

RESOLUTION PC NO. 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING, PURSUANT TO THE PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 1981052210) AND PREVIOUSLY ADOPTED ADDENDUM, DESIGN REVIEW NO. 22-0043R1 FOR ARCHITECTURAL REVISIONS TO THE PREVIOUSLY APPROVED COLOR SCHEMES, MATERIALS, BUILDING SIZES, AND ARCHITECTURAL ELEVATIONS FOR THE 255-UNIT DETACHED CONDOMINIUMS RESIDENTIAL DEVELOPMENT LOCATED WITHIN THE SOUTHRIDGE VILLAGE SPECIFIC PLAN, PLANNING AREA 56 AND 66C, ASSESSOR'S PARCEL NUMBER 0237-411-35, AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, Assessor Parcel Number ("APN") 0243-411-35 ("Project Site") was annexed from San Bernardino County and incorporated into the City of Fontana on January 17, 1970; and

WHEREAS, on June 20, 2023, the City of Fontana Planning Commission ("Planning Commission") heard and forward a recommendation to the City Council approving General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), and Design Review No. 22-043 for the 255-unit detached condominium residential project.

WHEREAS, on July 25, 2023, the City of Fontana City Council ("City Council") approved General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), and Design Review No. 22-043 for the 255-unit detached condominium residential project.

WHEREAS, on November 24, 2024, the City of Fontana (City") received a Design Review application ("DRP") No. 22-0043R1 from KB Home ("Applicant"), a request to revise the previously approved color schemes, material, building sizes, and architectural elevations for a 255-unit condominium residential development project at the Project Site; and

WHEREAS, the Project site has a General Plan Land Use designation of Medium Density Residential and is located within the Southridge Village Specific Plan, Planning Areas 56 and 66C, Entry Estates Duplex district which allows for such projects; and

WHEREAS, the City previously prepared and certified the Final Program EIR (FEIR) on December 1981, for the Southridge Village Specific Plan, consisting of comments received during the 45-day public review and comment period on the Draft FEIR, written responses to those comments, and revisions and errata to the Draft FEIR and subsequently approved an Addendum to the Southridge Village Specific Plan on July 25, 2023 for the development of 255-unit detached condominiums with supporting

facilities. For the purposes of this Resolution, the "FEIR" shall refer to the Draft FEIR, as revised by the Final FEIR's errata section together with the other sections of the Final FEIR; and

WHEREAS, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Sections 8.04 and 8.06 of the City of Fontana's 2018 Local CEQA Guidelines, an Addendum to the FEIR was adopted on July 25, 2023; and

WHEREAS pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, in connection with the project and the Fontana Planning Commission's ("Planning Commission") review of the certified FEIR and the previously adopted Addendum to the FEIR, the Planning Commission has independently reviewed all the prior environmental documentation prepared for this 255-unit detached condominiums project, and has exercised its independent judgment in making the determination that the certified FEIR and previously adopted Addendum fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the project, and therefore, no subsequent EIR or mitigated negative declaration is required; and,

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

WHEREAS, the Conditions of Approval are attached hereto as **Exhibit "A"** for Design Review No. 22-0043R1; 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; and a notice of the public hearing was published in the *San Bernardino Sun* newspaper on March 7, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on March 18, 2025, a duly noticed public hearing on DRP No. 22-0043R1, was held by the City of Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and,

WHEREAS, on March 18, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on DRP No. 22-043R1; 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 was analyzed under the previously certified EIR to the Southridge Village Specific Plan Program Environmental Impact Report (FEIR) (SCH No. 1981052210) and previously adopted Addendum to the FEIR that was prepared pursuant to State CEQA Guidelines Section 15162 and 15164, and that no additional environmental review is required. The Planning Commission further directs Staff to file a Notice of Determination.

Section 3. Design Review Amendment Findings. The Planning Commission hereby makes the following findings for DRP No. 22-0043R1 in accordance with Section 30-129 “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 is the request to revise previously approved color schemes, materials, building size, and architectural elevations for a 255-unit single family (condominium) development, which is consistent with the General Plan Land Use Designation for the Project Site, which is Medium Density Residential. This land use designation category is described by the General Plan as a land use category for the development of single-family detached housing or multi-family housing.

The project is located within the Entry Estates Duplex district of the Southridge Village Specific Plan zoning designation. The 255-unit residential development will meet all zoning and development standards set forth in the Fontana Municipal Code and Southridge Village Specific Plan which includes the required density range. The 255-units on a 37.3-acre site calculates a density of 7.9 units per acre. This density is within the eight (8) units per acre range required by the district.

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: There are no proposed changes to the site improvements, therefore, the development complies with the City of Fontana Zoning and

Development Code and the Southridge Village Specific Plan. Improvements including sidewalks, drainage, and grading, will provide a safe and well-designed project. Additionally, the development meets all setback, height, landscaping, design, parking, access, and safety requirements.

The site improvements have been evaluated by the City of Fontana Fire, Building and Safety, and Engineering Departments. During the previously review process, changes were made to the plans to ensure that the project is well-designed. 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 proposal to modify the color schemes, material, building size, architectural elevations will provide a project that has been designed to enhance and complement the surrounding neighborhood. The architectural theme for the project has three styles: Spanish, Craftsman, and Italianate. 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 window treatments, decorative lighting, varied roof lines, decorative architectural “pop-outs,” 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 that complements the surrounding area. Additionally, landscaping will utilize plants to complement the architecture 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.

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

Findings of Fact: The site improvements will remain the same as previously approved and the residential development and comply with the City of Fontana Zoning and Development Code and Southridge Village Specific Plan.

Improvements including sidewalks, drainage, and grading, which will provide a safe and well-designed neighborhood.

The Project Site improvements have been evaluated by the Fire, Building and Safety, and Engineering Departments. During the previous 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 DRP No. 22-0043R1 subject to the Findings and the Conditions of Approval attached hereto as “**Exhibit A**” and incorporated herein by this reference.

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 to 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 18th day of March 2025.

City of Fontana

Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly

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adopted by the Planning Commission at a regular meeting thereof, held on the 18th day March, 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

Exhibit "A"



FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 22-0084R1
Design Review (DR) No. 22-0043R1

DATE: March 18, 2025

LOCATION: The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-441-35) on approximately 37.33 gross acres.

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.
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 Division inspection, has commenced within this period.
3. 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.

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.

4. 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.
5. The Applicant shall adhere to all of the conditions of approval for MCN No. 22-084 and Design Review No. 22-0043 that were approved by the City Council on July 25, 2023.
6. The project shall comply with all applicable provisions, regulations and development standards of the Southridge Village Specific Plan and Fontana Zoning and Development Code.
7. All future monument signs shall be reviewed under a separate Design Review Sign application.
8. All built in gas (electric) barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.
9. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
10. The current Development fees must be paid prior to certificate of occupancy.
11. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Community Development.
12. The developer shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development in a convenient location and is well-lit. The

mailbox shall not block the line of sight. 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 developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, the property management company, and/or the homeowners association, and the Post Office.

13. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
14. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
15. The applicant shall install decorative garage doors with windows to satisfaction of the Director of Planning.
16. All landscaping must be adequately maintained at all times.
17. All masonry block walls shall be a minimum of six (6) ft. tall with a prefabricated cap when fronting the public right of way.
18. The amenities for this project shall be built based on the approved landscape plans.
19. 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 the 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 Sections 30-30 and 30-31 of the Municipal Code.
20. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.
21. 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.
22. The applicant shall post the most recent City of Fontana General Plan map, size 24-inches by 36-inches, in all offices selling new homes in the subdivision, whether on-site or remote. The project site/tract boundary shall be clearly delineated on the General Plan map. Additionally, a 24-inch by 36-inch map showing the school district boundaries (for all districts in the City) shall be displayed. The General Plan information and school

district boundaries may be included on the same map. The maps shall be clearly and prominently displayed and be visible to all persons entering the sales office.

23. The applicant and/or property owner shall file a petition with the Fontana City Council requesting police enforcement of the California Vehicle Code and the Fontana Municipal Code on the private streets of the development while the development is under a single ownership, or prior to Certificate of Occupancy of any dwelling unit.
24. The development shall maintain an active Homeowner's Association (HOA) at all times. The City shall be a third party to the HOA. In the event the development cannot maintain said HOA. The HOA. Board shall meet in the recreation/club room located within the development. A property management company is strongly recommended to manage the site appropriately.
25. Install and maintain the Fontana Police Department's R.E.A.C.T. electronic gate system (in addition to the County's Knox Box system).
26. If a digital video surveillance system is available at the premise, it is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.
27. A locator map or directory should be posted at the site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.
28. Community 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 minimize confusion as to location and expedites public safety response.
29. Adhere to the city light standard of one foot candle minimum of light for all entrances, exits, pedestrian walkways, parking lots and activity areas. Reflect all light fixtures on the site plan. The type of illumination shall be either florescent, metal halide or white L.E.D.'s., and the luminaries shall be vandal resistant. All luminaries shall remain lit from dusk until dawn. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.
30. A Register of Professional Archaeologists (RPA)-qualified archeologist experienced with Native American artifact identification and approved by the City of Fontana shall be present to monitor the first two (2) days of site preparation/ grubbing; the first two (2) days of mass grading; and the first two (2) days of utility trenching. Such monitoring activities may be reduced or terminated depending on the findings and recommendations of the archeologist. In the event that prehistoric or historic cultural resources be uncovered

during these activities, representatives of the tribal entity(s) whom consider the project site to be within their traditional use area shall be contacted and invited to the site to review the find, and monitoring shall be continued at the discretion of archeologist.

31. 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.

32. The construction contractor shall use the following source controls at all times:

- a. Construction shall be limited to 7:00 am to 6:00 pm on weekday, 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 No. 18-63(7) of the Municipal Code. 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.
- b. 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.
- c. Have only necessary equipment onsite.

- d. 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:
 - e. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - f. Temporarily enclose localized and stationary noise sources.
 - g. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
33. There shall be five (5) feet of landscaping and two (2) feet of decorative concrete for passengers to step out of vehicles, total of seven (7) feet, at the end of automobile parking aisles.
34. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of 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 may refer minor hue color changes to the original approving body for consideration under a revision to the original application.
35. 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.
36. Sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
37. All 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.
38. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
39. Any transformer visible from the public right-of-way shall be screened by a solid screen wall and mature, dense landscaping.
40. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign(s) from the project site. The applicant may request a refund of the sign deposit; the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.
41. In the event that any off-site utility and/or infrastructure improvements are required as a direct result of future projects, construction of such off-site utility and infrastructure improvements shall not occur concurrently with the demolition, site preparation, and

grading phases of project construction. This requirement shall be clearly noted on all applicable grading and/or building plans.

42. 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. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.
43. Incorporate an anti-graffiti coating onto the exterior of all proposed block walls to discourage graffiti.
44. If possible incorporate hostile landscape into the exterior, perimeter landscape setback areas to discourage subjects from accessing the site.

PRIOR TO ISSUANCE OF GRADING PERMIT

45. All Conditions of Approval and Mitigation, Monitoring, and Reporting Program (MMRP) 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.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

46. Prior to issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.
47. Development Impact fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

ENGINEERING LAND DEVELOPMENT:

48. The applicant shall abide by all relevant conditions of approval under previously approved MCN No. 22-00084, TPM No. 22-018, TTM No. 22-007, DR No. 22-043, and ASP No. 23-014.

BUILDING & SAFETY DEPARTMENT:

49. Shall comply 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

50. The applicant shall install an automatic fire suppression systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. 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.
51. The requirements of the Department of Environmental Health Services and the South Coast Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
52. 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
53. The applicant shall verify all perimeter/boundary walls shall be 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.
54. All lot lines, easement lines, etc. shall 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.
55. The Tentative Tract or Parcel map shall record prior to the issuance of any permits.
56. The applicant shall comply with the grading requirements:
 - A. Grading plans shall be submitted to, and approved by Building & Safety. The grading plans shall indicate all site improvements, and shall indicate complete drainage paths of all drainage water run-offs.
 - B. All drainage water shall drain via approved methods, to an approved location – public street, public drainage system, etc.
 - C. Drainage water shall not cross over a public sidewalk. Drainage water may however cross under a sidewalk if an approved drainage structure is used.
 - D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
 - E. No water course or natural drainage shall be obstructed.
 - F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

- G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to slag or dirt swale) unless otherwise approved by the Building Official.
- H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to, and approved by Building & Safety.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.
- I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 - 1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 - 2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
 - 3. All proposed drainage structures; and
 - 4. Any proposed and/or required walls or fencing.

57. All signs shall be Underwriters Laboratories approved (or equal).

58. Permits are required prior to the removal and/or demolition of structures.

59. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

60. The project site is located in a VHFSZ and the project will need to comply with all fire zone requirements.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

- 61. The following items shall be completed and/or submitted to Building & Safety – as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off by a City Building Inspector

FIRE PROTECTION DISTRICT:

62. The applicant shall adhere to the approve conditions of approval for MCN No. 22-084 and DR No. 22-043.

MANAGEMENT SERVICES:

63. The applicant shall adhere to the approve conditions of approval for MCN No. 22-084 and DR No. 22-043.