City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2025-050

Tuesday, December 16, 2025
6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Dylan Keetle, Commissioner
Torrie Lozano, Commissioner

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 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 Council Chambers 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.

Para traducción en Español, comuniquese 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 Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

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 December 2, 2025.

CC-A Approval of Minutes of December 2, 2025. **26-0710**

Attachments: Draft Planning Commission Minutes of December 2, 2025.

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 (e) oral - favor

(b) written communication (f) oral - opposition

(c) council/staff comments (g) hearing closed

(d) applicant comments

PH-A Master Case (MCN) No. 23-0095: Conditional Use Permit (CUP) No. 23-0025, and Administrative Site Plan (ASP) No. 23-039 - A request for the establishment of a private school within an existing (church) building and a request for site and architectural review for the modifications to the building and associated on-site improvements, on an existing 2.9 acre parcel located at 17487 Arrow Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301. **25-0689**

RECOMMENDATION:
Based on the information contained in this staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 - ____, and;

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit (CUP) No. 23-0025, and;

3. Approve Administrative Site Plan (ASP) No. 23-0039.

APPLICANT:
Ben Wu
WYF Architecture
40 E. Huntington Drive
Arcadia, CA 91206

LOCATION:
The project site is located on the southwest corner of Arrow Boulevard and Tamarind Avenue, at 17487 Arrow Boulevard (APN: 0192-221-38).

PROJECT PLANNER:
Alexia Barberena, Associate Planner

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

PH-B Master Case No. (MCN) 24-0026: Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011; A Tentative Tract Map for the subdivision of one parcel to establish a condominium map for the development of 153 units and a Design Review request for site and architectural approval of 153 condominiums units, inclusive of 69 detached units and 84 attached units along with associated site improvements, pursuant to the adoption of a Mitigated Negative Declaration, and approval of a Mitigation Monitoring and Reporting Program and directing staff to file a Notice of Determination. **25-0655**

RECOMMENDATION:
Based on the information in the staff report and subject to the

attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-____ , and;

1. Adopt the Mitigated Negative Declaration, and approve the Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination, and;

2. Approve Tentative Tract Map No. 24-0002 (TTM No. 20690), and;

3. Approve Design Review (DR) No. 24-0011.

APPLICANT:
North Fontana Investment Company, LLC
Stacey Sassaman
1156 N. Mountain Avenue
Upland, CA 91786

LOCATION:
The project site is located on the north side of Curtis Avenue at Catawba Avenue (APN: 1108-081-04).

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - Planning Commission Resolution and Conditions of Approval
Attachment No. 4 - Notice of Determination
Attachment No. 5 - Public Hearing Notice

PH-C Master Case No. (MCN) 25-0018: Tentative Tract Map No. 25-0001 (TTM No. 20282), and Design Review (DRP) No. 25-0006; A request for the establishment of a condominium map, and for the site and architectural review for the development of 219 attached condominium units with various amenities and associated improvements, pursuant to a previously adopted Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Ventana at Duncan Canyon specific plan project (SCH No. 2021100400) and directing staff to file a Notice of Determination. **26-0704**

RECOMMENDATION:
Based on the information in the staff report and subject to the

attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-___ , and;

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-000099R1, General Plan Amendment No. 21-000006, and Specific Plan Amendment No. 22-000001) pursuant to CEQA Sections 15162 through 15164 and Section 8-10 of the Fontana 2019 Local Guidelines for Implementing CEQA and that none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination;

2. Approve Tentative Tract Map No. 25-0001; and,

3. Approve Design Review (DR) No. 25-0006.

APPLICANT:
KB Home
Addison Garza
36310 Inland Valley Dr. #300
Wildomar, CA. 92595

LOCATION:
The project site is located at 16015 Duncan Canyon Road (APN: 1107-262-64, formerly known as APN: 1107-262-08).

PROJECT PLANNER:
Alexia Barberena, Associate Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - Planning Commission Resolution, and Conditions of Approval
Attachment No. 4 - Notice of Determination
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. **26-0711**

An update of future City Council agenda items for December 23, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for January 6, 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, January 20, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, CA 92335.

File #: 26-0710
Agenda #: CC-A

Agenda Date: 12/16/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of December 2, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of December 2, 2025. 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

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Torrie Lozano, Commissioner
Dylan Keetle, Commissioner

Tuesday, December 2, 2025 6:00 P.M. Grover W. Taylor Council Chambers

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, December 2, 2025. Vice Chair Quintana called the meeting to order at 6:03 p.m.

Present: Vice Chair Quintana, Commissioners Lozano and Keetle

Absent: Chair Sanchez and Secretary Armendarez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Planning Commission Determination of General Plan conformance under Government Code section 65402 for the Vacation of a portion of Nuevo Avenue and portion of an unnamed Alley, located on the east side of Nuevo Avenue both between Arrow Blvd and Spring Street, pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Adopt **Resolution No. PC 2025-047** finding that the proposed vacation, abandonment, and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15061(b)(3) and directing staff to file a Notice of Exemption**.**

B. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of November 18, 2025.

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

The motion carried by the following vote:

Aye: Vice Chair Quintana, Commissioners Lozano and Keetle

Absent: Chair Sanchez and Secretary Armendarez

Abstain: None

PH- A Master Case No. 25-0078 and Municipal Code Amendment No. 25-0010: Fontana Municipal Code amendments to Chapter 30 to modify Emergency Shelter Overlay District development standards and operating regulations and incorporate property located at 11109 Jasmine Street into the overlay district.

Vice Chair Quintana opened the Public Hearing

Cecily Session-Goins, Associate Planner, presented the staff report.

No written correspondence was received.

Commissioner Lozano asked staff to clarify the current time limit for residents that is being removed. Associate Planner, Cecily Session-Goins responded that the existing six-month

limit is being eliminated to provide greater flexibility for various facility types within the overlay district, allowing operators to determine appropriate lengths of stay, particularly for transitional-type facilities.

Speaker, Steve Wilkerson, spoke regarding concerns with overnight parking and other activity in the area.

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 2025-048; and,

1. **Determine that the proposed ordinance is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3) (the common-sense exemption), and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the ordinance is covered by the rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and also by the common sense exemption which provides that, where it can be determined with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,**

2. **Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No 25-0010 to amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 3-0 to approve Public Hearing Item "A" and adopt Resolution No. PC 2025-048.

The motion carried by the following vote:

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

PH-B Master Case No. 22-000124-R1; Design Review (DRP) No. 22-00057-R1 - A request for revisions to a previously approved design review (DR No. 22-00057). The revisions include modifications to the elevations, increase in the number and size of the 2-bedroom units, reduction in the number of 1-bedroom units, reduction in the square footage of the recreational room and landscaping area, and increase in the size of the carport, porte cochere, and trellis areas, for a previously approved 66-unit senior apartment complex within two (2) buildings, and associated site

improvements, on approximately 2.0 acres, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Vice Chair Quintana opened the Public Hearing.

No written correspondence was received.

Salvador Quintanilla, Senior Planner, presented the staff report.

Commissioner Lozano asked for clarification regarding the parking increase from 37 to 38 spaces. Staff explained that the total number of parking spaces did not change; rather, the number of covered carport spaces increased by one to meet requirements after two additional bedrooms were added, which triggered the need for an additional covered space.

The applicant, David Spiegel, stated that he read and agreed to the Conditions of Approval and explained that the approved 84-unit project was modified to adjust the mix of one- and two-bedroom units and relocate the elevator, resulting in less than a 2% change to the overall building size. He noted that the adjustments amount to roughly 300 square feet per building on the first floor, with a total change of approximately 2,700 square feet including covered parking. The applicant stated the revisions improve building efficiency and respond to a higher community need for two-bedroom units.

No individual 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 2025-049, and

1. **Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act, 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 Design Review (DRP) No. 22-00057-R1.**

ACTION: Motion was made by Commissioner Lozano and seconded by Commissioner Keetle and passed by a vote of 3-0 to approve Public Hearing Item "B"; adopt Resolution No. PC 2025-049 and approve Design Review (DRP) No. 22-00057-R1.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Commissioners Lozano and Keetle NOES: None; ABSTAIN: None; ABSENT: Chair Sanchez and Secretary Armendarez

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle wished everyone a happy holiday season, expressed appreciation for the Planning staff, and acknowledged his son's birthday.

Commissioner Lozano thanked staff and presenters, extended holiday greetings.

Vice Chair also commended staff for the presentations, wished a happy birthday to Commissioner Keetle's son, and expressed appreciation for serving on the Planning Commission.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 6:31 p.m. to the next Regular Planning Commission Meeting on Tuesday, December 16, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

_____
Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 16th DAY OF DECEMBER 2025.

_____
Ricardo Quintana
Vice Chair

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0689
Agenda #: PH-A

Agenda Date: 12/16/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case (MCN) No. 23-0095: Conditional Use Permit (CUP) No. 23-0025, and Administrative Site Plan (ASP) No. 23-039 - A request for the establishment of a private school within an existing (church) building and a request for site and architectural review for the modifications to the building and associated on-site improvements, on an existing 2.9 acre parcel located at 17487 Arrow Boulevard, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15301.

RECOMMENDATION:
Based on the information contained in this staff report and subject to the attached Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 - ____, and;

1. Determine that the project is categorically exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities), 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 Conditional Use Permit (CUP) No. 23-0025, and;

3. Approve Administrative Site Plan (ASP) No. 23-0039.

APPLICANT:
Ben Wu
WYF Architecture
40 E. Huntington Drive
Arcadia, CA 91206

LOCATION:
The project site is located on the southwest corner of Arrow Boulevard and Tamarind Avenue, at 17487 Arrow Boulevard (APN: 0192-221-38).

REQUEST:
Conditional Use Permit (CUP) No. 23-025 - A request to establish a private school within an existing (church) building to be converted to a school facility.

Administrative Site Plan (ASP) No. 23-039 - A request for site and architectural review and approval for the minor modifications to the building and the associated on-site improvements.

PROJECT PLANNER:
Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Specific Plan	Existing Use
Site:	Medium Density Residential (R-M)	Medium Density Residential (R-2)	Vacant church building
North	Medium Density Residential (R-M)	Medium Density Residential (R-2)	Commercial Center, Single-Family and Multi-Family Residential
South	Medium Density Residential (R-M) and Single Family Residential (R-SF)	Medium Density Residential (R-2) and Single-Family Residential (R-1)	Single-Family and Multi-Family Residential
East	Community Commercial (C-C) and Public Facilities (P-PF)	Community Commercial (C-1) and Public Facilities (P-PF)	Retail Store and Tamarind Elementary School
West	Medium Density Residential (R-M)	Medium Density Residential (R-2)	Multi-Family Residential

PROJECT DESCRIPTION:

A. **Site Area:** 120,470 square feet (approximately 2.9 acres total)

B. **Parking:**
Total Required: 23 spaces
Provided: 23 spaces

ANALYSIS:
The applicant, Ben Wu, WYF Architecture, is requesting that the Planning Commission review and approve Conditional Use Permit No. 23-0025, a request to establish a private school within an existing building (former church building to be converted), and Administrative Site Plan No. 23-0039, a request for the site and architectural review for the proposed associated on-site improvements, on approximately 2.9 acres.

Conditional Use Permit No. 23-0025
Pursuant to the Zoning and Development Code Section 30-430(a) private schools are permitted in the R-2 zoning district with the approval of conditional use permit. The Applicant proposes to establish a private school to be located within an existing 15,593 square foot former church building.

Stoneridge Preparatory School is a private school that specializes in providing educational opportunities to international students. The school emphasizes small classroom sizes as well as various fieldtrips for an enriching cultural experience.

The school will start off with five (5) teachers, 12 classrooms, an auditorium/dining area, lab, library, and a multipurpose room. A maximum of 32 students will be enrolled in the school. As the school grows, a condition of approval requires that the applicant amend the CUP, including revising the site to provide additional parking (Condition No. 11). The school will be open from 8:00am-5:00pm, and the school classroom hours will be 8:30am-3:30pm.

The establishment of the proposed school will meet Chapter 16 - Goal 3 of Economy, Education, and Workforce Development of the General Plan (Page 16.55) by creating additional educational amenities. The private school specializes in providing educational services to international students which will bring a qualified workforce to support local businesses. The project further meets Chapter 16 - Goal 1 of Economy, Education, and Workforce Development of the General Plan (Page 16-54), by promoting a diversified economy that retains future job-creating sectors.

Administrative Site Plan No. 23-0039

The Project will convert an existing former church building into a private school use. No physical changes, expansion or structural changes to the building are proposed. On-site improvements to portions of the site include a new concrete driveway and widening the driveway apron along Arrow Boulevard, restriping parking spaces, new exterior decorative fencing, new landscape uplighting, new landscape installation, and a new trash enclosure. The applicant will also renovate the existing building which includes repairing and repainting damaged paint and stucco, replacing broken/missing roof tiles, replacing broken windows, repairing and repainting the wood staircase, and repairing the rain gutters.

The project site is physically suitable in size and shape to support the development of the proposed project. The site will have a one-way entrance along Tamarind Avenue that will lead to a one-way drive aisle that exits onto Arrow Boulevard. There are designated drop off and pick up parallel parking spaces on the south side of the building. Applicable building codes, zoning codes, and fire codes and standards will be met and make for a safe, attractive, project.

Grading/Walls:

The Project Site is L-shaped with a topography that is relatively flat. A five (5) foot high new cast iron fence will be installed along Arrow Boulevard (north) and along Tamarind Avenue (east). A five (5) foot high cast iron fence will also be installed along the westerly driveway that leads to Arrow Boulevard. Additionally, an eight (8) foot high CMU wall will be installed along the southern property line.

Site Access/Circulation/Parking:

The site will have a one-way entrance along Tamarind Avenue that will lead to a one-way drive aisle that exits onto Arrow Boulevard. The Project design will incorporate safety measures for students, automobiles and pedestrians in the project site by providing adequate lighting throughout the site, new paving and striping to clearly identify parking spaces and drive aisles, and the continued proper maintenance and management of the property.

Environmental:
This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section No. 15301 (Class No. 1, Existing Facilities) of the CEQA Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana's Local Guidelines for Implementing CEQA, as the project proposes to operate out of an existing structure, with only minor interior or exterior alterations proposed, and no expansion of the building floor area. Furthermore, none of the exceptions in CEQA Guidelines section 15300.2 apply to the Project.

MOTION:
Approve Staff's Recommendation

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

CITY OF FONTANA PLANNING DEPARTMENT

N



VICINITY MAP

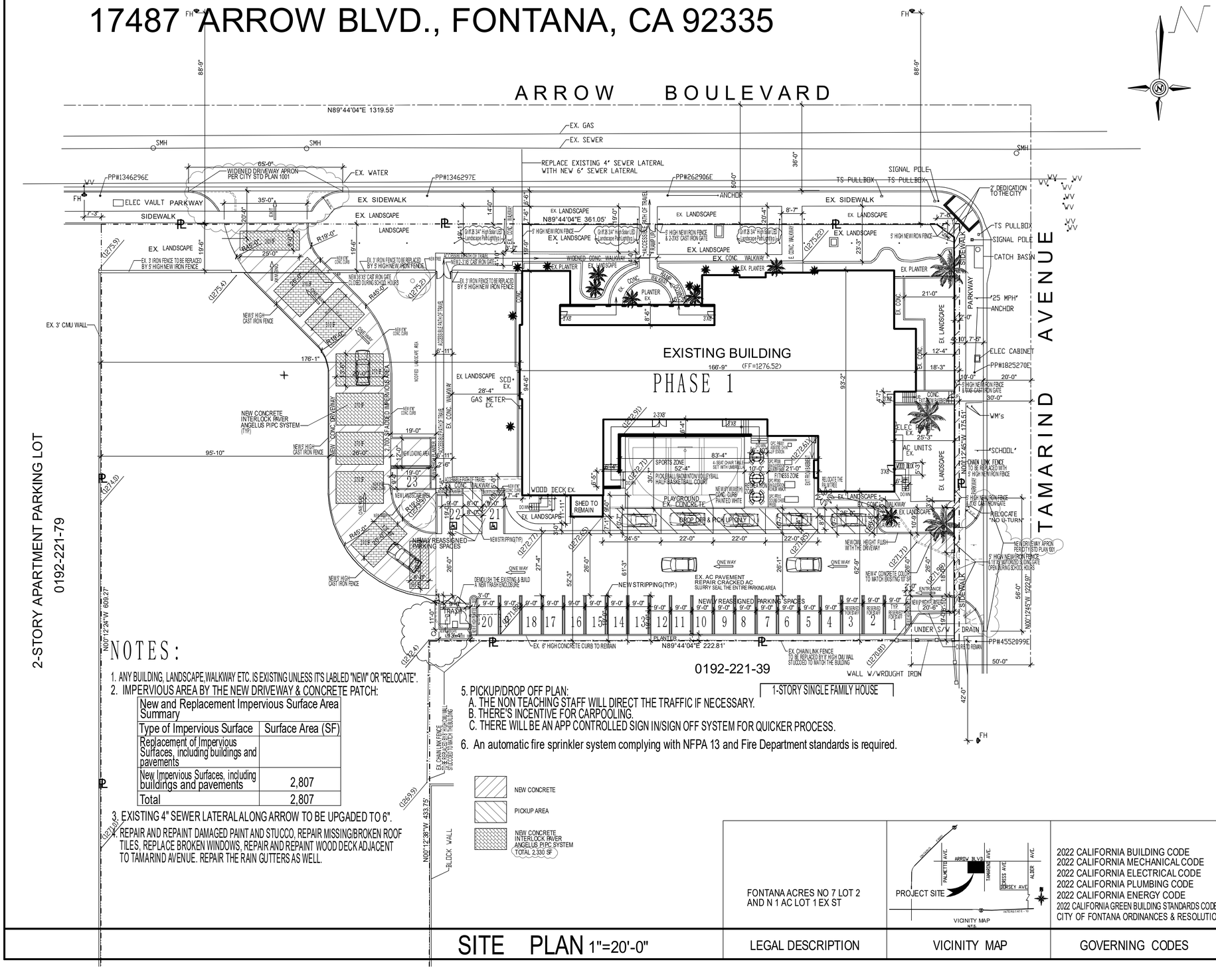
DATE: December 16, 2025

CASE: Master Case No. 23-0095
Conditional Use Permit No. 23-0025
Administrative Site Plan No. 23-0039

ATTACHMENT NO. 1

STONERIDGE PREPARATORY SCHOOL

17487 ARROW BLVD., FONTANA, CA 92335



NOTES:

1. ANY BUILDING, LANDSCAPE,WALKWAY ETC. IS EXISTING UNLESS IT'S LABLED "NEW" OR "RELOCATE".
2. IMPERVIOUS AREA BY THE NEW DRIVEWAY & CONCRETE PATCH:

New and Replacement Impervious Surface Area Summary	
Type of Impervious Surface	Surface Area (SF)
Replacement of Impervious Surfaces, including buildings and pavements	
New Impervious Surfaces, including buildings and pavements	2,807
Total	2,807

3. EXISTING 4" SEWER LATERAL ALONG ARROW TO BE UPGADED TO 6".
4. REPAIR AND REPAINT DAMAGED PAINT AND STUCCO, REPAIR MISSING/BROKEN ROOF TILES, REPLACE BROKEN WINDOWS, REPAIR AND REPAINT WOOD DECK ADJACENT TO TAMARIND AVENUE. REPAIR THE RAIN GUTTERS AS WELL.
5. PICKUP/DROP OFF PLAN:
   A. THE NON TEACHING STAFF WILL DIRECT THE TRAFFIC IF NECESSARY.
   B. THERE'S INCENTIVE FOR CARPOOLING.
   C. THERE WILL BE AN APP CONTROLLED SIGN IN/SIGN OFF SYSTEM FOR QUICKER PROCESS.
6. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required.

NEW CONCRETE
PICKUP AREA
NEW CONCRETE INTERLOCK PAVER ANGELUS PIPC SYSTEM TOTAL 2,330 SF

SITE PLAN 1"=20'-0"

FONTANA ACRES NO 7 LOT 2 AND N 1 AC LOT 1 EX ST

LEGAL DESCRIPTION

VICINITY MAP N.T.S.

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF FONTANA ORDINANCES & RESOLUTIONS

GOVERNING CODES

SUMMARY

ADDRESS: 17487 ARROW BLVD, FONTANA 92335
APN: 0192-221-38
LOT SIZE: 120,470 SF(2.9 AC)
ZONING: R2
OCCUPANY GROUP: E
TYPE OF CONSTRUCTION: VB-SPRINKLERED

PHASE 1:

CONVERTING A CHURCH TO BE A SCHOOL.
(NO STRUCTURAL CHANGES)
12 CLASSROOMS, AUDITORIUM/DINNING AREA
LAB, LIBRARY, MEDIA ROOM, MULTIPURPOSE ROOM.
THERE WILL BE 4 TEACHERS,A NON-TEACHING STAFF AND MAXIMUM 32 STUDENTS.
THESE ARE INTERNATIONAL STUDENTS PREPARING FOR APPLYING US COLLEGES.

OFFICE HOURS: 8:00 AM-5:00 PM
SCHOOL HOURS: 8:30 AM-3:30 PM
GATE OPENING HOURS: 8:00 AM-4:00 PM

EXISTING BUILDING: 10,576 SF
BASEMENT: 4,341 SF
TOTAL BUILDING: 15,593 SF
PARKING REQUIRED:
5(TEACHERS+NON-TEACHING)+32(STUDENTS)/4+10(VISITORS)=23
PARKING PROVIDED: 23, 2 ARE ACCESSIBLE
PHASE 1 TOTAL AREA: 46,320 SF
LANDSCAPE TOTAL:
1620+675+682+2071+2308+373+116+868+251+525+534+154+365+138+39=10,720 SF
10,720/46,320= 23.1% >15%

A-1 TITLE SHEET & SITE PLAN
A-2 FIRST FLOOR PLAN
A-3 BASEMENT PLAN
A-4 ELEVATIONS
A-5 FENCE AND WALL PLAN
E-1 ELECTRICAL GENERAL NOTES
E-2.1 PHOTOMETRIC LIGHTING PLAN
E-2.2 LIGHTING DETAILS
E-2.3 LIGHTING ENERGY CLCULATION
CONCEPTUAL GRADING PLAN

SHEET INDEX

OWNER:
YU WANG
17328 VENTURA BLVD. #501
ENCINO, CA 91316
(323) 388-8742

ARCHITECT:
WYF ARCHITECTURE
40 E. HUNTINGTON DR
Arcadia,CA 91006
(626) 447-7971
Email: Ben.Wu@WYFarchitecture.com

CIVIL ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVE.
FONTANA, CA 92335
(909) 356-1815
EMAIL: rallard@allardeng.com

MEP ENGINEER:
TRICOLOR ENGINEERING
1217 E LAS TUNAS DR.
SAN GABRIEL, CA 91775
(626) 692-1221

PROJECT CONTACTS

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WYF
ARCHITECTURE • PLANNING
INTERIOR DESIGN
40 E Huntington Dr,
Arcadia, CA, 91006
TEL: 626-279-7971
FAX: 626-279-7232

PROJECT ADDRESS:
17487 ARROW BLVD.
FONTANA, CA 92335

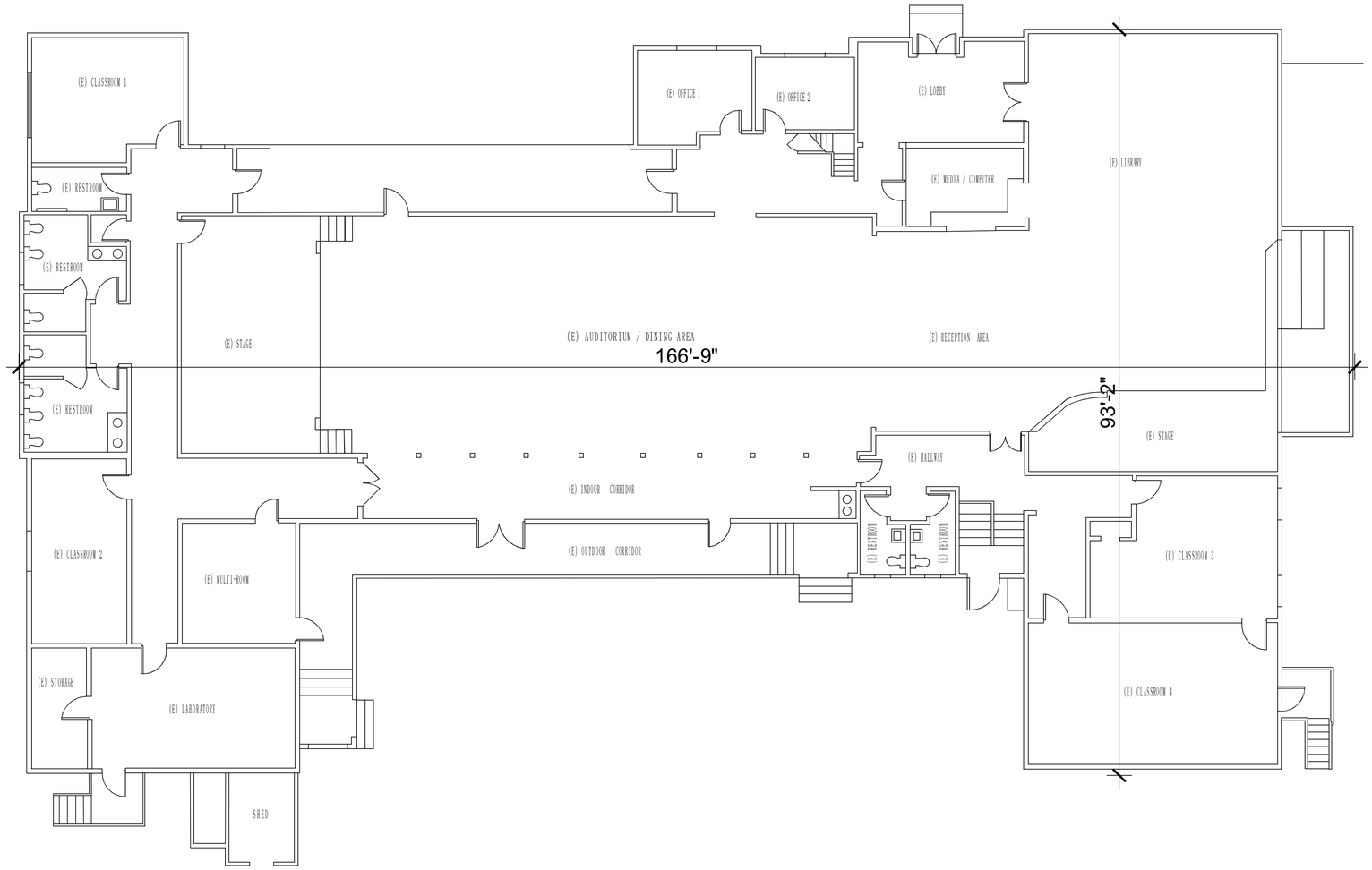
REVISION	DESCRIPTION	DATE
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DATE: SEP. 8, 2025
PROJECT NO: 5-023
SCALE: 1"=20'
DRAWN BY: BW
CHECK BY: WYF

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LICENSED ARCHITECT
WALLACE FU
C - 26061
11-13-2025
RENEWAL DATE
STATE OF CALIFORNIA

A-1



EXISTING FIRST FLOOR PLAN 1/8"=1'-0"

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CHANGE OF USE OF THE BUILDING
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FONTANA, CA 92335

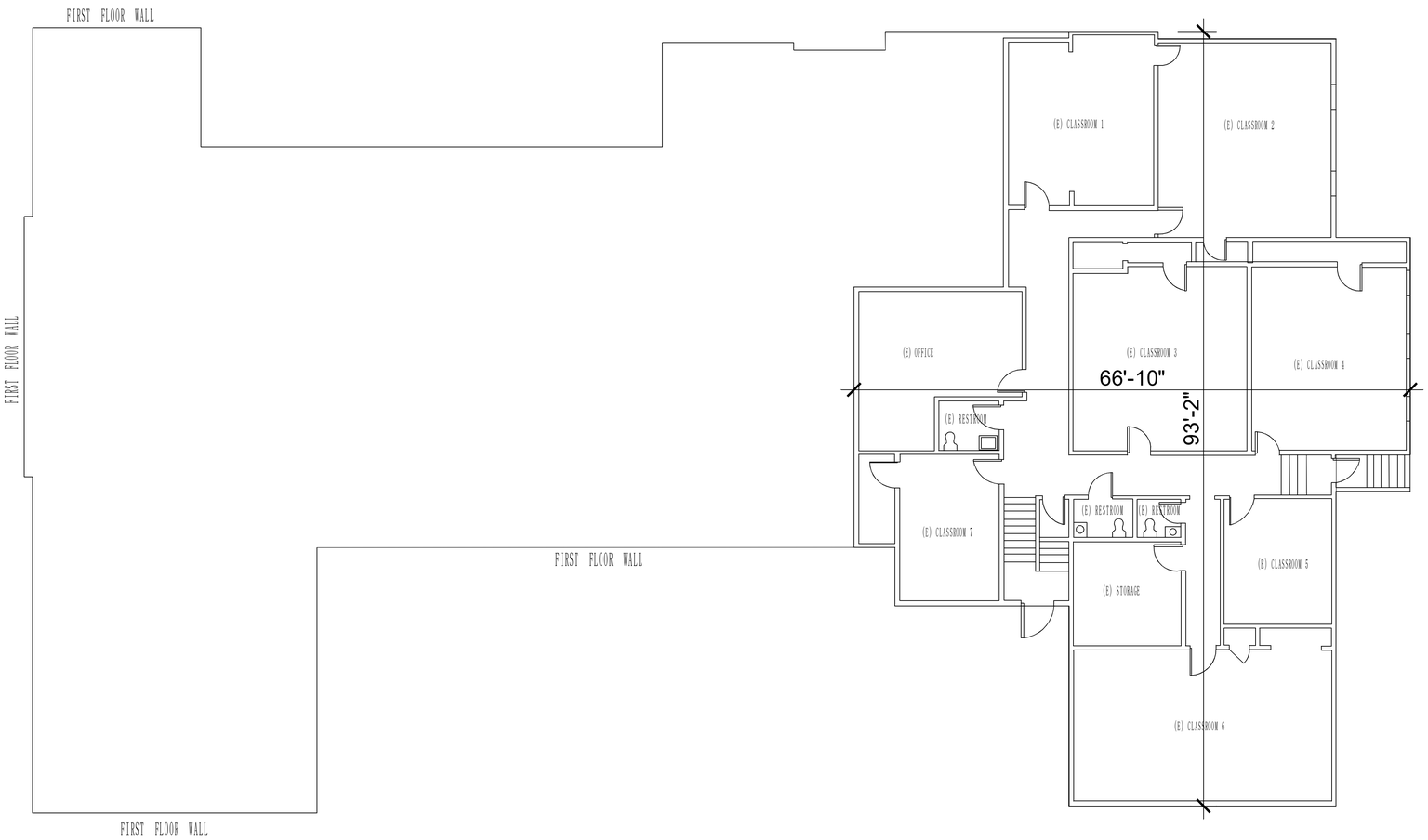
REVISION	DESCRIPTION	DATE
1		

DATE: Sep. 9, 2023
PROJECT NO.: 5-023
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LICENSED ARCHITECT
WALLACE FU
C - 26061
11-13-2021
STATE OF CALIFORNIA

A-2



EXISTING BASEMENT FLOOR PLAN 1/8"=1'-0"

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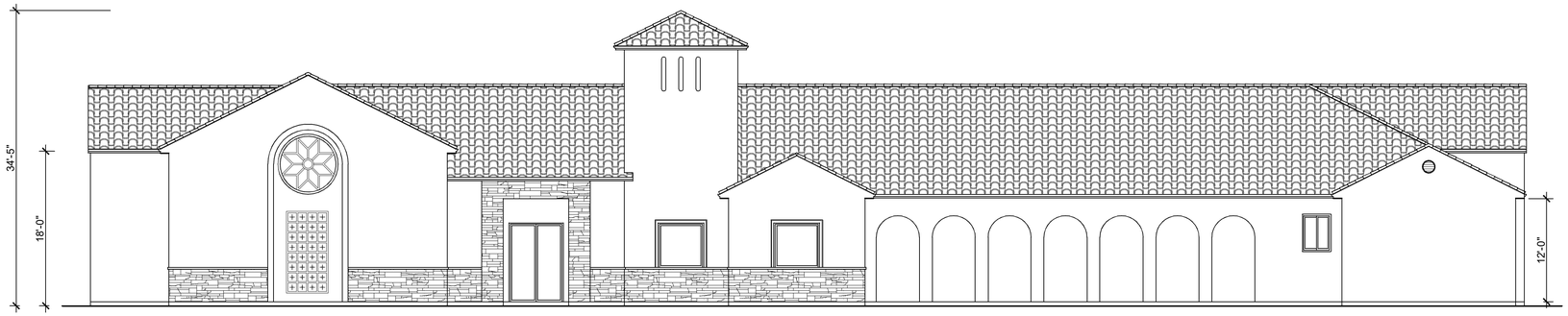
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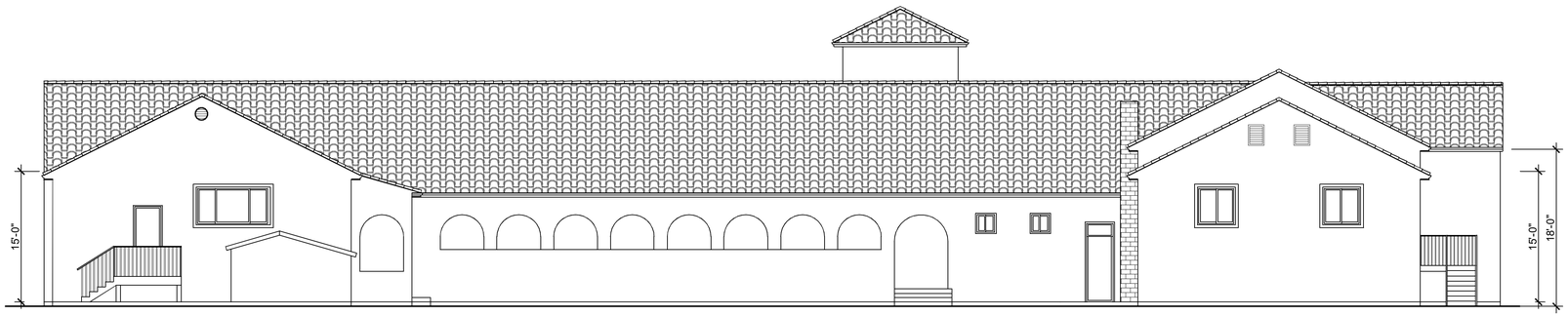
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11-13-2021
RENEWAL
STATE OF CALIFORNIA

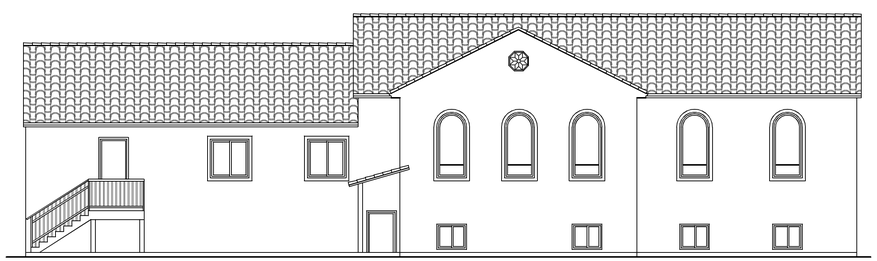
A-3



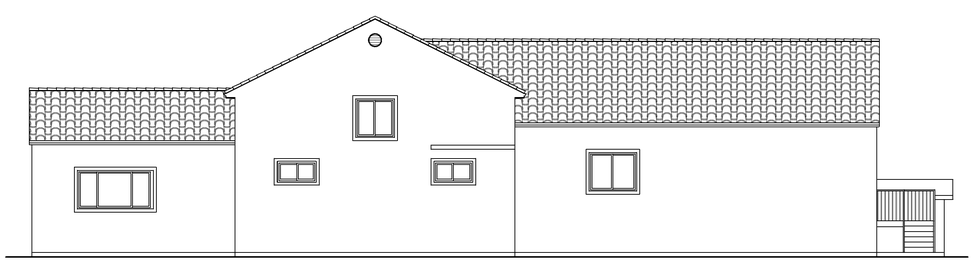
NORTH ELEVATION 1/8"=1'-0"



SOUTH ELEVATION 1/8"=1'-0"



EAST ELEVATION 1/8"=1'-0"



WEST ELEVATION 1/8"=1'-0"

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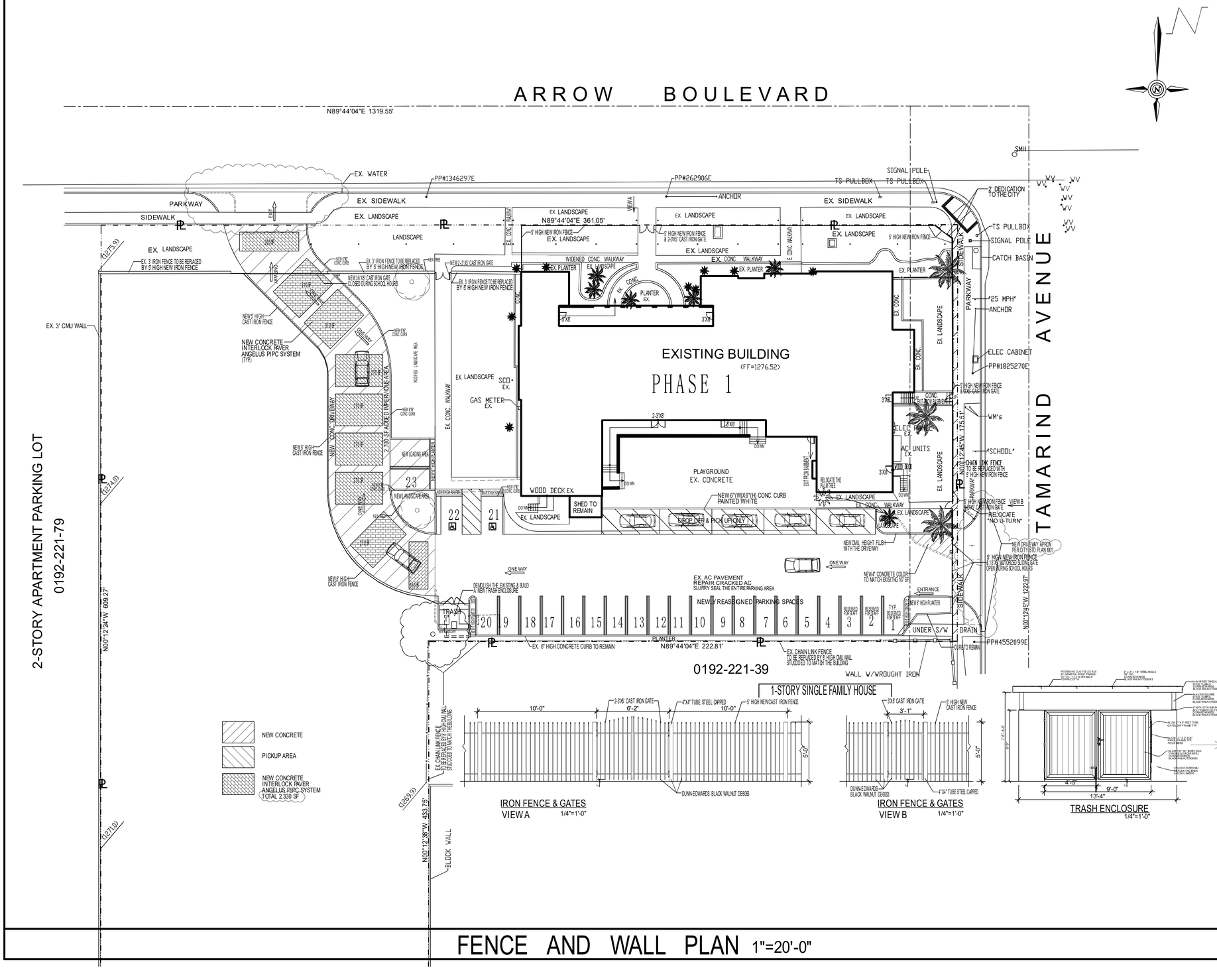
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11-13-2021
RENEWAL DATE
STATE OF CALIFORNIA

A-4


ARROW BOULEVARD
N89°44'04"E 1319.55
TAMARIND AVENUE
EX. WATER
PP#1346297E
PP#262906E
ANCHOR
SIGNAL POLE
TS PULL BOX
TS PULL BOX
SMH
2' DEDICATION TO THE CITY
PARKWAY
SIDEWALK
EX. SIDEWALK
EX. LANDSCAPE
LANDSCAPE
EX. CONC. WALKWAY
N89°44'04"E 361.05'
5' HIGH NEW IRON FENCE
5' HIGH NEW IRON FENCE & 3.5'X5' CAST IRON GATE
WIDENED CONC. WALKWAY
EX. PLANTER
EX. LANDSCAPE
EX. CONC.
PLANTER EX.
25'X8'
3'X8'
EXISTING BUILDING
(FF=1276.52)
PHASE 1
(1275.9)
EX. 3' CMU WALL
EX. 3' IRON FENCE TO BE REPLACED BY 5' HIGH NEW IRON FENCE
NEW 3.5'X5' CAST IRON GATE CLOSED DURING SCHOOL HOURS
NEW 5' HIGH CAST IRON FENCE
NEW CONCRETE INTERLOCK PAVER ANGELUS PIPC SYSTEM (TYP.)
NEW CONC. DRIVEWAY
NEW LOADING AREA
NEW LANDSCAPE AREA
NOTED LANDSCAPE AREA
NEW CONC. CURB
EX. LANDSCAPE
SCD EX.
GAS METER EX.
EX. CONC. WALKWAY
2-3X8'
18'X8'
PLAYGROUND
EX. CONCRETE
DOWN
WOOD DECK EX.
SHED TO REMAIN
EX. LANDSCAPE
NEW 6"(W)X6"(H) CONC. CURB PAINTED WHITE
DROP OFF & PICK UP ONLY
RELOCATE THE PALM TREE
EX. LANDSCAPE
EX. CONC. WALKWAY
EX. LANDSCAPE
RELOCATE "NO U-TURN"
NEW DRIVEWAY APPROACH PER CITY STD PLAN 101
5' HIGH NEW IRON FENCE & 13' W MOTORIZED SLIDING GATE OPEN DURING SCHOOL HOURS
NEW CONC. DRIVEWAY
NEW 3' HIGH CAST IRON FENCE
NEW 3' HIGH CAST IRON FENCE
NEW 3' HIGH CAST IRON FENCE

ABBREVIATIONS AND DESCRIPTIONS

A	AMPERES	FFE	FINISH FLOOR ELEVATION	NL	NIGHT LIGHT
AC	ALTERNATING CURRENT	FIN	FINISH OR FINISHED	NTS	NOT TO SCALE
A/C	AIR CONDITIONING	FIXT	FIXTURE	NO	NORMALLY OPEN
AIC	AMPERES INTERRUPTING CAPACITY	FLUOR	FLUORESCENT		
AFC	AVAILABLE FAULT CURRENT	FT	FEET OR FOOT	OC	ON CENTER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FTG	FOOTING	OFCI	OWNER FINISHED CONTRACTOR INSTALLED
AFF	ABOVE FINISHED FLOOR	FVNR	FULL VOLTAGE NON-REVERSING	OFOI	OWNER FINISHED OWNER INSTALLED
AFG	ABOVE FINISHED GRADE				
AF	AMP FRAME/AMP FUSE	G	GROUND BUS OR WIRE	PB	PULL BOX
ABV	ABV	GA	GAUGE	PC	PHOTOCELL CONTROL
AL	ALUMINUM	GALV	GALVANIZED	PCTC	PHOTOCELL/TIMECLOCK CONTROL
ARCH	ARCHITECT OR ARCHITECTURAL	GC	GENERAL CONTRACTOR	PE	PNEUMATIC-ELECTRIC
AS	AMP SWITCH	GD	GARBAGE DISPOSAL	PH	PH
AT	AMP TRIP	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PIV	POST INDICATOR VALVE
ATS	AUTOMATIC TRANSFER SWITCH	GFI	GROUND FAULT INTERRUPTER	PL	PILOT LIGHT
AWG	AMERICAN WIRE GAUGE	GFR	GROUND FLOOR RELAY	PLBG	PLUMBING
		GG	GREEN GROUND	PNL	PANEL
B/G	BELOW GRADE	GND	GROUND	PVC	POLYVINYL CHLORIDE
BKBD	BACKBOARD			PWR	POWER
BEL	BELOW	H	HORIZONTAL	PP	POWER POLE
		HAZMAT	HAZARDOUS MATERIAL		
C	CONDUIT WITH WIRE	HR	HOUR	Q	FIXTURES WITH QUARTZ RESTRIKE
CATV	CABLE TELEVISION	HP	HOUSE POWER	QTY	QUANTITY
CCTV	CLOSED CIRCUIT TELEVISION	HOA	HAND-OFF-AUTOMATIC		
CB	CIRCUIT BREAKER	HT	HEIGHT	REC	RECESSED
CLG	CEILING	HTR	HEATER	RECEPT	RECEPTACLE
CLF	CURRENT LIMITING FUSE	HZ	HERTZ	REF	REFRIGERATOR
CLR	CLEAR			REQ	REQUIREMENTS
CO	CONDUIT ONLY WITH NYLON PULLCORD	IG	ISOLATED GROUND	RGS	RIGID GALVANIZED STEEL
COAX	COAXIAL CABLE	IMC	INTERMEDIATE METAL CONDUIT	RM	ROOM
CONC	CONCRETE	INCAND	INCANDESCENT		
CONN	CONNECT OR CONNECTION			SB	STANDBY
CONT	CONTINUATION	J-BOX	JUNCTION BOX	SD	SMOKE DETECTOR
CONTR	CONTRACTOR			SF	SQUARE FEET
CPT	CONTROL POWER TRANSFORMER	KCM	KILO-CIRCUIT-MIL	SPEC	SPECIFICATION
CU	COPPER	KS	KNEE SPACE	STRUCT	STRUCTURAL
CT	CURRENT TRANSFORMER	KVA	KILO-VOLTAMPERE	SW	SWITCH
CW	COLD WATER	KW	KILO-WATT	SWBD	SWITCHBOARD
		KWH	KILO-WATT-HOUR	SWGR	SWICHGEAR
D	DEDICATED OUTLET				
DC	DIRECT CURRENT	LBS	POUND	TEM	TEMPORARY
DIA	DIAMETER	LF	LINEAL FEET	TEMP	TEMPERATURE
DISC	DISCONNECT	LOC	LOCATION	TEL	TELEPHONE
DIST	DISTRIBUTION	LT	LIGHT	TC	TIMECLOCK
DL	DAMP LOCATION	LTG	LIGHTING	TYP	TYPICAL
DB	DISTRIBUTION SWITCHBOARD	LV	LOW VOLTAGE		
DWGS	DRAWINGS			UGPS	UNDERGROUND PULL SECTION
		MH	MOUNTING HEIGHT	UL	UNDERWRITERS LABORATORIES
EA	EACH	MANUF	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
EB	90-MINUTE BATTERY CONNECTED TO UNIT	MAX	MAXIMUM		
EC	ELECTRICAL CONTRACTOR	MC	MECHANICAL CONTRACTOR	V	VOLTS
EDF	ELECTRICAL DRINKING FOUNTAIN	MCB	MAIN CIRCUIT BREAKER	VA	VOLTAMPERE
EG	CONNECTED TO EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	VFD	VARIABLE FREQUENCY DRIVE
EF	EXHAUST FAN	MCP	MOTOR CIRCUIT CENTER		
EI	CONNECTED TO EMERGENCY INVERTER	MECH	MECHANICAL	W/	WITH
ELECT	ELECTRICAL	MIN	MINIMUM	WH	WATER HEATER
ELEV	ELEVATION/ELEVATOR	MLO	MAIN LUGS ONLY	WP	WEATHER PROOF
EMER, EM	EMERGENCY	MSB	MAIN SWITCHBOARD	WT	WEIGHT
EMT	ELECTRO-METALLIC TUBING	MTD	MOUNTED		
EQUIP	EQUIPMENT	MTG	MOUNTING	XFMR	TRANSFORMER
EXIST, EX	EXISTING			XL	EXISTING TO BE RELOCATED
		N	NEUTRAL	XN	NEW LOCATION OF RELOCATED FIXTURE
°F	DEGREES FAHRENHEIT	NC	NORMALLY CLOSED	XR	EXISTING TO BE REMOVED
FA	FIRE ALARM	NEC	NATIONAL ELECTRICAL CODE		
FF	FINISHED FLOOR, FURNITURE FEED	NIC	NOT IN CONTRACT		

GENERAL ELECTRICAL NOTES

1. THIS ELECTRICAL DRAWINGS, WHICH CONSTITUTE AN INTEGRAL PART OFTHISCONTRACT SERVES AS THE WORKING DRAWINGS AND INDICATES THE GENERAL LAYOUT OF THE ELECTRICAL SYSTEM. FIELD VERIFICATION OF LOCATIONS ON PLANS IS REQUIRED SINCE ACTUAL LOCATIONS, DISTANCES AND MOUNTING HEIGHTS WILL BE GOVERNED BY FIELD CONDITIONS.
2. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CALIFORNIA CODES AND GOVERNING AUTHORITIES. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE DEEMED AS PERMISSION TO VIOLATE THESE CODES AND AUTHORITIES.
3. AS A MINIMUM, CONSTRUCTION SHALL COMPLY WITH THE 2022 CEC (OR LATEST ISSUE ADOPTED BY THE ENFORCING JURIDICAL).
4. CONDUITS AND CONSTRUCTION FOR UTILITY SERVICES SHOWN ON THESE DRAWING ARE FOR PRELIMINARY REFERENCE ONLY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH FINAL PLANS OF THE SERVING UTILITY COMPANIES.
5. THE MAIN ELECTRICAL SERVICE GROUND BUS SHALL BE GROUNDED TO CONCRETE ENCASED ELECTRODE (UFER) IN ACCORDANCE WITH SECTION 250-50 OF NEC, AND ALSO BONDED TO THE PIPING SYSTEMS PER SECTION 250-104 OF NEC.
6. ALL WIRE, UNLESS NOTED OTHERWISE, SHALL BE COPPER, UL, LISTED FOR 600 VOLTS, **#12 AWG** (FOR CIRCUITS OF 100 VOLTS AND ABOVE). INSULATION SHALL BE DUAL RATED THHN/THWN UNLESS NOTED OTHERWISE. ALUMINUM CONDUCTORS IF INDICATED SHALL BE OF COMPACTED STRAND CONSTRUCTION AND TERMINATED WITH UL LISTED TERMINATING ADAPTERS.
7. ALL FUSES SHALL BE OF THE DUAL ELEMENT CURRENT LIMITING, REJECTION TYPE, UNLESS NOTED OTHERWISE.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SUPPORT FOR ALL FIXTURES AND ELECTRICAL EQUIPMENTS TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND ALL LOCAL ORDINANCES. THE ELECTRICAL CONTRACTOR SHALL VERIFY WHO IS PROVIDING SUPPORT WIRE FOR ALL LIGHTING FIXTURES IN SUSPENED CEILINGS AS REQUIRED BY CODE, AND INCLUDE SAME IF NOT COVERED BY ANOTHER TRADE.
9. UNDERGROUND OR UNDER SLAB CONDUITS SHALL BE PVC SCHEDULE 40 UNLESS NOTED OTHERWISE. ALL NON-METALLIC CONDUIT SHALL CONTAIN AN APPROPRIATELY SIZED EQUIPMENT GROUNDING CONDUCTOR. CONDUIT ABOVE GRADE WHERE NOT EXPOSED TO SEVERE PHYSICAL DAMAGE SHALL BE EMT. ALL OTHER CONDUIT SHALL BE IMC OR GALVANIZED RIGID CONDUIT, EXCEPT AS OTHERWISE INDICATED. CONCEALED CONDUIT MAY BE ARMORED CABLE, FLEX, OR EMT.
10. ALL DEVICE PLATES SHALL BE PLASTIC OF THE STANDARD COLOR AS SELECTED BY THE ARCHITECT.
11. ALL ROOF PENETRATIONS SHALL BE FLASHED AND SEALED PROPERLY.
12. THE ENTIRE WIRING SYSTEM SHALL BE TESTED FOR SHORT CIRCUITS, GROUNDS, AND SUFFICIENT INSULATION RESISTANCE BETWEEN CONDUCTORS AND TO GROUND.
13. ALL OVER CURRENT DEVICES SHALL BE AT LEAST 75 °C RATED.
14. ALL METAL CONDUITS AND FITTINGS SHALL BE LISTED FOR GROUNDING CONTINUITY.
15. MULTIWIRE CIRCUITS SHALL NOT BE INSTALLED.
16. ELECTRICAL EQUIPMENT AND MATERIAL TO BE LISTED, LABELED, AND INSTALLED PER THE CEC, THE INSTALLATION STANDARDS/MANUFACTURER'S RECOMMENDATIONS AND, IF REQUIRED, A RECOGNIZED ELECTRICAL TESTING LABORATORY. (CEC 110.2)
17. PANEL HOMERUN DESIGNATIONS:
    PL 1&3&5 = ONE THREE PHASE, 3-WIRE CIRCUIT, NO NEUTRAL TO A 3-POLE CIRCUIT BREAKER IN PANEL "PL".
    PL 2&4 = ONE SINGLE PHASE, 2-WIRE CIRCUIT, NO NEUTRAL TO A 2-POLE CIRCUIT BREAKER IN PANEL "PL".
    PL 1,3,5 = THREE SINGLE PHASE CIRCUITS WITH SEPARATE NEUTRAL FOR EACH CIRCUIT TO 1-POLE CIRCUIT BREAKER IN PANEL "PL".
18. CEC 110.2 APPROVAL: ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
19. BEES 130.5(C) VOLTAGE DROP: THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRACH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.

CODE COMPLIANCE
CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 REGULATIONS OF ALL OTHER AUTHORITIES HAVING JURISDICTION

SCOPE OF WORK
OUTDOOR LIGHTING PHOTOMETRICS.

SHEET INDEX	
E-1.1	GENERAL NOTES, ELECTRICAL SYMBOL LIST & SHEET INDEX
E-2.1	PARKING LOT PHOTOMETRICS
E-2.2	PARKING LOT LIGHTS SPECIFICATION
E-2.3	PARKING LOT LIGHTING T24

TRICOLOR ENGINEERING

MEP Design

1217 E Las Tunas Dr., San Gabriel, CA 91775

Tel: (626) 692-1221

E-mail: tce@tricoloreng.com

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FONTANA, CA 92335

REVISION	DESCRIPTION	DATE

DATE: Sep. 21, 2023

PROJECT NO.: 5-023

SCALE:

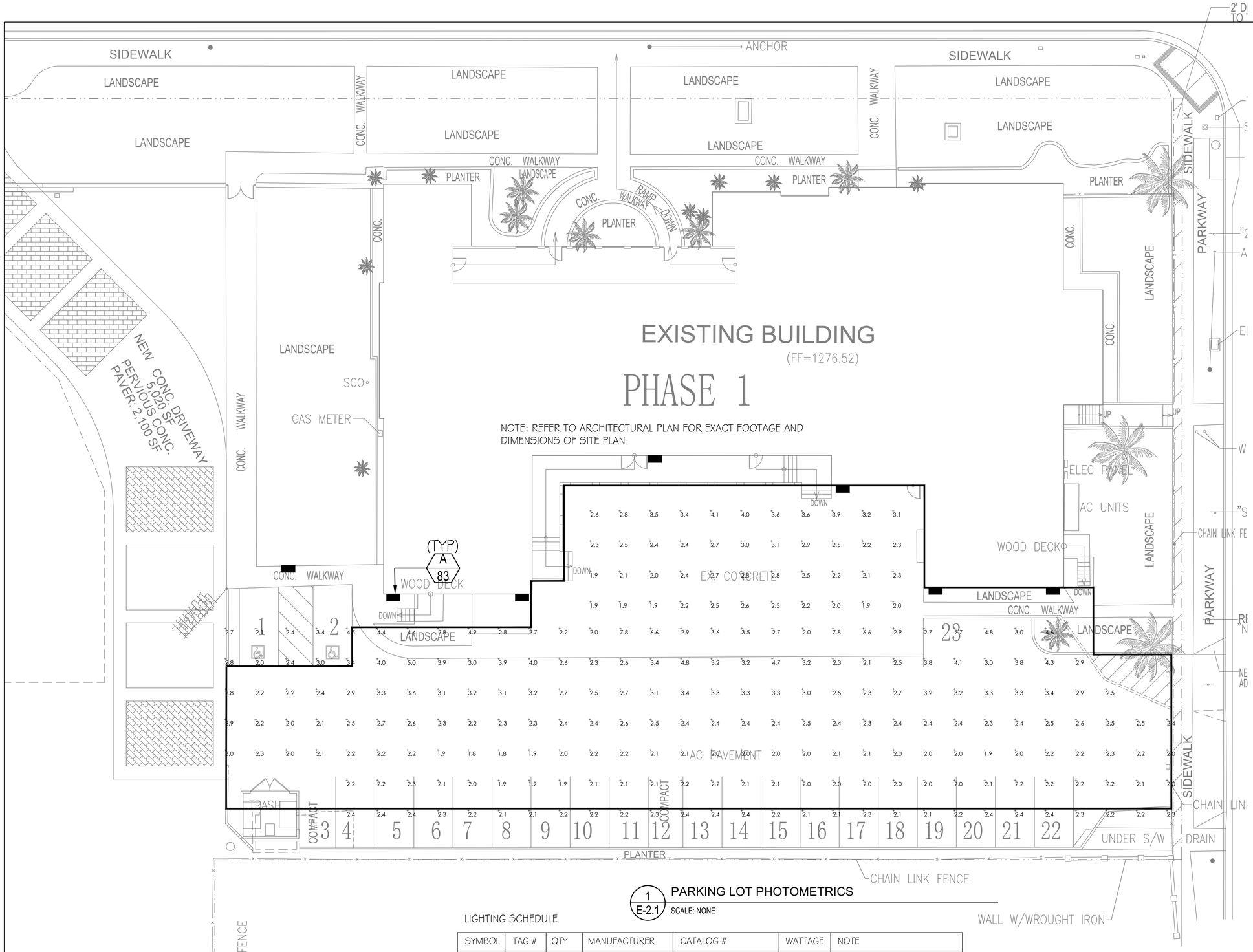
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REGISTERED PROFESSIONAL ENGINEER
CHENGHUI CHEN
E 21981
ELECTRICAL
STATE OF CALIFORNIA

E-1



PARKING LOT PHOTOMETRICS

1 / E-2.1 SCALE: NONE

LIGHTING SCHEDULE

SYMBOL	TAG #	QTY	MANUFACTURER	CATALOG #	WATTAGE	NOTE
▬	A	5	HUBBELL	LNC3-24L4K-105-4	83	15' HIGH WALL PACK LIGHT

PARKING LOT AVERAGE ILLUMINATION = 2.72 FOOTCANDLE

TRICOLOR ENGINEERING

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YONGHUI CHEN
E 21981
ELECTRICAL
STATE OF CALIFORNIA

E-2.1

LITEPAK SERIES LNC3

Cat.#

Job

Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
The midsized LNC3 is designed for perimeter illumination for safety, security and identity. No uplight and lower glare lens option offer neighbor friendly lighting at typical mounting heights of 8-20'. Units have protective polyester finish for long lasting appearance. Ideal for schools, factories, hospitals, warehouses and retail applications. Energy efficient LEDs provide 70%+ energy savings with little to no maintenance when compared to traditional light sources.

Construction:
Die-cast aluminum housing protects components and provides an architectural appearance. Casting thermally conducts LED heat to optimize performance and long life. Powder paint finish provides durability in outdoor environments. Four 1/2" conduit entries (top, bottom, and sides) provided for surface conduit.

Electrical:
- 120-277, 347 and 480 voltage, 50/60Hz, 0-10V dimming drivers
- Electronic driver
- 10kA surge protection

LEDs) CCT:
- Ambient operating temperature -40°C to 40°C
- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Available in 2 or 24 LED configuration, see page 2 for electrical and photometric data

Lenses:
- Zero uplight distributions using individual acrylic LED optics provide IES type II, III and IV distributions
- CS - Frosted acrylic diffuser option for reduced glare
- CSU - Frosted acrylic diffuser for inverted "up" mounting applications (lens required)

Lumen Maintenance:
L89 at 60,000 hrs (Projected per IESNA TM-21-11), see table on page 2 for all values

Installation:
Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
Designed for direct j-box mount or conduit feed on all four sides in single SKU.

Options/Controls:
- Button photocontrol for dusk to dawn energy savings
- 7-pin photo-receptacle available for twist lock photocell and controls by others
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- In addition, LITEPAK can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

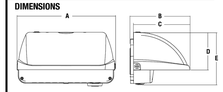
Listings:
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 Assembly • EA Approved (3000K configurations)

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S)



DIMENSIONS



A	B	C	D	E	Weight / BBU
13"	10.5"	9.9"	5.8"	8.3"	18 lbs.
330.2 mm	266.7 mm	251 mm	147.3 mm	210.8 mm	8.2 kg

SHIPPING INFORMATION

Catalog Number	G.W.lbs/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC3-24L	18.0 (8.2)	15.8 (40)	11.0 (28)	13 (33)	1

CERTIFICATIONS/LISTINGS

c SP us LISTED DLC 5.1 klu *3000K and warmer CCTs only

ORDERING INFORMATION – ORDERING EXAMPLE: LNC3-24L-3K-105-2-1-DB-7PR-SCP

LNC3 - 24L - 4K - 105 - 4 - 3 - [ ] - [ ] - [ ]

FAMILY	NUMBER OF LEDS	CCT	DRIVE CURRENT	IES DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS
LNC3 Medium Litepak Wallpack	24L 24LEDs	3K 3000K 4K 4000K 5K 5000K	035 350mA 050 500mA 075 750mA 105 1050mA	2 Type II 3 Type III 4 Type IV	U 120v-277v 1 120v[1] 2 208v[1] 3 240v[1] 4 277v[1] 5 480v[1] F 347v[1]	DB Bronze BL Black WH White GR Gray PS Platinum CC Custom Color	PCU Universal Button PC 7PR[2] 7-pin PCR SCP[3,4] Programmable occupancy sensor SWP[3,5] SiteSync pre-commissioned SWPM[1,4,5,6] SiteSync pre-commissioned w/ occupancy sensor	F[1] Fusing (must specify voltage per footnote) CS Frosted acrylic diffuser CSU[7] Inverted/Up mounting frosted acrylic diffuser (required for up/in-verted fixture installations, factory install only see page 3) E[1,8] Integral battery backup rated for 0° EH[1,8] Integral battery backup with heater rated for -30°C 2DR[9] Dual Drivers

[1] Must specify voltage (120 or 277V only for E/EH options)
[2] Factory Install Only. Not available with SCP or SWPM sensor/control options
[3] Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only.
[4] Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM options.
[5] 350mA, 500mA &750mA versions only. Not available with 2DR or SWPM options.
[6] Accepts standard 3, 5, and 7-Pin ANSI controls (by others). Not available with PCU, SWP or SWPM control options
[7] Must specify group and zone information at time or order. See www.HubbellLighting.com/products/sitesync for future details
[8] Special lens delay, dimming level and mounting height
[9] 700mA and 1050mA versions only, not available with 347/480V
* 1050mA only, not available with 347V or 480V

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Accessories and Services (Ordered Separately)

Catalog Number	Description
LNC3-CS	Frosted acrylic diffuser reduces surface brightness and glare with a roughly 20% lumen reduction
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ Available as a SiteSync retrofit solution for fixtures with an existing 7-pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	HCS System
NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

SiteSync 7-Pin Module



- SiteSync Features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Available on all products that have a 7-Pin receptacl
- Does not interface with occupancy sensors

PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. TYPE	5K (5000K nominal, 70 CRI) LUMENS	5K LPW[1]	5K B	5K U	5K G	4K (4000K nominal, 70 CRI) LUMENS	4K LPW[1]	4K B	4K U	4K G	3K (3000K nominal, 70 CRI) LUMENS	3K LPW[1]	3K B	3K U	3K G
4	N/A	N/A	E	671	-	-	-	-	657	-	-	-	-	591	-	-	-	-
24	350mA	28	2	3,212	115	1	0	1	3,145	113	1	0	1	2,991	107	1	0	1
			3	3,160	113	1	0	1	3,094	111	1	0	1	2,944	106	1	0	1
			4	3,182	114	1	0	1	3,116	112	1	0	1	2,964	106	1	0	1
	500mA	41	2	4,143	101	1	0	2	4,057	99	1	0	2	3,858	94	1	0	2
			3	4,076	99	1	0	1	3,991	97	1	0	1	3,797	93	1	0	1
			4	4,104	100	1	0	1	4,019	98	1	0	1	3,823	93	1	0	1
	750mA	60	2	5,918	99	1	0	2	5,795	97	1	0	2	5,512	92	1	0	2
			3	5,823	97	1	0	2	5,702	95	1	0	2	5,424	90	1	0	2
			4	5,863	98	1	0	2	5,741	96	1	0	2	5,461	91	1	0	2
	1050mA	83	2	7,630	92	2	0	2	7,472	90	2	0	2	7,107	86	2	0	2
			3	7,508	90	1	0	2	7,352	89	1	0	2	6,993	84	1	0	2
			4	7,559	91	1	0	2	7,402	89	1	0	2	7,041	85	1	0	2

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
24	350mA	120	0.23	28
		277	0.10	28
		347	0.08	28
		480	0.06	28
	500mA	120	0.34	41
		277	0.15	41
		347	0.12	41
		480	0.09	41
	750mA	120	0.50	60
		277	0.22	60
		347	0.17	60
		480	0.13	60
	1050mA	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS 0	25,000	50,000	TM-21-11[1] L90 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.97	0.94	0.93	0.89	>296,000
40°C / 104°F	1.00	0.95	0.91	0.89	0.83	>191,000

1. Projected per IESNA TM-21-11 * (Nichia 219C, 1050mA, 85°C, 10,000 hrs)
Data reference the extrapolated performance projections for the LNC3-24L-105 base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

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CSU – INVERTED MOUNTING OPTION (Requires Factory Installed lens option)



Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

7PR-7-PIN RECEPTACLE (Photocontrol and Wireless Controls by Others)



Standard NEMA 7-Pin receptacle for twist lock photocell or wireless controls (by others).

SCP - Programmable Occupancy Sensor

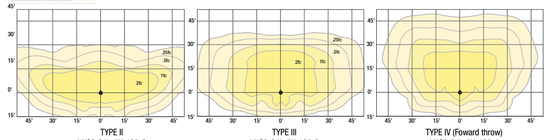


Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%)

Visit: **http://www.hubbelllighting.com/solutions/controls/** for control application information

PHOTOMETRICS

Mounting Height 15ft

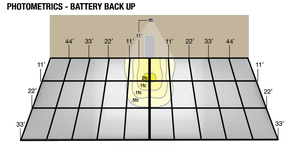


TYPE II
LNC3-24L-5K-105-2

TYPE III
LNC3-24L-5K-105-3

TYPE IV (Forward throw)
LNC3-24L-5K-105-4

PHOTOMETRICS - BATTERY BACK UP



11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.
Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging.
EH (units with a heater) consume up to an additional 6 watts when charing if the battery temp is lower than 10°C

E & EH EMERGENCY BATTERY BACKUP



24 High Power LEDs generate up to 6,000 lumens in Normal Mode, and use 4 LEDs for up to 700 lumens in emergency.

SWP & SWPM - SiteSync™



SiteSync Lighting Control is available from our most popular brands in a broad range of award-winning product families.

Precommissioned SiteSync Ordering Information:
When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project locations Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture selection of the lens.

Examples: LNC3-24L-4K-075-3-U-BL-SWP — SiteSync only
LNC3-24L-4K-075-3-U-BL-SWPM-20F — SiteSync with Motion Control

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TRICOLOR ENGINEERING
MEP Design
1217 E Las Tunas Dr., San Gabriel, CA 91775
Tel: (626) 692-1221
E-mail: tce@tricoloreng.com

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WYF ARCHITECTURE

ARCHITECTURE • PLANNING
INTERIOR DESIGN
40 E Huntington Dr,
Arcadia, CA, 91006
TEL: 626-279-7971
FAX: 626-279-7232

PROJECT ADDRESS:
CHANGE OF USE OF THE BUILDING
17487 ARROW BLVD.
FONTANA, CA 92335

REVISION	DESCRIPTION	DATE

DATE: Sep. 21, 2023
PROJECT NO.: 5-023
SCALE:
DRAWN BY: CY
CHECK BY: CY

NOT TO SCALE IF PRINTED ON 11" X 17" PAPER

REGISTERED PROFESSIONAL ENGINEER CHIHUI CHEN E 21991 ELECTRICAL STATE OF CALIFORNIA

E-2.2

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: One Story Elevator	Report Page:	(Page 1 of 7)
Project Address: 17487 Arrow Blvd, Fontana, CA 92335	Date Prepared:	2023-09-21T14:54:10-04:00

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Fontana	04	Total Illuminated Hardscape Area (ft^2) 10313
02	Climate Zone	10		
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas		
05	Occupancy Types within Project			
• School or Classroom				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

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Project Name: One Story Elevator	Report Page:	(Page 2 of 7)
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv											Compliance Results		
01		02		03	04		05		06		07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)1 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
616.36	+	---	+	---	---	+	---	OR	---	=	616.36	≥	581	COMPLIES
Shielding Compliance (See Table G for Details)														COMPLIES
Controls Compliance (See Table H for Details)														COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req.: > 6,200 initial lumen output 130.2(b) / 160.5(c)[4]	Field Inspector	
										Pass	Fail
A	Wall Pack	☐ Linear	83	Mfr. Spec	7	New	☐	581	Provided	☐	☐
							Total Design Watts:	581			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*

[2] *For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*

[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*

[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

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G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
Name or Item Tag	Complete Luminaire Description	Backlight Rating[2]			Uplight Rating[2]			Glare Rating (Lumens)[2]			Field Inspector	
		Mounting Height[1]	Max Allowable Backlight Rating[3]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating[3]	Uplight Rating Per Design	Mounting Height[1]	Max Allowable Glare Rating[3]	Glare Rating Per Design	Pass	Fail
A	Wall Pack	2 MH from property line	No Limit	B1	Area Lighting	U0	U0	> 2 MH from property line	G3	G2	☐	☐

[1] *FOOTNOTES: Mounting Height is labeled MH in this table.*
[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per 130.2(b)/ 160.5(c)*
[3] *BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.*

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
Parking Lot: "A"	Astronomical Timer	Provided	Provided	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

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Project Name: One Story Elevator	Report Page:	(Page 5 of 7)
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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01					
		"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M		

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Parking Lot	11884	0.021	249.56	584	0.2	116.8	366.36
Initial Wattage Allowance for Entire Site (Watts):							250
Instances of Initial Wattage Allowance (LZ 0 only)[1]							
Total General Hardscape Allowance (Watts):							616.36

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Parking Lot: "A"

Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000 Schema Version: rev 20220101
Compliance ID: 143882-0923-0002 Report Generated: 2023-09-21 11:54:13

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: One Story Elevator	Report Page:	(Page 7 of 7)
Project Address:	Date Prepared:	2023-09-21T14:54:10-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Yonghui Chen	Yonghui Chen
Company: Tricolor Engineering	Signature Date: 09-21-2023
Address: 1217 E Las Tunas Dr.	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Gabriel/CA/91775	Phone: 626-692-1221

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Responsible Designer Signature:
Yonghui Chen	Yonghui Chen
Company: Tricolor Engineering	Date Signed: 09-21-2023
Address: 1217 E Las Tunas Dr.	License: E21991
City/State/Zip: San Gabriel/CA/91775	Phone: 626-692-1221

Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Report Version: 2022.0.000 Schema Version: rev 20220101
Compliance ID: 143882-0923-0002 Report Generated: 2023-09-21 11:54:13

TRICOLOR ENGINEERING
MEP Design
1217 E Las Tunas Dr., San Gabriel, CA 91775
Tel: (626) 692-1221
E-mail: tce@tricoloreng.com

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WYF ARCHITECTURE
ARCHITECTURE • PLANNING
INTERIOR DESIGN
40 E Huntington Dr,
Arcadia, CA, 91006
TEL: 626-279-7971
FAX: 626-279-7232

PROJECT ADDRESS:
CHANGE OF USE OF THE BUILDING
17487 ARROW BLVD.
FONTANA, CA 92335

REVISION	DESCRIPTION	DATE

DATE: Sep. 21, 2023
PROJECT NO.: 5-023
SCALE:
DRAWN BY: CY
CHECK BY: CY

NOT TO SCALE IF PRINTED ON 11" X 17" PAPER

LICENSED PROFESSIONAL ENGINEER YONGHUI CHEN E 21991 ELECTRICAL STATE OF CALIFORNIA
Yonghui Chen

E-2.3

CITY OF FONTANA

CONCEPTUAL GRADING PLAN
STONERIDGE PREP SCHOOL

ASSESSOR'S PARCEL NO.
0192-21-38

LEGAL DESCRIPTION:

OWNER:
YU WANG
17328 VENTURA BLVD. #501
ENCINO, CA 91316
(323) 388-8742

ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVE.
FONTANA, CA 92335
(909) 356-1815

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THE SURVEY IS THE CENTERLINE OF ARROW BOULEVARD BEING N89°44'04"E.

BENCHMARK:

CITY OF FONTANA, UTILITY NOTIFICATION LIST

CITY OF FONTANA
8353 SIERRA AVE.
FONTANA, CA 92335
(909) 350-6632

FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374
(909) 335-7967
EMERGENCIES: (800) 427-2200

SO. CALIF. EDISON COMPANY
300 N. PEPPER AVE
RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND
(909) 875-5100 - TRANSMISSION
(213) 637-1233 - PIPELINES
(909) 357-6505 - DISTRIBUTION

AT&T
22311 BROOKHURST ST SUITE 203
HUNTINGTON BEACH, CA 92646
(714) 963-7964

SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

TIME WARNER CABLE
1500 AUTO CENTER DR
ONTARIO, CA 91761
(909) 975-3439

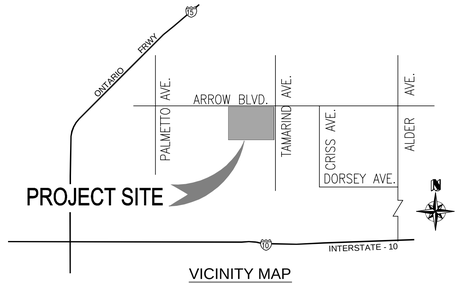
SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

UNDERGROUND SERVICE ALERT
(800) 422-4133

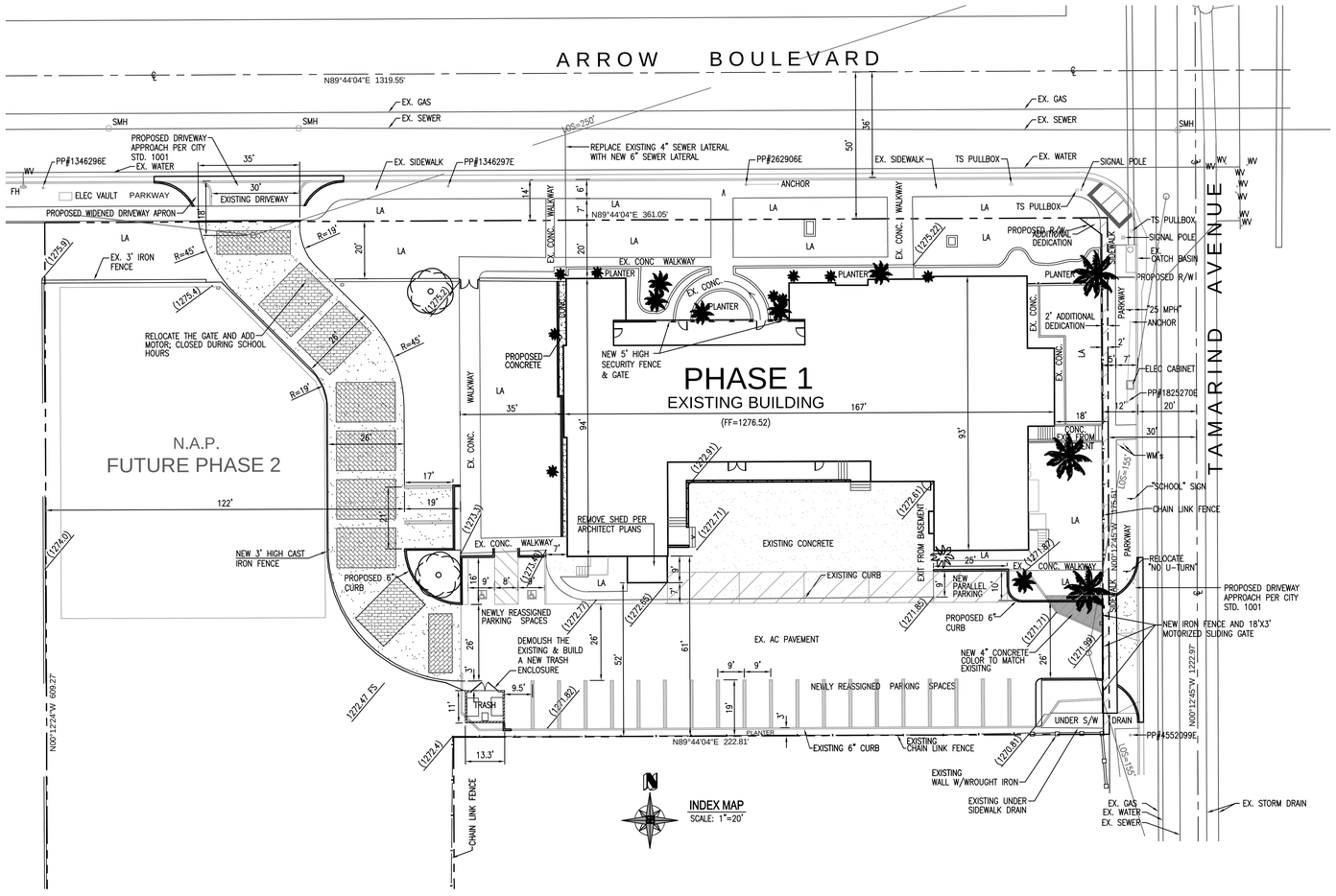
NOTES:

LEGEND

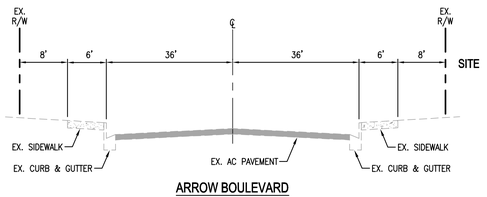
PA	PLANTER AREA
FL	FLOW LINE
GB	BRADE BREAK
TC	TOP OF CURB
HP	HIGH POINT
FS	FINISH SURFACE
PL	PROPERTY LINE
LA	LANDSCAPE



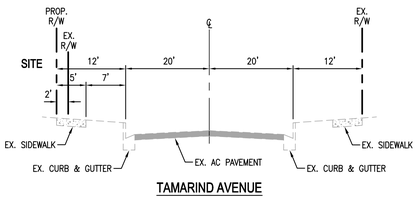
VICINITY MAP
N.T.S.



INDEX MAP
SCALE: 1"=20'



ARROW BOULEVARD
NTS



TAMARIND AVENUE
NTS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

DRC___-_____

Prepared For:
STONERIDGE PREP SCHOOL
17487 ARROW BLVD.
FONTANA, CA 92335

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Ave.
Fontana, California 92335
Phone (909) 356-1795

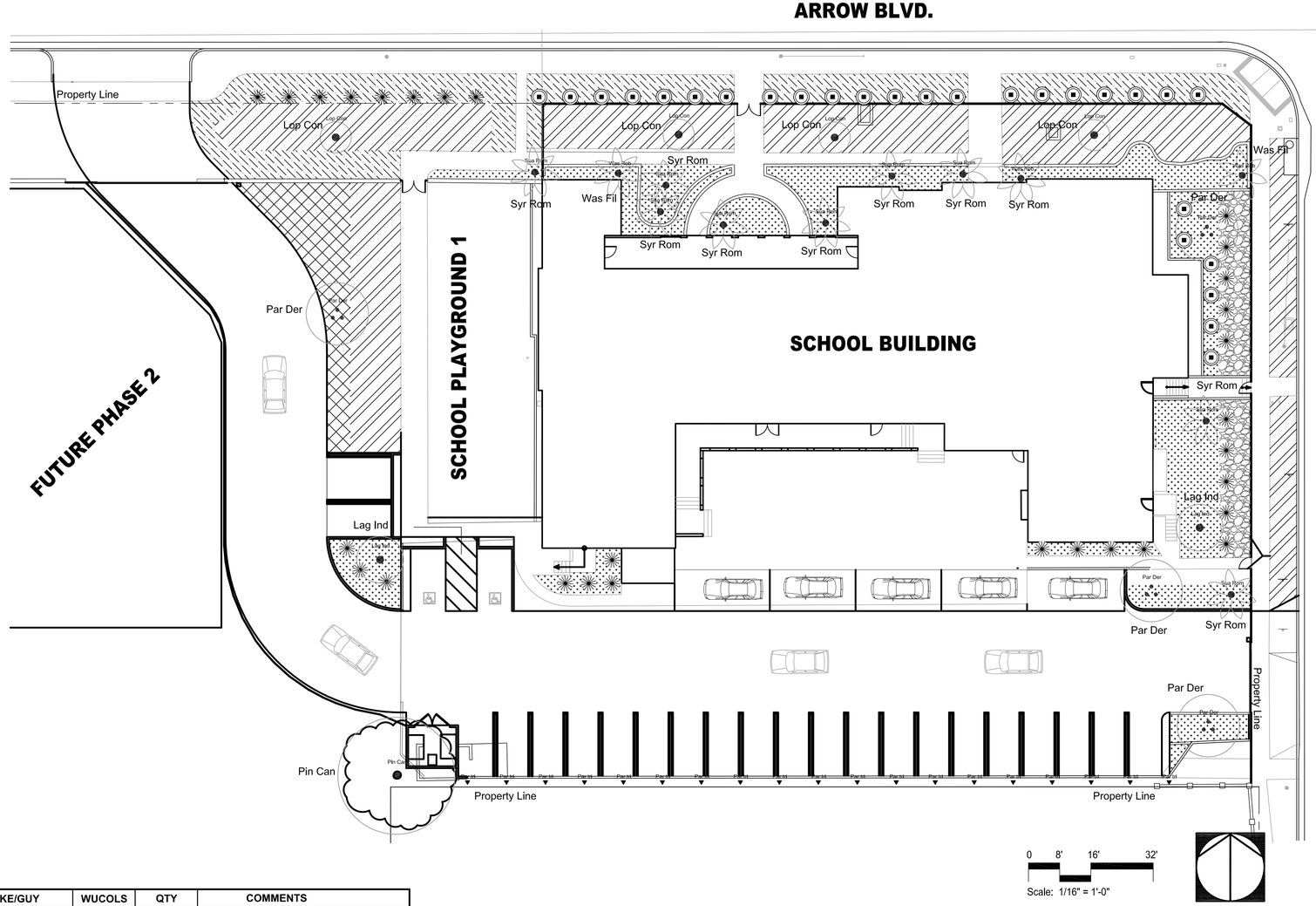
Raymond J. Allard, R.C.E. 36052 Date 8-25-23

DATE	February, 2022
SCALE	1"=50'
DRAWN	AE
CHECKED	R.J.A

SHEET TITLE: CONCEPT GRADING PLAN
PROJECT: STONERIDGE PREP SCHOOL
17487 ARROW BLVD.
FONTANA, CA 92335
FONTANA, CALIFORNIA
JOB NO.

SHEET NO.
1 OF 1

NOTE:
Refer to Sheet A-1 for detailed calculation of landscape area total and percentage.



EXISTING TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	STAKE/GUY	WUCOLS	QTY	COMMENTS
Pin Can	Pinus canariensis	Canary Island Pine	-	-	-	L	1	Protect in plan, prune if necessary
Syr Rom	Syragrus romanzoffiana	Queen Palm	-	-	-	MW	10	Protect in plan, prune if necessary
Was Fil	Washingtonia filifera	California Fan Palm	-	-	-	L	3	Protect in plan, prune if necessary

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	STAKE/GUY	WUCOLS	QTY	COMMENTS
Par Der	Parkinsonia x ' Desert Museum'	Desert Museum Palo Verde	36" box	Multi / L.B.	Stake	L	4	Install root barrier manufacture recommendations if within 6' of paving
Lag Ind	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	24" box	STD	Stake	L	2	Install root barrier manufacture recommendations if within 6' of paving
Lop Con	Lophostemon confertus	Brisbane Box	15 gal.	STD	Stake	L	4	Install root barrier manufacture recommendations if within 6' of paving

TOTAL TREES = 14 (EXISTING) + 4 (36" BOX) + 2 (24" BOX) + 4 (15 GAL) = 24

Notes of Mulch Requirements : All planting area shall receive Min. 3" of bark mulch after planting. Refer to planting specifications for accepted manufacture.

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	QTY	WUCOLS	COMMENTS
	Agave americana 'Variegata'	Variegated Century Plant	5 gal.	–	28	VL	
	Phormium tenax 'Atropurpureum'	New Zealand Flax 'Atropurpureum'	5 gal.	–	27	L	

GROUND COVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WUCOLS	COMMENTS
	Lantana 'New Gold'	New Gold Lantana	Flat	24" o.c.	1,330 sf	L	
	Myoporum parvifolium	Creeping Boobialla	Flat	24" o.c.	2,860 sf	L	
	Pennisetum alopecuroides	Fountain Grass	1 gal.	36" o.c.	2,320 sf	L	
	Senecio mandraliscae	Blue Chalksticks	Flat	24" o.c.	2,340 sf	VL	
	Decomposed Granite				2,730 sf		

VINE and ESPALIER SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	QTY	WUCOLS	TRAINING METHOD
Par Tri	Parthenocissus Tricuspidata	Boston Ivy	1 gal.		10' o.c.	19	MW	Garden trellis vine anchor attach to wall with silicon glue

LCW GROUP
LANDSCAPE ARCHITECTURE
31473 Rancho Viejo Rd., Suite 208,
San Juan Capistrano, CA 92675, USA
Tel: 949-388-8588
Email: lwang@thelcwgroup.com
www.thelcwgroup.com

STONEBRIDGE PREP SCHOOL
17487 ARROW BLVD.,
FONTANA, CA 92335

Date	Revision

REGISTERED LANDSCAPE ARCHITECT
Li Chi-Yi Wang Lic. No. 6286
Signature
Exp. 8/31/25
Renewal Date
Exp. 7/22/24
Date
STATE OF CALIFORNIA

Sheet Title:

CONCEPTUAL LANDSCAPE PLAN

Job No. : 92335-02
Scale: 1/16" = 1'-0"
Drawn: LCW
Checked: LCW

Sheet Number:

L-1.01

Conceptual Landscape Plan 2024-07-22

RESOLUTION NO. PC 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APROVING CONDITIONAL USE PERMIT NO. 23-0025 TO ESTABLISH A PRIVATE SCHOOL WITHIN AN EXISTING BUILDING (FORMER CHURCH) AND APPROVING ADMINISTRATIVE SITE PLAN NO. 23-0039 TO APPROVE THE SITE AND ARCHITECTURAL MODIFICATIONS AND ASSOCIATED ON-SITE IMPROVEMENTS TO THE APPROXIMATELY 2.9-GROSS ACRE SITE LOCATED AT 17487 ARROW BOULEVARD (APN: 0192-221-38), PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15301.

WHEREAS, 17487 Arrow Boulevard, also identified as Assessor Parcel Number ("APN") 0192-221-38 ("Project Site"), was annexed from San Bernardino County, and incorporated into the City of Fontana in 1952; and

WHEREAS, on October 3, 2023, the City of Fontana (City") received a Conditional Use Permit application (CUP No. 23-0025) and Administrative Site Plan application (ASP No. 23-0039) (the "Project") from Ben Wu ("Applicant"), for the establishment of a private school within an existing (former church) building and for the site and architectural modifications and associate on-site improvements at the Project Site; and

WHEREAS the Project site has a General Plan Land Use designation of Medium-Residential (R-M) and is located within the Medium Density (R-2) district which allows for such projects with a conditional use permit; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt pursuant to Section No. 15301 (Class No. 1, Existing Facilities) and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA as the project would not result in an increase of more than 50 percent of the existing square footage of the building; 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 for Conditional Use Permit No. 23-0025 are attached hereto as **Exhibit "A"** and Administrative Site Plan No. 23-0039 are attached hereto as **Exhibit "B"**; 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 were notified via a public hearing notice mailer prior to the Public Hearing; and

WHEREAS, on December 16, 2025, a duly noticed public hearing on CUP No. 23-0025 and ASP No. 23-0039 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, on December 16, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on CUP No. 23-0025 and ASP No. 23-0039; 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 reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15301 (Existing Facilities) of CEQA and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA. The project site is exempt and meets the CEQA requirement for Section No. 15301 as the request is to convert an existing building into a private school with minor on-site improvements and no physical expansion to the existing building, and none of the exceptions in CEQA Guidelines section 15300.2 apply to the project. Further, the Planning Commission directs Staff to file a Notice of Exemption pursuant to the finding.

Section 3. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 23-0025 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1: **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, and any applicable Specific Plan or Area Plan and City Regulations/standards.**

Finding of Fact: Project Site is located at 17487 Arrow Boulevard (APN: 0192-221-38). The General Plan Land Use designation for the site is Medium Residential (R-M) and is located within the Medium Density (R-2) zoning district. The Project Site is not located in any Specific Plan or Area Plan. The Zoning and Development Code permits a private school subject to approval of a Conditional Use Permit. The request is to establish a private school within an existing building.

Finding No. 2: **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Finding of Fact: The Project Site occupies as a vacant church building on a 2.9-acre lot. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Zoning and Development Code regulations. On-site circulation is adequate with a one-way driveway access point off Tamarind Avenue that exits onto Arrow Boulevard. The addition of the new school will not negatively impact access or utilities nor create any physical constraints.

Finding No. 3 **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Finding of Fact: There will be no adverse effect to the neighboring sites as currently proposed. The scope of work has been reviewed by Traffic considering and based on the number of students proposed, Traffic does not have a concern with the school. In the future if the school wanted to add additional students and based on the conditions of approval, they would be required to submit a revision to their Conditional Use Permit and Administrative Site Plan for site modifications, as well as submit updated traffic report. The project has been reviewed by the Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

Section 4. Administrative Site Plan Findings. The Planning Commission hereby makes the following findings for Administrative Site Plan No. 23-0039 in accordance with Section No. 30-81 "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 or area plan.**

Finding of Fact: The Project Site is located at 17487 Arrow Boulevard, within the Medium Residential (R-M) General Plan Land Use designation and Medium Density (R-2) zoning district which allows the use. This project will accomplish Chapter 16, Goal 1 – Economy, Education, and Workforce Development of the General Plan (Page 16-54) by promoting a diversified economy that retains future job creating sectors. The school will bring qualified jobs to the community and will bring even more jobs in the future as the school progresses and expands.

The Project Site is comprised of an existing 15,593 square foot vacant building, with proposed associated on-site improvements of landscaping, parking lighting, and new trash enclosure. The requested architectural design and development meets all the minimum standards in the Fontana Municipal Code and will be result in a high-quality architectural design. The Project Site is not located in a Specific Plan.

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.**

Finding of Fact: The Project Site will incorporate associated on-site improvements which includes new landscaping, parking, lighting, fencing, and a new trash enclosure. The applicant also will refurbish the existing building by repairing stucco, roof tiles, windows, and repainting the building. The building is currently abandoned and fenced off. This project will improve this corner and make a safe and desirable development. The project site is adequate in size, shape, topography, and accessibility to accommodate the proposed private school. The project has adequate parking and accessibility and will result in an appropriate business in the mostly residential area, with improvements that will provide public health, safety, and welfare for the community. The Project meets or exceeds the criteria in the Administrative Site Plan section of the Zoning and Development Code. The Project has been reviewed by Planning, Building and Safety, Engineering, and Fire Departments and will meet or exceed all the department requirements.

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.**

Finding of Fact: The Project Site will incorporate associated on-site improvements which includes new landscaping, parking, lighting, fencing, and a new trash enclosure. As part of the project the applicant will be required to improve the existing building by repainting, replacing broken or missing roof riles and veneer, repairing the stucco and windows. The project site is currently abandoned and fenced off. The project improvements will create an aesthetically pleasing design to enhance the surrounding neighborhood. The applicable building codes, zoning codes, and fire codes and standards will make for a safe, attractive, well-designed project.

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

Finding of Fact: The Project Site will comply with the City of Fontana Zoning and Development Code. Part of the project request includes repaving and restriping of the parking lot, as well as, designating a space for the pick-up and drop-off of students. The request includes the installation of a new iron fence along the perimeter of the school site. The site improvements will result in an appropriate, safe, well-designed facility. All improvements and plans were reviewed by the Planning, Building and Safety, Fire and Engineering Departments for site circulation, access, and safety, with Conditions of Approval prepared to further complete a safe and well-designed facility.

Section 5. Approvals. Based on the foregoing, the Planning Commission hereby

approves Conditional Use Permit No. 23-0025 and Administrative Site Plan No. 23-0039 subject to the Findings and the Conditions of Approval attached hereto as "**Exhibit A and B"** and incorporated herein by this reference.

Section 6. 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 7. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 9. 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 16th day of December 2025.

City of Fontana

_____
Idilio Sanchez, Chairperson

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 adopted by the Planning Commission at a regular meeting thereof, held on this 16th day of December 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. 23-0095
Conditional Use Permit No. 23-0025

DATE: December 16, 2025

LOCATION: 17487 Arrow Boulevard (APN:0192-221-38)

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 requirements of the Fontana City's Municipal Code shall be complied with.

   B. All other Conditions of Approval imposed by this project have been fulfilled.

2. 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, attorney's 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.

3. 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. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 and Section 30-31 of the Municipal Code.

4. This Conditional Use Permit 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 site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

5. The Project shall comply with all applicable development standards of Chapter 30 (Zoning and Development).

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

7. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within forty-eight (48) hours.

8. 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.

9. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

10. The proposed establishment of the private school shall meet and comply with all applicable federal, state, and local regulations.

11. The school shall operate with no more than 5 staff members and no more than 32 students. Any changes to the number of faculty members or students will require an amendment to Conditional Use Permit 23-0025, to minimally include the construction of additional parking spaces to accommodate the increased number of faculty and students. Any expansion will also require additional traffic review.

12. The school hours shall be limited to be open from 8:00am-5:00pm, and the school classroom hours will be 8:30am-3:30pm.

13. Any events that the school will have outside the listed school hours shall be reviewed and approved by a Temporary Use Permit application through the Planning Department.

"Exhibit B"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 23-0095 **DATE**: December 16, 2025
Administrative Site Plan No. 23-0039

LOCATION: 17487 Arrow Boulevard (APN:0192-221-38)

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 requirements of the Fontana City's Municipal Code shall be complied with.

   B. All other Conditions of Approval imposed by this project have been fulfilled.

2. 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, attorney's 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.

3. 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. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 and Section 30-31 of the Municipal Code.

4. This Administrative Site Plan 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 site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

5. Administrative Site Plan No. 23-0039 shall comply with all applicable development standards of Chapter 30 (Zoning and Development).

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

7. 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.

8. Color combinations and color schemes for buildings approved under an administrative site plan 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.

9. 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. The applicant shall provide up-lighting on perimeter trees to the satisfaction of the Director of Planning and his/her designee.

10. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping. No parking spaces shall be designated in an industrial parking facility, except for disabled persons parking, van pool, carpool, or any other designated parking as required by law.

11. All-roof mounted mechanical units shall be screened from view of adjacent streets by a parapet in height equal or greater to the installed unit unless another method of visual screening is approved by the Director of Planning.

12. 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 ¼ inch thick, or as determined by the Director of Planning.

13. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

14. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

15. All signs shall be reviewed under a separate Design Review Sign application.

16. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within forty-eight (48) hours.

17. 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 of recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    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, is 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.

    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 me 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.

18. 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.

19. 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.

20. 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.

    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:

        1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

        2. Temporarily enclose localized and stationary noise sources.

        3. Store and maintain equipment, building materials, and waste materials as

far as practical from as many sensitive receivers as practical.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

22. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

BUILDING AND SAFETY:

23. 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.

24. 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.

25. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

26. 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.

27. 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.

28. 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.

29. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

30. The applicant shall comply with the following 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, such as a public street, a 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 a 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:

        i. 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

ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

31. In addition to approval from Building & Safety, the applicant is required to obtain approval from the County of San Bernardino, Department of Public Health and the California Regional Water Quality Control Board, Santa Ana Region for the Private Sewage Disposal System.

32. The applicant shall modify the existing private sewage system to accommodate the new use. Plans and/or supporting data will have to be submitted to and approved by Building & Safety regarding the new use and necessary modifications. Additionally, approval from the Regional Water Quality Control Board, Santa Ana Region, is required for the new use.

33. 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.

34. 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

    b. Rough grading completed

    c. Compaction certification

    d. Pad elevation certification

    e. Rough grade inspection signed doff by a City Building Inspector

35. If hazardous substances are used and/or stored, the applicant shall provide a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

ENGINEERING DEPARTMENT:

36. The Applicant shall provide a Land Improvement Agreement, with accompanying security.

The agreement shall be executed on City-provided forms.

37. The Applicant shall record all right-of-way dedications, including a corner cutback dedication, and easements as required for the development.

38. The Applicant shall submit engineered improvement plans and obtain full approval for all required public improvements, which include but are not limited to: driveway widening along Arrow Boulevard, removal and replacement of the driveway on Tamarind Avenue, an adequate solution to correct the existing drainage pipe along Tamarind Avenue, all storm drainage systems, sewers, 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

39. 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.

40. 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.

41. 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.

42. 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.

ENGINEERING - TRAFFIC DEPARTMENT:

43. 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 point along Tamarind Avenue that shall be designed, constructed, and signed to permit ingress via left- and right-turning inbound movements only and to restrict all outbound egress movements. Egress from the Project site at this location shall not be permitted.

b. The Project may have a single egress point along Arrow Boulevard that shall be designed, constructed, and signed to permit egress via left- and right-turning outbound movements only and to restrict all inbound ingress movements. Ingress to the Project site at this location shall not be permitted.
c. Ingress and egress restrictions shall be reinforced with appropriate signage and pavement markings. The prohibition of ingress at the Arrow Boulevard driveway shall be visible to drivers in the public Right-of-Way.

44. 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.

45. All gated access locations which do not provide adequate space within the Project site for the design vehicle to turn around shall be designed so that the gate position as either opened or closed is visible to drivers in the public Right-of-Way. 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.

46. The gate shall remain open between the hours of 8:00 AM and 4:00 PM on typical school days. When the school is not open for the full duration of the typical operating hours, the hours the gate shall be open may likewise vary, however the gate shall always open a minimum of 30 minutes prior to the beginning of school hours and remain open until a minimum of 30 minutes following the end of school hours.

47. Intersection sight distance and 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.

48. 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.

49. Parking spaces located within 50 feet of the public Right-of-Way shall be reserved for staff or other long term parking demand. No parking spaces shall be closer than 20 feet to the public Right-of-Way.

50. The Applicant shall provide a striping and signing plan for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans.

51. The Applicant shall prepare and file a queue management plan with the City which outlines the planned operation and management of the pick-up and drop-off queue. The City may require changes to the queue management plan in the future due to traffic operational or safety concerns.

52. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' bicycle parking guidance.

53. 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.

54. 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.

FIRE DEPARTMENT:

55. **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.

56. **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 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.

57. **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 a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

58. **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.

59. **Water System Commercial**. 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 BB 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 three

hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 1,625 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 15,593 Square Foot structure.

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

61. **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 footage details of the largest building, total square footage 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.

62. **Fire Sprinkler-NFPA #13**. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

63. **Fire Alarm, Manual or Automatic**. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

64. **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.

65. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 &
66. SBCoFD Standard B-1.

67. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central

monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

68. **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

69. **Material Identification Placards**. The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

70. **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
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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. 23-0095, Conditional Use Permit No. 23-0025, and Administrative Site Plan No. 23-0039**
2. Project Applicant (include address, telephone number and email address):	**Ben Wu** **Project Architect** **WYF Architecture** **40 E. Huntington Drive** **Arcadia, CA 91006** **626-224-6134** **Ben.Wu@WYFarchitecture.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 17487 Arrow Boulevard (APN: 0192-221-38)**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**A request to establish the conversion of an existing 15,593 square foot former church building into a private school, and for the site and architectural review of the associated on-site improvements to the 2.9 acre lot.**

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:	**Ben Wu** **Project Architect** **WYF Architecture** **40 E. Huntington Drive** **Arcadia, CA 91006** **626-224-6134** **Ben.Wu@WYFarchitecture.com**

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 15301-Class 1 (Existing Facilities) 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. 15301 (Class No. 1-Existing Facilities). The project meets the CEQA requirements as the project is to convert a former church building into a private school. There will be no physical expansions to the building.**

10. Lead Agency Contact Person: Telephone:	Alexia Barberena, Associate Planner 909-350-6568
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: December 16, 2025	

Date:

_____

Signature

Name: Salvador Quintanilla

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.

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 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 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 City Clerk's Department by calling (909) 350-7602. 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 (MCN) No. 25-0018; Tentative Tract Map No. 25-0001 (TTM No. 20272), and Design Review Project (DR) No. 25-0006

A Tentative Tract Map request for the establishment of a condominium map on an approximately 13.1-acre site and a Design Review request for the site and architectural approval of a new 219-unit condominium development with 2 and 3-story buildings and associated site improvements.

Environmental Determination: Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) (SCH:2021100400) was prepared to address issues of potential concern of the proposed development. Based on CEQA Sections 15162 through 15164, staff has determined that the previously adopted Environmental Impact Report has adequately identified that there will be no impacts associated with this project, and no previously reviewed impact areas have changed.



Location of Property: 16015 Duncan Canyon Rd.
(APN: 1107-262-08)

Date of Hearing: December 16, 2025

Place of Hearing: City Hall Council Chambers
8353 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 Alexia Barberena, Associate Planner, at (909) 350-6568.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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 TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: December 5, 2025

File #: 25-0655
Agenda #: PH-B

Agenda Date: 12/16/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 24-0026: Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011; A Tentative Tract Map for the subdivision of one parcel to establish a condominium map for the development of 153 units and a Design Review request for site and architectural approval of 153 condominiums units, inclusive of 69 detached units and 84 attached units along with associated site improvements, pursuant to the adoption of a Mitigated Negative Declaration, and approval of a Mitigation Monitoring and Reporting Program and directing staff to file a Notice of Determination.

RECOMMENDATION:
Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-____ , and;

1. Adopt the Mitigated Negative Declaration, and approve the Mitigation Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination, and;

2. Approve Tentative Tract Map No. 24-0002 (TTM No. 20690), and;

3. Approve Design Review (DR) No. 24-0011.

APPLICANT:
North Fontana Investment Company, LLC
Stacey Sassaman
1156 N. Mountain Avenue
Upland, CA 91786

LOCATION:
The project site is located on the north side of Curtis Avenue at Catawba Avenue (APN: 1108-081-04).

REQUEST:
Tentative Tract Map No. 24-0002 (TTM No. 20690) - A request to subdivide one parcel to establish a condominium map on a 11.99-acre site for the development of 153 condominium dwelling units.

Design Review (DRP) No. 24-0011 - A request for site and architectural approval for the development of 153 condominium units (69 detached units and 84 attached units) with amenities and associated site improvements.

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed-Use 2 (WMXU-2)	Form-Based Code (FBC)/Village District	Vacant
North:	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Dwellings
South:	Residential Planned Community (R-PC) and Recreational Facilities (P-R)	Sierra Lakes Specific Plan	Single-Family Dwellings and Ralph M. Lewis Sports Complex
East:	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Dwellings
West:	Residential Planned Community (R-PC)	Residential Planned Community (R-PC) and Citrus Heights South Specific Plan	Single-Family Dwellings

PROJECT DESCRIPTION:

A. Site Area: 11.99 acres

B. Density: Allowed: 2.1-24 units per acre
Proposed: 12.7 units per acre

C. Building Height:
Allowed: 18-40 feet
Proposed: 24’-11”-27’-10”

D. Parking:
Required: 230 parking spaces
Provided: 438 (including 306 garage spaces and 132 open spaces)

F. Building/Unit Analysis:

69 Detached Bungalow Court Units

Plan Type	No. of Stories	Beds	Baths	Square Footage
1A	2	3	2.5	1,750
2A	2	3	2.5	1,829
3A	2	4	2.5	1,842
4A	2	4	3	1,944

84 Duplex Units

Plan Type	No. of Stories	Beds	Baths	Square Footage
2	2	3	2.5	1,477
3	2	3	2.5	1,606
3.1	2	3	2.5	1,632
5	2	3	3	1,819

ANALYSIS:

The applicant, North Fontana Investment Company LLC, is requesting that the Planning Commission approve Tentative Tract Map No. 24-0002 (TTM No. 20690) for the establishment of a condominium map consisting of 153 townhome units and approve Design Review No. 24-0011 for development of the condominium complex with amenities, and associated site improvements on approximately 11.99 acres.

Tentative Tract Map No. 24-0002 (TTM No. 20690)

The proposed tentative tract map No. 24-0002 will subdivide the residential parcel for condominium purposes to include 153 dwelling units (69 detached bungalow court homes and 84 attached duplex homes). Each dwelling unit will be sold separately, and a homeowner's association will be created for the maintenance of all common areas, amenities and landscaping.

Design Review (DR) No. 25-0001:

The applicant seeks site and architectural approval of 153 new dwelling units. There will be 69 detached bungalow court homes and 84 attached duplex homes.

The applicant proposes Santa Barbara, Prairie, and Farmhouse architectural styles for the detached dwelling units and Santa Barbara and Farmhouse architectural styles are proposed for the duplex units. Buildings with the Santa Barbara architectural style feature neutral color pallets, clay "S" roof tiles, recessed entries, arches with Spanish tile accents, window shutters, and decorative metal accents. Prairie styles buildings feature hip roofs with concrete flat tile, lightly-colored stucco finish with horizontal siding, and stone base accents. Buildings featuring the Farmhouse style consist of gable roofs, vertical siding, window shutters, pot shelves and brick accents.

The proposed units will be three- and four-bedroom units. The detached homes will range in size from 1,750 to 1,944 square feet and the attached duplex homes will range in size from 1,477 to 1,819 square feet.

The Project will provide a central amenity area with an open lawn area, half basketball court, built in barbeques with seating and a shade structure, a tot lot, and exercise stations. Parking will be located adjacent to the amenity area to ensure accessibility for all residents. Additional guest parking will be located throughout the community.

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 proposed site is physically suitable in size and shape to support the development of the proposed community. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project.

Grading/Walls:
The project site is vacant and undeveloped. The topography of the Project Site is generally flat. The drainage pattern will flow from north to south onto Curtis Avenue. Underground stormwater vaults will be constructed to capture onsite flows.

There are existing six (6) foot tall block walls on the northern, eastern, and a portion of the western property lines, which will remain. A new six (6) foot tall block wall will be constructed on the remaining portion of the western property line. A new six (6) foot tall split face block wall with tubular steel fencing and gates to provide visibility and pedestrian access to the courtyards between the detached homes adjacent to Curtis Avenue.

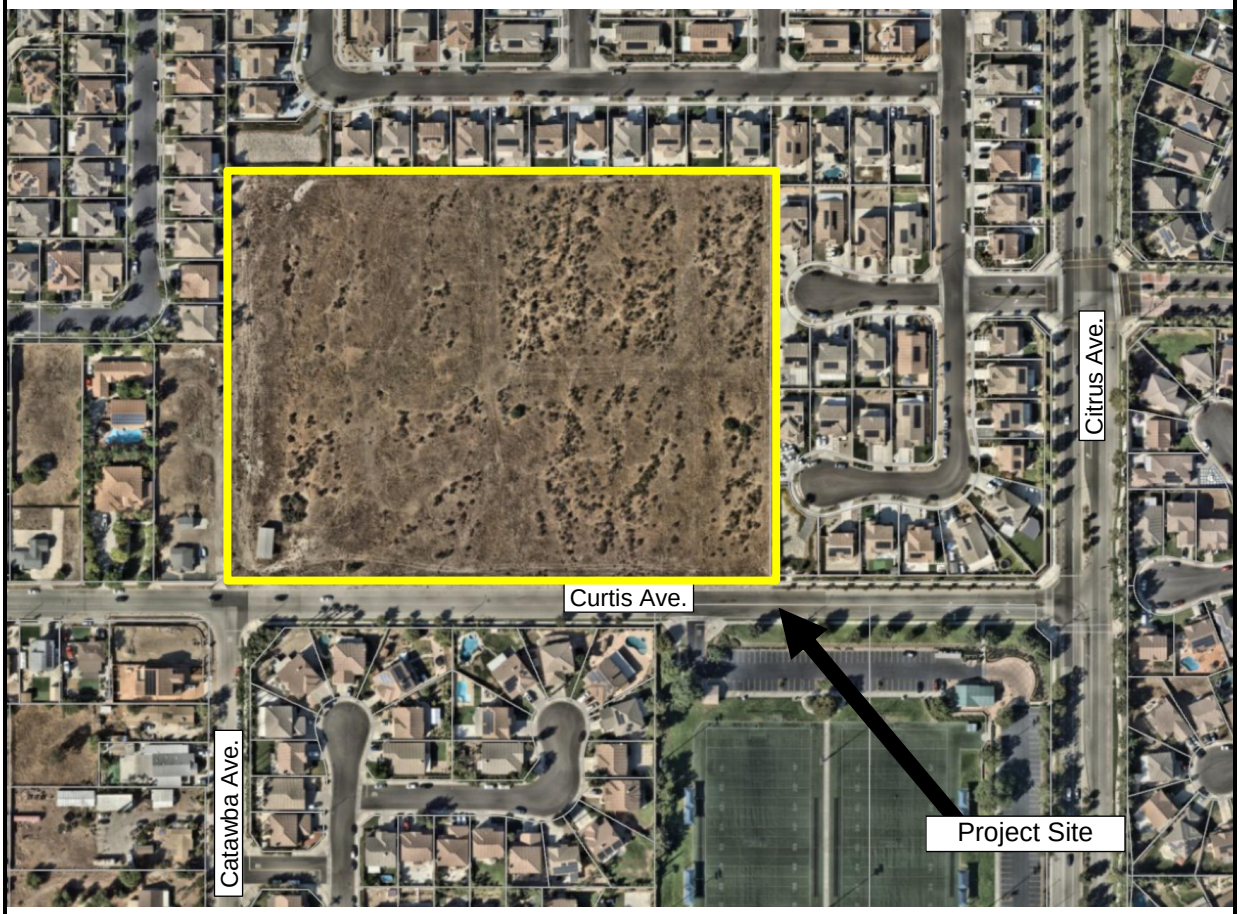
Site Access/Circulation/Parking:
Access to and from the Project Site will be off Curtis Avenue. There will be one main entry/exit point near the center of the project frontage. There will be an additional exit point on Curtis Avenue at the western end of the site. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering. The internal circulation is sufficient to support this type of use.

Environmental:
An Initial Study /Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. Based on the information in the Initial Study (IS), with the incorporation of Mitigation Measures the project could not have a significant effect on the environment as a result of project implementation. A Notice of Determination has been prepared for the Planning Commission's consideration. The IS/MND along with Mitigation Monitoring and Reporting Program for this project can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>. The Notice of Intent to Adopt an IS/Mitigated Negative Declaration and Public Hearing Notice was issued on November 27, 2025, for a public comment period of November 27, 2025 to December 16, 2025. As of the date of posting of this agenda, no comments were received.

MOTION:
Approve staff's recommendation.

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

CITY OF FONTANA PLANNING DEPARTMENT



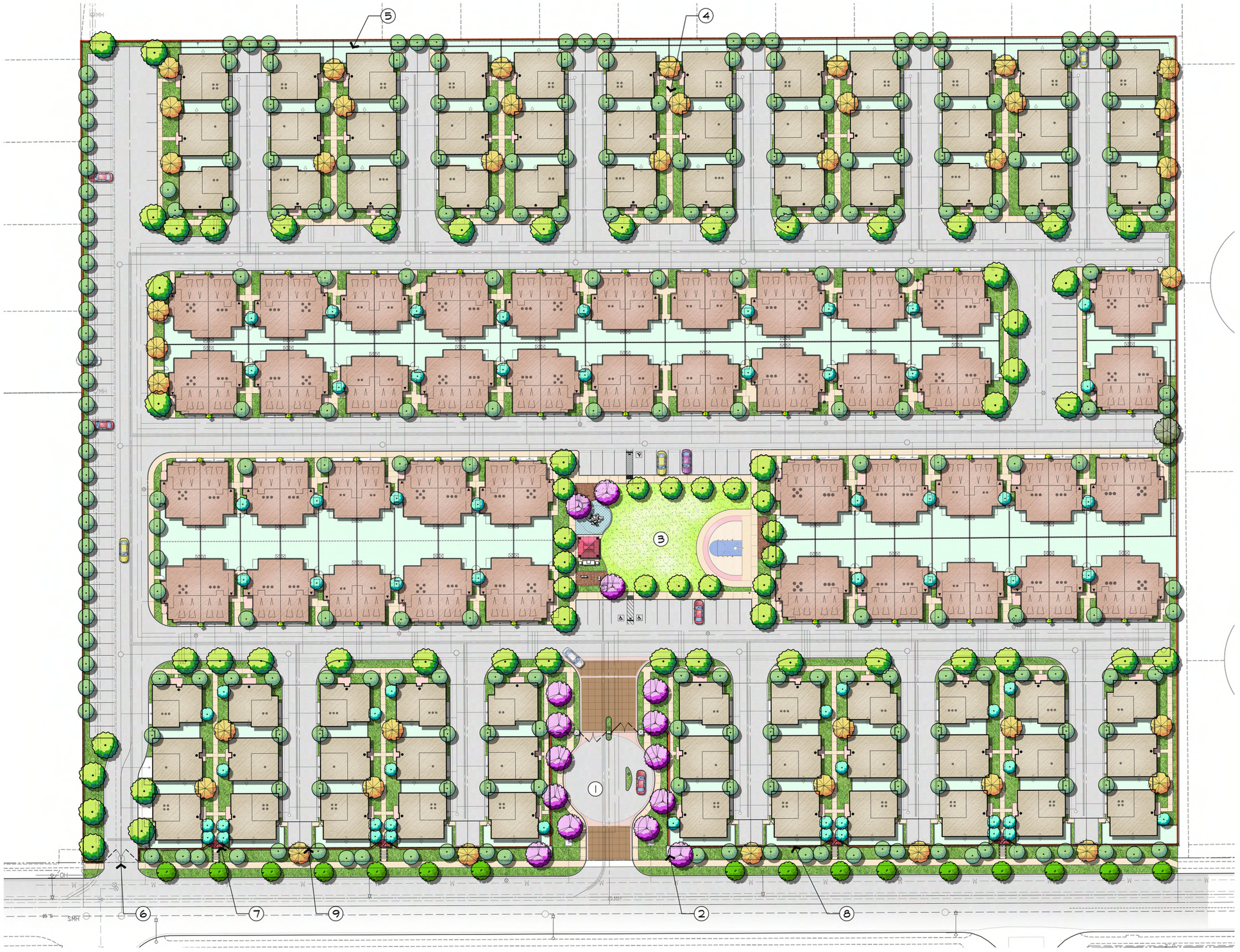
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VICINITY MAP

DATE: December 16, 2025

CASE: Master Case No. 24-0026
Tentative Tract Map No. 24-0002
Design Review No. 24-0011

ATTACHMENT NO. 1



LEGEND

1. MAIN VEHICULAR ENTRY
   - ENHANCE VEHICULAR PAVING
   - DECORATIVE VEHICULAR GATES & PILASTERS
   - DIRECTORY
2. DECORATIVE SIGN PILASTER
3. CENTRAL NEIGHBORHOOD PARK-SEE ENLARGEMENT SHT. L2
4. TYPICAL LANDSCAPED PASEO
5. TYPICAL PRIVATE OPEN SPACE
6. SECONDARY ENTRY (EXIT ONLY)
7. ENTRY PORTAL
8. PERIMETER BLOCK WALL
9. PERIMETER COMBO WALL @ END OF ALLEYS

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENT	SIZE	W/UCOLS
TREES					
	Ulmus parvifolia 'True Green'	Chinese Evergreen Elm	STD.	24" BOX	L
	Platanus acerifolia	London Plane Tree			M
	Quercus ilex	Holly Oak	STD.	24" BOX	L
	Quercus agrifolia	Coast Live Oak			L
	Koelreuteria paniculata	Golden Rain Tree	STD.	24" BOX	M
	Magnolia grandiflora "Russet"	Russet Magnolia			M
	Pyrus calleryana "Capitol"	Flowering Pear	STD.	24" BOX	M
	Tristania conferta	Brisbane Box			M
	Podocarpus gracilior	Fern Pine	STD.	24" BOX	M
	Jacaranda acutifolia	Jacaranda			M
	Lagerstroemia indica "Zuni"	Crape Myrtle	Multi	15 Gallon	M
	Rhapiolepis indica "Montic"	Majestic Beauty Hawthorn	STD.		M
	Lagerstroemia indica (Street Tree)	Crape Myrtle	STD.	24" Box	M
	Agave 'Blue Flame'	**Blue Flame Agave**	**5 Gallon**		**L**
	Agave attenuata	**Foxtail Agave**	**5 Gallon**		**L**
	Agave desmettiana ' Variegata'	**Variegated Dwarf Century Plant**	**5 Gallon**		**L**
	Alyogne huegelii 'Monlcon'	**Purple Delight Lilac Hibiscus**	**5 Gallon**		**L**
	Anigozanthos hybrids 'Bush Gold	**Dwarf Kangaroo Paw (Yellow)**	**1 Gallon**		**L**
	Arbutus unedo 'Elfin King	**Elfin King Strawberry King**	**5 Gallon**		**L**
	Buxus microphylla japonica	**Japanese Boxwood**	**1 Gallon**		**M**
	Callistemon viminalis 'LittleJohn	**Dwarf Bottlebrush**	**5 Gallon**		**M**
	Dianella revoluta 'DR5000	**Little Rev Flax Lily**	**1 Gallon**		**M**
	Dianella tasmanica 'Silver Streak	**Silver Streak Flax Lily**	**1 Gallon**		**M**
	Elaeagnus pungens	**Silverberry**	**5 Gallon**		**L**
	Grevillea 'Noelii'	**N.C.N.**	**5 Gallon**		**L**
	Ilex crenata 'Sky Pencil	**Sky Pencil Ilex**	**5 Gallon**		**L**
	Ilex vomitoria 'Stokes'	**Stokes Holly**	**5 Gallon**		**L**
	Lantana hybrids 'New Gold	**New Gold Lantana**	**1 Gallon**		**L**
	Ligustrum japonicum 'Texanum	**Wax Leaf Privet**	**5 Gallon**		**M**
	Lomandra longifolia 'LM300	**Breeze Dwarf Mat Rush**	**5 Gallon**		**M**
	Moraea bicolor	**Fortnight Lily**	**1 Gallon**		**M**
	Muhlenbergia capillaris 'Regal Mist'	**Regal Mist Muhly**	**1 Gallon**		**M**
	Myoporum pacificum "Putah Creek"	**NCN**	**1 Gallon**		**L**
	Pennisetum 'Fairy Tails'	**Fairy Tails Fountain Grass**	**1 Gallon**		**M**
	Phormium hybrid 'Gold Sword	**New Zealand Flax (Yellow)**	**5 Gallon**		**M**
	Pittosporum tobir	**Tobira**	**5 Gallon**		**M**
	Podocarpus elongatus 'Monmal	**Ice Blue Yellow-Wood**	**5 Gallon**		**M**
	Prunus caroliniana 'Bright n' Tigh	**Carolina Cherry**	**5 Gallon**		**M**
	Rhaphiolepis indica 'Clara	**Dwarf Indian Hawthorne**	**5 Gallon**		**M**
	Rosa 'Flower Carpet var. Noatraum	**Pink Carpet Rose**	**2 Gallon**		**M**
	Rosa f. 'Ice Berg'	**White Shrub Rose**	**5 Gallon**		**M**
	Rosmarinus officinalis 'Huntington Carpet'	**Huntington Rosemary Carpet**	**1 Gallon**		**L**
	Rosmarinus officinalis 'Tuscan Blue	**Tuscan Blue Rosemary**	**5 Gallon**		**L**
	Strelitzia reginae	**Bird-of-Paradise**	**5 Gallon**		**M**
	Westringia 'Wynyabbie Gem'	**Coast Rosemary**	**5 Gallon**		**L**
	Westringia fruticosa 'Mundi'	**Dwarf Coast Rosemary**	**1 Gallon**		**L**
	Yucca filamentosa 'Golden Sword	**Golden Sword Yucca**	**5 Gallon**		**L**
GROUNDCOVER					
	Turf Grass	Marathon IIe (Sodded)			H

IRRIGATION NOTE:
This project is to be irrigated with a state of the art weather based irrigation that will meet or exceed the criteria required by AB 1881 or equal.

0' 30' 60'

L1

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NORTH FONTANA INVESTMENT COMPANY, LLC

1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786
(909) 949-6716

PRELIMINARY LANDSCAPE PLAN

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Patterson, License # 2781
(949) 644-3370 FAX (714) 210-3140

JOB# 23-030 DATE: 11-26-2025



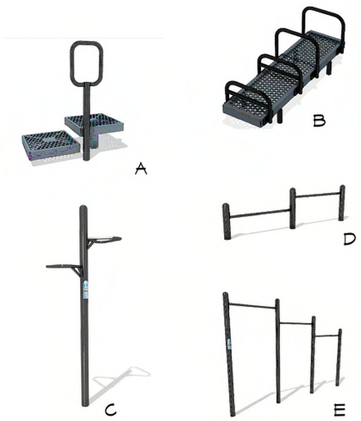
④ PLAY STRUCTURE



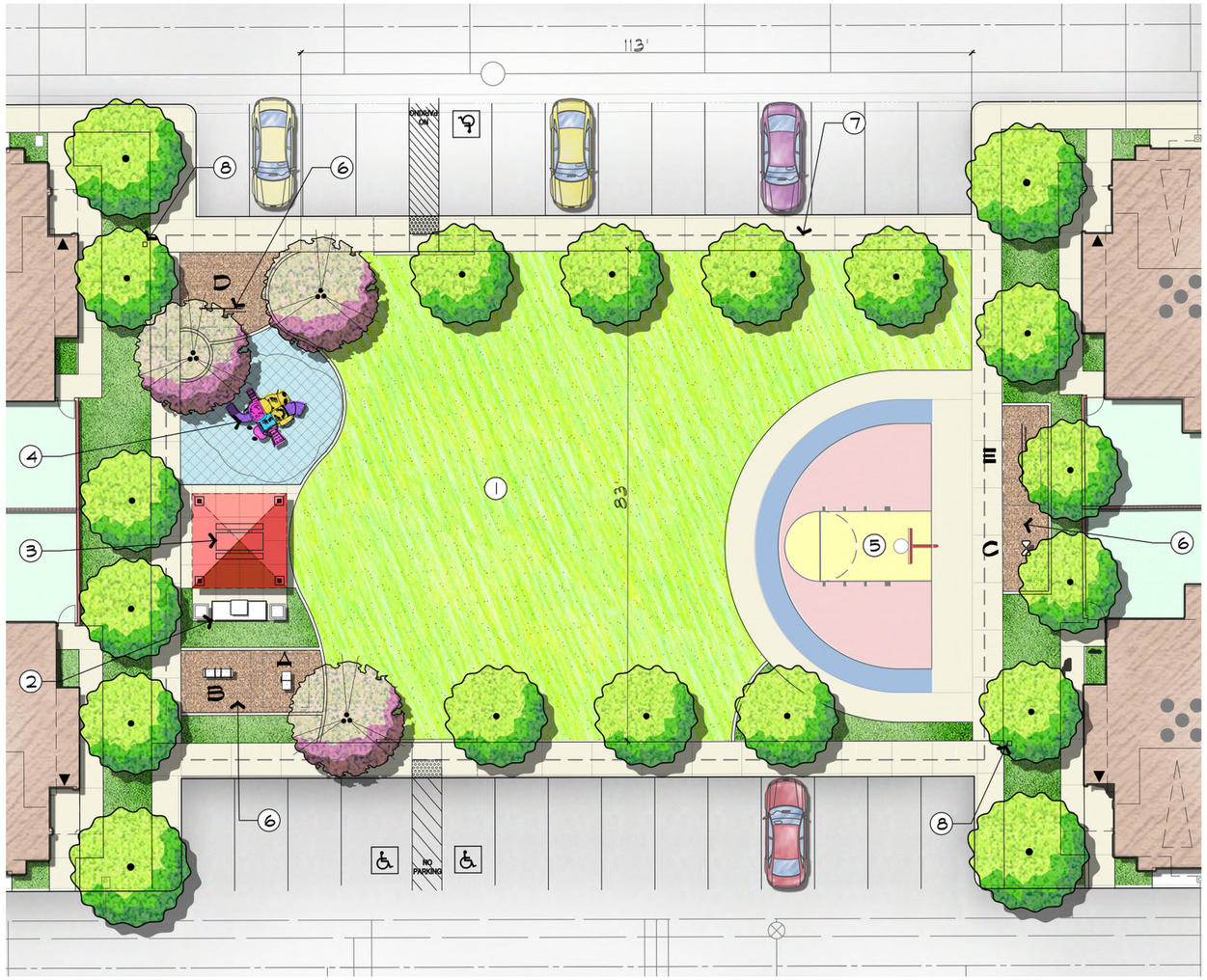




⑤ HALF BASKETBALL COURT



⑥ EXERCISE EQUIPMENTS



PARK LEGEND

1. OPEN TURF PLAY AREA
2. BBQ AREA W/ TRASH & ASH CAN
3. PICNIC AREA W/ TABLES & SHADE STRUCTURE
4. TOT LOT AREA
5. HALF BASKETBALL COURT (UNLIT) W/ BENCHES
6. EXERCISE EQUIPMENT
7. WALKING LOOP (12 LAPS = 1 MILE)
8. DOG WASTE STATION

ENCLAVE PARK

ENCLAVE PARK IS INTENDED TO PROVIDE THOSE WHO SEEK AN ACTIVE LIFESTYLE THE OPPORTUNITY TO EXPLORE DIFFERENT MANNERS OF SELF-IMPROVEMENT. THE PARK PROVIDES MULTIPLE OPPORTUNITIES TO TEST PHYSICAL STRENGTH AND MENTAL STAMINA THROUGH THE USE OF:

- A HALF BASKETBALL COURT (UNLIT) W/ BENCHES FOR COMPETITIVE PLAY DURING DAYLIGHT HOURS,
- A CHILDREN'S PLAY AREA THAT IS INTENDED TO STIMULATE A CHILD'S MIND AND BODY WITHIN AN INCLUSIVE PLAY ELEMENT.
- A 83'x118' (6,955 SF) OPEN TURF AREA ALLOWS FOR INTERACTIVE FREE PLAY FOR ALL RESIDENTS NO MATTER THEIR AGE.
- A PICNIC AREA FOR FAMILY-CENTRIC EXPERIENCES THAT INCLUDES A BARBECUE AND A SHADE STRUCTURE.

0 10' 20'
1"=10'-0"

L2

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NEIGHBORHOOD PARK ENLARGEMENT

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786
(909) 949-6716

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Patterson, License # 3783
(949) 644-9370 FAX (714) 210-3140

JOB# 23-030 DATE: 11-26-2025

FENCE & WALL LEGEND (SEE DETAILS SHEET L4 & L5)

- 5'-6" HT. SIDE YARD PRECISION BLOCK WALL
- 6' HT. PERIMETER WALL - SPLIT FACE - 2 SIDES
- 6' HT. THEME WALL - SPLIT FACE - 1 SIDE
- RETAINING WALL
- RETAINING WALL W/ SIDE YARD PRECISION BLOCK WALL
- 6' HT. COMBO WALL - (4' WALL/2' FENCE) SPLIT FACE - 2 SIDES
- 16" SQ. PERIMETER SPLIT FACE PILASTER
- 36" SQ. PILASTER @ MAIN ENTRY
- ENTRY PORTAL
- TUBULAR STEEL PRIVACY GATE
- DECORATIVE SIGN PILASTER
- EXISTING WALL & PILASTER TO REMAIN
- 6' HT. TUBULAR STEEL FENCE

SECONDARY ENTRY GATE ELEVATION
(SEE DETAIL SHEET L5)

MAIN ENTRY ELEVATION
(SEE DETAIL SHEET L5)

0 30' 60'

L3

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

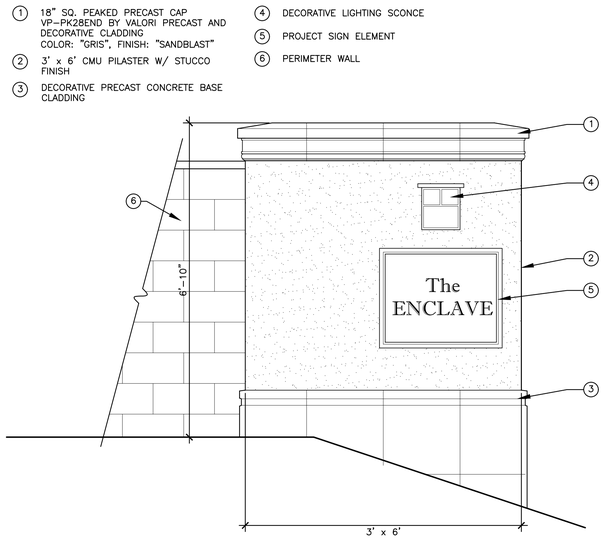
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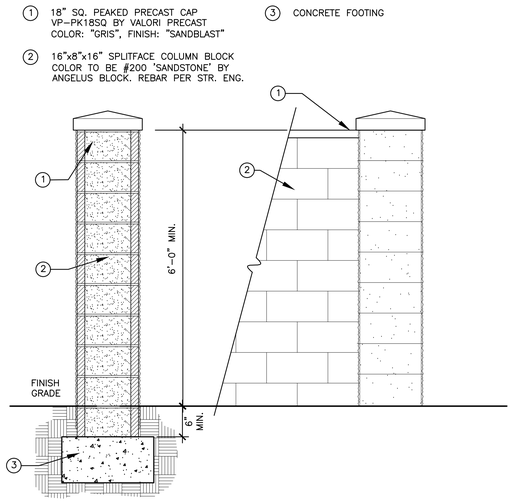
FENCE AND WALL PLAN

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Richard Polhemus, License # 2782
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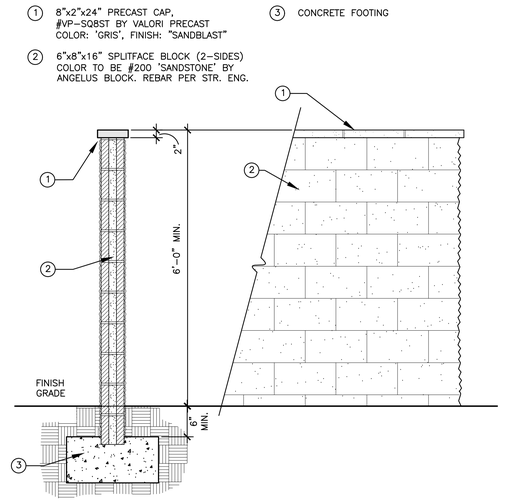
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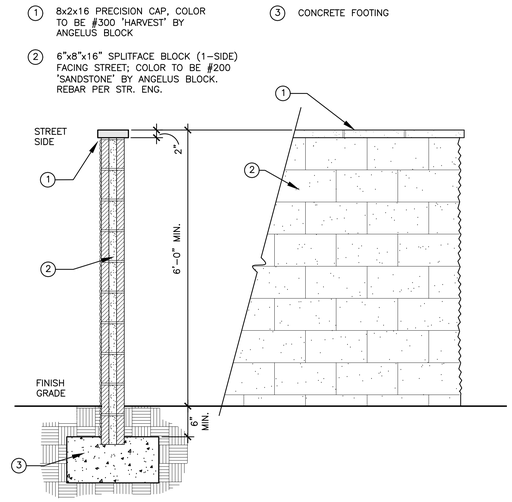
DECORATIVE SIGN PILASTER



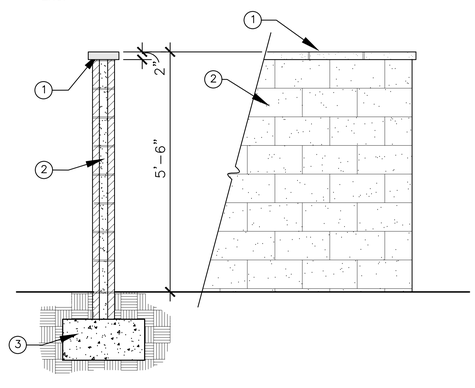
16" SQ. PERIMETER SPLIT FACE PILASTER



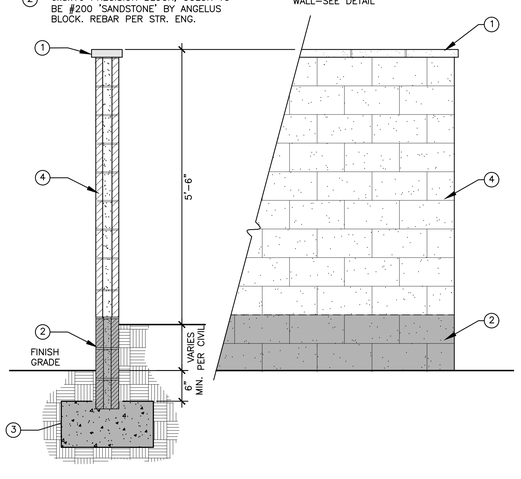
6' HT. PERIMETER WALL - SPLIT FACE - 2 SIDES



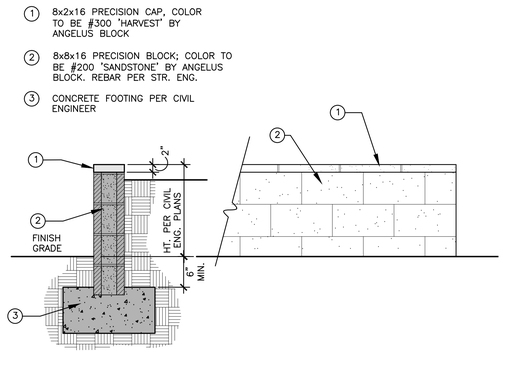
6' HT. THEME WALL - SPLIT FACE - 1 SIDE



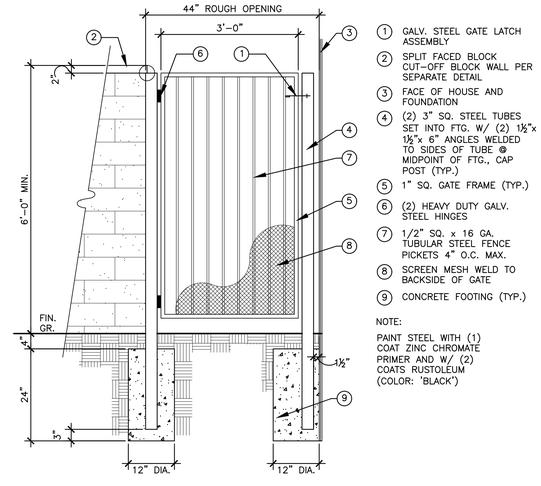
5'-6" HT. SIDE YARD PRECISION BLOCK WALL



RETAINING WALL W/ SIDE YARD WALL



RETAINING WALL



TUBULAR STEEL PRIVACY GATE *

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NORTH FONTANA INVESTMENT COMPANY, LLC

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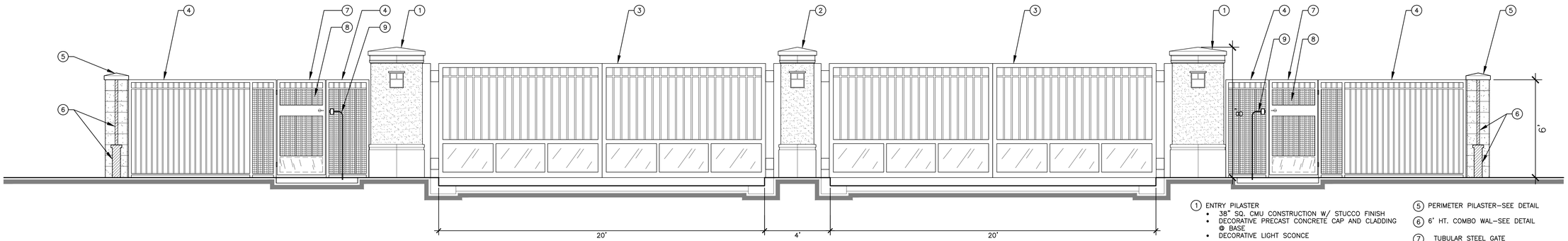
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FENCE AND WALL DETAILS

L4

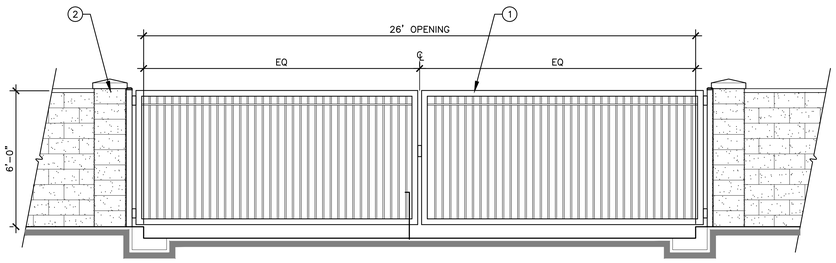
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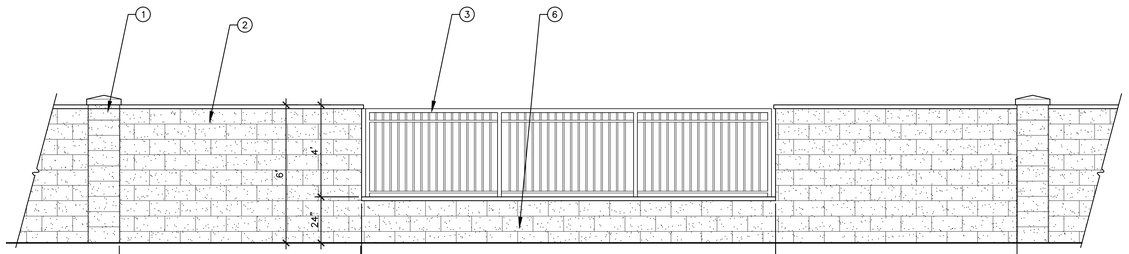
1. ENTRY PILASTER
   - 38" SQ. CMU CONSTRUCTION W/ STUCCO FINISH
   - DECORATIVE PRECAST CONCRETE CAP AND CLADDING @ BASE
   - DECORATIVE LIGHT SCONCE
2. CENTER PILASTER
   - 24" SQ. CMU CONSTRUCTION W/ STUCCO FINISH
   - DECORATIVE PRECAST CONCRETE CAP AND CLADDING @ BASE
   - DECORATIVE LIGHT SCONCE
3. DECORATIVE TUBULAR STEEL VEHICULAR GATE
4. TUBULAR STEEL FENCE
   2" SQ. T.S. FRAME AND POSTS W/ ¾" SQ. T.S. PICKETS @ 4" O.C.
5. PERIMETER PILASTER–SEE DETAIL
6. 6' HT. COMBO WAL–SEE DETAIL
7. TUBULAR STEEL GATE
   2" SQ. T.S. FRAME W/ ¾" SQ. T.S. PICKETS @ 4" O.C., KICK PLATE @ BOTTOM AND LOCKING ACCESS HANDLE PER CB CODES
8. 1" SQ. x10 GA. WIRE SCREEN (WELD TO BACKSIDE OF PICKETS)
9. 1/2" CONDUIT TO ELECT. STRIKE BOX FOR FOB ACCESS

MAIN ENTRY ELEVATION



1. 2"x3" GA. TUBULAR STEEL GATE FRAME
   5/8" SQ., 16 GA. W.I. PICKETS @ 4" O.C.
2. 6' HT. PERIMETER WALL & PILASTER–SEE DETAILS

SECONDARY ENTRY GATE ELEVATION (EXIT ONLY)

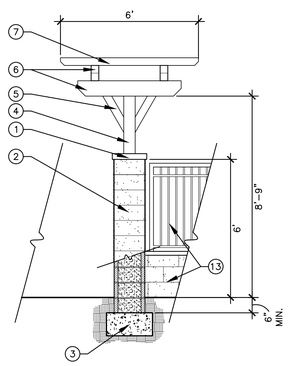


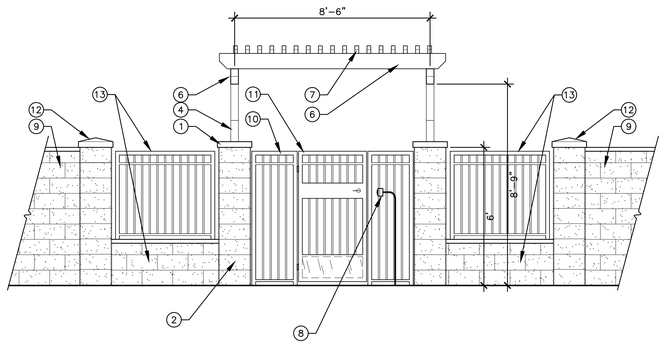
1. PERIMETER PILASTER–SEE DETAIL
2. 6' HT. PERIMETER WALL–SEE DETAIL
3. 24" HT. SPLIT FACE BLOCK WALL (2–SIDE)
4. 4'–4" HT. TUBULAR STEEL FENCE
   2" SQ. T.S. FRAME AND POSTS W/ ¾" SQ. T.S. PICKETS @ 4" O.C.

NOTE:
ALL CONNECTIONS TO BE CONTINUOUS WELDED. REMOVE ALL SLAG & SPLATTER AND GRIND ALL WELDS SMOOTH. ALL TUBING TO HAVE ENDS WELDED CLOSED. PAINT STEEL WITH (1) COAT ZINC CHROMATE PRIMER AND W/ (2) COATS RUSTOLEUM

6' HT. COMBO WALL

1. 18" SQ. PRECAST CAP
   VP–F18SQ BY VALORI PRECAST
   COLOR: "GRIS", FINISH: "SANDBLAST"
2. 16"x8"x16" SPLITFACE COLUMN BLOCK
   COLOR TO BE #200 "SANDSTONE" BY ANGELUS BLOCK. REBAR PER STR. ENG.
3. CONCRETE FOOTING
4. 4x6 WOOD POST
5. 4x4 WOOD KNEE BRACE
6. 4x8 WOOD BEAM
7. 2x4 WOOD LATTICE @ 6" O.C.
8. 1/2" CONDUIT TO ELECT. STRIKE BOX FOR FOB ACCESS
9. 6' HT. PERIMETER WALL – SPLIT FACE – 2 SIDES – SEE DETAIL
10. TUBULAR STEEL FENCE
    2" SQ. T.S. FRAME AND POSTS W/ ¾" SQ. T.S. PICKETS @ 4" O.C.
11. TUBULAR STEEL GATE
    2" SQ. T.S. FRAME W/ ¾" SQ. T.S. PICKETS @ 4" O.C., KICK PLATE @ BOTTOM AND LOCKING ACCESS HANDLE PER CB CODES
12. PERIMETER PILASTER – SEE DETAIL
13. 6' HT. COMBO WALL – SEE DETAIL





ENTRY PORTAL

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NORTH FONTANA INVESTMENT COMPANY, LLC

1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786
(909) 949-6716

FENCE AND WALL DETAILS

L5

SITESCAPES
Landscape Architecture & Planning
3190–B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 2783
(949) 644–9370 FAX (714) 210–3140

JOB# 23-030 DATE: 11-26-2025

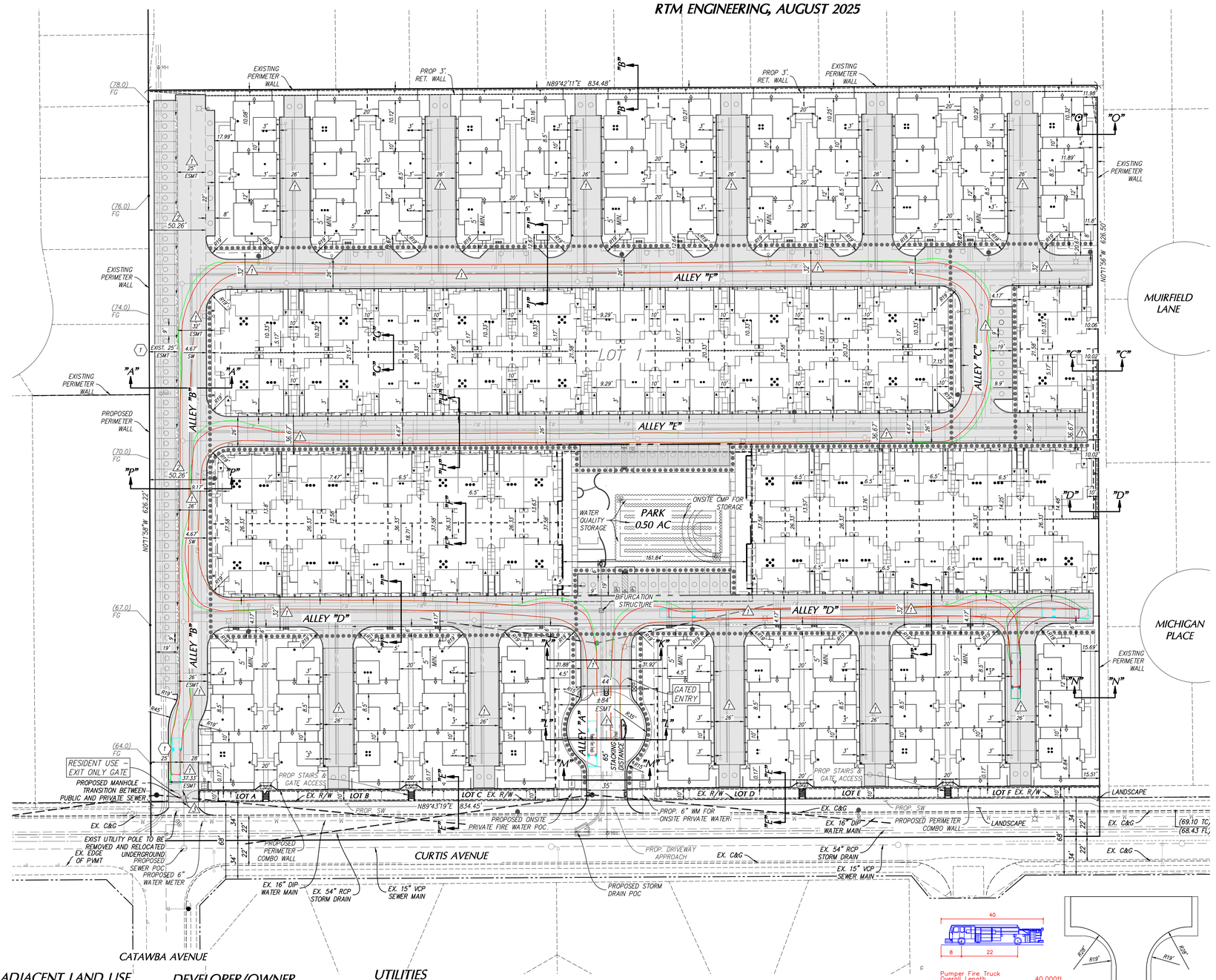
CITY OF FONTANA

DETAILED SITE PLAN FOR TTM 20690

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, CITY OF FONTANA, STATE OF CALIFORNIA

RTM ENGINEERING, AUGUST 2025



ADJACENT LAND USE

NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
EAST: SINGLE FAMILY RESIDENTIAL
WEST: SINGLE FAMILY RESIDENTIAL

EXISTING LAND USE

VACANT

PROPOSED LAND USE

RESIDENTIAL/SINGLE FAMILY DETACHED/MULTI-FAMILY

ASSESSOR'S PARCEL NO.

1108-08-04

SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF CITRUS AVENUE AS SHOWN ON TRACT 16540, M.B. 299/13-15. BEING N 00°16'44" W

DEVELOPER/OWNER

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786-0670
(909) 989-0971

ENGINEER

RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 614-9144

REGISTERED PROFESSIONAL ENGINEER — LINDSEY W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

BENCHMARK

CALTRANS BENCHMARK #8-17
BRASS DISK IN CONCRETE S.C.E. TOWER LEG. 343' N/O HIGHLAND AVENUE, 0.2 MI W/O SAN SEVAINE ROAD, IN SOUTH CONCRETE BASE OF S.C.E. TOWER 19-5; 2.65 MI. WEST ALONG HIGHLAND AVENUE FROM SIERRA AVENUE
EL = 1428.609

NOTES:

- IN-TRACT ALLEYS, STORM DRAIN SYSTEMS, SEWER, WATER, AND FIRE WATER TO BE PRIVATELY MAINTAINED.
- PARK SITE TO BE PRIVATELY MAINTAINED.
- IN-TRACT STREET LIGHTS TO BE PRIVATELY MAINTAINED.

UTILITIES

WATER: FONTANA WATER COMPANY
SEWER: CITY OF FONTANA
TELEPHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
CABLE: SPECTRUM CABLE
SOLID WASTE COLLECTION: BURRTEC WASTE

EASEMENTS

1. EXISTING TEMPORARY 25' STORM DRAIN EASEMENT TO BE ABANDONED.
2. PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES, INGRESS/EGRESS, AND PUBLIC STORM DRAIN MAINTENANCE.
3. PROPOSED VARIABLE WIDTH EASEMENT FOR STORM DRAIN, MAINTENANCE, AND INGRESS-EGRESS IN FAVOR OF THE CITY OF FONTANA.
4. PROPOSED EASEMENT FOR THE PURPOSES OF SEWER MAINTENANCE TO THE CITY OF FONTANA.

LEGAL DESCRIPTION

COMMENCING AT THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND CURTIS AVENUE PER TRACT 16427-5 AS RECORDED IN BOOK 297, PAGES 66 THROUGH 72 OF MAPS INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST;

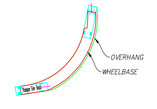
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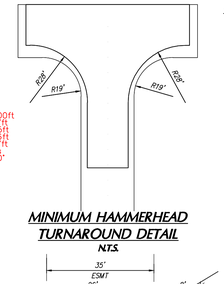
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THENCE NORTH 89° 58' 08"EAST ALONG SAID NORTH LINE, A DISTANCE OF 834.45 FEET; THENCE SOUTH 00° 03' 43"WEST A DISTANCE OF 626.57 FEET; THENCE SOUTH 89° 58' 42"EAST PARALLEL WITH AND 34.00 FEET DISTANT FROM THE SAID SOUTH LINE, A DISTANCE OF 834.45 FEET TO THE TRUE POINT OF BEGINNING.

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



TYPICAL FIRE TRUCK DIMENSIONS & VEHICLE TRACKING LEGEND



MINIMUM HAMMERHEAD TURNAROUND DETAIL
N.T.S.

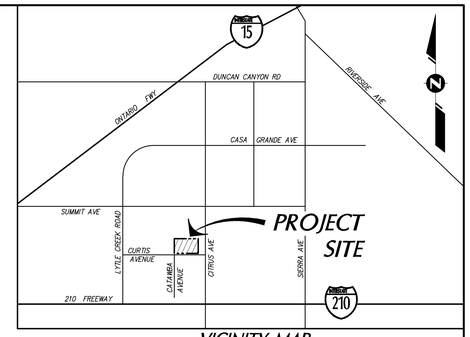
CURTIS & CATAWBA SITE SUMMARY

ACREAGE SUMMARY	
GROSS ACREAGE:	11.99 AC
LETTERED LOT ACREAGE:	0.15 AC
PARK ACREAGE:	0.50 AC
NET ACREAGE:	11.34 AC

PROPOSED UNITS (6-PACK)	TOTAL	MIN. PERSONAL USE SPACE
PLAN 1	23	325 SF
GARAGE PARKING	46	
DRIVEWAY PARKING:	0	
PLAN 2	11	343 SF
GARAGE PARKING	22	
DRIVEWAY PARKING:	0	
PLAN 3	12	343 SF
GARAGE PARKING	24	
DRIVEWAY PARKING:	0	
PLAN 4	23	317 SF
GARAGE PARKING	46	
DRIVEWAY PARKING:	0	
TOTAL UNITS	69	

PROPOSED UNITS (KO DUPLEX)	TOTAL	MIN. PERSONAL USE SPACE
PLAN 2	24	258 SF
GARAGE PARKING	48	
DRIVEWAY PARKING:	0	
PLAN 3	36	237 SF
GARAGE PARKING	72	
DRIVEWAY PARKING:	0	
PLAN 5	24	213 SF
GARAGE PARKING	48	
DRIVEWAY PARKING:	0	
TOTAL UNITS	84	
TOTAL # OF UNITS	153	
DENSITY:	13.34 DU/AC	

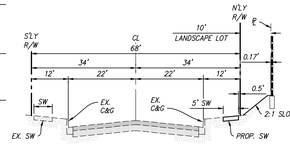
PARKING SUMMARY CITY OF FONTANA	TABLE 30-371 VILLAGE DISTRICT
REQUIRED (1.50/DU)	230
REQUIRED VISITOR (1/3 DUs)	51
REQUIRED TOTAL	281
PROVIDED GARAGE	306
PROVIDED ON-SITE	132
PROVIDED TOTAL	438



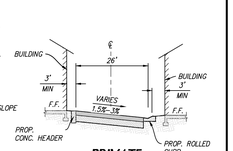
VICINITY MAP
NOT TO SCALE

LEGEND

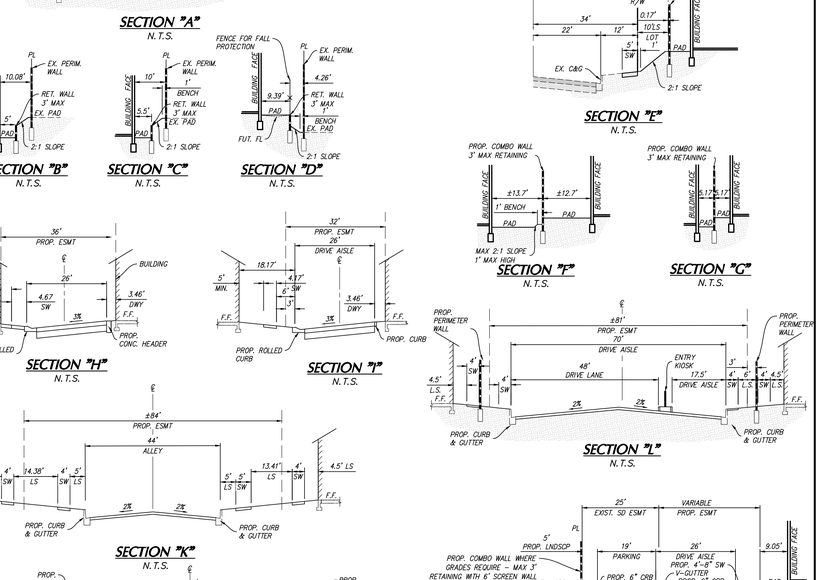
TRACT BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING EASEMENT
PROPOSED SLOPE — 2:1 MAX.
PROPOSED STORM DRAIN
PROPOSED DOMESTIC WATER — W
PROPOSED FIRE WATER — FW
PROPOSED SEWER — S
PROPOSED AC PAVEMENT
PEDESTRIAN POT
LINE OF SIGHT
FIRE HYDRANT
PROPOSED COMBO WALL
PROPOSED RETAINING WALL
PROPOSED SCREEN WALL
PROPOSED PARKING STALL



CURTIS AVENUE - 68' R/W
COLLECTOR STREET



PRIVATE ALLEYS
N.T.S.



SCALE: 1"=40'

PREPARED BY:

rtm engineering consultants

357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

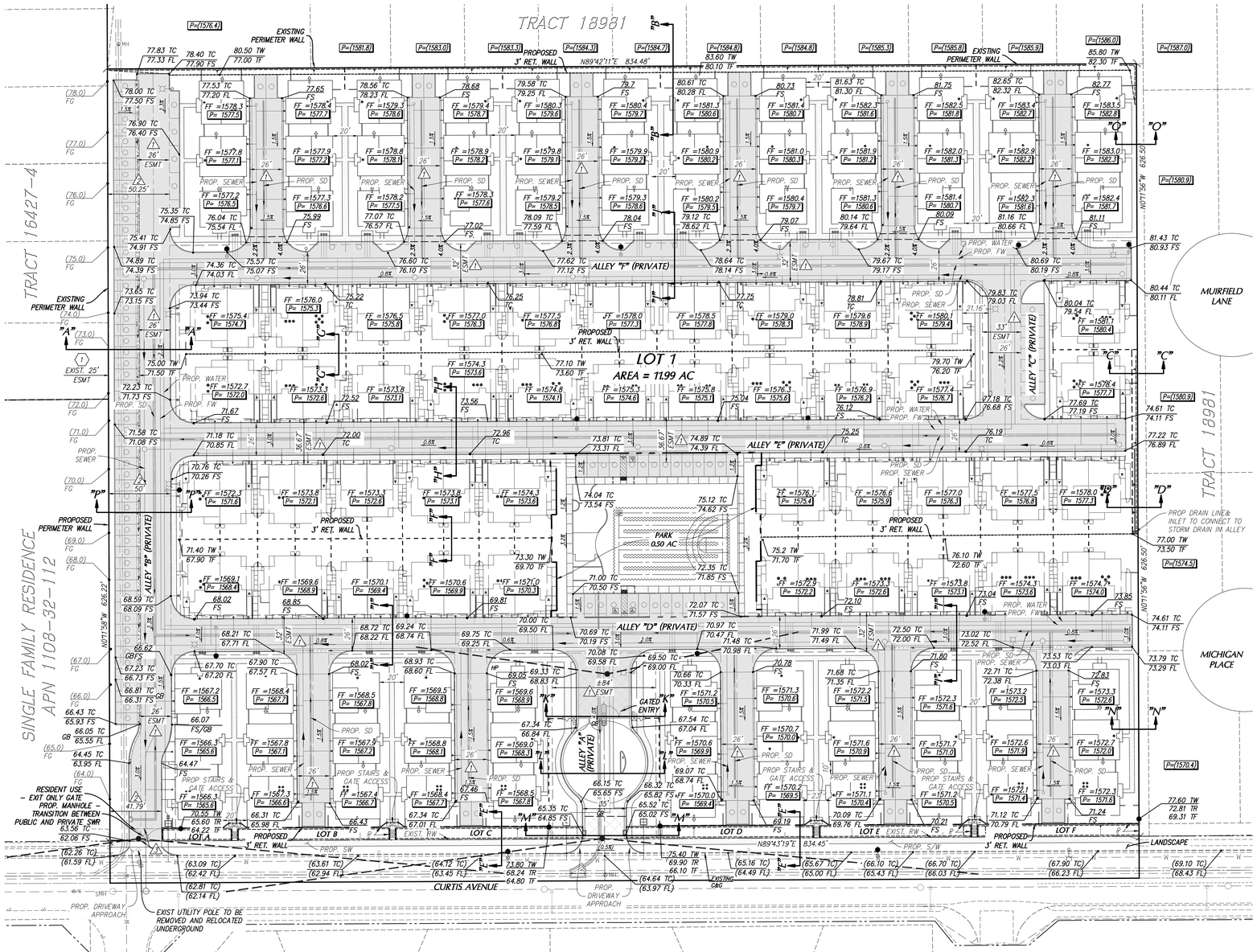
CITY OF FONTANA

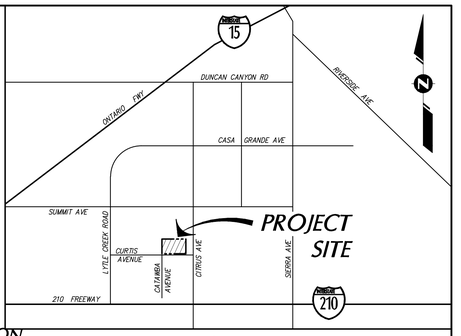
CONCEPTUAL GRADING PLAN TTM 20690

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, CITY OF FONTANA, STATE OF CALIFORNIA

RTM ENGINEERING, AUGUST 2025





VICINITY MAP

NOT TO SCALE

DEVELOPER/OWNER

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786-0670
(909) 989-0971

ENGINEER

RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 614-9144

REGISTERED PROFESSIONAL ENGINEER — ROBERT W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

ASSESSOR'S PARCEL NO.

1108-08-04

SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF CITRUS AVENUE AS SHOWN ON TRACT 16540, M.B. 299/13-15. BEING N 00°16'44" W

BENCHMARK

CALTRANS BENCHMARK #8-17
BRASS DISK IN CONCRETE S.C.E. TOWER LEG. 34.3' N/O HIGHLAND AVENUE, 0.2 MI W/O SAN SEVAINE ROAD, IN SOUTH CONCRETE BASE OF S.C.E. TOWER 19.5; 2.65 MI. WEST ALONG HIGHLAND AVENUE FROM SIERRA AVENUE
EL = 1428.609

LEGAL DESCRIPTION

COMMENCING AT THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND CURTIS AVENUE PER TRACT 16427-5 AS RECORDED IN BOOK 297, PAGES 66 THROUGH 72 OF MAPS INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST;

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ADJACENT LAND USE

NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
EAST: SINGLE FAMILY RESIDENTIAL
WEST: SINGLE FAMILY RESIDENTIAL

LEGEND

TRACT BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING EASEMENT
PROPOSED SLOPE — Y 2:1 MAX
PROPOSED STORM DRAIN
PROPOSED DOMESTIC WATER — W
PROPOSED FIRE WATER — FW
PROPOSED SEWER — S
PROPOSED AC PAVEMENT
LINE OF SIGHT
SEWER FLOW DIRECTION
STORM DRAIN FLOW DIRECTION
PROPOSED SLOPE — 0.6%
PROPOSED COMBO WALL
PROPOSED RETAINING WALL
PROPOSED SCREEN WALL

EXISTING LAND USE

VACANT

PROPOSED LAND USE

RESIDENTIAL/SINGLE FAMILY DETACHED/MULTI-FAMILY

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	1 NUMBERED LOTS
LETTERED LOTS:	6 LETTERED LOTS
TOTAL AREA GROSS:	11.99 ACRES
TOTAL AREA NET:	11.83 ACRES
TOTAL AREA TO BE DEDICATED:	0.16 ACRES
TOTAL OPEN SPACE AREA:	0.5 ACRES
TOTAL NUMBER OF UNITS:	153

EASEMENTS

1 EXISTING TEMPORARY 25' STORM DRAIN EASEMENT TO BE ABANDONED.
2 PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES, INGRESS/EGRESS, AND PUBLIC STORM DRAIN MAINTENANCE.
2 PROPOSED VARIABLE WIDTH EASEMENT FOR STORM DRAIN, MAINTENANCE, AND INGRESS/EGRESS IN FAVOR OF THE CITY OF FONTANA.
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NOTES:

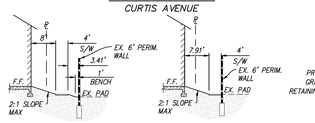
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UTILITIES

WATER:	FONTANA WATER COMPANY
SEWER:	CITY OF FONTANA
TELEPHONE:	AT&T
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE:	SPECTRUM CABLE
SOLID WASTE COLLECTION:	BURRTEC WASTE

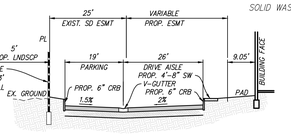
MAIN ENTRANCE
CURTIS AVENUE

TYPICAL STAIR ACCESS
CURTIS AVENUE



SECTION "N"
N.T.S.

SECTION "O"
N.T.S.



SECTION "P"
N.T.S.

RESIDENT USE - EXIT ONLY GATE
CURTIS AVENUE

SECTION "E"
N.T.S.

SECTION "H"
N.T.S.

SECTION "I"
N.T.S.

SECTION "J"
N.T.S.

CURTIS AVENUE - 68' R/W
COLLECTOR STREET

PRIVATE ALLEYS

SECTION "A"
N.T.S.

SECTION "B"
N.T.S.

SECTION "C"
N.T.S.

SECTION "D"
N.T.S.

SECTION "F"
N.T.S.

SECTION "G"
N.T.S.

SECTION "K"
N.T.S.

SECTION "L"
N.T.S.

SECTION "M"
N.T.S.

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

rtm engineering consultants
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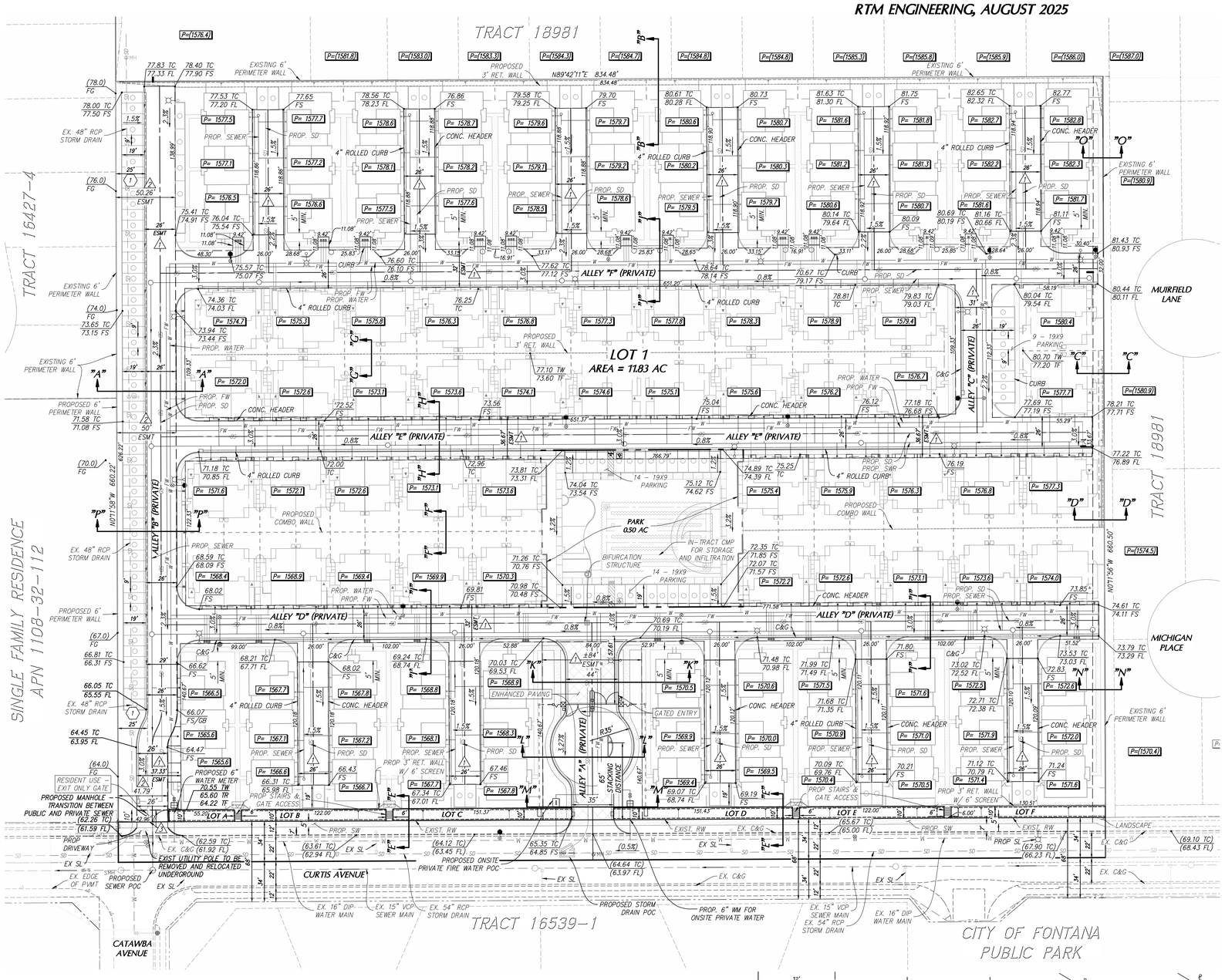
CITY OF FONTANA

TENTATIVE TRACT MAP NO. 20690

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, CITY OF FONTANA, STATE OF CALIFORNIA

RTM ENGINEERING, AUGUST 2025



LEGAL DESCRIPTION

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ENGINEER

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REGISTERED PROFESSIONAL ENGINEER — LINDSEY W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

ASSESSOR'S PARCEL NO.

1108-08-04

SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

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BENCHMARK

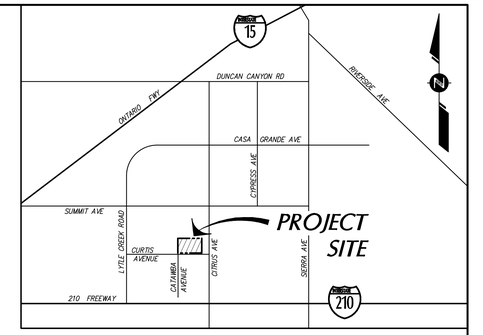
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NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
EAST: SINGLE FAMILY RESIDENTIAL
WEST: SINGLE FAMILY RESIDENTIAL

PARCEL AREA TABLE

NO.	AREA (SQUARE FEET)	TYPE	RESPONSIBILITY
1	515,416	CONDOMINIUM	HOA
A	552	LANDSCAPE	CITY OF FONTANA
B	1,220	LANDSCAPE	CITY OF FONTANA
C	1,514	LANDSCAPE	CITY OF FONTANA
D	1,514	LANDSCAPE	CITY OF FONTANA
E	1,220	LANDSCAPE	CITY OF FONTANA
F	1,245	LANDSCAPE	CITY OF FONTANA



VICINITY MAP

NOT TO SCALE

LEGEND

TRACT BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING EASEMENT
PROPOSED SLOPE (2:1 MAX)
EXISTING RETAINING WALL
PROPOSED COMBO WALL
PROPOSED RETAINING WALL
PROPOSED SCREEN WALL
PROPOSED STORM DRAIN (SD)
PROPOSED DOMESTIC WATER (W)
PROPOSED FIRE WATER (FW)
PROPOSED SEWER (S)

EXISTING LAND USE

VACANT

PROPOSED LAND USE

RESIDENTIAL/SINGLE FAMILY DETACHED/MULTI-FAMILY

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	1 NUMBERED LOTS
LETTERED LOTS:	6 LETTERED LOTS
TOTAL AREA GROSS:	11.99 ACRES
TOTAL AREA NET:	11.83 ACRES
TOTAL AREA TO BE DEDICATED:	0.16 ACRES
TOTAL OPEN SPACE AREA:	0.5 ACRES
TOTAL NUMBER OF UNITS:	153

EASEMENTS

1. EXISTING TEMPORARY 25' STORM DRAIN EASEMENT TO BE ABANDONED.
2. PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES AND INGRESS/EGRESS.
3. PROPOSED VARIABLE WIDTH EASEMENT FOR STORM DRAIN, MAINTENANCE, AND INGRESS/EGRESS IN FAVOR OF THE CITY OF FONTANA.
4. PROPOSED EASEMENT FOR THE PURPOSES OF SEWER MAINTENANCE TO THE CITY OF FONTANA.

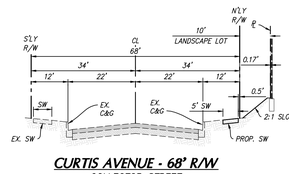
NOTES:

- IN-TRACT ALLEYS, STORM DRAIN SYSTEMS, SEWER, WATER, AND FIRE WATER TO BE PRIVATELY MAINTAINED.
- PARK SITE TO BE PRIVATELY MAINTAINED.
- IN-TRACT STREET LIGHTS TO BE PRIVATELY MAINTAINED.

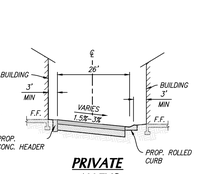
UTILITIES

WATER:	FONTANA WATER COMPANY
SEWER:	CITY OF FONTANA
TELEPHONE:	AT&T
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE:	SPECTRUM CABLE
SOLID WASTE COLLECTION:	BURRTEC WASTE

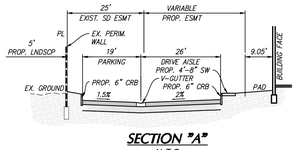
SCALE: 1"=40'
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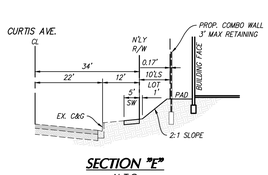
CURTIS AVENUE - 68' R/W
COLLECTOR STREET



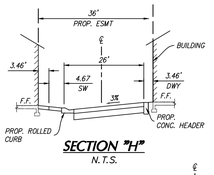
PRIVATE ALLEYS



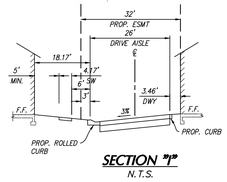
SECTION "A"
N.T.S.



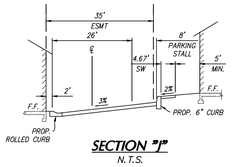
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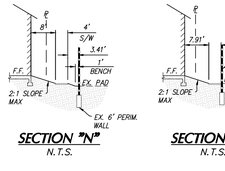
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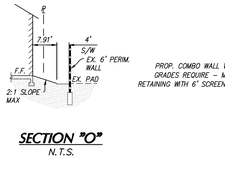
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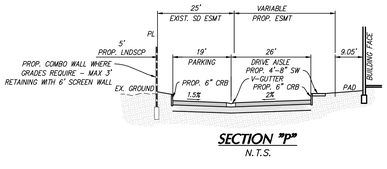
SECTION "J"
N.T.S.



SECTION "N"
N.T.S.



SECTION "O"
N.T.S.



SECTION "P"
N.T.S.

SECTION "B"
N.T.S.

SECTION "C"
N.T.S.

SECTION "D"
N.T.S.

SECTION "F"
N.T.S.

SECTION "G"
N.T.S.

SECTION "K"
N.T.S.

SECTION "L"
N.T.S.

SECTION "M"
N.T.S.

TENTATIVE TRACT MAP 20690 CITY OF FONTANA

REGISTERED PROFESSIONAL ENGINEER — LINDSEY W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
rtm engineering consultants
357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

Drawing: G:\RTM\ACADocs\RTM Engineering Consultants LLC\11558.211TC-Enclave at Curtis & Catawba\Project Files\Preliminary\Tentative Tract Map\1104 - PLN - TTM - 20690.dwg Layout: 30x42 L Saved: 11/24/2025 3:07 PM Plotted: 11/26/2025 9:31 AM By: Pedram Yazdani

CURTIS & CATAWBA

FONTANA, CALIFORNIA

Lewis Group Of Companies

10/30/2025

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

#23078
10/30/2025

A-1 6-Pack (6 Unit Cluster)
A-2 Plan 1 (1750) - Front Elevations
A-3 Plan 1A (1750) - 3 Bedroom, 2.5 Bath Floor Plan
A-4 Plan 1A (1750) - Santa Barbara Elevations
A-5 Plan 1B (1750) - Prairie Elevations
A-6 Plan 1C (1750) - Farmhouse Elevations
A-7 Plan 1 (1750) Roof Plans

A-8 Plan 2 (1829) - Front Elevations
A-9 Plan 2A (1829) - 3 Bedroom, 2.5 Bath Floor Plan
A-10 Plan 2A (1829) - Santa Barbara Elevations
A-11 Plan 2A (1829) - Santa Barbara Enhanced Elevations
A-12 Plan 2B (1829) - Prairie Elevations
A-13 Plan 2B (1829) - Prairie Enhanced Elevations
A-14 Plan 2C (1829) - Farmhouse Elevations
A-15 Plan 2C (1829) - Farmhouse Enhanced Elevations
A-16 Plan 2 (1829) Roof Plans

A-17 Plan 3 (1842) - Front Elevations
A-18 Plan 3A (1842) - 4 Bedroom, 3 Bath Floor Plan
A-19 Plan 3A (1842) - Santa Barbara Elevations
A-20 Plan 3B (1842) - Prairie Elevations
A-21 Plan 3C (1842) - Farmhouse Elevations
A-22 Plan 3 (1842) - Roof Plans

A-23 Plan 4 (1944) - Front Elevations
A-24 Plan 4A (1944) - 4 Bedroom, 3 Bath Floor Plan
A-25 Plan 4A (1944) - Santa Barbara Elevations
A-26 Plan 4A (1944) - Santa Barbara Enhanced Elevations
A-27 Plan 4B (1944) - Prairie Elevations
A-28 Plan 4B (1944) - Prairie Enhanced Elevations
A-29 Plan 4C (1944) - Farmhouse Elevations
A-30 Plan 4C (1944) - Farmhouse Enhanced Elevations
A-31 Plan 4 (1944) - Roof Plans

A-32 Written Color Schemes
A-33 Color Boards - Santa Barbara
A-34 Color Boards - Prairie
A-35 Color Boards - Farmhouse

Note: For design intent only, not for construction.

Developer:
Lewis Group Of Companies
1156 N. Mountain Avenue
Upland, CA 91786

Contact: Stacey Sassaman
Business: (909) 949-6716
www.lewisgroupofcompanies.com

Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

A-37 Building 101 - Floor Plan
A-38 Building 101"A" - Santa Barbara Elevation
A-39 Buiding 101"B" - Farmhouse Elevation
A-40 Building 101 - Roof Plans

A-41 Building 201- Floor Plan
A-42 Building 201"A" - Santa Barbara Elevation
A-43 Buiding 201"B" - Farmhouse Elevation
A-44 Building 201- Roof Plans

A-45 Building 301- Floor Plan
A-46 Building 301"A" - Santa Barbara Elevation
A-47 Buiding 301"B" - Farmhouse Elevation
A-48 Building 301- Roof Plans

A-49 Unit - 2 3 Bedroom, 2.5 Bath Floor Plan
A-50 Unit - 3 3 Bedroom, 2.5 Bath Floor Plan
A-51 Unit - 3.1 3 Bedroom, 2.5 Bath Floor Plan
A-52 Unit - 5 3 Bedroom, 3 Bath, Loft Floor Plan

A-53 Written Color Schemes
A-54 Color Boards - Santa Barbara
A-55 Color Boards - Farmhouse

A-56 Potshelf Detail - Santa Barbara

Note: For design intent only, not for construction.

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CURTIS & CATAWBA

6 - PACK

FONTANA, CALIFORNIA

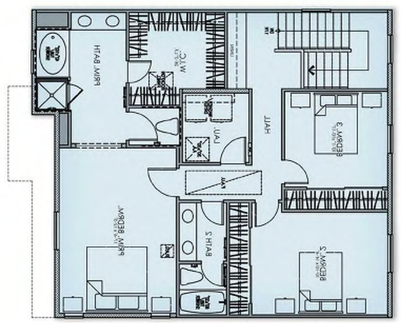
Lewis Group Of Companies

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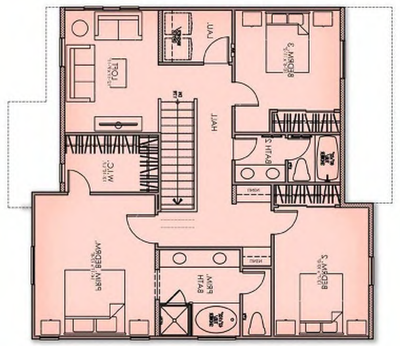
Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



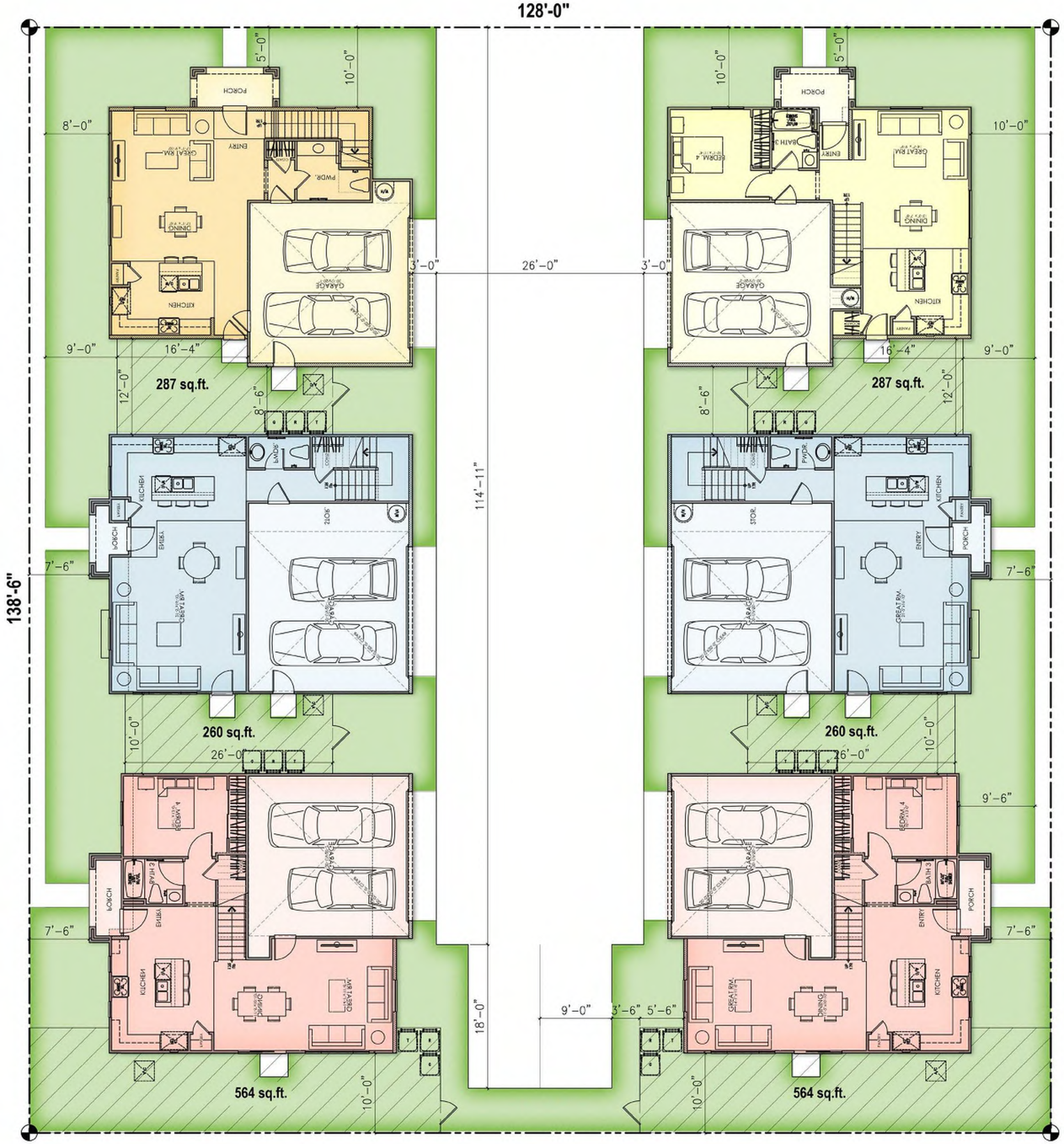
PLAN 1
3 BR, 2.5 Ba
(1,750 sq.ft.)

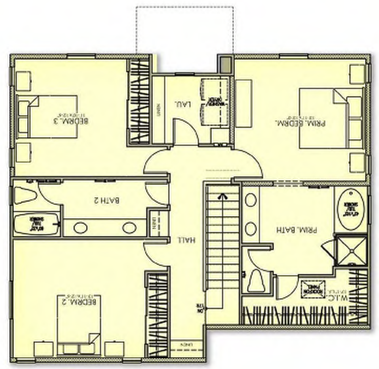


PLAN 2
3 BR, 2.5 Ba
(1,829 sq.ft.)

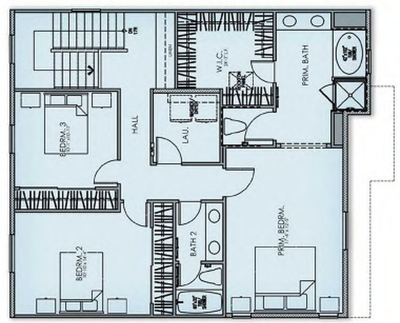


PLAN 4
4 BR, 3 Ba
(1,944 sq.ft.)

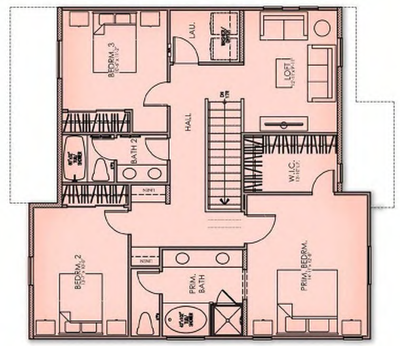




PLAN 3
4 BR, 3 Ba
(1,842 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,829 sq.ft.)



PLAN 4
4 BR, 3 Ba
(1,944 sq.ft.)

6-PACK (6 UNIT CLUSTER)

(1,750 - 1,944 sq.ft.)

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

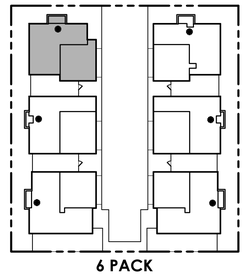
05/16/2024
A-1

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PLANNING + ARCHITECTURE



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A - SANTA BARBARA



6 PACK

KEYMAP



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 1 (1750)

FRONT ELEVATIONS

0 2 4 8 12

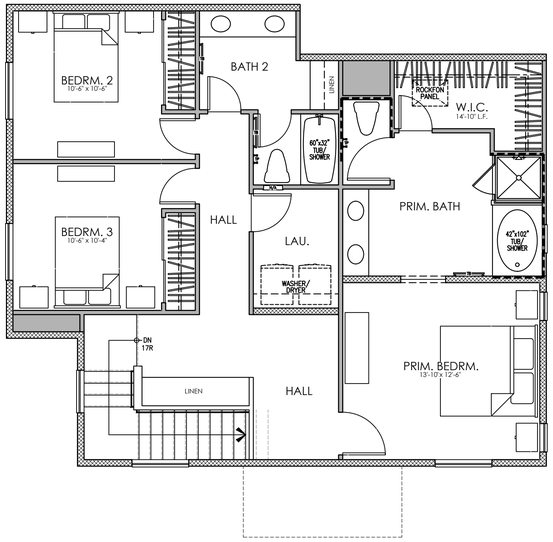
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CURTIS & CATAWBA - 6 -PACK

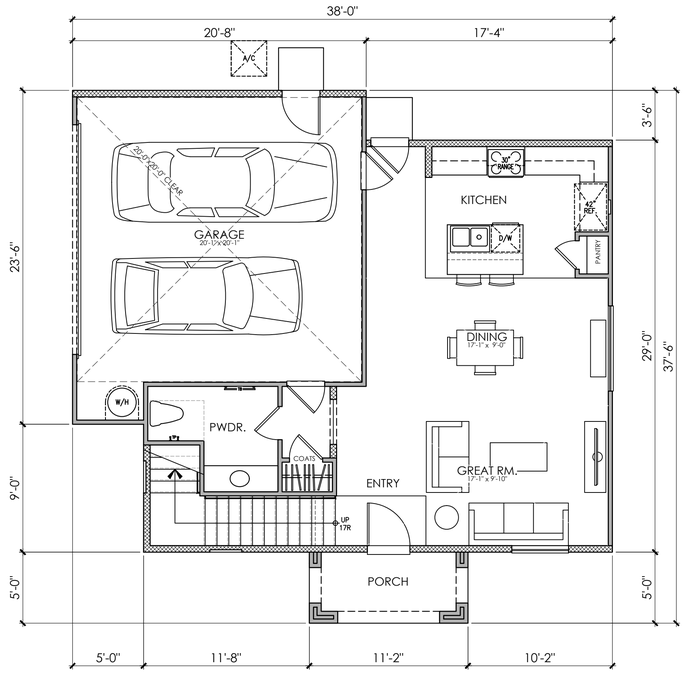
FONTANA, CA

05/16/2024
A-2

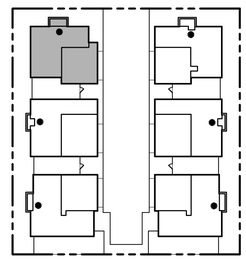
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PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



6 PACK

KEYMAP

PLAN 1
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	695 SQ. FT.
SECOND FLOOR AREA	1,055 SQ. FT.
TOTAL DWELLING	1,750 SQ. FT.

UNCONDITIONED SPACE

GARAGE	434 SQ. FT.
PORCH "A"	56 SQ. FT.
PORCH "B"	56 SQ. FT.
PORCH "C"	56 SQ. FT.

PLAN 1A (1750)

3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12

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FONTANA, CA

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A-3

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

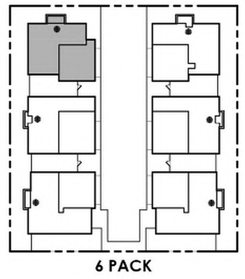
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 1

PLAN 1A (1750)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-4

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Refer to landscape drawings for wall, tree, and shrub locations

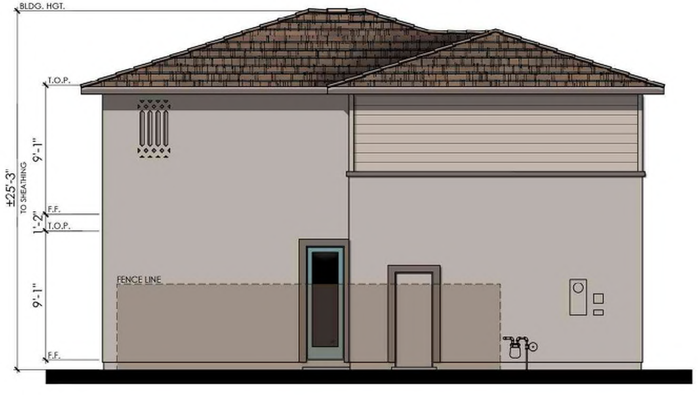
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

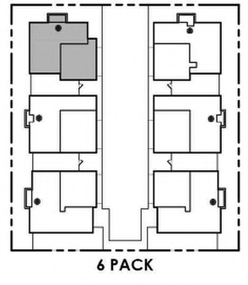
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 4

PLAN 1B (1750)

PRAIRIE ELEVATIONS

0 2 4 8 12

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FONTANA, CA

05/16/2024
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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

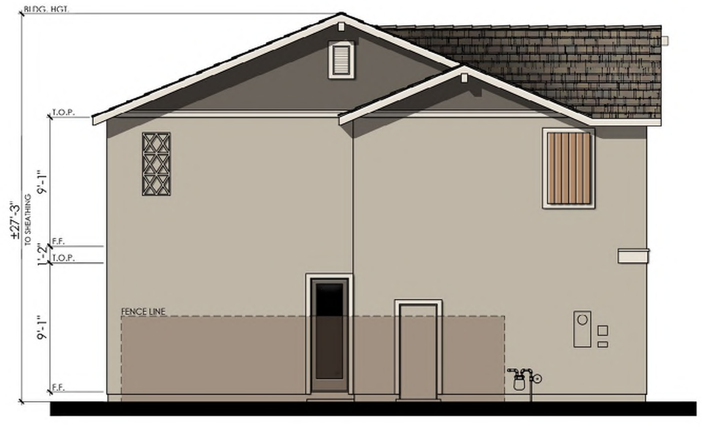
FRONT



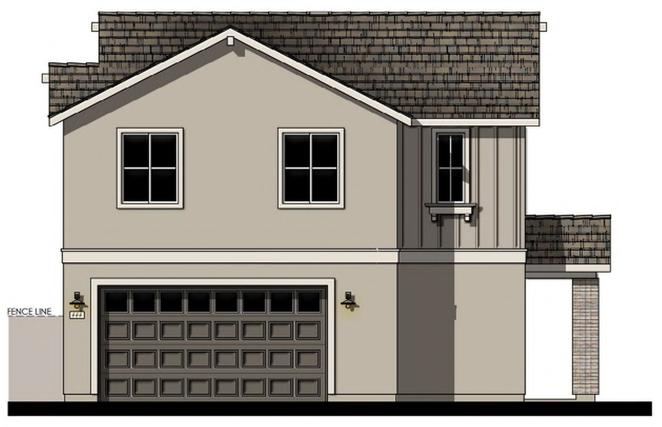
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

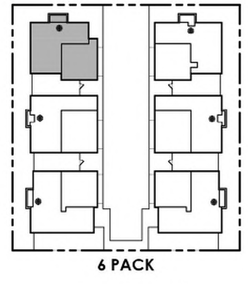
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 7

PLAN 1C (1750)

FARMHOUSE ELEVATIONS

0 2 4 8 12

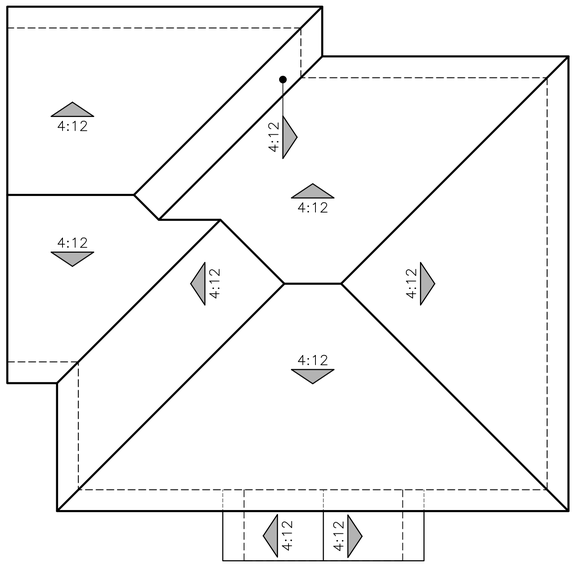
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

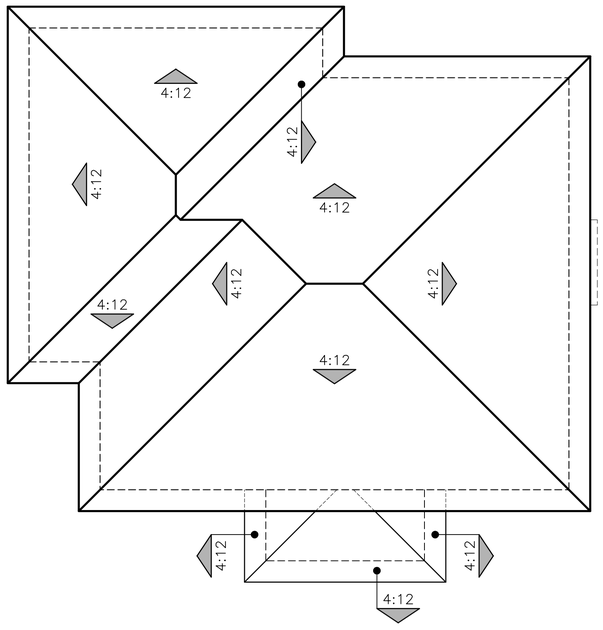
FONTANA, CA

05/16/2024
A-6

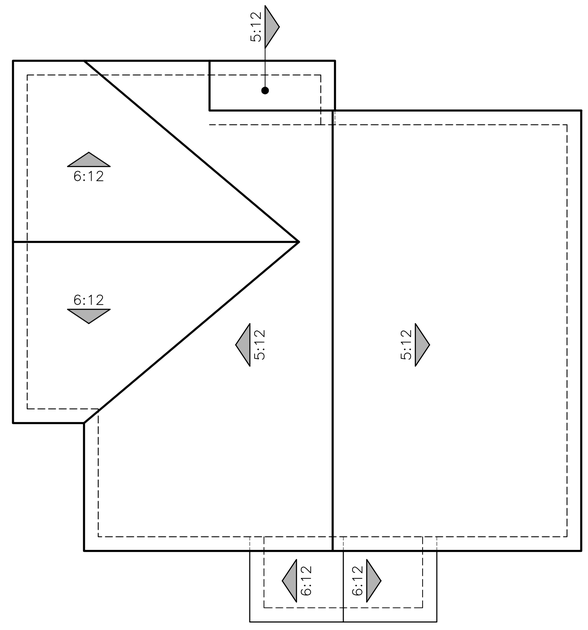
Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 1 (1750)

ROOF PLANS

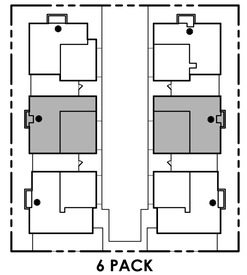
0 2 4 8 12



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Refer to landscape drawings for wall, tree, and shrub locations

A - SANTA BARBARA



6 PACK

KEYMAP



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Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 2 (1829)

FRONT ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

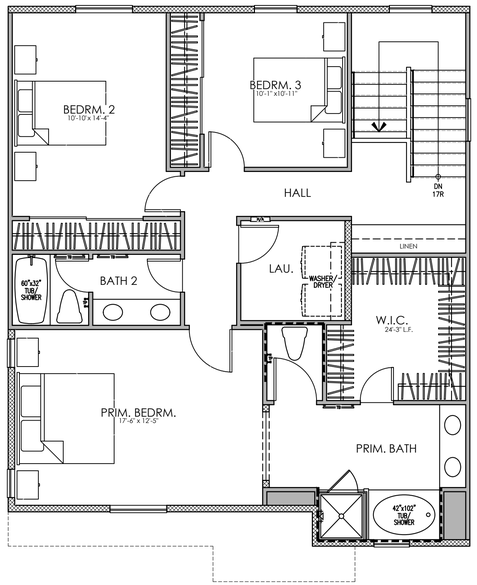
FONTANA, CA

05/16/2024

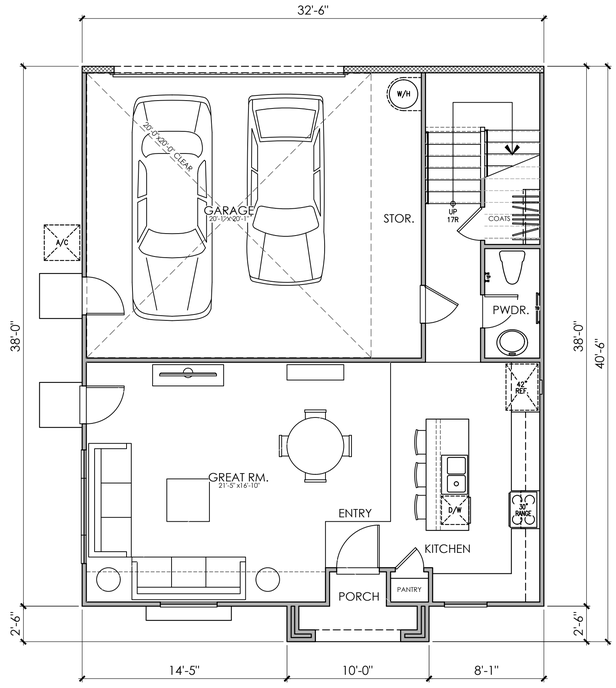
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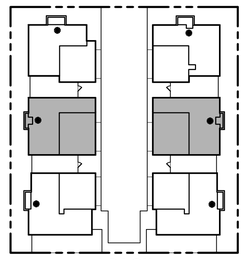
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 3
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	735 SQ. FT.
SECOND FLOOR AREA	1,094 SQ. FT.
TOTAL DWELLING	1,829 SQ. FT.

UNCONDITIONED SPACE

GARAGE	490 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "B"	35 SQ. FT.
PORCH "C"	35 SQ. FT.

PLAN 2A (1829)

3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-9

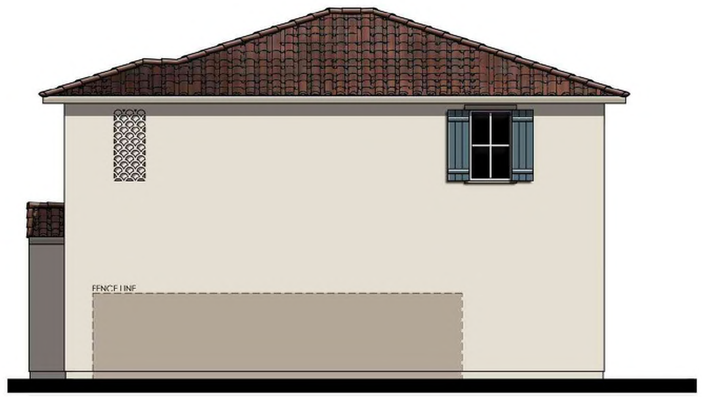
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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

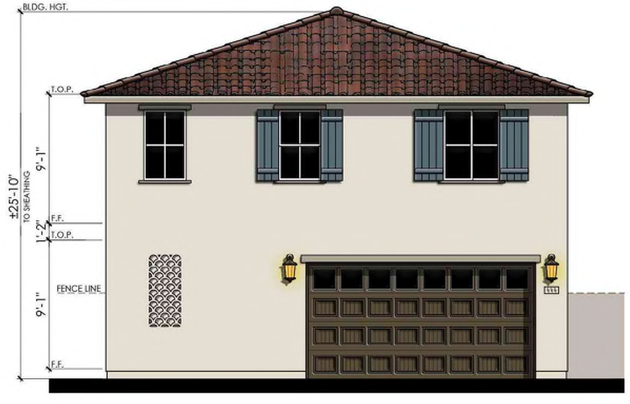
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

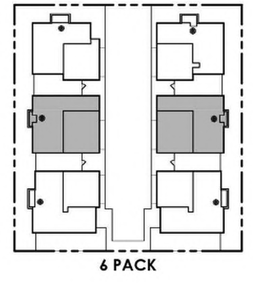
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

0 4 8 16 24

0 2 4 8 12

COLOR SCHEME 3

PLAN 2A (1829)

SANTA BARBARA ELEVATIONS

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-10

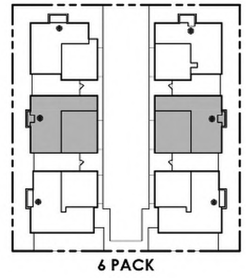
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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



LEFT



KEYMAP

COLOR SCHEME 3

PLAN 2A (1829)

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

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A-11

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

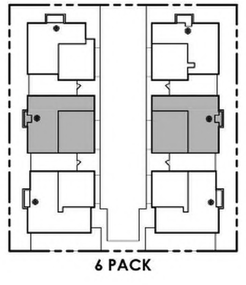
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 6

PLAN 2B (1829)

PRAIRIE ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

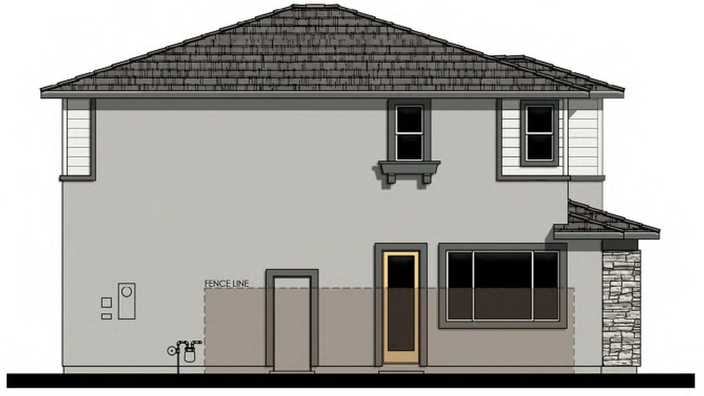
FONTANA, CA

05/16/2024
A-12

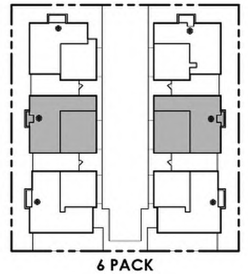
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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



LEFT



KEYMAP

COLOR SCHEME 6

PLAN 2B (1829)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

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A-13

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

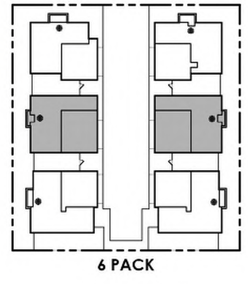
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 9

PLAN 2C (1829)

FARMHOUSE ELEVATIONS

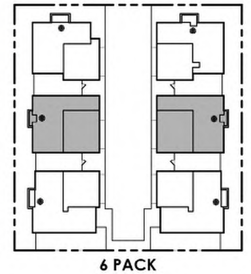
0 2 4 8 12

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



LEFT



KEYMAP

0 2 4 8 12

COLOR SCHEME 9

PLAN 2C (1829)

FARMHOUSE ENHANCED ELEVATION

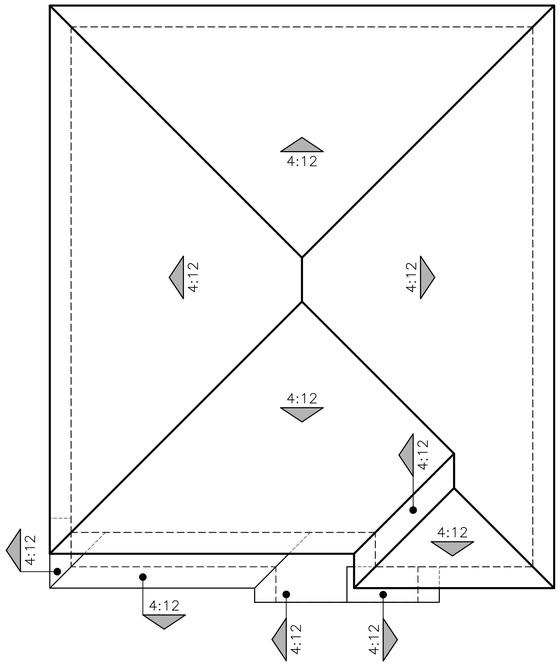
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CURTIS & CATAWBA - 6 -PACK

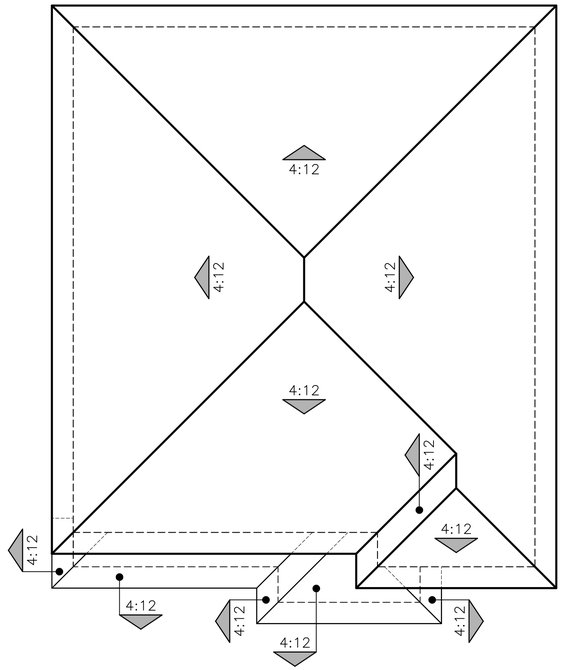
FONTANA, CA

05/16/2024
A-15

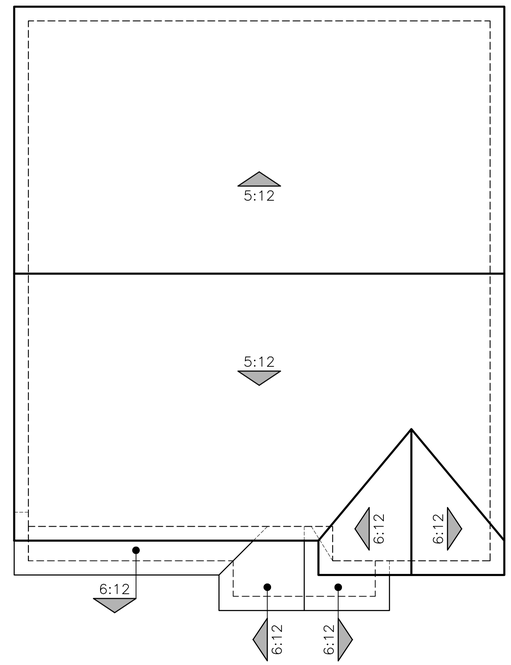
Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 2 (1829)

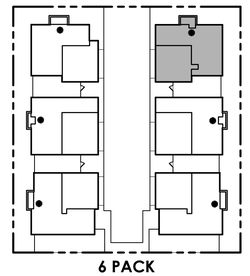
ROOF PLANS

0 2 4 8 12



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A - SANTA BARBARA



6 PACK

KEYMAP



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B - PRAIRIE



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 3 (1842)

FRONT ELEVATIONS

0 2 4 8 12

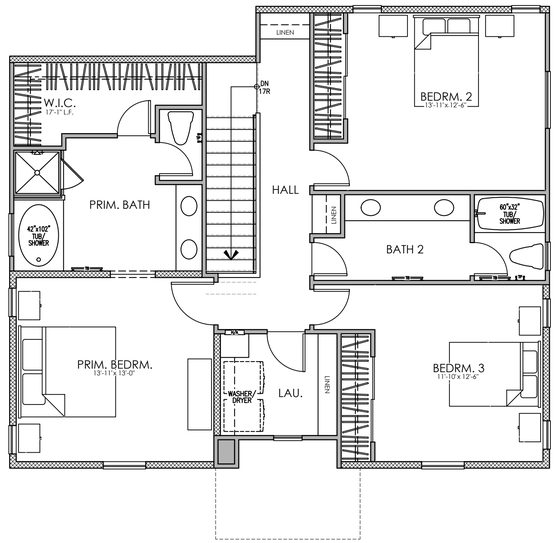
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

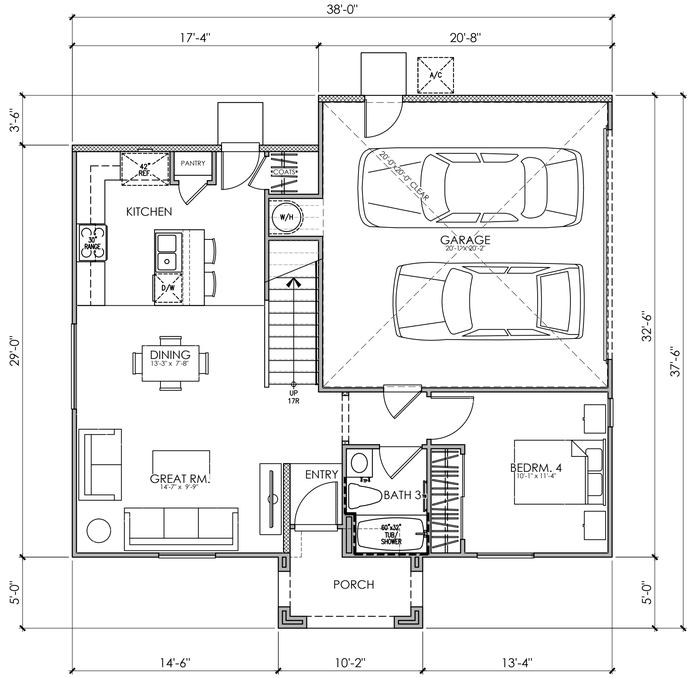
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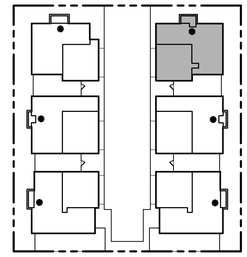
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PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 2
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	736 SQ. FT.
SECOND FLOOR AREA	1,106 SQ. FT.
TOTAL DWELLING	1,842 SQ. FT.

UNCONDITIONED SPACE

GARAGE	431 SQ. FT.
PORCH "A"	58 SQ. FT.
PORCH "B"	58 SQ. FT.
PORCH "C"	58 SQ. FT.

PLAN 3A (1842)

4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

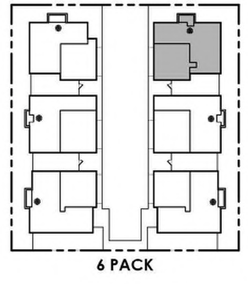
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 2

PLAN 3A (1842)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

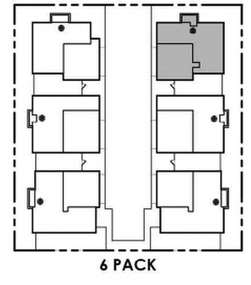
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 5

PLAN 3B (1842)

PRAIRIE ELEVATIONS

0 2 4 8 12

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A-20

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Refer to landscape drawings for wall, tree, and shrub locations

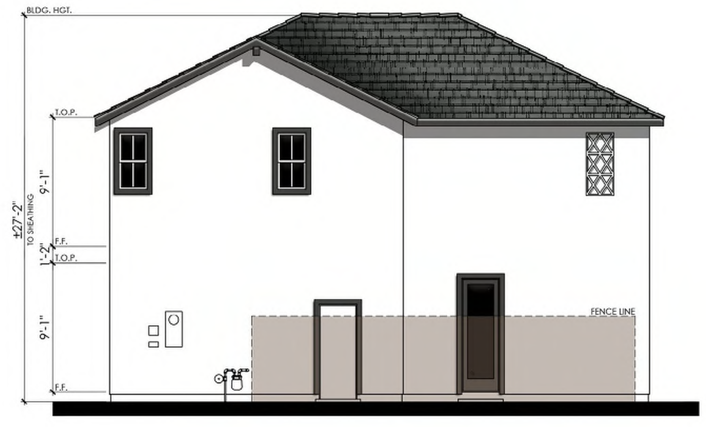
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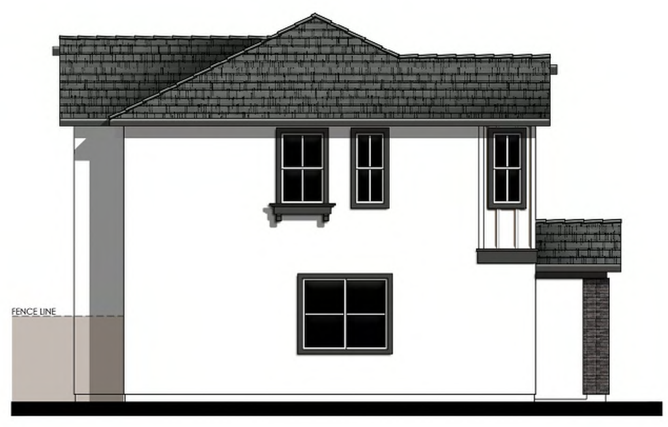
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MATERIALS LEGEND
(WHERE OCCURS)

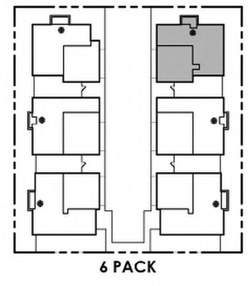
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 8

PLAN 3C (1842)

FARMHOUSE ELEVATIONS

0 2 4 8 12

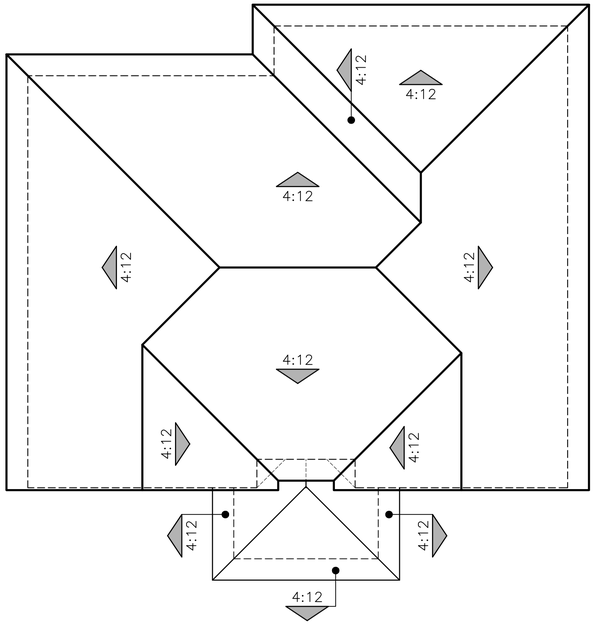
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

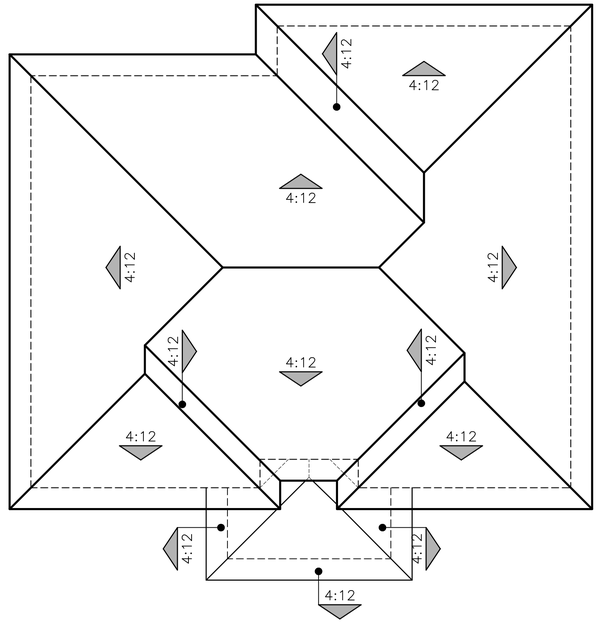
FONTANA, CA

05/16/2024
A-21

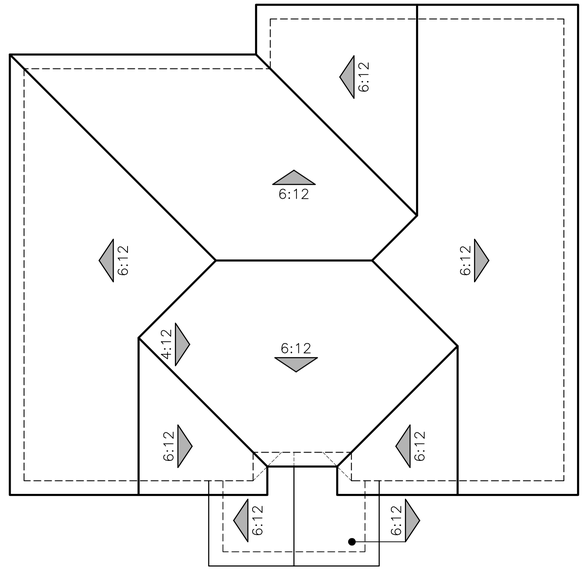
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PLANNING + ARCHITECTURE



A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 3 (1842)

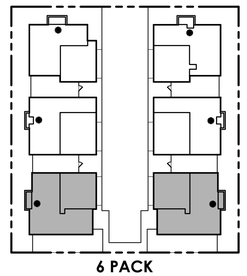
ROOF PLANS

0 2 4 8 12



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A -SANTA BARBARA



6 PACK

KEYMAP



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B - PRAIRIE



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C - FARMHOUSE

PLAN 4 (1944)

FRONT ELEVATIONS

0 2 4 8 12

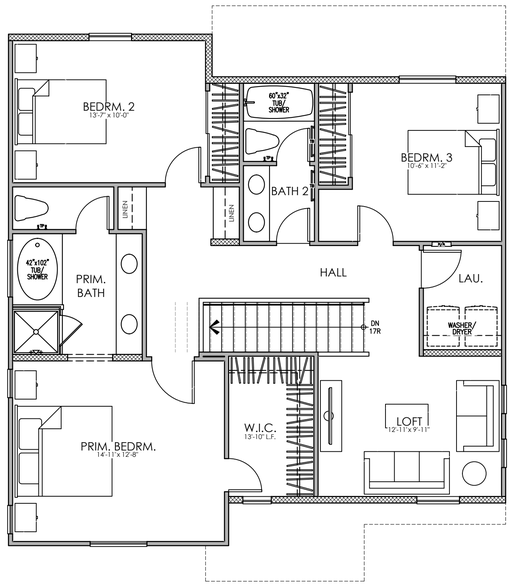
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

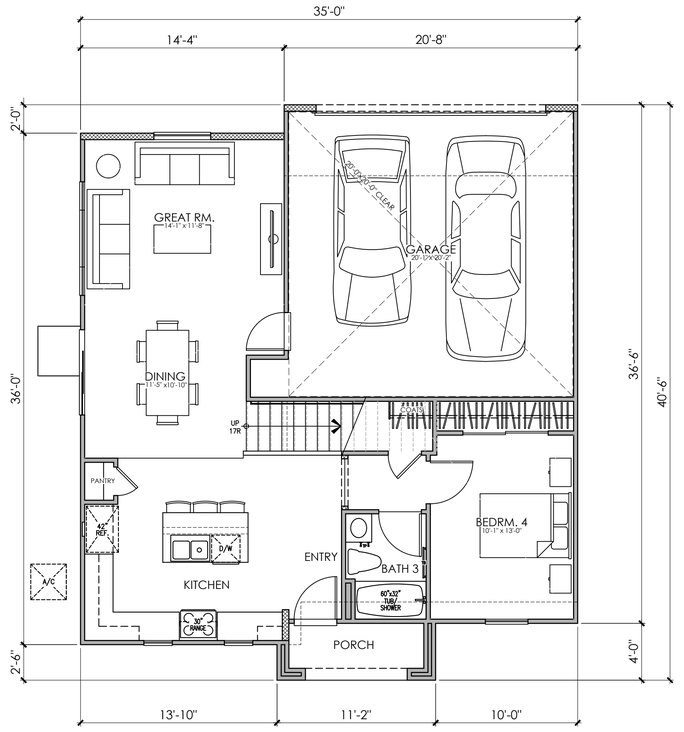
FONTANA, CA

05/16/2024
A-23

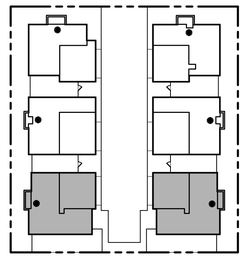
Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



6 PACK

KEYMAP

PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	844 SQ. FT.
SECOND FLOOR AREA	1,100 SQ. FT.
TOTAL DWELLING	1,944 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH "A"	43 SQ. FT.
PORCH "B"	43 SQ. FT.
PORCH "C"	43 SQ. FT.

PLAN 4A (1944)

4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

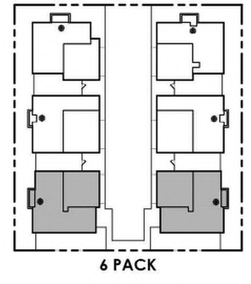
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 1

PLAN 4A (1944)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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FONTANA, CA

05/16/2024
A-25

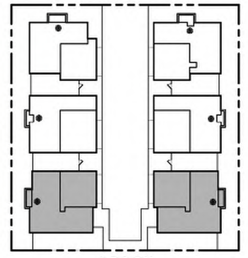
Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



LEFT



KEYMAP

0 2 4 8 12

COLOR SCHEME 1

PLAN 4A (1944)

SANTA BARBARA ENHANCED ELEVATION

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

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A-26

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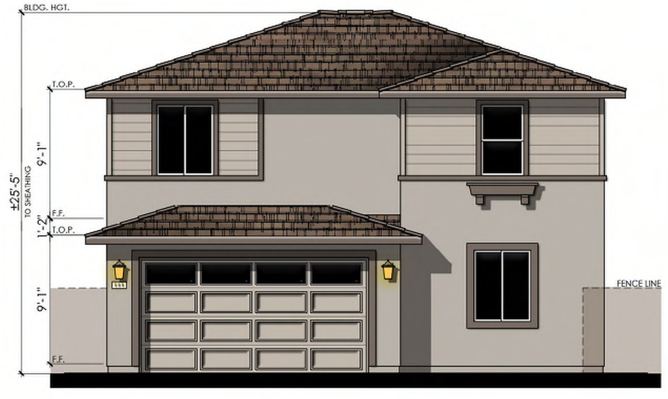
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

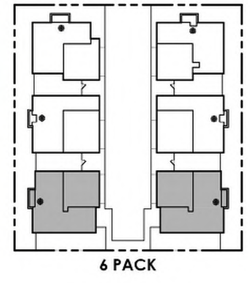
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 4

PLAN 4B (1944)

PRAIRIE ELEVATIONS

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-27

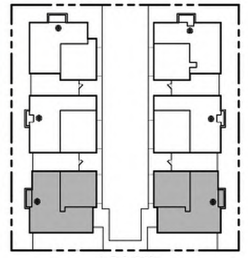
Kevin L. Crook **Architect** Inc #23078
PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



LEFT



KEYMAP

COLOR SCHEME 4

PLAN 4B (1944)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12



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FRONT



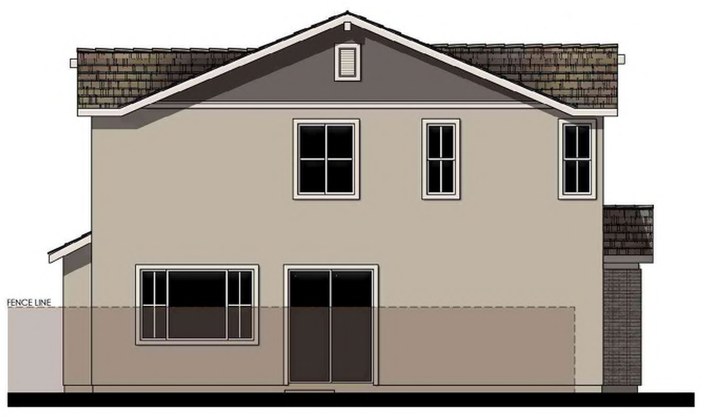
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MATERIALS LEGEND
(WHERE OCCURS)

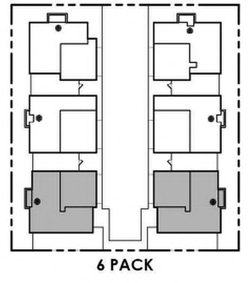
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 7

PLAN 4C (1944)

FARMHOUSE ELEVATIONS

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-29

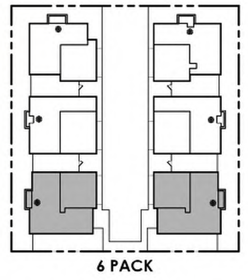
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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



LEFT



KEYMAP

0 2 4 8 12

COLOR SCHEME 7

PLAN 4C (1944)

FARMHOUSE ENHANCED ELEVATION

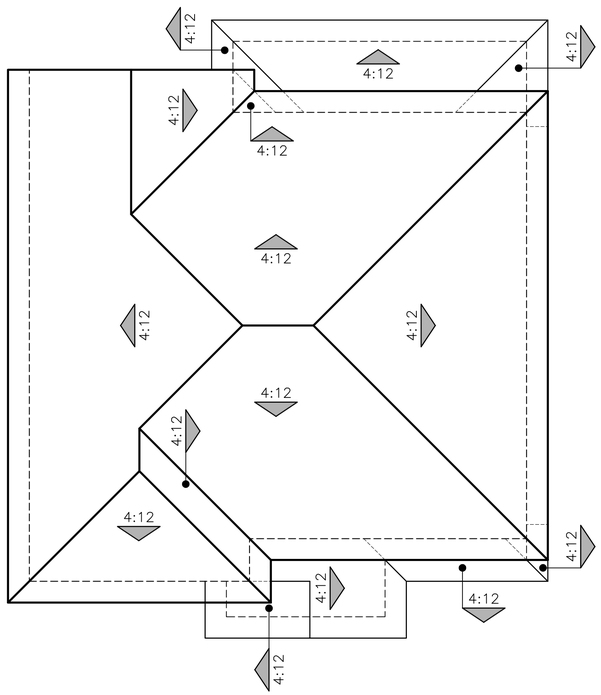
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

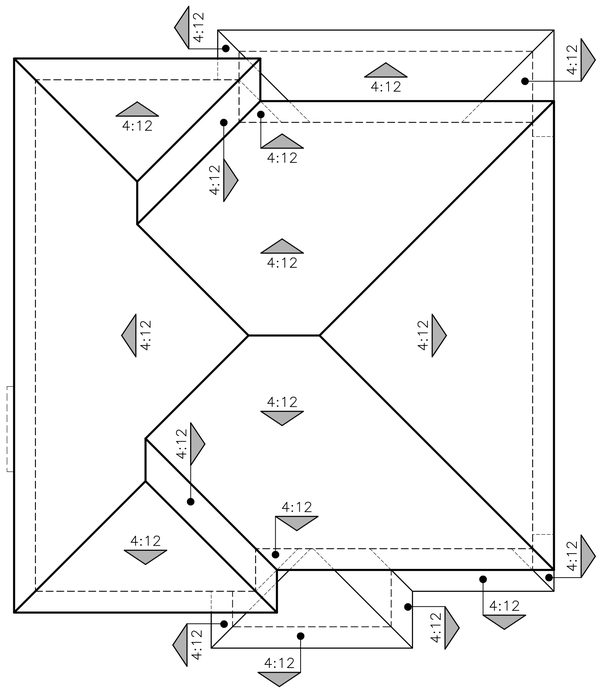
FONTANA, CA

05/16/2024
A-30

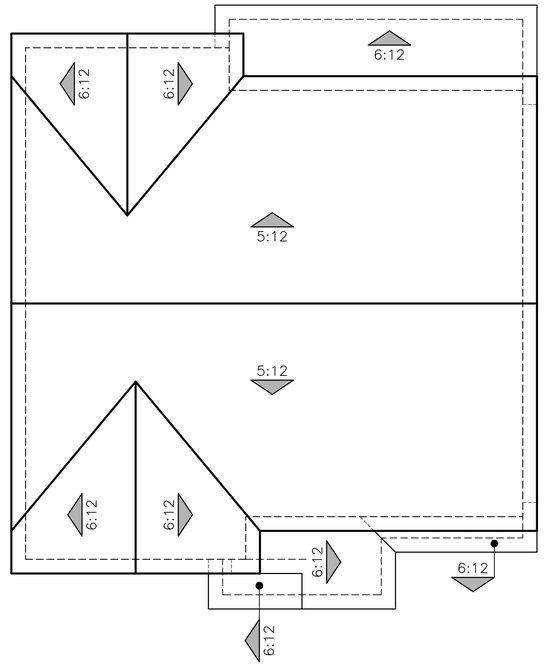
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A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 4 (1944)

ROOF PLANS

0 2 4 8 12

CURTIS & CATAWBA

FONTANA, CA

JOB #	23078
CREATED	10/18/23
PLANNING REV	10/29/25

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
STONE / BRICK:	ELDORADO STONE
GROUT:	ORCO or EQUAL
GUTTERS:	RGS
CERAMIC TILE:	TIERRA Y FUEGO

"A" ELEVATIONS SANTA BARBARA	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1502	1557	1579
STUCCO PAINT MATCH *	SW7571 CASA BLANCA	SW7573 EAGLET BEIGE	SW7011 NATURAL CHOICE
FASCIA / TRIM	SW7549 STUDIO TAUPE	SW7533 KHAKI SHADE	SW0037 MORRIS GREY ROOM
ARCHED TRIM AT ENTRIES	SW7673 PEWTER CAST	SW7673 PEWTER CAST	SW7673 PEWTER CAST
GARAGE DOOR	SW6152 SUPERIOR BRONZE	SW7525 TREE BRANCH	SW7034 STATUS BRONZE
FRONT DOOR/ SHUTTERS	SW2824 RENWICK GOLD	SW6047 HOT COCOA	SW7605 GALE FORCE
WROUGHT IRON	SW6990 CAVIAR	SW6990 CAVIAR	SW6990 CAVIAR
ROOF: LOW PROF "S" (VILLA)	1VICS6464 CA MISSION BLEND	1VICS0431 APPLE BARK	1VICS6464 CA MISSION BLEND
SANTA BARBARA CERAMIC TILE: 6"x6"	30628 BUTTER GLOSS	30628 BUTTER GLOSS	30628 BUTTER GLOSS
SANTA BARBARA CERAMIC TILE: 6"x6"	20121 JADE GLOSS	30612 RUBY GLOSS	30649 ROYAL BLUE GLOSS
GUTTERS:	MUSKET BROWN	PEBBLESTONE	TERRATONE

"B" ELEVATIONS PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1511	1595	1521
STUCCO PAINT MATCH *	SW7023 REQUISITE GRAY	SW7037 BALANCED BEIGE	SW7065 ARGOS
FASCIA / TRIM	SW6075 GARRET GRAY	SW7041 VAN DYKE BROWN	SW7068 GRIZZLE GRAY
LAP SIDING / GARAGE DOOR	SW6072 VERSATILE GRAY	SW7036 ACCESIBLE BEIGE	SW7006 EXTRA WHITE
FRONT DOOR	SW0020 PEACOCK PLUME	SW6307 FINE WINE	SW6667 AFTERGLOW
ROOF: FLAT SLATE	1FECY3181 SMOKEY TOPAZ BLD	1FACS7002 CHERRYWOOD	1FACS1430 CHARCOAL BLEND
STONE: DRYSTACK INSTALL	EUROPEAN LEDGE LINEN	EUROPEAN LEDGE IRON MILL	EUROPEAN LEDGE GLACIER
GUTTERS:	RUSTIC	RUSTIC	DARK GRAY

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1581	1572	1587
STUCCO PAINT MATCH *	SW7051 ANALYTICAL GRAY	RGB 255/255/255	SW7507 STONE LION
FASCIA / TRIM	SW7042 SHOJI WHITE	SW7069 IRON ORE	SW7628 WINDFRESH WHITE
GABLE STUCCO / GARAGE DOOR / FRONT DOOR	SW7047 PORPOISE	SW7069 IRON ORE	SW7033 BRAINSTORM BRONZE
BOARD & BATTEN SIDING	SW7044 AMAZING GRAY	SW7006 EXTRA WHITE	SW7030 ANEW GRAY
SHUTTERS	SW7725 YEARLING	SW7069 IRON ORE	SW6167 GARDEN GATE
ROOF: FLAT SHAKE	1FBCJ4071 OCEAN JASPER BLD	1FBCJ1430 CHARCOAL BLEND	1FBCJ0300 BRONZE PEARL BLD
BRICK: STACK BOND INSTALLATION	LATIGO	IRONSIDE	CHALKDUST
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS:	SATIN	BRONZE	LINEN

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

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WRITTEN COLOR SCHEMES

SANTA BARBARA
SCHEME #1



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FONTANA, CA
#23078
OCT. 18, 2023

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SANTA BARBARA
SCHEME #2



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FONTANA, CA
#23078
OCT. 18, 2023

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SANTA BARBARA
SCHEME #3

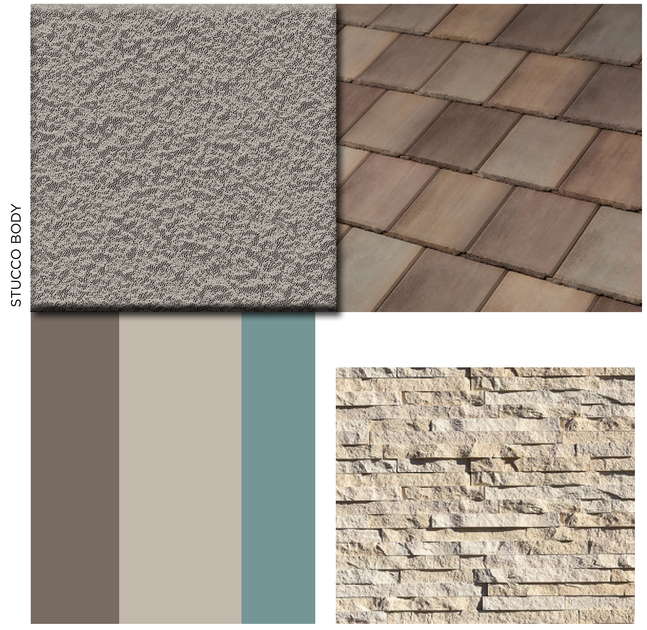


CURTIS & CATAWBA
FONTANA, CA
#23078
JUL. 11, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - SANTA BARBARA

PRAIRIE
SCHEME #4



CURTIS & CATAWBA
FONTANA, CA
#23078
JUL. 11, 2022

PRAIRIE
SCHEME #5



CURTIS & CATAWBA
FONTANA, CA
#23078
OCT. 18, 2023

PRAIRIE
SCHEME #6



CURTIS & CATAWBA
FONTANA, CA
#23078
JUL. 11, 2022

COLOR BOARDS - PRAIRIE

FARMHOUSE
SCHEME #7



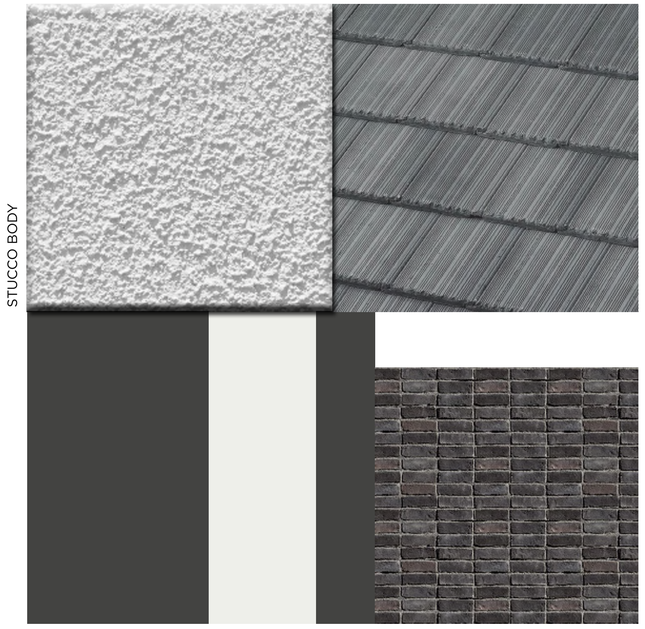
CURTIS & CATAWBA

FONTANA, CA

#23078
OCT. 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8



CURTIS & CATAWBA

FONTANA, CA

#23078
OCT. 18, 2023

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PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



CURTIS & CATAWBA

FONTANA, CA

#23078
OCT. 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - FARMHOUSE

CURTIS & CATAWBA

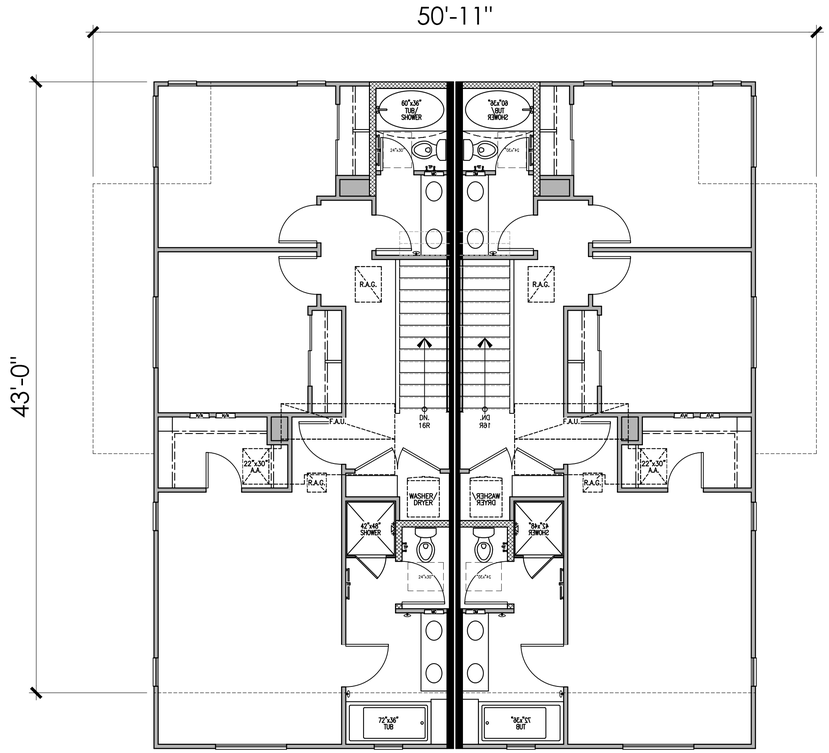
DUPLEX

FONTANA, CALIFORNIA

Lewis Group Of Companies

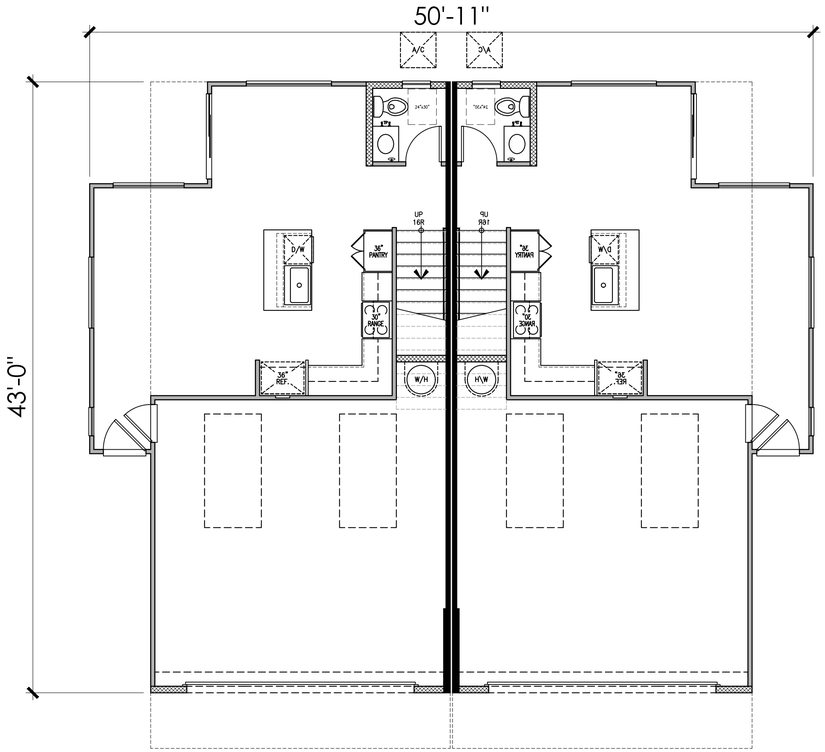
10/30/2025

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PLANNING + ARCHITECTURE



UNIT - 2 UNIT - 2(R)

SECOND FLOOR PLAN



UNIT - 2 UNIT - 2(R)

FIRST FLOOR PLAN

BUILDING - 101

0 2 4 8 12

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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
A-37

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



UNIT - 2 UNIT - 2(R)

FRONT

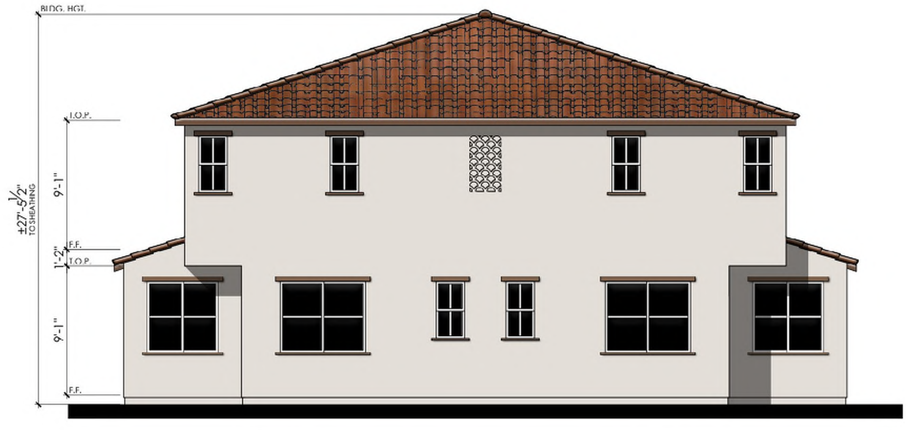


UNIT - 2(R)

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO OVER FOAM
TRIM:	STUCCO OVER RIGID FOAM



UNIT - 2(R) UNIT - 2

REAR



UNIT - 2

LEFT

COLOR SCHEME 1

BUILDING - 101"A"

SANTA BARBARA ELEVATION

0 2 4 8 12



UNIT - 2 UNIT - 2(R)

FRONT

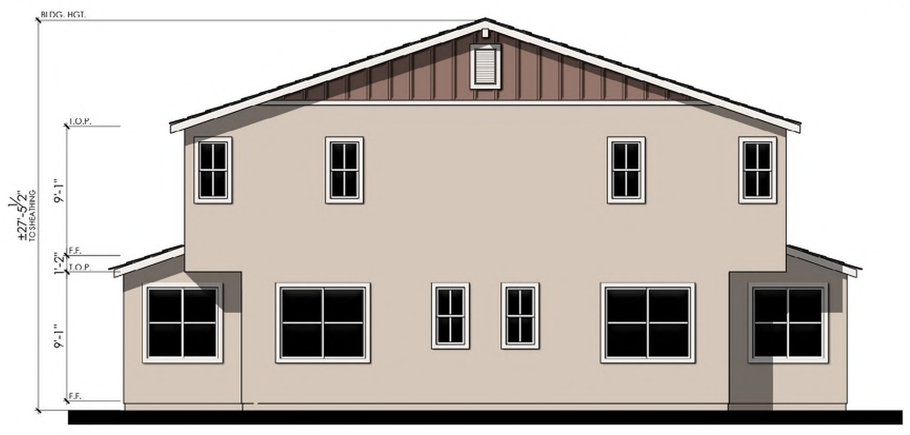


UNIT - 2(R)

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT - 2(R) UNIT - 2

REAR



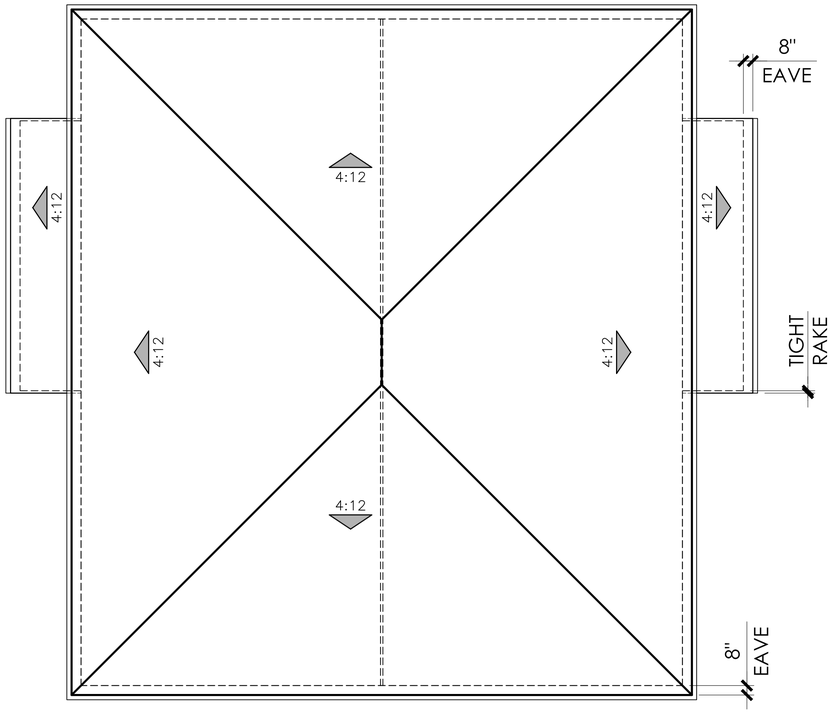
UNIT - 2

LEFT

COLOR SCHEME 4

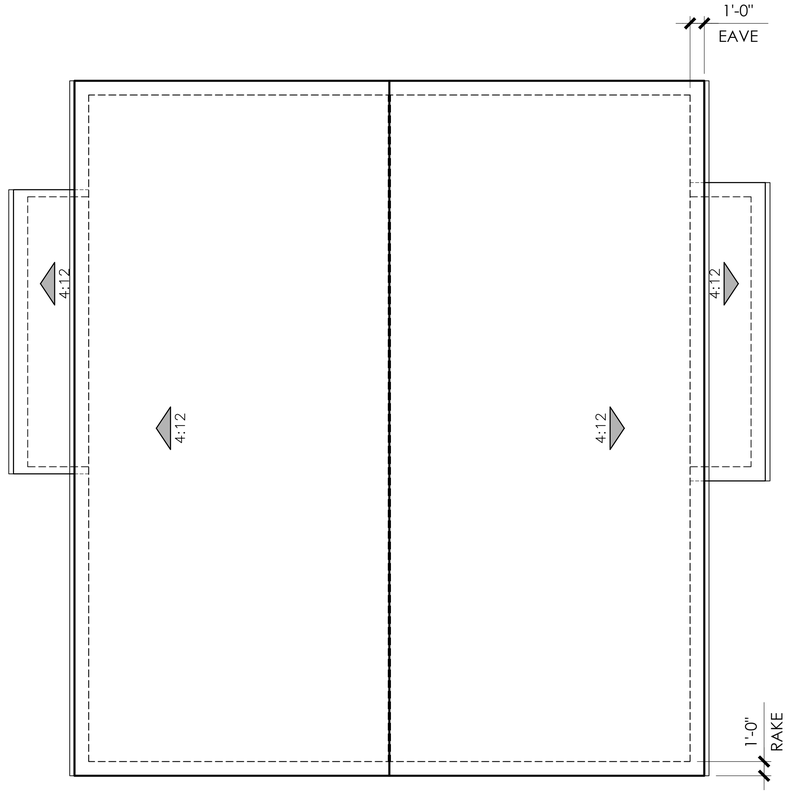
BUILDING - 101"B"
FARMHOUSE ELEVATION

0 2 4 8 12



UNIT - 2 UNIT - 2(R)

SANTA BARBARA - ROOF PLAN



UNIT - 2 UNIT - 2(R)

FARMHOUSE - ROOF PLAN

BUILDING 101 - ROOF PLANS

0 2 4 8 12

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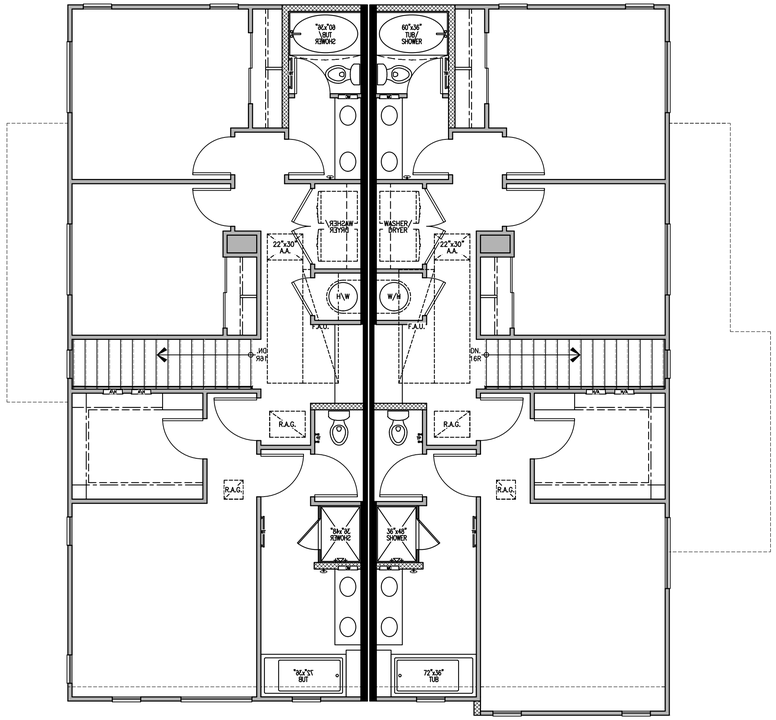
FONTANA, CA

10/30/2025

A-40

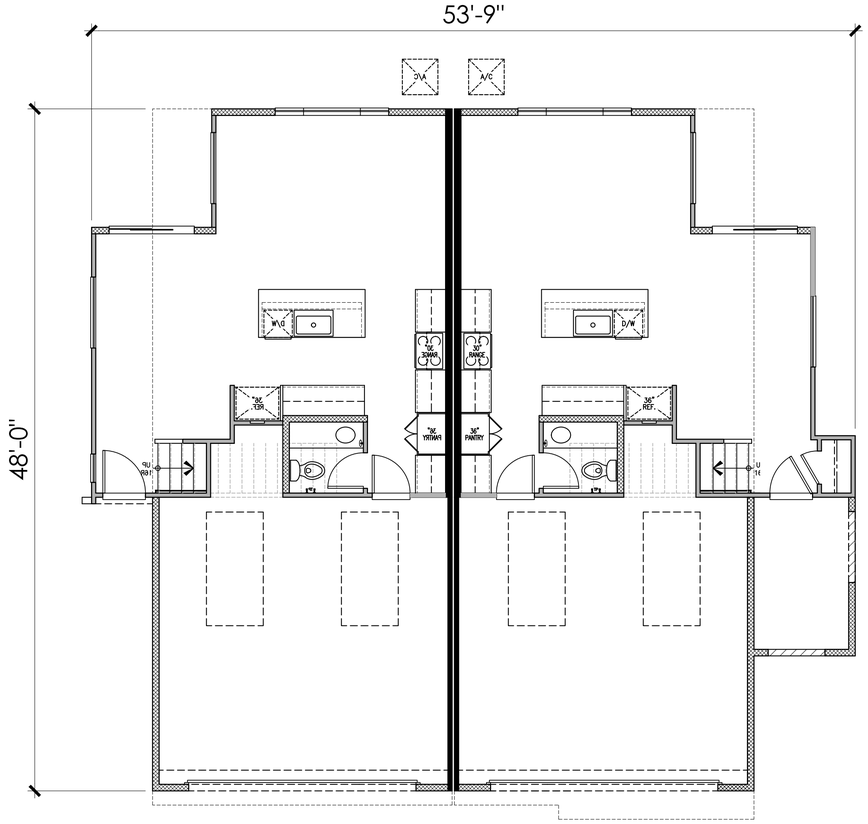
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PLANNING + ARCHITECTURE



UNIT - UNIT 3(R) UNIT - UNIT 3.1

SECOND FLOOR PLAN



UNIT - UNIT 3(R) UNIT - UNIT 3.1

FIRST FLOOR PLAN

BUILDING - 201

0 2 4 8 12

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CURTIS & CATAWBA - DUPLEX

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10/30/2025
A-41

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



UNIT - UNIT 3(R) UNIT - UNIT 3.1

FRONT



UNIT - UNIT 3.1

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO OVER FOAM
TRIM:	STUCCO OVER RIGID FOAM



UNIT - UNIT 3.1 UNIT - UNIT 3(R)

REAR



UNIT - UNIT 3(R)

LEFT

COLOR SCHEME 2

BUILDING - 201 "A"

SANTA BARBARA ELEVATION

0 2 4 8 12



UNIT - UNIT 3(R) UNIT - UNIT 3.1

FRONT



UNIT - UNIT 3.1

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT - UNIT 3.1 UNIT - UNIT 3(R)

REAR



UNIT - UNIT 3(R)

LEFT

COLOR SCHEME 5

BUILDING - 201 "B"
FARMHOUSE ELEVATION

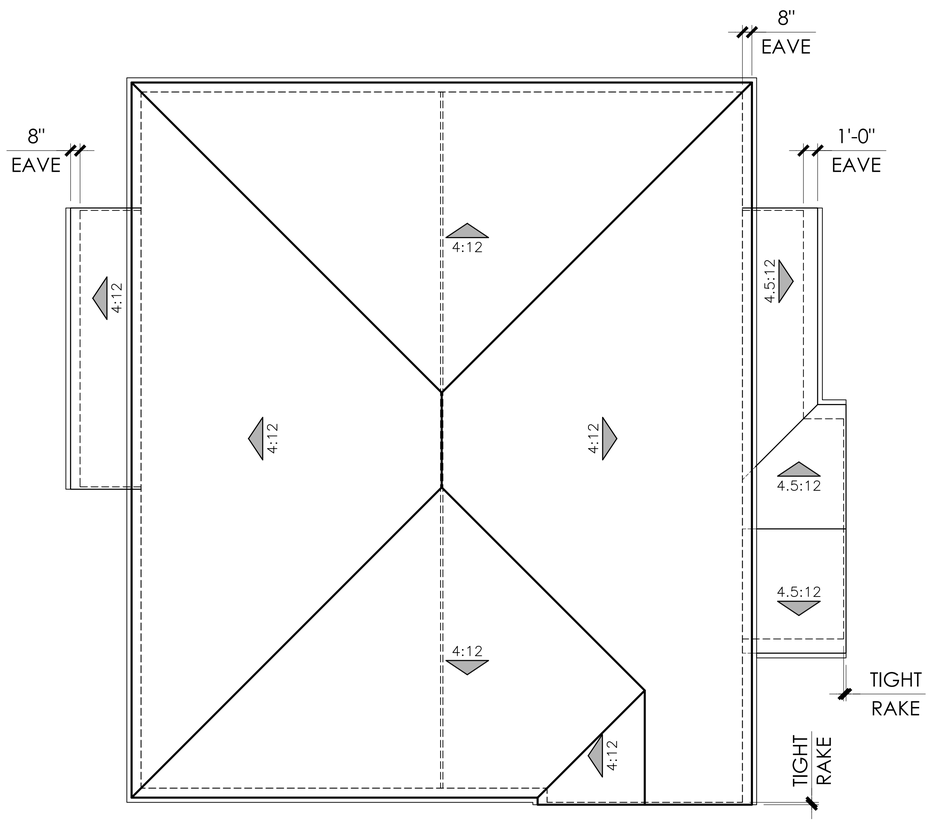
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Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX
FONTANA, CA

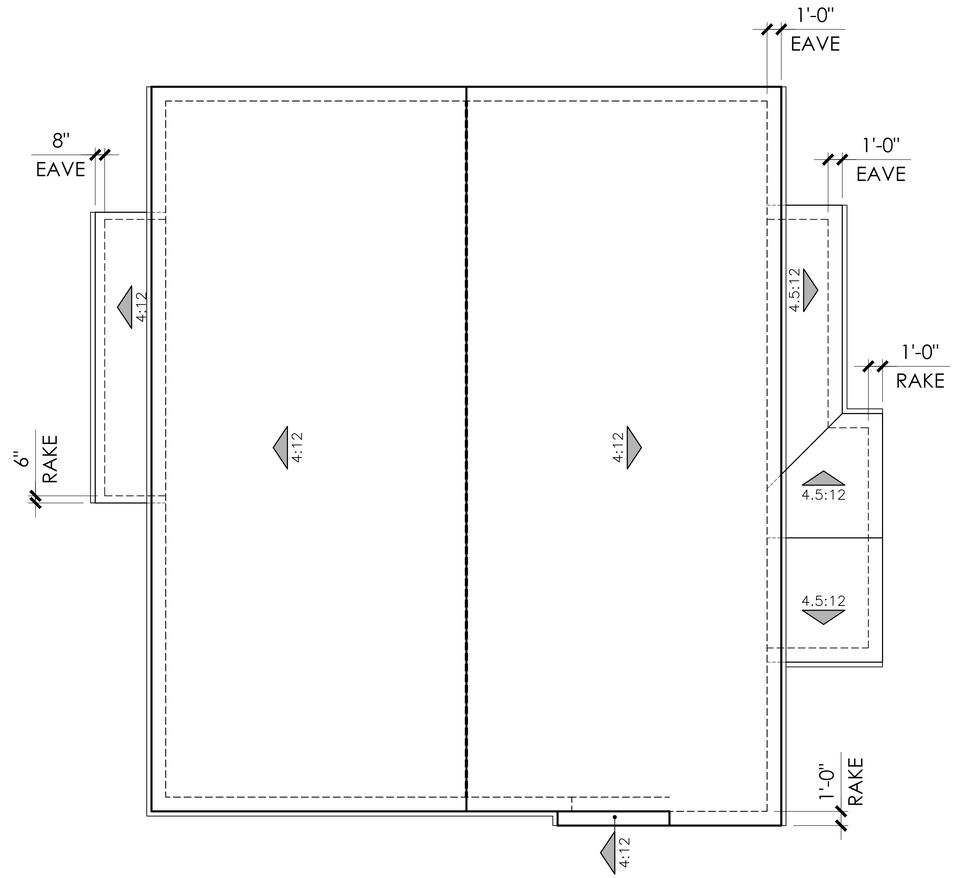
10/30/2025
A-43

Kevin L. Crook **Architect** Inc # 23078
PLANNING + ARCHITECTURE



UNIT - UNIT 3(R) UNIT - UNIT 3.1

SANTA BARBARA - ROOF PLAN



UNIT - UNIT 3(R) UNIT - UNIT 3.1

FARMHOUSE - ROOF PLAN

BUILDING 201 - ROOF PLANS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX

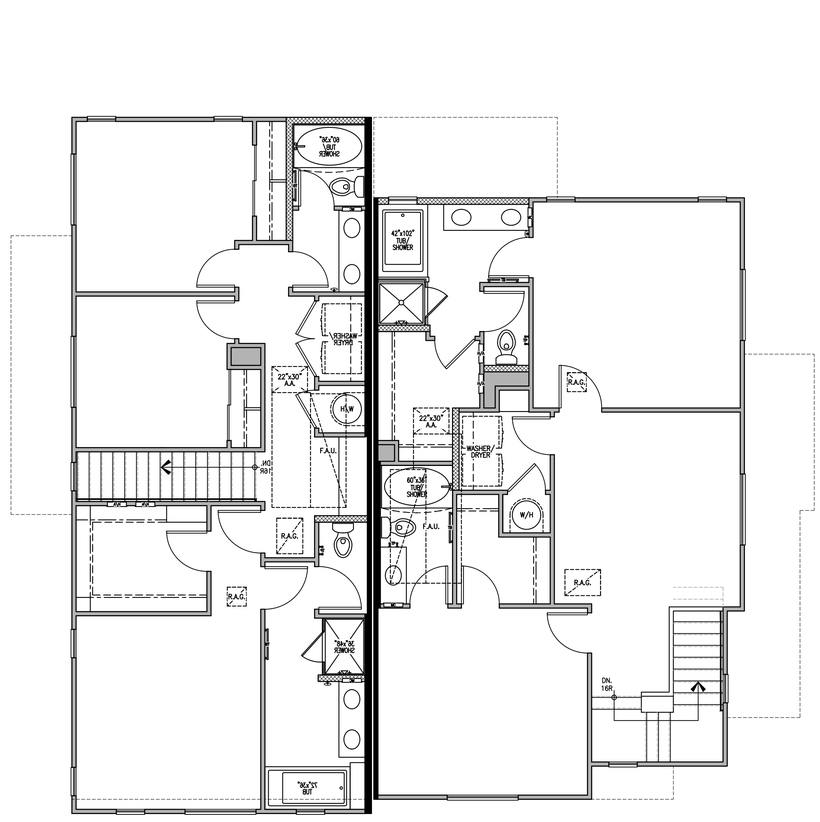
FONTANA, CA

10/30/2025

A-44

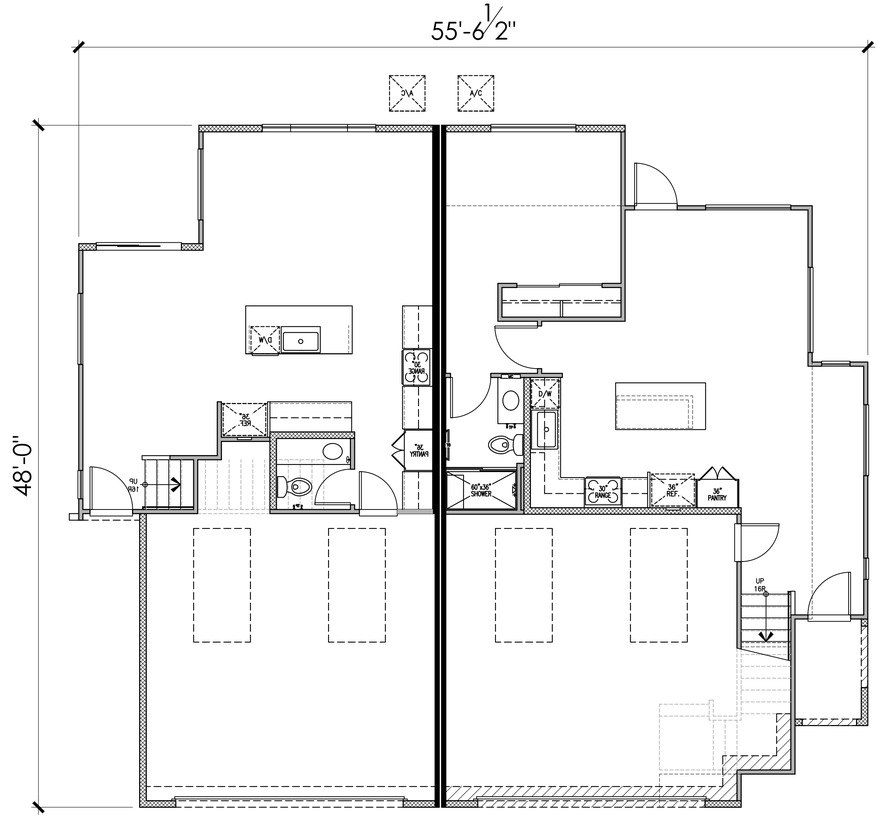
Kevin L. Crook **Architect** Inc #23078

PLANNING + ARCHITECTURE



UNIT - 3(R) UNIT - 5

SECOND FLOOR PLAN



UNIT - 3(R) UNIT - 5

FIRST FLOOR PLAN

BUILDING - 301

0 2 4 8 12

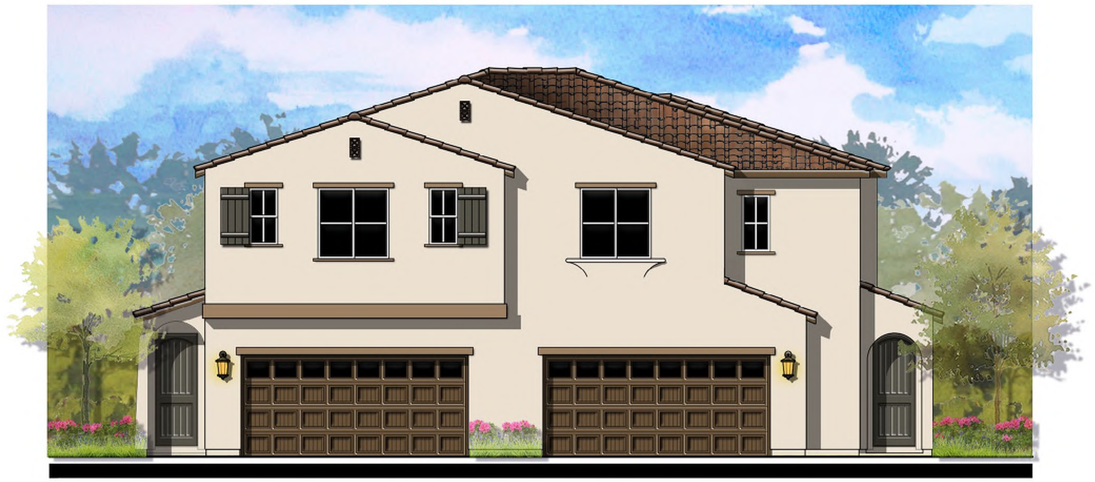
Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
A-45

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



UNIT - 3(R) UNIT - 5

FRONT



UNIT - 5

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO OVER FOAM
TRIM:	STUCCO OVER RIGID FOAM



UNIT - 5 UNIT - 3(R)

REAR



UNIT - 3(R)

LEFT

COLOR SCHEME 3

BUILDING - 301 "A"

SANTA BARBARA ELEVATION

0 2 4 8 12

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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
A-46

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



UNIT - 3(R) UNIT - 5

FRONT



UNIT - 5

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT - 5 UNIT - 3(R)

REAR



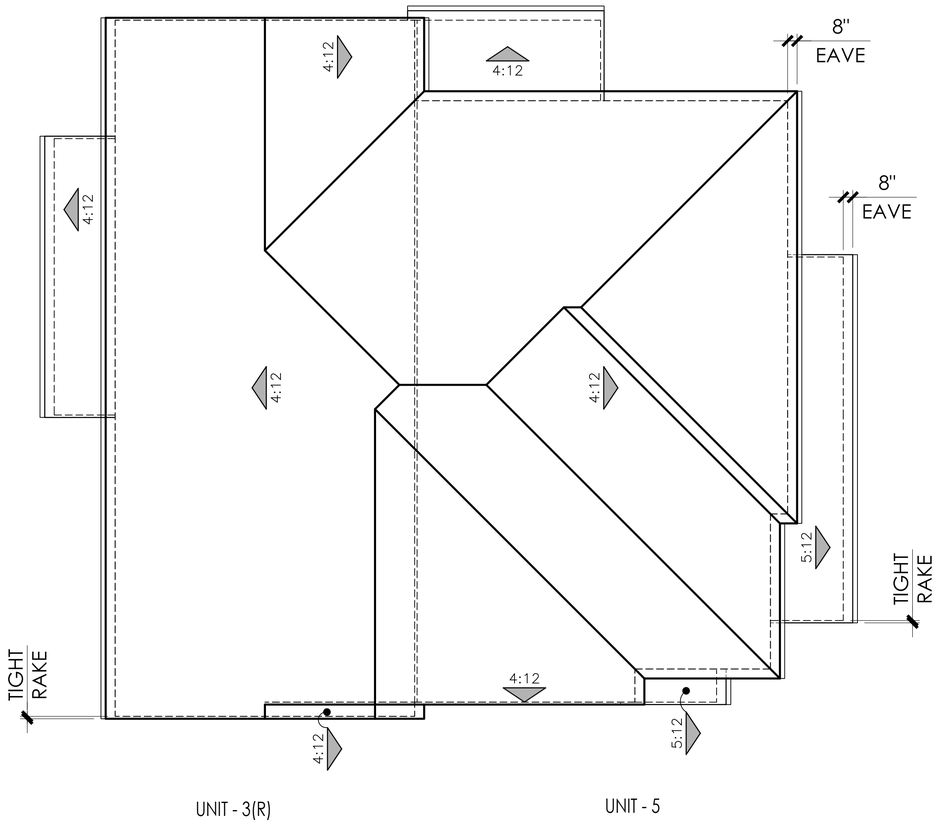
UNIT - 3(R)

LEFT

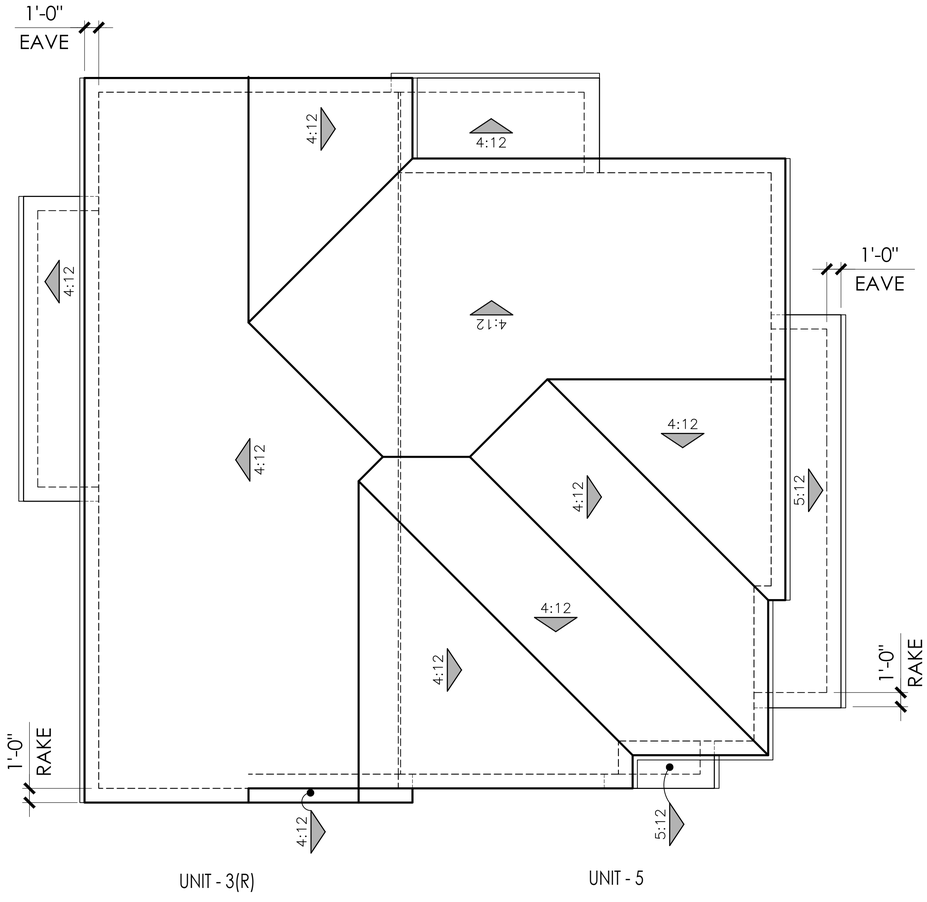
COLOR SCHEME 6

BUILDING - 301 "B"
FARMHOUSE ELEVATION

0 2 4 8 12



SANTA BARBARA - ROOF PLAN



FARMHOUSE - ROOF PLAN

BUILDING 301 - ROOF PLANS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX

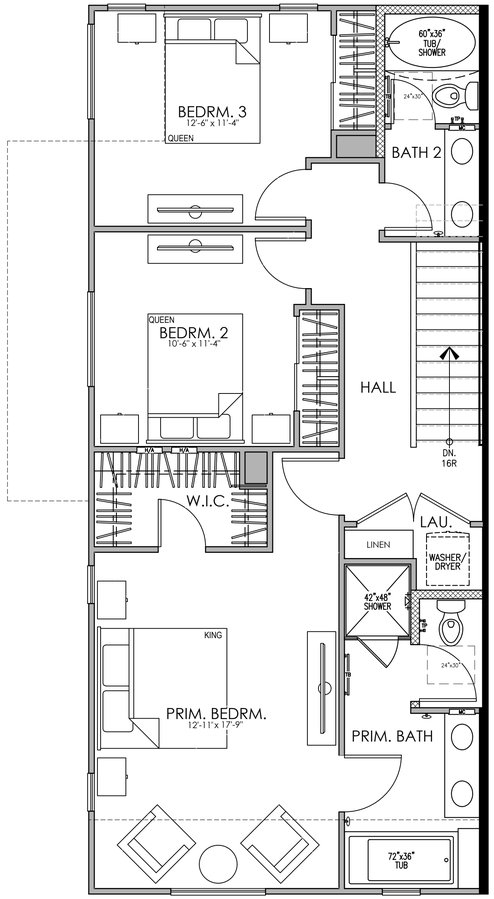
FONTANA, CA

10/30/2025

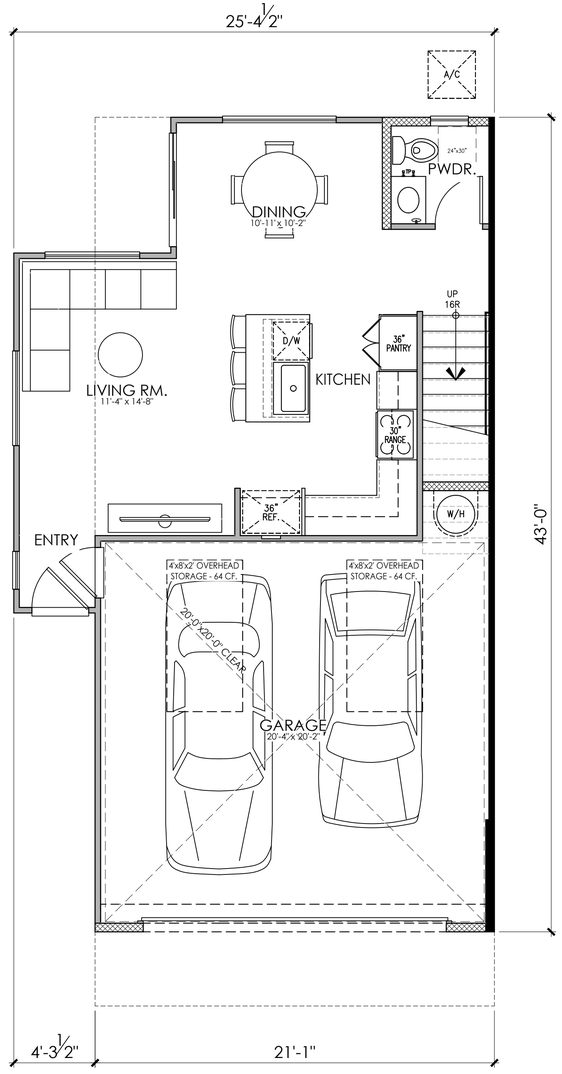
A-48

Kevin L. Crook Architect Inc #23078

PLANNING + ARCHITECTURE



SECOND FLOOR



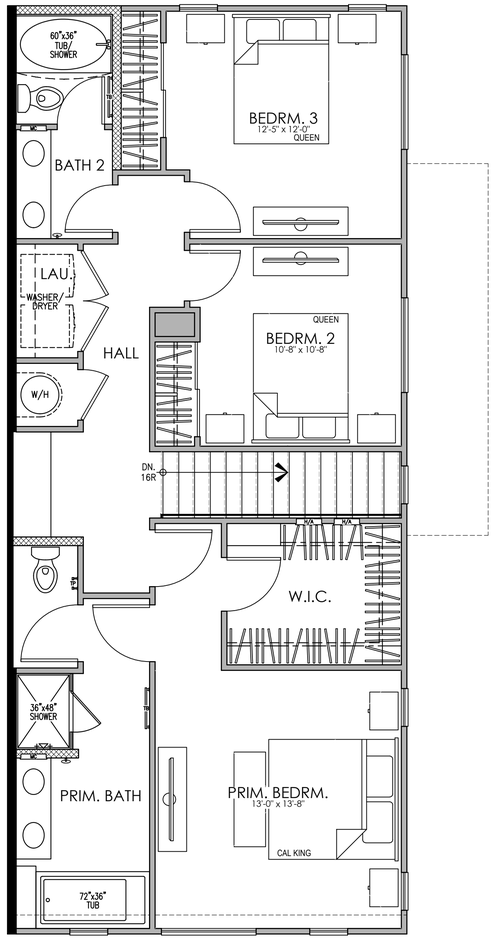
FIRST FLOOR

UNIT - 2
AREA TABULATION

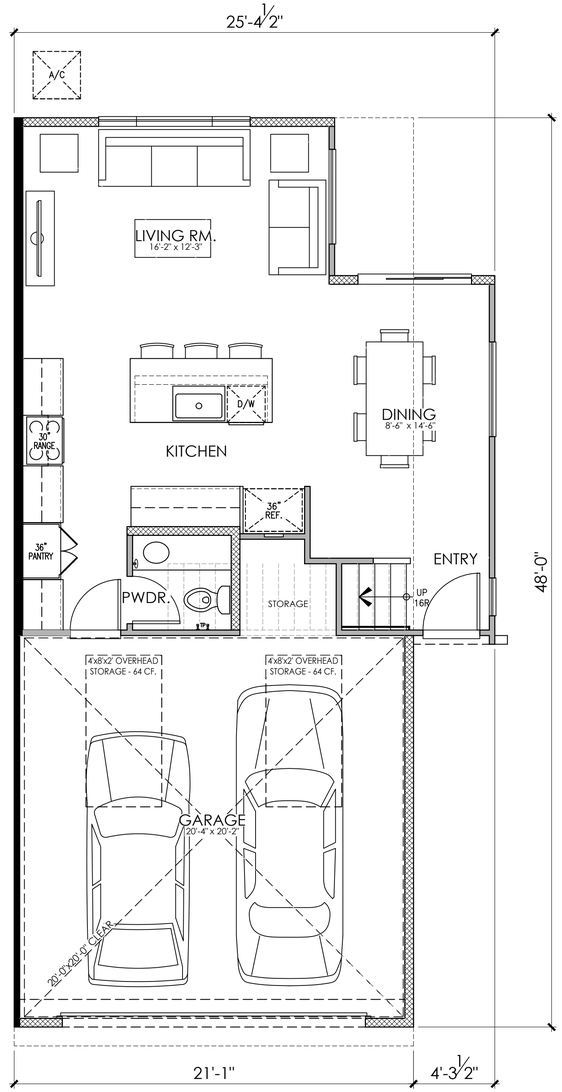
NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	516 SQ. FT.	FIRST FLOOR AREA	484 SQ. FT.
SECOND FLOOR AREA	961 SQ. FT.	SECOND FLOOR AREA	907 SQ. FT.
TOTAL DWELLING	1,477 SQ. FT.	TOTAL DWELLING	1,391 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	444 SQ. FT.	GARAGE	423 SQ. FT.

UNIT - 2
3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12



SECOND FLOOR



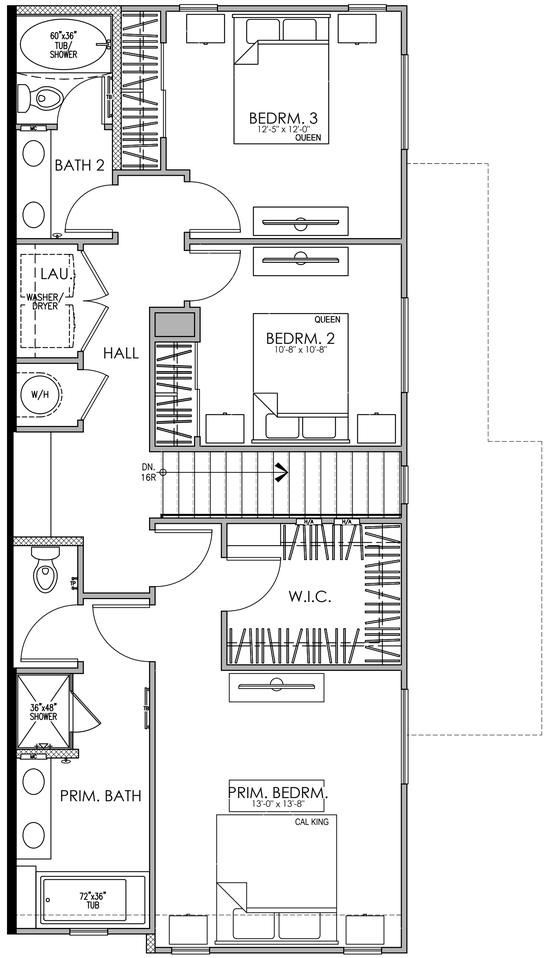
FIRST FLOOR

UNIT - 3
AREA TABULATION

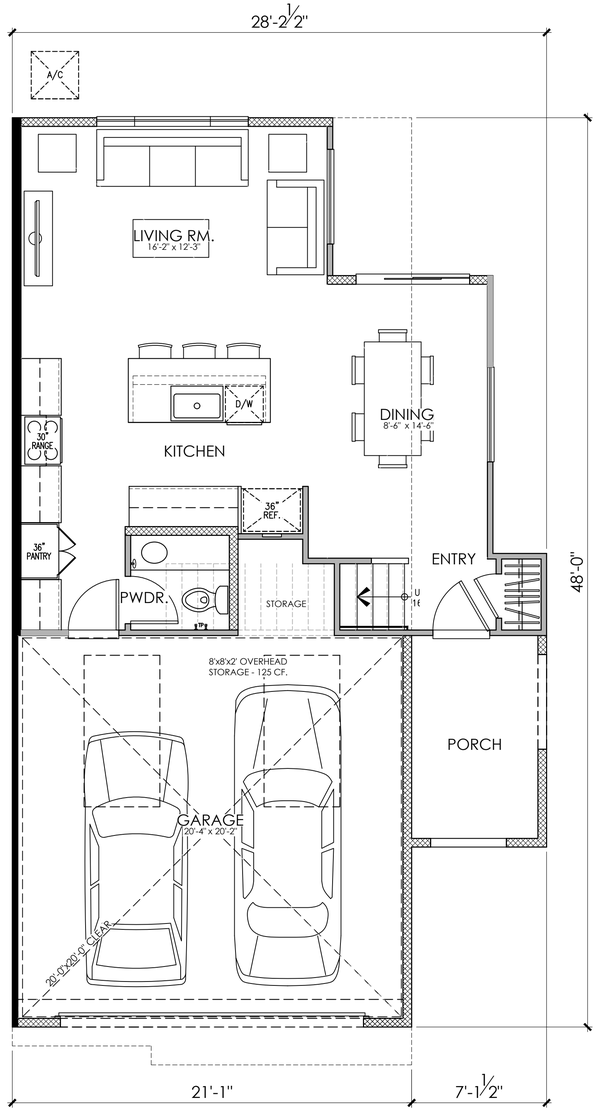
NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	600 SQ. FT.	FIRST FLOOR AREA	563 SQ. FT.
SECOND FLOOR AREA	1,006 SQ. FT.	SECOND FLOOR AREA	934 SQ. FT.
TOTAL DWELLING	1,606 SQ. FT.	TOTAL DWELLING	1,497 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	459 SQ. FT.	GARAGE	438 SQ. FT.

UNIT - 3
3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12



SECOND FLOOR



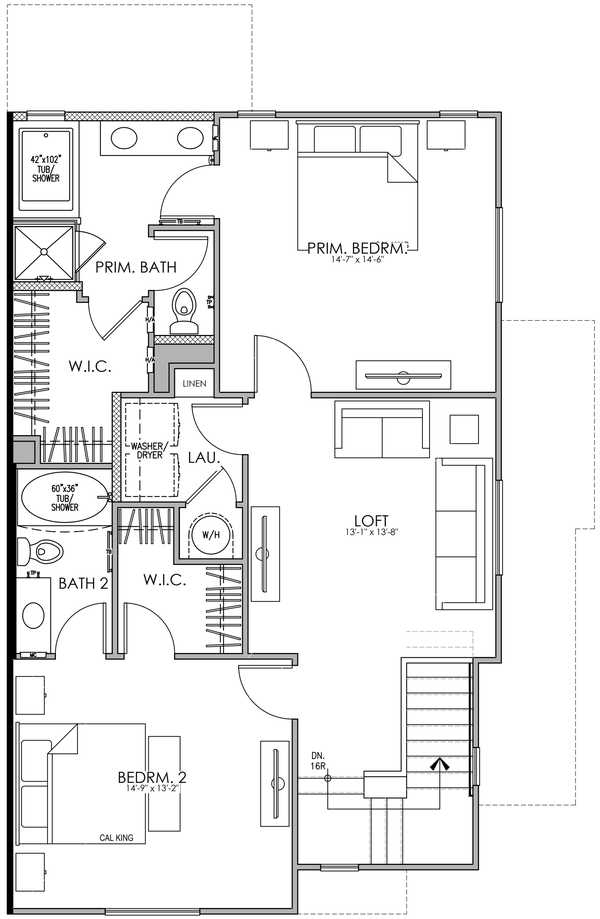
FIRST FLOOR

UNIT - UNIT 3.1
AREA TABULATION

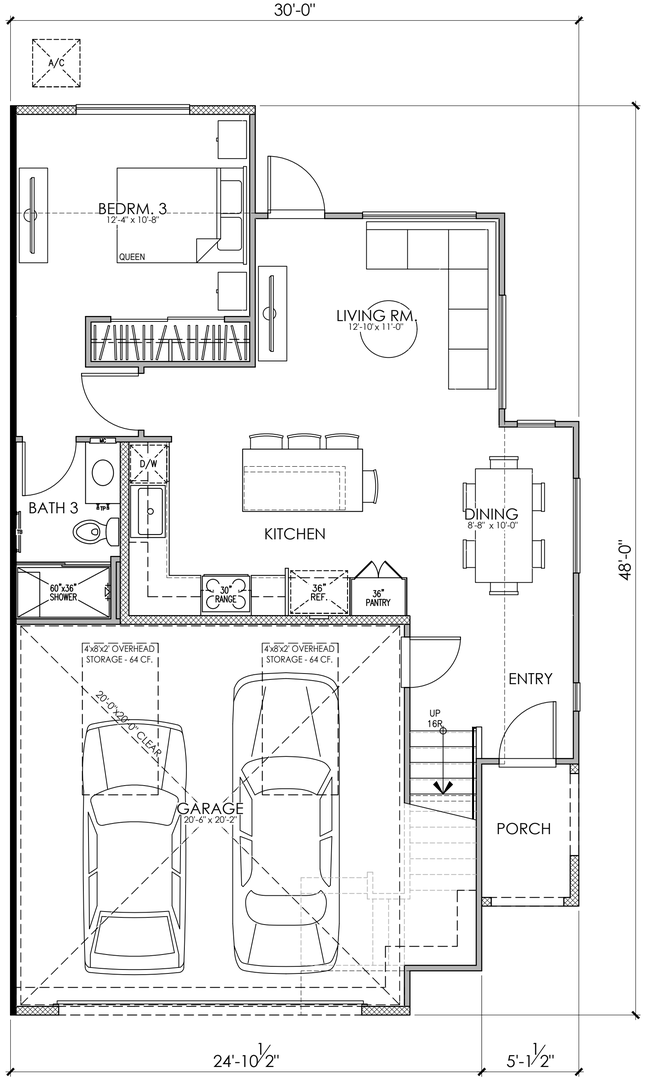
NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	612 SQ. FT.	FIRST FLOOR AREA	573 SQ. FT.
SECOND FLOOR AREA	1,020 SQ. FT.	SECOND FLOOR AREA	948 SQ. FT.
TOTAL DWELLING	1,632 SQ. FT.	TOTAL DWELLING	1,521 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.	GARAGE	430 SQ. FT.
PATIO	80 SQ. FT.	PATIO	71 SQ. FT.

UNIT - 3.1
3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12



SECOND FLOOR



FIRST FLOOR

UNIT - 5
AREA TABULATION

NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	757 SQ. FT.	FIRST FLOOR AREA	713 SQ. FT.
SECOND FLOOR AREA	1,062 SQ. FT.	SECOND FLOOR AREA	949 SQ. FT.
TOTAL DWELLING	1,819 SQ. FT.	TOTAL DWELLING	1,662 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	466 SQ. FT.	GARAGE	446 SQ. FT.
PATIO	38 SQ. FT.	PATIO	33 SQ. FT.

UNIT - 5
3 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

CURTIS & CATAWBA DUPLEX

FONTANA, CA

JOB # 23078B
CREATED 10/19/23
PLANNING REV. 10/29/25

"A" ELEVATIONS SANTA BARBARA	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1503	1572	1589
STUCCO PAINT MATCH *	SW7028 INCREDIBLE WHITE	RGB 255/255/255	SW7554 STEAMED MILK
FASCIA / GARAGE DOOR	SW2807 RKD MEDIUM BRWN	SW6083 SABLE	SW9115 COWBOY BOOTS
TRIM	SW2806 ROOKWOOD BROWN	SW7509 TIKI HUT	SW6109 HOPSACK
FRONT DOOR/ SHUTTERS	SW7593 RUSTIC RED	SW7625 MOUNT ETNA	SW2846 RYCFT BRNZ GREEN
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROF "S" (VILLA)	1VICS6169 CASA GRANDE BLD	1VICS7970 RED CASTLE	1VICS6464 CA MISSION BLEND
GUTTERS:	RUSTIC	RUSTIC	RUSTIC

"B" ELEVATIONS FARMHOUSE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1508	1559	1572
STUCCO PAINT MATCH *	SW9085 TOUCH OF SAND	SW6079 DIVERSE BEIGE	RGB 255/25/255
FASCIA / TRIM / GARAGE DOOR	SW7000 IBIS WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING	SW0001 MULBERRY SILK	SW6075 GARRETT GRAY	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW7515 HOMESTEAD BROWN	SW7592 CRABBY APPLE	SW7617 MEDITERRANEAN
ROOF: FLAT SHAKE	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3184 RUSTIC BRWN BLD	1FBCJ1430 CHARCOAL BLEND
BRICK: STACK BOND INSTALLATION	TUNDRA LATIGO	TUNDRA RIVERBED	TUNDRA IRONSIDE
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS:	LINEN	LO GLOSS WHITE	LO GLOSS WHITE

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
BRICK:	ELDORADO STONE
GROUT:	ORCO or EQUAL
GUTTERS:	RGS

Lewis Group Of Companies

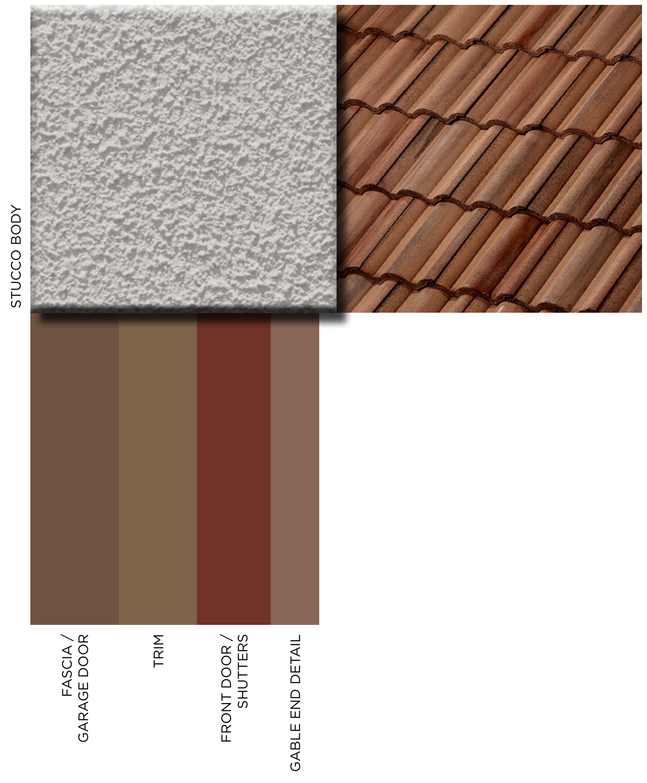
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

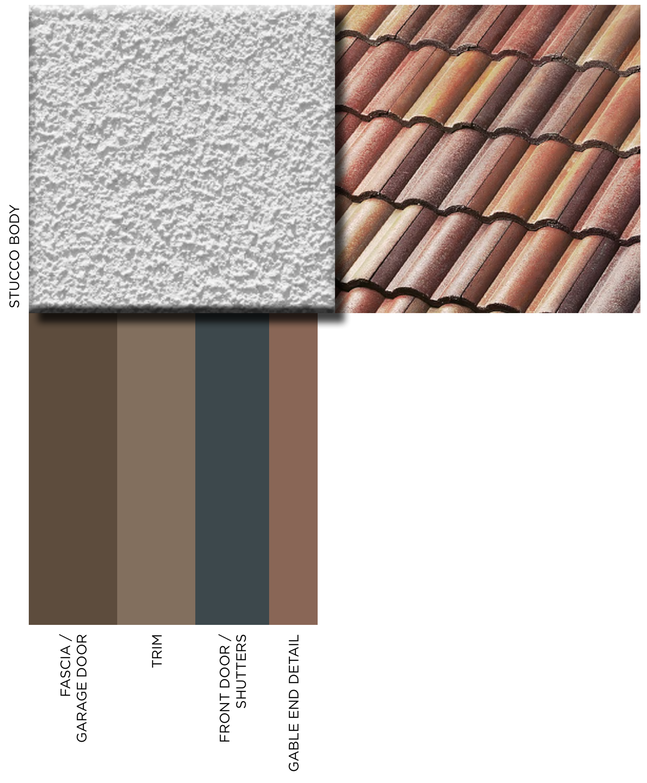
WRITTEN COLOR SCHEMES

SANTA BARBARA
SCHEME #1



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
JUL. 11, 2022

SANTA BARBARA
SCHEME #2



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT. 19, 2023

SANTA BARBARA
SCHEME #3



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT. 19, 2023

COLOR BOARDS - SANTA BARBARA

FARMHOUSE
SCHEME #4



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT, 19, 2023

Lewis Group Of Companies
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

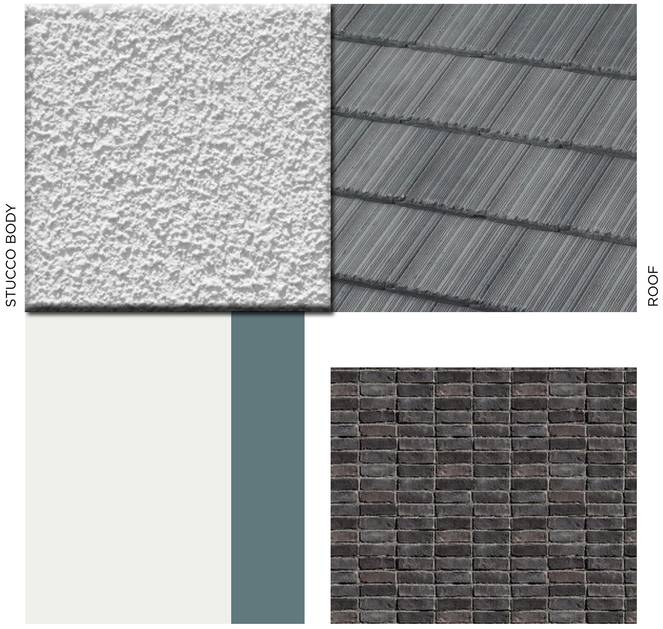
FARMHOUSE
SCHEME #5



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT, 19, 2023

Lewis Group Of Companies
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

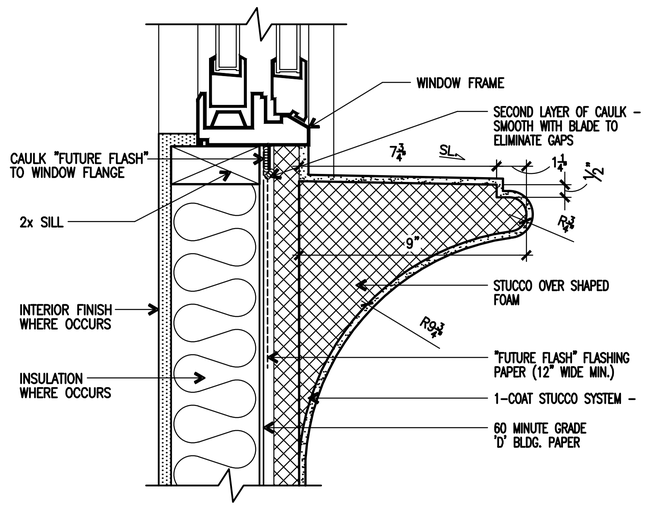
FARMHOUSE
SCHEME #6



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT, 19, 2023

Lewis Group Of Companies
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - FARMHOUSE



POTSHELF DETAIL - SANTA BARBARA

RESOLUTION NO. PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING TENTATIVE TRACT MAP NO. 24-0002 (TTM NO. 20690) FOR A CONDOMINIUM MAP, AND APPROVING DESIGN REVIEW NO. 24-0011 FOR SITE AND ARCHITECTURAL REVIEW OF 153 CONDOMINIUM UNITS AND ASSOCIATED SITE IMPROVMENTS, ON APPROXIMATELY 11.99 GROSS ACRES LOCATED ON THE NORTH SIDE OF CURTIS AVENUE AT CATAWBA AVENUE LOCATED AT APN: 1108-081-04, AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, the project site, identified as Assessor Parcel Number ("APN") 1108-081-04 ("Project Site"), was annexed from San Bernardino County and incorporated into the City of Fontana on October 8, 1981 ("Project Site"); and

WHEREAS, on April 9, 2024, the City of Fontana ("City") received an application from North Fontana Investment Company, LLC ("Applicant"), for a Tentative Tract Map No. 24-0002 (TTM No. 20690) for a condominium map, and a Design Review (DRP) No. 24-0011 seeking approval to construct a 153 residential unit development 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 2 (WMXU-2) and is located within the Village sub-district of the Form-Based Code zoning district, which allows the development; and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §15000 et seq.) ("CEQA"), a Mitigated Negative Declaration analyzing all potential impacts of the Project was prepared for the City's consideration as lead agency under State CEQA Guidelines section 15063; and

WHEREAS, the Mitigated Negative Declaration ("MND") indicated that all potential environmental impacts from the Project would be less than significant with the incorporation of the identified mitigation measures in the Mitigation Monitoring and Reporting Program ("MMRP"); and

WHEREAS, the Draft MND was prepared in accordance with California Environmental Act (CEQA) and circulated for public review and comment between from November 27, 2025 to December 16, 2025 by: (1) filing a Notice of Intent to Adopt a Mitigated Negative Declaration ("NOI") with the State Clearinghouse; (2) filing a NOI with the San Bernardino County Clerk; (3) placing a NOI in the Fontana Herald, a newspaper of general circulation; (4) mailing a NOI to various interested persons, agencies and tribes; and (5) posting a NOI on the City's website; and

WHEREAS, copies of the Draft MND were available during the public review period at City Hall and on the City's website; and

WHEREAS, pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the MMRP has been prepared and includes mitigation measures for biological resources, geology and soils, and hazards and hazardous materials; and

WHEREAS, the Conditions of Approval are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 24-0002 (TTM No. 20690) and **Exhibit "B"** for DRP No. 24-0011; and

WHEREAS, on November 21, 2025, a notice of the public hearing was published in The Fontana Herald newspaper and simultaneously displayed at City Hall and at the Project Site; 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

WHEREAS, on December 16, 2025, a duly noticed public hearing on the Project was held before the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, the Planning Commission received public testimony and evidence presented by the Applicant, City staff, and other interested parties, at the public hearing on the Project; and

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

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

Section 2. CEQA. The Planning Commission has reviewed and considered the Initial Study ("IS"), MND, and MMRP, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission finds that the IS/MND and MMRP contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the MND and MMRP have been completed in compliance with the Sate CEQA Guidelines and Section 6.21 of the City of Fontana's 2019 Local Guidelines for

Implementing CEQA.

The Planning Commission has reviewed and considered the information contained in the MND and the administrative record, including all written and oral evidence presented to it, and finds, based on its independent review and analysis: (i) that the MND was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence in the administrative record supporting a fair argument that the Project may have a significant effect on the environment. The Planning Commission further finds that the MND contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City. No new significant environmental impacts have been identified in the MND and any changes to the MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

The Planning Commission has also reviewed and considered the MMRP for the Project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such MMRP is designed to ensure compliance with the mitigation measures during Project implementation.

Section 3. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for Tentative Tract Map No. 24-0002 (TTM No. 20690) in accordance with Section 26-55 “Hearing; criteria for approval” of the Fontana Zoning and Development Code, and in accordance with Section No. 26-55 “Processing of application” of the Fontana Municipal Code:

Finding No. 1: **That the proposed map is consistent with the city’s general plan and any applicable specific plan.**

Findings of Fact: Tentative Parcel Map No. 24-0002 (TPM No. 20690) is consistent with the General Plan Land Use designation for the Project Site which is Walkable Mixed-Use 2 (WMXU-2). The Project Site is located in the Village sub-district of the Form Based Code zoning district, an area intended to provide a mixture of housing types and anticipates for densities from 2.1 to 24 dwelling unit per acre. The proposed project, consisting of detached and attached condominiums with the density of 12.7 dwelling units per acre, is consistent with this designation of the general plan. The existing parcel meets the lot standards of the Village sub-district of the Form Based Code zoning district. The Project is not within a specific plan.

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

Findings of Fact: The Project is designed to be consistent with the General Plan, and the on-site improvements meet the General Plan goals and objectives as well as the zoning requirements of the Village sub-district of the Form Based Code zoning district. The General Plan Land Use designation for the Project Site is Walkable Mixed-Use 2 (WMXU-2), which is intended to provide a mixture of housing types and supports

densities from 12 to 24 dwelling unit per acre. The Project, which is a multifamily development with the density of 12.7 dwelling units per acre, is consistent with this designation of the general plan. The construction of the on-site and off-site improvements such as curb, gutter, sidewalks, lighting, and underground utilities will further meet the guidelines set forth by the General Plan and the FMC. The Project has been reviewed by the Planning Department, Engineering Department and Fire Protection, and it was determined that the conditions of approval will ensure compliance with all applicable city codes and regulations. The Project is not within a specific plan.

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

Findings of Fact: The Project Site consists of approximately 11.99 gross acres and is adequate in size and density to accommodate the development of 153 condominium units (townhomes). The zoning designation permits 2.1 to 24 units per acre, and the Project has 12.8 units per acre. The Project Site is currently vacant, and the existing topography is relatively level. Additionally, the development of the site will not require setback variances. Therefore, the site is suitable for this type of development.

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 and wildlife or their habitat.

Findings of Fact: The Project Site is approximately 11.99 acres and is adequate in size to accommodate the 153 dwelling units. The existing topography of the Project Site is relatively flat.

An IS, MND, and MMRP was prepared for this Project pursuant to CEQA and the 2019 Local Guidelines for Implementing CEQA. Based on the information contained in the IS, the Project would not have a significant effect on the environment with the implementation of the MND and MMRP. The use is consistent with the land use designation and the Zoning and Development Code. The design of the condominium map will not cause substantial environmental damage and 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 design of Tentative Tract Map No. 24-0002 (TTM No. 20690) and the associated improvements will not cause public health problems. The development complies with the Zoning and Development Code and General Plan. The improvements will provide safe walking paths and driving routes which will promote the public health and safety.

Finding No. 6: **That 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 Tentative Tract Map 24-0002 (TTM No. 20690) and public improvements will not conflict with access easements acquired by the public. The property will be accessed via Curtis Avenue, which is a public street. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering and was found to be sufficient to support this type of use.

Section 4. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 24-0011 in accordance with Section 30-120 "Finding 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 specific plan.**

Findings of Fact: The Project includes the development of 153 dwelling units on 11.99 acres. The architectural styles proposed for the Project include Santa Barbara, Farmhouse and Prairie. The site and building design comply with the criteria contained in the design review section contained in the Fontana Zoning and Development Code.

The variations to the building faces, roof lines, and the building heights will create architectural interest and ensure that the Project is aesthetically pleasing and compatible with development in the surrounding area. The Project has high quality architectural design and appropriate screening comprised of walls and landscaping, which will make for an appropriate and desirable development.

The Project is consistent with the General Plan designation for the Project Site, which is WMXU-2. The WMXU-2 land use category is intended for a mixture of housing types and anticipates densities from 12 to 24 dwelling units per acre. Thus, the proposed project, which a condominium development with the density of 12.7 dwelling units per acre is consistent with this designation of the general plan. The Project is not within a specific plan.

Finding No. 2: **This 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 Project consists of the development of 153 condominium units on 11.99 acres. The Project will be constructed in compliance with all applicable building, zoning, and fire codes, as well as the Conditions of Approval attached hereto, as well as the Mitigation Monitoring and Reporting Program required by the Mitigated Negative Declaration prepared for the Project. The development complies with the Zoning and Development Code. The Project improvements, including curb, gutter,

sidewalks, drainage, and grading, which will ensure a safe and well-designed development. The Project Site is currently vacant, and the development will provide safe improvements to the community by introducing safe walking paths for pedestrians as well as safe vehicular circulation. Additional features such as on-site and off-site lighting and landscaped areas have been incorporated to create an attractive atmosphere. Pedestrian access gates for each of the courtyards adjacent to Curtis Avenue will promote walkability for residents of the community to surrounding areas and facilities. Additionally, the site improvements have been reviewed by Fontana Fire, Building and Safety, and Engineering Departments to ensure the improvements were well-designed. The development meets all setbacks, height, landscaping, design, parking, access, and safety requirements thereby promoting the public health, safety, and welfare of the community.

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 is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project Site is physically suitable in size and shape to support the new residential development, which will be built in accordance with the applicable zoning and fire codes. This will make for a safe, attractive and well-designed project.

Architectural relief utilized for the buildings consists of decorative exterior lighting, concrete tile, varied roof lines, decorative “pop-outs”, and other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and stone and brick 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 include plants to complement the architecture of the buildings and the development as a whole. The Project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety and determined that it complies with City standards.

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

Findings of Fact: The development has appropriate improvements. Project features include curb, gutter, sidewalks, drainage, grading, perimeter walls, and fencing to provide a safe and well-designed neighborhood. This Project will provide safe pedestrian and vehicular access. Planning, Engineering, Fire, and Building and Safety for site circulation, access, and safety and the Project meets the requirements for all applicable building codes, zoning and fire codes.

Section 5. Approvals. Based on the foregoing, the Planning Commission hereby adopts the MND, approves the MMRP, and approves TTM No. 24-0002 (TTM No. 20690), and DRP No. 24-0011 subject to the Conditions of Approval, attached hereto as "Exhibit A" and "Exhibit B" and incorporated herein by this reference as though fully set forth herein.

Section 6: Notice of Determination. The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

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 application 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 16th day of December 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 adopted by the Planning Commission at a regular meeting thereof, held on the 16th day December, 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Joseph Armendarez, Secretary

FONTANA
CALIFORNIA

Exhibit "A"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 24-0026 **DATE:** December 16, 2025
Tentative Tract Map No. 24-0002 (TTM No. 20690)

LOCATION: North side of Curtis Avenue at Catawba Avenue (APN: 1108-081-04)

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

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 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.

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. 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.

5. 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.

6. 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.

7. The developer shall comply with the mitigation measures identified in the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

ENGINEERING DEPARTMENT:

PRIOR TO MAP RECORDATION

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

9. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.

END OF CONDITIONS

Exhibit "B"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0026
Design Review No. 24-0011

DATE: December 16, 2025

LOCATION: North side of Curtis Avenue at Catawba Avenue (APN: 1108-081-04)

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. 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.

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.

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.

5. 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.

6. Color combinations and color schemes 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.

7. 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.

8. The developer shall comply with the mitigation measures identified in the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

9. 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 that does not block the line of sight.

10. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

11. 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.

12. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

13. Design Review No. 24-0011 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.

14. 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.

15. 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 resources 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.

16. 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.

17. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

18. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

19. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

20. 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 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(b7) of the Municipal 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.

   iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

21. 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.

<u>PRIOR TO ISSUNACE OF CERTIFICATE OF OCCUPANCY</u>

22. Prior to the 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.

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

BUILDING AND SAFETY DEPARTMENT

24. 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

25. 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.

26. 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.

27. 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.

28. The applicant shall comply with the following 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, such as a public street, a 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 (.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 a 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.

i. The grading plans, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

    i. The relationship between the proposed finished on-site grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

    ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

    iii. All proposed drainage structures; and

    iv. Any proposed and/or required walls or fencing.

29. The applicant shall verify 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

30. 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

b. Rough grading completed

c. Compaction certification

d. Pad elevations certification

e. Rough grade inspection signed off by a City Building Inspector

ENGINEERING DEPARTMENT – LAND DEVELOPMENT

31. 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.

32. 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.

33. 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

34. The Applicant shall prepare and obtain approval of 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 regarding the preliminary WQMP must be resolved and incorporated into the Final WQMP.

35. The Applicant shall submit and obtain approval for a Final Drainage Study prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. The Final Drainage Study must resolve and incorporate all outstanding comments regarding the preliminary drainage report.

36. The Applicant shall submit and obtain approval for a Drainage Report containing a comprehensive hydraulic analysis for the project site and all affected off-site improvements that, to the satisfaction of the City Engineer, evaluates and demonstrates:

    a. The existing public storm drain system on Curtis Avenue has sufficient capacity to accept the proposed project's connection and convey the combined flows.

    b. The expected surface flowrates on the north side of Curtis Avenue (including gutters and inlets) are in full accordance with all City capacity requirements.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

37. The Applicant shall record All map's, easements, reciprocal access agreement as required for the development.

38. The Applicant shall submit engineered improvement plans and obtain full approval of 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.

39. The Applicant shall install a streetlight near the easterly property line to comply with current standards.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

40. The applicant shall complete all public improvements required of the project, underground utilities, and ensure streetlights are energized and operating properly.

41. The Applicant/Engineer shall 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.

42. The Applicant shall 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. 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.

ENGINEERING DEPARTMENT – TRAFFIC

48. 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 up to two (2) ingress/egress points along Curtis Avenue. The easterly access point may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The westerly access point shall form the north leg of the existing intersection of Catawba Avenue and Curtis Avenue and shall be designed, constructed, and signed to restrict regular access to left and right-turning egress movements only. The westerly access point may also accommodate emergency vehicle access to/from the Project site. Except for emergency vehicles, ingress at the westerly location shall not be permitted.
b. Ingress and egress restrictions shall be reinforced with appropriate signage and pavement markings. The prohibition of ingress at the westerly access point shall be visible to drivers in the public Right-of-Way.

49. 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.

50. All gated ingress locations which do not provide adequate space within the Project site for the design vehicle to turn around shall be designed so that the gate position as either opened or closed is visible to drivers in the public Right-of-Way. 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 at all times with personnel who may permit an errant driver to enter the site in order to turn around and depart.

51. Intersection sight distance and 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.

52. 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.

53. The Applicant shall provide a striping and signing plan for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans.

54. The Applicant shall pay the applicable Development Impact Fees prior to the issuance of any construction permits at the established rate pursuant to Government Code Section 66007 and Senate Bill 330.

55. 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.

56. 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.

FIRE DEPARTMENT

57. 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.

58. **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 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.

59. **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 a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

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

61. **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.

62. **Water System Commercial**. 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 BB 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 three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    The Fire Flow for this project shall be: 2125 GPM for a four hour duration at 20 psi residual operating pressure. Fire Flow is based on a 23,301 – 26,300 Square Foot structure.

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

64. **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 and largest building square footage. 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.

65. **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.

66. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

67. **Fire Sprinkler-NFPA #13R**. An automatic fire sprinkler system complying with NFPA 13R 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-3

68. **Fire Alarm, Waterflow Monitoring**. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.

69. **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.

70. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

71. **Illuminated Site Diagram.** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1

72. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

73. **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

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

75. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

END OF CONDITIONS

NOTICE OF DETERMINATION

TO: ☒:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Cecily Session-Goins Phone: **(909) 350-6723**
			Email: **csgoins@fontanaca.gov**
TO: ☒	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH):
Project Title: **Master Case No. 24-0026; Tentative Tract Map No. 24-0002 (TTM No. 20690), and Design Review (DRP) No. 24-0011**
Project Applicant (include address, telephone number and email address): North Fontana Investment Company LLC, 1156 N. Mountain Ave., Upland, CA 91786 – Stacey Sassaman, (909) 949-6716, Stacey.sassaman@lewismc.com
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): **Northside of Curtis Avenue at Catawba Avenue (APN: 1108-081-04)**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **A request for a condo map, and site and architectural approval of the 153-unit condominium development project and associated site improvements, on 11.99 acres.**
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **=December 16, 2025** and has made the following determinations regarding the above described project:

	The project [☐ will ☒ will not] have a significant effect on the environment.	
☐	An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☒	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	Mitigation measures [☒were ☐ were not]made a condition of the approval of the project.	
☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	Custodian: **City of Fontana, Planning Department**	Location: **8353 Sierra Ave, Fontana CA 92335**

Date:	_____ **Rina Leung** **Senior Planner**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

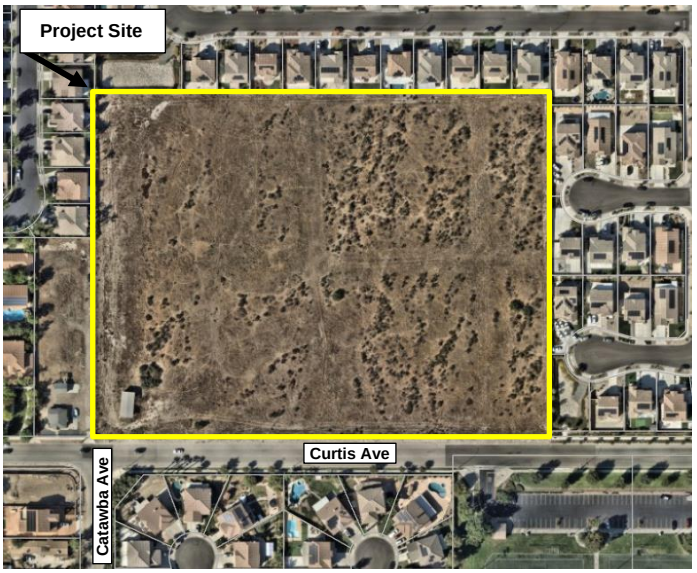
In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. 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 (MCN) NO. 24-0026; TENTATIVE TRACT MAP NO. 24-0002 (TTM NO. 20690), AND DESIGN REVIEW PROJECT (DR) NO. 24-0011

A Tentative Tract Map request to establish 153 units for condominium purposes and a Design Review request for the for site and architectural approval of the 153 condominiums units, which consists of 69 detached units and 84 attached units, along with associated site improvements.

Environmental Determination: A Mitigated Negative Declaration (MND) has been prepared pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.



Location: The project site is located on the north side of Curtis Avenue at Catawba Avenue (APN: 1108-081-04)

Date of Hearing: December 16, 2025

Place of Hearing: City Hall Council Chambers
8353 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 Cecily Session-Goins, Associate Planner, at (909) 350-6723 or csgoins@fontanaca.gov.

The period for comments regarding the mitigated negative declaration for this project is from November 27, 2025, to December 16, 2025. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at https://www.fontanaca.gov/2137/Environmental-Documents. Please submit your comments via email to **Cecily Session-Goins, Associate Planner**, at csgoins@fontanaca.gov.

The project site is not listed as a hazardous waste site described in any lists as enumerated under Section 65962.5 of the Government Code.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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 TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: November 21, 2025

File #: 26-0704
Agenda #: PH-C

Agenda Date: 12/16/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 25-0018: Tentative Tract Map No. 25-0001 (TTM No. 20282), and Design Review (DRP) No. 25-0006; A request for the establishment of a condominium map, and for the site and architectural review for the development of 219 attached condominium units with various amenities and associated improvements, pursuant to a previously adopted Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Ventana at Duncan Canyon specific plan project (SCH No. 2021100400) and directing staff to file a Notice of Determination.

RECOMMENDATION:
Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-___ , and;

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-000099R1, General Plan Amendment No. 21-000006, and Specific Plan Amendment No. 22-000001) pursuant to CEQA Sections 15162 through 15164 and Section 8-10 of the Fontana 2019 Local Guidelines for Implementing CEQA and that none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination;

2. Approve Tentative Tract Map No. 25-0001; and,

3. Approve Design Review (DR) No. 25-0006.

APPLICANT:
KB Home
Addison Garza
36310 Inland Valley Dr. #300
Wildomar, CA. 92595

LOCATION:
The project site is located at 16015 Duncan Canyon Road (APN: 1107-262-64, formerly known as APN: 1107-262-08).

REQUEST:
Tentative Tract Map No. 25-0001 (TTM No. 20282) - A request to subdivide one parcel to establish a condominium map on a 13.1-acre site for the development of 219 condominium dwelling units.

Design Review (DRP) No. 25-0006 - A request for site and architectural approval for the development of 219 attached condominium units (Townhome) with various amenities, and associated site improvements.

PROJECT PLANNER:
Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:

1. On March 27, 2007, the City Council approved the amended Ventana Specific Plan (SP No. 05-000063) and approved General Plan Amendment No. 06-010.
2. On July 27, 2021, the City Council approved Master Case No. 20-000099 for Planning Area 6 (now identified as Planning Area No. 1) of the Ventana Specific Plan for a 257 unit attached multi-family residential project on approximately 11.6 acres.
3. On July 26, 2022, the City Council adopted Ordinance No. 1902 for the modification of the land use designations and other standards within the Ventana Specific Plan.
4. On October 18, 2022, the Planning Commission approved Design Review No. 22-000088 for the construction of 262 multi-family units within Planning Area No. 1, Phase B of the Ventana Specific Plan.
5. On May 6, 2025, the Planning Commission approved Design Review No. 24-0043 for the construction of a 29,280 square foot flex building, a new 26,470 square foot two-story office building with a helicopter pad, and a new 119,200 square foot three level self-storage building.

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Multi-Family Medium/ High Residential (R-MFMH)	Ventana at Duncan Canyon Road Specific Plan, Planning Area 3 (High Density Residential)	Vacant
North:	Multi-Family Medium/ High Residential (R-MFMH)	Ventana at Duncan Canyon Road Specific Plan. Planning Area 1 (Medium Density Residential)	Multi-Family Residential
South:	Public Utility Corridor (P-UC)	Public Utility Corridor (P-UC)	Edison Corridor Easement
East:	Regional Mixed Use (R-MU)	Edison Corridor and Single-Family Residence	Edison Corridor Easement
West:	Regional Mixed Use (R-MU)	Ventana at Duncan Canyon Road Specific Plan, Planning Area 4 (Mixed-Use)	Vacant

PROJECT DESCRIPTION:

A. Site Area: 13.1 acres

B. Density: Max: 30 units per acre
Proposed: 16.7 units per acre

C. Building Height:
Two-Story: 25 feet to 32 feet
Three-Story: 37 feet to 43 feet

D. Parking:
Required: 215 parking spaces
Provided: 284 (including 42 open spaces)

E. Landscaping:
Required: 85,595 square feet (15 percent)
Provided: 152,587 square feet (27 percent)

F. Building/Unit Analysis:

219 Attached Units (Townhomes)

Plan Type	No. of Stories	Beds	Baths	Square Footage
1-2	2	3	2.5	1,446
2-2	2	3	2.5	1,544
3-2	2	4	2.5	1,644
1-3	3	2	2.5	1,192
2-3	3	3	2.5	1,520
3-3	3	3	2.5	1,743
4-3	3	4	2.5	1,886

ANALYSIS:

The applicant, KB Homes, is requesting that the Planning Commission approve Tentative Tract Map No. 25-0001 (TTM No. 20282) for the establishment of a condominium map that consist of 219 attached townhome units and approve Design Review No. 25-0006 for development of the condominium complex with amenities, and associated site improvements on approximately 13.1 acres.

Tentative Tract Map No. 25-0001 (TTM No. 20282)

The proposed tentative tract map No. 25-0001 will subdivide the residential parcel for condominium purpose to include 219 attached townhomes. Each dwelling unit will be sold separately, and a homeowner's association will be created for the maintenance of all common areas, amenities and landscaping.

Design Review (DR) No. 25-0006:

The development seeks site and architectural approval of new 219 attached townhouse units located within two- and three-story buildings, totaling 348,906 square feet. There will be 104 units in the two-story buildings and 115 units in the three-story buildings. The applicant proposes a Tuscan style architecture for the buildings with an exterior neutral earth tone color palette scheme, with brown and green accents to be used for entry doors, shutters, and garage doors.

The architectural style includes stucco light sand exterior, concrete S-roof tile, wrought iron railings, decorative shutters, paving, awnings, stone veneer, decorative exterior lighting, and vinyl windows.

The proposed units will be two, three, and four bedrooms, ranging in size from 1,192 to 1,886 square feet. There are four plan layouts for the three-story townhouse units and three plan layouts for the two-story townhouse units. The unit mix will include 24-(2) bedroom units, 118-(3) bedroom units, and 77-(4) bedroom units. The Ventana at Duncan Canyon Specific Plan for Planning Area 3 provides standards for recreational amenities, and the Project will provide a recreation center with a fitness room, a pool, several picnic areas, a tot lot area, dog park, a fitness challenge playground course, and an open space area with a wood-shade structure and barbeque area.

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 proposed site is physically suitable in size and shape to support the development of the proposed complex. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project.

Grading/Walls:
The project site is vacant and undeveloped. The topography of the Project Site is generally flat. The drainage pattern will flow from north to southwest onto John Previti Avenue. An underground stormwater vaults will be constructed to capture onsite flows.

A new six (6) foot high tubular steel fence with decorative pilasters will be installed along the north, south, east, and west property line boundaries. Retaining walls with a maximum six (6) feet tall will be installed behind the tubular steel fence on the north side of the property to alleviate the grade difference from north to south. The retaining wall will not be visible from the public right of way. Three (3) foot high walls will be installed along the private courtyard for each unit.

Site Access/Circulation/Parking:
Access to and from the Project Site will be off Duncan Canyon Road with a right-in/right-out/ driveway and a fully signalized light off John Previti Avenue. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering. The internal circulation is sufficient to support this type of use.

Environmental:
A Final EIR was prepared for the Ventana at Duncan Canyon Specific Plan project (SCH No. 2021100400) and was certified by the City Council on July 26, 2022. Based on CEQA Guidelines, Sections 15162 through 15164 et seq, and Section 8.10 of the City of Fontana's 2019 Local CEQA Guidelines, staff has determined that the previously certified Final EIR has adequately identified the impacts associated with Design Review No. 25-0006 and no further environmental review is required.

A Notice of Determination is determined to be adequate for this project and has been prepared for the Planning Commission's consideration.

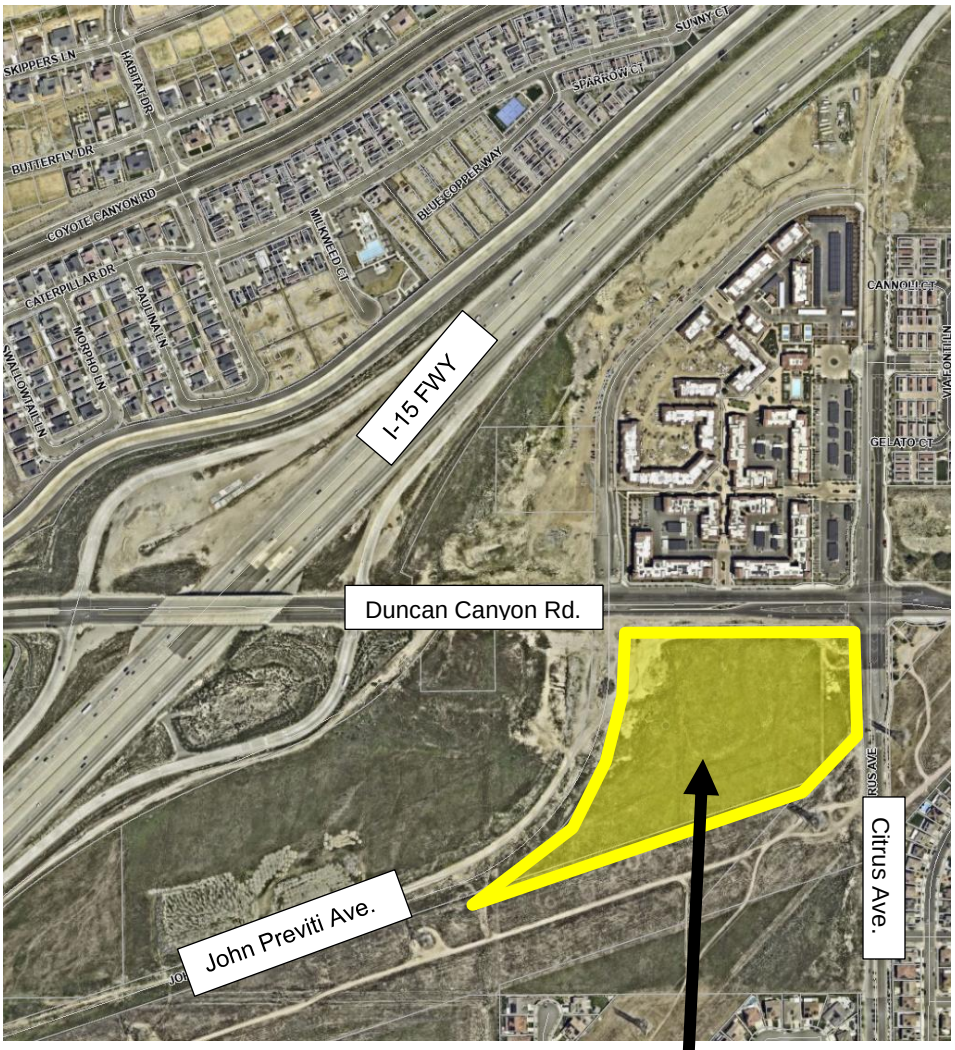
The Ventana at Duncan Canyon Specific Plan Final Environmental Impact Report (SCH No. 2021100400) is available for review at:
<https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1824790&dbid=0&repo=FontanaRecords&cr=1>

MOTION:
Approve staff's recommendation

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

CITY OF FONTANA PLANNING DEPARTMENT

N



VICINITY MAP

DATE: December 16, 2025

CASE: Master Case No. 25-0018
Tentative Tract Map No. 25-0001
Design Review No. 25-0006

ATTACHMENT NO. 1

CITY OF FONTANA
VENTANA PA3 SITE PLAN
16015 DUNCAN CANYON ROAD

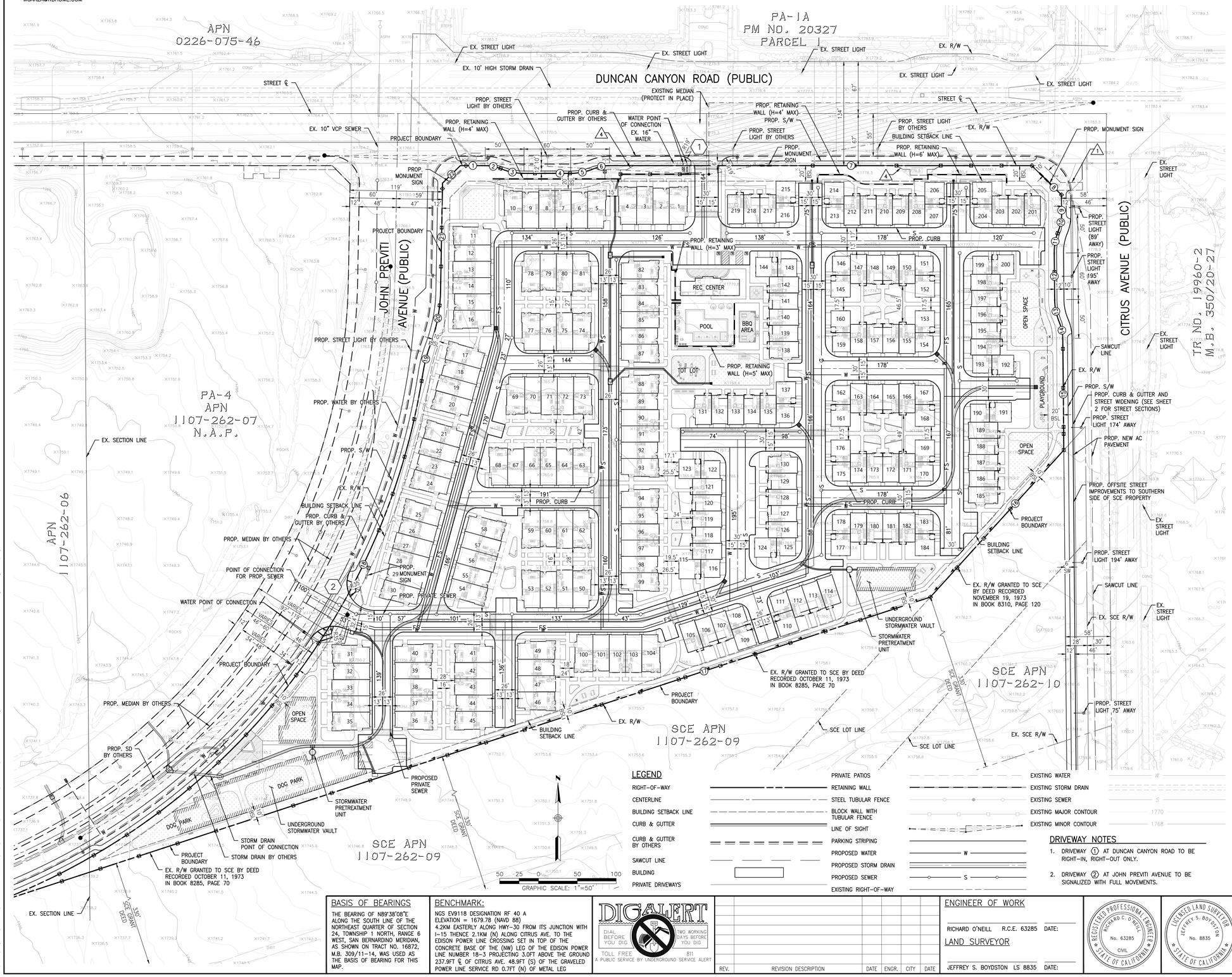
ENGINEER
RICK ENGINEERING COMPANY
1770 IOWA AVE., SUITE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
(951) 782-0707
RONEILL@RICKENGINEERING.COM

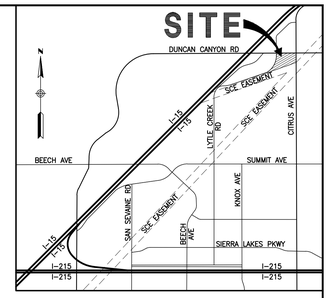
OWNER
HD04, LLC C/O THE PREVITI GROUP
2151 E. CONVENTION CENTER WAY,
SUITE 114, ONTARIO, CA 91764
CONTACT: ANDREW WENNERSTROM
(909) 354-8010
AWENNERSTROM@THEPREVITIGROUP.COM

APPLICANT
KB HOME
36310 INLAND VALLEY DR #300
WILDOMAR, CA 92595
CONTACT: ADDISON GARZA
(858) 914-6027
WGARZA@KBHOME.COM

ACCESSOR PARCEL NUMBER
1107-262-64 (FORMERLY 1107-262-08)

EASEMENTS
1. A TEMPORARY EASEMENT CONSTRUCTION IN FAVOR OF THE CITY OF FONTANA PER DOCUMENT RECORDED 2/8/16 AS INST. NO. 2016-49802 O.R. THIS FALLS OFFSITE AND GIVES NO EXPIRATION DATE IN THE DOCUMENT.
2. PROPOSED PRIVATE ACCESS EASEMENT.
3. PROPOSED PUBLIC UTILITY EASEMENT.
4. AN EASEMENT GRANTED TO THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY PURPOSES OVER, UNDER, AND UPON THE REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. RECORDED SEPTEMBER 7, 2021 IN DOC. NO. 2021-0473028.





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING WEST AND NORTHWESTERLY OF THE EAST AND SOUTHEASTERLY RIGHT-OF-WAY OF JOHN PREVITI AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED FEBRUARY 24, 2022, BY DOC. NO. 2022-0073488, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY OF DUNCAN CANYON ROAD, AND THAT PORTION LYING EASTERLY OF THE WESTERLY RIGHT-OF-WAY OF CITRUS AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED OCTOBER 19, 2021, BY DOC. NO. 2021-0473028, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED OCTOBER 11, 1973, IN BOOK 8285, PAGE 70, AND BY DEED RECORDED NOVEMBER 19, 1973, IN BOOK 8310, PAGE 120, BOTH OFFICIAL RECORDS OF SAID COUNTY.

ALSO SHOWN AS PARCEL A IN CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT RECORDED 11/14/24 AS DOC. NO. 2024-0272517, OFFICIAL RECORDS OF SAID COUNTY.

GENERAL NOTES
1. SURROUNDING ZONING: VENTANA SPECIFIC PLAN (NORTH & WEST), P-UC (SOUTH), R-MU (EAST)
2. SURROUNDING GENERAL PLAN: R-MFMH (NORTH), P-UC (SOUTH), RMU (EAST & WEST)
3. PROJECT ZONING: VENTANA SPECIFIC PLAN
4. PROJECT GENERAL PLAN: R-MFMH
5. PROJECT ACREAGE: 13.1 AC
6. UTILITY PURVEYORS:
   WATER: WEST VALLEY MUNICIPAL WATER DISTRICT
   SEWER: CITY OF FONTANA
   GAS: SOCAL GAS
   ELECTRIC: SOUTHERN CALIFORNIA EDISON
   TELEPHONE: CHARTER
   STORM DRAIN: CITY OF FONTANA
   TRASH: BURRTEC
   SCHOOL DISTRICT: FONTANA UNIFIED SCHOOL DISTRICT
7. TOPOGRAPHY COMPILED BY ARROWHEAD MAPPING CORPORATION FROM AERIAL PHOTOGRAPHY DATED: 12-30-2024 JOB # AMC 24-195 1887
   BUSINESS CENTER DR SUITE 5A SAN BERNARDINO, CA 92408 (909) 889-2420
8. ALL ONSITE ROADS & ALLEYS WILL BE PRIVATE AND WITHIN A PRIVATE ACCESS EASEMENT.
9. ALL ONSITE WATER, SEWER AND STORM DRAIN TO BE PRIVATELY MAINTAINED BY HOA.
10. EXISTING POWER POLES ADJACENT TO SITE TO BE REMOVED AND OVERHEAD UTILITY SERVICE LINES TO BE PLACED UNDERGROUND.
11. A CFD OR OTHER CITY APPROVED ALTERNATIVE MAINTENANCE PROGRAM WILL BE REQUIRED.
12. THIS SITE IS NOT PROPOSED TO BE GATED.

PROJECT BOUNDARY AREA

LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
①	32.00'	N89°37'05"E	
②	20.92'	022°37'11"	53.00'
③	30.40'	022°37'11"	77.00'
④	60.00'	N89°37'05"E	
⑤	30.40'	022°37'12"	77.00'
⑥	20.92'	022°37'12"	53.00'
⑦	543.92'	N89°37'05"E	
⑧	53.51'	S45°39'23"E	
⑨	24.98'	S0°54'52"E	
⑩	20.92'	022°37'11"	53.00'
⑪	30.40'	022°37'11"	77.00'

PROJECT BOUNDARY AREA

LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
⑫	60.00'	S0°54'52"E	
⑬	30.40'	022°37'12"	77.00'
⑭	20.92'	022°37'12"	53.00'
⑮	143.90'	S0°54'52"E	
⑯	255.62'	S41°49'58"W	
⑰	1308.34'	S71°29'18"W	
⑱	959.30'	063°06'16"	871.00'
⑲	38.17'	011°37'57"	188.00'
⑳	71.66'	019°22'01"	212.00'
㉑	138.42'	N0°39'05"E	
㉒	32.24'	N45°08'02"E	

BUILDING SUMMARY

PLAN TYPE	STORIES	NUMBER OF UNITS		UNIT LIVABLE AREA (SF)	BEDROOMS	PRIVATE OPEN SPACE (SF)	UNIT FOOTPRINT (SF)
1-2	2	28	13%	1,446	3	166	972
2-2	2	34	16%	1,544	3	125	1,014
3-2	2	42	19%	1,644	4	156	1,097
1-3	3	24	11%	1,192	2	71	569
2-3	3	24	11%	1,520	3	72	699
3-3	3	32	15%	1,743	3	70	771
4-3	3	35	16%	1,886	4	60	807
TOTAL	–	219	100%	348,906	–	23,222	191,115

PARKING SUMMARY

	REQUIRED	PROVIDED
119 DU X 1.8	215	238
OPEN (9'x18')	–	42
ADA (9'x18')	2	4
TOTAL	–	284

PROJECT SUMMARY

PROJECT AREA	13.1 AC
BUILDING FOOTPRINTS	4.39 AC
PRIVATE OPEN SPACE	23,222 (106 SF/UNIT)
COMMON OPEN SPACE	4.41 AC (34%)
TOTAL RESIDENCES	219 UNITS
DENSITY	16.7 DU/AC

ABBREVIATIONS

BLDG	BUILDING
BSL	BUILDING SETBACK LINE
℄	CENTERLINE
EX	EXISTING
H	HEIGHT
R	PROPERTY LINE
PROP	PROPOSED
R/W	RIGHT-OF-WAY
SCE	SOUTHERN CALIFORNIA EDISON
S/W	SIDEWALK

LEGEND
- RIGHT-OF-WAY
- CENTERLINE
- BUILDING SETBACK LINE
- CURB & GUTTER
- CURB & GUTTER BY OTHERS
- SAWCUT LINE
- BUILDING
- PRIVATE DRIVEWAYS
- PRIVATE PATIOS
- RETAINING WALL
- STEEL TUBULAR FENCE
- BLOCK WALL WITH TUBULAR FENCE
- LINE OF SIGHT
- PARKING STRIPING
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- EXISTING RIGHT-OF-WAY
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

DRIVEWAY NOTES
1. DRIVEWAY ① AT DUNCAN CANYON ROAD TO BE RIGHT-IN, RIGHT-OUT ONLY.
2. DRIVEWAY ② AT JOHN PREVITI AVENUE TO BE SIGNALIZED WITH FULL MOVEMENTS.

BASIS OF BEARINGS
THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK:
NGS EV9118 DESIGNATION RF 40 A
ELEVATION = 1679.78 (NAVD 88)
4.2KM EASTERLY ALONG HWY-30 FROM ITS JUNCTION WITH I-15 THENCE 2.1KM (N) ALONG CITRUS AVE. TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE (NW) LEG OF THE EDISON POWER LINE NUMBER 18-3 PROJECTING 3.0FT ABOVE THE GROUND 237.9FT ℄ OF CITRUS AVE. 48.9FT (S) OF THE GRAVELED POWER LINE SERVICE RD 0.7FT (N) OF METAL LEG

DIGALERT
DIAL BEFORE YOU DIG — TOLL FREE 811 — TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK
RICHARD O'NEILL R.C.E. 63285 DATE:
LAND SURVEYOR
JEFFREY S. BOYDSTON LS 8835 DATE:

REGISTERED PROFESSIONAL ENGINEER — RICHARD O. O'NEILL — No. 63285 — CIVIL — STATE OF CALIFORNIA
LICENSED LAND SURVEYOR — JEFFREY S. BOYDSTON — No. 8835 — STATE OF CALIFORNIA

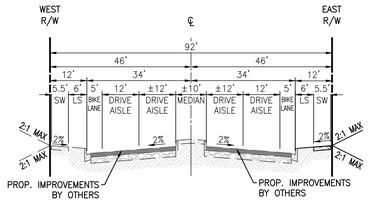
RICK
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
951-782-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

CITY OF FONTANA, CALIFORNIA
SITE PLAN

DRAWN BY: JMA/ARC	TITLE SHEET	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 12/3/2025
APPROVED BY: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DATE:	1/5

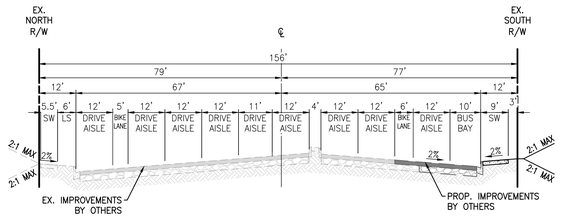
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CITY OF FONTANA
VENTANA PA3 SITE PLAN
16015 DUNCAN CANYON ROAD



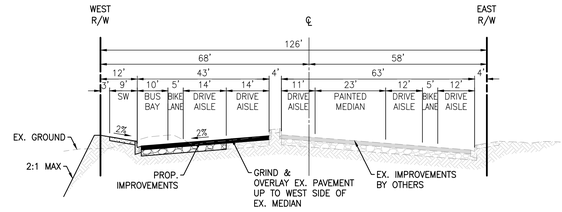
JOHN PREVITI AVENUE

WEST OF THE PROJECT BOUNDARY
SECONDARY HIGHWAY (PUBLIC)
SCALE: N.T.S.



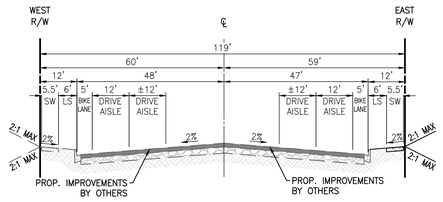
DUNCAN CANYON ROAD

NORTH OF PROJECT BOUNDARY
SECONDARY HIGHWAY (PUBLIC) WITH
STANDARD BUS BAY ON SOUTH SIDE
SCALE: N.T.S.



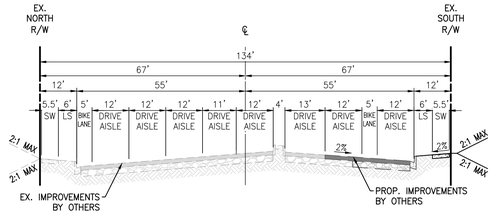
CITRUS AVENUE

EAST OF PROJECT BOUNDARY
SECONDARY HIGHWAY (PUBLIC) WITH
STANDARD BUS BAY ON WEST SIDE
SCALE: N.T.S.



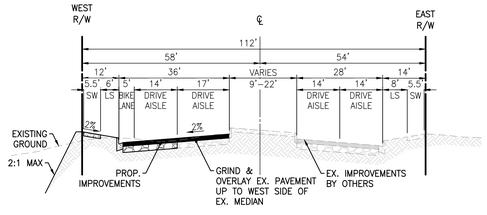
JOHN PREVITI AVENUE

WEST OF THE PROJECT BOUNDARY
SECONDARY HIGHWAY (PUBLIC)
SCALE: N.T.S.



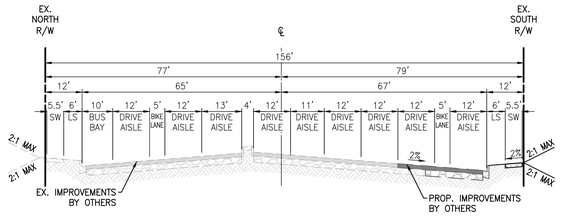
DUNCAN CANYON ROAD

NORTH OF PROJECT BOUNDARY
SECONDARY HIGHWAY (PUBLIC)
PROJECT ENTRANCE
SCALE: N.T.S.



CITRUS AVENUE

EAST OF PROJECT BOUNDARY
SECONDARY HIGHWAY (PUBLIC) WITH
SCALE: N.T.S.



DUNCAN CANYON ROAD

NORTH OF PROJECT BOUNDARY
SECONDARY HIGHWAY (PUBLIC) WITH
STANDARD BUS BAY ON NORTH SIDE
SCALE: N.T.S.

C:\RICK\Projects\C20000\20248_Ventana PA3\Civil\PlanSets\Entitlements\Plot Plan\20248-C-PP-02.dwg - PLOTTED ON 2025-12-03 ©2025 Rick Engineering Company

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK:

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ELEVATION = 1679.78 (NAVD 88)
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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK

RICHARD O'NEILL R.C.E. 63285 DATE:

LAND SURVEYOR

JEFFREY S. BOYDSTON LS 8835 DATE:

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TUCSON LAS VEGAS DENVER

CITY OF FONTANA, CALIFORNIA
SITE PLAN

DRAWN BY: JMA/ARC
DESIGNED BY: RICK ENGINEERING
SECTIONS AND DETAILS
SCALE: AS SHOWN
DATE: 12/3/2025
APPROVED BY: DATE:
GIA LAM KIM CITY ENGINEER R.C.E. 62296

ENGINEER

RICK ENGINEERING COMPANY
1770 IOWA AVE., SUITE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
(951) 782-0707
RONEILL@RICKENGINEERING.COM

OWNER

HD04, LLC C/O THE PREVITI GROUP
2151 E. CONVENTION CENTER WAY,
SUITE 114, ONTARIO, CA 91764
CONTACT: ANDREW WENNERSTROM
(909) 354-8010
AWENNERSTROM@THEPREVITIGROUP.COM

APPLICANT

KB HOME
36310 INLAND VALLEY DR #300
WILDOMAR, CA 92595
CONTACT: ADDISON GARZA
(858) 914-6027
WGARZA@KBHOME.COM

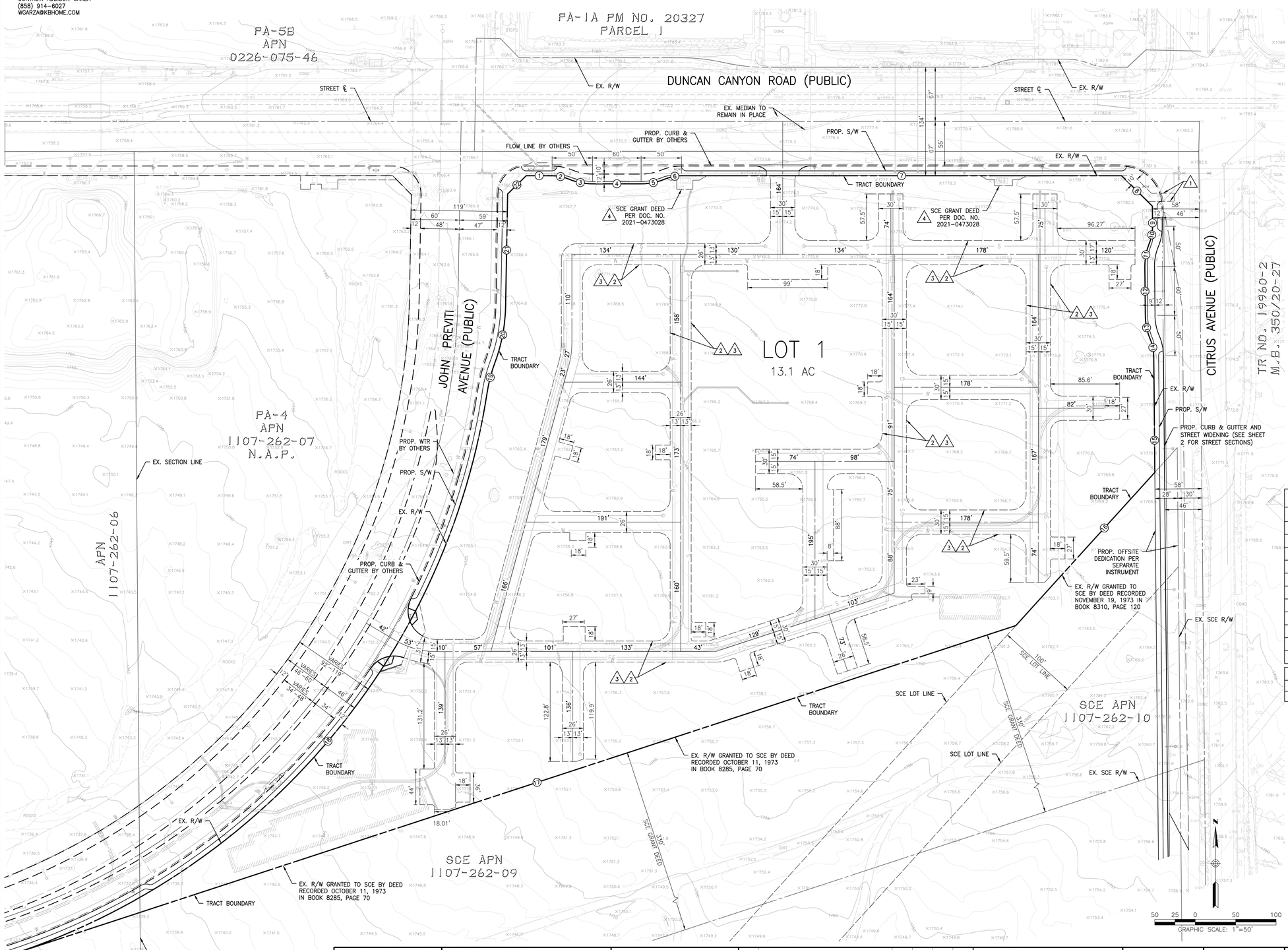
ACCESSOR PARCEL NUMBER

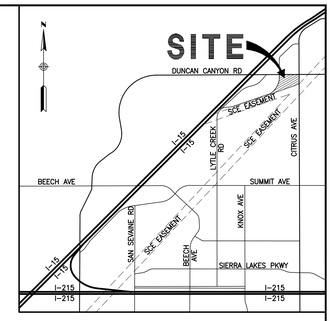
1107-262-64 (FORMERLY 1107-262-08)

EASEMENTS

1. A TEMPORARY EASEMENT CONSTRUCTION IN FAVOR OF THE CITY OF FONTANA PER DOCUMENT RECORDED 2/8/16 AS INST. NO. 2016-49802 O.R. THIS FALLS OFFSITE AND GIVES NO EXPIRATION DATE IN THE DOCUMENT.
2. PROPOSED PRIVATE ACCESS EASEMENT.
3. PROPOSED PUBLIC UTILITY EASEMENT.
4. AN EASEMENT GRANTED TO THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY PURPOSES OVER, UNDER, AND UPON THE REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. RECORDED SEPTEMBER 7, 2021 IN DOC. NO. 2021-0473028.

CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20782
FOR CONDOMINIUM PURPOSES
16015 DUNCAN CANYON ROAD





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING WEST AND NORTHWESTERLY OF THE EAST AND SOUTHEASTERLY RIGHT-OF-WAY OF JOHN PREVITI AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED FEBRUARY 24, 2022, BY DOC. NO. 2022-0073488, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY OF DUNCAN CANYON ROAD, AND THAT PORTION LYING EASTERLY OF THE WESTERLY RIGHT-OF-WAY OF CITRUS AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED OCTOBER 19, 2021, BY DOC. NO. 2021-0473028, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED OCTOBER 11, 1973, IN BOOK 8285, PAGE 70, AND BY DEED RECORDED NOVEMBER 19, 1973, IN BOOK 8310, PAGE 120, BOTH OFFICIAL RECORDS OF SAID COUNTY.

ALSO SHOWN AS PARCEL A IN CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT RECORDED 11/14/24 AS DOC. NO. 2024-0272517, OFFICIAL RECORDS OF SAID COUNTY.

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4. PROJECT GENERAL PLAN: R-MFMH
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   - SEWER: CITY OF FONTANA
   - GAS: SOCAL GAS
   - ELECTRIC: SOUTHERN CALIFORNIA EDISON
   - TELEPHONE: CHARTER
   - STORM DRAIN: CITY OF FONTANA
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11. A CFD OR OTHER CITY APPROVED ALTERNATIVE MAINTENANCE PROGRAM WILL BE REQUIRED.
12. THIS SITE IS NOT PROPOSED TO BE GATED.

PROJECT BOUNDARY AREA

LINE/CURVE NO.	LENGTH	BEARING/DELTA	RADIUS
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②	20.92'	022°37'11"	53'
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PROJECT BOUNDARY AREA

LINE/CURVE NO.	LENGTH	BEARING/DELTA	RADIUS
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⑳	71.66'	019°22'01"	212'
㉑	138.42'	N0°39'05"E	
㉒	32.24'	N45°08'02"E	

PROJECT AREAS

PROJECT ACREAGE (GROSS)	13.1 AC
LOT 1	13.1 AC

LEGEND

- RIGHT-OF-WAY
- EX. RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- CURB & GUTTER
- CURB & GUTTER (BY OTHERS)
- PARKING STRIPING
- PROPOSED WATER — W —
- PROPOSED STORM DRAIN
- PROPOSED SEWER — S —
- EXISTING WATER — W —
- EXISTING STORM DRAIN
- EXISTING SEWER — S —
- EXISTING MAJOR CONTOUR — 1770 —
- EXISTING MINOR CONTOUR — 1768 —

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK:

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ELEVATION = 1679.78 (NAVD 88)
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ENGINEER OF WORK

RICHARD O'NEILL R.C.E. 63285 DATE:

LAND SURVEYOR

JEFFREY S. BOYDSTON LS 8835 DATE:

REGISTERED PROFESSIONAL ENGINEER — RICHARD C. O'NEILL — No. 63285 — CIVIL — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — JEFFREY S. BOYDSTON — No. 8835 — STATE OF CALIFORNIA

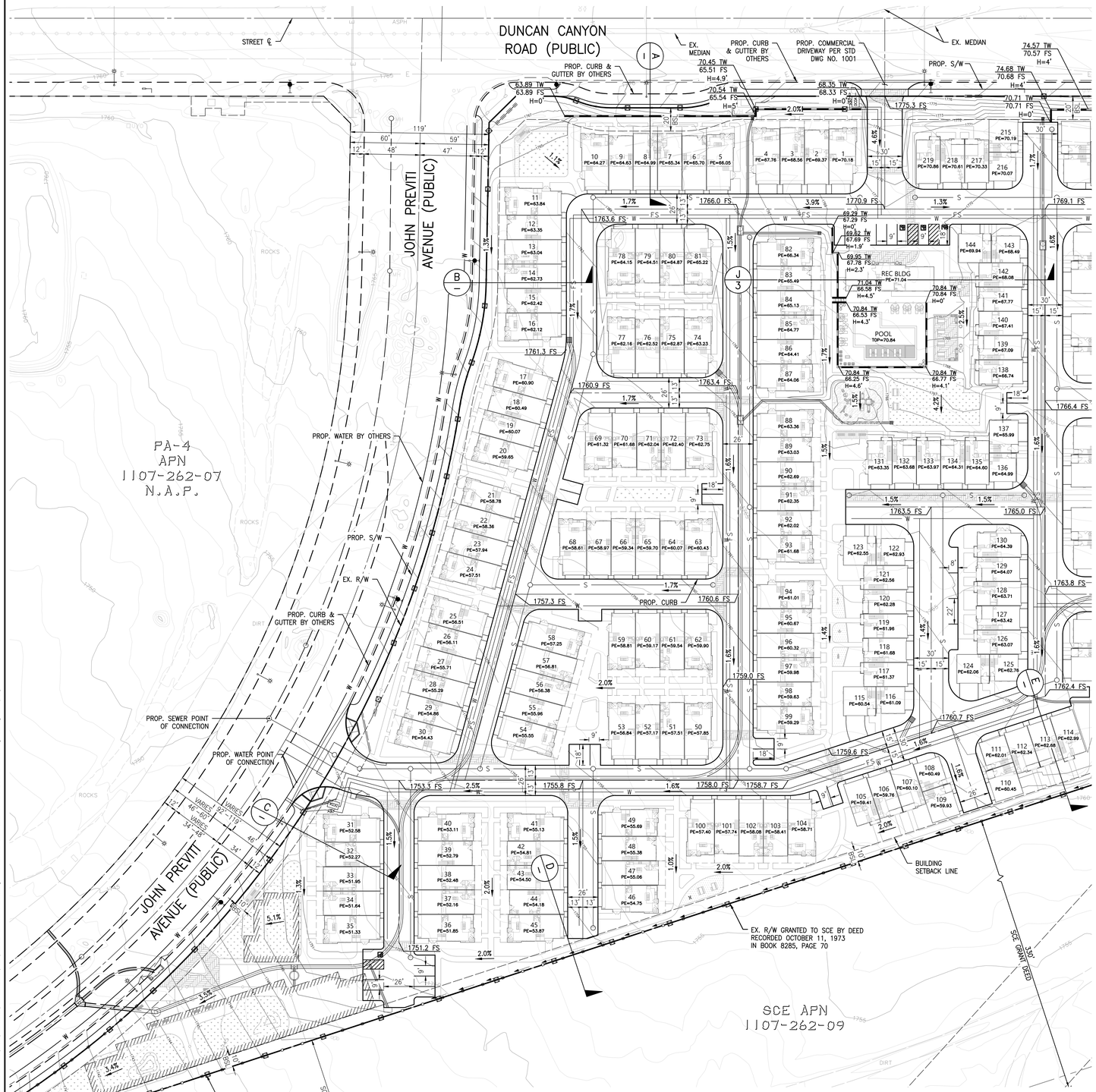
RICK
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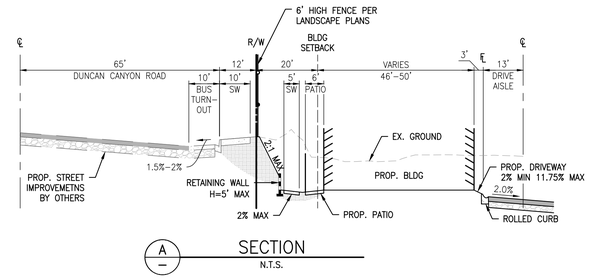
CITY OF FONTANA, CALIFORNIA
TENTATIVE TRACT MAP

DRAWN BY: JMA/ARC	TENTATIVE TRACT MAP NO. 20782	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 12/3/2025
	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	3/5

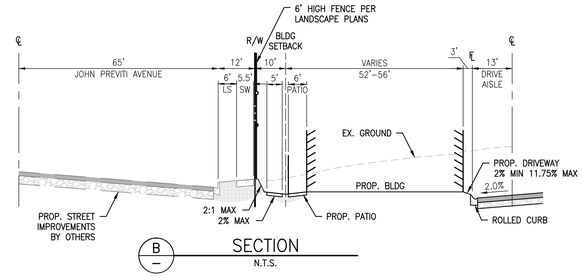
C:\RICK\Projects\C20000\20248-Ventana PA3\Civil\PlanSets\Entitlements\TTM\20248-C-TTM.dwg — PLOTTED ON 2025-12-03 © 2025 Rick Engineering Company

CITY OF FONTANA
PRELIMINARY GRADING PLAN
TTM NO. 20782

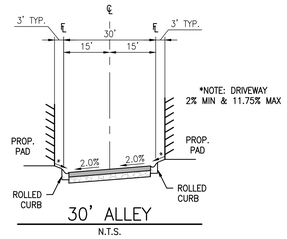


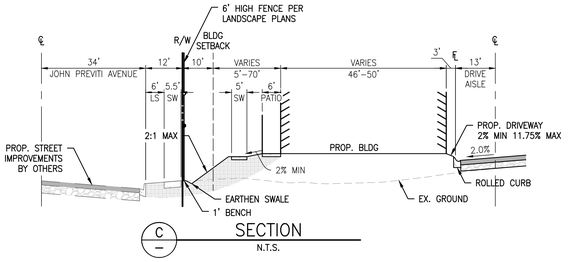


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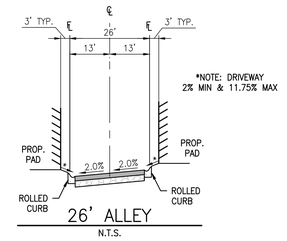


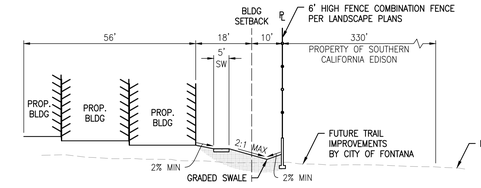
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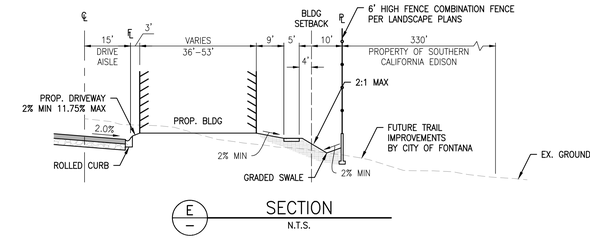


C — SECTION
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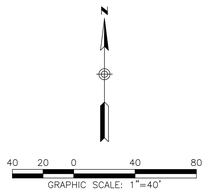




D — SECTION
N.T.S.



E — SECTION
N.T.S.



BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK:

NGS EV9118 DESIGNATION RF 40 A
ELEVATION = 1679.78 (NAVD 88)
4.2KM EASTERLY ALONG HWY-30 FROM ITS JUNCTION WITH I-15 THENCE 2.1KM (N) ALONG CITRUS AVE. TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE (NW) LEG OF THE EDISON POWER LINE NUMBER 18-3 PROJECTING 3.0FT ABOVE THE GROUND 237.9FT ℄ OF CITRUS AVE. 48.9FT (S) OF THE GRAVELED POWER LINE SERVICE RD 0.7FT (N) OF METAL LEG

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK

RICHARD O'NEILL R.C.E. 63285 DATE:

LAND SURVEYOR

JEFFREY S. BOYDSTON LS 8835 DATE:

REGISTERED PROFESSIONAL ENGINEER — RICHARD C. O'NEILL — No. 63285 — CIVIL — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — JEFFREY S. BOYDSTON — No. 8835 — STATE OF CALIFORNIA

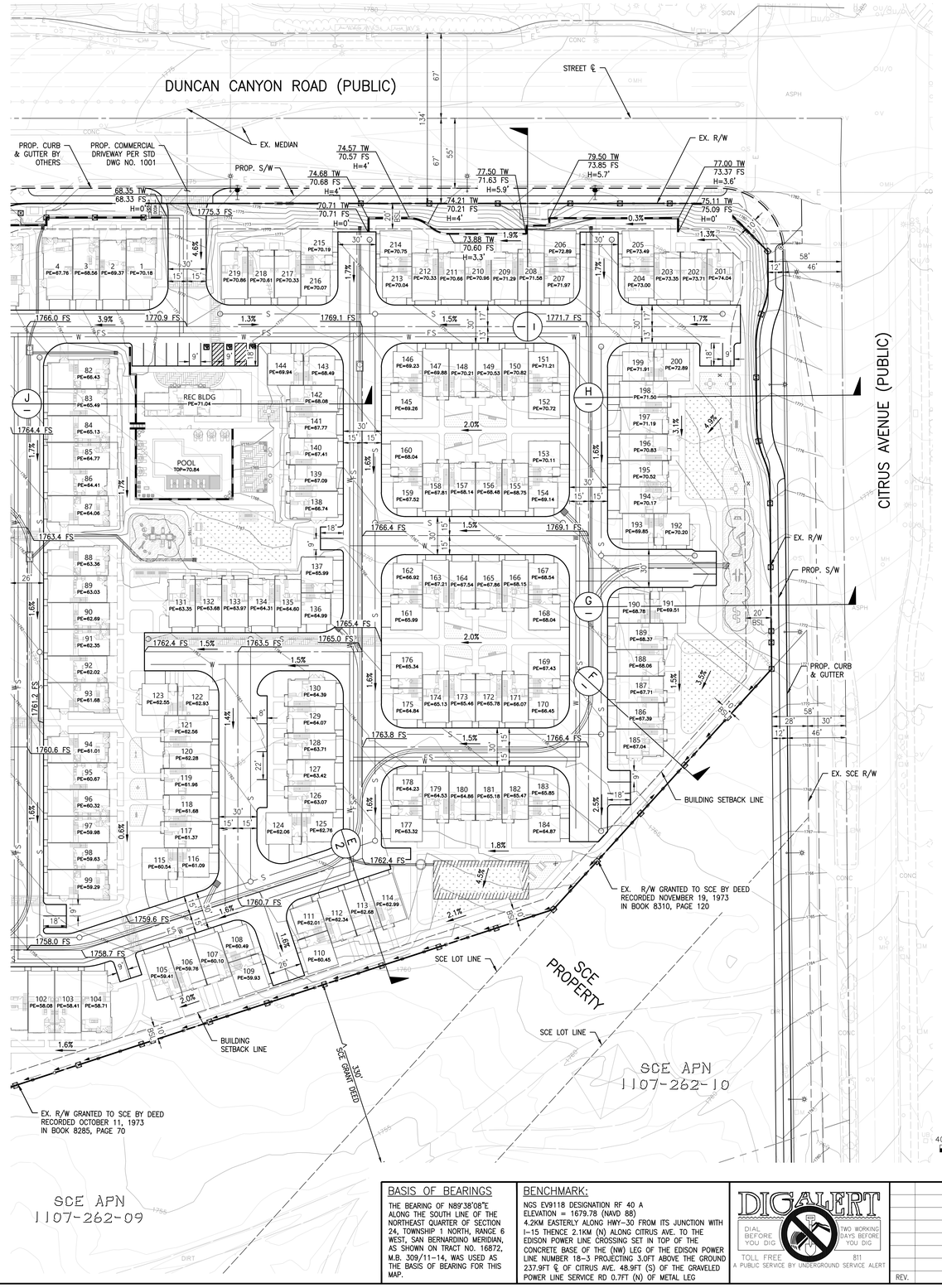
RICK
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
951-782-0797
rickengineering.com
SAN DIEGO · ORANGE · PROVIDENCE · SACRAMENTO
SAN LUIS OBISPO · SANTA CLARITA · PHOENIX
AUSTIN · LAS VEGAS · DENVER

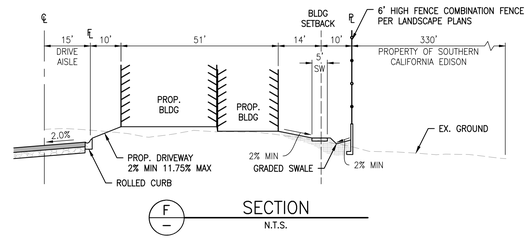
CITY OF FONTANA, CALIFORNIA
PRELIMINARY GRADING PLAN

DRAWN BY: JMA/ARC	PRELIMINARY GRADING PLAN TTM NO. 20782	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 12/3/2025
	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	4/5

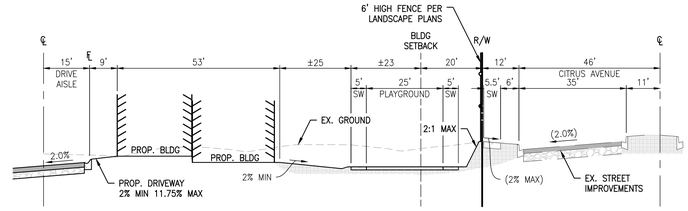
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CITY OF FONTANA
PRELIMINARY GRADING PLAN
TTM NO. 20782

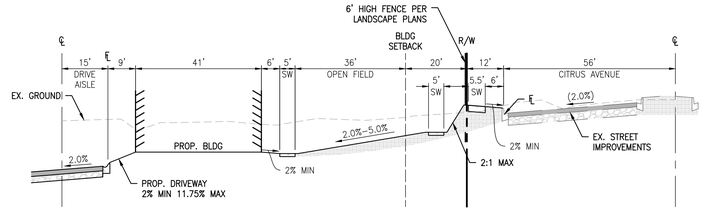




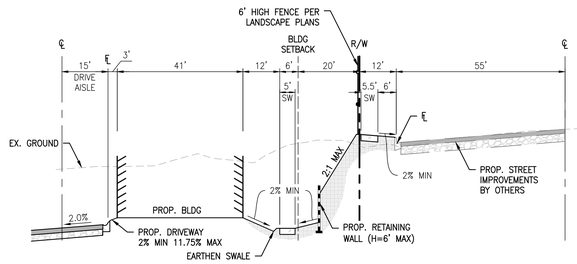
F — SECTION N.T.S.



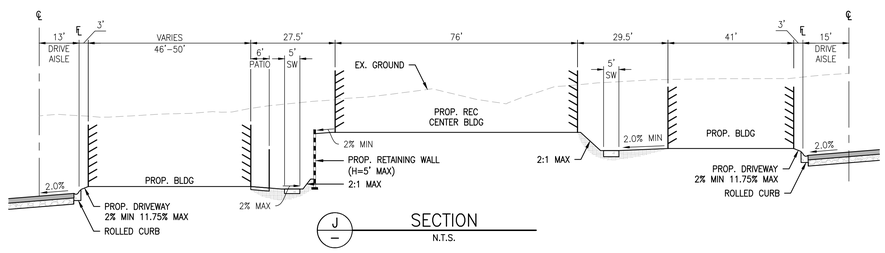
G — SECTION N.T.S.



H — SECTION N.T.S.



I — SECTION N.T.S.



J — SECTION N.T.S.

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK:

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DIGALERT — DIAL BEFORE YOU DIG — TOLL FREE 811 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK

RICHARD O'NEILL R.C.E. 63285 DATE:

LAND SURVEYOR

JEFFREY S. BOYDSTON LS 8835 DATE:

REGISTERED PROFESSIONAL ENGINEER — RICHARD C. O'NEILL — No. 63285 — CIVIL — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — JEFFREY S. BOYDSTON — No. 8835 — STATE OF CALIFORNIA

RICK
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
951-782-0707
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

CITY OF FONTANA, CALIFORNIA
PRELIMINARY GRADING PLAN

DRAWN BY: JMA/ARC	PRELIMINARY GRADING PLAN TTM NO. 20782	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING	APPROVED BY: DATE:	DATE: 12/3/2025
	GIA LAM KIM CITY ENGINEER R.C.E. 62296	5/5

C:\RICK\Projects\C20000\20248_Ventana PA3\Civil\PlanSets\Entitlement\TTM\20248-C-TTM-PGRD.dwg - PLOTTED ON 2025-12-03 © 2025 Rick Engineering Company

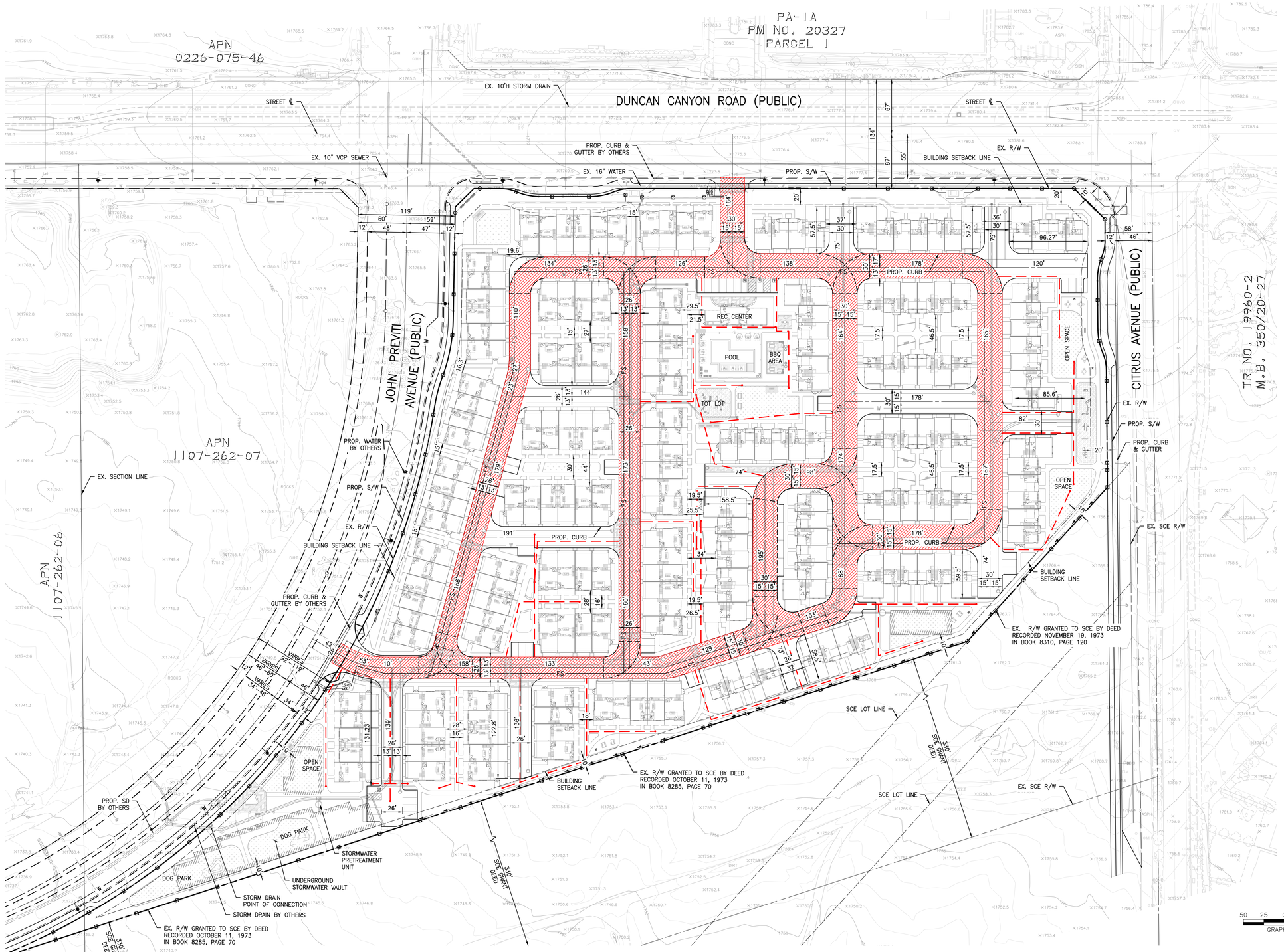
ENGINEER
RICK ENGINEERING COMPANY
1770 IOWA AVE., SUITE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
(951) 782-0707
RONEILL@RICKENGINEERING.COM

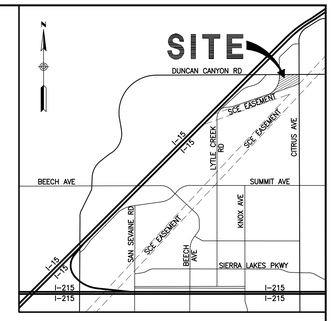
OWNER
HD04, LLC C/O THE PREVITI GROUP
2151 E. CONVENTION CENTER WAY,
SUITE 114, ONTARIO, CA 91764
CONTACT: ANDREW WENNERSTROM
(909) 354-8010
AWENNERSTROM@THEPREVITIGROUP.COM

APPLICANT
KB HOME
36310 INLAND VALLEY DR #300
WILDOMAR, CA 92595
CONTACT: ADDISON GARZA
(858) 914-6027
WGARZA@KBHOME.COM

ACCESSOR PARCEL NUMBER
1107-262-64 (FORMERLY 1107-262-08)

CITY OF FONTANA
VENTANA PA3 FIRE ACCESS PLAN
16015 DUNCAN CANYON ROAD





VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING WEST AND NORTHWESTERLY OF THE EAST AND SOUTHEASTERLY RIGHT-OF-WAY OF JOHN PREVITI AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED FEBRUARY 24, 2022, BY DOC. NO. 2022-0073488, OFFICIAL RECORDS OF SAID COUNTY.

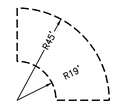
ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY OF DUNCAN CANYON ROAD, AND THAT PORTION LYING EASTERLY OF THE WESTERLY RIGHT-OF-WAY OF CITRUS AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED OCTOBER 19, 2021, BY DOC. NO. 2021-0473028, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED OCTOBER 11, 1973, IN BOOK 8285, PAGE 70, AND BY DEED RECORDED NOVEMBER 19, 1973, IN BOOK 8310, PAGE 120, BOTH OFFICIAL RECORDS OF SAID COUNTY.

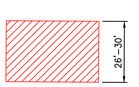
ALSO SHOWN AS PARCEL A IN CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT RECORDED 11/14/24 AS DOC. NO. 2024-0272517, OFFICIAL RECORDS OF SAID COUNTY.

LEGEND

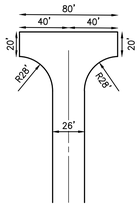
- RIGHT-OF-WAY
- CENTERLINE
- BUILDING SETBACK
- CURB & GUTTER
- CURB & GUTTER (BY OTHERS)
- 150 FT. MAX HOSE PULL LENGTH
- BUILDING
- PRIVATE DRIVEWAYS
- PRIVATE PATIOS
- RETAINING WALL
- PARKING STRIPING
- PROPOSED WATER (W)
- PROPOSED STORM DRAIN
- PROPOSED SEWER (S)
- EXISTING WATER (W)
- EXISTING STORM DRAIN
- EXISTING SEWER (S)
- EXISTING MAJOR CONTOUR 1770
- EXISTING MINOR CONTOUR 1768
- TWO-STORY BUILDINGS
- THREE-STORY BUILDINGS



TYP. FIRE TRUCK TURN RADIUS (PER SBCFD FIRE PREVENTION STANDARD A-1.10)



TYPICAL 26' MIN. FIRE LANE
TYPICAL 30' MIN. FIRE LANE ADJACENT 3-STORY BUILDINGS



HAMMERHEAD TURNAROUND DETAIL
FOR DEAD-ENDS EXCEEDING 150'
N.T.S.

GRAPHIC SCALE: 1"=50'

BASIS OF BEARINGS
THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK
RICHARD O'NEILL R.C.E. 63285 DATE:

LAND SURVEYOR
RICHARD O'NEILL R.C.E. 63285 DATE:

REGISTERED PROFESSIONAL ENGINEER — RICHARD C. O'NEILL — No. 63285 — CIVIL — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — JEFFREY S. BOYDSTON — No. 8835 — STATE OF CALIFORNIA

RICK
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
951-782-0707
rickengineering.com
SAN DIEGO · ORANGE · RIVERSIDE · SACRAMENTO
SAN LUIS OBISPO · SANTA CLARITA · PHOENIX
TUCSON · LAS VEGAS · DENVER

CITY OF FONTANA, CALIFORNIA
FIRE ACCESS PLAN

DRAWN BY: JMA/ARC	FIRE ACCESS PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 12/3/2025
	APPROVED BY: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DATE:

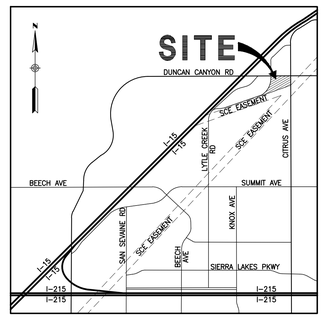
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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN





VICINITY MAP
N.T.S.

PROPOSED PLANTING

PLANTING PLAN WILL BE PREPARED DURING FINAL WORKING DRAWING PHASE.

- PLANTING AREA WITH MULCH (PA)
- NATURAL TURF

NOTE:
1. REFER TO SHEETS L-201 AND L-204, SHEETS 5 AND 6, FOR CONCEPTUAL PLANTING PLAN AND PLANT PALETTE.

IRRIGATION NOTES

1. IRRIGATION DESIGN SHALL COMPLY WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881). ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
2. IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM
3. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES.

PROJECT DIRECTORY

OWNER
HDO4, LLC C/O THE PREVITI GROUP
2151 E. CONVENTION CENTER WAY, SUITE 114,
ONTARIO, CA 91764
CONTACT: ANDREW WENNERSTROM
(909) 354-8010
awennerstrom@thepreviti group.com

CIVIL ENGINEER:
RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
(951) 782-0707

APPLICANT:
KB HOME
36310 INLAND VALLEY DR #300
WILDOMAR, CA 92595
CONTACT: ADDISON GARZA
(858) 914-6027
wgarza@kbhome.com

LANDSCAPE ARCHITECT:
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
CONTACT PERSON: PATRICIA TRAUTH
(619) 291-0707

PROJECT INFORMATION

APN:
1107-262-64 (FORMERLY 1107-262-08)

PROJECT ACREAGE:
13.1 ACRES

LANDSCAPE AREA:
152,587 SF (27% OF PROJECT AREA)

INDEX OF SHEETS

SHT. NO.	SHEET NAME	SHEET DESCRIPTION
1	L-001	TITLE SHEET
2	L-101	CONSTRUCTION PLAN
3	L-102	PASEO ENLARGEMENTS
4	L-103	WALL AND FENCE PLAN
5	L-201	CONCEPTUAL PLANTING PLAN
6	L-202	CONCEPTUAL PLANTING PLAN

GRAPHIC SCALE: 1"=50'

BASIS OF BEARINGS
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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.

LICENSED LANDSCAPE ARCHITECT — PATRICIA TRAUTH — 5709 — 11-30-26 — Renewal Date — REGISTERED — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
951-782-0707 rickengineering.com
1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
RICK — SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH — DATE:

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

DRAWN BY: ACV/SC	TITLE SHEET	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM — CITY ENGINEER R.C.E. 62296 — DATE:	DRAWING NO: L-001 — 1/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN



SITE ELEMENTS KEY

1. CONCRETE WALK
2. DECORATIVE PAVERS
3. STABILIZED D.G.
4. TURF
5. TUBULAR STEEL FENCE
6. COMBINATION FENCE
7. SEATING WITH WOOD SHADE STRUCTURE
8. SHADED PATIO BAR-B-QUE
9. SHADED TOTLOT (RUBBERIZED SURFACE)
10. PRIMARY ENTRY MONUMENT
11. SECONDARY ENTRY MONUMENT
12. PLANTER POTS
13. BENCH
14. PICNIC TABLES
15. EXERCISE STATIONS
16. SEAT WALL

PA PLANTING AREA WITH MULCH

CIRCULATION LEGEND

- PROJECT BOUNDARY
- PASEO CONNECTIONS
- PROPOSED OFF STREET TRAIL (CITY OF FONTANA)
- CLASS I TRAIL (CITY OF FONTANA)
- PROPOSED BIKE LANE PER SPECIFIC PLAN
- PROPOSED BIKE LANE (CITY OF FONTANA)
- EXISTING BIKE TRAIL

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
PA	PLANTING AREA WITH WOOD MULCH
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER
	STUCCO RETAINING WALL (PER CIVIL PLANS)

SITE ELEMENTS LEGEND

SYMBOL	DESCRIPTION
	FITNESS CHALLENGE AGE GROUP: 5-12 YEARS
	TOTLOT, AGE GROUP: 2-12 YEARS
	TOT LOT SHADE SAIL LANDSCAPE STRUCTURES SKYWAYS HEXAGON
	WOOD SHADE STRUCTURE
	BENCH
	LANDSCAPE STRUCTURES EXERCISE STATIONS
	PICNIC TABLES

N

50 25 0 50 100

GRAPHIC SCALE: 1"=50'

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

NGS EV9118 DESIGNATION RF 40 A

ELEVATION = 1679.78 (NAVD 88)

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.

LICENSED LANDSCAPE ARCHITECT — Patricia Trauth — Signature — 10-20-25 — Renewal Date — 10-31-27 — 5078 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

RICK — 951-782-0707 rickengineering.com — 1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507 — SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH DATE:

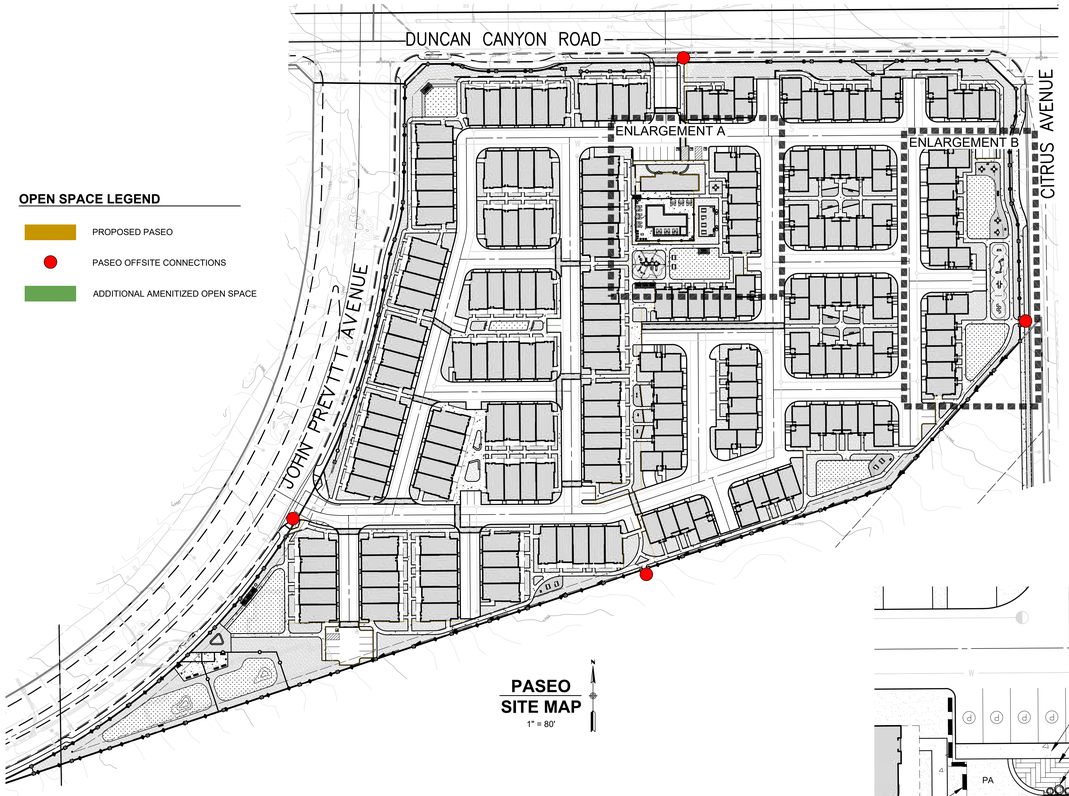
CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

DRAWN BY: ACV/SC	CONSTRUCTION PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DRAWING NO: L-101 2/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN



OPEN SPACE LEGEND

- PROPOSED PASEO
- PASEO OFFSITE CONNECTIONS
- ADDITIONAL AMENITIZED OPEN SPACE

PASEO SITE MAP
1" = 80'

SITE ELEMENTS KEY

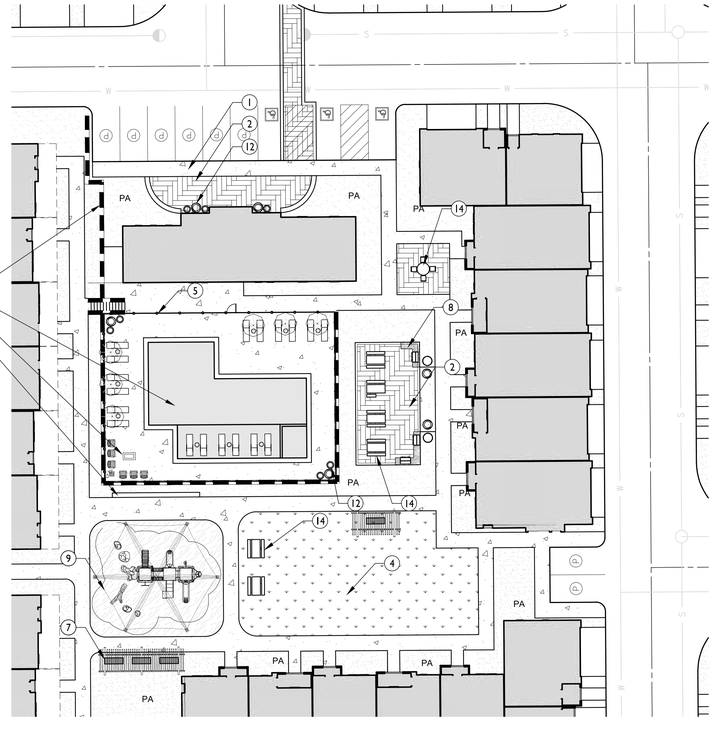
1	CONCRETE WALK	9	SHADED TOTLOT
2	DECORATIVE PAVERS	10	PRIMARY ENTRY MONUMENT
3	STABILIZED D.G.	11	SECONDARY ENTRY MONUMENT
4	TURF	12	PLANTER POTS
5	TUBULAR STEEL FENCE	13	BENCH
6	COMBINATION FENCE	14	PICNIC TABLES
7	SEATING WITH WOOD SHADE STRUCTURE	PA	PLANTING AREA WITH MULCH
8	SHADED PATIO BAR-B-QUE		



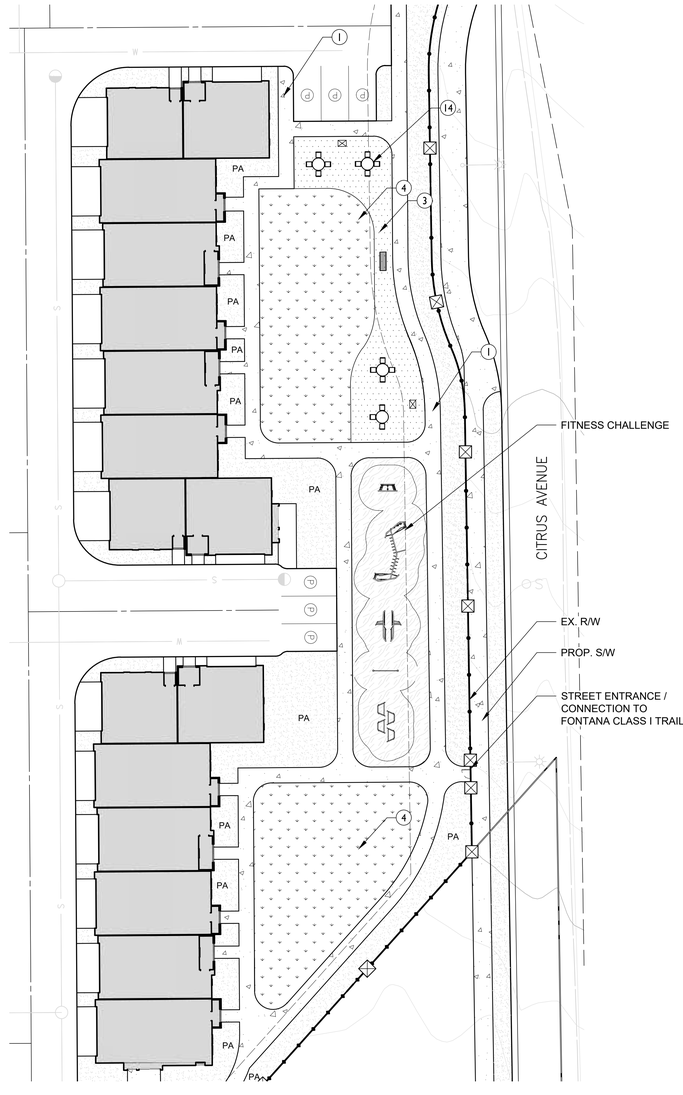
FITNESS CHALLENGE
- ROPE CLIMBERS
- BREAKWAYS (BALANCE)
- SPRAWL WALL
- CLIMBER



SHADED TOT LOT - 5 TO 12 YEARS OLD
- 8 ELEVATED PLAY ACTIVITIES (BRIDGE, DECK, STAIRS, SLIDES)
- 4 GROUND LEVEL ACTIVITIES (CLIMBER)
- ADA ACCESSIBLE



ENLARGEMENT A - MAIN PLAZA
SCALE: 1" = 20'



ENLARGEMENT B - ACTIVE AREA
SCALE: 1" = 20'

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

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ELEVATION = 1679.78 (NAVD 88)

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LICENSED LANDSCAPE ARCHITECT — PATRICIA TRAUTH — 5765/24 — 12/31/26 — RENEWAL DATE — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

951-782-0707
rickengineering.com
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
RICK
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH — DATE:

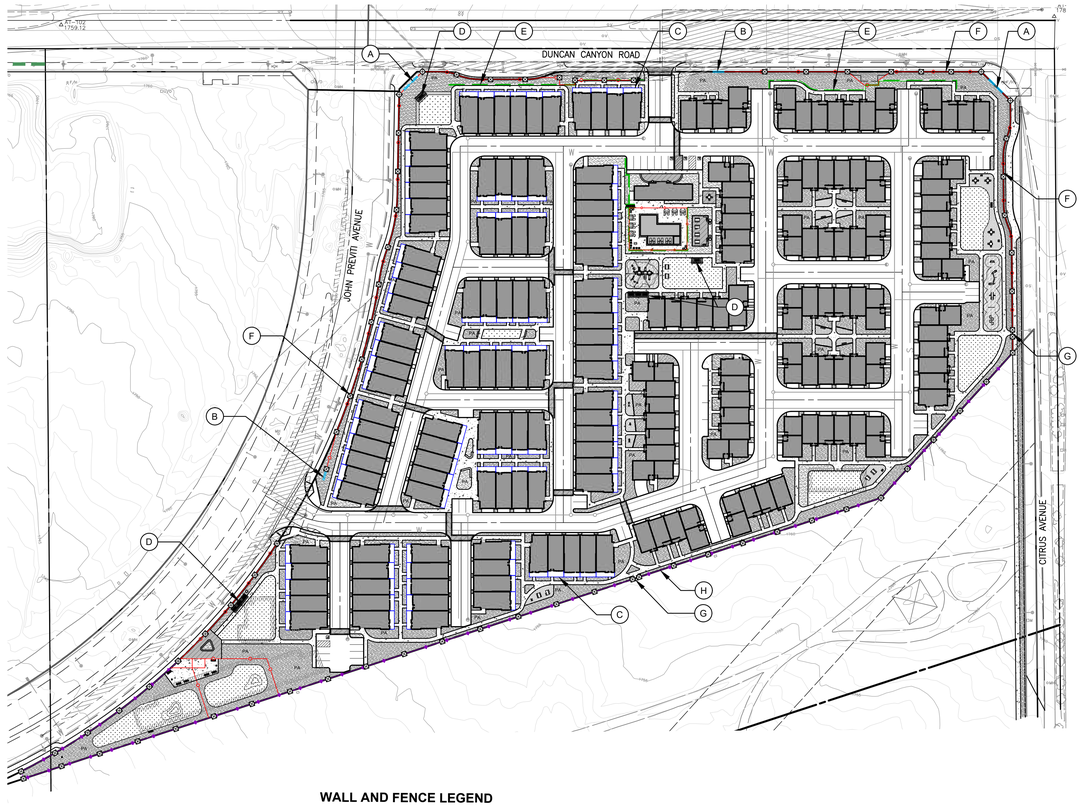
CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

DRAWN BY: ACV/SC	PASEO ENLARGEMENTS	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM CITY ENGINEER R.C.E. 62296 DATE:	DRAWING NO: L-102 3/6

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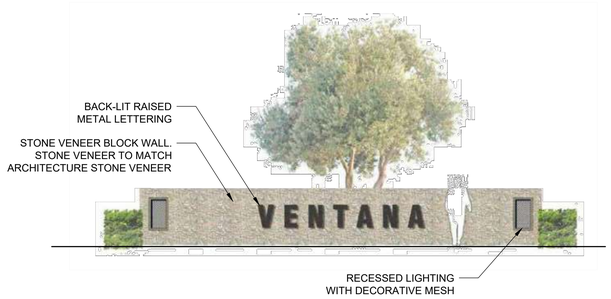
CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN



WALL AND FENCE LEGEND

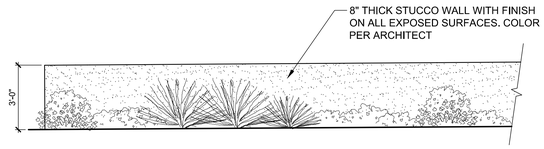
SYMBOL	DESCRIPTION
A B	ENTRY MONUMENT
G F	TUBULAR STEEL FENCE WITH PILASTER
H	COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER
E	STUCCO RETAINING WALL (PER CIVIL PLANS)
C	PRIVATE PATIO WALLS / FENCES



Ⓐ PRIMARY ENTRY MONUMENT
SCALE: NTS



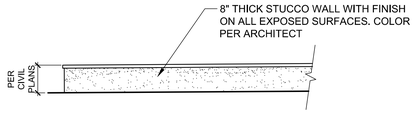
Ⓑ SECONDARY ENTRY MONUMENT
SCALE: NTS



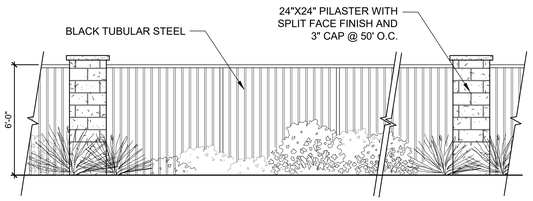
Ⓒ PRIVATE PATIO WALL
SCALE: NTS



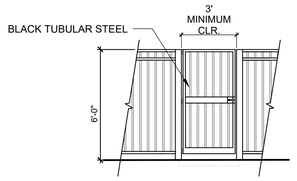
Ⓓ PROPOSED WOOD SHADE STRUCTURE
SCALE: NTS



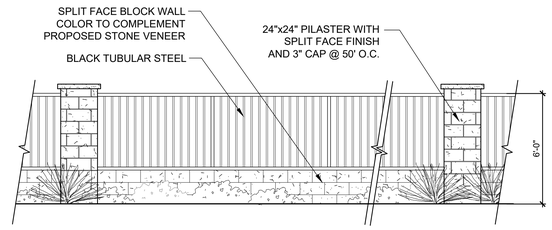
Ⓔ STUCCO RETAINING WALL
SCALE: NTS



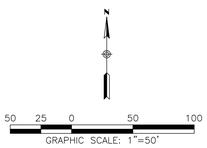
Ⓕ 6' TUBULAR STEEL FENCE
SCALE: NTS



Ⓖ 6' STEEL FENCE PEDESTRIAN GATE
SCALE: NTS



Ⓗ 6' COMBINATION FENCE
SCALE: NTS



BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

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ELEVATION = 1679.78 (NAVD 88)

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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

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LICENSED LANDSCAPE ARCHITECT — Patricia Trauth — Signature — 10-31-25 — Renewal Date — 10-31-27 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

RICK
951-782-0707 rickengineering.com
1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH DATE:

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

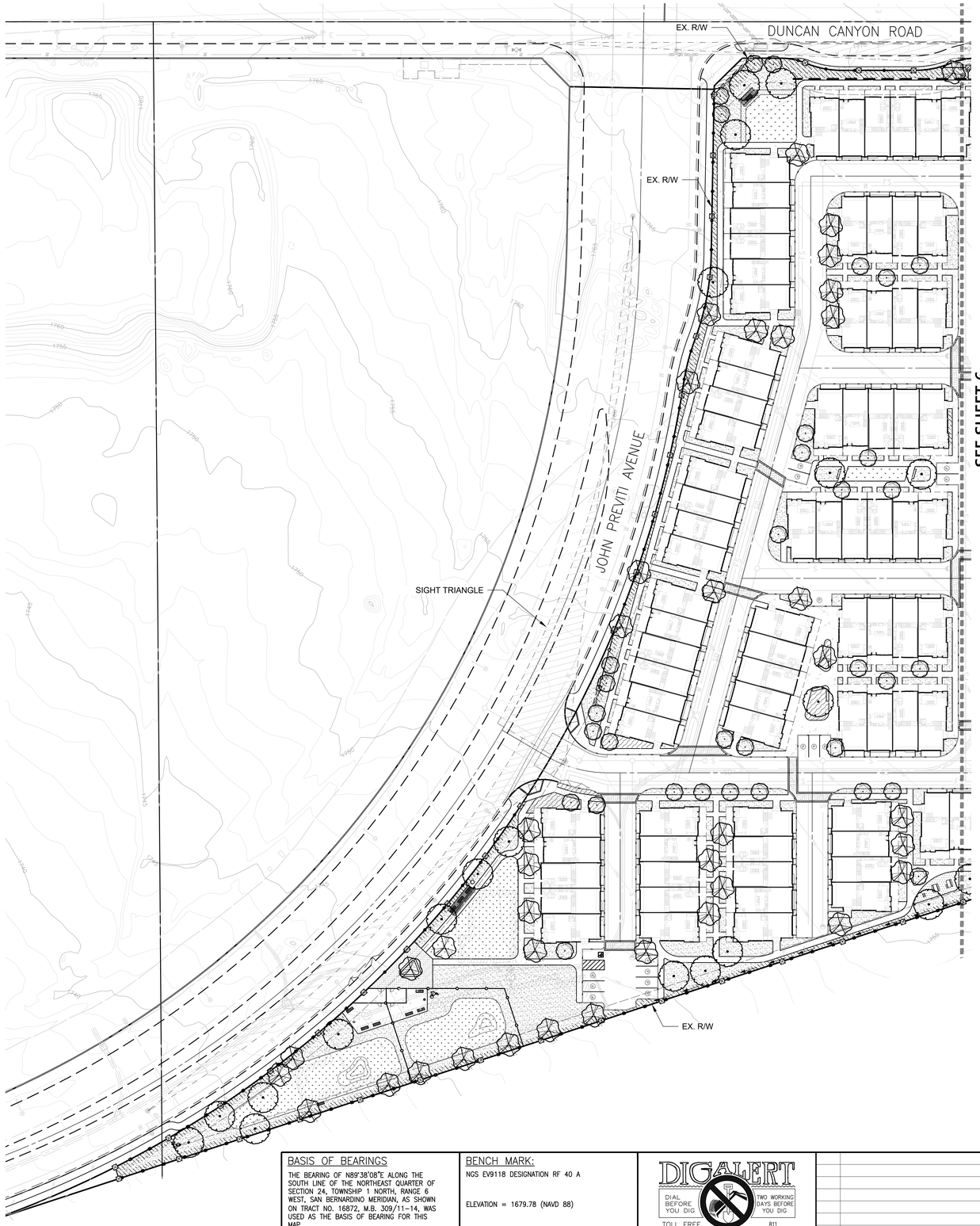
DRAWN BY: ACV/SC	WALL AND FENCE PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM CITY ENGINEER R.C.E. 62296 DATE:	DRAWING NO: L-103 4/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN

LANDSCAPE CONCEPT PLAN



CONCEPT PLANT SCHEDULE

LARGE CANOPY TREES, SUCH AS:
CINNAMOMUM CAMPHORA / CAMPHOR TREE
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
ZELKOVA SERRATA / JAPANESE ZELKOVA

MEDIUM SHADE TREES, SUCH AS:
ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK
CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA
TIPUANA TIPU / TIPU TREE
X CHITALPA TASHKENTENSIS 'MORNING CLOUD' / MORNING CLOUD CHITALPA

ACCENT TREES, SUCH AS:
CUPRESSUS SEMPERVIRENS 'MONSHEL' / TINY TOWER® ITALIAN CYPRESS
JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
OLEA EUROPAEA / OLIVE MULTI-TRUNK

SCREENING SHRUBS, SUCH AS:
ESCALLONIA FRADESII / ESCALLONIA
HETEROMELES ARBUTIFOLIA / TOYON
LAURUS NOBILIS / SWEET BAY
PODOCARPUS ELONGATUS 'NONMAL' / ICEE BLUE® YELLOW WOOD
RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY

SHRUBS, SUCH AS:
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
CEANOTHUS X 'A.T. JOHNSON' / A.T. JOHNSON WILD LILAC
IRIS DOUGLASIANA / DOUGLAS IRIS
JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY

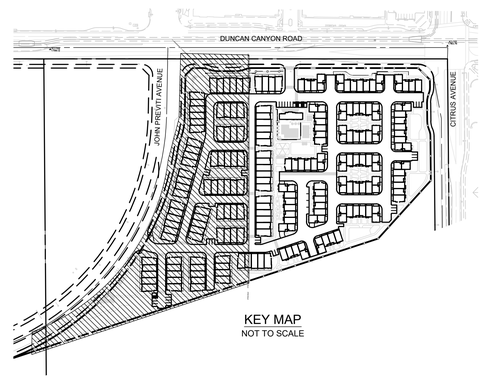
GROUND COVER, SUCH AS:
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
BACCHARIS PILULARIS / COYOTE BRUSH
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER
ROSMARINUS OFFICINALIS / ROSEMARY
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE)[1]
	STUCCO RETAINING WALL (PER CIVIL PLANS)



KEY MAP
NOT TO SCALE

N

40 20 0 40 80
GRAPHIC SCALE: 1"=40'

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

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REGISTERED LANDSCAPE ARCHITECT — Patricia Trauth — Signature — 10-31-25 — Renewal Date — 10-31-27 — 5078 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RICK — 951-782-0707 rickengineering.com — 1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
PATRICIA TRAUTH PLA 3247 DATE:

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

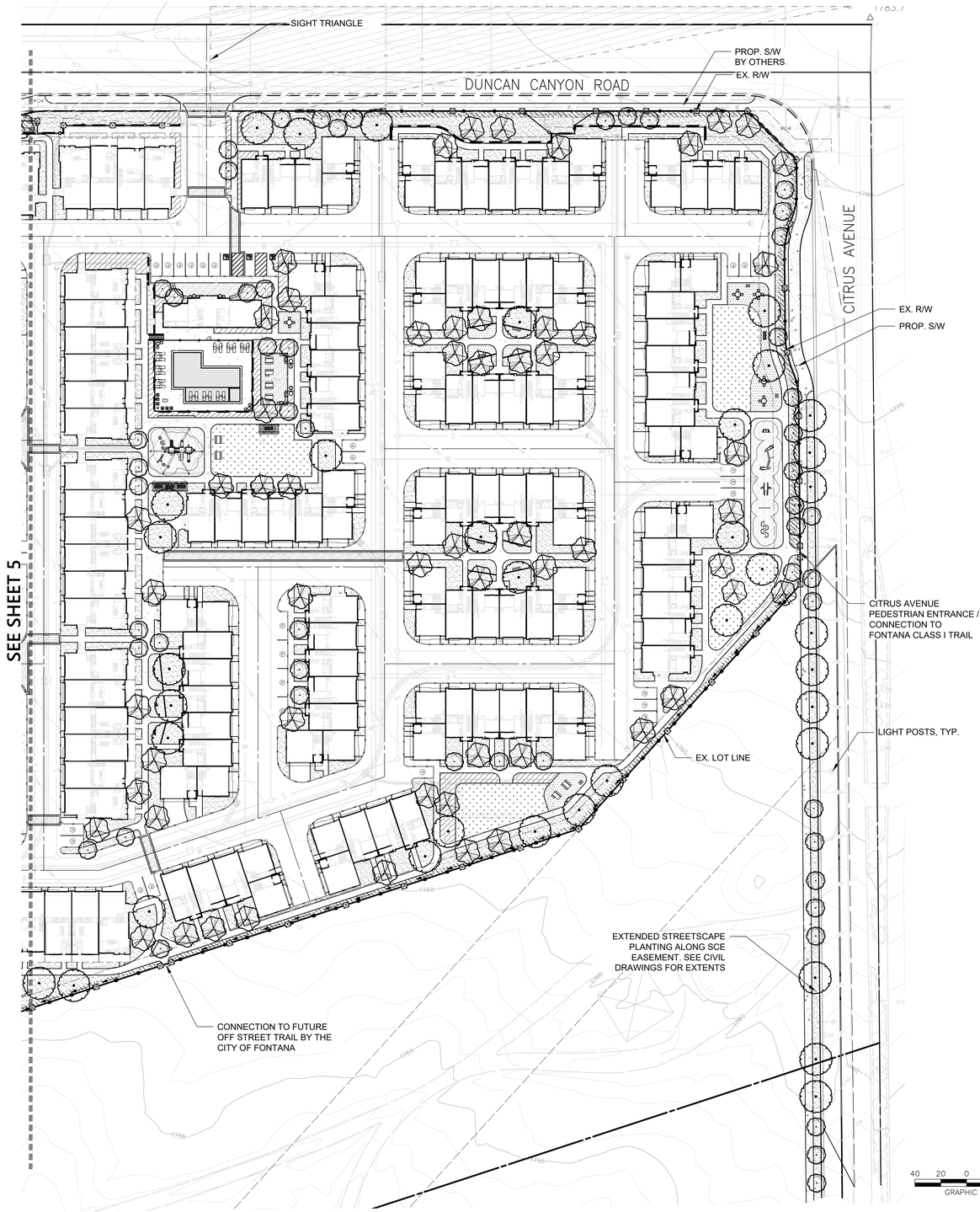
DRAWN BY: ACV/SC	CONCEPTUAL PLANTING PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DRAWING NO: L-201 5/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN

LANDSCAPE CONCEPT PLAN



40 20 0 40 80

GRAPHIC SCALE: 1"=40'

CONCEPT PLANT SCHEDULE

LARGE CANOPY TREES, SUCH AS:
CINNAMOMUM CAMPHORA / CAMPHOR TREE
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PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
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CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
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TIPUANA TIPU / TIPU TREE
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JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
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ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY

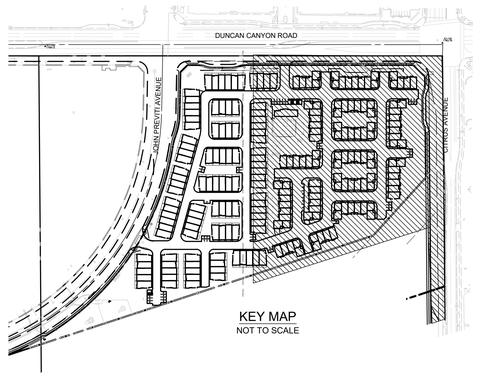
GROUND COVER, SUCH AS:
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
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CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER
ROSMARINUS OFFICINALIS / ROSEMARY
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE) [1]
	STUCCO RETAINING WALL (PER CIVIL PLANS)



KEY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

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LICENSED LANDSCAPE ARCHITECT — PATRICIA TRAUTH — No. 3247 — Renewal Date 08/31/2027 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

RICK
951-782-0707 rickengineering.com
1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH PLA 3247 DATE:

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

DRAWN BY: ACV/SC	CONCEPTUAL PLANTING PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DRAWING NO: L-202 6/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN



SITE ELEMENTS KEY

1. CONCRETE WALK
2. DECORATIVE PAVERS
3. STABILIZED D.G.
4. TURF
5. TUBULAR STEEL FENCE
6. COMBINATION FENCE
7. SEATING WITH WOOD SHADE STRUCTURE
8. SHADED PATIO BAR-B-QUE
9. SHADED TOTLOT (RUBBERIZED SURFACE)
10. PRIMARY ENTRY MONUMENT
11. SECONDARY ENTRY MONUMENT
12. PLANTER POTS
13. BENCH
14. PICNIC TABLES
15. EXERCISE STATIONS
16. SEAT WALL

PA PLANTING AREA WITH MULCH

CIRCULATION LEGEND

- PROJECT BOUNDARY
- PASEO CONNECTIONS
- PROPOSED OFF STREET TRAIL (CITY OF FONTANA)
- CLASS I TRAIL (CITY OF FONTANA)
- PROPOSED BIKE LANE PER SPECIFIC PLAN
- PROPOSED BIKE LANE (CITY OF FONTANA)
- EXISTING BIKE TRAIL

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
PA	PLANTING AREA WITH WOOD MULCH
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER
	STUCCO RETAINING WALL (PER CIVIL PLANS)

SITE ELEMENTS LEGEND

SYMBOL	DESCRIPTION
	FITNESS CHALLENGE AGE GROUP: 5-12 YEARS
	TOTLOT, AGE GROUP: 2-12 YEARS
	TOT LOT SHADE SAIL LANDSCAPE STRUCTURES SKYWAYS HEXAGON
	WOOD SHADE STRUCTURE
	BENCH
	LANDSCAPE STRUCTURES EXERCISE STATIONS
	PICNIC TABLES

N

50 25 0 50 100

GRAPHIC SCALE: 1"=50'

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

NGS EV9118 DESIGNATION RF 40 A

ELEVATION = 1679.78 (NAVD 88)

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.

REGISTERED LANDSCAPE ARCHITECT Patricia Trauth STATE OF CALIFORNIA Signature 10-20-25 Renewal date 10-31-27

PREPARED UNDER THE SUPERVISION OF:

RICK
951-782-0707 rickengineering.com
1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH DATE:

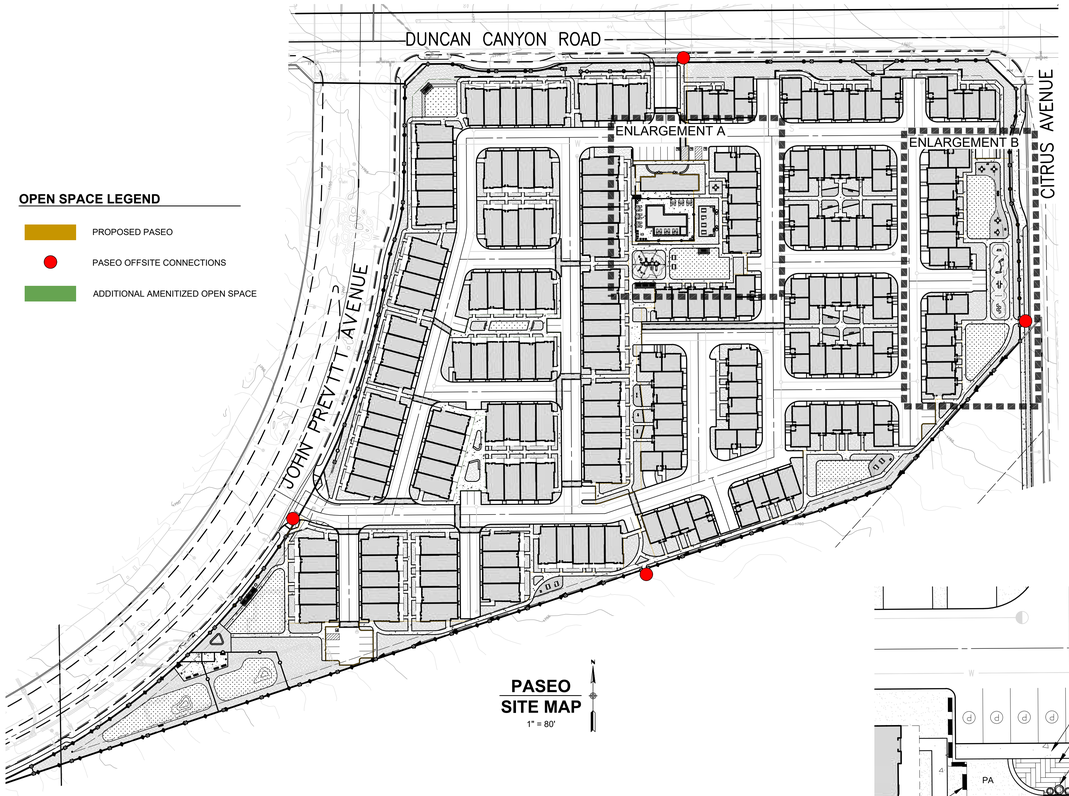
CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

DRAWN BY: ACV/SC	CONSTRUCTION PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DRAWING NO: L-101 2/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN



OPEN SPACE LEGEND

- PROPOSED PASEO
- PASEO OFFSITE CONNECTIONS
- ADDITIONAL AMENITIZED OPEN SPACE

PASEO SITE MAP
1" = 80'

SITE ELEMENTS KEY

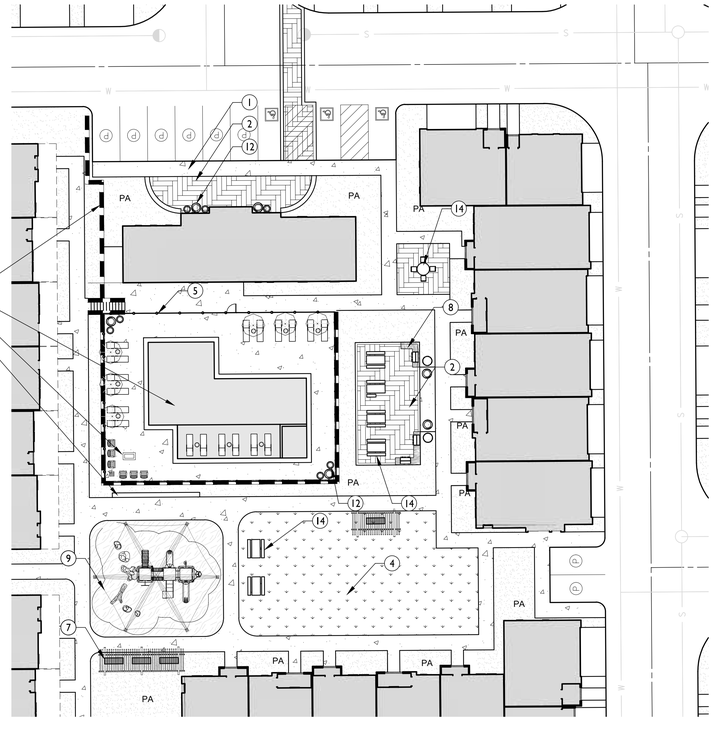
1	CONCRETE WALK	9	SHADED TOTLOT
2	DECORATIVE PAVERS	10	PRIMARY ENTRY MONUMENT
3	STABILIZED D.G.	11	SECONDARY ENTRY MONUMENT
4	TURF	12	PLANTER POTS
5	TUBULAR STEEL FENCE	13	BENCH
6	COMBINATION FENCE	14	PICNIC TABLES
7	SEATING WITH WOOD SHADE STRUCTURE	PA	PLANTING AREA WITH MULCH
8	SHADED PATIO BAR-B-QUE		



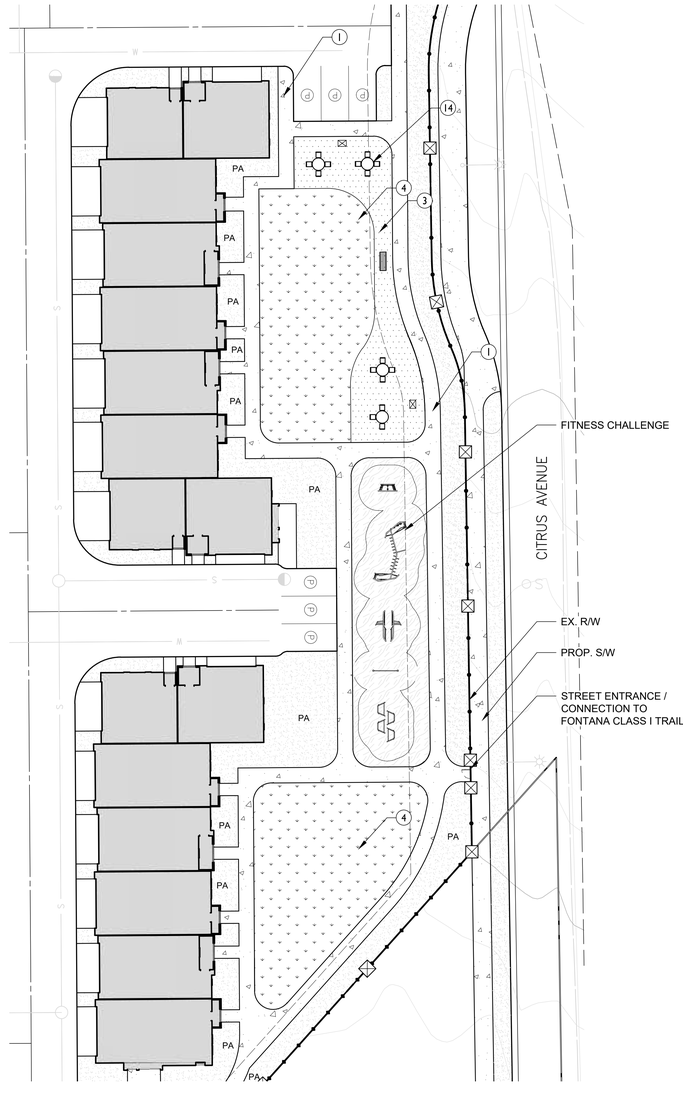
FITNESS CHALLENGE
- ROPE CLIMBERS
- BREAKWAYS (BALANCE)
- SPRAWL WALL
- CLIMBER



SHADED TOT LOT - 5 TO 12 YEARS OLD
- 8 ELEVATED PLAY ACTIVITIES (BRIDGE, DECK, STAIRS, SLIDES)
- 4 GROUND LEVEL ACTIVITIES (CLIMBER)
- ADA ACCESSIBLE



ENLARGEMENT A - MAIN PLAZA
SCALE: 1" = 20'



ENLARGEMENT B - ACTIVE AREA
SCALE: 1" = 20'

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

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ELEVATION = 1679.78 (NAVD 88)

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LICENSED LANDSCAPE ARCHITECT — PATRICIA TRAUTH — 5765/24 — 12/31/26 — RENEWAL DATE — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

RICK
951-782-0707 rickengineering.com
1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH — DATE:

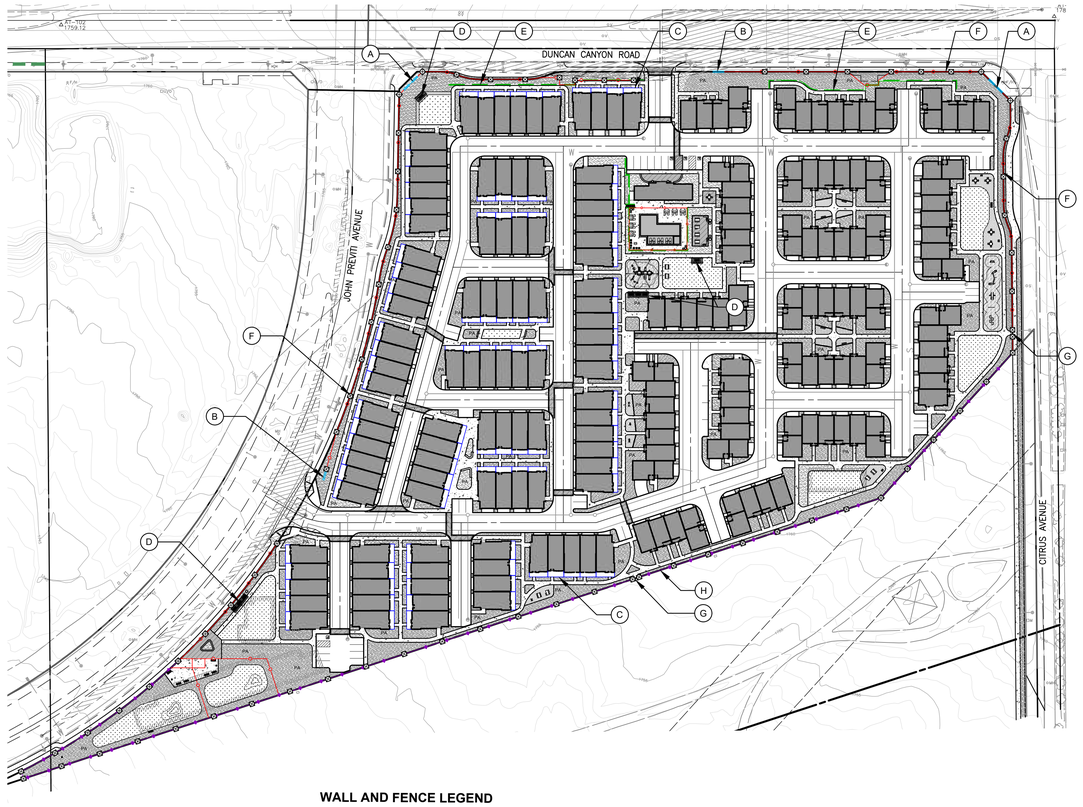
CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

DRAWN BY: ACV/SC	PASEO ENLARGEMENTS	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM CITY ENGINEER R.C.E. 62296 DATE:	DRAWING NO: L-102 3/6

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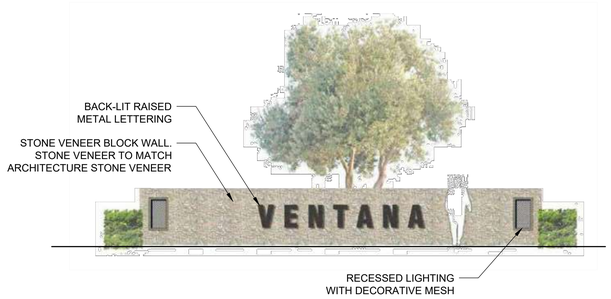
CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN



WALL AND FENCE LEGEND

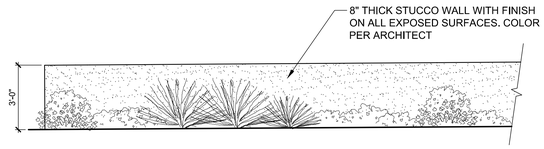
SYMBOL	DESCRIPTION
A B	ENTRY MONUMENT
G F	TUBULAR STEEL FENCE WITH PILASTER
H	COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER
E	STUCCO RETAINING WALL (PER CIVIL PLANS)
C	PRIVATE PATIO WALLS / FENCES



Ⓐ PRIMARY ENTRY MONUMENT
SCALE: NTS



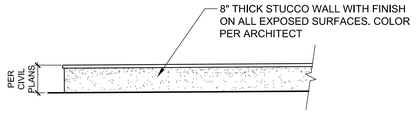
Ⓑ SECONDARY ENTRY MONUMENT
SCALE: NTS



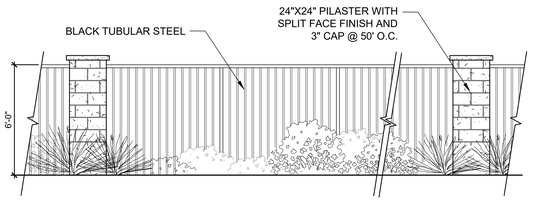
Ⓒ PRIVATE PATIO WALL
SCALE: NTS



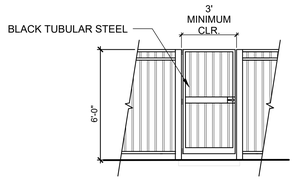
Ⓓ PROPOSED WOOD SHADE STRUCTURE
SCALE: NTS



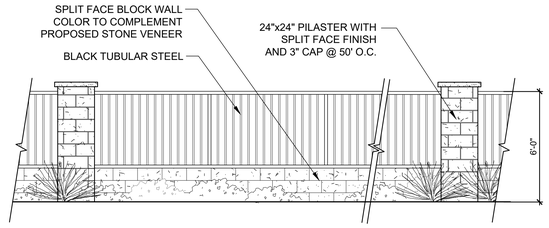
Ⓔ STUCCO RETAINING WALL
SCALE: NTS



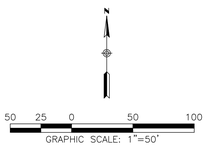
Ⓕ 6' TUBULAR STEEL FENCE
SCALE: NTS



Ⓖ 6' STEEL FENCE PEDESTRIAN GATE
SCALE: NTS



Ⓗ 6' COMBINATION FENCE
SCALE: NTS



BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

NGS EV9118 DESIGNATION RF 40 A

ELEVATION = 1679.78 (NAVD 88)

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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

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LICENSED LANDSCAPE ARCHITECT — Patricia Trauth — Signature — 10-31-25 — Renewal Date — 10-31-27 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

RICK
951-782-0707 rickengineering.com
1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH DATE:

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

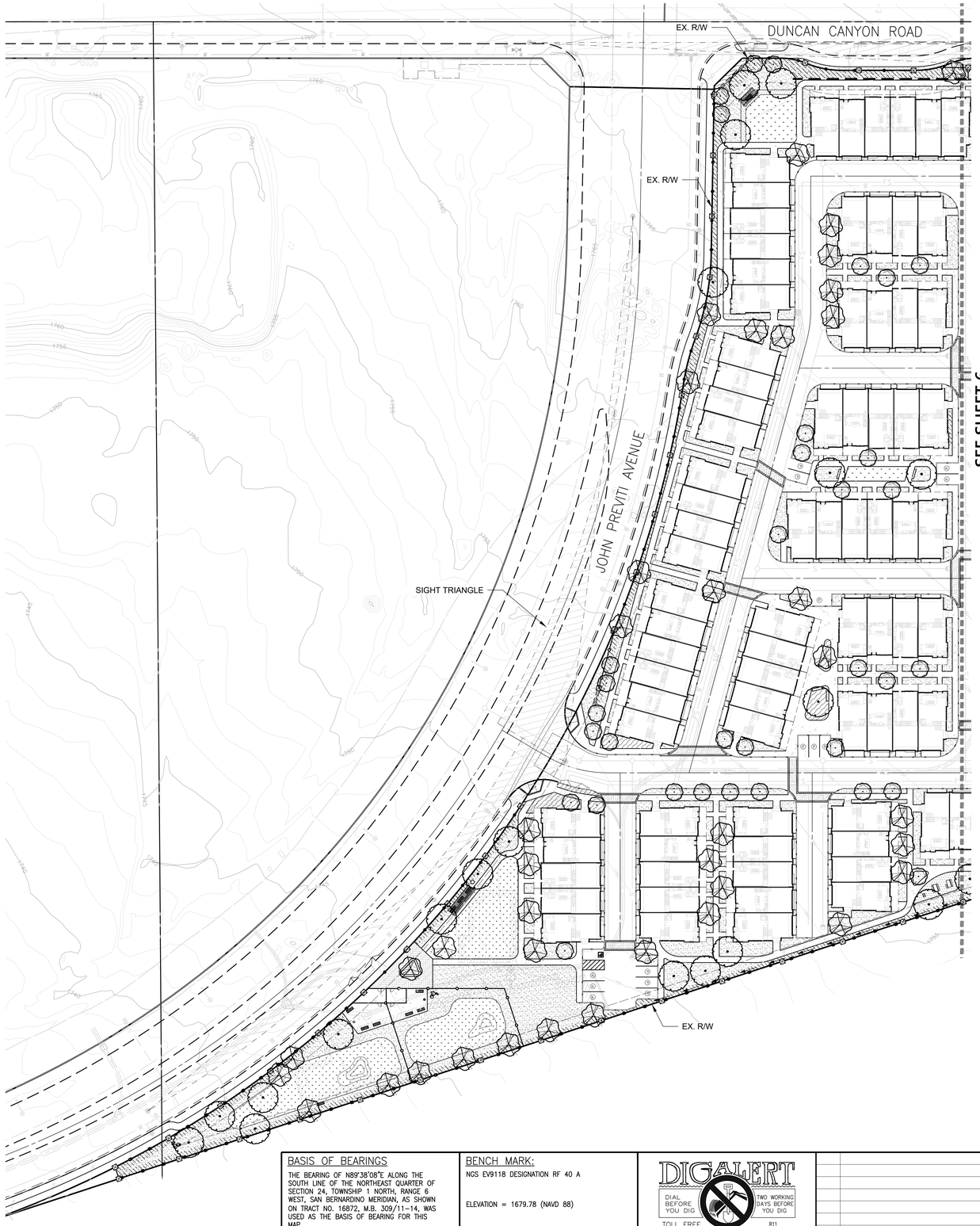
DRAWN BY: ACV/SC	WALL AND FENCE PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM CITY ENGINEER R.C.E. 62296 DATE:	DRAWING NO: L-103 4/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN

LANDSCAPE CONCEPT PLAN



CONCEPT PLANT SCHEDULE

LARGE CANOPY TREES, SUCH AS:
CINNAMOMUM CAMPHORA / CAMPHOR TREE
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
ZELKOVA SERRATA / JAPANESE ZELKOVA

MEDIUM SHADE TREES, SUCH AS:
ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK
CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA
TIPUANA TIPU / TIPU TREE
X CHITALPA TASHKENTENSIS 'MORNING CLOUD' / MORNING CLOUD CHITALPA

ACCENT TREES, SUCH AS:
CUPRESSUS SEMPERVIRENS 'MONSHEL' / TINY TOWER® ITALIAN CYPRESS
JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
LAGERSTROEMIA INDICA / CRAPE MYRTLE
OLEA EUROPAEA / OLIVE MULTI-TRUNK

SCREENING SHRUBS, SUCH AS:
ESCALLONIA FRADESII / ESCALLONIA
HETEROMELES ARBUTIFOLIA / TOYON
LAURUS NOBILIS / SWEET BAY
PODOCARPUS ELONGATUS 'NONMAL' / ICEE BLUE® YELLOW WOOD
RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY

SHRUBS, SUCH AS:
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
CEANOTHUS X 'A.T. JOHNSON' / A.T. JOHNSON WILD LILAC
IRIS DOUGLASIANA / DOUGLAS IRIS
JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY

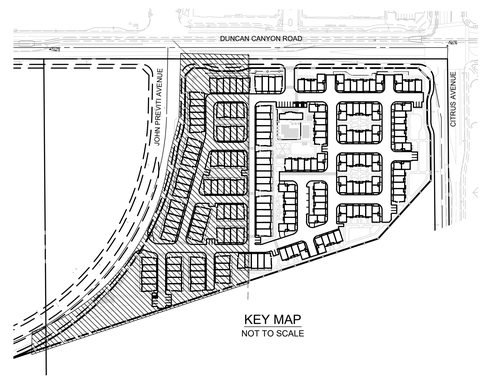
GROUND COVER, SUCH AS:
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
BACCHARIS PILULARIS / COYOTE BRUSH
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER
ROSMARINUS OFFICINALIS / ROSEMARY
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE)[1]
	STUCCO RETAINING WALL (PER CIVIL PLANS)



KEY MAP
NOT TO SCALE

N

40 20 0 40 80
GRAPHIC SCALE: 1"=40'

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

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ELEVATION = 1679.78 (NAVD 88)

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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

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REGISTERED LANDSCAPE ARCHITECT — Patricia Trauth — Signature — 10-31-25 — Renewal Date — 10-31-27 — 3247 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
RICK — 951-782-0707 rickengineering.com — 1770 IOWA AVENUE, SUITE 100 RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
PATRICIA TRAUTH PLA 3247 DATE:

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

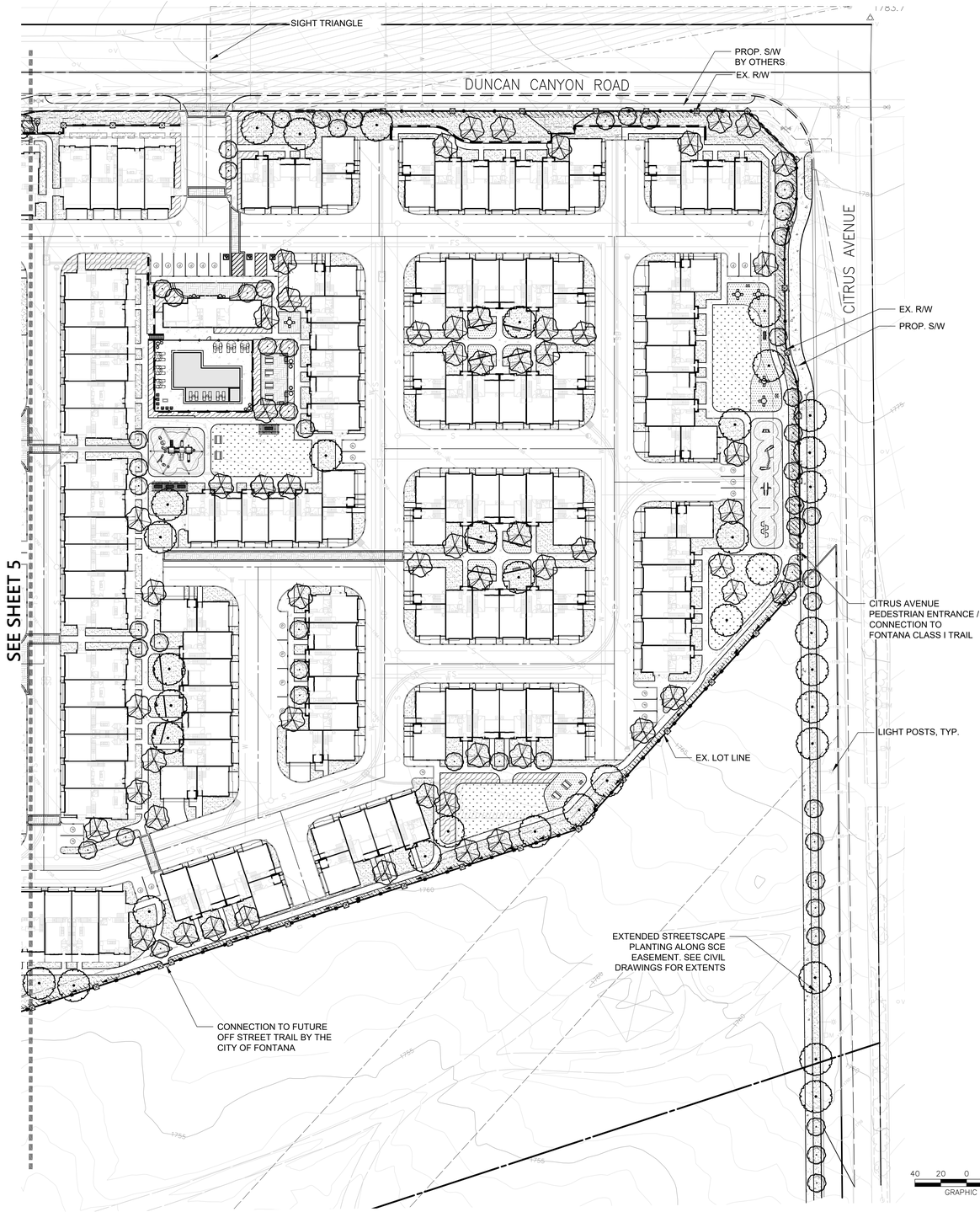
DRAWN BY: ACV/SC	CONCEPTUAL PLANTING PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DRAWING NO: L-201 5/6

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CITY OF FONTANA

VENTANA PA3 LANDSCAPE CONCEPT PLAN

LANDSCAPE CONCEPT PLAN



40 20 0 40 80

GRAPHIC SCALE: 1"=40'

CONCEPT PLANT SCHEDULE

LARGE CANOPY TREES, SUCH AS:
CINNAMOMUM CAMPHORA / CAMPHOR TREE
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
ZELKOVA SERRATA / JAPANESE ZELKOVA

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ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA
TIPUANA TIPU / TIPU TREE
X CHITALPA TASHKENTENSIS 'MORNING CLOUD' / MORNING CLOUD CHITALPA

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JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
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SHRUBS, SUCH AS:
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IRIS DOUGLASIANA / DOUGLAS IRIS
JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY

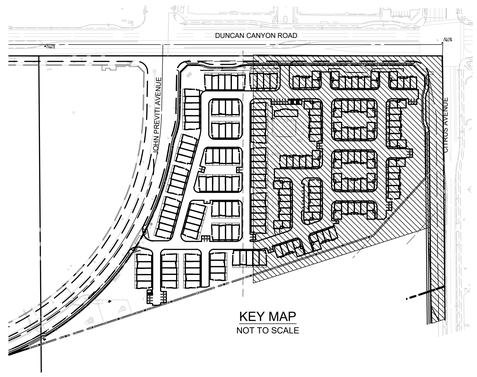
GROUND COVER, SUCH AS:
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
BACCHARIS PILULARIS / COYOTE BRUSH
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER
ROSMARINUS OFFICINALIS / ROSEMARY
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE) [1]
	STUCCO RETAINING WALL (PER CIVIL PLANS)



KEY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:

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LICENSED LANDSCAPE ARCHITECT — PATRICIA TRAUTH — No. 3247 — Renewal Date 08/31/2027 — STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:

RICK
951-782-0707
rickengineering.com
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PATRICIA TRAUTH PLA 3247 DATE:

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS

DRAWN BY: ACV/SC	CONCEPTUAL PLANTING PLAN	SCALE: AS SHOWN
DESIGNED BY: RICK ENGINEERING		DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: DATE: GIA LAM KIM CITY ENGINEER R.C.E. 62296	DRAWING NO: L-202 6/6

\\cp.rickeng.com\projects\C20000\20248_ventana pa3\landscape\2_concept\workingfiles\20248-L-Planting.dwg - PLOTTED ON 2025-10-01 © 2025 Rick Engineering Company



Perspective at John Previti Ave. Entry

SHEET INDEX 2 STORY TOWNHOUSE:

A0.00 Cover Sheet

4-Plex

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A4.02 2nd Floor Plan
A4.03 Front Elevation 'A'
A4.04 Rear & Side Elevations 'A'
A4.05 Roof Plan 'A'
A4.06 Front Elevation 'B'
A4.07 Rear Elevation 'B'
A4.08 Side Elevations 'B'
A4.09 Roof Plan 'B'

5-Plex

A5.01 1st Floor Plan
A5.02 2nd Floor Plan
A5.03 Front Elevation
A5.04 Rear & Side Elevations
A5.05 Roof Plan

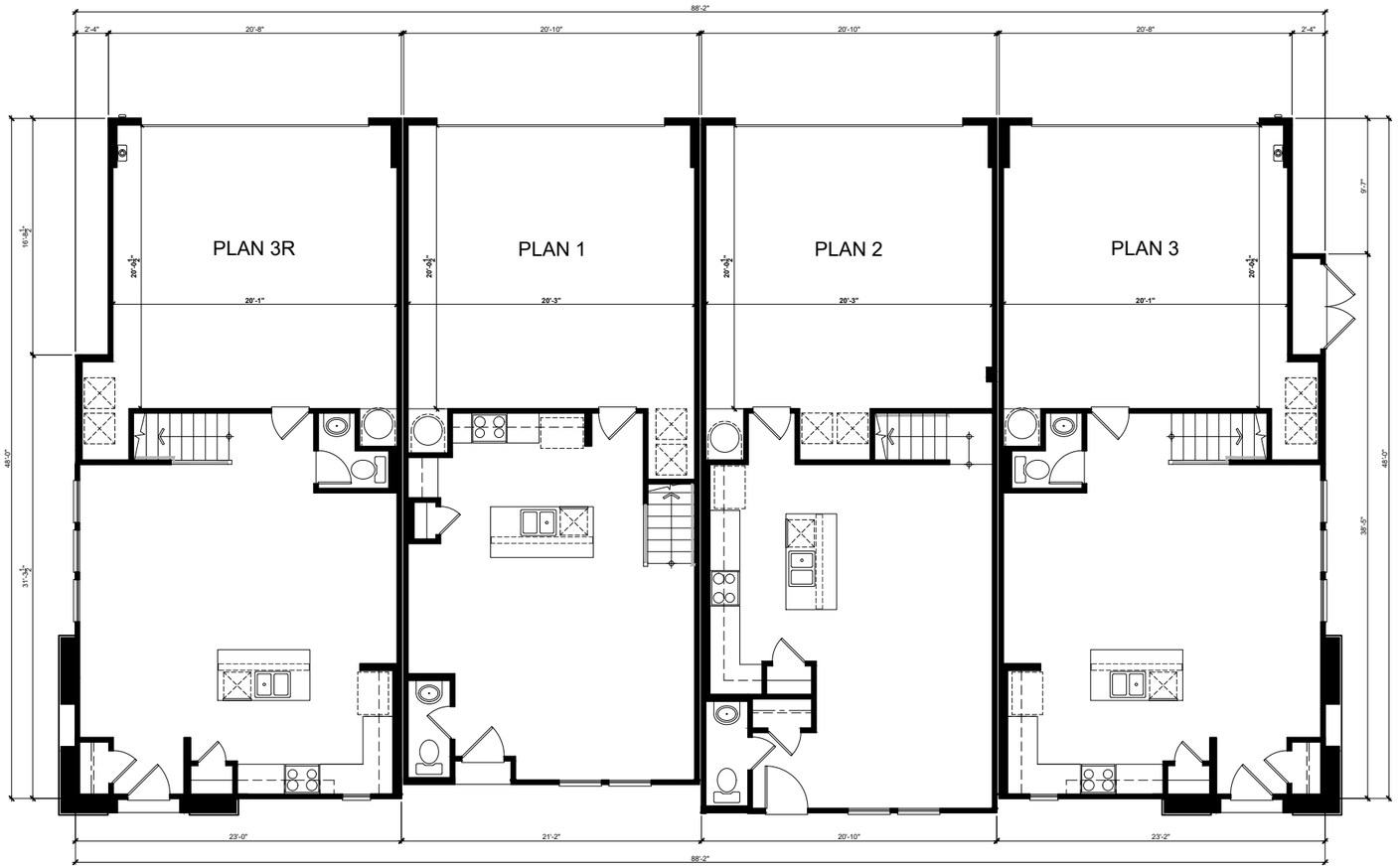
6-Plex

A6.01 1st Floor Plan
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A6.04 Rear & Side Elevations 'A'
A6.05 Roof Plan 'A'
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A6.07 Rear Elevation 'B'
A6.08 Side Elevations 'B'
A6.09 Roof Plan 'B'

Unit Plans

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A7.02 Plan 2 Floor Plan
A7.03 Plan 3 Floor Plan

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First Floor Plan

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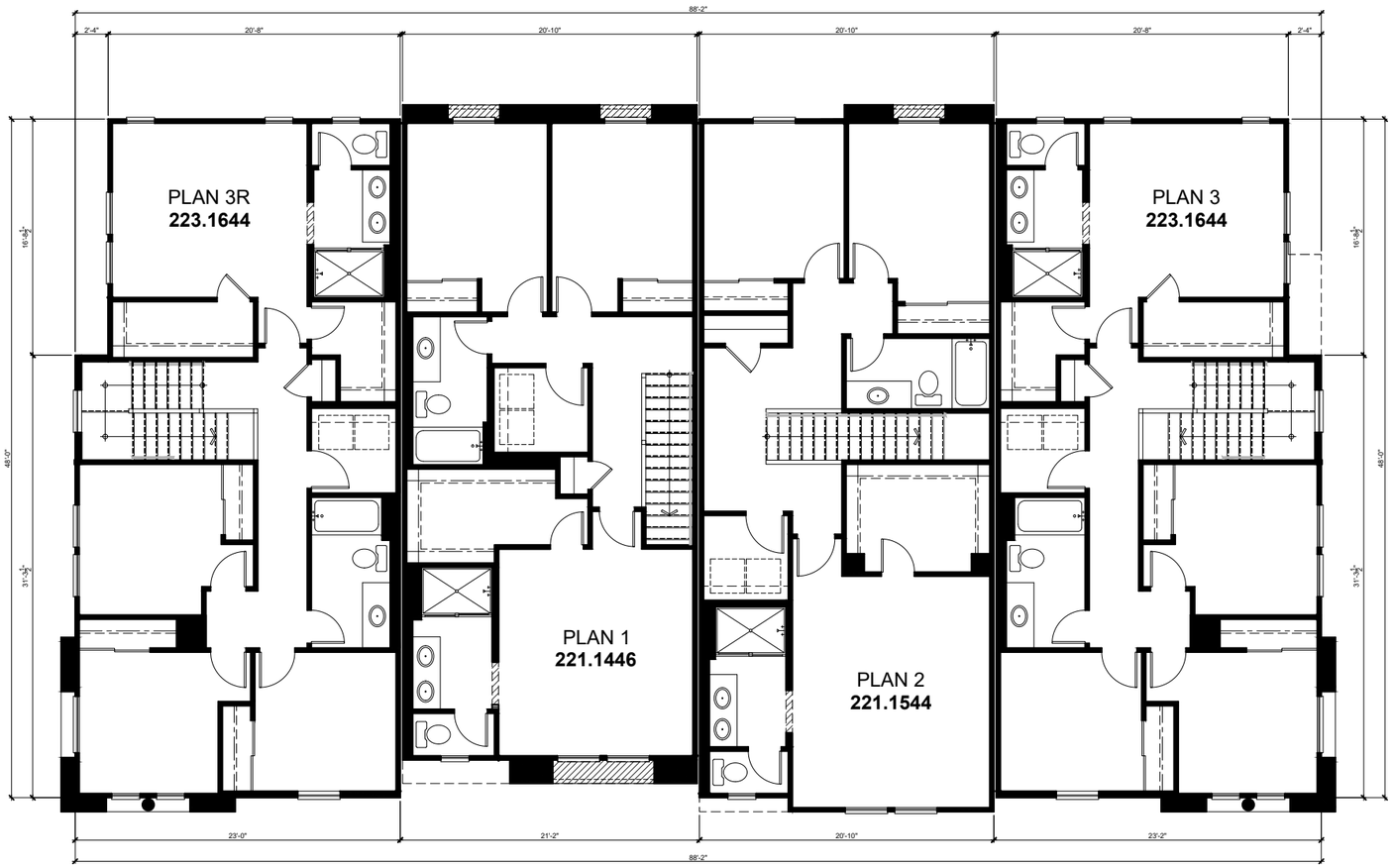
VENTANA PA3 - 2-STORY TOWNHOMES

4 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE 180

A4.01



Second Floor Plan

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VENTANA PA3 - 2-STORY TOWNHOMES

4 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE 181
A4.02

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Plan 3R | Plan 1 | Plan 2 | Plan 3

Front Elevation 'A'

0 4
2 8

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VENTANA PA3 - 2-STORY TOWNHOMES

4 - PLEX

JOB No. :
STORY:
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Plan 3 | Plan 2 | Plan 1 | Plan 3R

Rear Elevation 'A'



Plan 3R

Left Elevation 'A'



Plan 3

Right Elevation 'A'

0 4
2 8

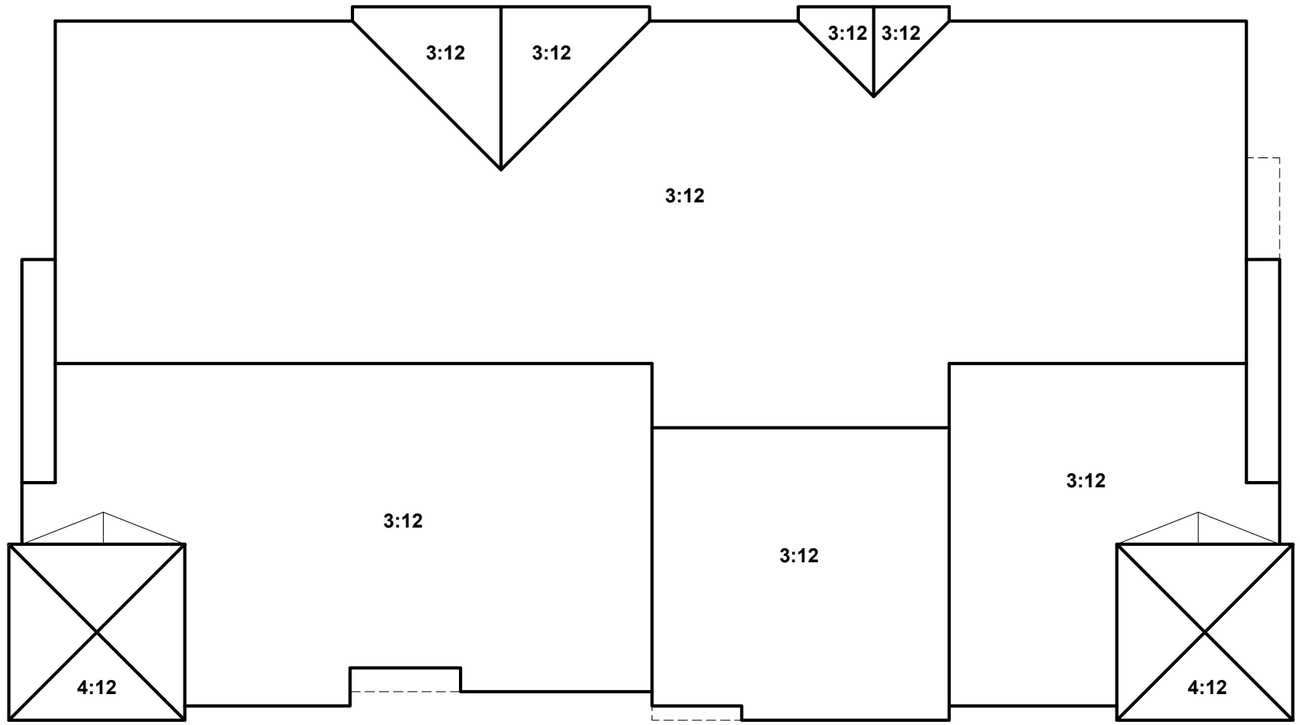
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4 - PLEX

JOB No. :
STORY:
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Roof Plan 'A'

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VENTANA PA3 - 2-STORY TOWNHOMES

4 - PLEX

JOB No. :
STORY:
April 30, 2025

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
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10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Plan 3R Plan 1 Plan 2 Plan 3

Front Elevation 'B'

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4 - PLEX

JOB No. :
STORY:
April 30, 2025



Plan 3 | Plan 2 | Plan 1 | Plan 3R

Rear Elevation 'B'

0 4
2 8



Plan 3R

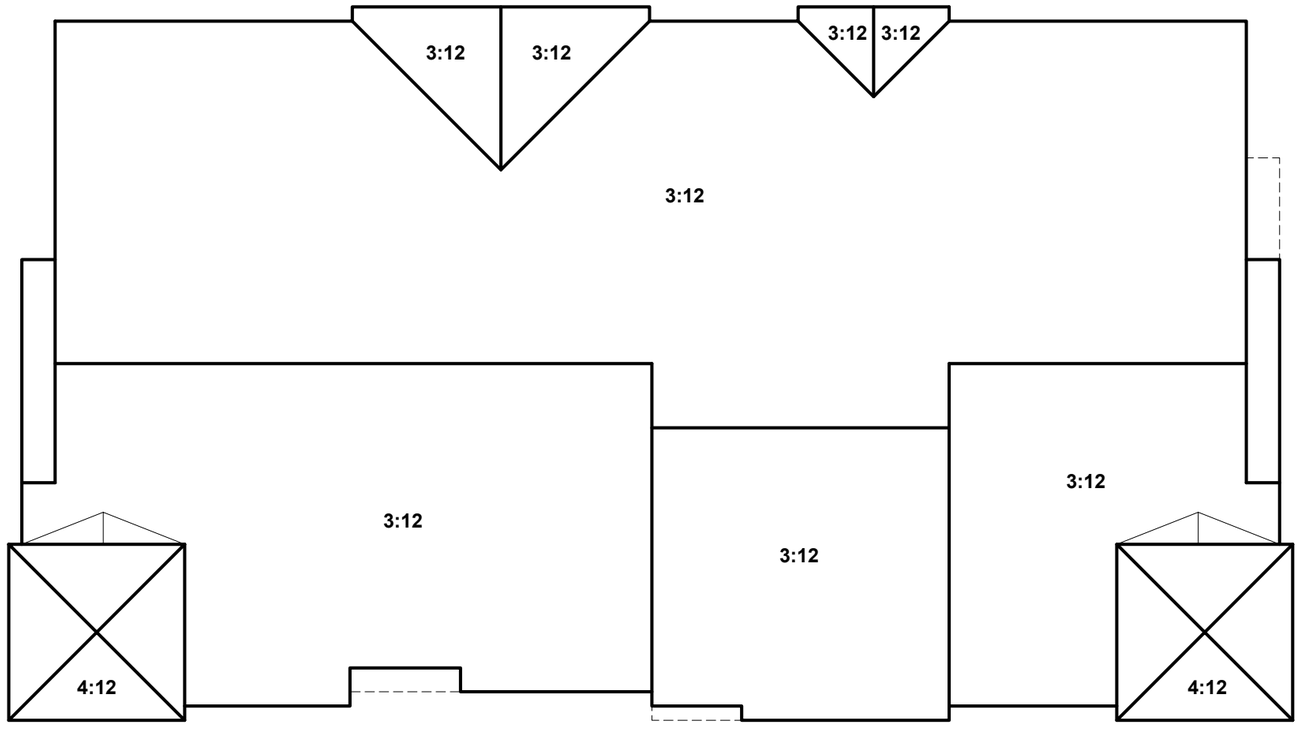
Left Elevation 'B'



Plan 3

Right Elevation 'B'

0 4
2 8



Roof Plan 'B'

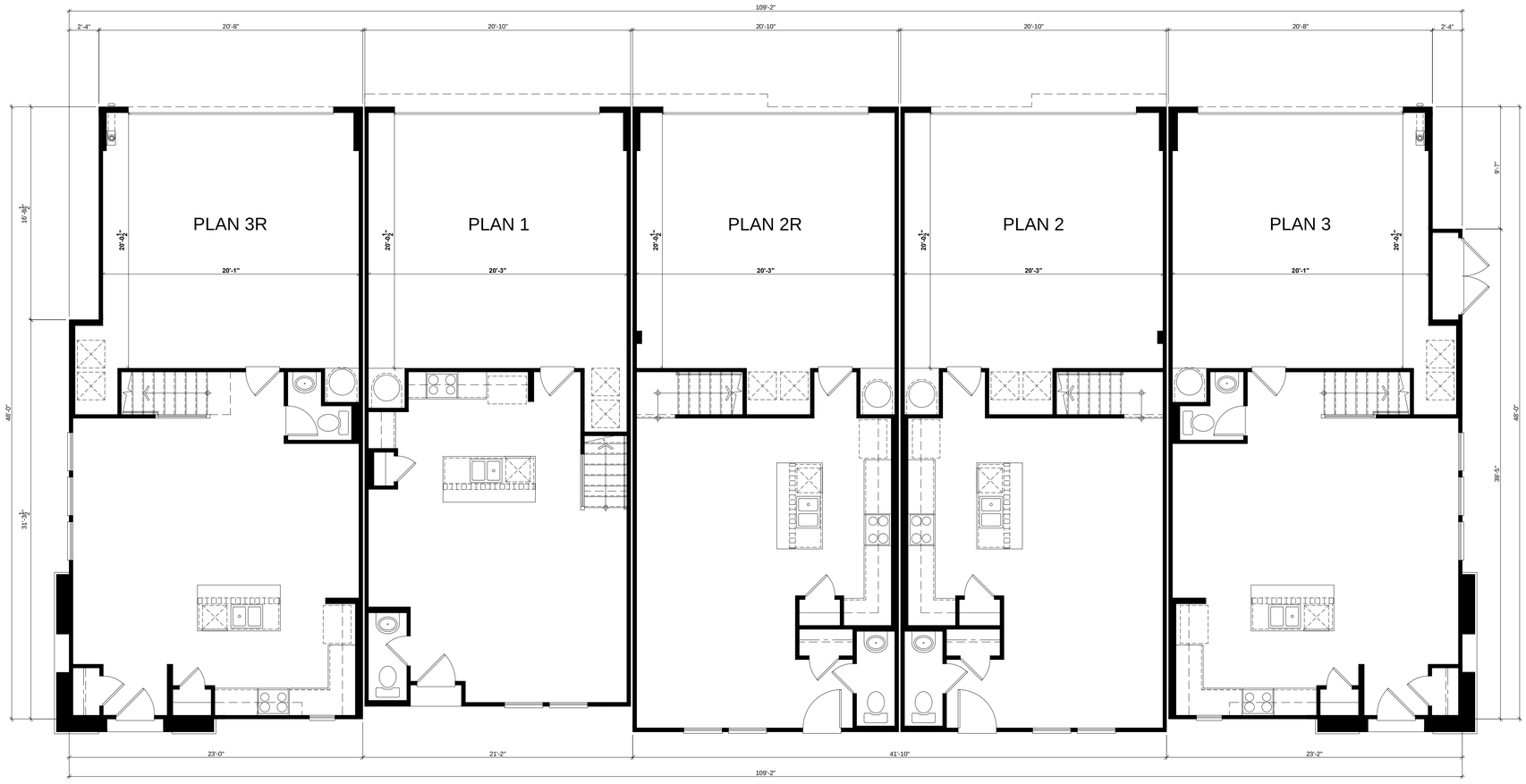
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4 - PLEX

JOB No. :
STORY:
April 30, 2025



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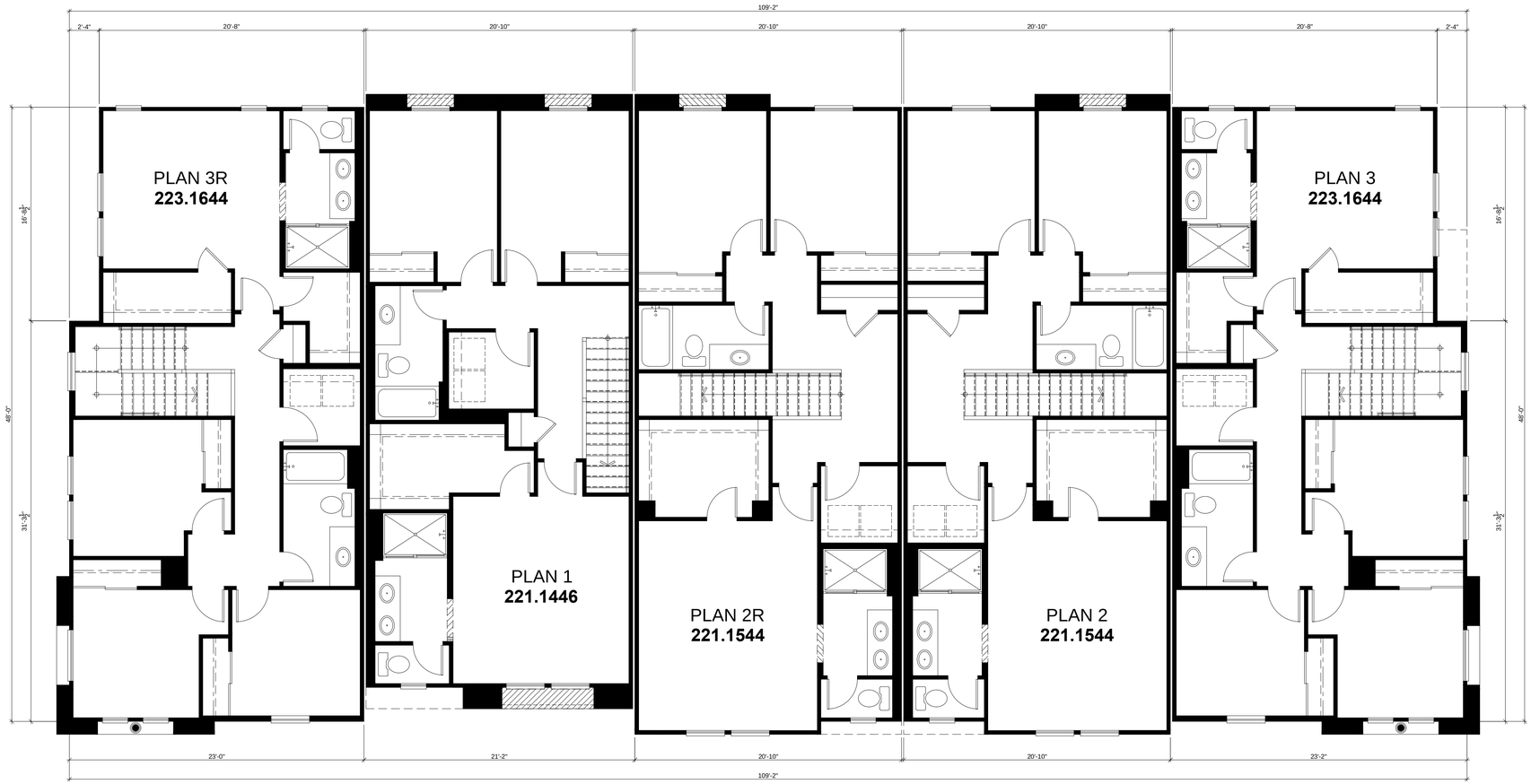
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VENTANA PA3 - 2-STORY TOWNHOMES

5 - PLEX

JOB No. :
STORY: 2
April 30, 2025

SHEET:
A5.01



Second Floor Plan

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VENTANA PA3 - 2-STORY TOWNHOMES

5 - PLEX

JOB No. :
STORY: 2
April 30, 2025

SHEET:
A5.02

ELEVATION LEGEND

1. CONCRETE 'S' TILE ROOFING
2. WOOD FASCIA / BARGE BOARD
3. STUCCO FINISH (16/20 SAND)
4. STONE VENEER
5. STUCCO OVER FOAM TRIM
6. HIGH DENSITY FOAM CORBELS
7. DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8. DECORATIVE OUTLOOKER
9. VINYL WINDOW SYSTEM
10. COMPOSITE ENTRY DOOR
11. DECORATIVE SHUTTERS
12. WROUGHT IRON GUARDRAIL
13. COACH LIGHT



Plan 3R | Plan 1 | Plan 2R | Plan 2 | Plan 3

Front Elevation

0 4
2 8

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VENTANA PA3 - 2-STORY TOWNHOMES

5 - PLEX

JOB No. :
STORY:
April 30, 2025



Plan 3 | Plan 2 | Plan 2R | Plan 1 | Plan 3R

Rear Elevation



Plan 3R

Left Elevation



Plan 3

Right Elevation

0 4 2 8

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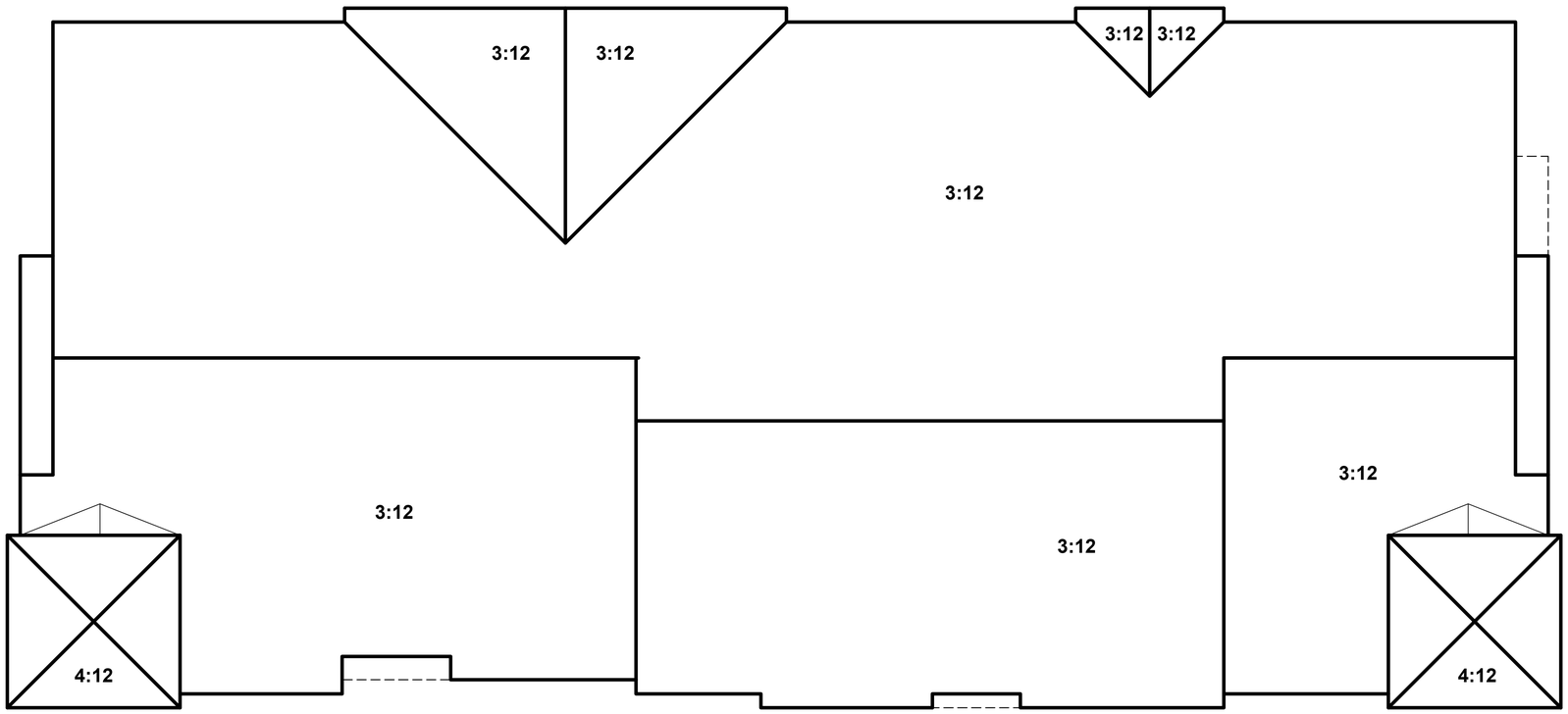
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5 - PLEX

JOB No. :
STORY:
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BHE
A5.04



Roof Plan 'A'

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VENTANA PA3 - 2-STORY TOWNHOMES

5 - PLEX

JOB No. :
STORY: 2
April 30, 2025

SHEET:
A5.05

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
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13	COACH LIGHT



Plan 3R | Plan 1 | Plan 2R | Plan 2 | Plan 3

Front Elevation 'B'

0 4 2 8

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VENTANA PA3 - 2-STORY TOWNHOMES

5 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE
A5.06



Plan 3 | Plan 2 | Plan 2R | Plan 1 | Plan 3R

Rear Elevation 'B'



Plan 3R

Left Elevation 'B'



Plan 3

Right Elevation 'B'

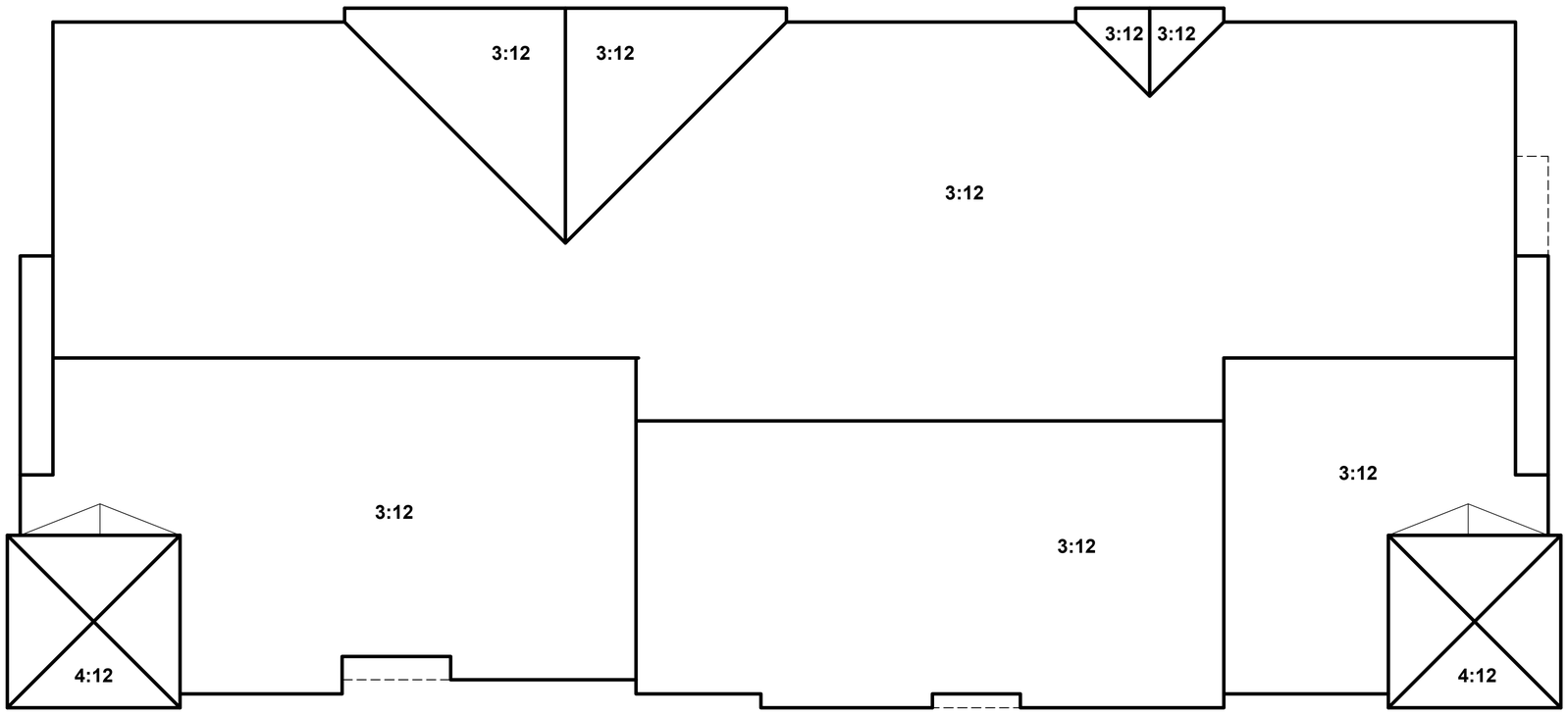
0 4
2 8

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VENTANA PA3 - 2-STORY TOWNHOMES

5 - PLEX

JOB No. :
STORY:
April 30, 2025



Roof Plan 'B'

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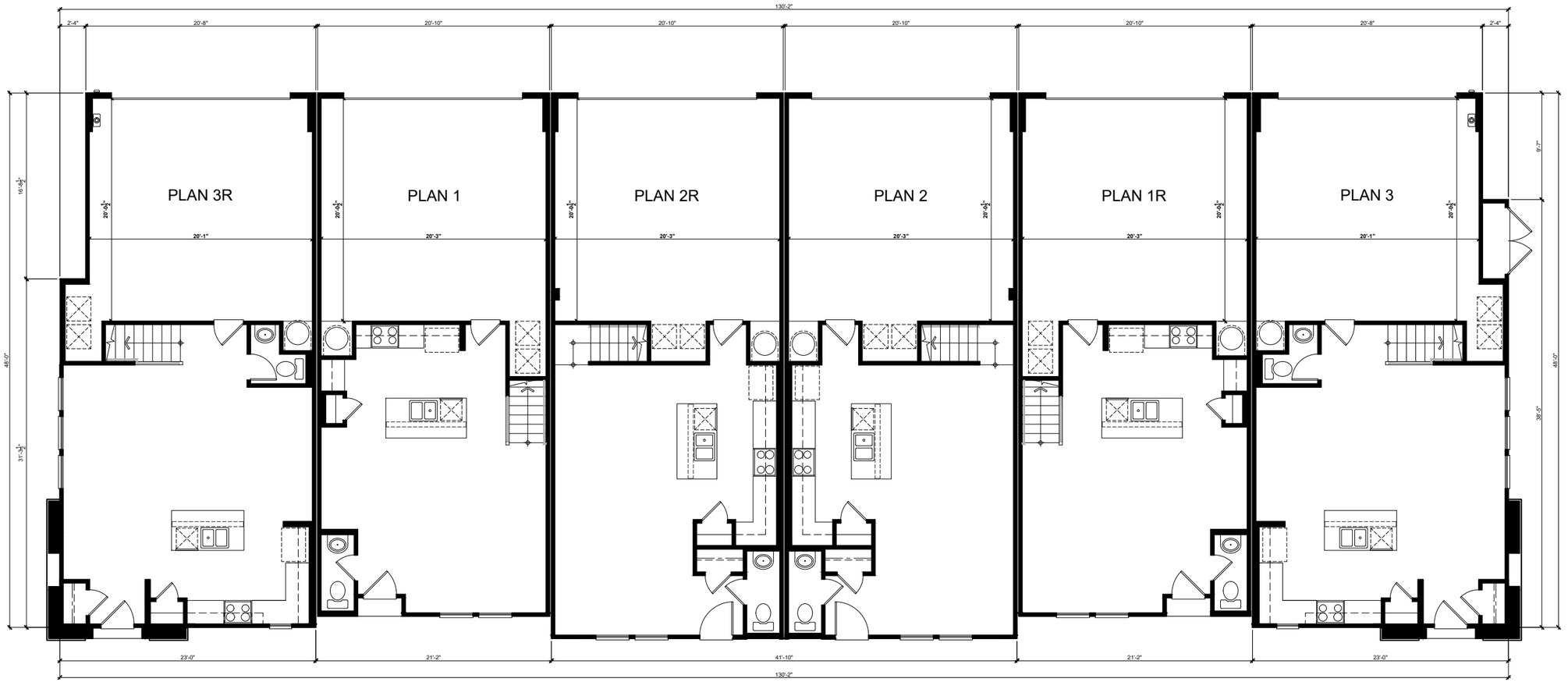
FONTANA, CA

VENTANA PA3 - 2-STORY TOWNHOMES

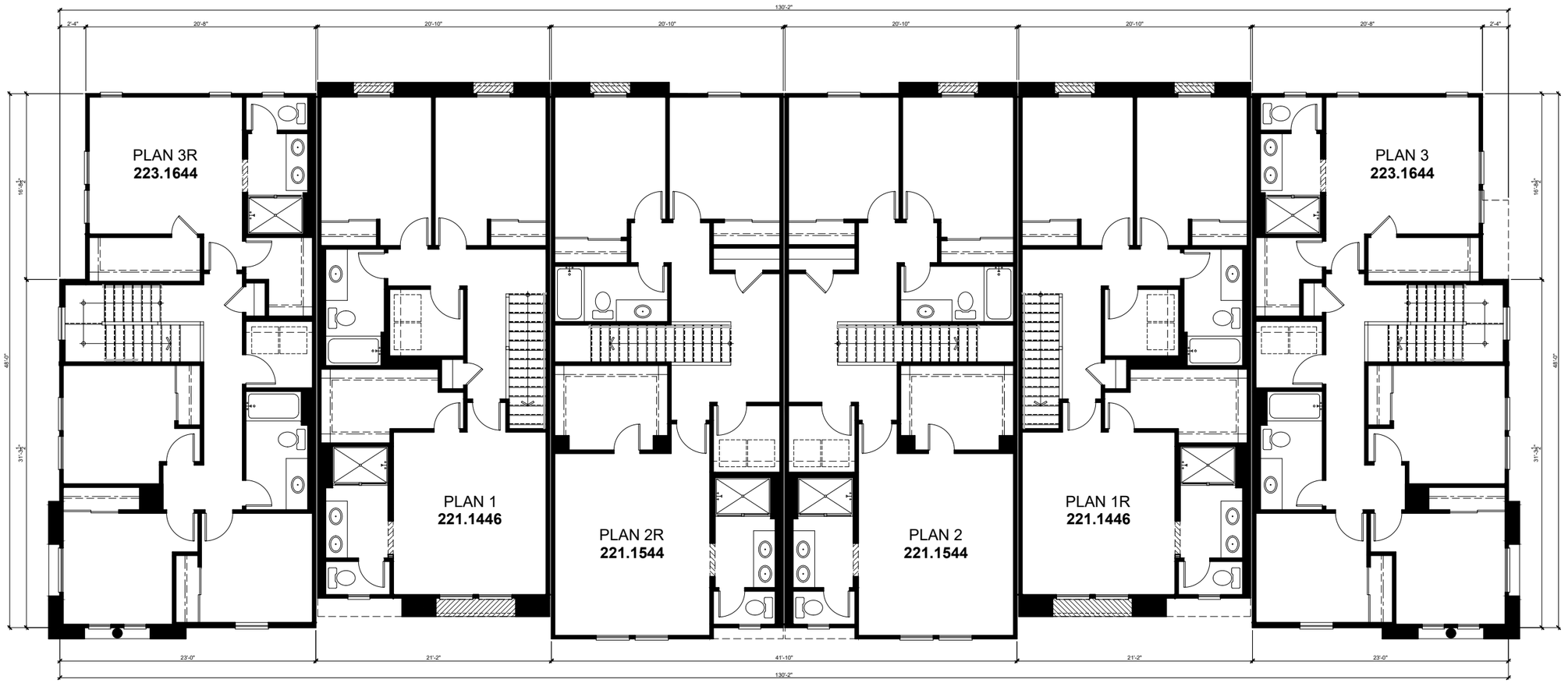
5 - PLEX

JOB No. :
STORY: 2
April 30, 2025

SHEET:
A5.08



First Floor Plan



Second Floor Plan

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VENTANA PA3 - 2-STORY TOWNHOMES

6 - PLEX

JOB No. :
STORY:
April 30, 2025

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
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12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Plan 3R | Plan 1 | Plan 2R | Plan 2 | Plan 1R | Plan 3

Front Elevation 'A'

0 4 2 8

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VENTANA PA3 - 2-STORY TOWNHOMES

6 - PLEX

JOB No. :
STORY:
April 30, 2025

SHT A6.03



Plan 3 | Plan 1R | Plan 2 | Plan 2R | Plan 1 | Plan 3R

Rear Elevation 'A'



Plan 3R

Left Elevation 'A'



Plan 3

Right Elevation 'A'

0 4 2 8

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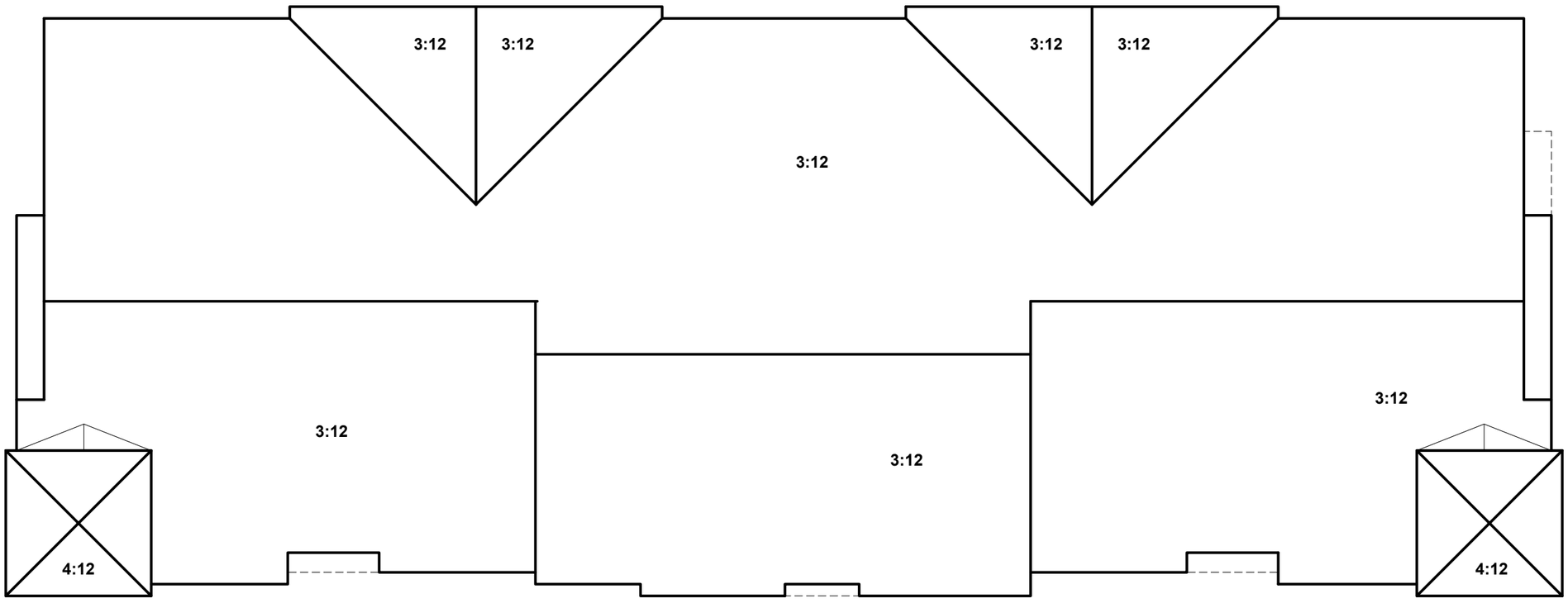
VENTANA PA3 - 2-STORY TOWNHOMES

6 - PLEX

JOB No. :
STORY:
April 30, 2025

200

SHE
A6.04



Roof Plan 'A'

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VENTANA PA3 - 2-STORY TOWNHOMES

6 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE 201

A6.05

ELEVATION LEGEND

1. CONCRETE 'S' TILE ROOFING
2. WOOD FASCIA / BARGE BOARD
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13. COACH LIGHT



Plan 3R | Plan 1 | Plan 2R | Plan 2 | Plan 1R | Plan 3

Front Elevation 'B'

0 4
2 8

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VENTANA PA3 - 2-STORY TOWNHOMES

6 - PLEX

JOB No. :
STORY:
April 30, 2025



Plan 3 | Plan 1R | Plan 2 | Plan 2R | Plan 1 | Plan 3R

Rear Elevation 'B'

0 4
2 8

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6 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE A6.07



Plan 3R

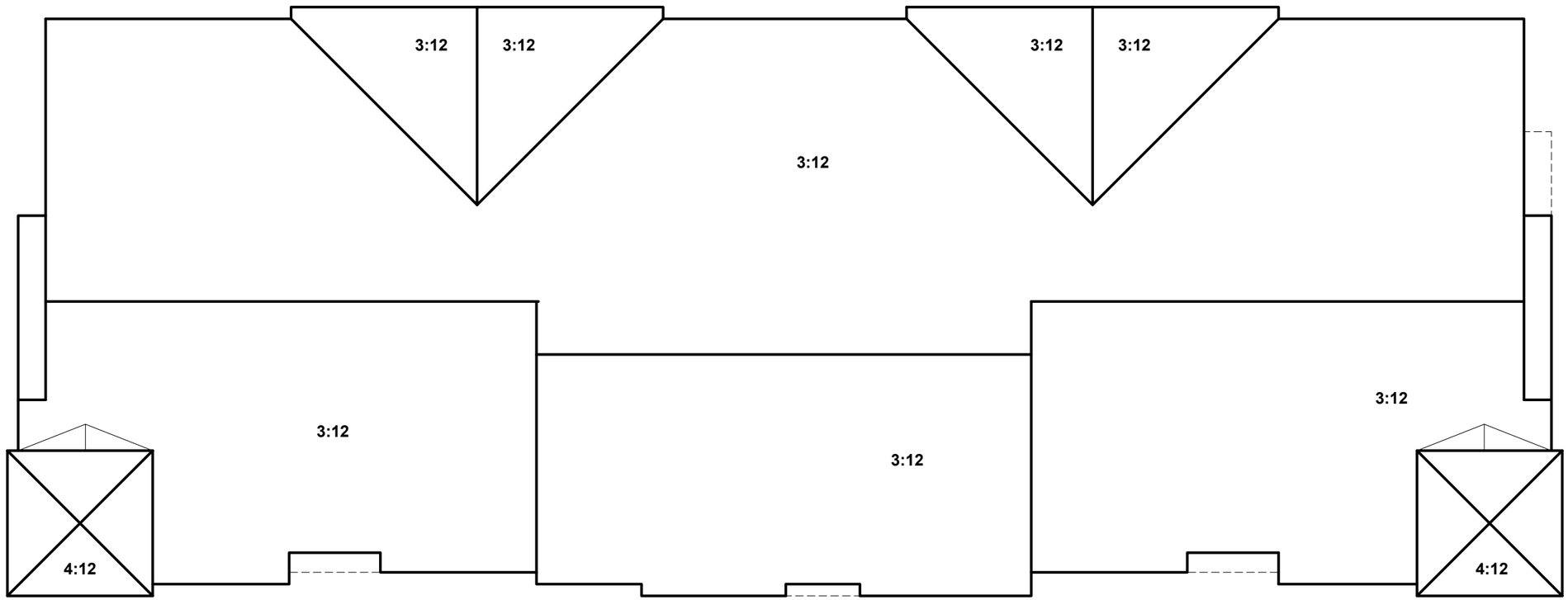
Left Elevation 'B'



Plan 3

Right Elevation 'B'

0 4
2 8



Roof Plan 'B'

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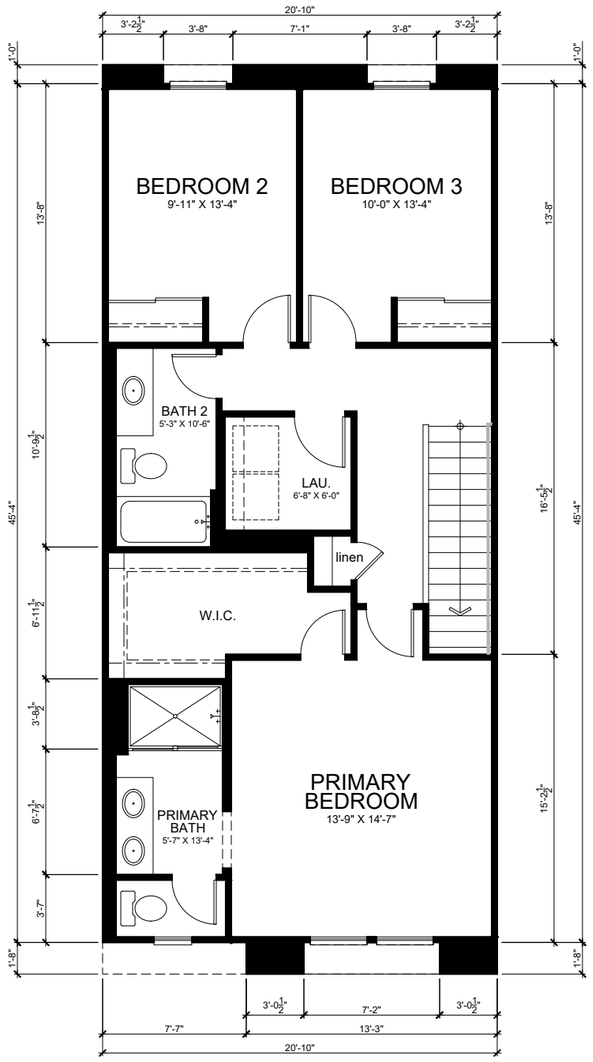
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JOB No. :
STORY:
April 30, 2025

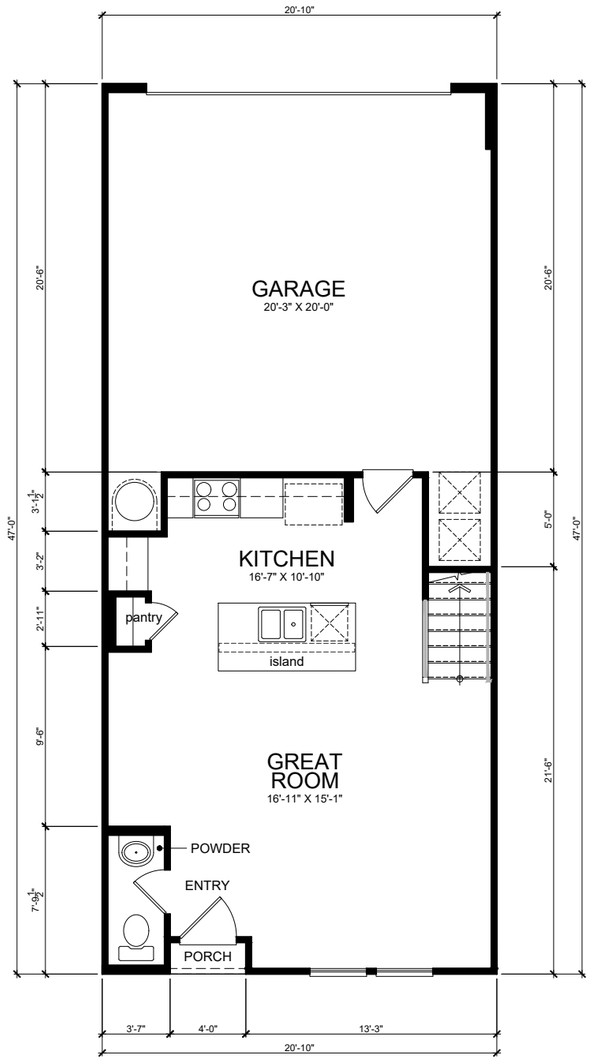
SHE 205

A6.09

SQUARE FOOTAGE			
PLAN 1 - 221.1446			
FIRST FLOOR AREA		502	SQ. FT.
SECOND FLOOR AREA		944	SQ. FT.
TOTAL AREA		1446	SQ. FT.
GARAGE AREA		455	SQ. FT.
PORCH AREA		7	SQ. FT.



Second Floor Plan



First Floor Plan

Plan 1 221.1446

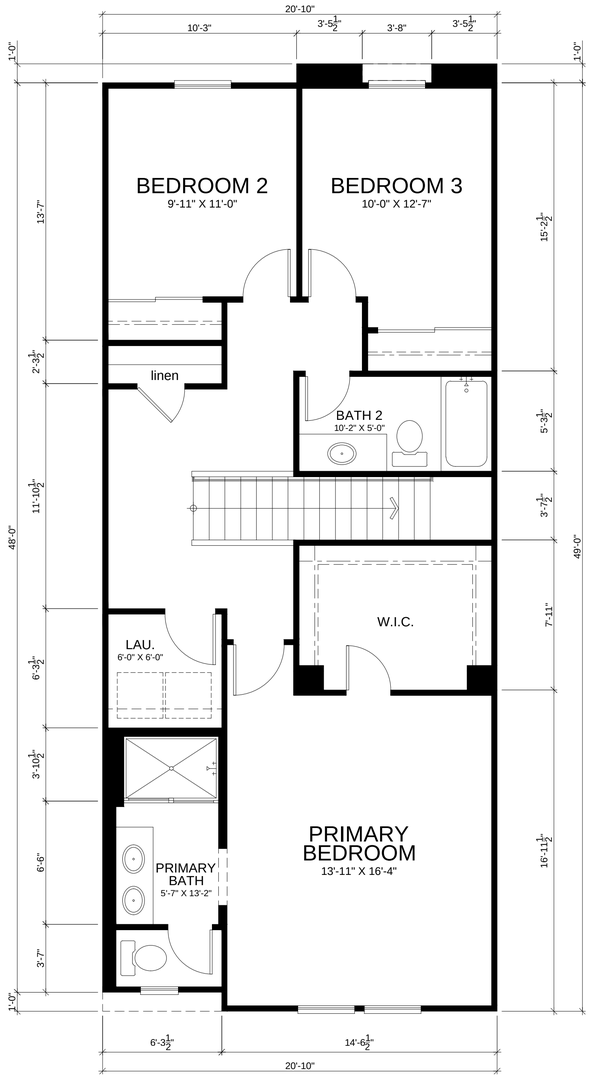
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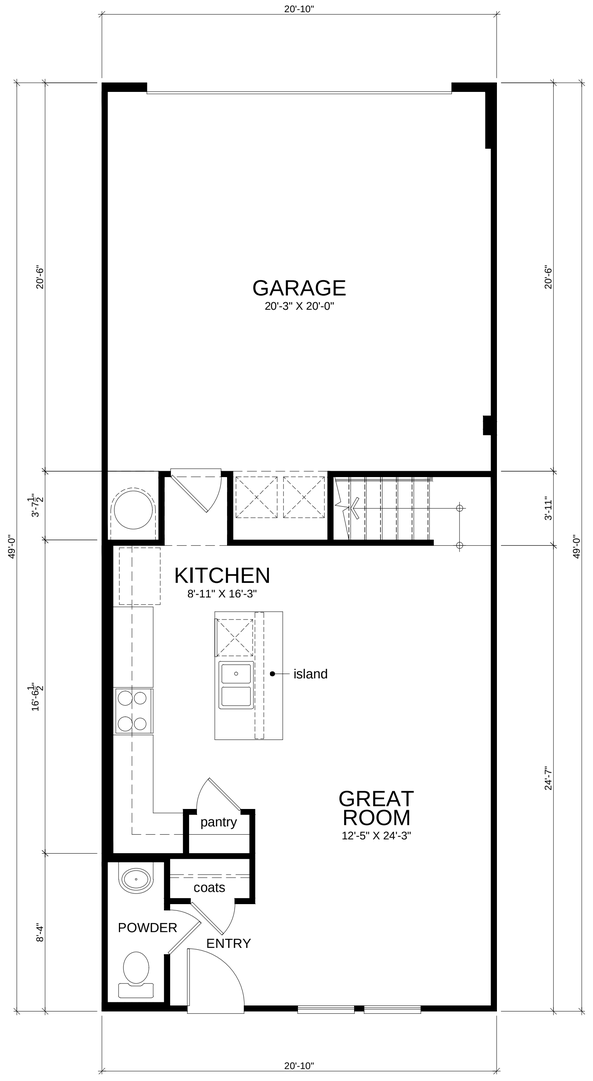
VENTANA PA3 - 2-STORY TOWNHOMES

JOB No. :
STORY:
April 30, 2025

SQUARE FOOTAGE			
PLAN 2 - 221.1544			
FIRST FLOOR AREA		529	SQ. FT.
SECOND FLOOR AREA		1015	SQ. FT.
TOTAL AREA		1544	SQ. FT.
GARAGE AREA		456	SQ. FT.
PORCH AREA		7	SQ. FT.



Second Floor Plan



First Floor Plan

Plan 2 221.1544

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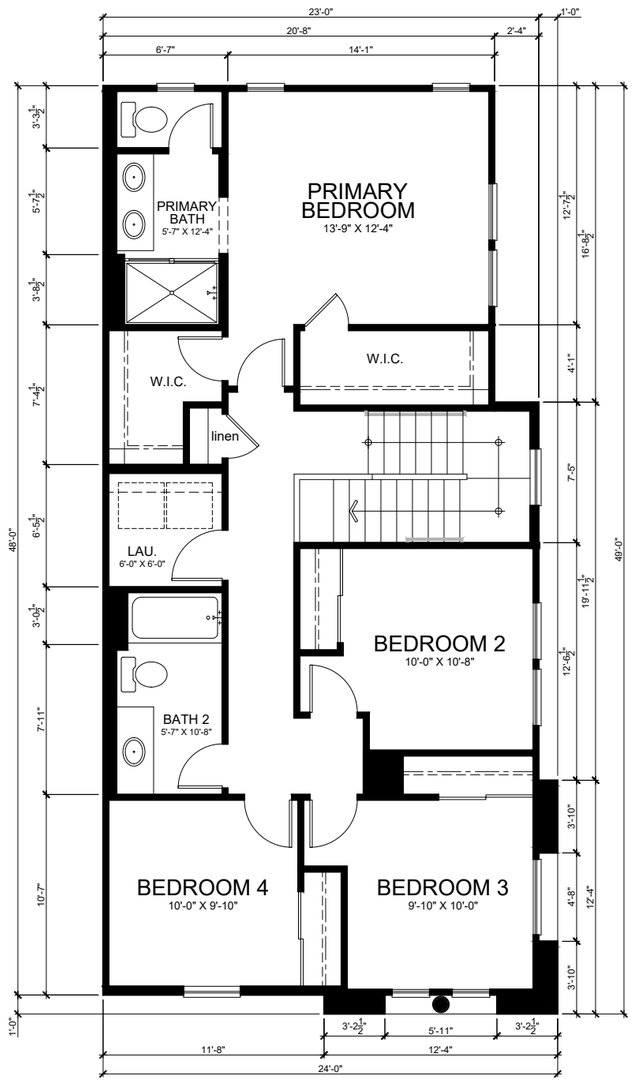
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VENTANA PA3 - 2-STORY TOWNHOMES

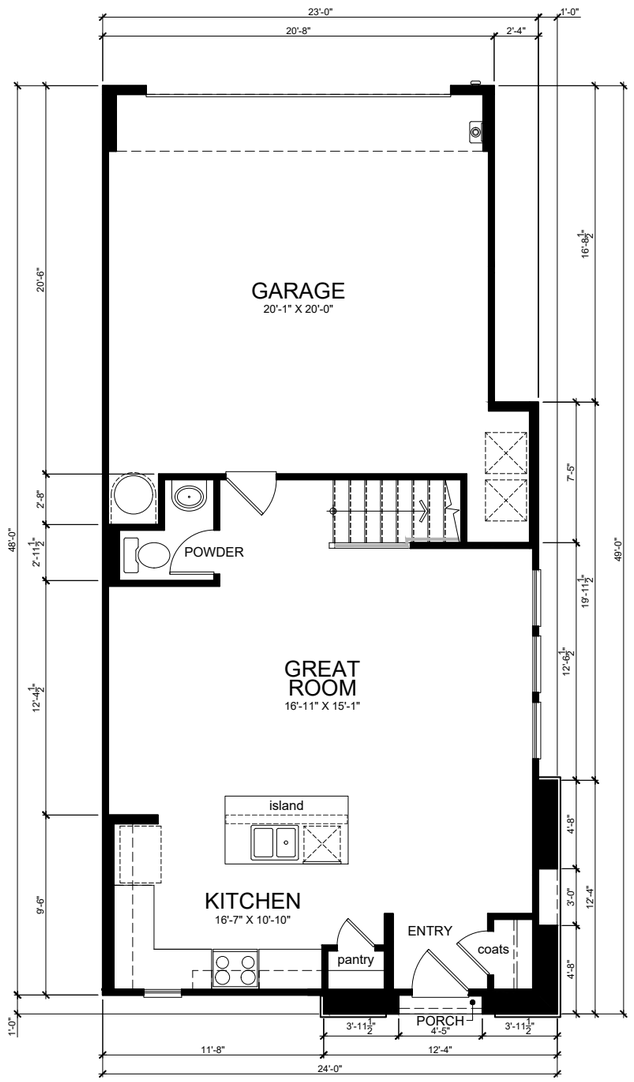
JOB No. :
STORY: Two
April 30, 2025

SHEET: A7.02

SQUARE FOOTAGE			
PLAN 3 - 223.1644			
FIRST FLOOR AREA		582	SQ. FT.
SECOND FLOOR AREA		1065	SQ. FT.
TOTAL AREA		1647	SQ. FT.
GARAGE AREA		454	SQ. FT.
PORCH AREA		4	SQ. FT.



Second Floor Plan



First Floor Plan

Plan 3 223.1644

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VENTANA PA3 - 2-STORY TOWNHOMES

JOB No. :
STORY:
April 30, 2025

Ventana (Duncan Canyon)

Southern California / Inland Empire Division
Project #3022-999112
Rev. July 22, 2025

kb HOME

2 & 3 STORY PRODUCTS

ROOF TILE
Manufacturer: Boral
Profile: Barcelona



ROOF
BARCELONA Barcelona La Terra Blend
1 BCCS 6031

STONE
Manufacturer: Cultured Stone
Profile: Country Ledgestone
(Grout/ Mortar: Coco Brown)



STONE
RoughCut
HEIGHT: 1.5”–11.5” | LENGTH: 3.25”–18.25”`
Vineyard Trail

STUCCO
Manufacturer: Omega
System: Diamond Wall One Coat System

STUCCO 1
KB 2059
Windswept Canyon (SW 9010)

STUCCO 3
KB 2011
Ecru (SW 6135)

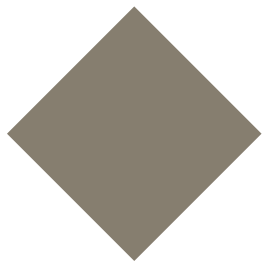


STUCCO 2
KB 1289
Icicle (SW 6238)

STUCCO 4
North Star (SW 6246)

PAINT - FASCIA / TRIM
Manufacturer: Sherwin-Williams

FASCIA / TRIM
Cocoon (SW 6173)



PAINT - FRONT ENTRY / SHUTTERS
Manufacturer: Sherwin-Williams

FRONT ENTRY 1 / SHUTTERS 1
Kale Green (SW 6460)



FRONT ENTRY 2 / SHUTTERS 2
Black Bean (SW 6006)

GARAGE
Manufacturer: Wayne-Dalton

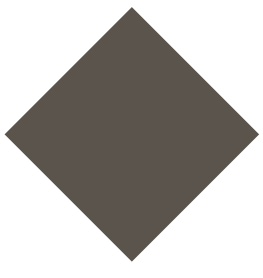
GARAGE 1
FACTORY SANDSTONE
(SW 9174)



GARAGE 2
FACTORY BROWN
(SW 6006)

PAINT - ARCHITECTURAL DETAILS
Manufacturer: Sherwin-Williams

WROUGHT IRON
Sealskin (SW 7675)



KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors textures, materials, and combinations.



Perspective at Duncan Canyon Road Entry

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Unit Plans

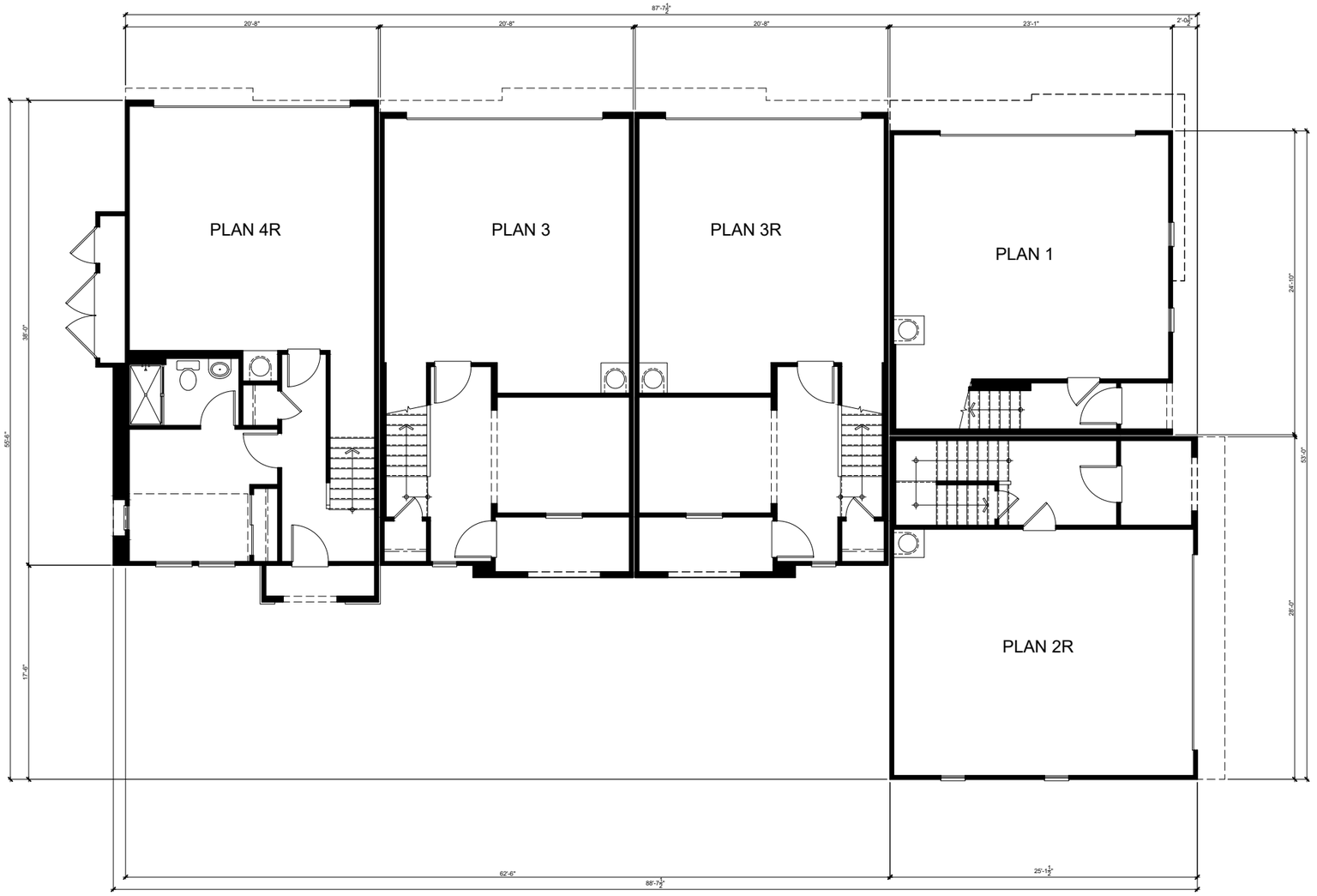
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VENTANA PA3 - 3-STORY TOWNHOMES

JOB No. :
STORY:
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First Floor Plan

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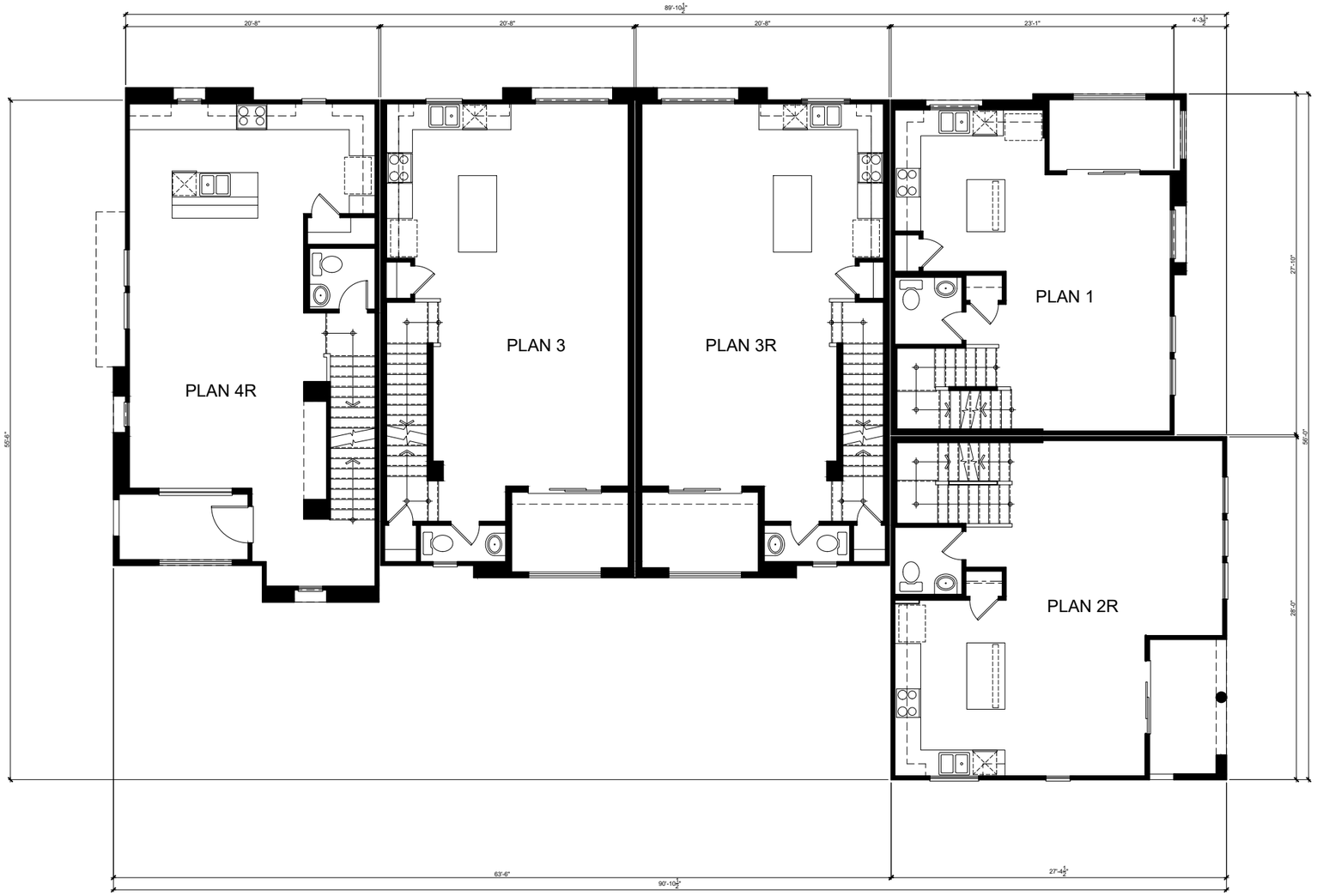
VENTANA PA3 - 3-STORY TOWNHOMES

5 - PLEX

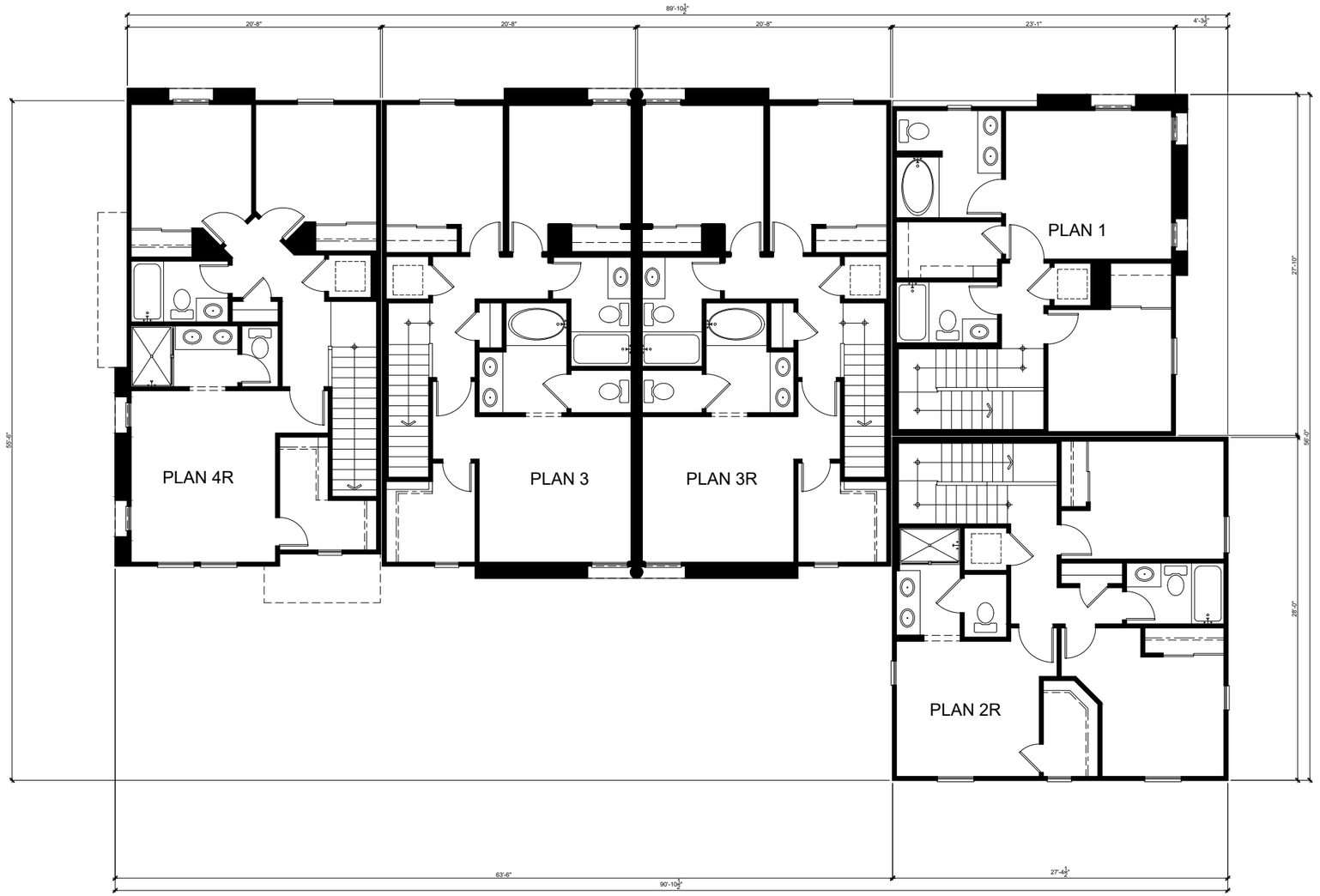
JOB No. :
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SHE 211

A5.01



Second Floor Plan



Third Floor Plan

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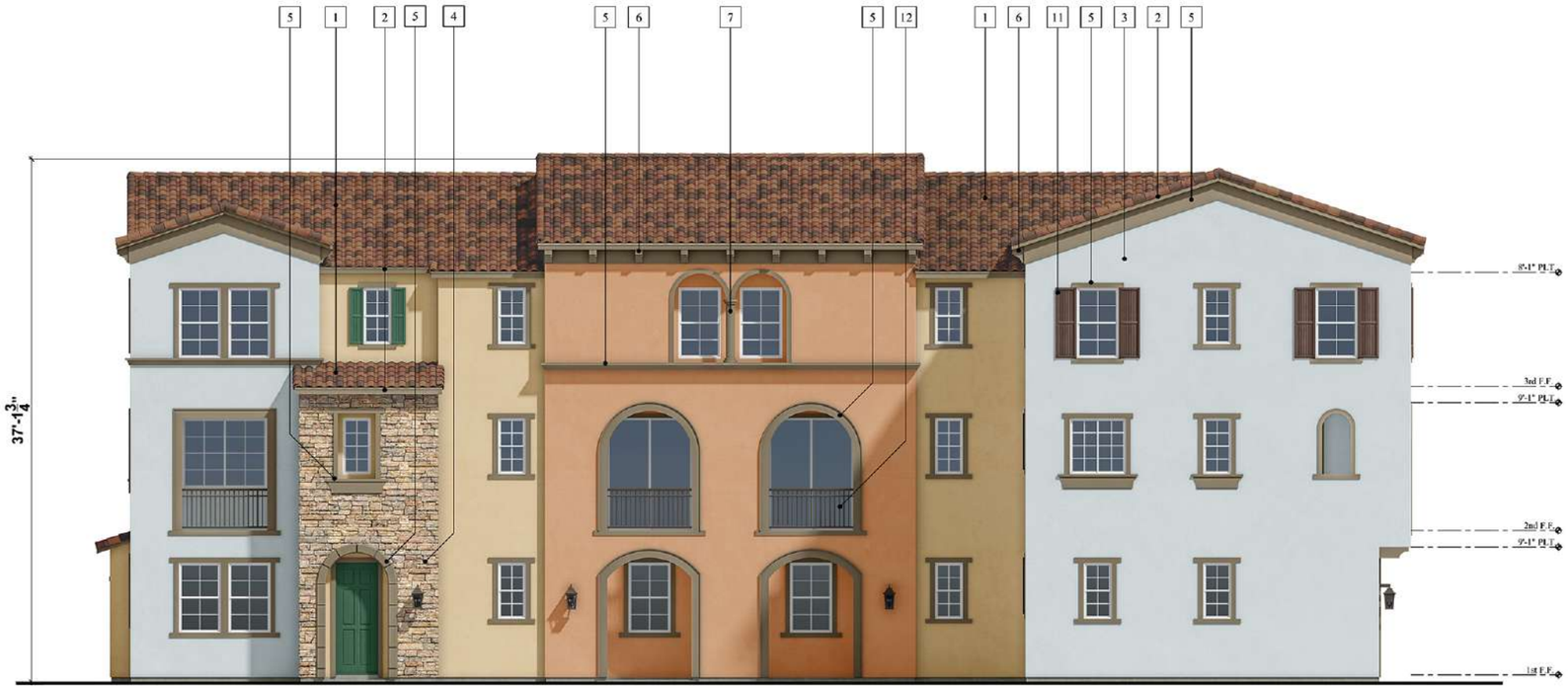
JOB No. :
STORY:
April 30, 2025

SHEET 213

A5.03

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Plan 4R | Plan 3 | Plan 3R | Plan 2R

Front Elevation 'A'

0 4
2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

5 - PLEX

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Plan 1 Plan 3R Plan 3 Plan 4R

Rear Elevation 'A'



Plan 4R

Left Elevation 'A'



Plan 2R Plan 1

Right Elevation 'A'

0 4
2 8

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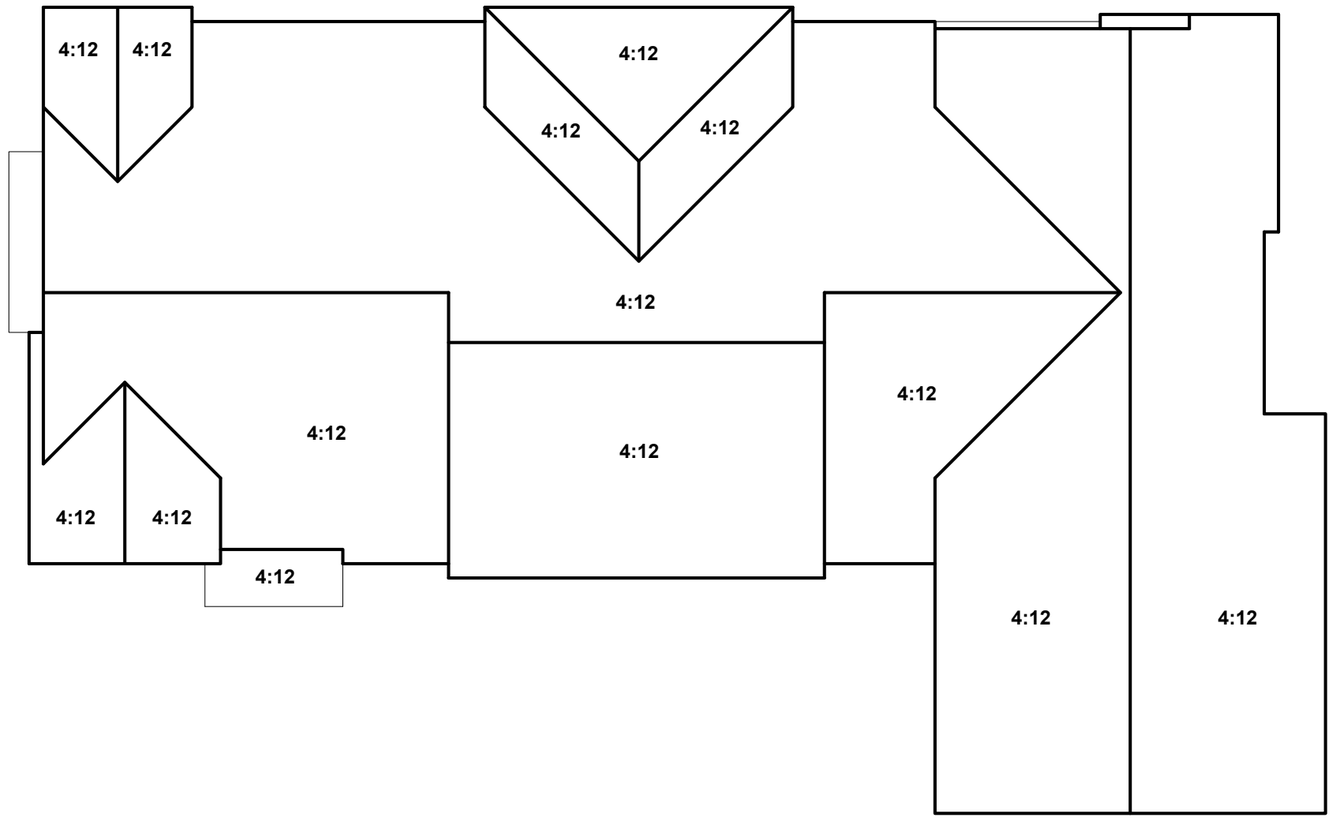
VENTANA PA3 - 3-STORY TOWNHOMES

5 - PLEX

JOB No. :
STORY:
April 30, 2025

215

A5.05



Roof Plan

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5 - PLEX

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ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
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8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
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13	COACH LIGHT



Plan 4R Plan 3 Plan 3R Plan 2R

Front Elevation 'B'

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Plan 1 Plan 3R Plan 3 Plan 4R

Rear Elevation 'B'

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5 - PLEX

JOB No. :
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April 30, 2025

SHEET 218

A5.08



Plan 4R

Left Elevation 'B'



Plan 2R Plan 1

Right Elevation 'B'

0 4
2 8

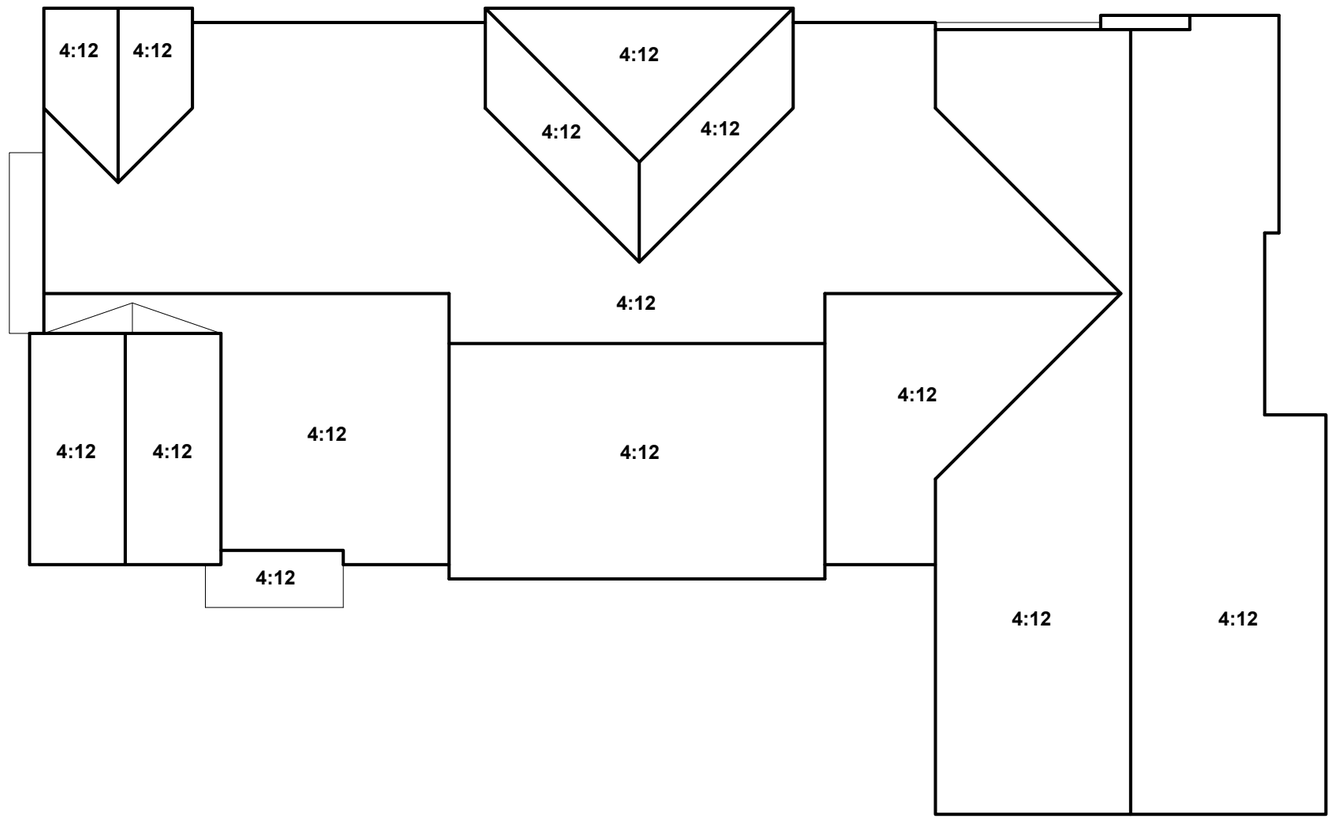
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VENTANA PA3 - 3-STORY TOWNHOMES

5 - PLEX

JOB No. :
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Roof Plan 'B'

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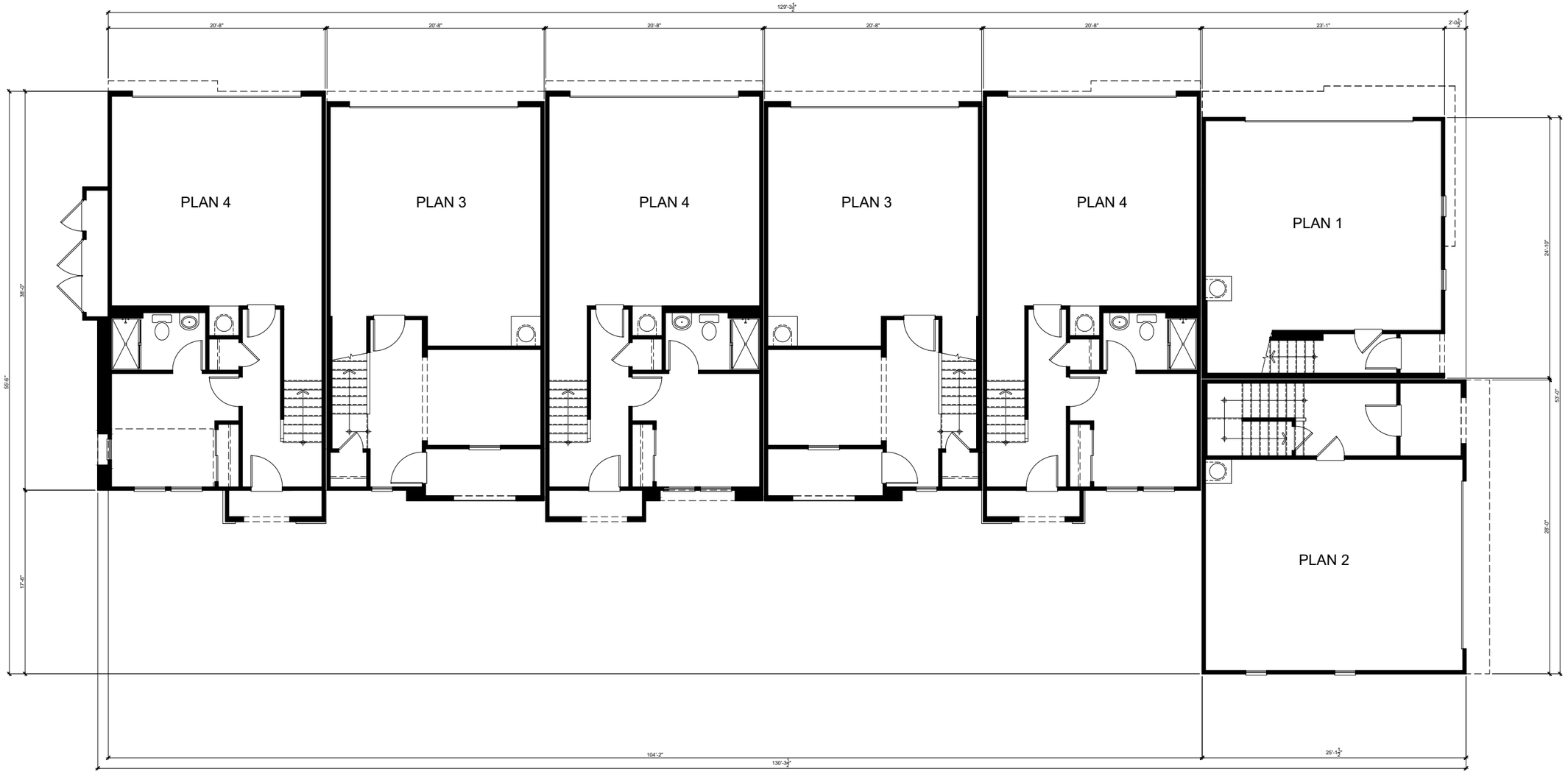
VENTANA PA3 - 3-STORY TOWNHOMES

5 - PLEX

JOB No. :
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April 30, 2025

SHE 220

A5.10



First Floor Plan

0 4
2 8

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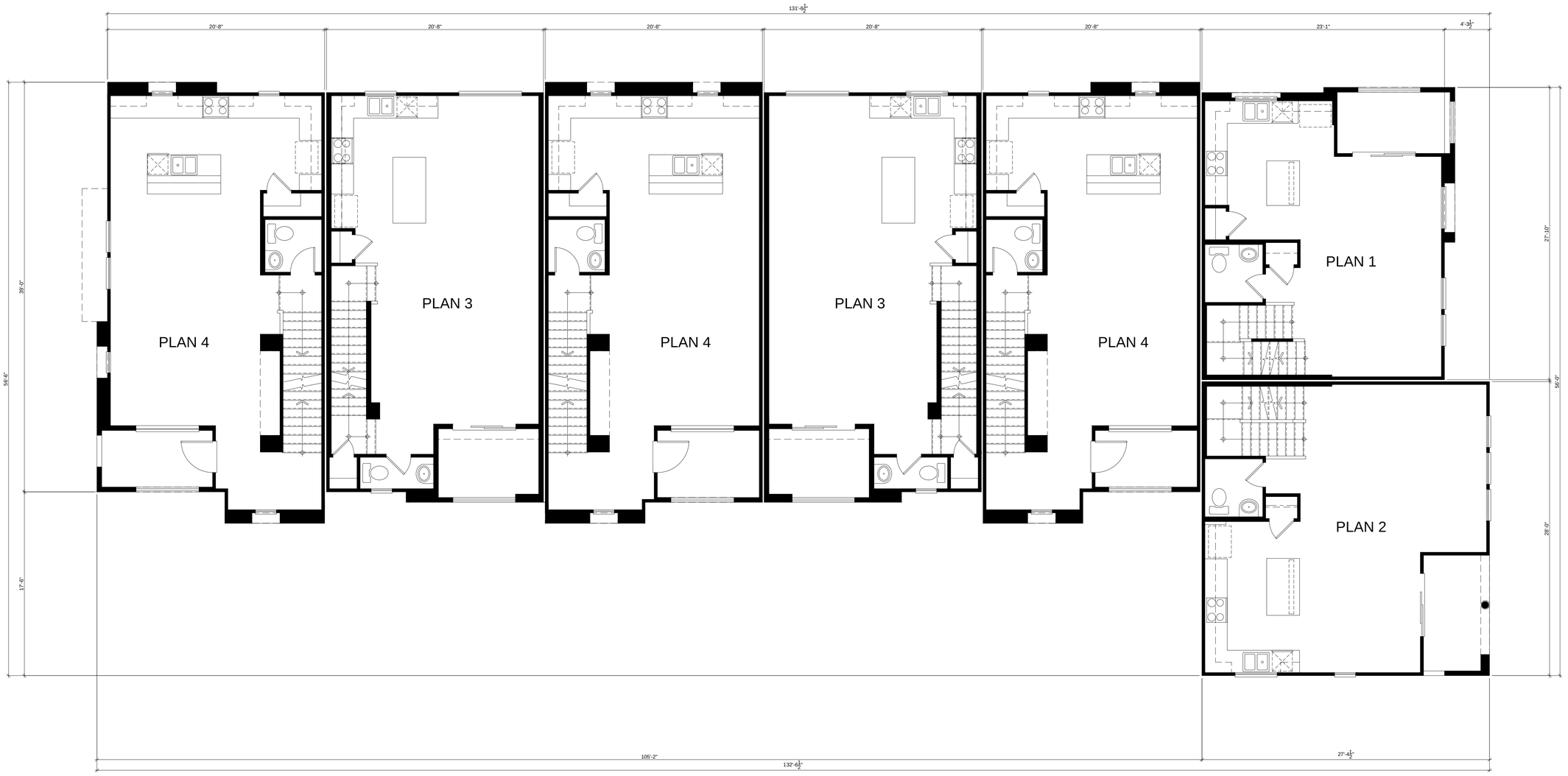
VENTANA PA3 - 3-STORY TOWNHOMES

7 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE 221

A7.01



Second Floor Plan

0 4
2 8

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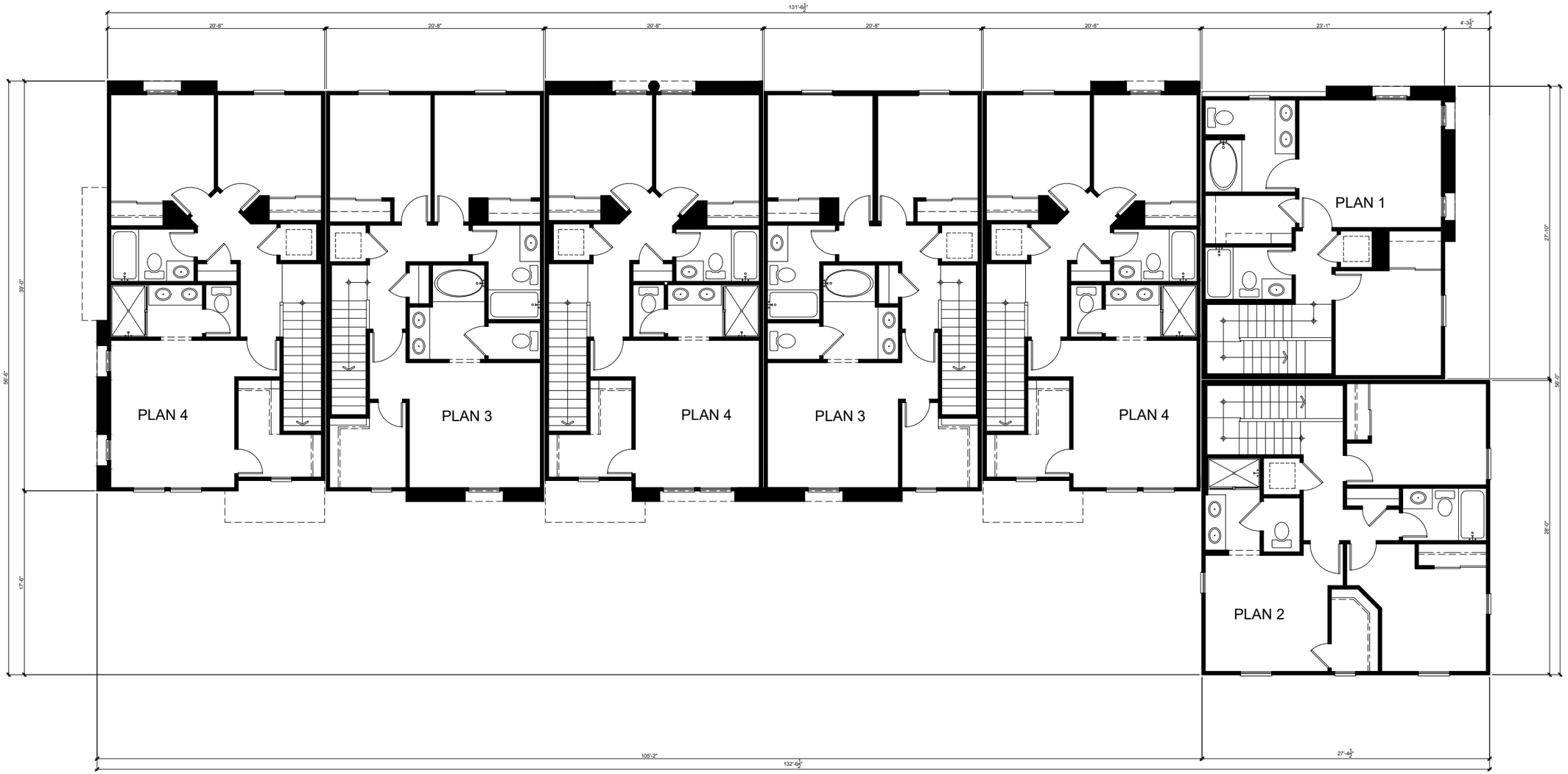
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VENTANA PA3 - 3-STORY TOWNHOMES

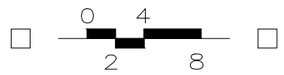
7 - PLEX

JOB No. : .
STORY: Three
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A7.02



Third Floor Plan



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VENTANA PA3 - 3-STORY TOWNHOMES

7 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE 223

A7.03

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Plan 4R | Plan 3 | Plan 4 | Plan 3R | Plan 4 | Plan 2R

Front Elevation 'A'

0 4 2 8

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7 - PLEX

JOB No. : -
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April 30, 2025



Plan 1 | Plan 4 | Plan 3R | Plan 4 | Plan 3 | Plan 4R

Rear Elevation 'A'



Plan 4R

Left Elevation 'A'



Plan 2 | Plan 1

Right Elevation 'B'

0 4
2 8

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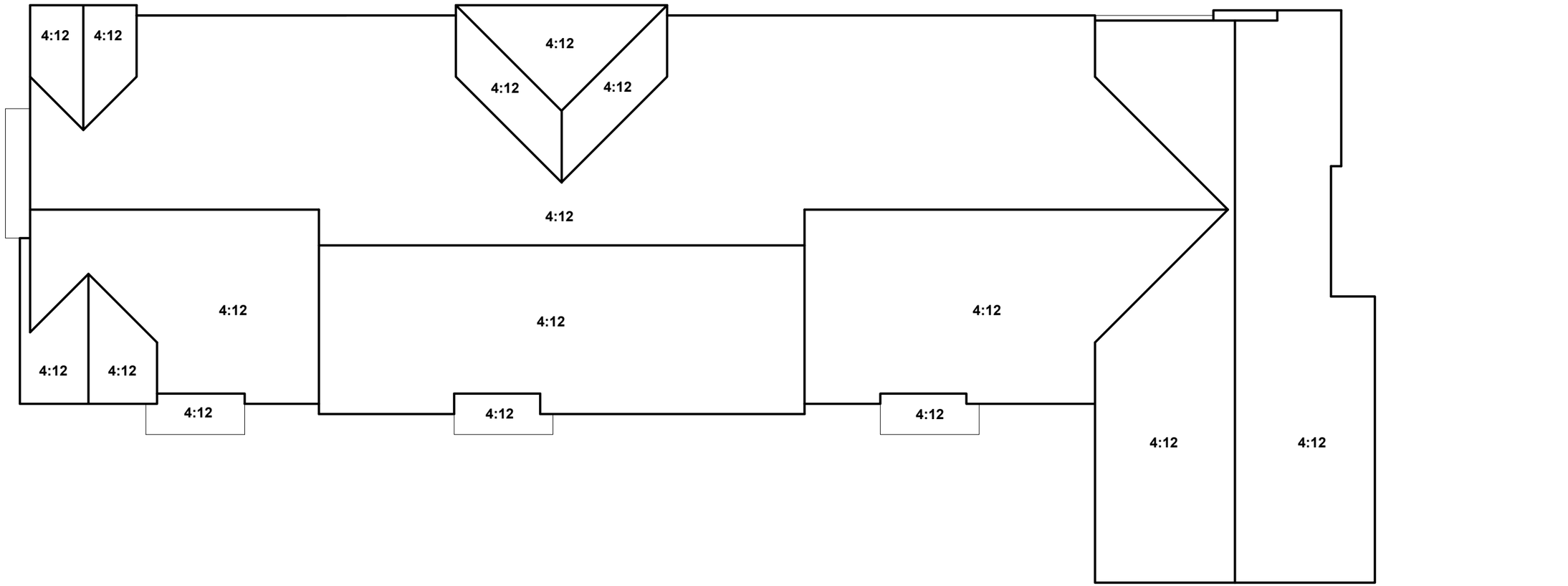
VENTANA PA3 - 3-STORY TOWNHOMES

7 - PLEX

JOB No. :
STORY:
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225

A7.05



Roof Plan 'A'

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VENTANA PA3 - 3-STORY TOWNHOMES

7 - PLEX

JOB No. :
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SHE 226

A7.06

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL



Plan 4R | Plan 3 | Plan 4 | Plan 3R | Plan 4 | Plan 2R

Front Elevation 'B'

0 4
2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

7 - PLEX

JOB No. :
STORY:
April 30, 2025

SHT
A7.07



Plan 1 | Plan 4 | Plan 3R | Plan 4 | Plan 3 | Plan 4R

Rear Elevation 'B'

0 4
2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

7 - PLEX

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SHE A7.08



Plan 4R

Left Elevation 'B'



Plan 2R Plan 1

Right Elevation 'B'

0 4
2 8

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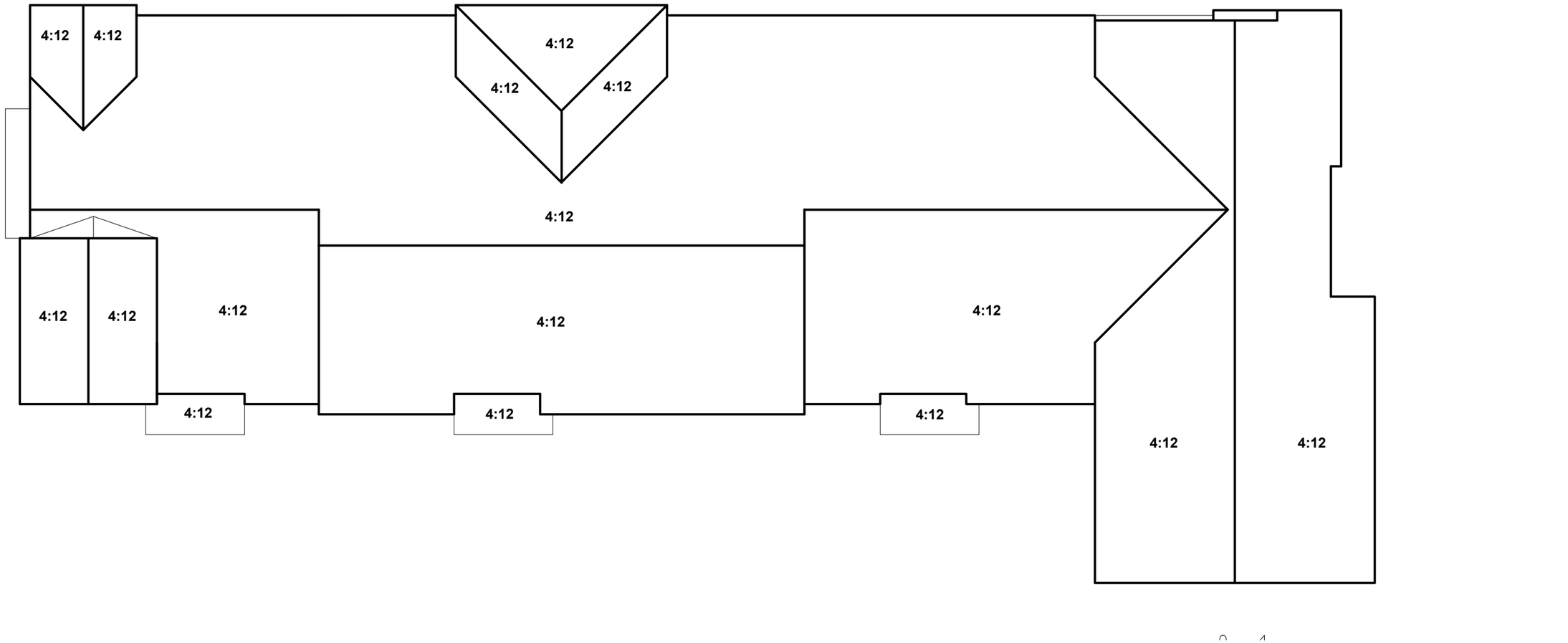
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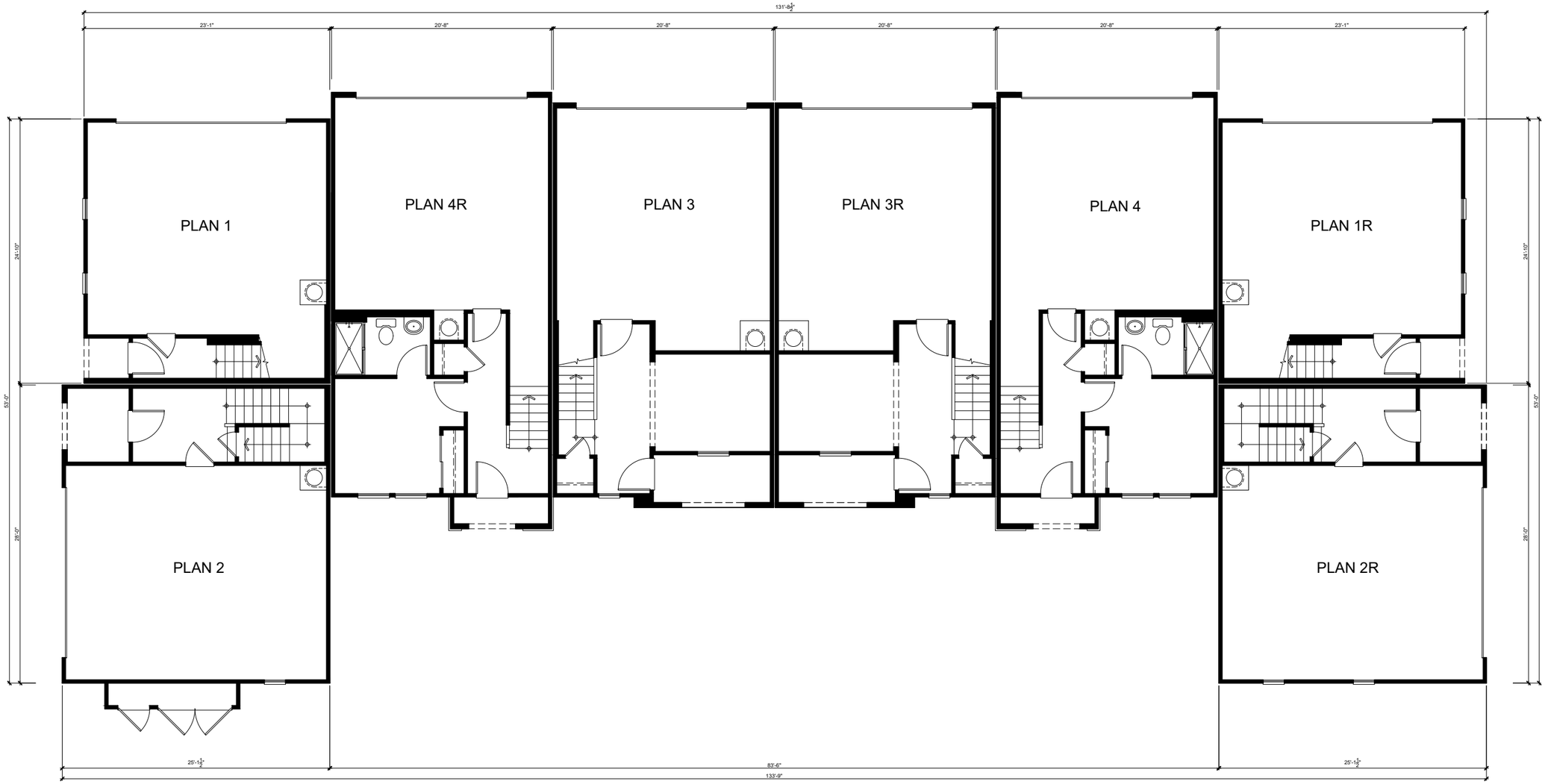
VENTANA PA3 - 3-STORY TOWNHOMES

7 - PLEX

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SHE
A7.09


4:12
4:12
4:12



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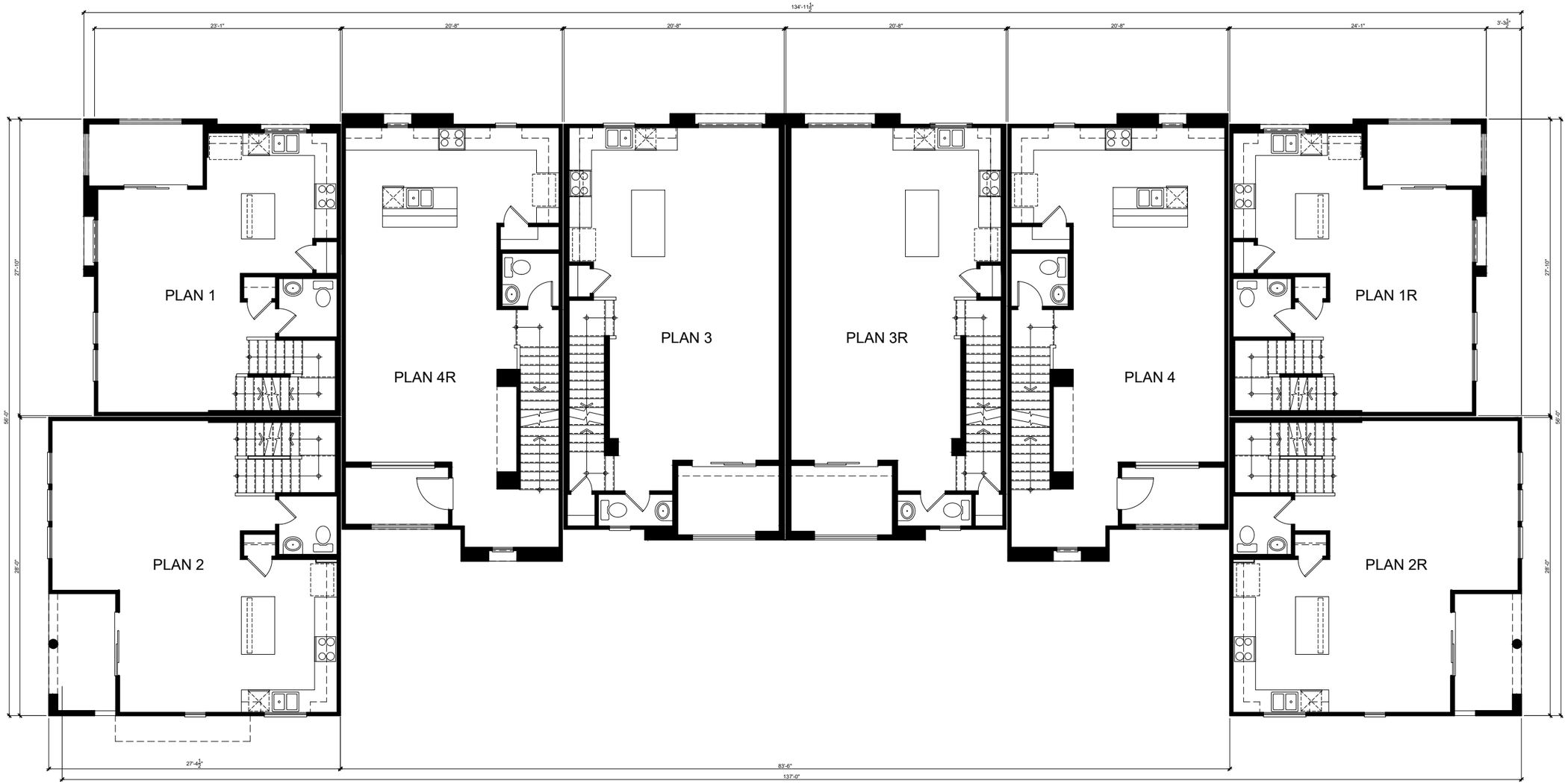
VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

JOB No. :
STORY:
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SHE 231

A8.01



Second Floor Plan

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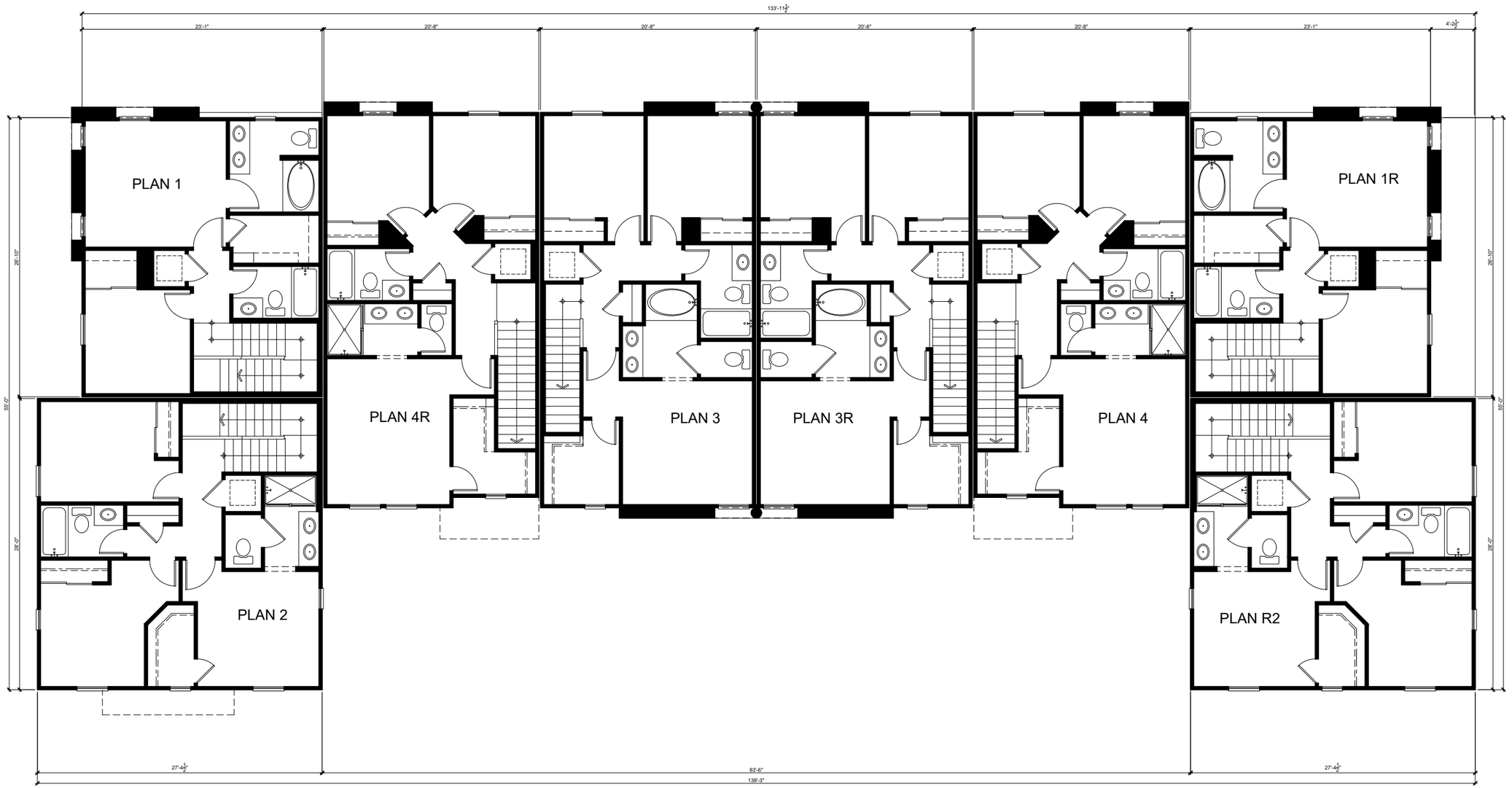
VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

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STORY:
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SHEET 232

A8.02



Third Floor Plan

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VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

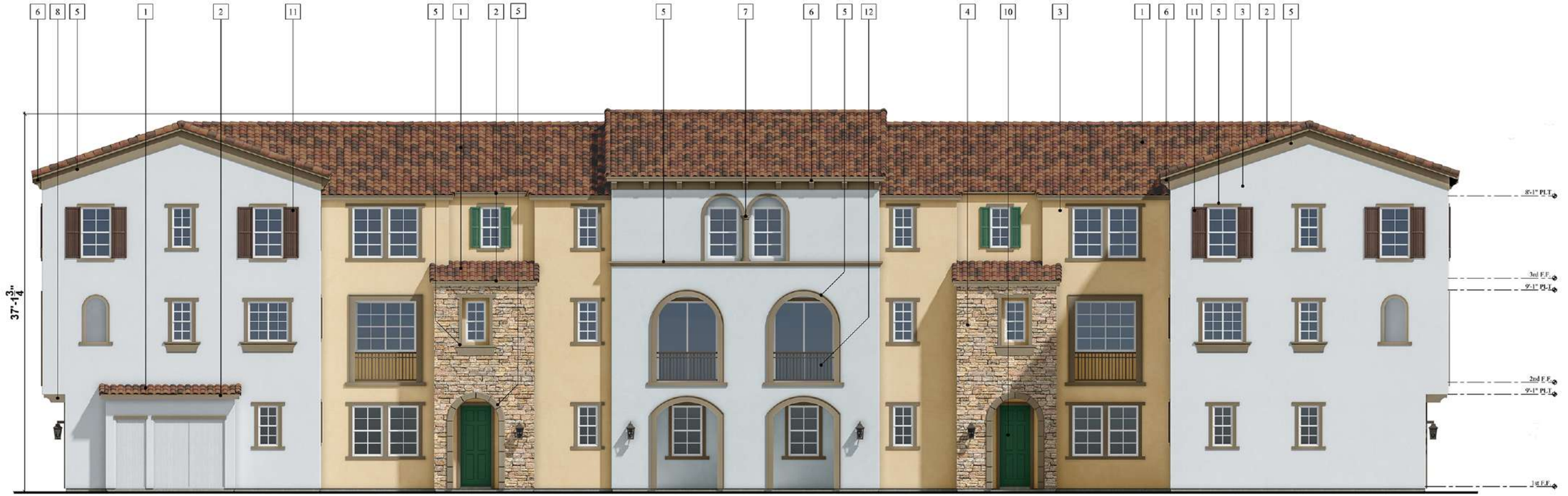
JOB No. :
STORY:
April 30, 2025

SHE 233

A8.03

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Front Elevation 'A'

0 4 2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

JOB No. :
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SHE 234
A8.04



Plan 1R Plan 4 Plan 3R Plan 3 Plan 4R Plan 1

Rear Elevation 'A'



Plan 1R Plan 2

Left Elevation 'A'



Plan 2R Plan 1

Right Elevation 'A'

0 4
2 8

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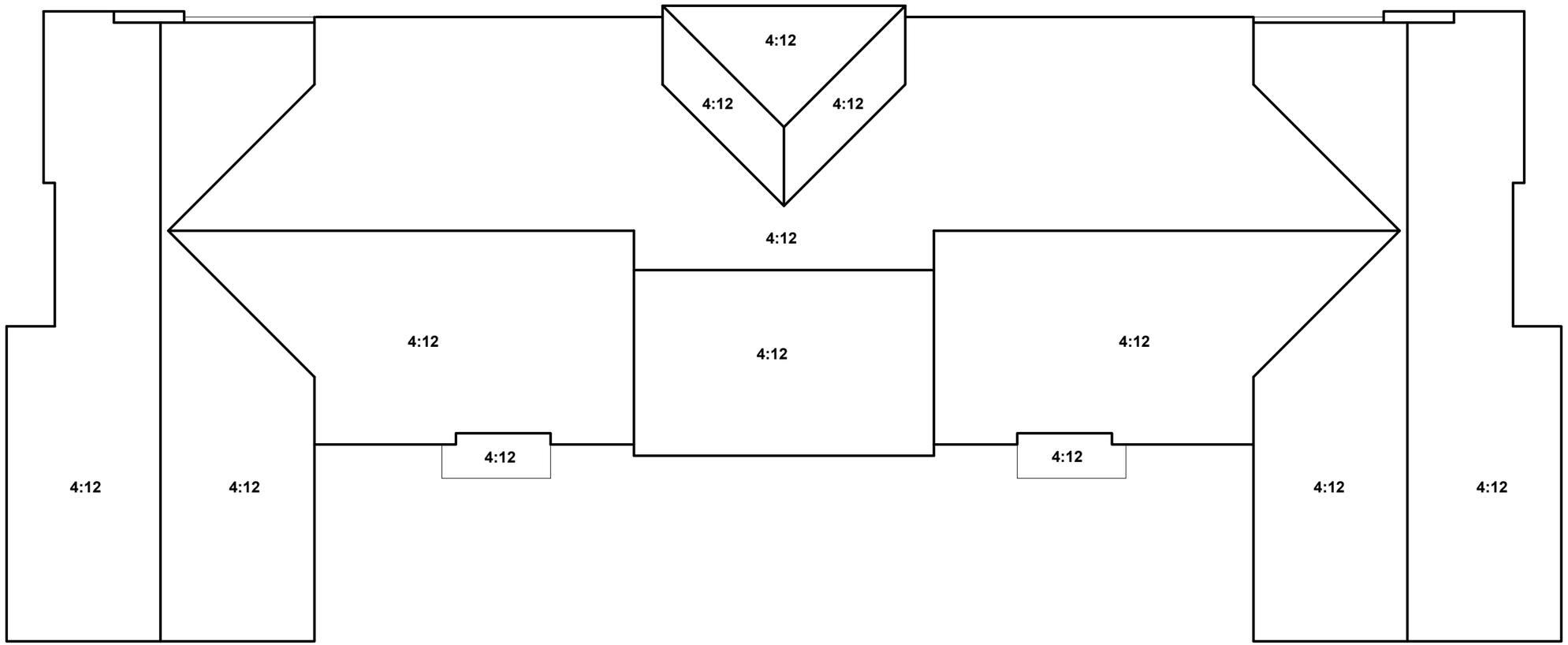
VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE 235

A8.05



Roof Plan 'A'

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FONTANA, CA

VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

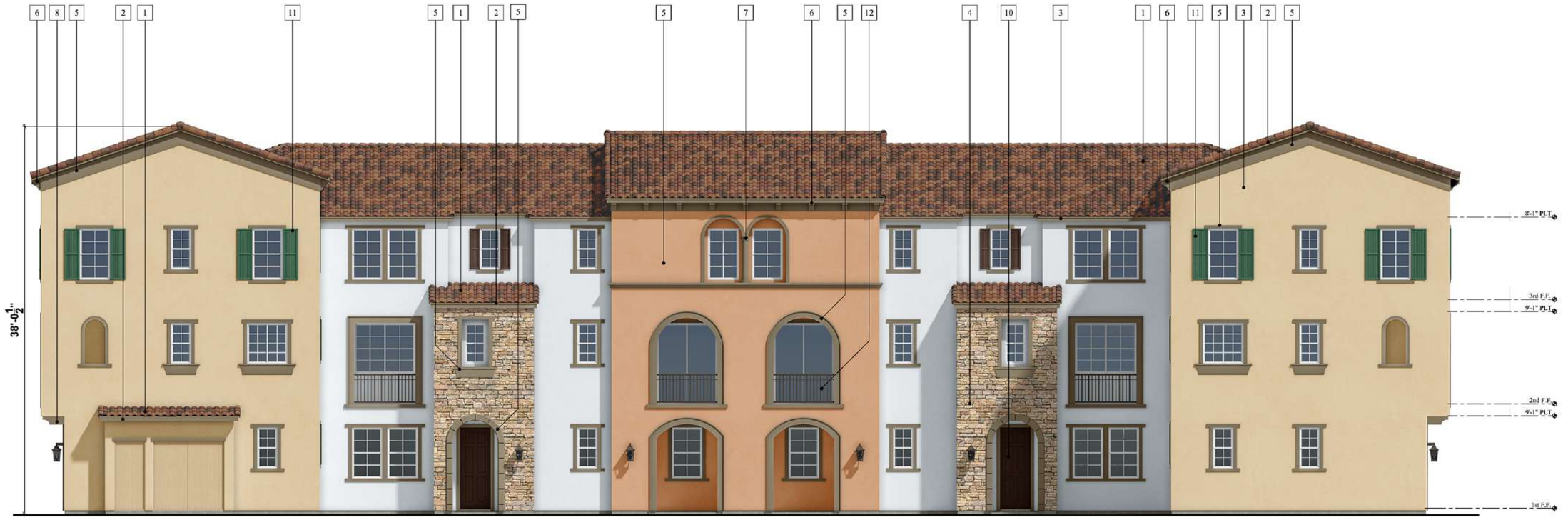
JOB No. :
STORY:
April 30, 2025

SHE 236

A8.06

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Plan 2 | Plan 4R | Plan 3 | Plan 3R | Plan 4 | Plan 2R

Front Elevation 'B'

0 4
2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

JOB No. :
STORY:
April 30, 2025

BHE
A8.07



Plan 1R | Plan 4 | Plan 3R | Plan 3 | Plan 4R | Plan 1

Rear Elevation 'B'



Plan 1R | Plan 2

Left Elevation 'B'



Plan 2R | Plan 1

Right Elevation 'B'

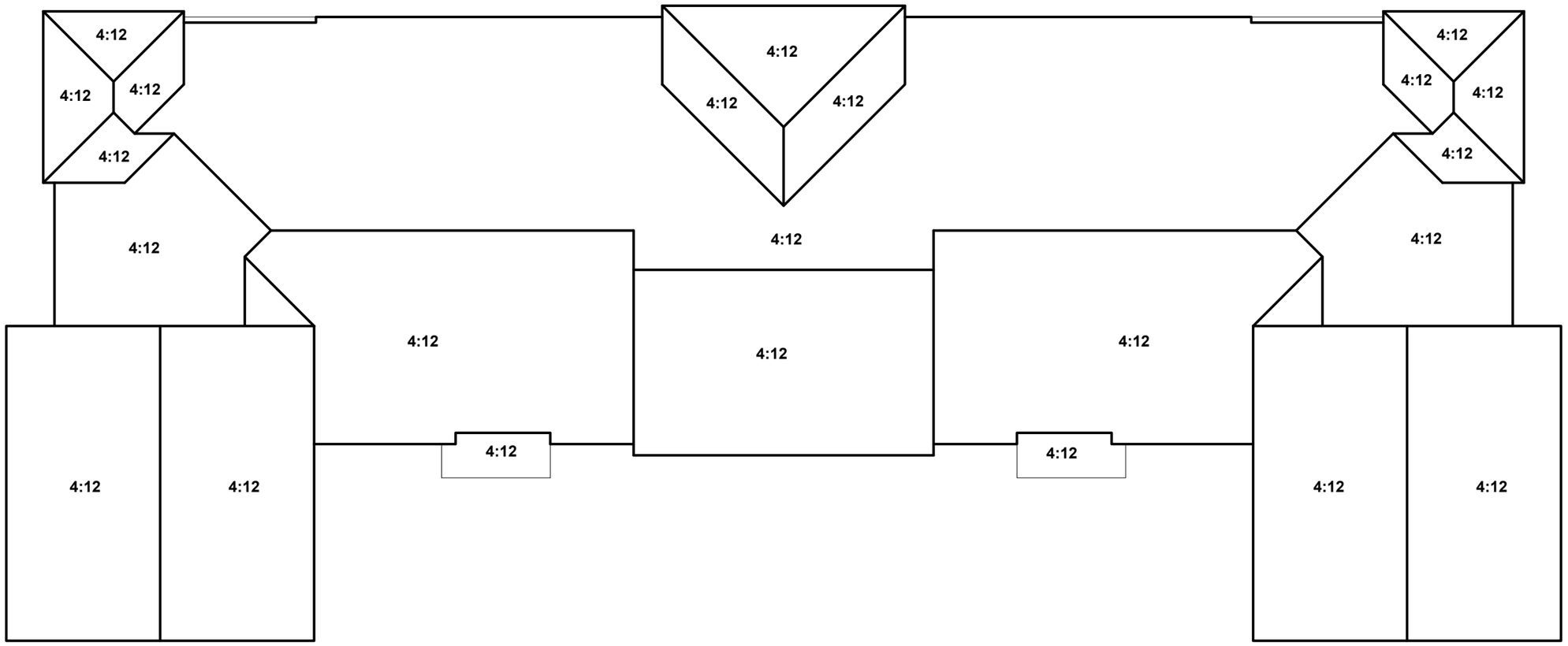
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2 8

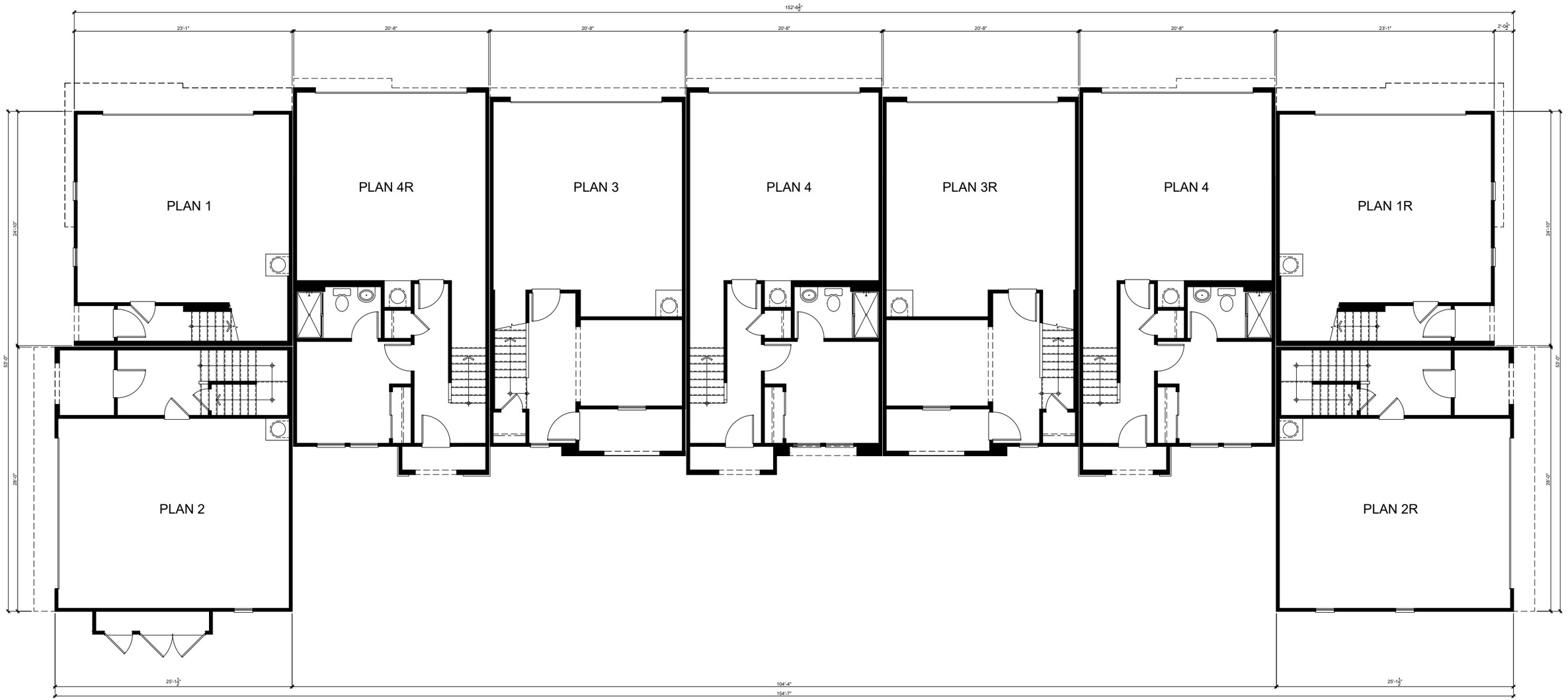
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VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

JOB No. :
STORY:
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4:12
4:12
4:12



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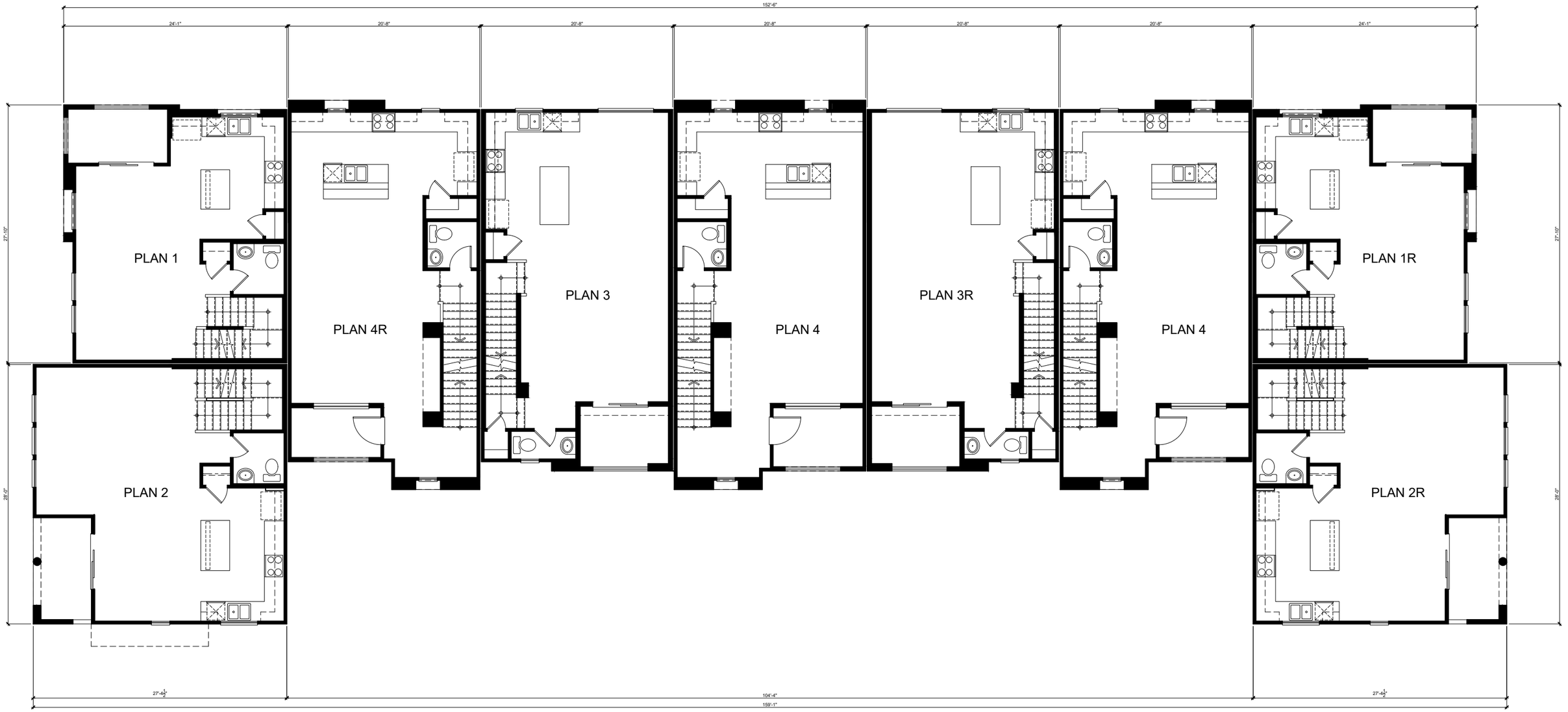
VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025

SHEET 240

A9.01



Second Floor Plan

0 4
2 8

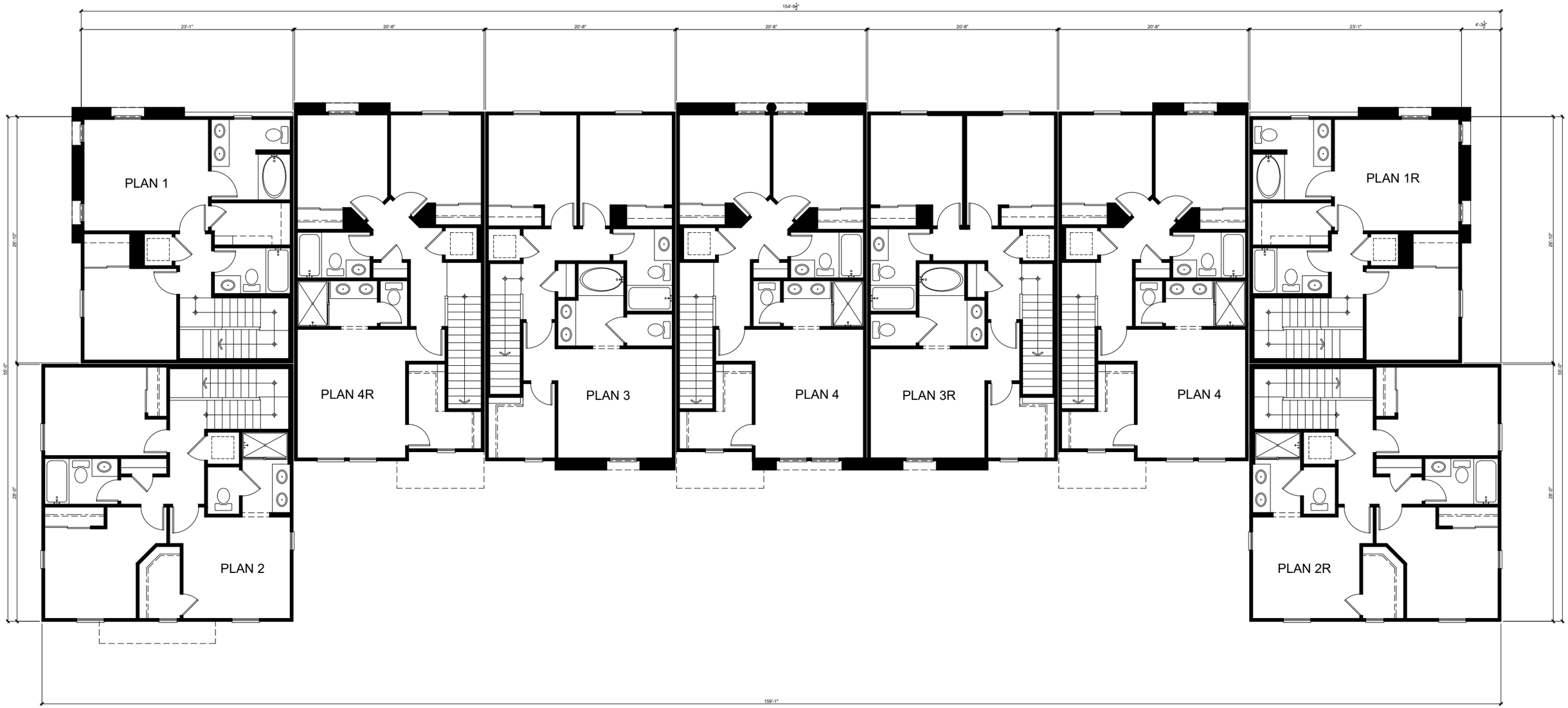
KB Home Southern California/Inland Empire
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Wildomar, CA 92595
(951) 691-5300
FONTANA, CA

VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025

SHE 241
A9.02



Third Floor Plan

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VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025

SHEET 242

A9.03

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Front Elevation 'A'

0 4
2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025

SHEET
A9.04



Plan 1R | Plan 4 | Plan 3R | Plan 4 | Plan 3 | Plan 4R | Plan 1

Rear Elevation 'A'



Plan 1 | Plan 2

Left Elevation 'A'



Plan 2R | Plan 1R

Right Elevation 'A'

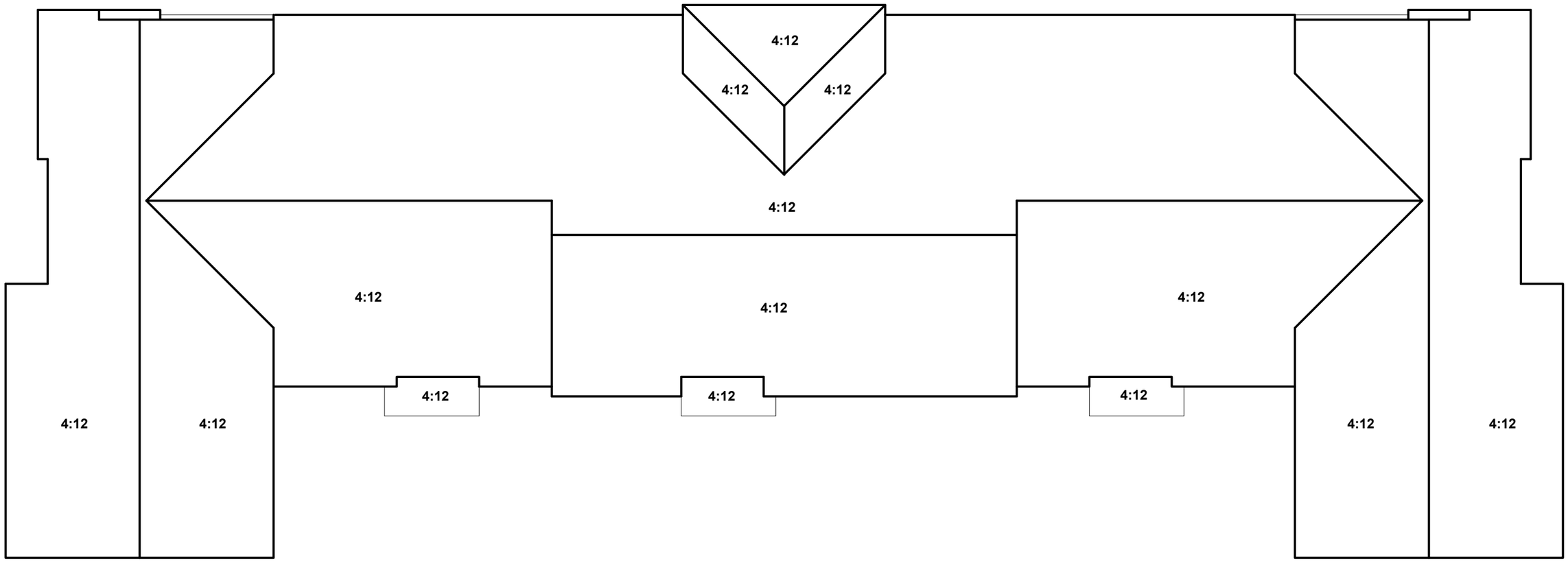
0 4 2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025



Roof Plan 'A'

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VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STONE VENEER
5	STUCCO OVER FOAM TRIM
6	HIGH DENSITY FOAM CORBELS
7	DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
8	DECORATIVE OUTLOOKER
9	VINYL WINDOW SYSTEM
10	COMPOSITE ENTRY DOOR
11	DECORATIVE SHUTTERS
12	WROUGHT IRON GUARDRAIL
13	COACH LIGHT



Plan 2 | Plan 4R | Plan 3 | Plan 4 | Plan 3R | Plan 4 | Plan 2R

Front Elevation 'B'

0 4 2 8

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VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025

BHE
A9.07



Rear Elevation 'B'

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VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
STORY:
April 30, 2025



Plan 1 Plan 2

Left Elevation 'A' 'B'



Plan 2R Plan 1R

Right Elevation 'B'

0 4
2 8

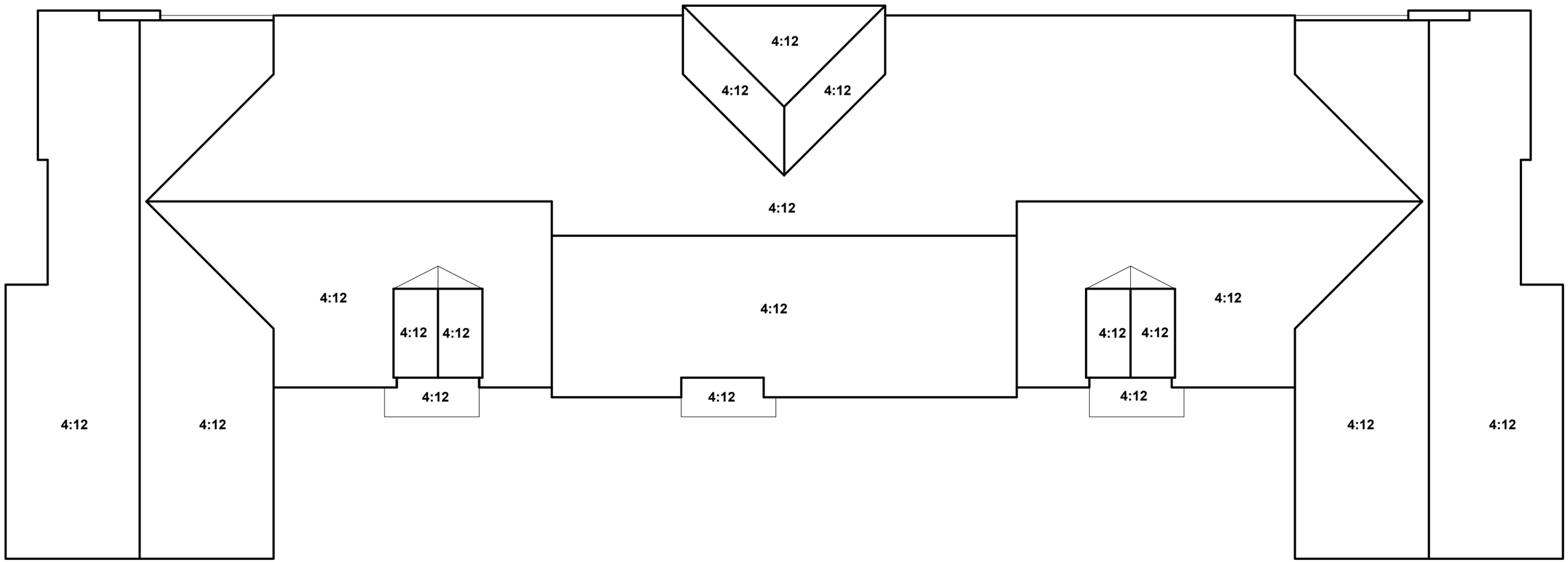
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FONTANA, CA

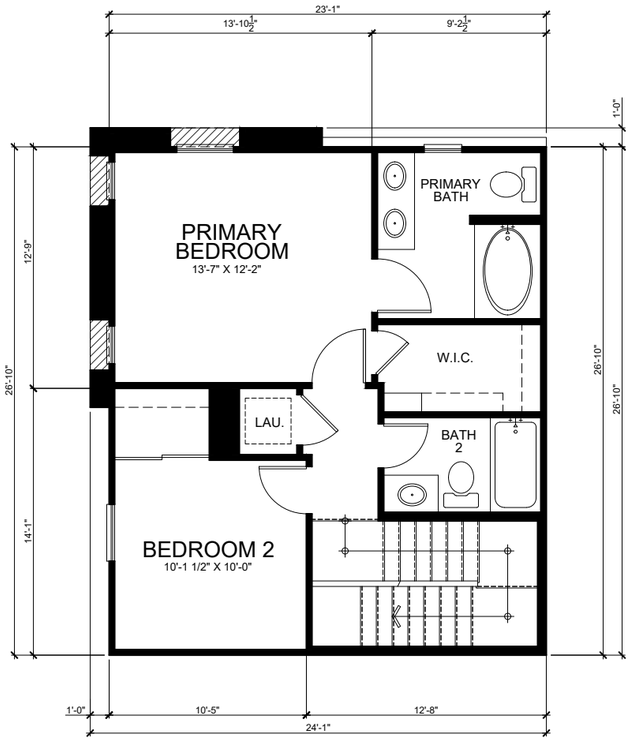
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9 - PLEX

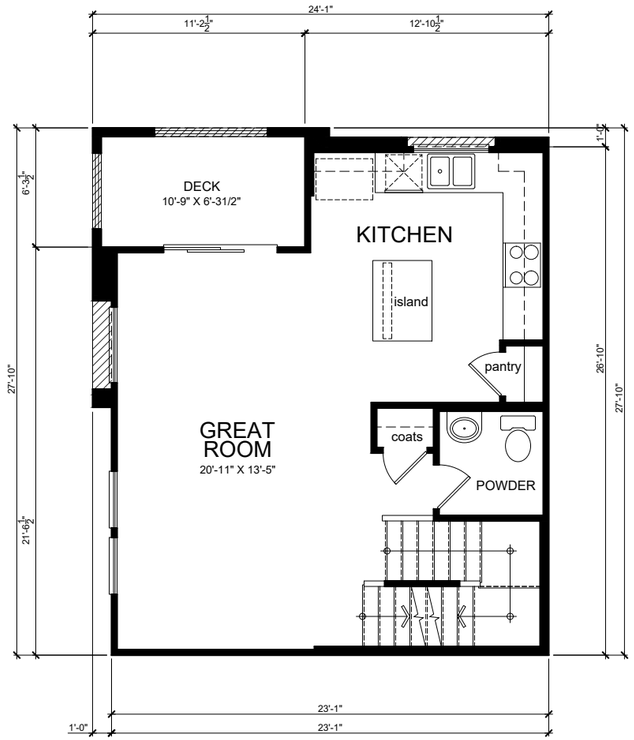
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STORY:
April 30, 2025


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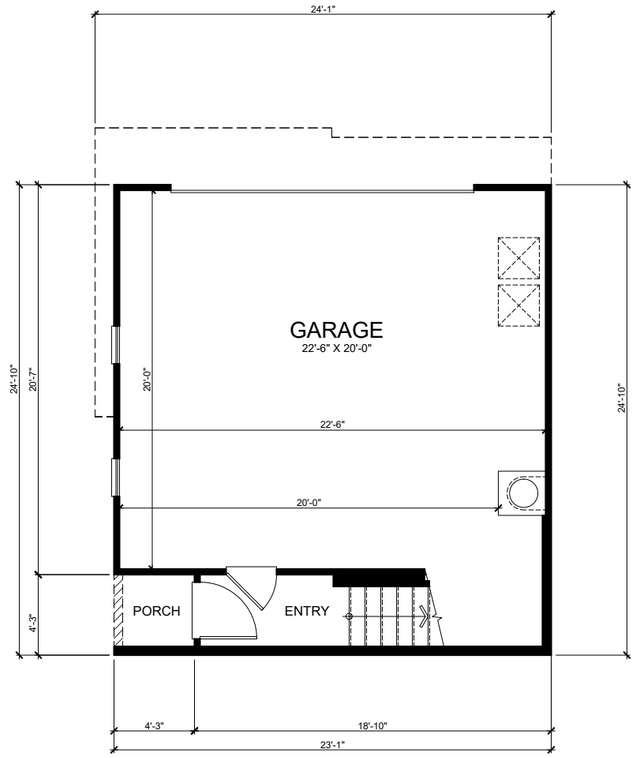
SQUARE FOOTAGE			
PLAN 1 - 323.1192			
FIRST FLOOR AREA		95	SQ. FT.
SECOND FLOOR AREA		565	SQ. FT.
THIRD FLOOR AREA		532	SQ. FT.
TOTAL AREA		1192	SQ. FT.
GARAGE AREA		459	SQ. FT.
PORCH AREA		19	SQ. FT.
DECK AREA		71	SQ. FT.



Third Floor Plan



Second Floor Plan



First Floor Plan

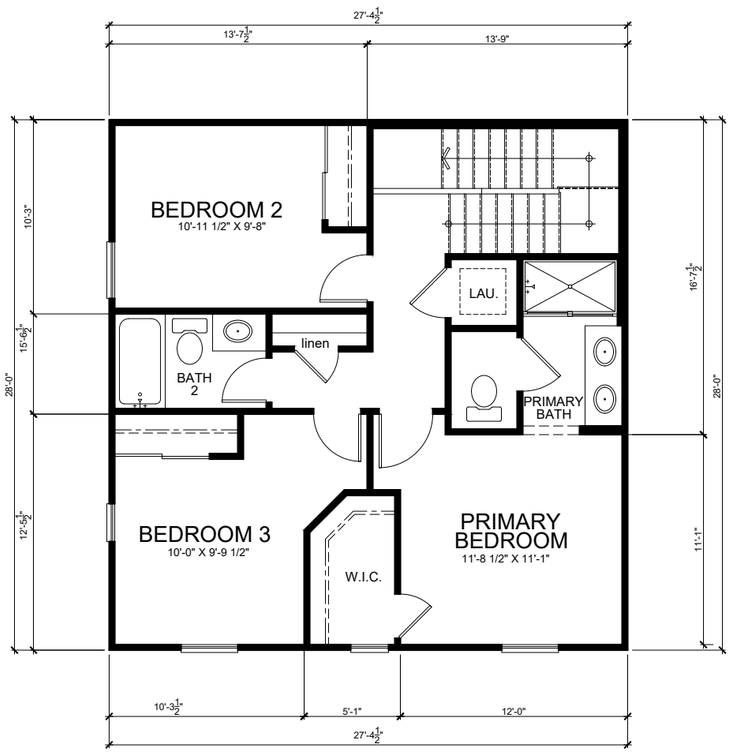
Plan 1 323.1192

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VENTANA PA3 - 3-STORY TOWNHOMES

JOB No. :
STORY:
April 30, 2025

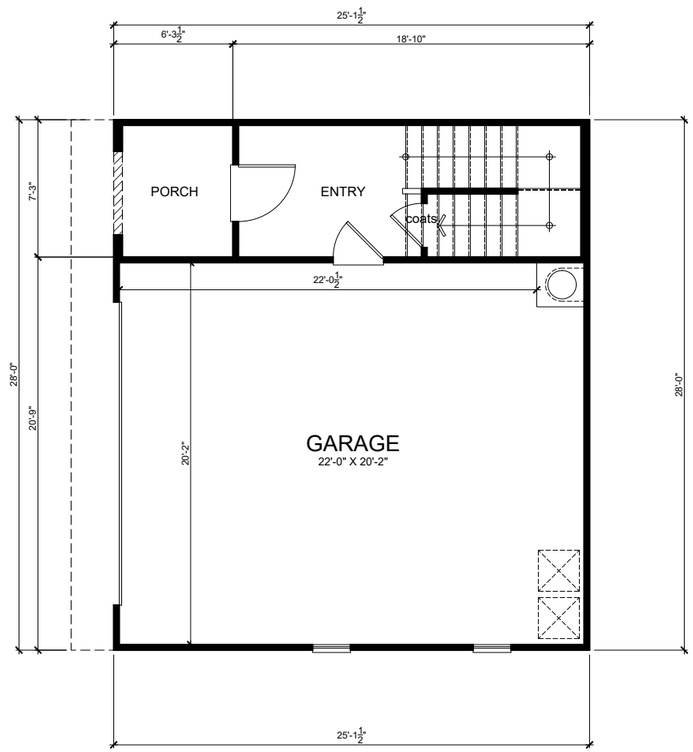
SQUARE FOOTAGE			
PLAN 2 - 328.1520			
FIRST FLOOR AREA		142	SQ. FT.
SECOND FLOOR AREA		694	SQ. FT.
THIRD FLOOR AREA		684	SQ. FT.
TOTAL AREA		1520	SQ. FT.
GARAGE AREA		514	SQ. FT.
PORCH AREA		47	SQ. FT.
DECK AREA		72	SQ. FT.



Third Floor Plan



Second Floor Plan



First Floor Plan

Plan 2 328.1520

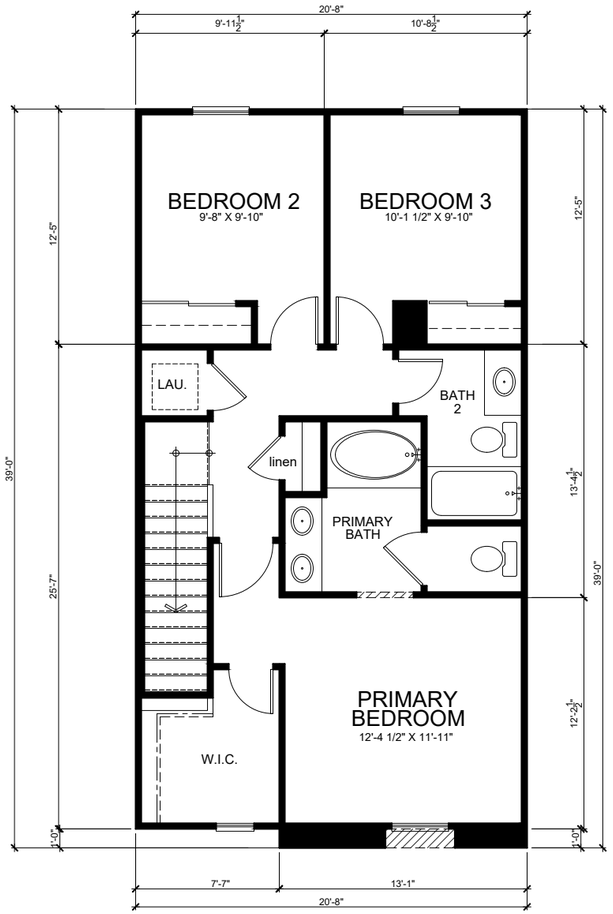
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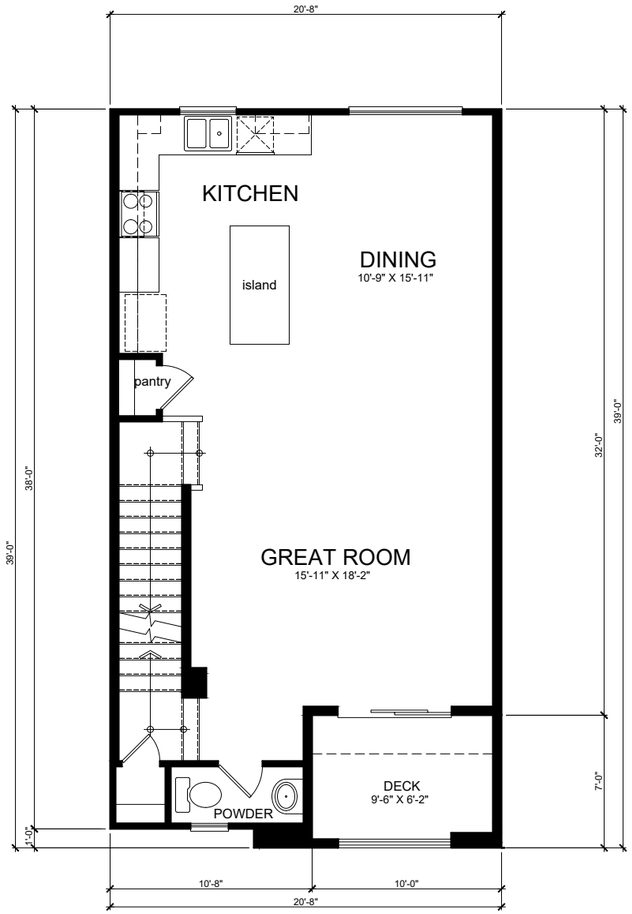
VENTANA PA3 - 3-STORY TOWNHOMES

JOB No. :
STORY:
April 30, 2025

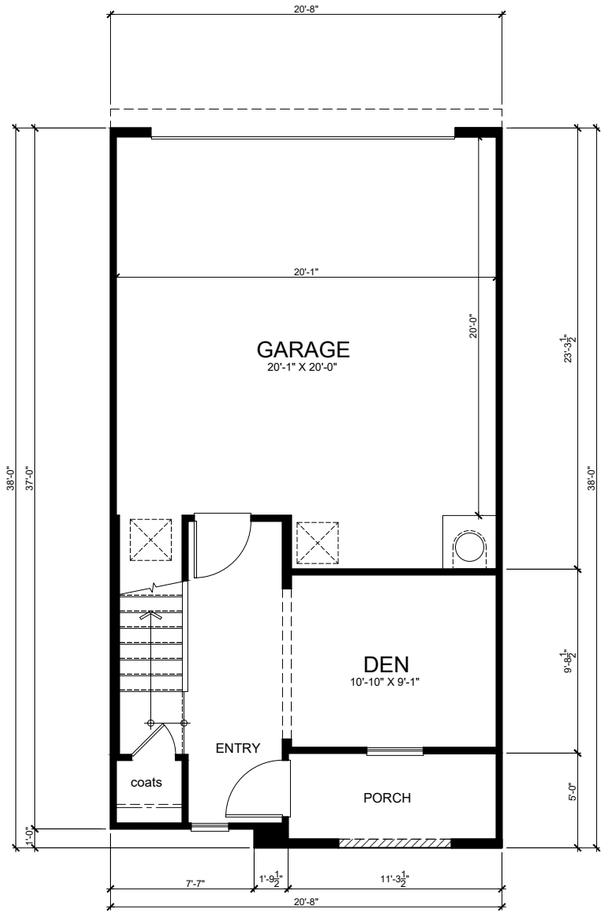
SQUARE FOOTAGE			
PLAN 3 - 321.1743			
FIRST FLOOR AREA		287	SQ. FT.
SECOND FLOOR AREA		725	SQ. FT.
THIRD FLOOR AREA		731	SQ. FT.
TOTAL AREA		1743	SQ. FT.
GARAGE AREA		432	SQ. FT.
PORCH AREA		56	SQ. FT.
DECK AREA		70	SQ. FT.



Third Floor Plan



Second Floor Plan



First Floor Plan

Plan 3 321.1743

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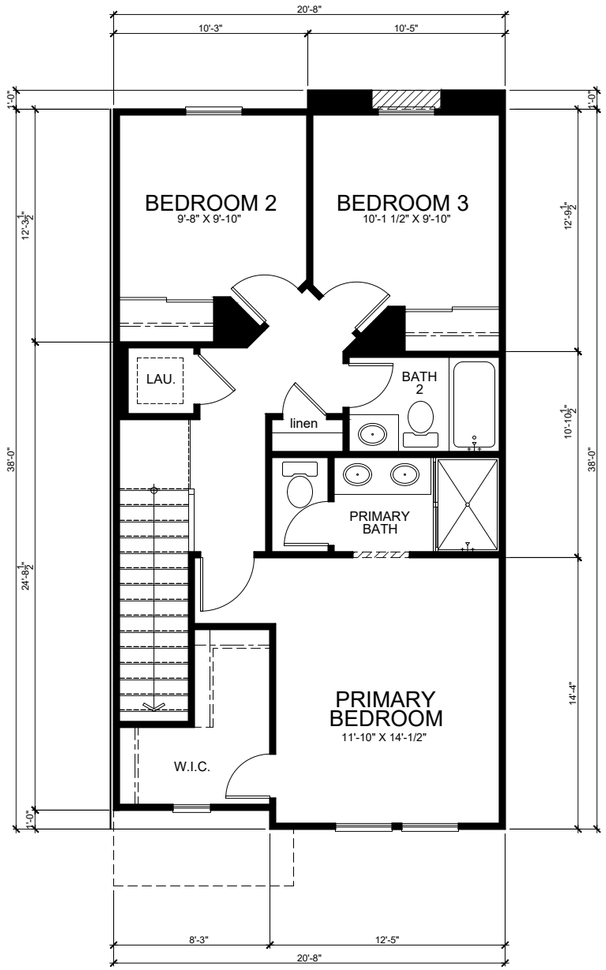
FONTANA, CA

VENTANA PA3 - 3-STORY TOWNHOMES

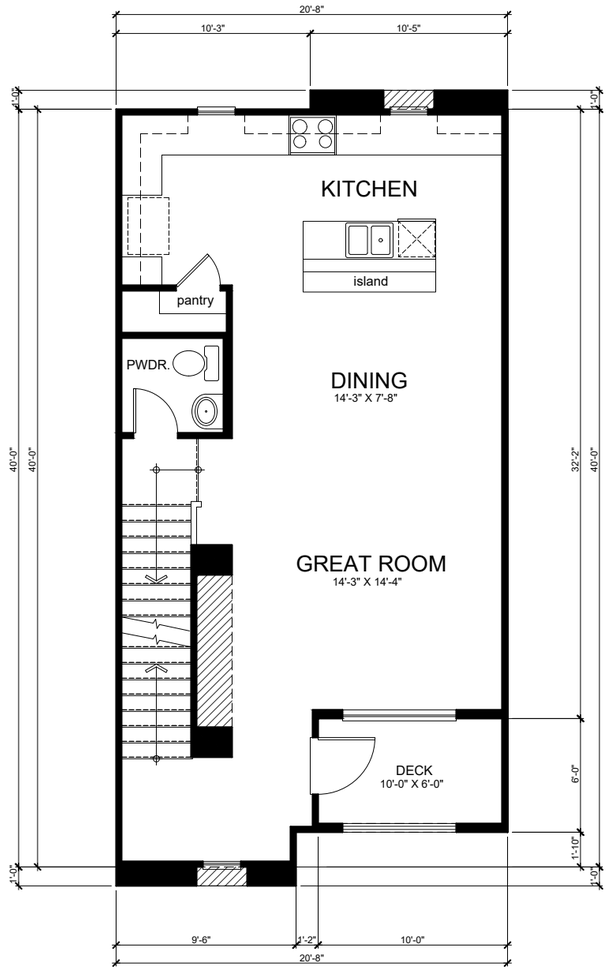
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STORY:
April 30, 2025

SHEET: A4.03

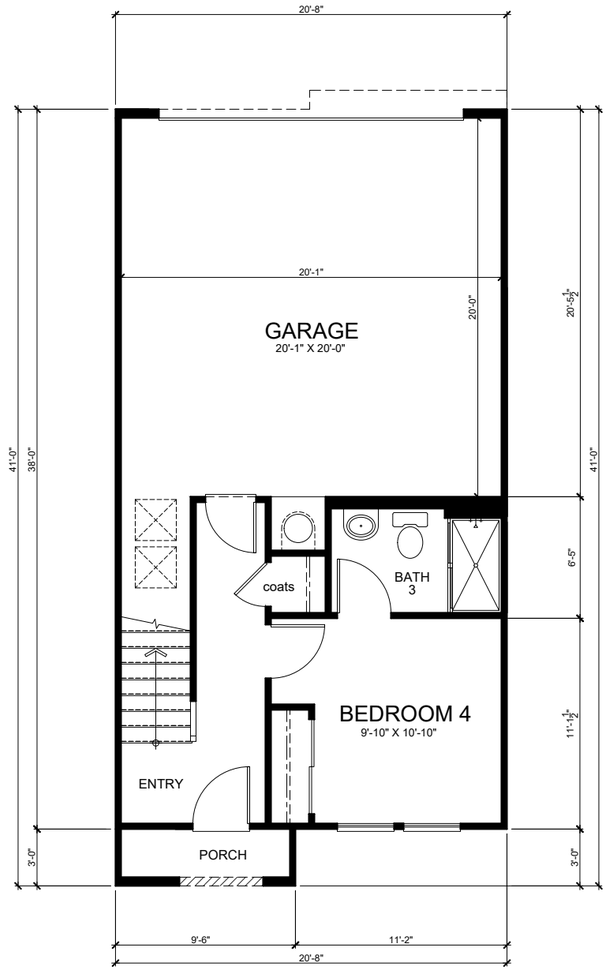
SQUARE FOOTAGE			
PLAN 4 - 321.1886			
FIRST FLOOR AREA		368	SQ. FT.
SECOND FLOOR AREA		746	SQ. FT.
THIRD FLOOR AREA		777	SQ. FT.
TOTAL AREA		1886	SQ. FT.
GARAGE AREA		422	SQ. FT.
PORCH AREA		28	SQ. FT.
DECK AREA		60	SQ. FT.



Third Floor Plan



Second Floor Plan



First Floor Plan

Plan 4 321.1886

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VENTANA PA3 - 3-STORY TOWNHOMES

JOB No. :
STORY:
April 30, 2025

Ventana (Duncan Canyon)

Southern California / Inland Empire Division
Project #3022-999112
Rev. July 22, 2025

kb HOME

2 & 3 STORY PRODUCTS

ROOF TILE
Manufacturer: Boral
Profile: Barcelona



ROOF
BARCELONA Barcelona La Terra Blend
1 BCCS 6031

STONE
Manufacturer: Cultured Stone
Profile: Country Ledgestone
(Grout/ Mortar: Coco Brown)



STONE
RoughCut
HEIGHT: 1.5”–11.5” | LENGTH: 3.25”–18.25”`
Vineyard Trail

STUCCO
Manufacturer: Omega
System: Diamond Wall One Coat System

STUCCO 1
KB 2059
Windswept Canyon (SW 9010)

STUCCO 3
KB 2011
Ecru (SW 6135)

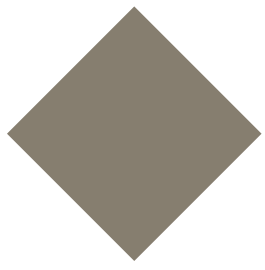


STUCCO 2
KB 1289
Icicle (SW 6238)

STUCCO 4
North Star (SW 6246)

PAINT - FASCIA / TRIM
Manufacturer: Sherwin-Williams

FASCIA / TRIM
Cocoon (SW 6173)



PAINT - FRONT ENTRY / SHUTTERS
Manufacturer: Sherwin-Williams

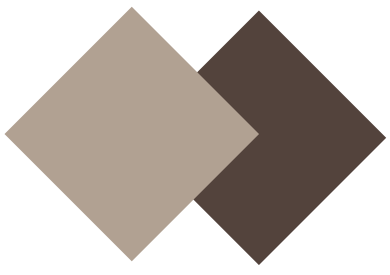
FRONT ENTRY 1 / SHUTTERS 1
Kale Green (SW 6460)



FRONT ENTRY 2 / SHUTTERS 2
Black Bean (SW 6006)

GARAGE
Manufacturer: Wayne-Dalton

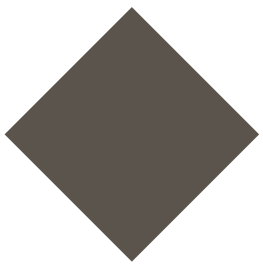
GARAGE 1
FACTORY SANDSTONE
(SW 9174)



GARAGE 2
FACTORY BROWN
(SW 6006)

PAINT - ARCHITECTURAL DETAILS
Manufacturer: Sherwin-Williams

WROUGHT IRON
Sealskin (SW 7675)



KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors textures, materials, and combinations.



Perspective of the Pool and Recreation Building

SHEET INDEX POOL BUILDENG:

A0.00	Cover Sheet
0.1	Floor Plan
0.2	Elevations

0 4
2 8

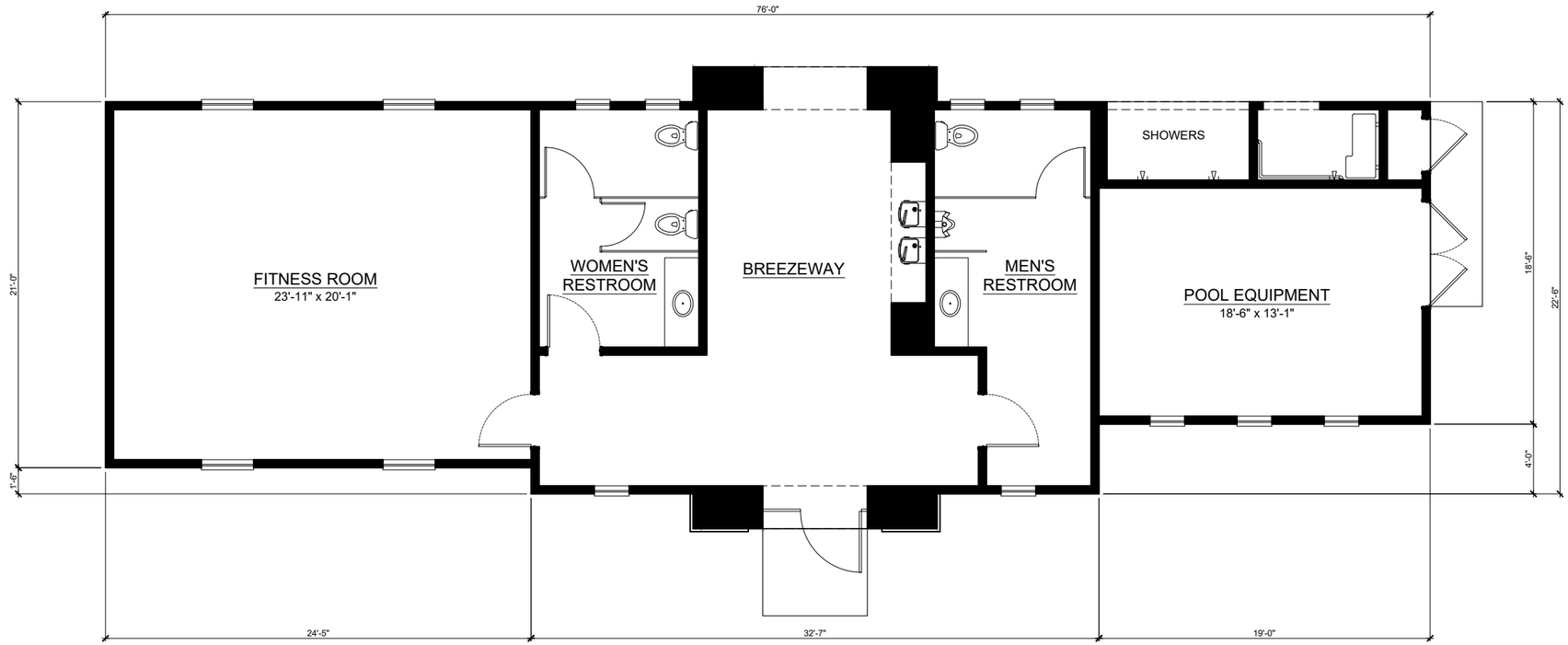
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VENTANA POOL & RECREATION BUILDING

POOL BLDG,

JOB No. :
STORY:
April 30, 2025



Floor Plan

0 4
2 8

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VENTANA POOL & RECREATION BUILDING

POOL BLDG,

JOB No. :
STORY:
April 30, 2025

SHE 256

Sheet 01

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	WOOD FASCIA / BARGE BOARD
3	STUCCO FINISH (16/20 SAND)
4	STUCCO OVER FOAM TRIM
5	HIGH DENSITY FOAM CORBELS
6	VINYL WINDOW SYSTEM
7	DECORATIVE SHUTTERS
8	WROUGHT IRON GATE
9	COACH LIGHT



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

0 4
2 8

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FONTANA, CA

VENTANA POOL & RECREATION BUILDING

POOL BLDG,

JOB No. :
STORY:
April 30, 2025

257

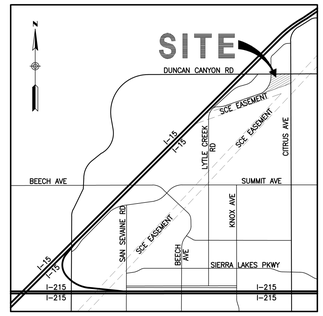
BHE

Sheet 02

CITY OF FONTANA

VENTANA PA3 TOWER & MONUMENT PLAN





VICINITY MAP
N.T.S.

MONUMENT TYPE



Primary Entry Monument



Secondary Entry Monument

TOWER BUILDING TYPE



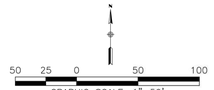












\\cip-rickeng.com\projects\c200001_20248_Ventana PA3\Landscape\2_Concept\WorkingFiles\20248-L-RenderedPlan.dwg - PLOTTED ON 2025-09-09 © 2025 Rick Engineering Company

RESOLUTION NO. PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING TENTATIVE TRACT MAP NO. 25-0001 FOR A CONDOMINIUM MAP, AND APPROVING DESIGN REVIEW NO. 25-0006 FOR SITE AND ARCHITECTURAL REVIEW OF 219 ATTACHED CONDOMINIUM (TOWNHOUSE) UNITS AND ASSOCIATED SITE IMPROVEMENTS, ON APPROXIMATELY 13.1 GROSS ACRES LOCATED AT 16015 DUNCAN CANYON ROAD (APN: 1107-262-64 (FORMERLY KNOWN APN: 1107-262-08) AND DETERMINE THAT THE PROJECT HAS BEEN REVIEWED UNDER A PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH: 2021100400), PURSUANT TO SECTION 15126 THROUGH 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, 16015 Duncan Canyon Road, also identified as Assessor Parcel Number ("APN") 1107-262-64 (formerly known as APN: 1107-262-08) ("Project Site"), was annexed from San Bernardino County and incorporated into the City of Fontana on October 8, 1981 ("Project Site"), and

WHEREAS, on March 10, 2025, the City of Fontana ("City") received an application from KB Home ("Applicant"), for a Tentative Tract Map No. 25-0001 (TTM No. 20272) for a condominium map, and a Design Review (DR) No. 25-0006 seeking approval to construct a 219-condominium unit (townhouse) development and associated site improvements, at the Project Site (the "Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of Multi-Family Medium/High Residential (R-MFMH) and is located within Planning Area 3 of the Ventana at Duncan Canyon Specific Plan, for which the City Council of the City of Fontana ("City Council") approved an amended version on September 13, 2022 and which allows the development; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code Section 2100) ("CEQA") Guidelines and the State CEQA Guidelines (14. Cal Code Regs. Section 1500), the city, acting as the lead agency under CEQA, previously determined that an Environmental Impact Report (EIR) must be prepared to evaluate and disclose all potential significant environmental impacts associated with the Ventana at Duncan Canyon Specific Plan; and

WHEREAS, on July 26, 2022, the city certified the Final Environmental Impact Report ("FEIR") (SCH No. 2021100400) for the Ventana at Duncan Canyon Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term "FEIR" refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section 15162 through 15164, staff has determined that none of the criteria requiring a subsequent environmental document have been met and that further environmental analysis is not required. A Notice of Determination has been prepared; and

WHEREAS, copies of the FEIR were available during the public review period at City Hall and on the City's website; 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. 25-0001 (TTM No. 20272) and **Exhibit "B"** for Design Review ("DRP") No. 25-0006; 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 December 5, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on December 16, 2025, a duly noticed public hearing on Tentative Tract Map No. 25-0001 (TTM No. 20272) and Design Review No. 25-0006, 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 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 December 16, 2025; 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 reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission has reviewed and considered the Ventana Specific Plan FEIR and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the previously adopted Environmental Impact Report (SCH: 2021100400) has adequately identified that there will be no impacts associated with this project, and no previously reviewed impact areas have changed pursuant to CEQA Sections 15162 through 15164. The Planning Commission further finds no further review is required in compliance with the State CEQA Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the FEIR and all related information presented to the Planning Commission, the Planning Commission finds that the preparation of a subsequent or supplemental EIR is not required for the project because the project:

A. Will not result in substantial changes that would require major revisions of the Ventana at Duncan Canyon Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
B. Will not result in substantial changes with respect to the circumstances under which the Proposed Project are developed that would require major revisions of the Ventana at Duncan Canyon Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Ventana at Duncan Canyon Specific Plan FEIR documents were certified showing any of the following:
    (i) The Proposed Project would have one or more significant effects not discussed in the EIR;
    (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
    (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
    (iv) That mitigation measures or alternatives considerably difference from those analyzed would substantially reduce one or more significant effects on the environment but which the lead agency declined to adopt.

Section 4. Notice of Determination. The Planning Commission hereby determines that the project was analyzed under the previously certified EIR for the Ventana at Duncan Canyon Specific Plan Project Final Environmental Impact Report (SCH No. 2021100400) that was prepared pursuant to State CEQA Guidelines Section 15162 and 15164 along with the City of Fontana 2019 Local Guidelines for implementing CEQA, and that no additional environmental review is required. The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

Section 5. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for TTM No. 25-0001 in accordance with Section 26-55 “Hearing; criteria for approval” of the Fontana Zoning and Development Code.

Finding No. 1. **That the proposed map is consistent with the city’s general plan and any applicable specific plan.**

Findings of Fact: Tentative Tract Map No. 25-0001 (TTM No. 20282) is consistent with the General Plan Land Use designation of Multi-Family Medium/High

Residential (R-MFMH) and is located in Planning Area 3 (High Density Residential) of the Ventana at Duncan Canyon Specific Plan. The Tentative Tract Map is a request for a condominium map for the construction of 219-condominium units (townhomes) within new two and three-story buildings. The proposed Tentative Tract Map will create boundaries for each unit so that each unit may be sold separately, and to establish a homeowner's association for the community. The Tentative Tract Map meets the minimum standards of the specific plan and of Chapter 26 of the Municipal Code.

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

Findings of Fact: The Project has been designed to be consistent with the General Plan and the Ventana at Duncan Canyon Specific Plan, including on and off-site improvements. The subdivision design conforms to the requirements of Chapter 15 (Land Use, Zoning, and Urban Design Element) and Chapter 9 (Community Mobility and Circulation Element) and Chapter 16 (Stewardship and Implementation Element) of the General Plan by providing the space for high quality site designs that can accommodate a variety of land uses as well as connect the new and existing master-planned residential communities. By the construction of the on-site and off-site improvements such as curb, gutter, sidewalks, and underground utilities, this will further meet the guidelines set for by the FMC. The Project has been reviewed by the Planning Department, Engineering Department and Fire Protection, and it was determined that the conditions of approval will ensure compliance with city code and regulations.

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

Findings of Fact: The Project Site is approximately 13.1 gross acres and is adequate in size and density to accommodate the development of 219 condominium units (townhomes). The specific plan allows for up to 30 units per acre, and the proposed project will have 16.7 units per acre. The site is currently vacant, and the existing topography is relatively level. The development of the site will not require setback variances. Therefore, the site is suitable for this type of development.

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 and wildlife or their habitat.

Findings of Fact: The design of Tentative Tract Map No. 25-0001 (TTM No. 20282) and the public improvements will not likely cause substantial environmental damage, nor will it substantially and unavoidably injure fish and wildlife or their habitat, because there are no bodies of water nearby. There will be no significant effect on the environment with mitigation as identified in the previously certified EIR.

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

Findings of Fact: The design of Tentative Tract Map No. 25-0001 (TTM No. 20282) will not cause public health problems. The development complies with the Zoning and Development Code, General Plan and Ventana at Duncan Canyon Specific Plan. Planning Area 3 (High Density Residential). Improvements include connection to the public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. The improvements will provide safe walking paths and driving routes which will promote the public health and safety. Therefore, the Project promotes the public health, safety and welfare of the surrounding community and will not cause public health problems.

Finding No. 6 **That 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 Tentative Tract Map 25-0001 (TTM No. 20282) and public improvements will not conflict with access easements acquired by the public. The project site is adjacent to the Edison corrido easement; however, the project development will not conflict with the existing corridor easement. One of the improvements includes adding a tubular steel fence with pilasters along the corridor area to restrict access to the corridor easement. The project property will be accessed from Duncan Canyon Road, with right-in, right-out only access, and a fully signaled light on John Previti Avenue, both publicly maintained streets.

Section 6. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 25-0006 in accordance with Section 30-120 "Finding 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 specific plan.**

Findings of Fact: The Project consists of the development of 219 condominium (townhome) units on a 13.1-acre site. The Project is consistent with the General Plan designation for the Project Site, which is Multi-Family Medium/High Residential (R-MFMH). The R-MFMH land use category is intended for multi-family residential use. The site is located within Planning Area 3 (High Density Residential) of the Ventana at Duncan Canyon specific plan which also allows for multi-family projects including townhomes. The specific plan requires Tuscan architectural design with specific hardscape and amenity features. The applicant provided a Tuscan architectural design and provided all of the hardscape and amenity features laid out in the specific plan. The project not only meets the standards of the specific plan, but also compliments other developed area of the specific plan, such as Planning Area 1, a multi-family apartment project. Both projects carry similar architectural features that enhance the overall community. The project will be providing individual

covered garage parking for each unit and will exceed the minimum parking requirement of the specific plan. The Project will be developed with several quality amenities, such as a dog park, fitness challenge station, pool area, BBQ area, multiple picnic areas, a pool cabana, and a paseo that provides connectivity between all of the amenities. Overall, the project meets and exceeds the minimum development standards of the specific plan.

Finding No. 2. **This 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: Project consists of the development of a new 219 condominium unit (townhouse) project on 13.1 acres. The Project will be constructed pursuant to all applicable building, zoning, and fire codes, in addition to the Conditions of Approval attached hereto as Exhibits A and B and referenced herein. The development complies with the City of Fontana Zoning and Development Code and the specific plan. The Project improvements, including sidewalks, drainage, and grading, ensure a safe and well-designed development. The project site is currently a vacant property, and the proposed development will provide safe improvements to this community by providing safe walking sidewalks for pedestrians as well as safe vehicular circulation. Additional features such as on-site and off-site lighting and new enhanced landscaped areas have been incorporated to create an attractive atmosphere. This will encourage walkable connectivity between communities. Additionally, the site improvements have been reviewed by Fontana Fire, Building and Safety, and Engineering Departments to ensure the improvements were well-designed. The development meets all setbacks, height, landscaping, design, parking, access, and safety requirements resulting in promoting the public health, safety, and welfare of the community.

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 Ventana at Duncan Canyon specific plan architectural guidelines encourages the influence of Tuscan architecture. Features of the project include a smooth stucco exterior combined with decorative stone veneer, decorative iron features, and terracotta s-tile roof. Architectural relief for the buildings consists of decorative window treatments, decorative lighting, varied roof lines, and “pop-outs”. The use of a variety of colors and materials such as the stucco finish and the stones further adds to the Tuscan architectural design. The Project enhances the surrounding neighborhood by incorporating architectural style that compliments the surrounding area. The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The project will carry similar desired design features to other developed projects in this area that will enhance the surround neighborhood. The Project Site is physically suitable in size and shape to support the new condominium complex buildings which will be built in accordance with the Fontana Municipal Code that will

make for a safe, attractive, and well-designed Project.

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

Findings of Fact: The development has appropriate improvements, not only for the Project site but for the surrounding area. Project features include sidewalks, drainage, grading, perimeter walls, and fencing to provide a safe and well-designed neighborhood. This project will provide safe pedestrian access, as well as safe vehicular access to not only the future residents of the 219 townhomes (condominiums), but also to the surrounding communities. The Project has been reviewed by Planning, Engineering, Fire, and Building and Safety for site circulation, access, and safety and the project meets or exceed the requirements for all applicable building codes, zoning and fire codes.

Section 7. Approvals. Based on the foregoing, the Planning Commission hereby approves TTM No. 25-0001, and DRP No. 25-, subject to the Conditions of Approval, attached hereto as "**Exhibit A**" and "**Exhibit B"** and incorporated herein by this reference as though fully set forth herein.

Section 8. Notice of Determination. The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

Section 9. 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 10. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 11. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 12. 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 application 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 16th day of December 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 adopted by the Planning Commission at a regular meeting thereof, held on the 16th day December, 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Joseph Armendarez, Secretary

FONTANA
CALIFORNIA

Exhibit "A"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0018
Tentative Tract Map No. 25-0001

DATE: December 16, 2025

LOCATION: 16015 Duncan Canyon Road (APN: 1107-26-08)

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. 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.

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.

5. 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.

6. 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.

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. 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.

10. The developer shall comply with the mitigation measures identified in the CEQA EIR (SCH No. 2021100400) that was previously approved, Mitigation Monitoring and Reporting Program (MMRP) for the Ventana at Duncan Canyon specific plan as approved by the City Council.

FONTANA
CALIFORNIA

Exhibit "B"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0018
Design Review No. 25-0006

DATE: December 16, 2025

LOCATION: 16015 Duncan Canyon Road (APN: 1107-26-08)

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. 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.

3. 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.

4. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

5. 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.

   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 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.

7. Color combinations and color schemes 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.

8. The developer shall comply with the mitigation measures identified in the CEQA EIR (SCH No. 2021100400) that was previously approved, Mitigation Monitoring and Reporting Program (MMRP) for the Ventana at Duncan Canyon specific plan as approved by the City Council.

9. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight.

10. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

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

12. The current Development fees must be paid prior to issuance of building/construction permits.

13. 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.

14. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.

15. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

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. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

19. Design Review No. 25-0006 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.

20. 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.

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 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

22. 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.

23. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

24. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

25. 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.

26. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

27. 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.

28. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee

29. 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 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(b7) of the Municipal 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.

        iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

30. 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.

PRIOR TO ISSUNACE OF CERTIFICATE OF OCCUPANCY

31. Prior to the 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.

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

BUILDING AND SAFETY DEPARTMENT

33. 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.

34. This site is located in the fire area designated VHFHSZ, all structures must be constructed with ignition resistant or noncombustible materials in accordance with most current edition of the Fire Code and California Building Code including all local ordinances and standards.

35. 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.

36. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

37. 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.

38. 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.

39. 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.

40. The applicant shall comply with the following 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, such as a public street, a 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 slode or grade for ALL drainage structures shall be one half (.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 a 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.

i. The grading plans, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

    i. The relationship between the proposed finished on-site grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

    ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

    iii. All proposed drainage structures; and

    iv. Any proposed and/or required walls or fencing.

41. The applicant is required to obtain permits for the removal and/or demolition of structures.

42. The applicant shall verify that the coach bears a State of California Department of Housing and Community Development (HCD) insignia indicating the occupancy group and design loads that the coach conforms to, and other relevant information regarding exiting, fire safety, electrical, plumbing and mechanical. The foundation system, porch and awning shall comply with plans that bear the HCD "Standard Plan Approval" stamp. The coach, foundation system, porch, and awning shall comply with the City of Fontana's design loads and site-specific conditions.

43. The applicant shall verify 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

44. 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

    b. Rough grading completed

    c. Compaction certification

    d. Pad elevations certification

e. Rough grade inspection signed off by a City Building Inspector

45. 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.

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

ENGINEERING DEPARTMENT

47. 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. Onsite sewer shall be privately maintained.

48. 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.

49. 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

50. 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.

51. 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

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

53. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD. If a CFD is not created, the project ownership shall be responsible for maintenance of all perimeter landscaping for Planning Area 3 by Property Management Association, Maintenance Agreement, or other approved association by the City.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

54. The Applicant shall record all maps, right-of-way dedications, and easements, as required for the development.

55. 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, traffic signals, 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.

56. The applicant shall construct all street, streetlight, signing and striping, and storm drain improvements on Duncan Canyon Road along the project frontage in accordance with the Ventana Specific Plan and project plans. Main access shall be designed and constructed consistent with commercial driveway approach per city standard 1001.

57. The applicant shall construct all street (including median), streetlight, traffic signal, signing and striping, and storm drain improvements on John Previti Road along the project frontage in accordance with the Ventana Specific Plan and project plans. Main access shall be designed and constructed consistent with commercial driveway approach per city standard 1001.

58. The applicant shall construct all street, streetlight, and signing and striping improvements on Citrus Avenue along the project frontage in accordance with the Ventana Specific Plan and project plans.

59. The Applicant shall coordinate with Southern California Edison (SCE) to improve the west side of Citrus Avenue within the SCE corridor to the south of the project. This includes right of way acquisition and/or an easement agreement to perform street widening in accordance with the Ventana Specific Plan. Applicant shall facilitate and coordinate a Joint Use Agreement or easement agreement between SCE and the City as required to install these improvements.

PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

60. 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 project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. 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

61. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

62. 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.

63. 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.

64. 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.

65. 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.

66. 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.

67. 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.

TRAFFIC DEPARTMENT

68. 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 John Previti Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

    b. The Project may have a single ingress/egress point along Duncan Canyon Road that shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only. Ingress and egress restrictions shall be reinforced with appropriate signage and pavement markings.

    c. Should emergency vehicle access to the public Right-of-Way be required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

69. 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.

70. Intersection sight distance and 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.

71. 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.

72. The Applicant shall design and construct a raised median along John Previti Avenue across the full length of the Project's frontage, except as necessary to accommodate the left-turn ingress and egress movements stated in Condition 1A above.

73. The Project shall design and construct the signal, signing, and striping modifications needed at the intersection of John Previti Avenue and Duncan Canyon Road to accommodate access to and from John Previti Avenue south of Duncan Canyon Road.

    a. The intersection shall accommodate the following lane configuration:

        i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane

        ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane

        iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane

        iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane

    b. All modifications shall be completed and/or operational at the time of the Project's first issuance of an occupancy permit.

74. The Project shall design and construct the signal modifications needed at the intersection of Citrus Avenue and Duncan Canyon Road to implement an eastbound right-turn overlap phase, subject to the approval of the City Engineer.

75. The Applicant shall provide a striping and signing plan for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans.

76. The Applicant shall pay the applicable Development Impact Fees prior to the issuance of any construction permits at the established rate pursuant to Government Code Section 66007.

77. 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.

78. 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.

FIRE DEPARTMENT

79. **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.

80. **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 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.

81. **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 a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

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

83. **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.

84. **Water System Commercial**. 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 BB 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 three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    The Fire Flow for this project shall be: 2125 GPM for a four hour duration at 20 psi residual operating pressure. Fire Flow is based on a 23,301 – 26,300 Square Foott structure.

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

86. **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 and largest building square footage. 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.

87. **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.

88. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

89. **Fire Sprinkler-NFPA #13R**. An automatic fire sprinkler system complying with NFPA 13R 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-3

90. **Fire Alarm, Waterflow Monitoring**. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.

91. **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.

92. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

93. **Illuminated Site Diagram.** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1

94. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

95. **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

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

97. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

END OF CONDITIONS

NOTICE OF DETERMINATION

TO: ☒:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Alexia Barberena Phone: **(909) 350-6568**
			Email: **abarberena@fontanaca.gov**
TO: ☒	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2021100400
Project Title: **Master Case No. 25-0018; Tentative Tract Map No. 25-0001 (TTM No. 20272), and Design Review (DRP) No. 25-0006**
Project Applicant (include address, telephone number and email address): KB Home, 36310 Inland Valley Drive, #300, Wildomar, CA 92595, Addison Garza, Project Manager, (858)-914-6027 wgarza@kbhome.com
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): **16015 Duncan Canyon Rd. (APN: 1107-262-64 (formerly known as APN: 1107-262-08)**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **A request for a condo map, and site and architectural approval of the 219-unit townhouse Project and associated site improvements, on 13.1 acres.**
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **December 16, 2025** and has made the following determinations regarding the above described project:

	The project [☐ will ☒ will not] have a significant effect on the environment.	
X	An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. **Pursuant to CEQA Guidelines sections 15162 and 15164, an Environmental Impact Report (EIR) for the Ventana Specific Plan Report (SCH: 2021100400) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 13, 2022. The EIR previously prepared and approved and fully analyzed the effects of this project. The EIR thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or MND have occurred. Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previous EIR and no further environmental review is required.**	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.	
☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	Custodian: **City of Fontana, Planning Department**	Location: **8353 Sierra Ave, Fontana CA 92335**

Date:	_____ **Salvador Quintanilla** **Senior Planner**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 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 City Clerk's Department by calling (909) 350-7602. 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 (MCN) No. 25-0018; Tentative Tract Map No. 25-0001 (TTM No. 20272), and Design Review Project (DR) No. 25-0006

A Tentative Tract Map request for the establishment of a condominium map on an approximately 13.1-acre site and a Design Review request for the site and architectural approval of a new 219-unit condominium development with 2 and 3-story buildings and associated site improvements.

Environmental Determination: Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) (SCH:2021100400) was prepared to address issues of potential concern of the proposed development. Based on CEQA Sections 15162 through 15164, staff has determined that the previously adopted Environmental Impact Report has adequately identified that there will be no impacts associated with this project, and no previously reviewed impact areas have changed.



Location of Property: 16015 Duncan Canyon Rd.
(APN: 1107-262-08)

Date of Hearing: December 16, 2025

Place of Hearing: City Hall Council Chambers
8353 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 Alexia Barberena, Associate Planner, at (909) 350-6568.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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 TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: December 5, 2025

8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 26-0711
Agenda #: DC-A

Agenda Date: 12/16/2025
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: December 16, 2025

The items listed below are for agenda forecast purposes and are subject to change.

CITY COUNCIL DECEMBER 23, 2025	PLANNER	PLACEMENT

Meeting Cancelled.

FONTANA
CALIFORNIA

MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning PN

RE: Agenda for Upcoming Planning Commission Items

DATE: December 16, 2025

The items listed below are for agenda forecast purposes and are subject to change.

PLANNING COMMISSION JANUARY 6, 2026	PLANNER	PLACEMENT

Meeting Cancelled due to Winter Break.