AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE AND AT ALL TERMINAL POINTS OF MAINLINE.

K | PIPE INSTALLATION

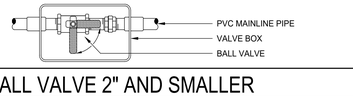


NOTES:
ALL SLEEVES TO BE SCH 40 PVC. SIZE ALL SLEEVES PER SLEEVING CHART ON PLANS. EXTEND SLEEVES 12" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS.

L | SLEEVE INSTALLATION



SECTION VIEW - N.T.S.



M | BALL VALVE 2" AND SMALLER

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069
CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Rust
Lic# 950714
Exp. 08-31-2026
Landscape Contractor
STATE OF CALIFORNIA

IRRIGATION DETAILS

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. ALL DIMENSIONS AND CONDITIONS SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

IRRIGATION DETAILS
I-3.0

DATE 03.03.2026

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance:

A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

C. Explanation of Drawings:

1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.

3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

1.3 Submittals:

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.

2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.

3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

4. Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications on the basis of the information or samples submitted.

5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings:

1. The Contractor shall provide and keep up to date a complete "record" set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.

2. The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.

3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepia mylar or mylar procured from the Landscape Architect. All work shall be neat, drawn in waterproof ink by a technical ink pen designed specifically for use on mylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.

4. The Contractor shall dimension from two permanent points of reference the location of the following items:

a. Connection to existing water lines
b. Connections to existing electrical power
c. Gate valves
d. Routing of pressure main line pipe
e. Sprinkler control valves
f. Routing of control and common wire
g. Quick coupling valves
h. Other related equipment as directed by the Landscape Architect.

5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.

C. Controller Charts:

1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.

2. Provide one controller chart for each controller supplied.

3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.

4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.

5. The chart shall be a bloacline or blueline ozalid print and a different color shall be used to indicate the area of coverage for each control valve station.

6. When completed and approved, the chart shall be sealed by a plastic laminating process. the plasstic laminating shaeets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance

1. Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:

a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
b. Catalog and parts sheets on every material and equipment installed under this contract.
c. Guarantee statement (Section 1.05).
d. Complete operating and maintenance instructions on all major pieces of equipment.

2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as part of this contract the following tools:

a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.

b. Two five-foot valve keys for operation of gate valves (as required).

c. Two keys for each automatic controller or enclosure.
d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling:

A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee:

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. A copy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).

C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance).

PART 2 - MATERIALS

2.1 General: Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2-inches and larger shall be PVC Class 315.

2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)

3. Pressure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.

4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).

5. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:

a. Manufacturer's name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in PSI
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.

2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.

3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Brass Pipe and Fittings:

1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.

2. Fittings shall be red brass conforming to Federal Specification WW-P-460.

D. Galvanized Pipe Fittings:

1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.

2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.

3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers 50 Bitumastic.

E. Gate Valve:

1. Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle.

2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.

3. All gate valves shall be installed per installation detail.

F. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.

G. Backflow Preventer Unit:

1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.

2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.

H. Check Valves:

1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.

2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

I. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.

4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.

5. All splices shall be made with Rainbird ST-03UL Snap-Tite wire connector with PT/S5 sealer or approved equal. Use one wire connector per wire splice.

6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

J. Automatic Controller:

1. Automatic controller shall be of size and type shown on the drawings.

2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.

3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.

K. Electric Control Valves:

1. Electric control valves shall be of the size and type shown on the drawings.

2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

L. Control Valve Boxes:

1. Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.

2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

M. Sprinkler Heads:

1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.

2. All spray type sprinklers shall have a screw adjustment.

3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.

4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection:

A. Site Conditions:

1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.

2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.

3. Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.

4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

3.2 Preparation:

A. Physical Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.

2. All layout shall be approved by Landscape Architect prior to installation.

B. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as shown on drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation:

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.

2. Provide for a minimum cover of 18-inches for all pressure supply lines.

3. Provide for a minimum cover of 12-inches for all non-pressure lines.

4. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Landscape Architect.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.

2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.

2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.

2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control:

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.

4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.

2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.

Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.

4. Sustain pressure in tested lines for not less than two hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.

6. Contractor shall furnish force pump & all other test equipment necessary.

When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.7 Maintenance:

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.

B. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance:

A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.

B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10 Observation Schedule:

A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:

1. Pre-job conference - 7 days.
2. Pressure supply line installation and testing - 48 hours.
3. Automatic controller installation - 48 hours.
4. Control wire installation - 48 hours.
5. Lateral line and sprinkler installation - 48 hours.
6. Coverage test - 48 hours.
7. Observation to begin maintenance period - 7 days.
8. Final Observation - 7 days.

B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made.

C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

END

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Rayl
Lic# 950714
Exp. 08-31-2026
Certified Landscape & Turf Contractor
STATE OF CALIFORNIA

IRRIGATION SPECIFICATIONS

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION NOTES OR DETAILS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

IRRIGATION SPECIFICATIONS

I-4.0

DATE 03.03.2026

24x36

Wheeler Avenue

FONTANA, CALIFORNIA

Form Based Code:
Downtown Core (Sec. 30-371) - (Sec. 30-371.5) Multi-Family Core
Building Type (Sec. 30-377) - Court
Frontage Type (Sec 30-382) - Door Yard
Architectural Style (Sec. 30-394) - Spanish

INDEX

ARCHITECTURAL

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DD - 1.0	P1 & P2 - First Floor Plan
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DD - 1.2	P1 & P2 - Wrap Elev.
DD - 2.0	Plan 3 - Floor Plan
DD - 2.1	Plan 3 - Wrap Elevations

02.02.2026

ARCHITECT:

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LICENSED ARCHITECT
Greg G. Bucilla
C-26618
06-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

NO.	DATE	DESCRIPTION

PERMIT NO:

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Sheet Title :

COVER SHEET

Sheet No. :

CS-0

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ATTACHMENT No. 2 - PROJECT PLANS

24x36

CONCEPTUAL IMAGE

Street View 1

02.02.2026

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CS-1

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CONCEPTUAL IMAGE

Street View

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CONCEPTUAL IMAGE

Street View 2

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CS-3

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ATTACHMENT No. 2 - PROJECT PLANS

24x36

CONCEPTUAL IMAGE

Interior Court View

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CS-4

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ATTACHMENT No. 2 - PROJECT PLANS

SITE DEVELOPMENT PLAN

SCALE 1/8" = 1'-0"

N

SITE DATA

Acres		0.43
Units		8 UNITS
DU/AC		18.6
TOTAL OPEN SPACE		8,312 SF

PARKING

Garage 2@ 5	=	10
Garage 1@ 3	=	3
Open Parking	=	3
Total		16 (2.0/unit)

VICINITY MAP

02.02.2026

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Sheet Title :

SITE DEV. PLAN

Sheet No. :

SP - 1.0

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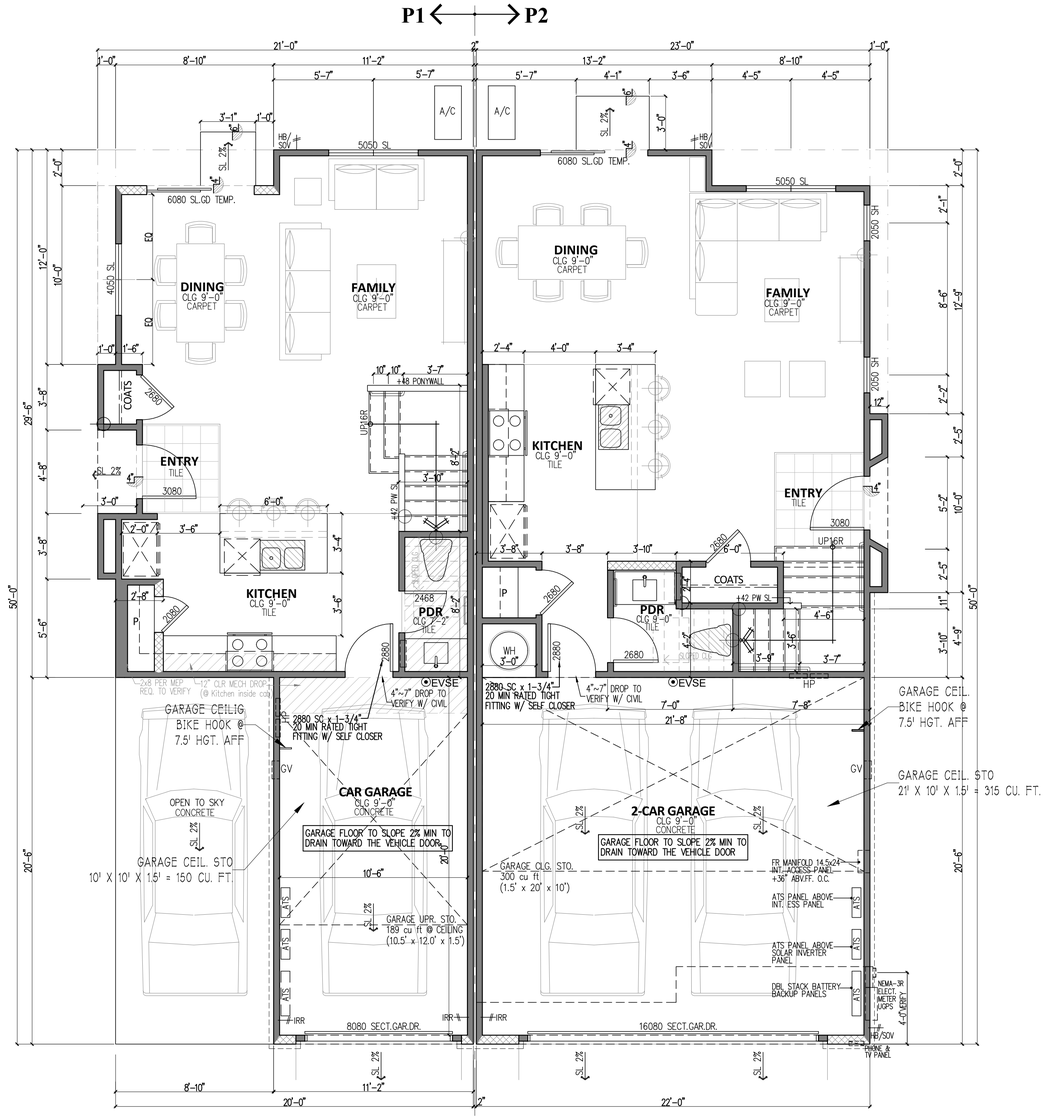

P1	
1st FLR =	569
2nd FLR =	713
	1282 SF

FIRST FLOOR PLAN

PLAN 2	
1st FLR =	617
2nd FLR =	975
	1592 SF

P1 & P2 FLOOR PLAN

SCALE 1/4" = 1'-0"

02.02.2026

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PLOT DATE:

PLOT DATE:

Project Number :

BGA No. 25013

Sheet Title :

P1 & P2
FIRST FLR PLANS

Sheet No. :

DD-1.0

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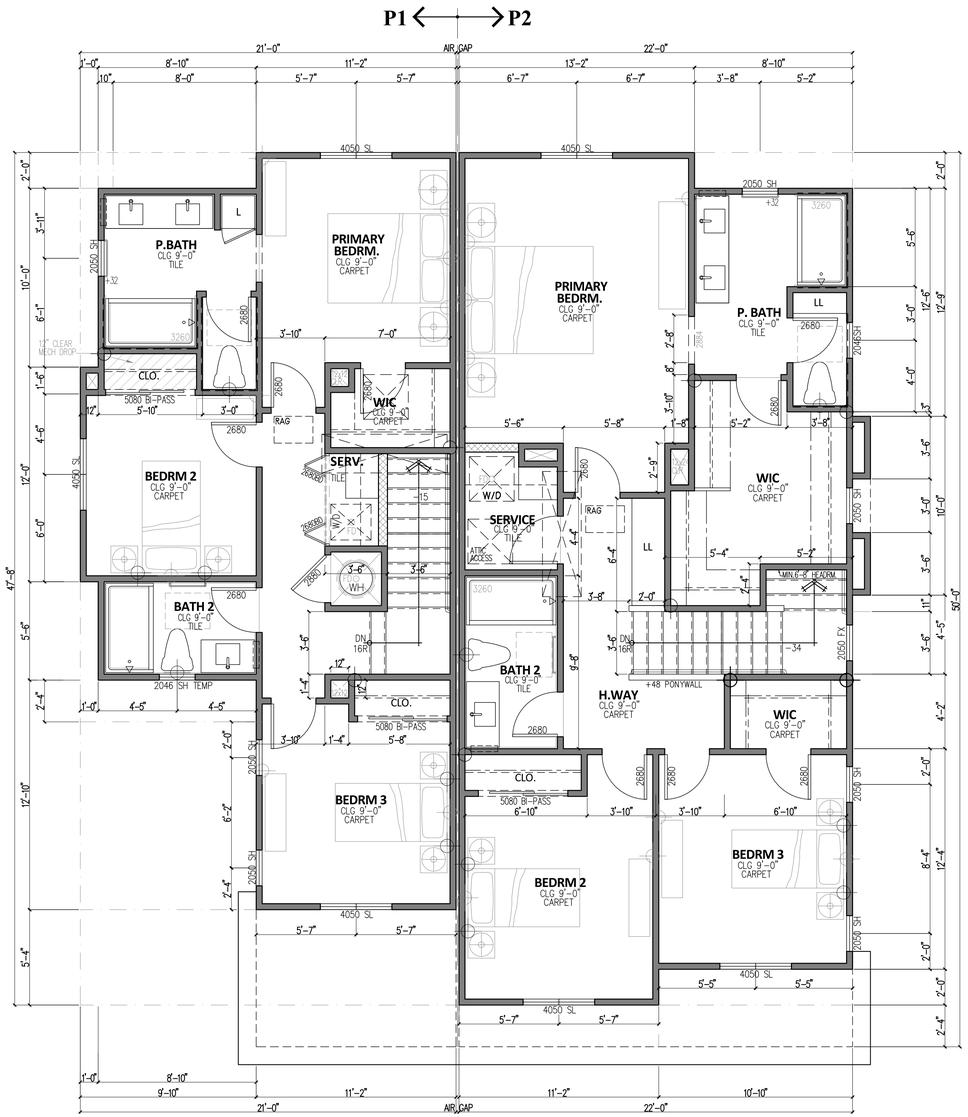

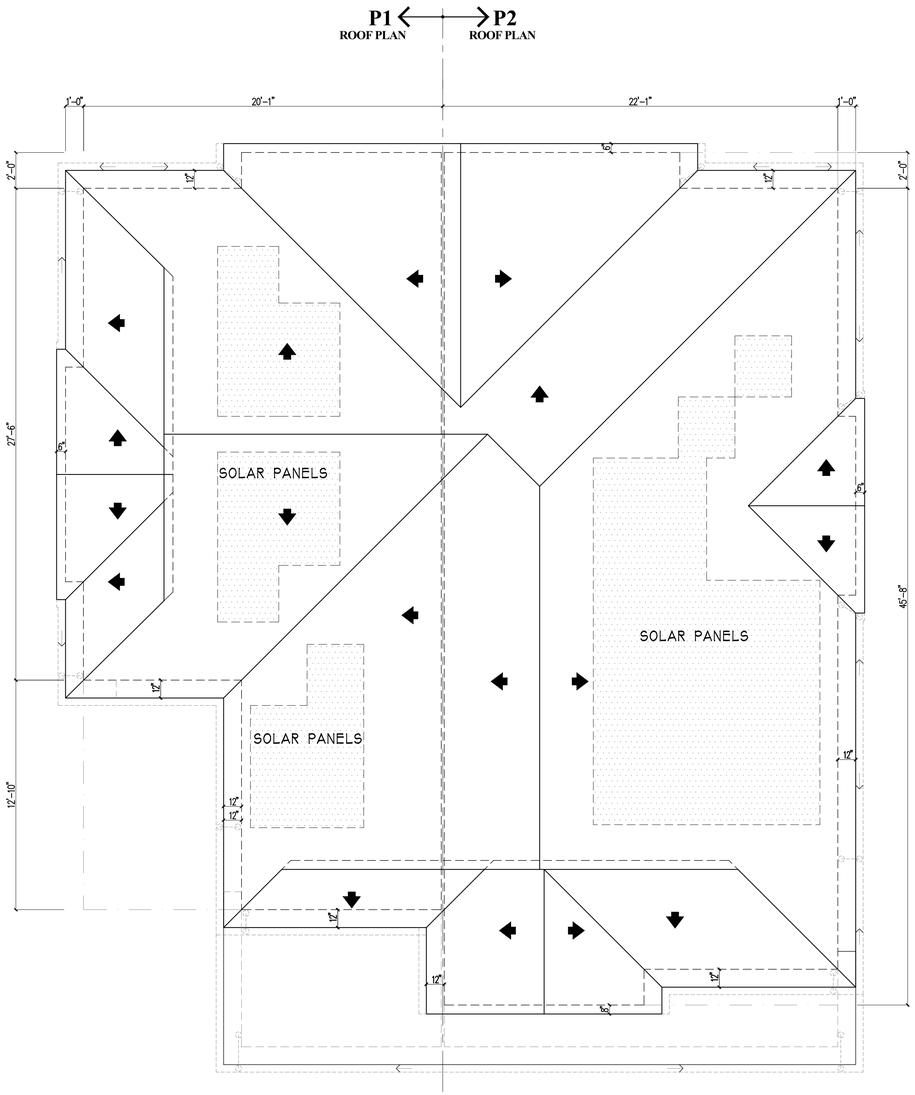

P1	
1st FLR =	569
2nd FLR =	713
	1282 SF

SECOND FLOOR PLAN

PLAN 2	
1st FLR =	617
2nd FLR =	975
	1592 SF

ROOF PLAN

P1 & P2 FLOOR PLAN

SCALE 1/4" = 1'-0"

02.02.2026

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Sheet Title :

P1 & P2
SECOND FLR PLAN
ROOF PLAN

Sheet No. :

DD-1.1

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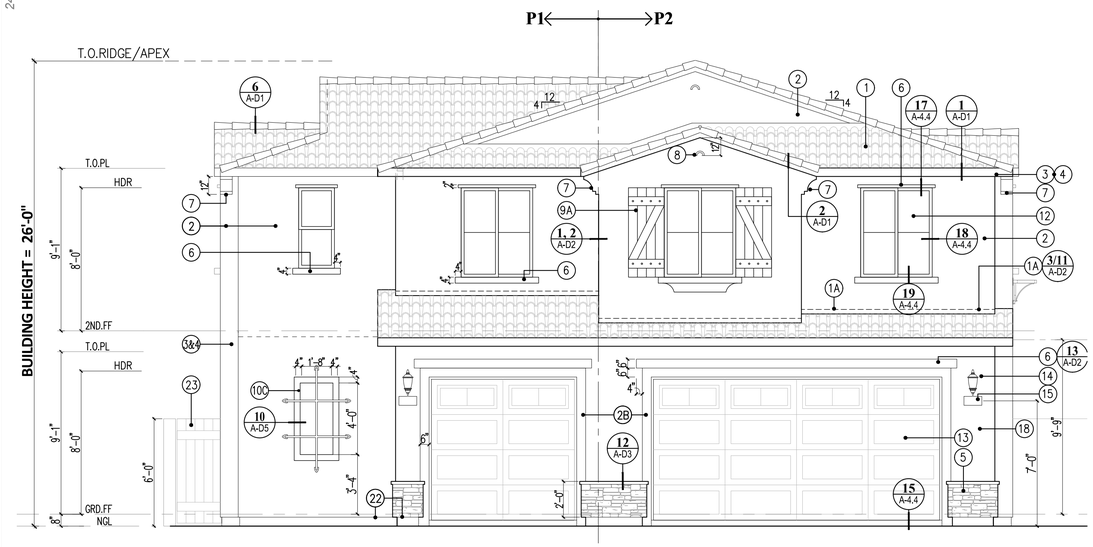
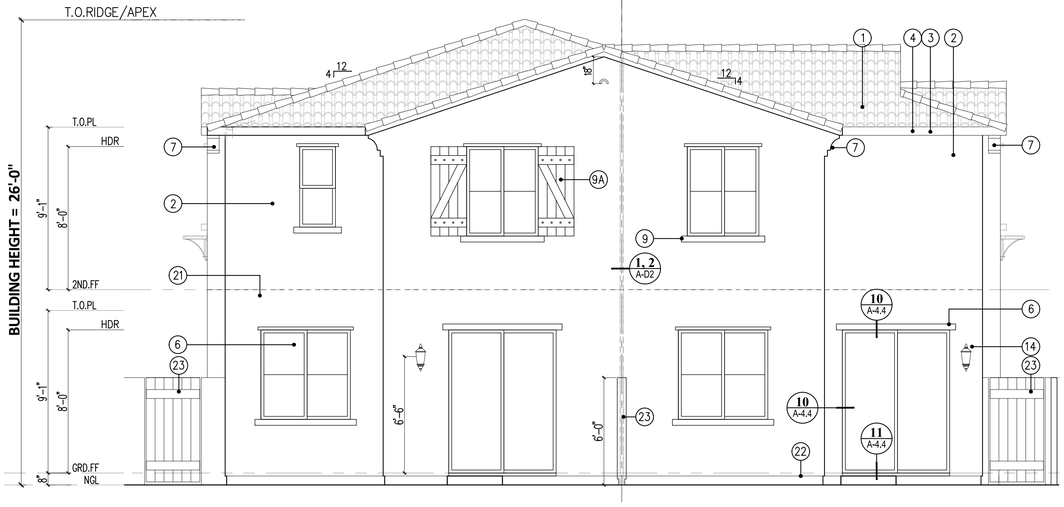
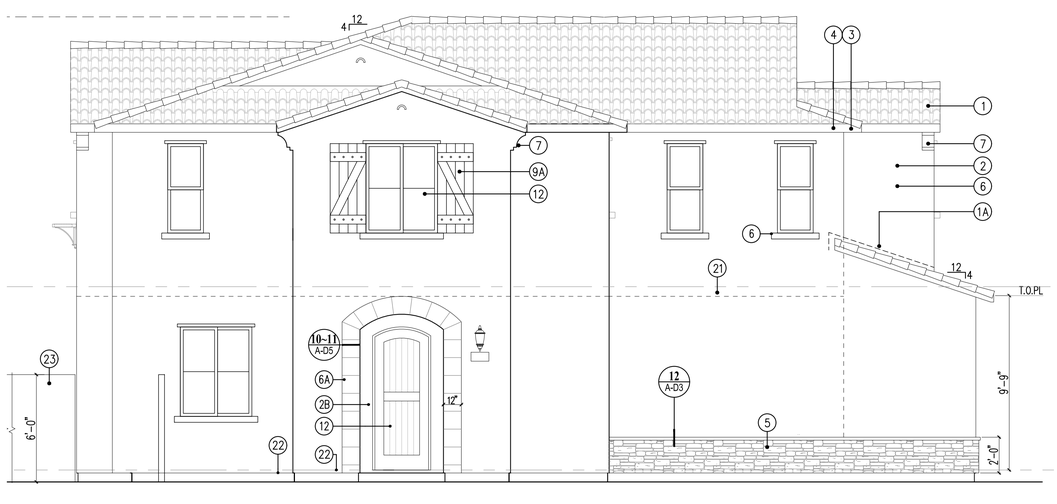


FRONT ELEV.

RIGHT SIDE ELEV. (P2)



REAR ELEV.



LEFT SIDE ELEV. (P1)

P1 & P2 ELEVATIONS

SCALE 1/4" = 1'-0"

EXT. ELEVATION NOTES:

MATERIALS HEREIN ARE SUBJECT TO CHANGE BY OWNER'S SELECTION/APPROVAL.
ALL EXT. STONEWORK FINISHES TO SUBMIT SAMPLE FOR OWNER'S/ARCHITECTS APPROVAL

1. ROOF COVERING. MINIMUM CLASS A TYPE PER ROOF SCHED/PLAN & CBC 1506 & 1507. INSTALL PER MANUF'S SPECS/INSTRUCTIONS. ROOF PLAN @ A-1.3.1, A-2.3.1, A-3.3.1.
1A. ROOF TO WALL FLASHING, NON-CORROSIVE, MIN. 26 GALV.SHT. MUST BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEN THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. INSTALL PER CBC 1508 & 1509, & PER MANUF'S SPECS. REFERENCE DETAIL 3 & 11/A-D1.
2. EXT. 3-COAT STUCCO SYSTEM, MEDIUM SAND (MIN. 7/8" THK) OVER METAL LATH OVER 60 MIN 2-PLY BLDG. PAPER GRADE D OVER SHEAR WALL WHERE OCCURS. CBC 2512, AND DETAILS 1, 2, 4, 18/ A-D4.
2A. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH OVER BUILDING PAPER PER NOTE @ 2. PROVIDE CONT. DRIP SCREED WHERE REQUIRED, SEE DETAIL @ 19/A-D3.
2B. RECESSED ACCENT -LIGHT SAND STUCCO PER ELEVATION & NOTE @2 WHERE OCCURS.
3. 2x8 EXPOSED FACIA. SEE DETAIL AT AD-1.
4. MTL. GUTTER WITH LEAF GUARD, NON-CORROSIVE. DOWNSPOUT TIE INTO AREA DRAIN SYS. DISCHARGE TO AN APPROVED LOCATION, DRAIN WATER OVER A NON-ERODIBLE SURFACE.
5. VENEER STONE ACCENT BASE WALL PER ELEVATIONS. SEE DETAIL 3 & 7, A-D4.
6. WINDOWS/DOORS TRIM. LIGHT SAND STUCCO COAT OVER SHAPED ADHERED EPS FOAM TRIM OVER BROWN COAT, SEE ELEVATION FOR SIZE/LOCATION. DETAIL @ 17-19/AD-4.4. ??
6A. MAIN ENTRY DOOR TRIM. SPANISH DECOR CERAMIC TILE ACCENT. SEE PLAN/ELEVATION FOR SIZES AND LOCATION. DETAIL @ 1-2/A-D4.4.
7. GABLE END SIDE TRIM PER ELEVATION. STUCCO COAT OV. SHAPED ADHERED EPS FOAM TRIM OV. BROWN COAT, MATCH TO WALL FIN. SEE ELEVATION FOR SIZE/LOC. DETAIL @ 5/A-D.1
8. GABLE END SPANISH ACCENT. 6" DIA. PRE-FAB PIPE OUTLOOKER TILE AND/OR EYEBROW ACCENT PER ELEVATION. SEE DETAIL @ 9/A-D.5. TO SUBMIT SAMPLE.
9. DECO SHUTTER ACCENT PER P1 ELEVATION, HEAVY DUTY VINYL OR APPROVED MATERIALS
9A. WINDOW SHUTTER. HEIGHT TO MATCH THE WINDOW. DETAIL @ 5/A-D.5
9B. BAHAMA SHUTTER (FOR LOT 1, 3 & 11) DETAIL @ 6/A-D.5
10. WROUGHT IRON ACCENT, NON-CORROSIVE, SEE ELEVATION FOR SIZES AND LOCATIONS.
A) W.I. WINDOW ACCENT. SEE DETAIL 13/A-5.
B) W.I. WINDOW ACCENT WITH PLANTER HOLDER; NO PLANTER @ ADU. DETAIL 14/A-D.5
C) W.I. WALL ACCENT WITH 4" FOAM TRIM SIM TO NOTE 6. SEE DETAIL 10/A-D.5
11. RESERVED
12. DOOR & WINDOWS PER PLAN/SCHEDULE. SEE A-4'S; DETAILS @ A-4.4-A-4.5
12A) HEADER @ 8'-0". REFER TO STRUCTURAL DRAWINGS FOR ALL HEADER.
13. MTL. SECTIONAL ROLL-UP GARAGE DOOR PER PLAN/SCHEDULE. HEAVY DUTY, INSULATED, AND NON-CORROSIVE. INCL ITS ACCESORIES. INSTALL PER MANUF'S SPECS/INSTRUCTN.
14. EXT. DECO. LIGHT FIXTURE (TRADITIONAL), INSTALL PER ELEVATION.
15. BACK-LIT ADDRESS SIGN VISIBLE FROM STREET. LETTERS/NUMERALS HEIGHT 6-IN (MIN. 4-IN) ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. LEGIBLE/PLACED WHERE IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. R319
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21. PLASTER EXPANSION JOINT. SEE DETAIL AT 4/A-D4.
22. WEEP SCREED, (NON-CORROSIVE) BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD PER 2512 ASTM C926. SEE NOTES & DETAIL AT 5-8/A-D4.
23. HARDSCAPE & DRAINAGE INFORMATION PER CIVIL & LANDSCAPE DRAWINGS. INCLUDING GATE/FENCES, SEE PLAN FOR LOCATION.

*** HOUSE STREET NUMBER IS CLEARLY VISIBLE AND LEGIBLE FROM THE STREET**

02.02.2026

ARCHITECT:

BUCILLA GROUP ARCHITECTURE
INCORPORATED

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 info@bg-architecture.com
https://www.bg-architecture.com

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LICENSED ARCHITECT
Greg G. Bucilla
C-26018
06-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

NO.	DATE	DESCRIPTION

PERMIT NO:

BD SUBM. DATE:

PLOT DATE:

PLOT DATE:

Project Number :

BGA No. 25013

Sheet Title :

P1 & P2 ELEVATIONS

Sheet No. :

DD-1.2

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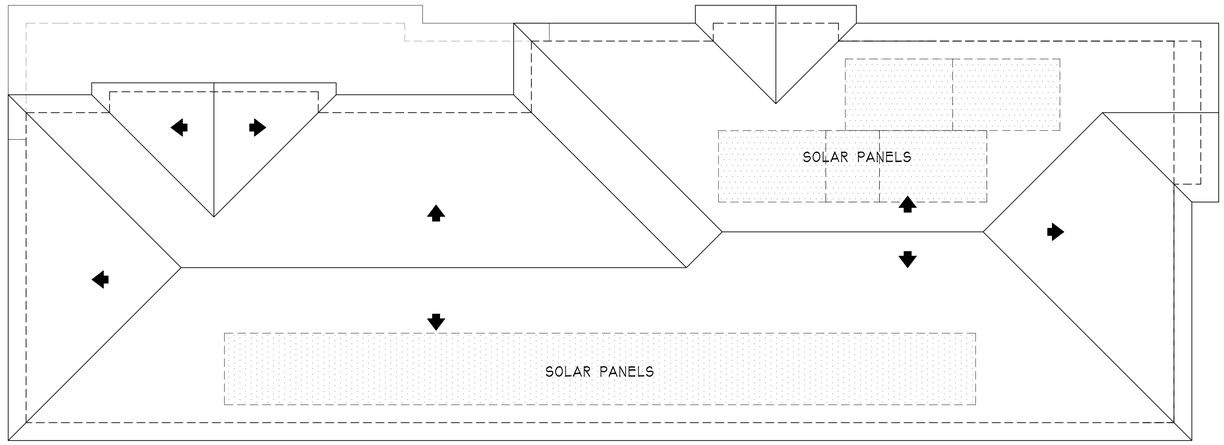
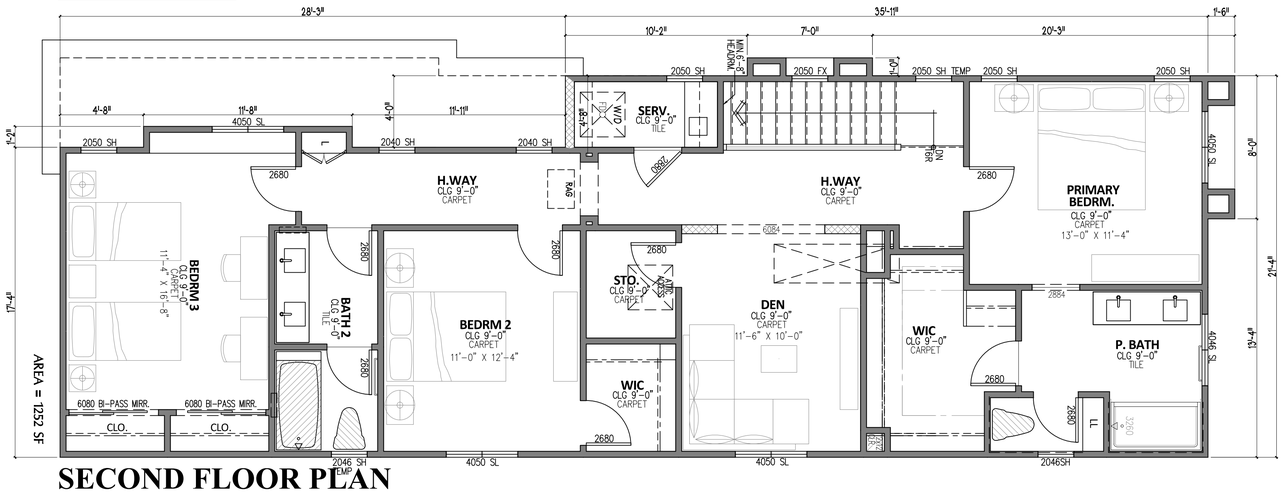
ATTACHMENT No. 2 - PROJECT PLANS

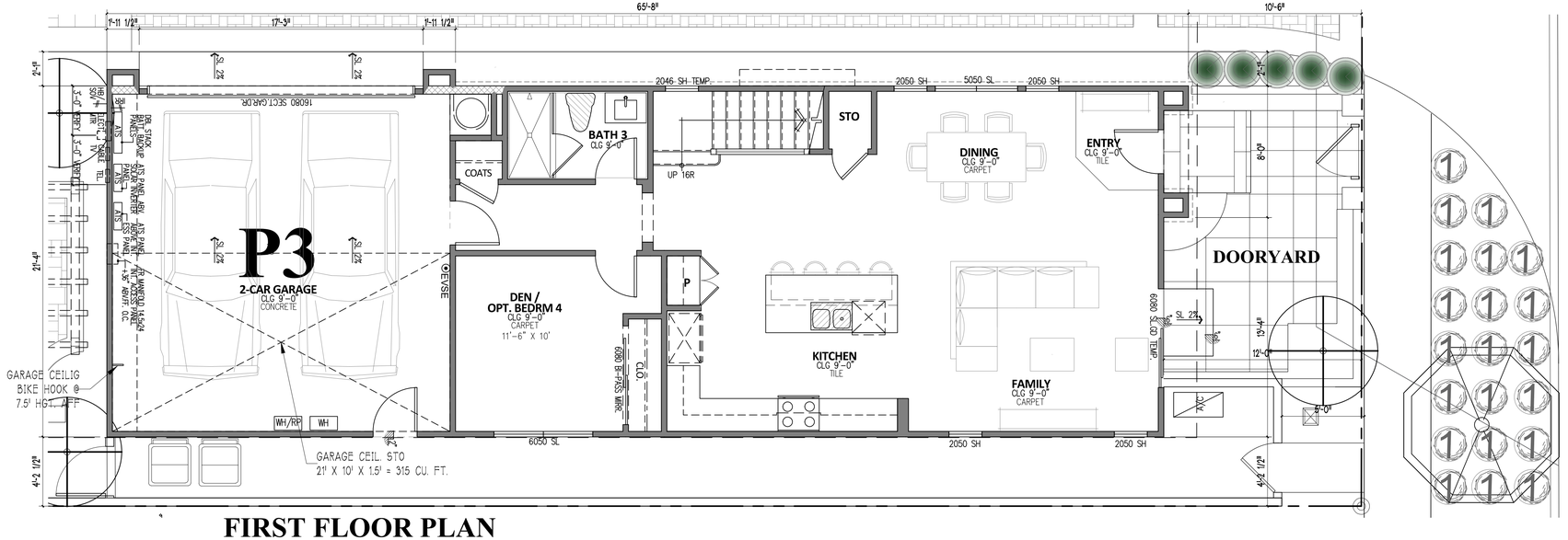
24x36



ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

P3 FLOOR PLAN

SCALE 1/4" = 1'-0"

PLAN 3

1st FLR =	914
2nd FLR =	1252
	2165 SF

02.02.2026

ARCHITECT:

INCORPORATED BUCILLA GROUP ARCHITECTURE

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LICENSED ARCHITECT
Greg G. Bucilla
C-26618
06-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

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PERMIT NO:

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PLOT DATE:

PLOT DATE:

Project Number :

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Sheet Title :

P3 FLOOR PLAN

Sheet No. :

DD-2.0

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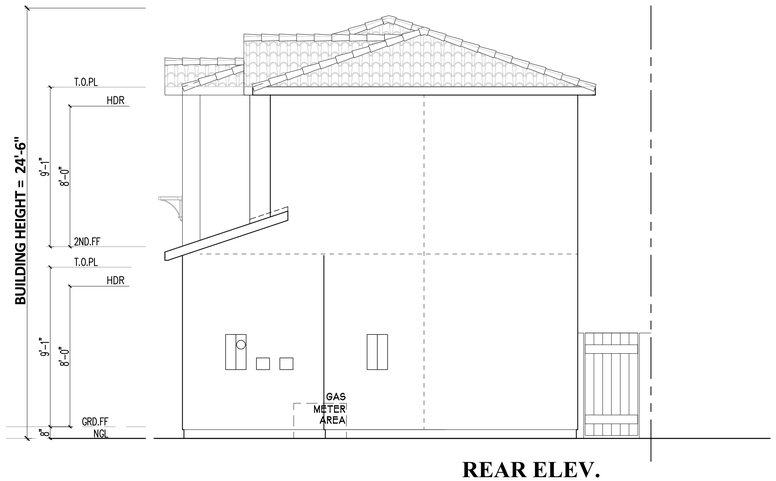
ATTACHMENT No. 2 - PROJECT PLANS

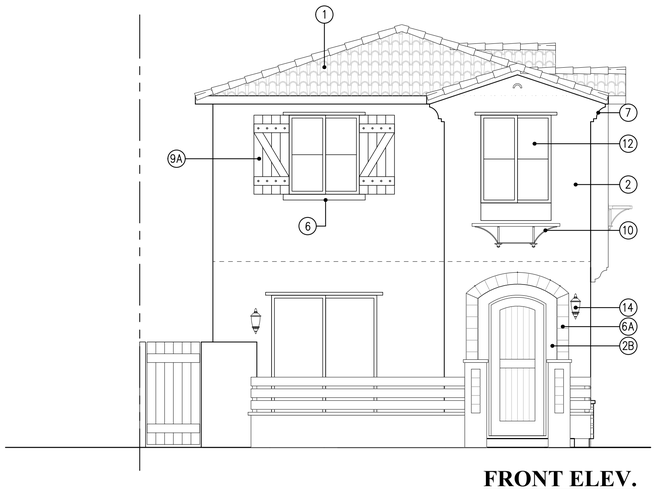
24x36

RIGHT SIDE ELEV.

LEFT SIDE ELEV.



REAR ELEV.



FRONT ELEV.

EXT. ELEVATION NOTES:

MATERIALS HEREIN ARE SUBJECT TO CHANGE BY OWNER'S SELECTION/APPROVAL. ALL EXT. STONEWORK FINISHES TO SUBMIT SAMPLE FOR OWNER'S/ARCHITECTS APPROVAL

1. ROOF COVERING, MINIMUM CLASS A TYPE PER ROOF SCHED/PLAN & CBC 1506 & 1507. INSTALL PER MANUF'S SPECS/INSTRUCTIONS. ROOF PLAN @ A-1.1/1, A-2.3/1, A-3.3/1.
1A. ROOF TO WALL FLASHING, NON-CORROSIVE, MIN. 26 GALV.SHT. MUST BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEN THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. INSTALL PER CBC 1508 & 1509, & PER MANUF'S SPECS. REFERENCE DETAIL 3 & 11/A-D1.
2. EXT. 3-COAT STUCCO SYSTEM, MEDIUM SAND (MIN. 7/8" THK) OVER METAL LATH OVER 60 MIN 2-PLY BLDG. PAPER GRADE D OVER SHEAR WALL WHERE OCCURS. CBC 2512, AND DETAILS 1, 2, 4, 18/ A-D4.
2A. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH OVER BUILDING PAPER PER NOTE # 2. PROVIDE CONT. DRIP SCREED WHERE REQUIRED, SEE DETAIL @ 19/A-03.
2B. RECESSED ACCENT –LIGHT SAND STUCCO PER ELEVATION & NOTE #2 WHERE OCCURS.
3. 2x8 EXPOSED FACIA. SEE DETAIL AT AD–1.
4. MTL. GUTTER WITH LEAF GUARD, NON–CORROSIVE. DOWNSPOUT TIE INTO AREA DRAIN SYS. DISCHARGE TO AN APPROVED LOCATION. DRAIN WATER OVER A NON–ERODIBLE SURFACE.
5. VENEER STONE ACCENT BASE WALL PER ELEVATIONS. SEE DETAIL 3 & 7, A–D4.
6. WINDOWS/DOORS TRIM. LIGHT SAND STUCCO COAT OVER SHAPED ADHERED EPS FOAM TRIM OVER BROWN COAT, SEE ELEVATION FOR SIZE/LOCATION. DETAIL @ 17–19/AD–4.4. ??
6A. MAIN ENTRY DOOR TRIM. SPANISH DECOR CERAMIC TILE ACCENT. SEE PLAN/ELEVATION FOR SIZES AND LOCATION. DETAIL @ 1–2/A–D4.4.
7. GABLE END SIDE TRIM PER ELEVATION. STUCCO COAT OV. SHAPED ADHERED EPS FOAM TRIM OV. BROWN COAT, MATCH TO WALL FIN. SEE ELEVATION FOR SIZE/LOC. DETAIL @ 5/A–D.1
8. GABLE END SPANISH ACCENT: 6" DIA. PRE–FAB PIPE OUTLOOKER TILE AND/OR EYEBROW ACCENT PER ELEVATION. SEE DETAIL @ 9/A–D.5. TO SUBMIT SAMPLE.
9. DECO SHUTTER ACCENT PER PI ELEVATION, HEAVY DUTY VINYL OR APPROVED MATERIALS.
9A. WINDOW SHUTTER. HEIGHT TO MATCH THE WINDOW. DETAIL @ 5/A–D.5
9B. BAHAMA SHUTTER (FOR LOT 1, 3, 9 & 11). DETAIL @ 6/A–D.5
10. WROUGHT IRON ACCENT, NON–CORROSIVE, SEE ELEVATION FOR SIZES AND LOCATIONS.
A) W.I. WINDOW ACCENT. SEE DETAIL 13/A–5.
B) W.I. WINDOW ACCENT WITH PLANTER HOLDER. NO PLANTER @ ADU. DETAIL 14/A–D.5
C) W.I. WALL ACCENT WITH 4" FOAM TRIM SIM TO NOTE 6. SEE DETAIL 10/A–D.5
11. RESERVED
12. DOOR & WINDOWS PER PLAN/SCHEDULE. SEE A–4'S; DETAILS @ A–4.4–A–4.5
12A) HEADER @ 8'–0". REFER TO STRUCTURAL DRAWINGS FOR ALL HEADER.
13. MTL. SECTIONAL ROLL–UP GARAGE DOOR PER PLAN/SCHEDULE. HEAVY DUTY, INSULATED, AND NON–CORROSIVE INCL. ITS ACCESSORIES. INSTALL PER MANUF'S SPECS/INSTRUCTN.
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*** HOUSE STREET NUMBER IS CLEARLY VISIBLE AND LEGIBLE FROM THE STREET**

P3 ELEVATIONS

SCALE 1/4" = 1'-0"

02.02.2026

ARCHITECT:

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LICENSED ARCHITECT
Greg G. Bucilla
C-26618
06-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

NO.	DATE	DESCRIPTION

PERMIT NO:

BD SUBM. DATE:

PLOT DATE:

PLOT DATE:

Project Number :

BGA No. 25013

Sheet Title :

P3 ELEVATIONS

Sheet No. :

DD-2.1

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RESOLUTION NO. PC 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332, TENTATIVE TRACT MAP NO. 26-0005 (TTM T20856) AND DESIGN REVIEW NO. 25-0031 TO ESTABLISH EIGHT (8) CONDOMINIUMS AND FOR SITE AND ARCHITECTURAL APPROVAL OF AN EIGHT (8) UNIT MULTI-FAMILY DEVELOPMENT PROJECT AND ASSOCIATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 8202 WHEELER AVENUE IDENTIEFIED AS ASSESSOR'S PARCEL NUMBER 0192-021-07

WHEREAS, 8202 Wheeler Avenue, also identified as Assessor Parcel Numbers ("APNs") 0192-202-07 ("Project Site"), was annexed from San Bernardino County into the City of Fontana June 21, 1952; and

WHEREAS, on October 9, 2025, the City of Fontana ("City") received an application from Allard Engineering ("Applicant") for a Tentative Tract Map No. 26-0005 (TTM No. 20856) to establish an eight (8) parcel condominium map, and a Design Review ("DRP No. 25-0031"), along with an SB 330 application, for an eight (8) unit multi-family development project and associated site improvements at the Project Site (the "Project"); and

WHEREAS, the Project site has a General Plan Land Use designation of Walkable Mixed-Use (WMXU-3) and is located within the Form Based Code (FBC) Multi-Family Core district which allows for such projects; and

WHEREAS, Chapter 5 of the City's General Plan establishes a vision that the City's housing stock meets the needs of families and individuals at every stage of life and all income levels through the promotion of various housing types; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt pursuant to Section 15332 (Class 32, Infill Development) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and

WHEREAS, all notices required by statute and the Fontana Municipal Code ("FMC") have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on July 10, 2026, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on July 21, 2026, a duly noticed public hearing on TTM NO. 26-0005 and DRP No.25-0031, was held by the Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and,

WHEREAS, the Planning Commission carefully considered all information pertaining to the Project, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on July 21, 2026; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City, through effective land use and planning; and

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 26-0005, and **Exhibit "B"** for Design Review No. 25-0031; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, **THEREFORE**, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by this reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project site is considered In-Fill Development and meets the CEQA requirements of Infill: (1) the Project is consistent with the WMXU-3 designation of the General Plan land use designation, and the Multi-Family Core District of the FBC district regulations; (2) The Project Site is less than five (5) acres at approximately 0.43 adjusted gross acres, (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential development. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project and directs Staff to file a Notice of Exemption.

Section 3. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for TTM No. 26-0005 (TTM No. 20856) in accordance with Section 26-55 "Hearing; criteria for approval" of the Fontana Zoning and Development Code:

Finding No. 1. The proposed map is consistent with the city's general plan and any applicable specific plan.

Findings of Fact: Tentative Tract Map No. 26-0005 (TTM No. 20856) is a request to establish eight (8) condominiums for the purpose of developing an eight (8) unit multi-family project. The Project is consistent with the General Plan Land Use Designation for the Project Site, which is Walkable Mixed-Use Corridor (WXMU-3). The WXMU-3 General Plan Land Use designation allows for a density range from 2.1 to 70 dwelling units per acre. In addition, the Form Based Code – Multi-family Core zoning designation further restricts the density range for this site from 12 to 39 units per acre. The project site will have a density of 18.6 dwelling units per acre, which is consistent with both the General Plan and Zoning designations. The site is not within a specific plan.

Finding No. 2. The design or improvements of the proposed subdivisions are consistent with the general plan and any applicable specific plan.

Findings of Fact: The design of the proposed subdivision is consistent with the General Plan, and

the site is not within a specific plan. The Project has been reviewed by the Engineering Department and the San Bernardino County Fire Department and has been determined to be in compliance with all applicable codes and regulations.

Finding No. 3. The site is physically suitable for the type and density of development proposed.

Findings of Fact: The Project Site, shape and topography are suitable for this type and density of development. The zoning for the site requires a density of 12-39 units per acre and the project site will have a density of 18.6 dwelling units per acre. The Project Site is approximately 0.43 adjusted gross acres and accommodates the formation of a condominium map for 8 residential multi-family units. The Project Site is developed, and is surrounded by residential uses on the south, east and north side of the project site. All street improvements will be constructed pursuant to applicable building, zoning and fire code standards.

Finding No. 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

Findings of Fact: The design of the subdivision and the proposed improvements comply with the City of Fontana's Municipal code requirements, conditions of approval (referenced herein), and are not likely to have any impact on the environment or substantial or avoidable injury to fish, wildlife, or their habitat. Moreover, the site is surrounded by development and would not support sensitive wildlife. This Project qualifies for a Categorical Exemption pursuant to Section 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act (CEQA).

Finding No. 5. The design of the subdivision or the type of improvements will not cause serious public health problems.

Findings of Fact: The design of the subdivision complies with the City of Fontana's Municipal Code requirement and the improvements associated with the subdivision such as street, curb, gutter, and sidewalk are required to be constructed and have been designed as part of this project pursuant to the Zoning and Development Code and the Engineering Department's comments. Additional improvements such as water and sewer connections will be completed pursuant to applicable standards. Therefore, the Project shall promote public health, safety and welfare of the surrounding community and will not cause public health problems.

Finding No. 6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact: The design of the subdivision and the associated improvements will not conflict with an access easement acquired by the public. The proposed subdivision will be accessed from Wheeler Avenue. Currently there are no other public access easements through or within the Project Site.

Section 4. Design Review Findings. The Planning Commission hereby makes the following findings for Design Review No. 25-0031 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code and any applicable Specific Plan**.

Findings of Fact: The Project consists of the development of eight (8) multi-family units, which is consistent with the General Plan designation for the Project Site, which is WMXU-3. The WMXU-3 land use designation category is described by the General Plan as a land use designation is intended to provide a variety of housing intended for the Downtown area and adjacent areas. The intent is to allow for higher density housing mixed with commercial uses to create a regional and local destination.

The Project is located within the Multi-Family Core district of the FBC. The eight (8) unit multifamily residential development will meet all zoning and development standards set forth in the Fontana Municipal Code, including the required density range.

Finding No. 2. **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. The Project's improvements including sidewalks, drainage, and grading ensure a safe and well-designed development. Additionally, the development meets all setbacks, height, landscaping, design, parking, access, and safety requirements.

The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments. The design of the project conforms to the City code. Street lighting and on-site lighting have been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Finding No. 3. **The proposal, in its design and appearance, is aesthetically and architecturally pleasing, resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood**.

Findings of Fact: The Project has been designed to enhance and complement the surrounding neighborhood. The architectural theme for the project is described as "Spanish." The result is a high- quality architectural design appropriate and desirable for the surrounding neighborhood. The development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the buildings consists of decorative lighting, varied roof lines, metal accents, and other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and

stone veneer further adds architectural diversity to each building. The project enhances the surrounding neighborhood by incorporating architectural style of the building and complements the surrounding area. Additionally, the landscaping incorporates plants to complement the architectural style of the building and the development as a whole. The project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety. During the project review process, the plans were evaluated to ensure that the project is well- designed.

Finding No. 4. **The site improvements are appropriate and will result in a safe, well-designed facility.**

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements including sidewalks, drainage, and grading, which will provide a safe and well-designed neighborhood. The Project Site improvements have been reviewed by the Fire, Building and Safety, and Engineering Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. Street lighting and on-site lighting have been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Section 4. Approvals. Based on the foregoing, the Planning Commission hereby approves Tentative Tract Map No. 26-0005 (TTM No. 20856) subject to the Findings and the Conditions of Approval attached hereto as "**Exhibit A**", and Design Review No. 25-0031 subject to the Findings and the Conditions of Approval attached hereto as "**Exhibit B**", and incorporated herein by this reference as though fully set forth herein.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 6. Certification. The Secretary of the Planning Commission shall certify the adoption of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 21st day of July 2026.

City of Fontana

_____
Joseph Armendarez, Chair

ATTEST:

I, Torrie Lozano, 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 21st day of 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0071
Tentative Tract Map No. 26-0005

DATE: July 21, 2026

LOCATION: 8202 Wheeler Avenue (APN:0192-202-07)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:

    a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

    b. All Conditions of Approval imposed on this project have been fulfilled.

3. Tentative Tract Map No. 26-0005 (TTM No. 20856) shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development, and the Subdivision Map Act.

4. The applicant shall defend, indemnify, and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission and/or City Council concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any

challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

5. Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

6. In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the city for such legal fees and costs, in their entirety, including actual attorney's fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees, and other costs, liabilities, and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

7. This Tentative Tract Map shall become null and void two (2) years from the date of approval as specified in Section 30-297 of the Zoning and Development Code, unless it has been extended as provided for in Section 26-58 of the Fontana Municipal Code.

8. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

9. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

10. The construction contractor will use the following source controls at all times:

    a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.

    b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

    c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

    d. Have only necessary equipment onsite.

    e. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

    f. Temporarily enclose localized and stationary noise sources,

11. Historic Archaeological Resources

    a. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

12. Prior to first issuance of any certificate of occupancy, the applicant shall obtain approval from the City Attorney for Covenants, Conditions, and Restrictions (CC&Rs) for this development. The applicant shall deposit $4,000 with the City for the City Attorney's review fee, with any remaining funds reimbursed to the applicant. The CC&Rs shall grant the City the authority to review and approve/disapprove amendments (including dissolution) of the CC&Rs/association. The CC&Rs shall grant the City the right (though not the obligation) to enforce the CC&Rs (at a minimum those provisions related to City-required items). The CC&Rs must be recorded in the San Bernardino County Recorder's Office by the Applicant prior to the issuance of any certificate of occupancy issued.

13. As determined by the City, the Applicant shall be responsible for submitting all the necessary documents in accordance with the City's requirements for the formation or annexation into a CFD, obtaining approval of the CFD boundary map. The first public hearing for the formation of the CFD for the project shall be conducted prior to map recordation.

14. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

BUILDING AND SAFETY DEPARTMENT

15. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    a. California Building Code
    b. California Residential Code
    c. California Electrical Code
    d. California Mechanical Code
    e. California Plumbing Code
    f. California Energy Code
    g. California Fire Code
    h. California Green Building Standards Code
    i. City of Fontana Ordinance.
    j. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

16. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

17. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

18. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by

case basis for extenuating circumstances.

19. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

20. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits to construct any residences on the property.

21. The applicant is required to obtain permits for the removal and/or demolition of structures.

22. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

23. The following items (as applicable) shall be completed by the applicant and submitted to the Building & Safety prior to the issuance of building permits of the residences for this project.
    a. Precise grading plans shall be approved.

24. When the Entitlement Review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

RESIDENTIAL ENGINEERING LAND DEVELOPMENT

25. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Any main trunk sewer line installed or modified shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

26. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

27. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

28. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

29. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading

permit issuance.

30. The Applicant shall prepare and obtain approval for a Final Water Quality Management Plan (WQMP) in accordance with the County of San Bernardino Technical Guidance Document and the most current template. All outstanding comments from the Preliminary WQMP must be resolved and incorporated into the Final WQMP.

31. The Applicant shall submit and obtain approval for a Final Drainage Study and comprehensive hydraulic analysis prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. This study must resolve all outstanding comments from the preliminary report and evaluate both the project site and all affected off-site improvements.

PRIOR TO MAP RECORDATION

32. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS OTHER THAN ROUGH GRADING

33. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

34. The Applicant shall submit engineered improvement plans and obtain full approval. All public improvements shall be drawn on new plans, not delta revisions. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

35. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

36. Complete all public improvements required of the project. Underground utilities required of the project. Ensure any streetlights along the Project's frontage are energized and operating properly.

37. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill for any new streetlights that may need to be installed.

38. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

39. The Surveyor of Record shall set survey monuments as required by the map and corner

records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

40. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

41. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING TRAFFIC

42. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    a. The Project may have a single ingress/egress point along Wheeler Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

43. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

44. At no time shall the design and gating of the Project driveway/s require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.

45. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

46. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

47. The site plan shall identify accessibility-compliant path(s) of travel for all improvements within the public right-of-way and to all common-use or public-use facilities.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

48. The Applicant shall submit and obtain full approval of street improvement plans, subject to the approval of the City Engineer, for all roadway improvements adjacent to the Project site.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

49. The Applicant shall construct the approved roadway improvements adjacent to the Project site.

FIRE DEPARTMENT

50. **Jurisdiction**: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

51. **Fire Access Road Width**: All fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

52. **Turnaround**: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

53. **Street Signs**: Approved temporary or permanent street signs shall be installed throughout the project prior to any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

54. **Fire Lanes**: The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

55. **Water System Residential**: Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than six hundred (600) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    a. The Fire Flow for this project shall be: 1,500 GPM for a two-hour duration at 20 psi residual operating pressure.

56. **Hydrant Marking**: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

57. **Water Improvement Plan**: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide

stamped/approved W.I.P to water purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE***. California Fire Code Chapter 5.

58. **Combustible Protection**: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

59. **Fire Sprinkler-NFPA #13D**: An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

60. **Fire Extinguishers**: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

61. **Residential Addressing**: The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1.

62. **San Bernardino County Fire Standards/Codes**: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

END OF CONDITIONS

Exhibit "B"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0071
Design Review No. 25-0031

DATE: July 21, 2026

LOCATION: 8202 Wheeler Avenue (APN:0192-202-07)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
    a. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
    b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
    c. All other Conditions of Approval imposed by this project have been fulfilled.

2. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

3. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

4. The Applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the Applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the Applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The Applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, the City and/or any parties bringing such forth.

The City of Fontana and the Applicant acknowledge that the City would not have approved this project if the City were to be liable to Applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, Applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance

5. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

6. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.

7. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ½ inch thick, or as determined by the Director of Planning.

8. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.

9. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

10. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the $300 sign deposit. The request shall be submitted to the Planning Department.
11. Historic Archaeological Resources

a. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

12. The construction contractor will use the following source controls at all times:

    a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.

    b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

    c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

    d. Have only necessary equipment onsite.

    e. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

    f. Temporarily enclose localized and stationary noise sources

13. All built-in gas or electric barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.

14. The current applicable Development fees must be paid prior to issuance of each certificate of occupancy.

15. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
16. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee. If the applicant/owner fail to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.
17. Applicant shall pay all applicable service fees pursuant to the Fontana Municipal Code.
18. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
19. Color combinations and color schemes for residential buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
20. All garage doors shall be metal, sectional, and roll-up.
21. Wall-mounted decorative lighting fixtures shall be provided at the front porch area as well as on each side of the garage door. Wall-mounted decorative lighting fixtures shall be a minimum of 18 inches in height.
22. All new block walls that can be seen by public view shall be constructed with a decorative block and capped with a prefabricated block cap. New block walls that cannot be seen by public view shall? be constructed of CMU block with a masonry cap.
23. No solid masonry wall shall exceed nine-foot in height as measured from top of ground (finished grade) when used in combination with a retaining wall unless otherwise specified for this project.
24. Block walls shall be constructed pursuant to ARTICLE III, DIVISION 7, Section 30-389 of the Fontana Zoning and Development Code.
25. Placement, location, and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning. Specific areas where Southern California Edison (SCE) needs access, there should be a minimum clearance of 8 feet or as directed by SCE.
26. All utility easements shall be landscaped and shall be maintained as provided in the easement document.
27. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including but not limited to the City's Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.
28. The development shall maintain an active Homeowner's Association ("HOA") at all times. The City shall be the third party to the HOA's Covenants Conditions and Restrictions solely for the purpose of enforcing property and maintenance standards.
29. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City

Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

30. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.
31. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
32. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
33. Design Review No. 25-0015 shall become null and void two (2) years from the original date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
34. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.
35. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
36. All applicable roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.
37. Address numbers and complex numbers should be visible. Building and unit numbers should be posted and visible. Address specifications are meant to ensure identification and location of buildings. Proper posting and maintenance minimizes confusion as to location and expedites public safety response.
38. The grading plan submitted during building plan check shall be consistent with the approved entitlement grading plan with respect to grad elevations, heights of walls, and screening methods. The Director of Planning shall approved any deviations from the approved entitlement grading plan.
39. As determined by the City, the Applicant shall be responsible for submitting all the necessary documents in accordance with the City's requirements for the formation or annexation into a CFD, obtaining approval of the CFD boundary map. The first public hearing for the formation of the CFD for the project shall be conducted prior to map recordation.

PRIOR TO ISSUANCE OF BUILDING/GRADING PERMIT

40. All conditions of Approval contained herein shall be incorporated into all applicable final constructions plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.
41. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic.
42. The mailboxes shall be made of durable material and shall be installed in a manner that is

resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

43. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

44. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

BUILDING AND SAFETY DEPARTMENT

45. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    a. California Building Code
    b. California Residential Code
    c. California Electrical Code
    d. California Mechanical Code
    e. California Plumbing Code
    f. California Energy Code
    g. California Fire Code
    h. California Green Building Standards Code
    i. City of Fontana Ordinance.
    j. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

46. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

47. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

48. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

49. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the

requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

50. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits to construct any residences on the property.

51. The applicant is required to obtain permits for the removal and/or demolition of structures.

52. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

53. The following items (as applicable) shall be completed by the applicant and submitted to the Building & Safety prior to the issuance of building permits of the residences for this project.
    a. Precise grading plans shall be approved.

54. When the Entitlement Review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

RESIDENTIAL ENGINEERING LAND DEVELOPMENT

55. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Any main trunk sewer line installed or modified shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

56. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

57. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

58. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

59. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standards Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.

60. The Applicant shall prepare and obtain approval for a Final Water Quality Management Plan (WQMP) in accordance with the County of San Bernardino Technical Guidance Document

and the most current template. All outstanding comments from the Preliminary WQMP must be resolved and incorporated into the Final WQMP.

61. The Applicant shall submit and obtain approval for a Final Drainage Study and comprehensive hydraulic analysis prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. This study must resolve all outstanding comments from the preliminary report and evaluate both the project site and all affected off-site improvements.

PRIOR TO MAP RECORDATION

62. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS OTHER THAN ROUGH GRADING

63. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

64. The Applicant shall submit engineered improvement plans and obtain full approval. All public improvements shall be drawn on new plans, not delta revisions. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

65. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

66. Complete all public improvements required of the project. Underground utilities required of the project. Ensure any streetlights along the Project's frontage are energized and operating properly.

67. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill for any new streetlights that may need to be installed.

68. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

69. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

70. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

71. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING TRAFFIC

72. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    a. The Project may have a single ingress/egress point along Wheeler Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

73. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

74. At no time shall the design and gating of the Project driveway/s require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.

75. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

76. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

77. The site plan shall identify accessibility-compliant path(s) of travel for all improvements within the public right-of-way and to all common-use or public-use facilities.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

78. The Applicant shall submit and obtain full approval of street improvement plans, subject to the approval of the City Engineer, for all roadway improvements adjacent to the Project site.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

79. The Applicant shall construct the approved roadway improvements adjacent to the Project site.

FIRE DEPARTMENT

80. **Jurisdiction**: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein “Fire Department”). Prior to any construction occurring on any parcel,

the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

81. **Fire Access Road Width**: All fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

82. **Turnaround**: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

83. **Street Signs**: Approved temporary or permanent street signs shall be installed throughout the project prior to any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

84. **Fire Lanes**: The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and “No Parking, Fire Lane” signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

85. **Water System Residential**: Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4”x2.5”x2.5”) shall be provided. All fire hydrants shall be spaced no more than six hundred (600) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    a. The Fire Flow for this project shall be: 1,500 GPM for a two-hour duration at 20 psi residual operating pressure.

86. **Hydrant Marking**: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

87. **Water Improvement Plan**: The applicant shall submit “Water Improvement Plans” to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE***. California Fire Code Chapter 5.

88. **Combustible Protection**: Prior to combustibles being placed on the project site an approved

paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

89. **Fire Sprinkler-NFPA #13D**: An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

90. **Fire Extinguishers**: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

91. **Residential Addressing**: The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1.

92. **San Bernardino County Fire Standards/Codes**: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

END OF CONDITIONS

FONTANA
CALIFORNIA

NOTICE OF EXEMPTION

TO: ☒	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Name: Address: Telephone:	City of Fontana 8353 Sierra Ave, Fontana CA 92335 909-350-6656
☒	Clerk of the Board of Supervisors or County Clerk (Include County name) Address:			

1. Project Title:	**Master Case No. 25-0071 and Design Review No. 25-0031**
2. Project Applicant (include address, telephone number and email address):	**Allard Engineering 16866 Seville Avenue Fontana, CA 92335 (909) 356-1815 aeadmin@allardeng.com**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The project site is located at 8202 Wheeler Avenue (APN: 0192-021-07)**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**A request for approval of a Tentative Tract Map for the establishment of eight (8) condominiums along with a request for the site and architectural approval of a new eight (8) unit multi-family development project and associated site improvements on approximately 0.43-acres.**

ATTACHMENT NO. 4

6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public	**Allard Engineering** **16866 Seville Avenue** **Fontana, CA 92335** **(909) 356-1815** **aeadmin@allardeng.com**
Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	

9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 – Infill Development). The project meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use (WXMU-3) land use designation of the General Plan and the Multi-Family Core of the FBC zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site has previously been developed, and is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project.**

10. Lead Agency Contact Person: Telephone:	Moises Lomeli, Assistant Planner 909-350-6658
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: July 21, 2026	

Date:

_____

Signature

Name: Rina Leung

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

ATTACHMENT NO. 4

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section No. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Department by calling (909) 350-6718. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No (MCN). 25-0071; Tentative Tract Map No. 26-0005 (TTM No. 20856), and Design Review (DRP) No. 25-0031

A request for approval of a Tentative Tract Map for the establishment of eight (8) condominiums along with a request for the site and architectural approval of a new eight (8) unit multi-family development project and associated site improvements on approximately 0.43-acres.

Environmental Determination: This project is categorical exempt pursuant to Section 15332, Class 32 (In-fill Development) of the California Environmental Quality Act (CEQA), and Section 3.22 (Categorical Exemption) of the 2019 City of Fontana Local Guidelines for Implementing the California Environmental Quality Act.

Location of Property: 8202 Wheeler Avenue

(APN: 0192-021-07)

Date of Hearing: July 21, 2026

Place of Hearing: Steelworker's Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

ATTACHMENT NO. 5

FONTANA
CALIFORNIA

Should you have any questions concerning this project, please contact **Moises Lomeli, Assistant Planner**, at 909-350-6658 or by e-mail at mlomeli@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL OR APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION IN MAKING THEIR DECISION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER IDENTIFIED ABOVE FOR INFORMATION.

IF YOU CHALLENGE ANY ACTION TAKEN CONCERNING THIS ITEM IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE PROVIDED TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish: July 10, 2026

ATTACHMENT NO. 5

8437 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 26-1156
Agenda #: DC-A

Agenda Date: 7/21/2026
Category: Director Comments

Director’s Communications: Upcoming City Council and Planning Commission memos.

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming City Council Items**

DATE: **July 21, 2026**

The items listed below are for agenda forecast purposes and are subject to change.

CITY COUNCIL JULY 28, 2026	**PLANNER**	**PLACEMENT**

No items for this meeting.

CITY COUNCIL AUGUST 11, 2026	**PLANNER**	**PLACEMENT**
1. **Second Reading Ordinance No. 1994 and 1995:** Master Case (MCN) No. 23-000034 Specific Plan Amendment (SPA) No. 23-000002, Development Agreement (AGR) No. 23-000012 Amendment to Arboretum Specific Plan	Cecily Session-Goins	Consent Calendar
2. **Second Reading Ordinance No. 1996** Master Case No. (MCN) 26-0004; Specific Plan Amendment (SPA) No. 26-0001 Ventana Specific Plan – PA 4	Cecily Session-Goins	Consent Calendar

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming Planning Commission Items**

DATE: **July 21, 2026**

The items listed below are for agenda forecast purposes and are subject to change.

PLANNING COMMISSION AUGUST 4, 2026	**PLANNER**	**PLACEMENT**
1. MCN#21-000060; CUP#21-000011; ASP#21-000032 Truck Fleet Facility 10610 Live Oak Avenue	Alejandro Rico	Public Hearing
2. MCN#25-0040; TTM#20787 (TTM#25-0002); DRP#25-0011 Review for subdivision and development of 37 Single-Family Dwelling Units. 7866 Citrus Avenue	Alejandro Rico	Public Hearing