



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0353
Agenda #: PH-A

Agenda Date: 7/1/2025
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report

RECOMMENDATION:

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

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) and direct staff to file a Notice of Determination; and,
2. Adopt an ordinance approving Specific Plan Amendment No. 24-0001; and,
3. Adopt a resolution approving Tentative Tract Map No. 20729 (TTM No. 24-0010); and,
4. Adopt a resolution approving Design Review No. 24-0035.

APPLICANT:

Bryan Avilla
NewBridge Homes
500 Newport Center Drive, Suite 570
Newport Beach, CA 92660

LOCATION:

The project site is located south of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APN: 1110-171-02)

REQUEST:

Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached residential condominium

dwellings and associated improvements.

PROJECT PLANNER:

Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

Land Use Table:

	General Plan	Zoning/Specific Plan	Existing Use
Site	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Vacant/Undeveloped
North	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwellings
South	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwellings
East	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Residential
West	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwelling

PROJECT DESCRIPTION:

Net Site Area: 3.33 acres

Proposed Units: 54

Density: 16.3 dwelling units per acre

Building Height: 27'-1"

On-Site Parking: 96 garage spaces
45 open spaces
141 total spaces

ANALYSIS:

The applicant, NewBridge Homes, is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a Specific Plan Amendment to the Rancho Fontana Specific Plan, a Tentative Tract Map to subdivide the project site for condominium purposes, and a Design Review for the development of the project site with 54 attached condominiums and associated improvements.

Specific Plan Amendment (SPA) No. 24-0001:

The project site is located in Planning Area 18 of the Rancho Fontana Specific Plan, which has an allowable residential density of 6 dwelling units per acre. The applicant is requesting to amend the specific plan to create Planning Area 18A with an allowable residential density of 16.3 dwelling units per acre. The applicant is also proposing to include development standards in the Rancho Fontana Specific Plan for Planning Area 18A. The proposed development standards are specific to multi-family residential development and are consistent with the development standards in other specific

plans in the city.

The applicant, NewBridge Homes, is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a Specific Plan Amendment to the Rancho Fontana Specific Plan, a Tentative Tract Map to subdivide the project site for condominium purposes, and a Design Review for the development of the project site with 54 attached condominiums and associated improvements.

Specific Plan Amendment (SPA) No. 24-0001:

The project site is located in Planning Area 18 of the Rancho Fontana Specific Plan, which has an allowable residential density of 6 dwelling units per acre. The applicant is requesting to amend the specific plan to create Planning Area 18A with an allowable residential density of 16.3 dwelling units per acre. The applicant is also proposing to include development standards in the Rancho Fontana Specific Plan for Planning Area 18A. The proposed development standards are specific to multi-family residential development and are consistent with the development standards in other specific plans in the city. .

The Rancho Fontana Specific Plan and corresponding Environmental Impact Report originally contemplated a maximum of 2,445 dwelling units for the specific plan area. There are currently 2,360 dwelling units in the specific plan area, with Planning Area 18A being the last remaining undeveloped area. The additional 54 dwelling units will increase the total development in the specific plan area to 2,414 and will not increase development in excess of what was originally contemplated for the specific plan area.

The surrounding area is developed with detached single-family residential dwellings. While the proposed attached condominium development is higher in density than the residential areas in the immediate vicinity, it is not expected that it will have a detrimental effect on the surrounding area. Parking (resident and guest) will be provided on-site to eliminate strain on the surrounding streets. Additionally, the proposed condominium development will be similar in shape and scale to two-story single-family homes. Therefore, there would not be impacts on the surrounding neighborhoods, either aesthetically or functionally.

Tentative Tract Map No. 20729 (TTM 24-0010): The proposed project includes the subdivision of the project site for condominium purposes, as well as the required street dedication and improvements consistent with the surrounding area. Each dwelling unit will be sold separately and a homeowners association will be created for the maintenance of all common areas, amenities and landscaping.

Design Review (DRP) No. 24-0024: The development will be comprised of 54 attached condominiums. The applicant proposes a Spanish style of architecture. The architectural features for the proposed buildings incorporate a light earth tone color palette with accent colors to be used for entry doors, shutters, and garage doors. The architectural style includes a smooth stucco finish, tile roof, shutters, awnings, decorative clay pipes, decorative metal accents, and Spanish tile accents.

The proposed dwellings will be two to three bedrooms. Two-bedroom units are proposed to be 925 square feet and three-bedroom dwellings will range from 1,413 square feet to 1,668 square feet. Resident and guest parking is provided on-site at a rate of 2.6 parking spaces per unit. Dwelling units consist of either a one- or two-car garage. A total of 96 garage spaces are to be provided. Guest

parking will be provided as surface parking and located throughout the development. A total of 45 guest parking spaces are to be provided.

The Rancho Fontana Specific Plan does not currently include standards for recreational amenities for multi-family residential development. Therefore, the type, number and size of the amenities proposed are consistent with other similarly sized attached condominium projects in the city. The proposed development includes four barbecue areas located throughout the community. The barbecue areas feature dining tables and built-in barbecue grills. The proposed project also features a play area with play equipment, a rubberized play surface, benches, and a shade structure.

Grading/Walls:

The project site is vacant and undeveloped. The topography of the project site is generally flat, with a less than two (2) percent grade from north to south.

The project plans indicate that the existing six-foot high masonry wall on the site's southern property line will remain in place. Additionally, a drainage channel will run along the southern property line adjacent to the wall. A combination wall (two-foot-high retaining wall and four-foot high tubular steel fencing) will be constructed between the drainage channel and the adjacent northerly private and common open spaces within the site. A six-foot high split face block wall with pre-cast cap and pilasters will be constructed near the northern property line/Baseline Avenue with a three- to five-foot landscape buffer between the existing sidewalk and the wall.

Site Access/Circulation/Parking:

Access to and from the project site will be provided from Orlando Drive and Lime Avenue via a central drive aisle. The central drive aisle will connect to alleys for access to unit garages and some guest parking spaces. Additional guest parking spaces are to be located off of the central drive aisle.

Environmental:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 1981100211) has been prepared for this proposed project. The aforementioned PEIR adopted by the City Council on December 7, 1982, anticipated a maximum of 2,445 residential units for the specific plan area and the proposed project does not cause the specific plan area to exceed the originally studied number of residential units.

The proposed project does not represent significant changes to the approved Rancho Fontana Specific Plan EIR relative to CEQA since it does not change the assumptions, analysis, conclusions, or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, an Addendum to the EIR has been prepared for this proposed project

and no further/additional CEQA review is required.

A MMRP was adopted as a part of the Approved Project FEIR that ensures the measures identified in the FEIR to mitigate impacts associated with implementation of the Approved Project are applied to subsequent development projects in the Rancho Fontana Specific Plan Update area. The previously adopted mitigation measures applicable to the Approved Project will be imposed as conditions of the Proposed Project, and the MMRP, as applicable to the Approved Project, is contained in Appendix A.

The Final Rancho Fontana Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 1981100211) and the Addendum are posted on the City's website. The Rancho Fontana Specific Plan PEIR can be found at

[<https://www.fontanaca.gov/1293/Rancho-Fontana-Specific-Plan>](https://www.fontanaca.gov/1293/Rancho-Fontana-Specific-Plan)

The Addendum to the Rancho Fontana Specific Plan PEIR can be found at

[<https://www.fontanaca.gov/2137/Environmental-Documents>](https://www.fontanaca.gov/2137/Environmental-Documents).

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Project Plan Set
3. Specific Plan Amendment Document
4. Planning Commission Resolution, Findings, and Conditions of Approval
5. Notice of Determination
6. Public Hearing Notice



VICINITY MAP

DATE: July 1, 2025
CASE: Master Case No. 24-0065
Specific Plan Amendment No. 24-0001
Tentative Tract Map No. 24-010
Design Review No. 24-035

Citrus Walk

FONTANA, CALIFORNIA

Citrus Walk

FONTANA, CALIFORNIA

#24025

05.08.2025

- A-1 Conceptual Site Plan
- A-2 Conceptual Renderings - View 1 - Orlando Drive (Daytime)
- A-3 Conceptual Renderings - View 1 - Orlando Drive (Nighttime)
- A-4 Conceptual Renderings - View 2 - Lime Avenue
- A-5 Conceptual Renderings - View 3 - Courtyard

- A-6 300A Building Composite (3-Plex) - Floor Plan
- A-7 300A Building Composite (3-Plex) - Roof Plan
- A-8 300A Building Composite (3-Plex) - Spanish Elevations

- A-9 600A Building Composite (6-Plex) - Floor Plan
- A-10 600A Building Composite (6-Plex) - Roof Plan
- A-11 600A Building Composite (6-Plex) - Spanish Elevations

- A-12 Written Color Schemes
- A-13 Color Boards - Spanish

- LP-1 Overall Landscape Plan
- LP-2 Enlargements
- LP-3 Wall and Fence Plan

- C-1 Tentative Tract Map
- C-2 Conceptual Grading Plan
- C-3 Conceptual Grading Plan
- C-4 Fire Plan



Developer: New Bridge Homes
500 Newport Center Dr., Suite 570
Newport Beach, CA 92660

Contact: Bryan Avilla
Business: (949) 344-2705
www.newbridgehomes.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



Civil Engineer: Allard Engineering
16866 Seville Avenue,
Fontana, CA 92335

Contact: Reynold Allard
Business: (909) 356-1815
www.allardeng.com



Landscape: BMLA, Inc.
310 North Joy Street,
Corona, CA 92879

Contact: Nicholas J Aceves
Business: (951) 737-1124
www.bmla.net

Project Summary:

Gross Site Area: ±4.53 Ac (Per RFSP)

Net Site Area: ±3.33 Ac

Total Units: 54 Units

Density: 11.92 Du/Ac (Per RFSP)

Parking Required:

135 Spaces (2.5 Spaces per home)

Provided:

141 Spaces (2.6 Spaces per home)

-Garage = 96 Spaces

-Head In = 45 Spaces

Provided Open Space

Private: 12,785 sq.ft.

Recreational Open Space

Active Open Space: 6,212 sq.ft.

BBQ: 1,219 sq.ft.

Passive Open Space HOA: 21,632 sq.ft.

Total: 29,063 sq.ft.

* Adaptable Units

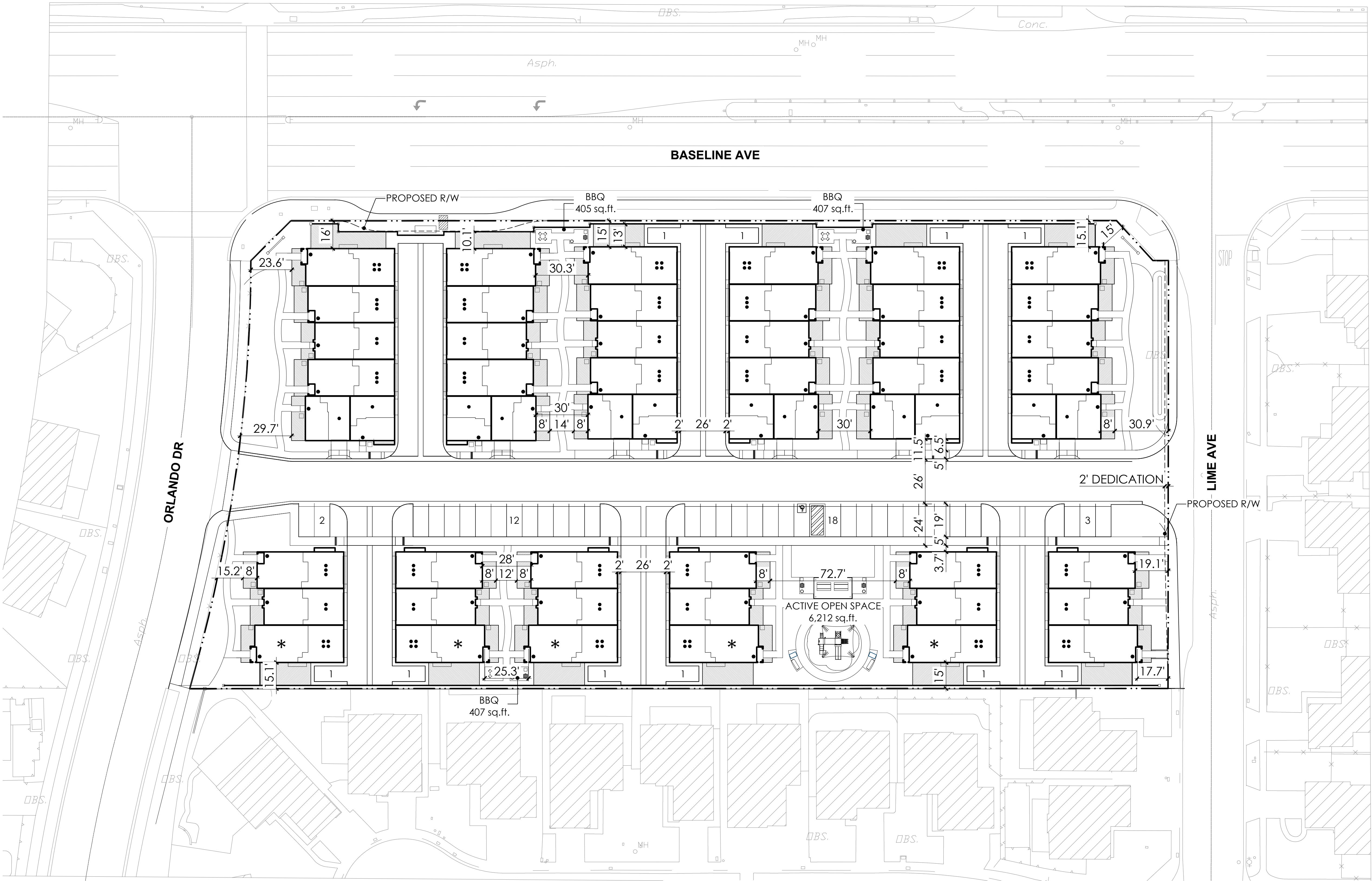
- Notes:
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per parcel map.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints may change due to the final design elevation style.
 6. Open space area is subject to change.
 7. Building setbacks are measured from property lines to building foundation lines.



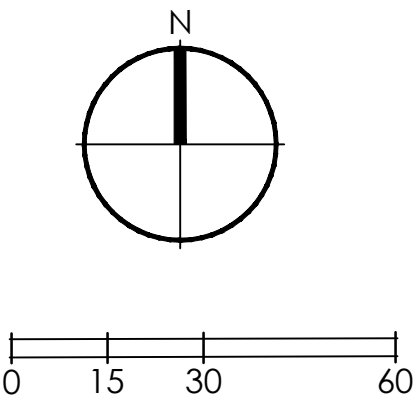
Citrus Walk
FONTANA, CA

05.08.2025
A-1

Kevin L. Crook
Architect
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#24025
PLANNING + ARCHITECTURE



CONCEPTUAL SITE PLAN





VIEW 1 - ORLANDO DRIVE (Daytime)
CONCEPTUAL RENDERINGS



VIEW 1 - ORLANDO DRIVE (Nighttime)
CONCEPTUAL RENDERINGS



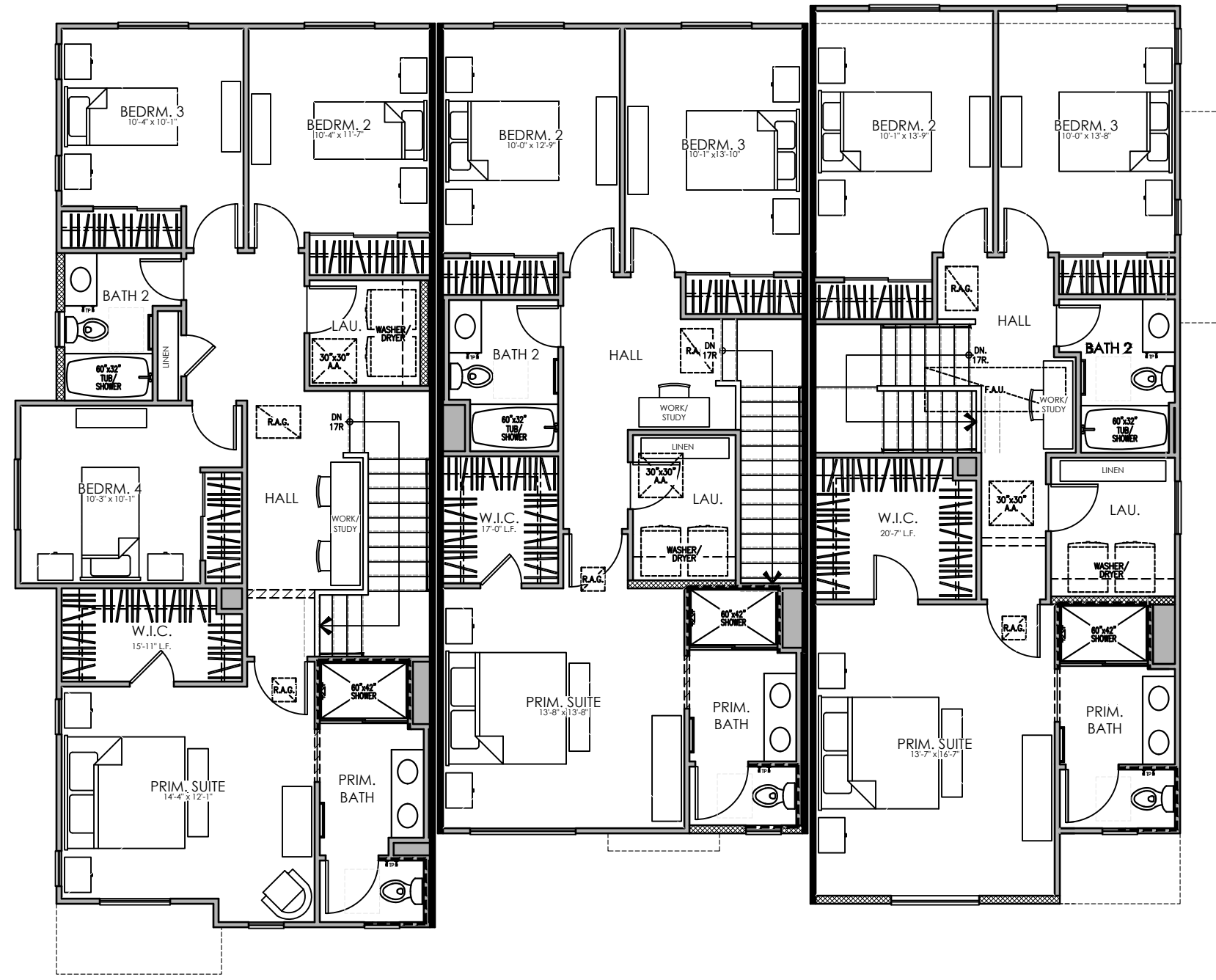
VIEW 2 - LIME AVENUE
CONCEPTUAL RENDERINGS

Citrus Walk
FONTANA, CA

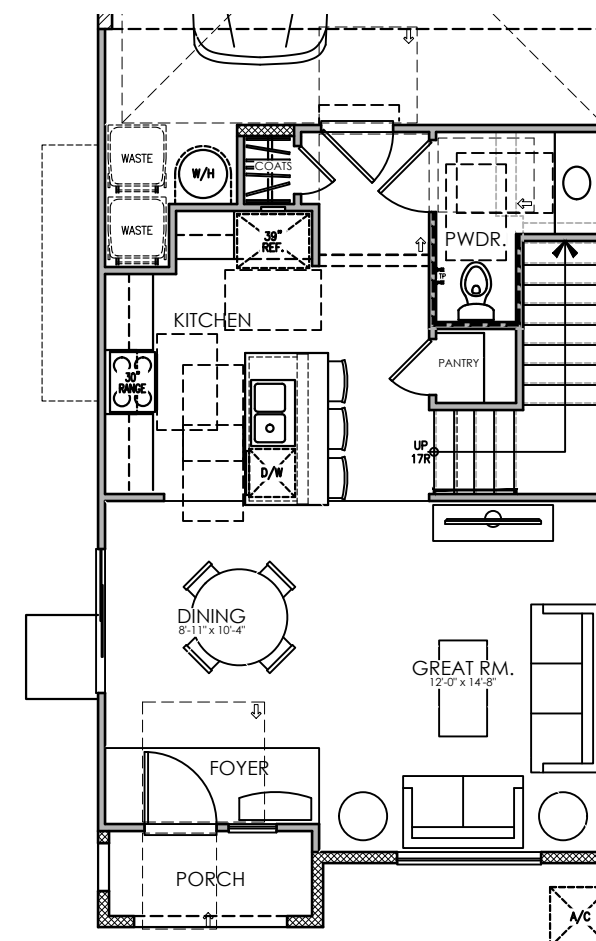


VIEW 3 - COURTYARD
CONCEPTUAL RENDERINGS

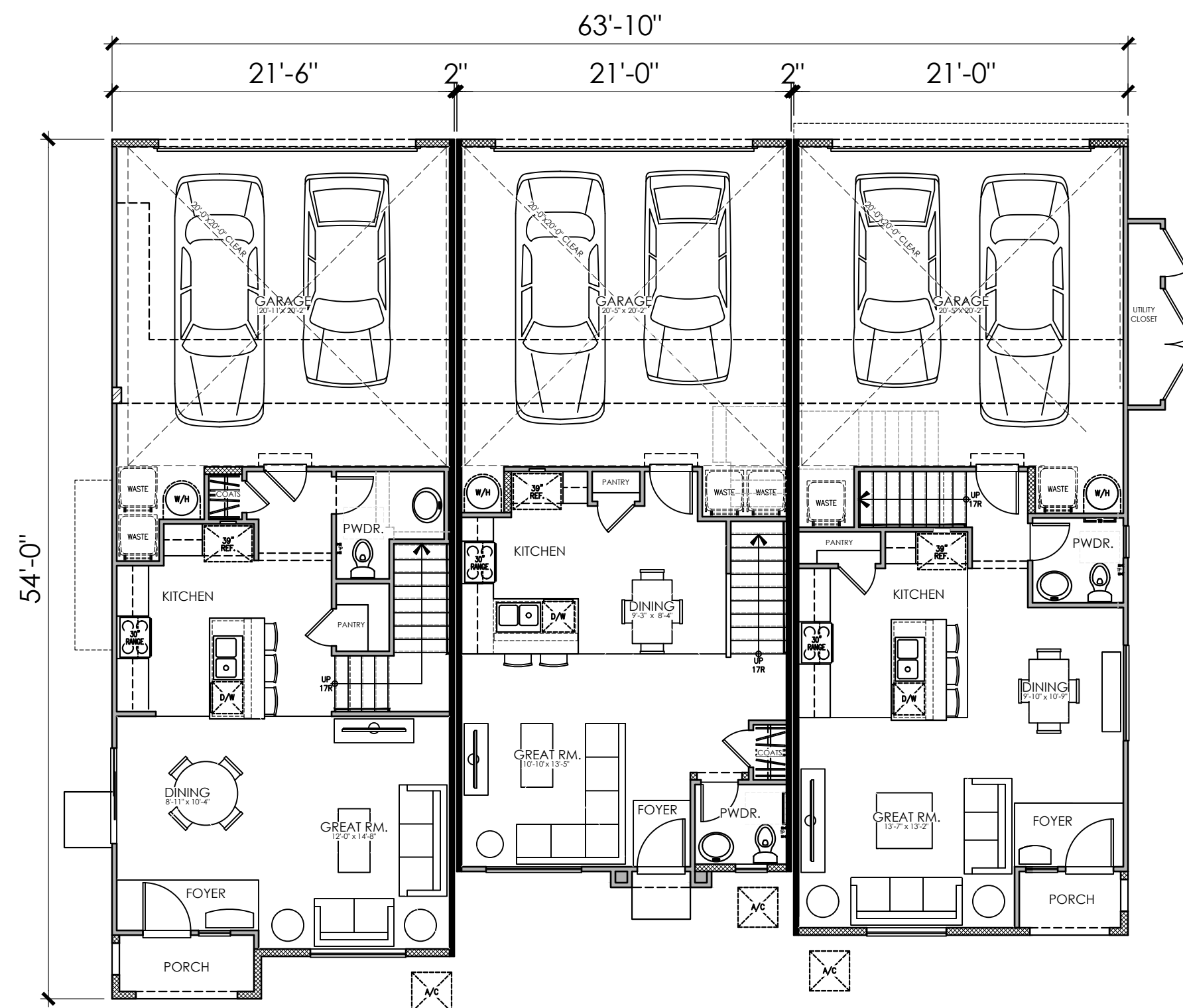
Citrus Walk
FONTANA, CA



SECOND FLOOR PLAN



UNIT 4.0
ADAPTABLE



UNIT 4.0
1,668 S.F.
4 BDRM., 2.5 BATH

UNIT 2.0
1,413 S.F.
3 BDRM., 2.5 BATH

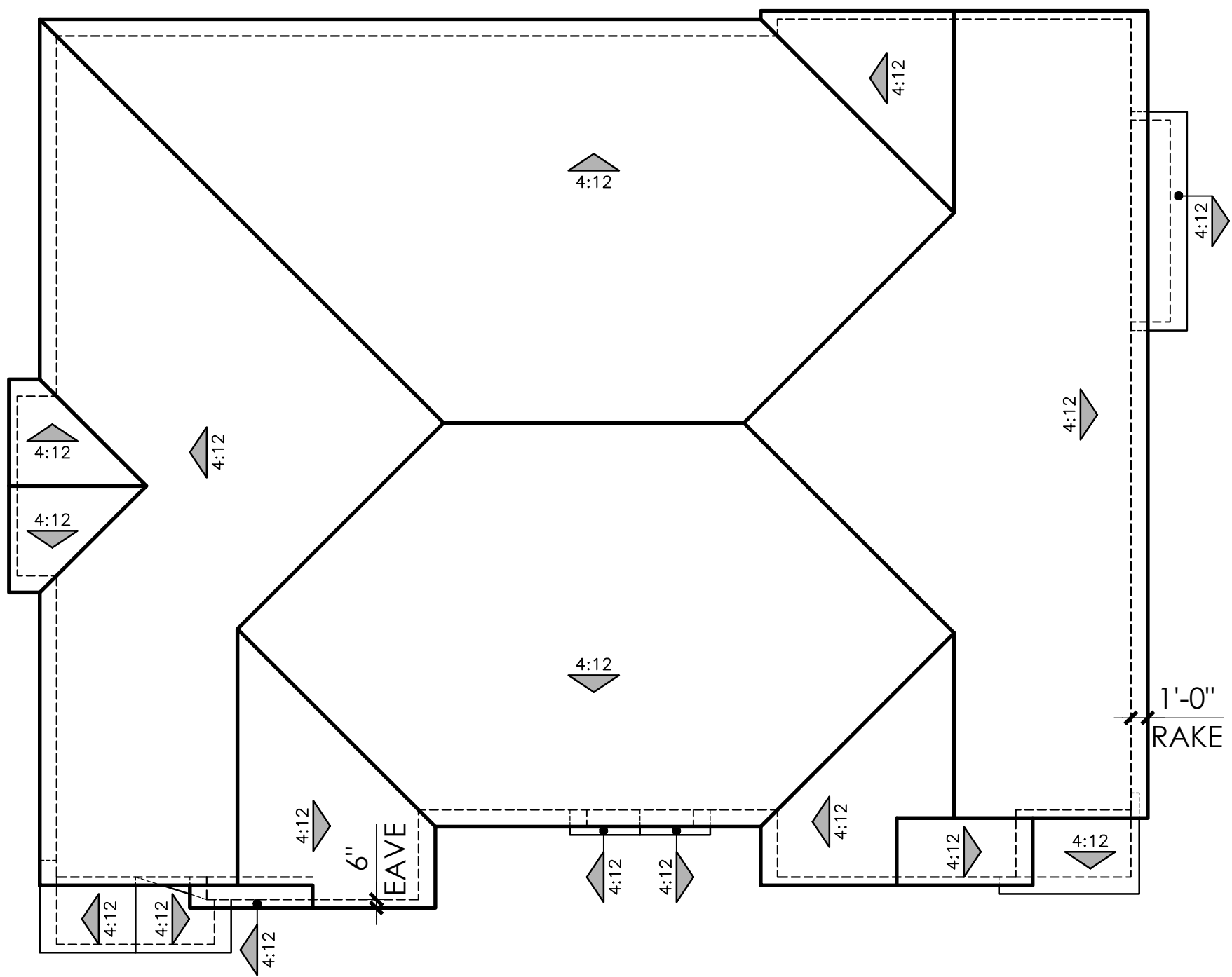
UNIT 3.1
1,535 S.F.
3 BDRM., 2.5 BATH

FIRST FLOOR PLAN

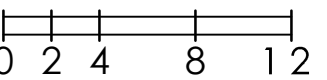
300A BUILDING COMPOSITE (3-PLEX) FLOOR PLAN

NOTE:
REFER TO CIVIL PLANS FOR REQUIRED STEPS,
NOT TO EXCEED 7.5"

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



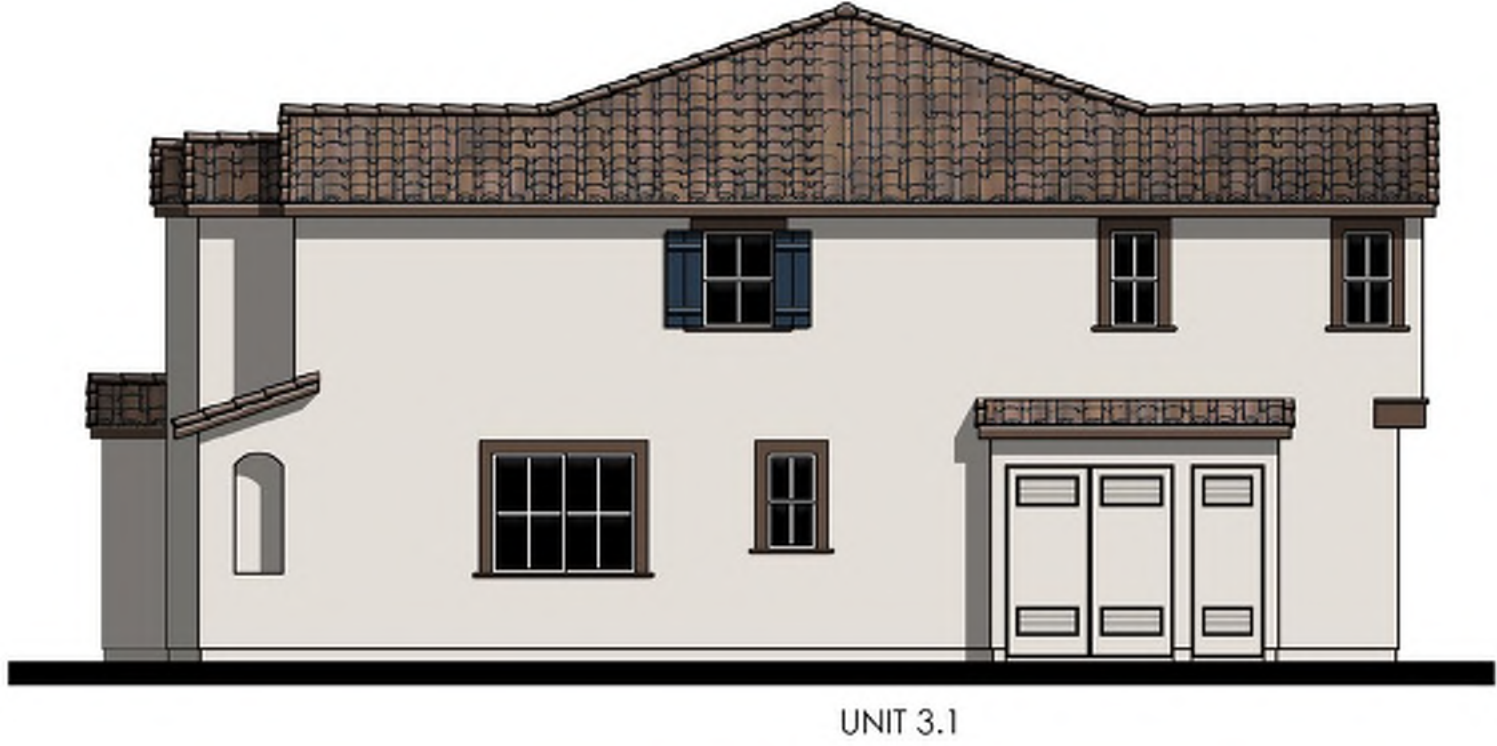
300A BUILDING COMPOSITE (3-PLEX)
ROOF PLAN



OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



FRONT



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE "S" TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY PIPES |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |



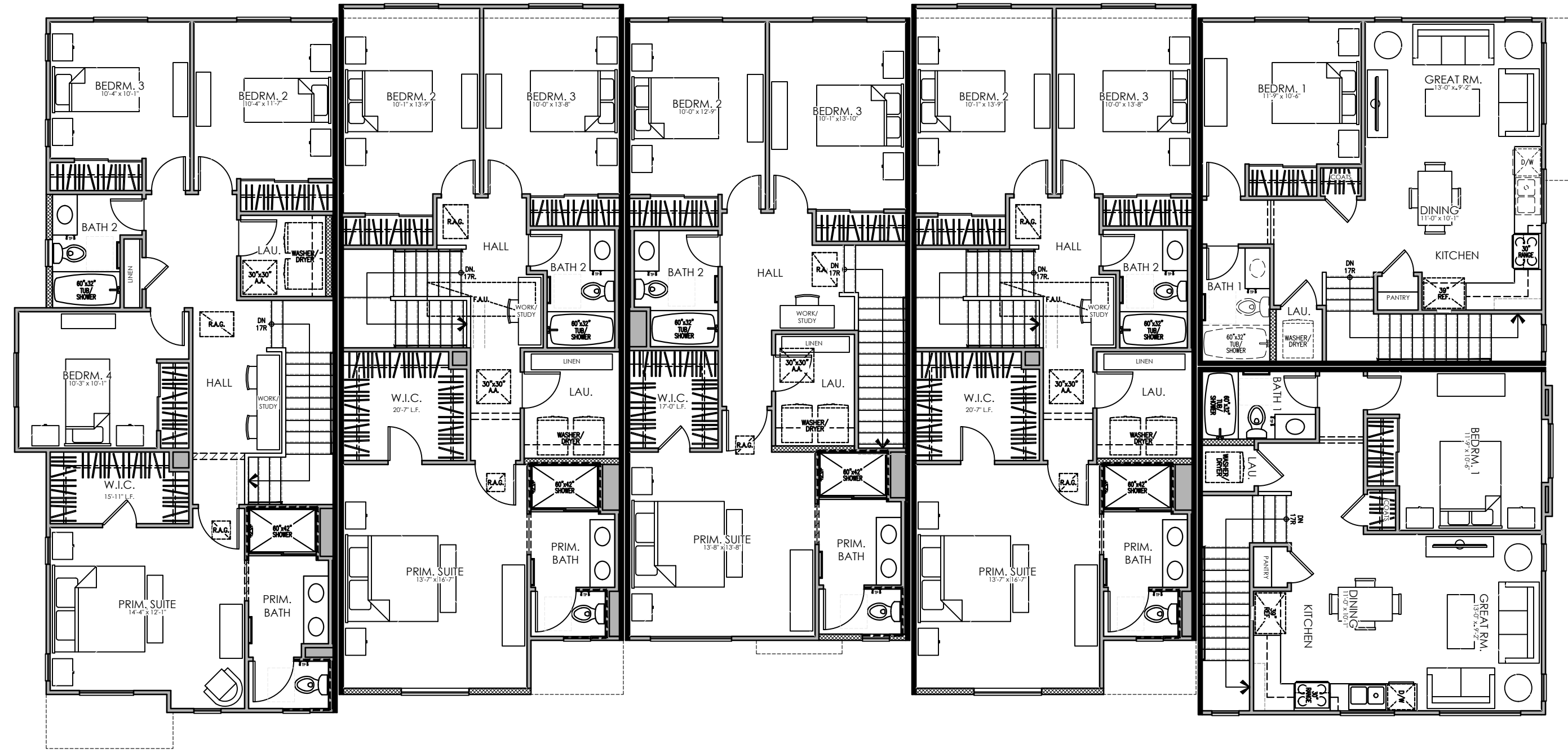
REAR



LEFT

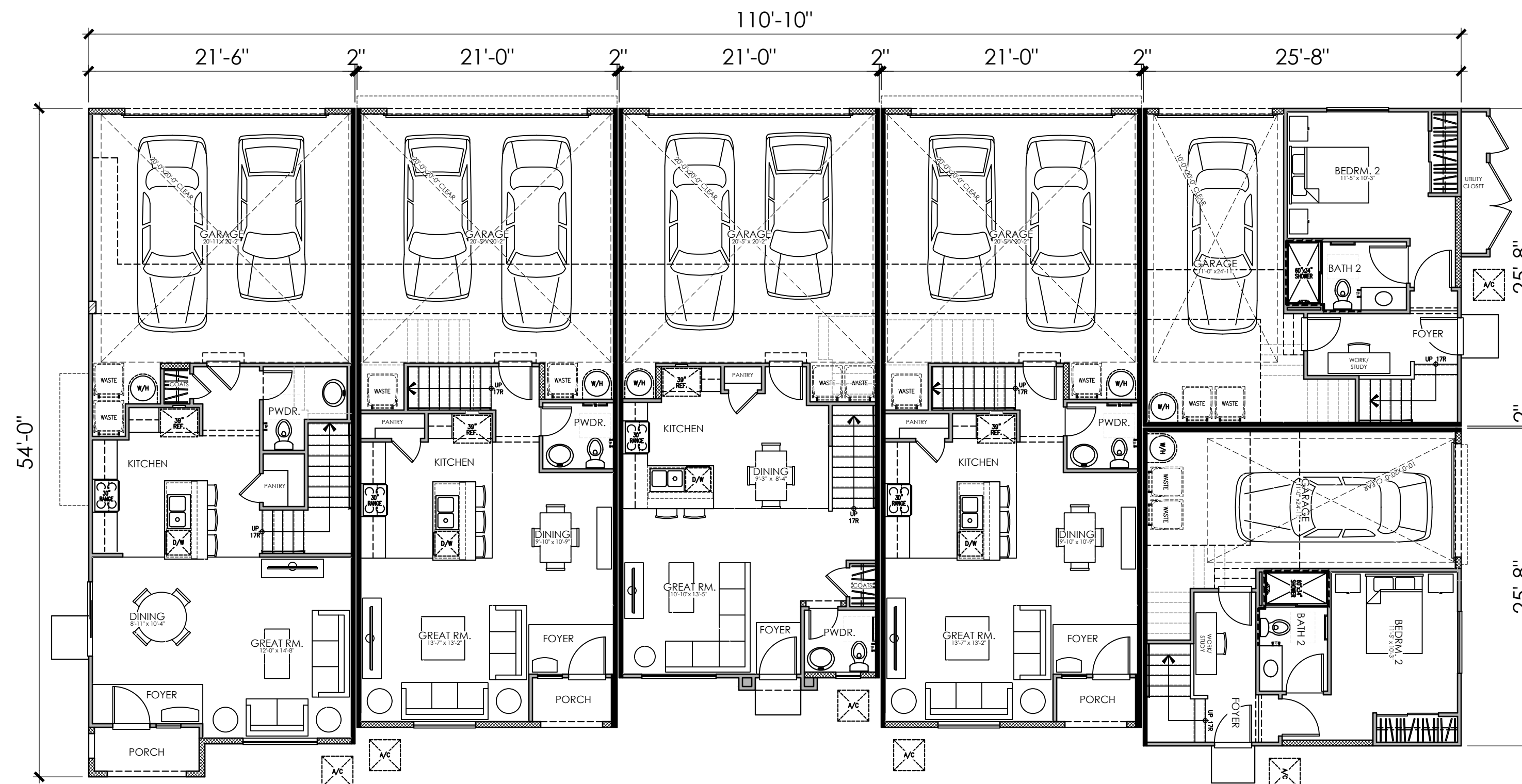
OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

COLOR SCHEME 1
300A BUILDING COMPOSITE (3-PLEX)
SPANISH ELEVATIONS



SECOND FLOOR PLAN

UNIT 1.0
925 S.F.
2 BDRM., 2 BATH

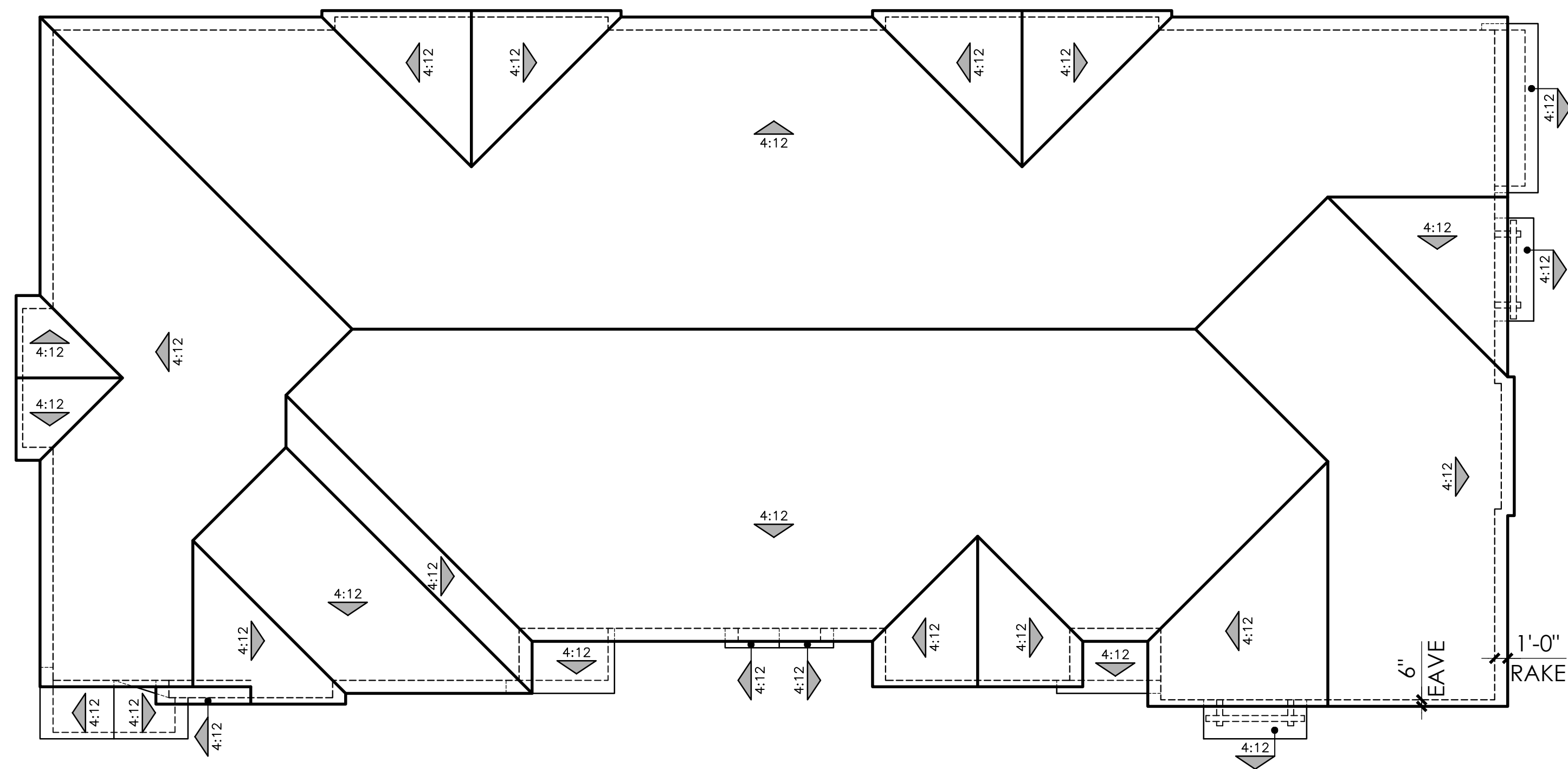


FIRST FLOOR PLAN

600A BUILDING COMPOSITE (6-PLEX) FLOOR PLAN

NOTE:
REFER TO CIVIL PLANS FOR REQUIRED STEPS,
NOT TO EXCEED 7.5"

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



600A BUILDING COMPOSITE (6-PLEX)
ROOF PLAN

0 2 4 8 12

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

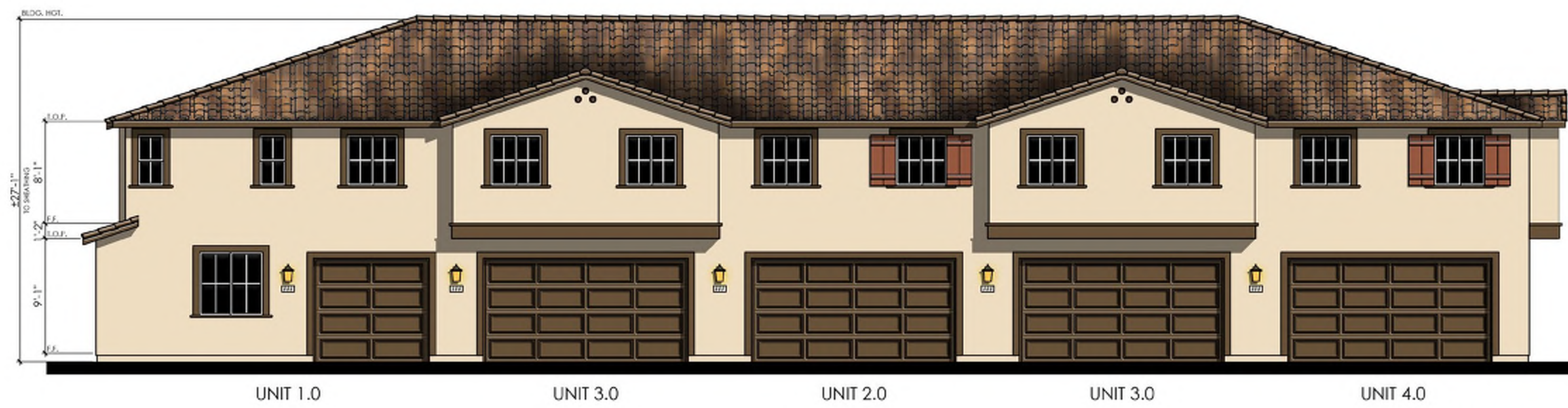


FRONT



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE "S" TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE END: | SIMULATED CLAY PIPES |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |



REAR

COLOR SCHEME 2

600A BUILDING COMPOSITE (6-PLEX)
SPANISH ELEVATIONS



LEFT

OCCUPANCY: R3 TOWNHOME/U
SPRINKLER SYSTEM: NFPA 13D
CONSTRUCTION: VB
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

CITRUS WALK
FONTANA, CA

PROJECT 24025
CREATED 6/7/24
Client Rev 12/11/24

SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO 1	1503	1585	1580
STUCCO PAINT MATCH***	SW 7028 INCREDIBLE WHITE	SW6386 NAPERV	SW7551 GREEK VILLA
FASCIA / TRIM / GARAGE DOOR	SW6083 SABLE	SW9115 COWBOY BOOTS	SW7034 STATUS BRONZE
FRONT DOORS / SHUTTERS	SW9178 IN THE NAVY	SW2803 RKWD TERRA COTTA	SW7580 CARNELIAN
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: LOW	SMM8402	2702	SCM 8823
PROF. "S" MALIBU	SANTA BARBARA BLD	CALABAR BLEND	PEBBLE BEACH BLD
BORAL ROOF: LOW	1VICS3182	1VICS0431	1VICS0431
PROF. "S" VILLA	GARNET BLEND	APPLE BARK	APPLE BARK
GUTTERS:	RUSTIC BROWN	RUSTIC BROWN	RUSTIC BROWN

STUCCO:	OMEGA
PAIN:	SHERWIN WILLIAMS
CONCRETE	EAGLE /
ROOF:	WESTLAKE
GUTTERS:	RGS



ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
*** For photoshop renderings only, do NOT use in the field

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

CLAY PIPES

CITRUS WALK

FONTANA, CA

#24025

DEC. 11, 2024

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Architect

Inc

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SPANISH
SCHEME #2

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

CLAY PIPES

CITRUS WALK

FONTANA, CA

#24025

DEC. 11, 2024

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SPANISH
SCHEME #3

CONCRETE ROOF

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

CLAY PIPES

CITRUS WALK

FONTANA, CA

#24025

DEC. 11, 2024

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COLOR BOARDS - SPANISH

CITRUS WALK

FONTANA, CA

05.08.2025

A-13

Kevin L. Crook

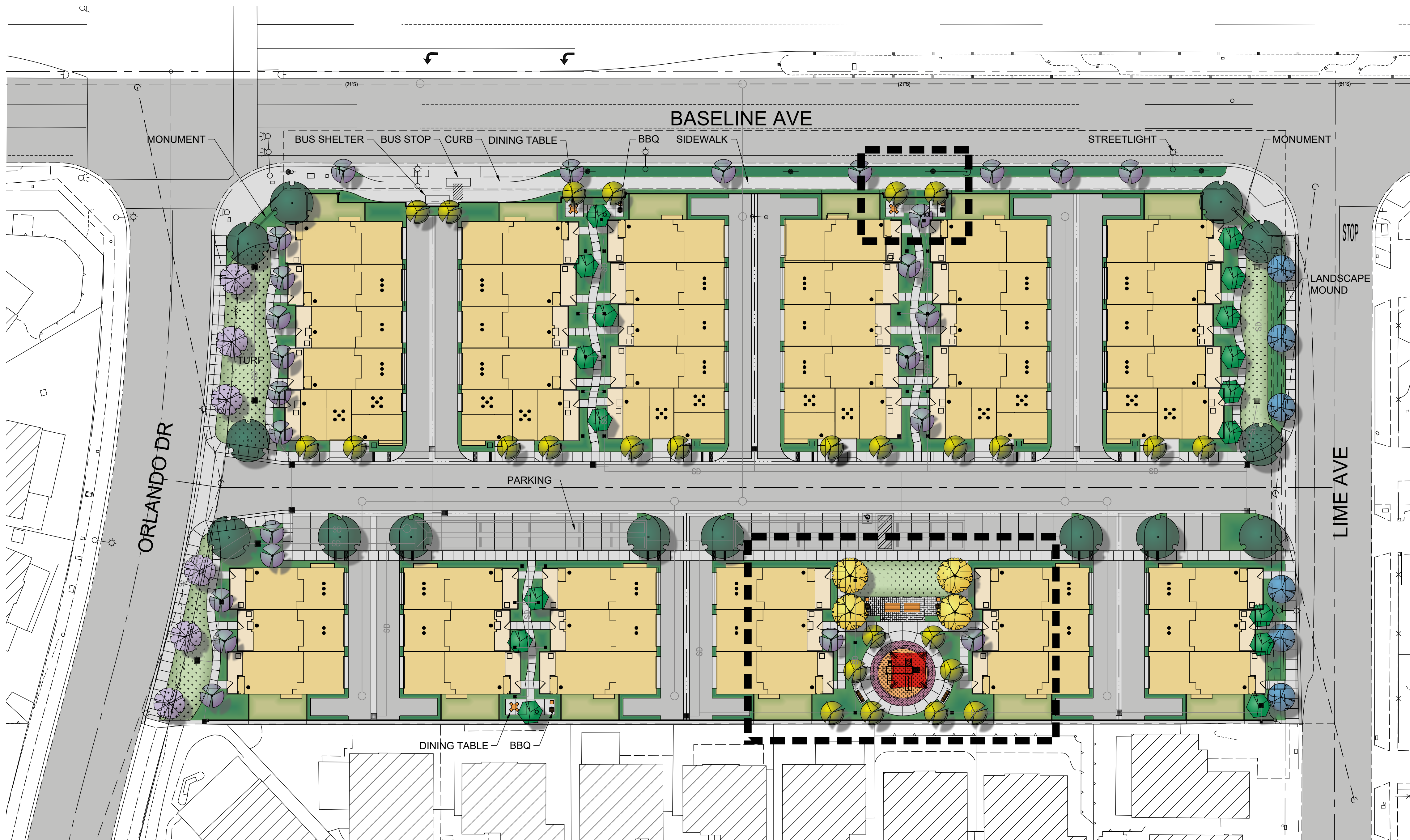
Architect

Inc

PLANNING + ARCHITECTURE

#24025

21



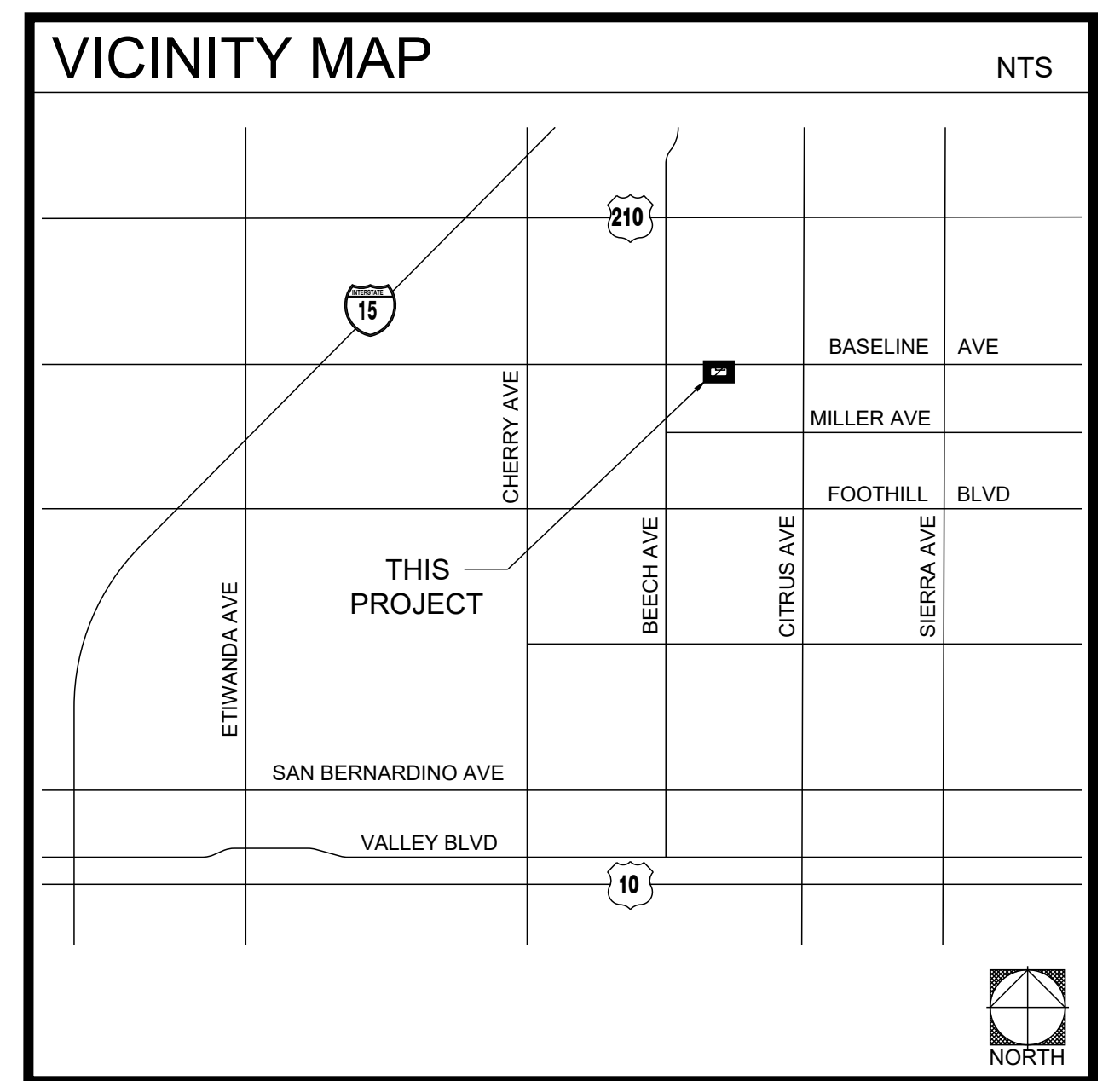
LANDSCAPE CONCEPT:
 TO CREATE A SPACE THAT HARMONIZES WITH THE LOCAL LANDSCAPE. THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS CONSISTENT WITH COUNTY STANDARDS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF FONTANA STANDARDS AND THE SPECIFIC PLAN LANDSCAPE REQUIREMENT GUIDELINES.

PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	Lophostemon confertus	Brisbane Box	36" BOX	M	26
	Lagerstroemia indica	Crape Myrtle	36" BOX	M	25
	Magnolia grandiflora "Little Gem"	Little Gem Southern Magnolia	36" BOX	M	17
	Platanus racemosa	California Sycamore	36" BOX	M	4
	Cinnamomum camphora	Camphor Tree	36" BOX	M	14
	Brachychiton populneus	Bottle Tree	36" BOX	L	6
	Koeleruteria paniculata	Golden Flame Tree	36" BOX	L	6

NO TREES IN SIGHT DISTANCE ZONE AND NO SHRUBS OVER 12".

SHEET INDEX

SHEET LP-1 :OVERALL LANDSCAPE PLAN
 SHEET LP-2 :ENLARGEMENTS
 SHEET LP-3 :WALL AND FENCE PLAN



CITRUS WALK

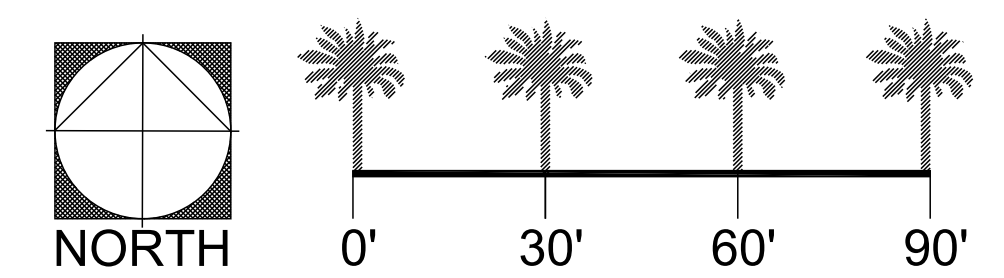


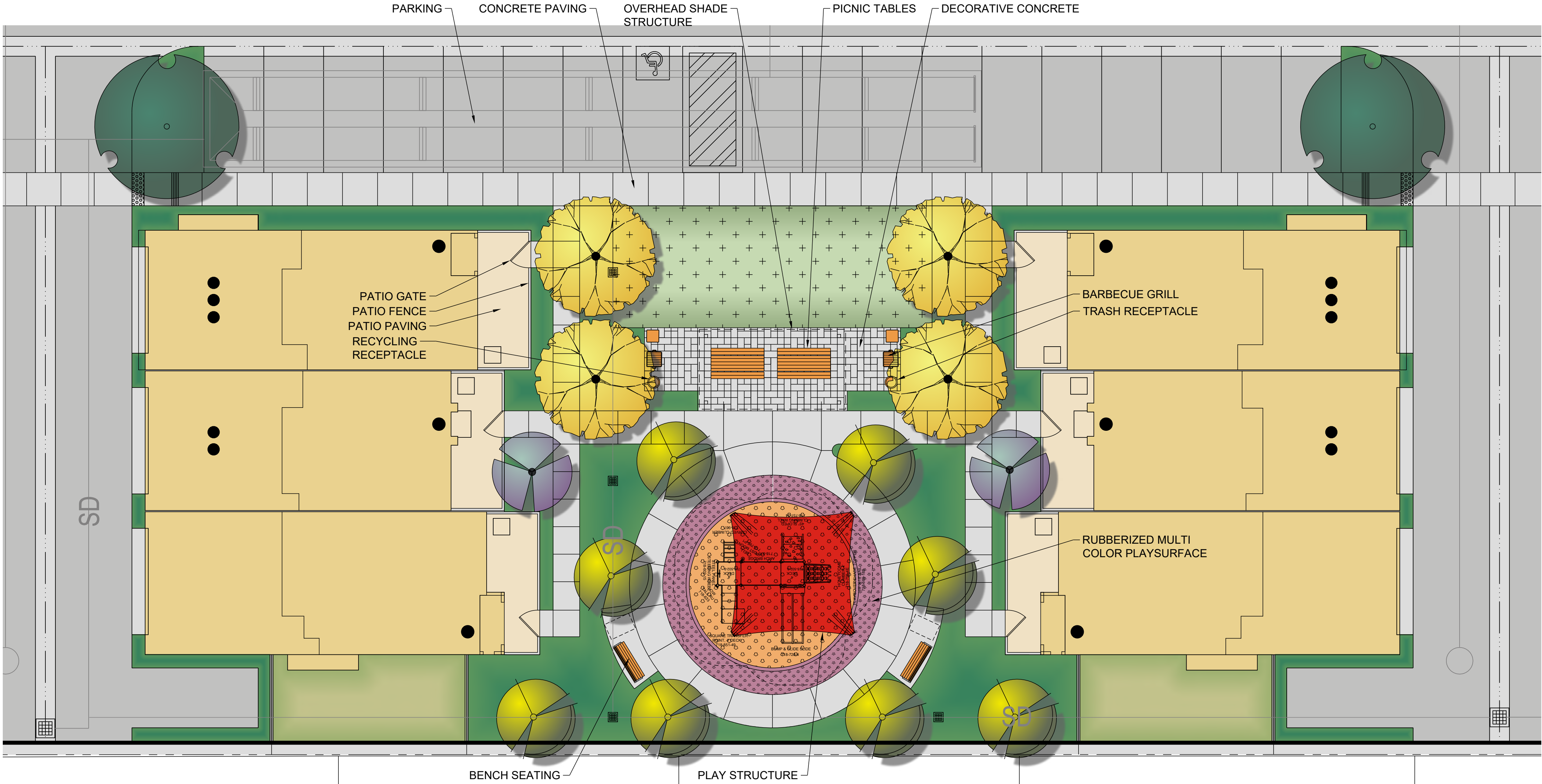
310 NORTH JOY STREET | CORONA, CA 92879
 T: 951.737.1124 | F: 951.737.6551

OVERALL LANDSCAPE PLAN LP-1

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR NEWBRIDGE HOMES
 500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660





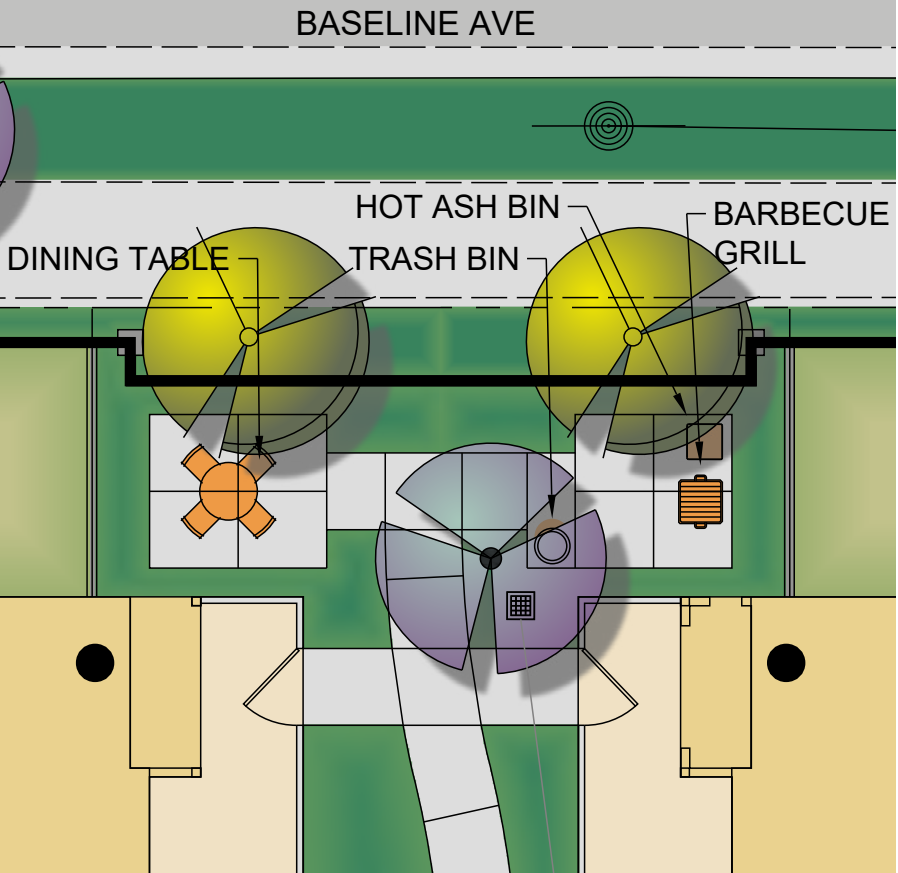
PARK ENLARGEMENT
SCALE: 1"=10'-0"

IRRIGATION SYSTEM DESIGN STATEMENT:
A PERMANENT AUTOMATIC, WEATHER/EVAPOTRANSPIRATION-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF FONTANA, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FONTANA ORDINANCE OF LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA STANDARDS AND REQUIREMENTS.

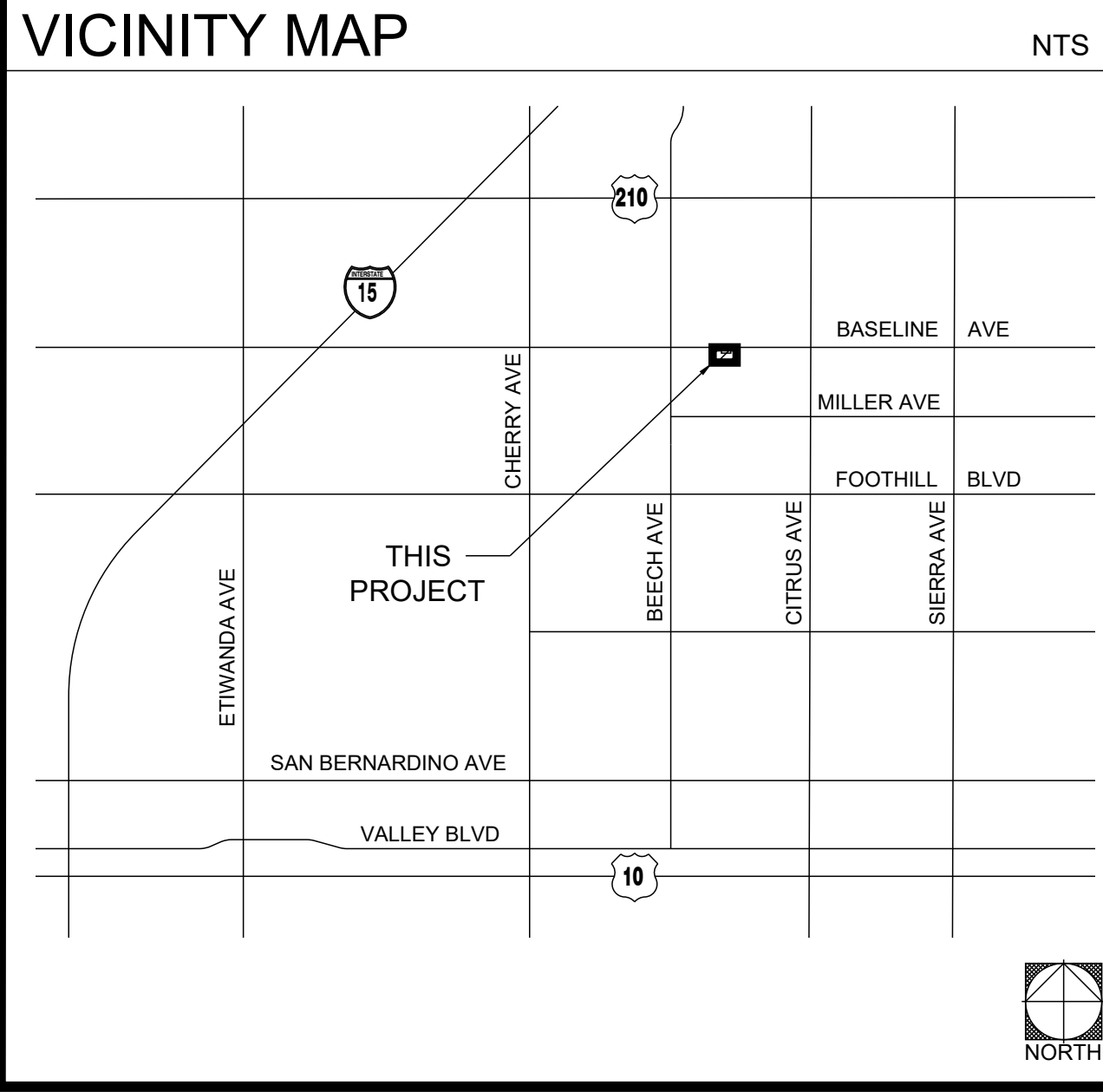
WATER EFFICIENT LANDSCAPE WORKSHEET							DATE: 2024-07-30	
PROJECT: BASELINE AND LIME CONCEPTUAL LANDSCAPE PLAN - OVERALL								
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.								
Reference Evapotranspiration (ET0)				56.4				
Conversion Factor				0.62				
Hydrozone # Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PFIE)	Landscape Area (s.q. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ⁴	
Regular Landscape Areas								
Low water use plantings	0.3	Drip	0.81	0.37	12686	4699	164,298	
Medium water use plantings	0.5	Drip	0.81	0.62	5636	3479	121,654	
High water use turf	0.7	Drip	0.81	0.86	5763	4980	174,154	
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0	
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0	
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0	
TOTALS					24,085	13158	460,105	
Special Landscape Areas								
Turf areas parks				1	0	0	0	
Irrigated w/ recycled water				1	0	0	0	
Water features				1	0	0	0	
TOTALS					0	0	0	
ETWU Total (Gallons/year)							460,105	
Maximum Allowed Water Allowance (MAWA) ⁵ (Gallons/year)							463,212	
MAWA								
ETAF for residential areas is 0.55 or 0.62 for non-residential areas.								
MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF) *	(SLA))
	56.4	0.62	0.55		24,085		0.45	0
MAWA=								463,212
ETAF Calculations								
Regular Landscape Areas				All Landscape Areas				
Total ETAF x Area				Total ETAF x Area				
24,085				24,085				
Total Area				Site-wide ETAF				
24,085				0.55				
Average ETAF				0.55				
1. Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.62 or below for non-residential areas.								



RESPITE ENLARGEMENT
SCALE: 1"=10'-0"

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Barbara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
	Muhlenbergia dubia	Pine Muhly	5 Gal	L	24" oc
	Salvia greggii	Autumn Sage	5 Gal	L	36" oc
	Rosmarinus officinalis	Rosemary	5 Gal	L	36" oc
	Diets bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavander	5 Gal	L	36" oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/ SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal	L	48" oc
	Laurus nobilis 'MontRik'	Little Ragu Sweet Bay	5 Gal	L	48" oc
	Rhamnus californica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Baccharis pilularis 'Twin Peaks'	Twin Peaks Coyote Brush	1 Gal	L	48" oc
	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	1 Gal	L	48" oc
	Myoporum parvifolium	Creeping Myoporum	1 Gal	L	48" oc
	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
	Acacia redolens	Trailing Acacia	1 Gal	L	48" oc
	Carex divulsa	Berkeley Sedge	1 Gal	L	24" oc
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L	48" oc
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Ficus pumila	Creeping Fig	5 Gal	M	8" oc
	Cynodon dactylon	Common Bermuda	Sod	H	
TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			

NOTE: VINES TO BE INSTALLED AT BLOCK WALLS



CITRUS WALK

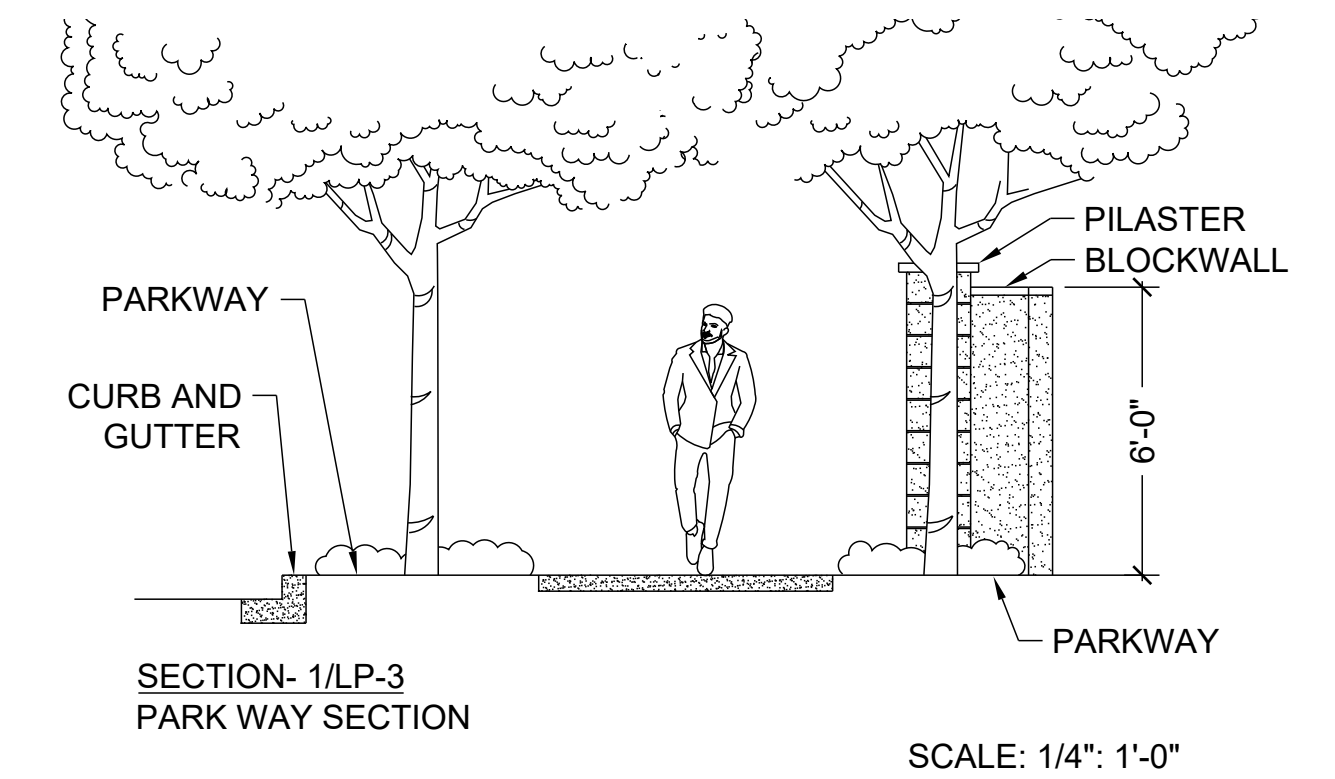


310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

ENLARGEMENTS LP-2
CONCEPTUAL LANDSCAPE PLAN
PREPARED FOR NEWBRIDGE HOMES
500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660



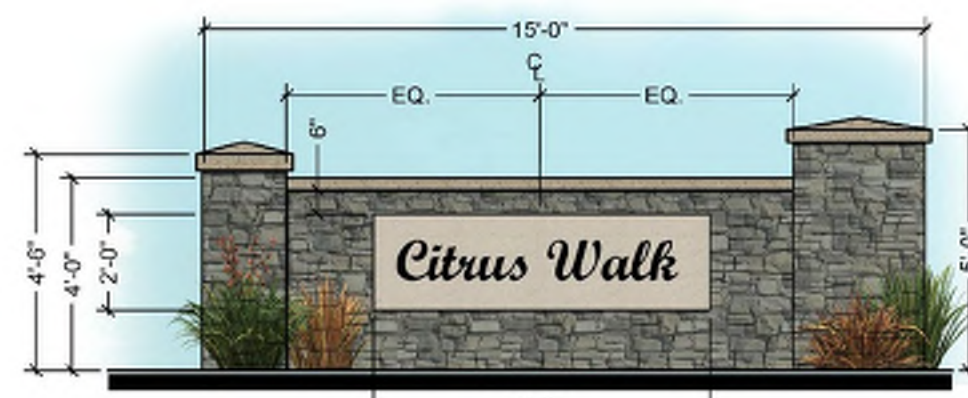
WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03	MONUMENT WALL
W-04	4'-0" TALL STUCCO PATIO WALL WITH TUBE STEEL GATE, WALL COLOR MATCH ARCH.
W-05	3'-0" WIDE TUBULAR STEEL GATE, COLOR BLACK
W-06	RETAINING WALL WITH PATIO WALL
W-07	RETAINING WALL WITH 6'-0" TALL TUBE STEEL FENCE
W-08	6'-0" TALL 3'-0" WIDE TUBULAR STEEL ACCESS GATE, COLOR BLACK



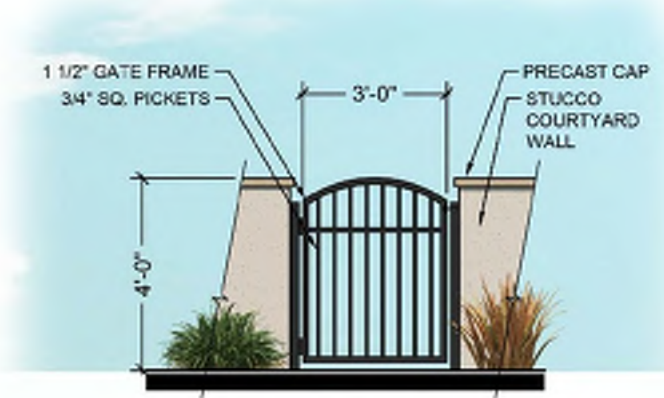
WALL AND FENCE ELEVATIONS



WALL: W-01
PILASTER: W-02
6'-0" TALL SPLIT-FACE BLOCK WALL W/
PRECISION BLOCK CAP



MONUMENT WALL: W-03
4'-0" TALL STONE VENEER BLOCK WALL W/
PRECISION BLOCK CAP



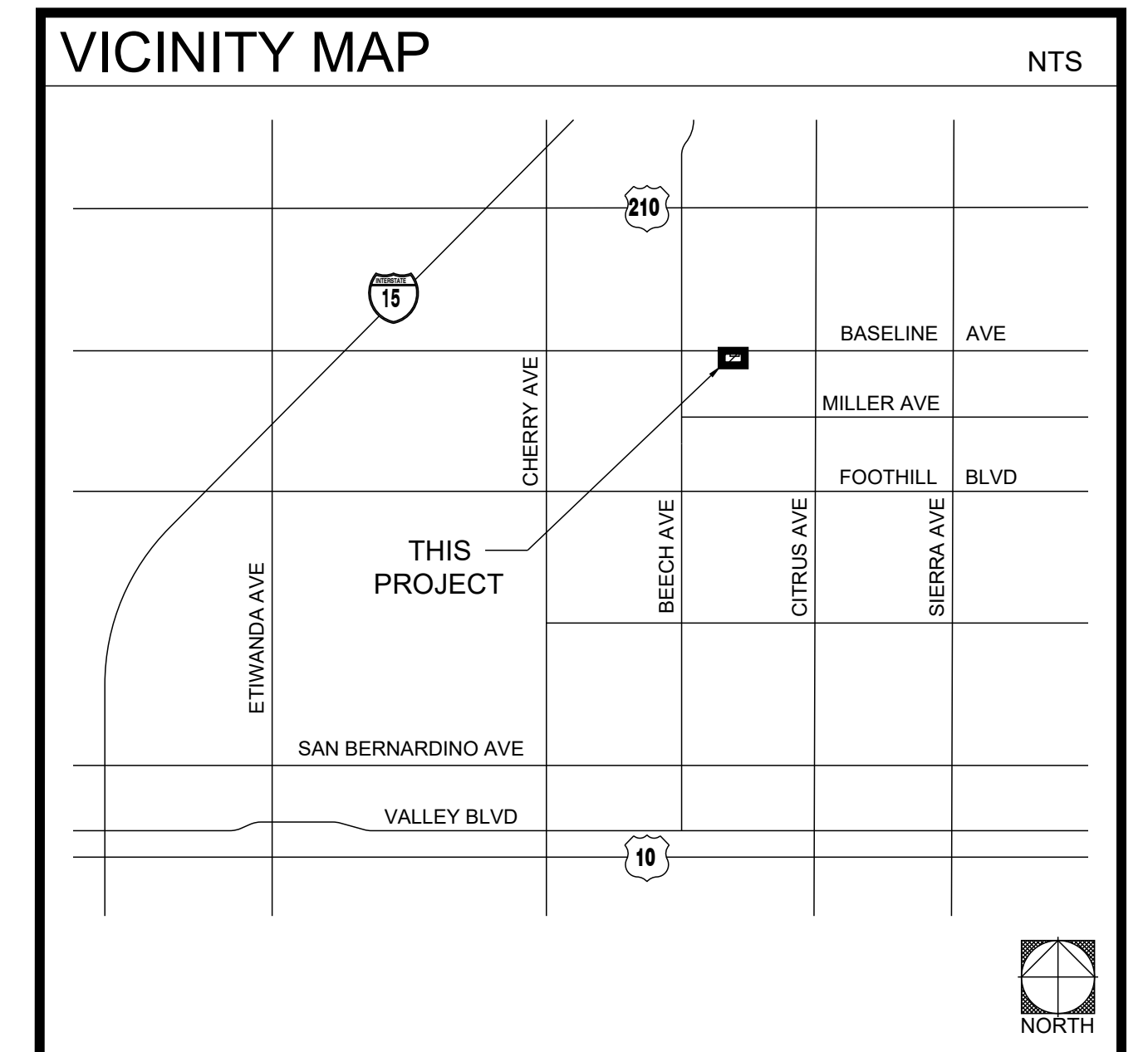
PATIO FENCE: W-04
PATIO GATE: W-05
4'-0" TALL STUCCO PATIO WALL W/ TUBULAR
STEEL GATE, WALL COLOR MATCH ARCH.



WALL: W-07
6'-0" TALL TUBULAR STEEL FENCE W/
RETAINING WALL



GATE: W-08
6'-0" TALL 3'-0" WIDE TUBULAR STEEL
ACCESS GATE



CITRUS WALK

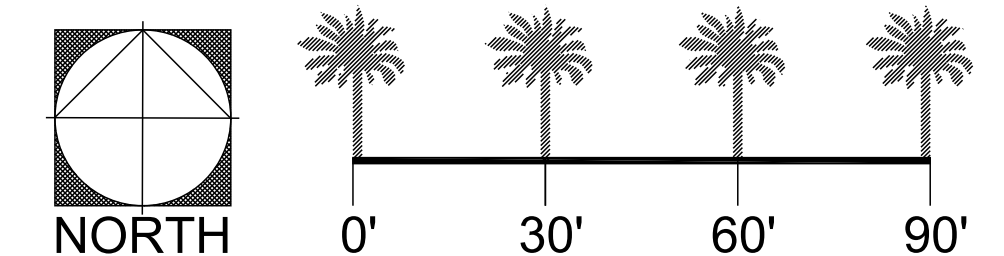


310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

WALL AND FENCE PLAN LP-3

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR NEWBRIDGE HOMES
500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660



CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20729
FOR CONDOMINIUM PURPOSES

UTILITIES:

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

GAS:
SOUTHERN CALIFORNIA GAS CO.
7000 INDIANA AVENUE
RIVERSIDE, CA 92506
(800) 427-2200

CABLE/TELEPHONE:
SPECTRUM
6461 PATS RANCH ROAD
JURUPA VALLEY, CA 91752
(888) 406-7063

CABLE/TELEPHONE:
FRONTIER COMMUNICATIONS
PO BOX 740407 CINCINNATI, OH
45274-0407
(877) 744-7083

SEWER:
CITY OF FONTANA-SEWER SERVICE
8353 SIERRA AVE FONTANA, CA 92335
(909) 350-7670

SOLID WASTE:
BURRTEC
9820 CHERRY AVENUE
FONTANA, CA, 92335
(909) 987-3717

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
ROSEMead, CA 91770
(800) 655-4555

CABLE/TELEPHONE:
AT&T
8052 LIMONITE AVENUE #101
RIVERSIDE, CA 92509
(951) 360-2142

BENCHMARK:

CITY OF FONTANA BM NO. 508 TOP OF 1"IP, LOCATED AT THE CENTERLINE
INTERSECTION OF MILLER AVE. AND TOKAY AVE.
ELEVATION: 1342.37

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE,
PER TRACT NO. 15964-1, M.B. 284/48-51.
BEING: N00°03'38"E LOT ACCESS WILL BE RESTRICTED ALONG

LEGAL DESCRIPTION

AREA SUMMARY:

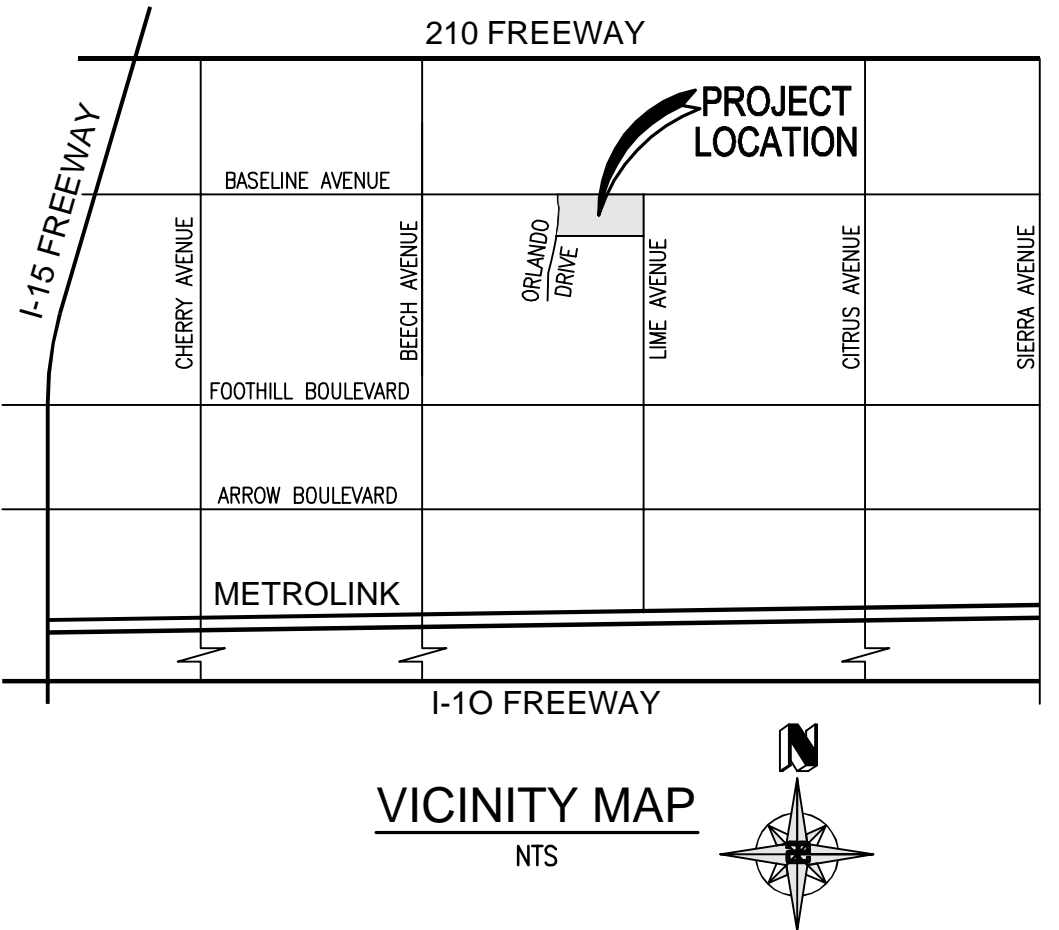
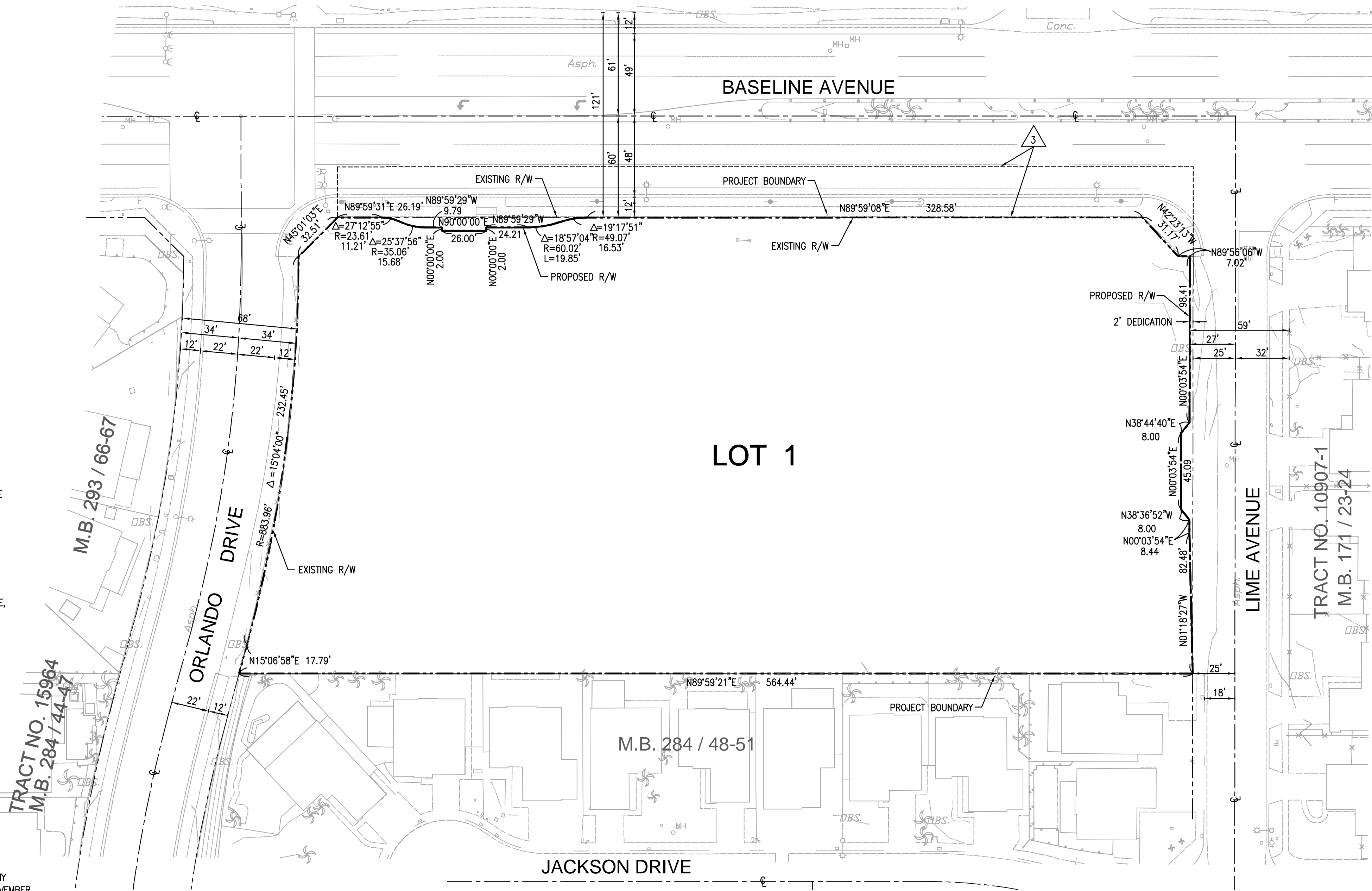
GROSS: 4.52 AC
NET: 3.30 AC

EASEMENTS:

3 EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
FOR PURPOSES OF POLE LINES AND/OR CONDUITS DATED: NOVEMBER
15, 1962.

ENGINEER'S NOTES:

- THIS DEVELOPMENT WILL REQUIRE A SEWER BACK FLOW
VALVE FOR EACH UNIT IF DEVELOPMENT SEWERS TO BASELINE
AVENUE.
- UNDERGROUND ALL EXISTING OVERHEAD UTILITY SERVICE LINES
ADJOINING THE PROJECT SITE AND ANY ADJACENT FACILITIES
NECESSARY AS DETERMINED BY THE UTILITY COMPANY.



ASSESSOR'S PARCEL NO:

1110-171-02

PROPOSED ZONING:

MULTIPLE FAMILY (R-3)

ADJACENT LAND USE:

NORTH RESIDENTIAL PLANNED COMMUNITY
SOUTH SINGLE FAMILY RESIDENTIAL
EAST RESIDENTIAL PLANNED COMMUNITY
WEST SINGLE FAMILY RESIDENTIAL

OWNER:

NH ORLANDO, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949)344-2701

DEVELOPER:

NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949)344-2701

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVENUE,
FONTANA, CA 92335
(909) 357-7600

CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20729
FOR CONDOMINIUM PURPOSES

Prepared For:

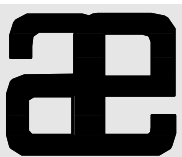
NEWBRIDGE HOMES

500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:

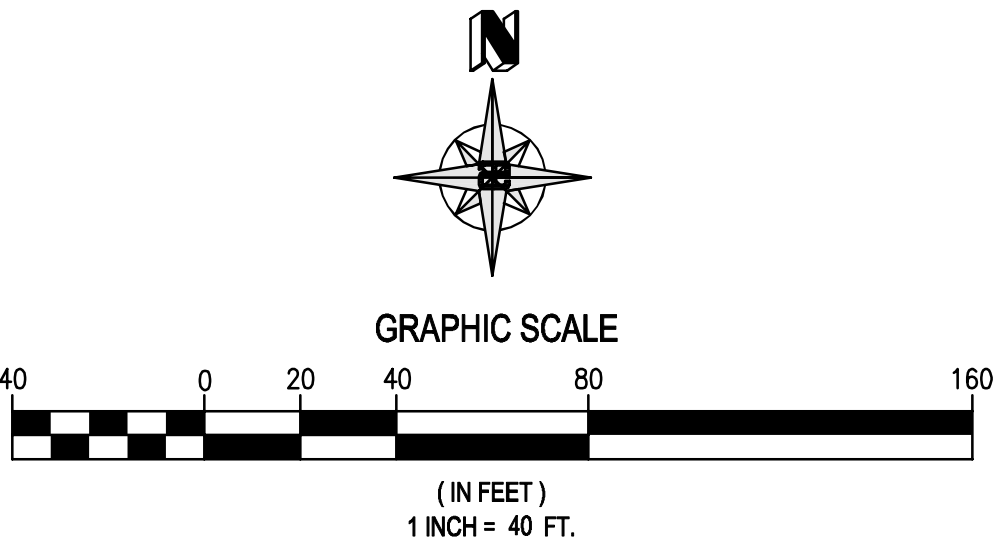
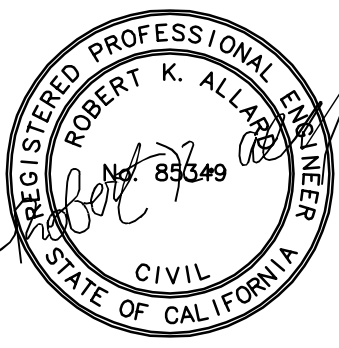
ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815



Robert K. Allard, R.C.E. 85349

2-5-25
Date



CITY OF FONTANA
CONCEPTUAL GRADING PLAN
TENTATIVE TRACT MAP NO. 20729

ASSESSOR'S PARCEL NO:
1110-171-02

OWNER:

NH ORLANDO, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

DEVELOPER:

NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

ENGINEER:

ALLARD ENGINEERING
16966 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815
FAX (909) 356-1795

UTILITIES:

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

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

SPRINT
2522 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

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

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

UNDERGROUND SERVICE ALERT
(800) 422-4133

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

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

ZONING:

RANCHO FONTANA SPECIFIC PLAN (HIGH DENSITY 12 DU/AC MAX)

ADJACENT LAND USE:

NORTH - RESIDENTIAL
SOUTH - RESIDENTIAL
EAST - RESIDENTIAL
WEST - RESIDENTIAL

ACREAGE:

GROSS: 4.52 AC
NET: 3.31 AC

BENCHMARK:

CITY OF FONTANA BM NO. 508 TOP OF 1"IP, LOCATED AT THE CENTERLINE
INTERSECTION OF MILLER AVE. AND TOKAY AVE.
ELEVATION: 1342.37

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE,
PER TRACT NO. 15964-1, M.B. 284/48-51.
BEING: N00°03'38"E LOT ACCESS WILL BE RESTRICTED ALONG

LEGEND:

10 LOT NUMBER
681.5 PAD ELEVATION
1% DRAINAGE FLOW
-495- EXISTING CONTOURS
PROPOSED SLOPE (2:1 MIN)
SEWER LINE
WATER LINE
STORM DRAIN
PROPOSED CATCH BASIN INLET
EASEMENT PER TITLE REPORT

ABBREVIATIONS:

APN ASSESSOR'S PARCEL NUMBER
CL CENTERLINE
FG CONCRETE
FL FLOW LINE
FS FINISHED SURFACE
LS LANDSCAPE
MAX MAXIMUM
MIN. MINIMUM
NO. NUMBER
NTS NOT TO SCALE

SHEET INDEX:

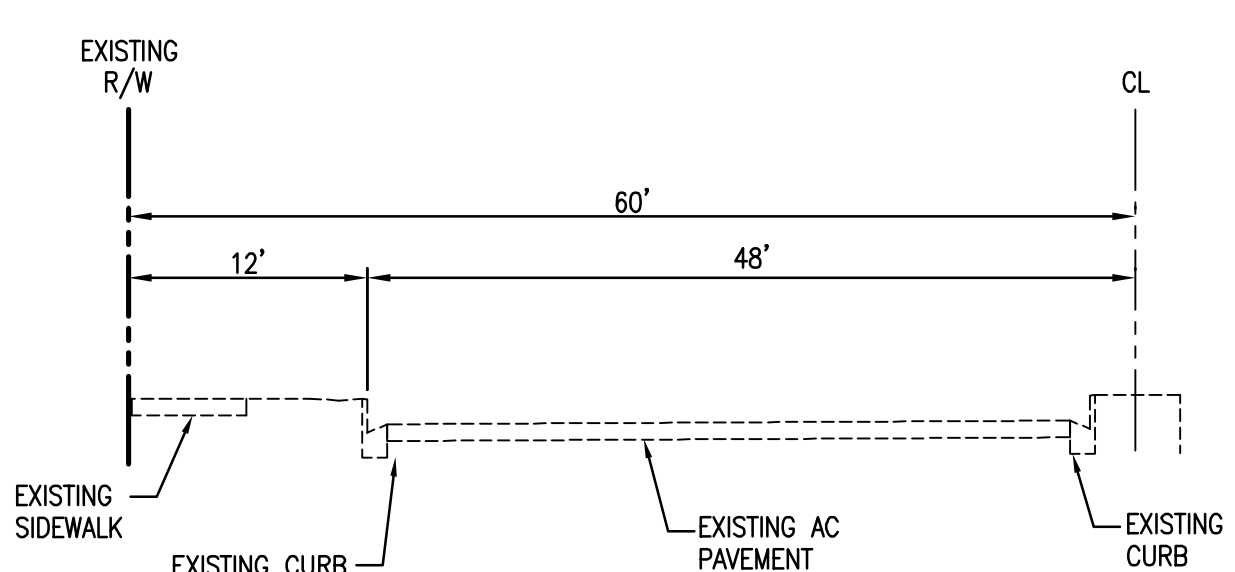
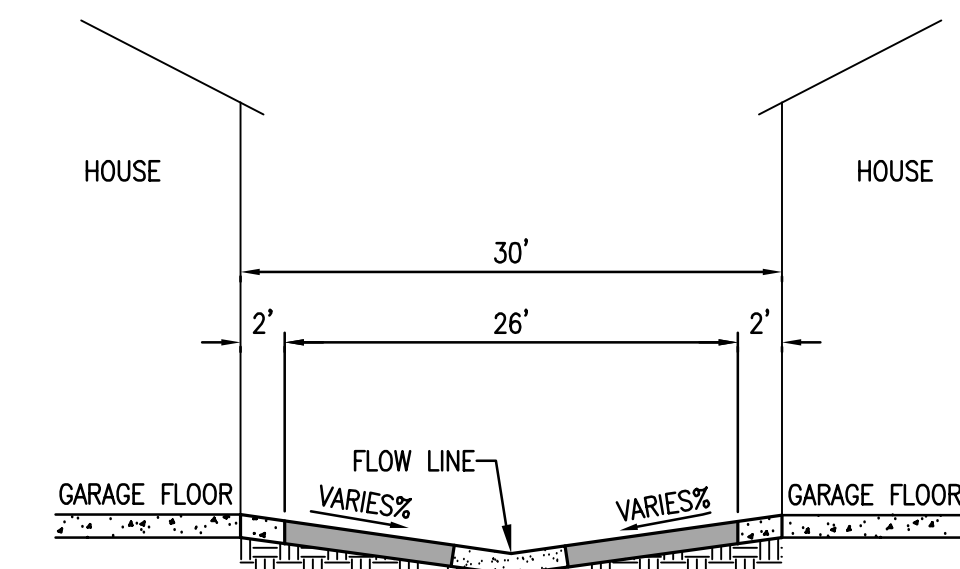
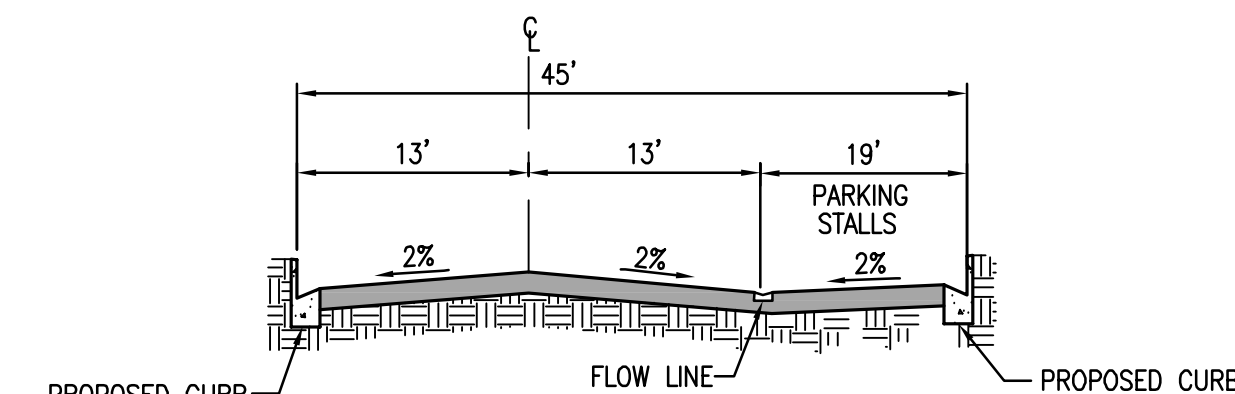
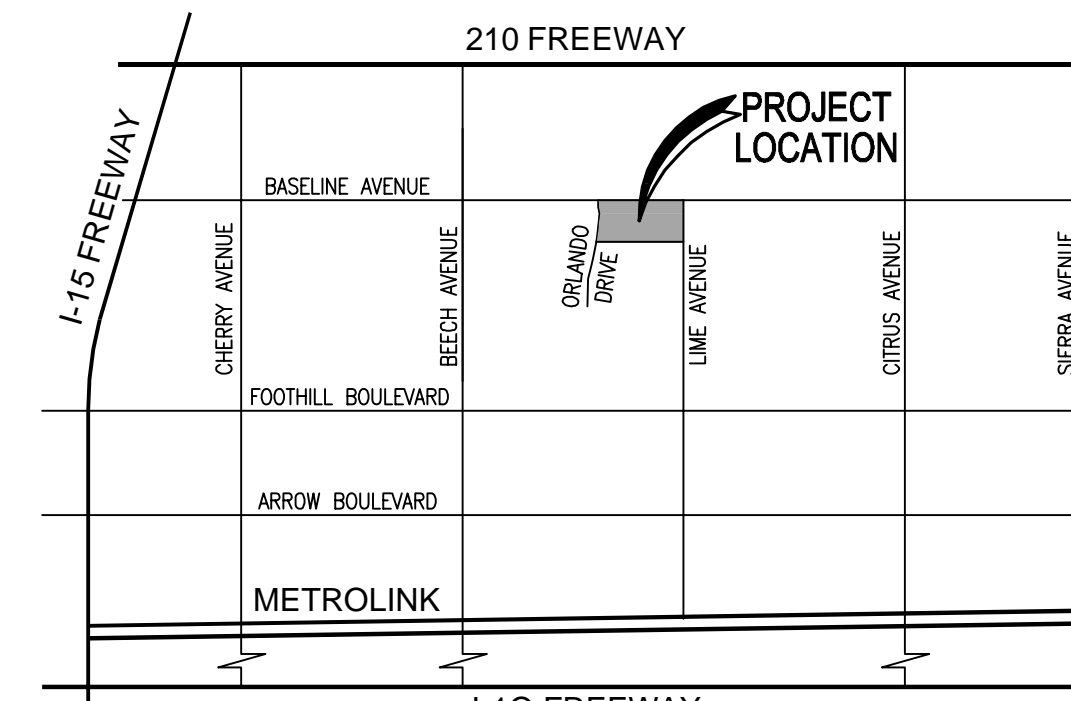
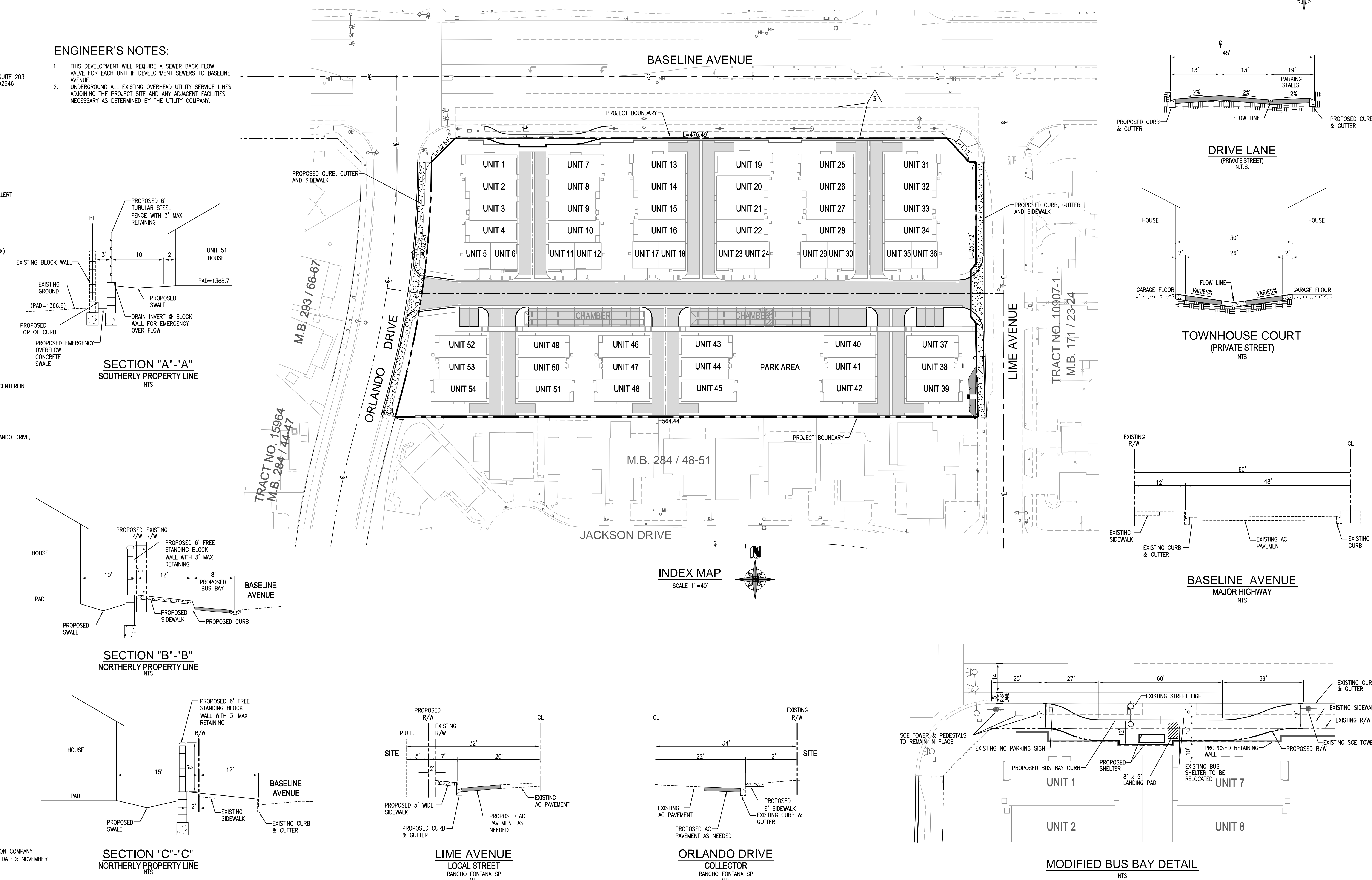
SHEET 1 TITLE SHEET
SHEET 2 CONCEPTUAL GRADING PLAN

EASEMENTS:

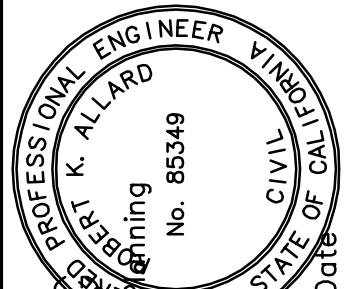
EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY
FOR PURPOSES OF POLE LINES AND/OR CONDUITS DATED: NOVEMBER
15, 1982.

ENGINEER'S NOTES:

- THIS DEVELOPMENT WILL REQUIRE A SEWER BACK FLOW VALVE FOR EACH UNIT IF DEVELOPMENT SEWERS TO BASELINE AVENUE.
- UNDERGROUND ALL EXISTING OVERHEAD UTILITY SERVICE LINES ADJOINING THE PROJECT SITE AND ANY ADJACENT FACILITIES NECESSARY AS DETERMINED BY THE UTILITY COMPANY.



Prepared For:
NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701



Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Planning
16966 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349

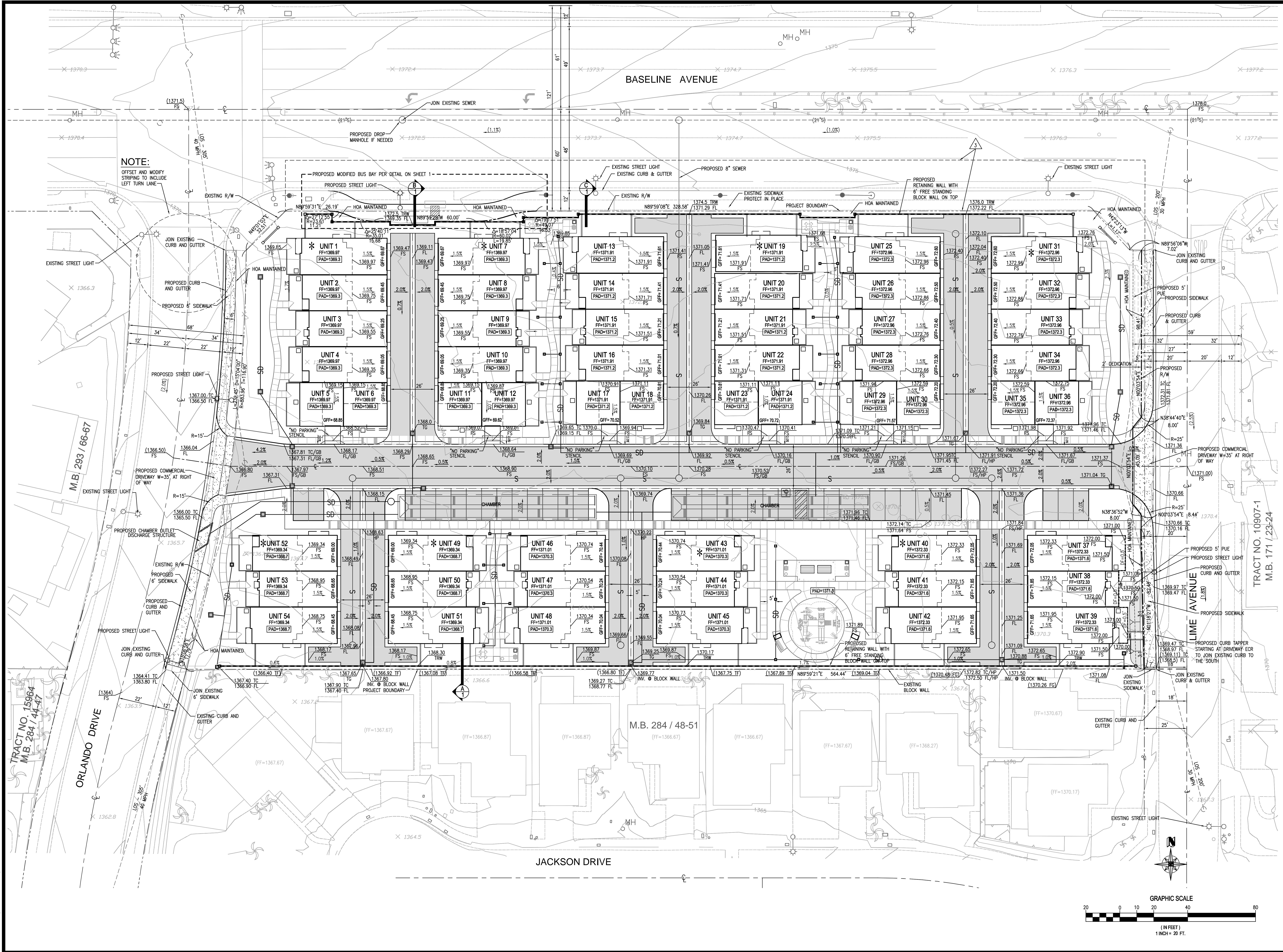
DATE: 10/1/11
SCALE: AS SHOWN
PER PLAN: ALLARD ENGINEERING
DRAWN: R.K.A.
CHECKED: R.K.A.
CITY, CALIFORNIA

DATE: 10/1/11
SCALE: AS SHOWN
PER PLAN: ALLARD ENGINEERING
DRAWN: R.K.A.
CHECKED: R.K.A.
CITY, CALIFORNIA

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CITY, CALIFORNIA

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CITY, CALIFORNIA



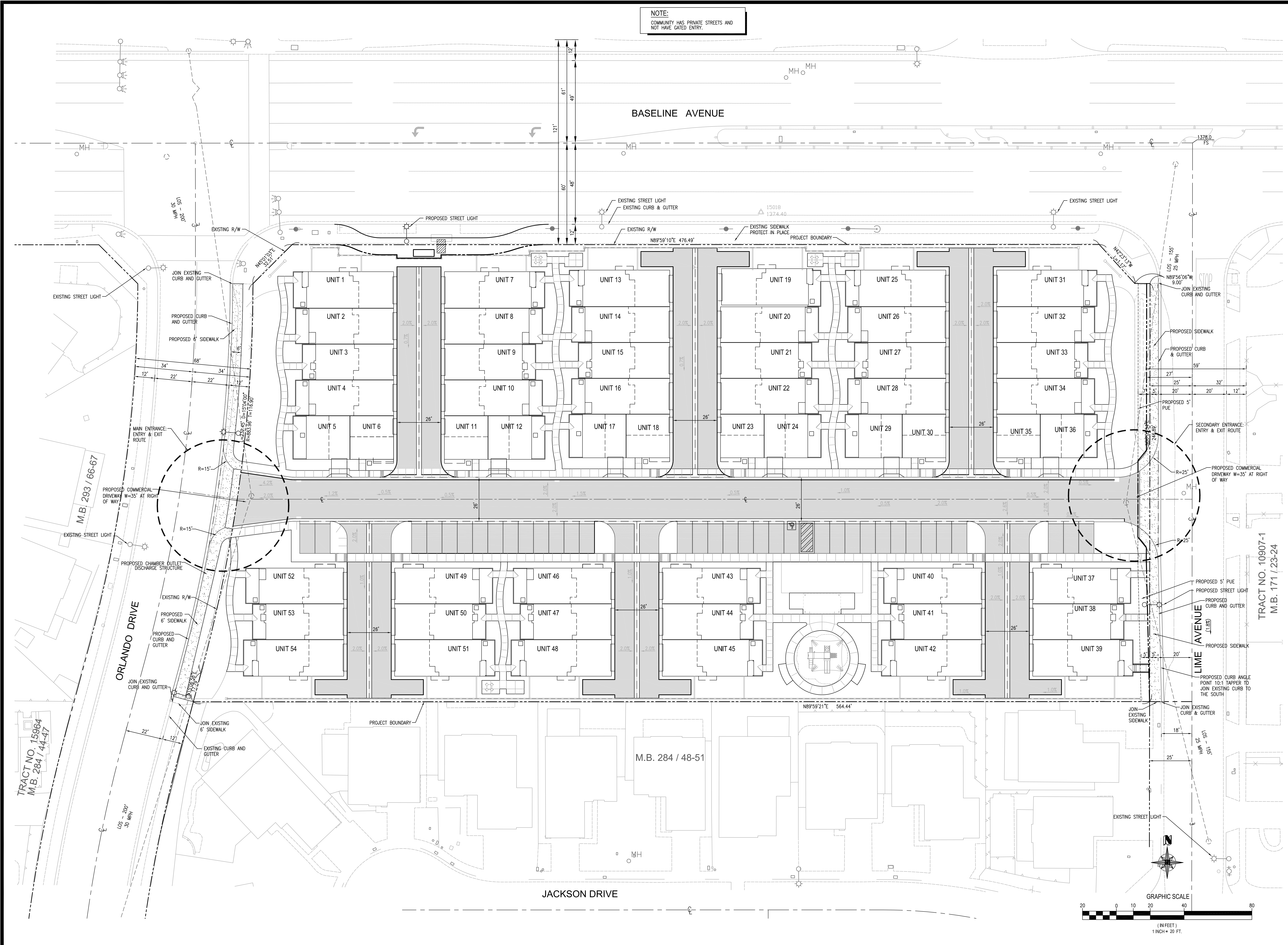
SHEET TITLE		CONCEPTUAL GRADING PLAN		DATE	May, 2025
PROJECT		TTM NO. 20729 APN: 1110-171-02		SCALE	1"=20'
JOB NO.		CITY, CALIFORNIA		DRAWN	AE
				CHECKED	RKA

Prepared For:
NEWBRIDGE HOMES
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Planning
16800 Serrano Avenue
Folsom, CA 95630
PHONE (916) 350-1815

Professional Engineer Seal:
K. ALLARD
No. 85349
State of California
Professional Engineer - Civil

Notes:
BASE OF BEARINGS:
THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF
ORLANDO DRIVE, PER TRACT NO. 15964-1, M.B. 284/48-51.
BENCH: NAD83 38'E
CITY OF FONTANA BM 508
TOP OF T.I.P. LOCATED AT THE CENTERLINE INTERSECTION OF
MILLER AVE AND ORLANDO AVE.
ELEVATION: 1342.37



NOTE:
COMMUNITY HAS PRIVATE STREETS AND
NOT HAVE GATED ENTRY.

DATE: _____

PROJECT: _____

SHEET NO. 1 OF 1

SCALE: _____

DRAWN: _____

CHECKED: _____

PROJECT TITLE: FIRE PLAN

TTM NO. 20729

APN: 1110-171-02

PREPARED BY: ALLARD ENGINEERING

REYNOLD R. ALLARD, R.C.E. 79086

PROFESSOR OF ENGINEERING

CIVIL ENGINEERING

PREPARED FOR: NEWBRIDGE HOMES

500 NEWPORT CENTER DR #370

NEWPORT BEACH, CA 92660

PHONE (949) 344-2701

TRACT NO. 15964

M.B. 284 / 44-47

TRACT NO. 10907-1

M.B. 171 / 23-24

TRACT NO. 293 / 66-67

TRACT NO. 284 / 48-51

GRAPHIC SCALE

1 INCH = 20 FT.

GRAPHIC SCALE

1 INCH = 20 FT.

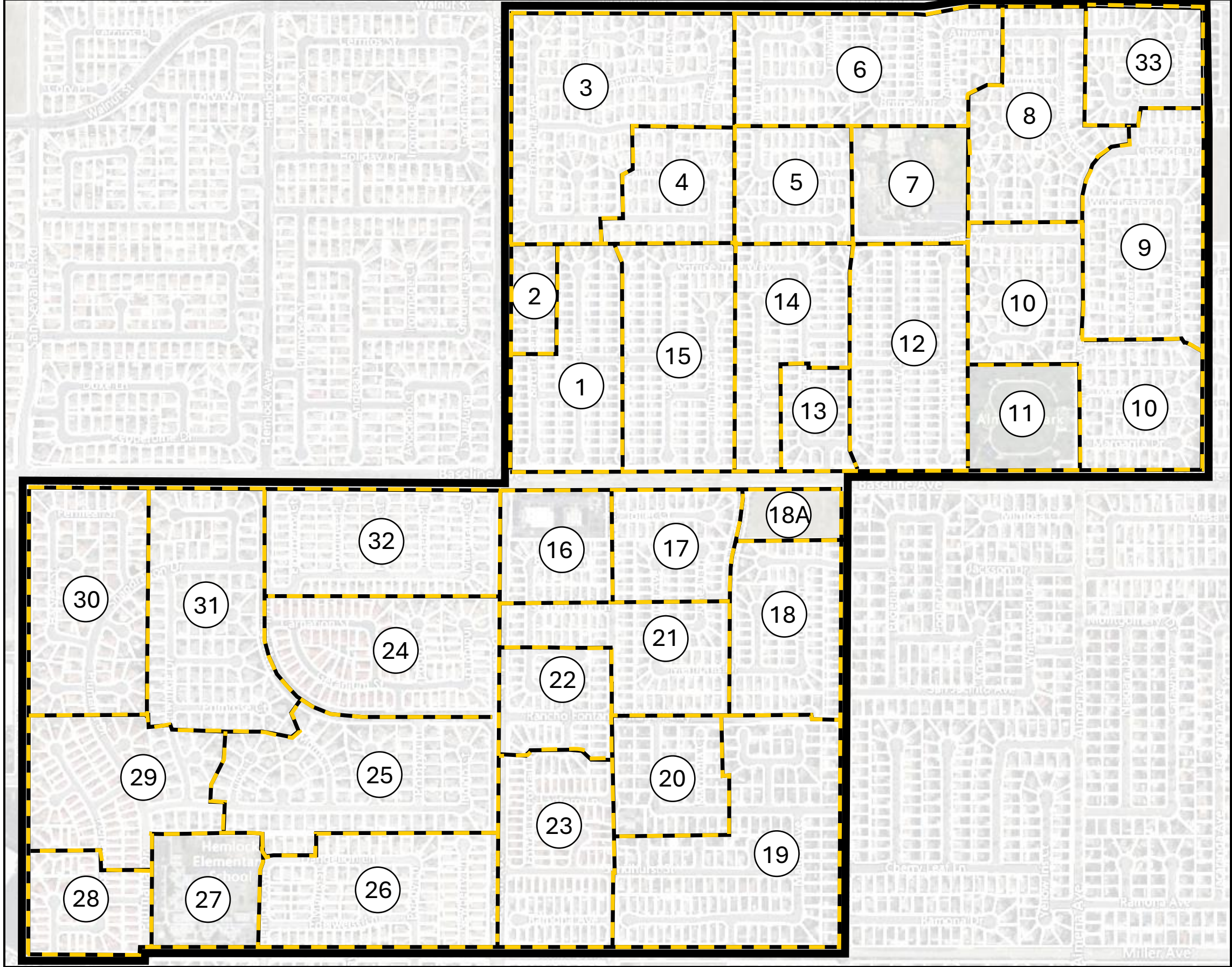
GRAPHIC SCALE

1 INCH = 20 FT.

RANCHO FONTANA SPECIFIC PLAN
CITY OF FONTANA
LAND USE DEVELOPMENT PLAN (EXISTING)
PLANNING UNIT AREAS



RANCHO FONTANA SPECIFIC PLAN
CITY OF FONTANA
LAND USE DEVELOPMENT PLAN (PROPOSED)
PLANNING UNIT AREAS



Development Plan Statistical Summary

Planning Unit	Land Use Designation	Gross Acreage	Max Density (DU/AC)	Existing (Approved) Units	Proposed Units	TOTAL # OF UNITS
1	Low Density Residential	15.30	6.0	89	0	89
2	Low Density Residential	5.00	6.0	23	0	23
3	Low Density Residential	30.00	4.5	134	0	134
4	Low Density Residential	9.50	6.0	49	0	49
5	Low Density Residential	10.00	6.0	56	0	56
6	Low Density Residential	20.50	6.0	122	0	122
7	School/Park	10.00	N/A	0	0	0
8	Low Density Residential	18.20	4.5	82	0	82
9	Low Density Residential	20.00	4.5	90	0	90
10	Low Density Residential	22.50	4.5	101	0	101
11	Park	10.00	N/A	0	0	0
12	Low Density Residential	20.00	6.0	114	0	114
13	Low Density Residential	5.00	6.0	29	0	29
14	Low Density Residential	15.00	6.0	83	0	83
15	Low Density Residential	20.00	6.0	111	0	111
16	Low Density Residential	4.50	6.0	27	0	27
17	Low Density Residential	10.00	6.0	55	0	55
18	Low Density Residential	14.67	6.0	88	0	88
18A	High Density Residential	4.53	12.0	0	54	54
19	Low Density Residential	30.50	4.5	132	0	132
20	Low Density Residential	10.00	4.5	41	0	41
21	Low Density Residential	15.00	6.0	83	0	83
22	Low Density Residential	9.80	6.0	41	0	41
23	Low Density Residential	20.00	4.5	90	0	90
24	Low Density Residential	19.50	6.0	92	0	92
25	Low Density Residential	20.50	4.5	92	0	92
26	Low Density Residential	20.00	4.5	90	0	90
27	School/Park	10.00	N/A	0	0	0
28	Low Density Residential	10.00	4.5	45	0	45
29	Low Density Residential	20.00	4.5	87	0	87
30	Low Density Residential	20.00	4.5	77	0	77
31	Low Density Residential	20.00	4.5	86	0	86
32	Low Density Residential	20.00	N/A	102	0	102
33	Low Density Residential	10.00	4.5	49	0	49
		520.0		2,360	54	2,414
		Existing Approved Units				
SP TOTALS				Proposed Units	TOTAL	
Total		2,360		54	2,414	
Remaining Undesignated					31	
Max Permitted per EIR					2,445	

ATTACHMENT TO ORDINANCE NO. _____

(Rancho Fontana Specific Plan Amendment #10 (SPA #24-0010))

Amend Section 4.3.1.2 Residential as follows:

The residential portion of the plan proposes a total of **2445 total** dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit **without an amendment to the Rancho Fontana Specific Plan**, and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit**. Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit cannot be exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit**. For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of the village with the village loop street acting to tie the activity centers within this area together. The three highest density categories occur within the loop and the planning units outside the loop are almost exclusively the lowest density category.

Amend Section 6.3.5 as follows:

All areas designated for residential use may not exceed the maximum dwelling unit yield as indicated in the statistical analysis **summary without the approval by the City of Fontana of a density transfer**. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis **summary without the approval by the City of Fontana of a density**

transfer, but may be developed below those densities without an amendment to the Rancho Fontana Specific Plan.

Add back Section 6.3.11: High Density Residential as follows:

High density residential shall be defined as areas in which the gross density is twelve (12) dwelling units per acre.

Amend Section 6.3.18: Density as follows:

- a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.
- b) The total number of dwelling units in any residential planning unit as shown on the statistical analysis summary in Section 6.2 of this Specific Plan shall not be exceeded without the approval by the City of Fontana of a density transfer. Development of any individual planning unit to a lower density may occur without an amendment to the Rancho Fontana Specific Plan.

Amend Section 6.5.1.5: Off Street Parking as follows:

- a) Parking for High-Density Residential uses shall require a minimum of two (2) and one-half (.5) spaces for each dwelling unit. All required parking spaces shall be located off-street. Parking for all other uses shall be as required by City of Fontana Zoning Ordinance.

Add and Amend Section 6.5.3.6: Setback from Street as follows:

- a) The following minimum setbacks shall apply to maintain structures abutting streets.

Said setbacks shall be measured from the ultimate right-of-way line.

<u>i. Street Designation</u>	<u>Min. Setback from ROW</u>
Major	25 ft. 15 ft.
Primary	20 ft. 15 ft.
Collector	15 ft.
Local	15 ft.

- b) Projection into Setbacks along Public Rights-of-Way. A setback along public rights-of-way may be reduced by up to 50 percent where a deceleration lane or bus bay would result in an encroachment into the required setback area, provided:

(1) The reduced setback area shall be no more than the length of the required deceleration lane or bus bay, as determined by the City Engineer.

(2) Does not include any reduction of the landscaped area requirement or landscape screening requirement for any parking areas.

RESOLUTION PC NO. 2025 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THE CITY COUNCIL OF THE CITY OF FONTANA ADOPT THE ADDENDUM TO THE RANCHO FONTANA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 24-0001, ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 24-0010, AND ADOPT A RESOLUTION APPROVING DESIGN REVIEW NO. 24-0035 FOR THE DEVELOPMENT OF AN ATTACHED CONDOMINIUM DEVELOPMENT CONSISTING OF 54 DWELLING UNITS AND ASSOCIATED IMPROVEMENTS ON A SITE OF APPROXIMATELY 3.3 ACRES AT APN 1110-171-02, AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION

WHEREAS, on February 16, 1968, Assessor Parcel Number (“APN”) 1110-171-02 was annexed from San Bernardino County into the City of Fontana; and

WHEREAS, the most recent edition of the City of Fontana General Plan was adopted by the Fontana City Council (“City Council”) on November 13, 2018; and

WHEREAS, on October 3, 2024, the City of Fontana (“City”) received an application from NewBridge Homes (“Applicant”), encompassing a Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035 to amend the Rancho Fontana Specific Plan to increase the residential density for the project site, subdivide the site for condominium purposes, and seeking the design review approval for the development of a 54-unit attached condominium development and the associated improvements on 3.3 acres at the Subject Property; and

WHEREAS, the City previously prepared and certified the Final Environmental Impact Report (FEIR) for the Rancho Fontana Specific Plan project on December 7, 1982, consisting of comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions and errata to the Draft EIR and subsequently approved the Rancho Fontana Specific Plan. For the purposes of this Resolution, the “FEIR” shall refer to the Draft EIR, as revised by the Final EIR’s errata section together with the other sections of the Final EIR; and

WHEREAS, on December 7, 1982, the City Council approved the Rancho Fontana Specific Plan and the Rancho Fontana Specific Plan Environmental Impact Report; and

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

WHEREAS, by way of preparation of an addendum for the project, staff evaluated the project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana's 2019 Local Guidelines for Implementing CEQA by preparing an Initial Study and accompanying technical reports (Addendum); and

WHEREAS, based on that evaluation, staff concluded that the FEIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the proposed project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 24-0010 (TTM No. 20729) and **Exhibit "B"** for Design Review No. 24-0035; and

WHEREAS, on June 20, 2025, a notice of the public hearing was published in the *Fontana Herald* newspaper and simultaneously displayed at City Hall and at the Subject Property; and

WHEREAS, the owners of property within 660 feet of the Subject Property were notified via public hearing notice mailer prior to the public hearing; and

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

WHEREAS, on July 1, 2025, a duly noticed public hearing on Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035 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 July 1, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035; 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 and correct and incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. The Planning Commission has reviewed and considered the Rancho Fontana Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any recommendation on the Proposed Project. The Planning Commission finds that the Addendum and Rancho Fontana Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed Project. The Planning Commission further finds that the Addendum have been completed in compliance with the State CEQA Guidelines and Section 8.06 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 Rancho Fontana Specific Plan FEIR, the Addendum, and all related information presented to the Planning Commission, the Commission finds that the Proposed Project necessitates only minor modifications to the Rancho Fontana Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan FEIR is the appropriate document for the project.

The Planning Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project:

- A. Will not result in substantial changes that would require major revisions of the Rancho Fontana 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 Rancho Fontana 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 been known with the exercise of reasonable diligence at the time the Rancho Fontana 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 different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Rancho Fontana Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental

impacts of the Proposed Project have been addressed within the Rancho Fontana Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Rancho Fontana Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgment and analysis of the Planning Commission.

Section 5. Adoption of the Addendum to the Rancho Fontana Specific Plan FEIR.

The Planning Commission hereby adopts the Addendum to the EIR for the Rancho Fontana Specific Plan Program Environmental Impact Report (SCH No. 1981100211) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA

Section 6. Specific Plan Amendment Findings. The Planning Commission hereby makes the following finding for Specific Plan Amendment No. 24-0001 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding: **A specific plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is view as appropriate in the context of generally accepted planning principles, surrounding land uses, and the general plan.**

Finding of Fact: The Applicant is proposing to amend the Rancho Fontana Specific Plan to create an additional land use designation. The project site is currently located in planning area 18, which allows "low medium density residential" and a maximum residential density of six dwelling units per acre. The Applicant is proposing to create an additional planning area (18A) to allow for "high density residential", which allows for a maximum residential density of 16.3 dwelling units per acre. Planning Area 18A includes development standards specific to the higher density residential, such as setbacks and parking standards. The amendment to the specific plan will allow for the development of the only remaining vacant area in the specific plan and will diversify the densities and residential product types in the specific plan. The amendment to the Rancho Fontana Specific Plan will not be detrimental to any of the surrounding land uses.

Section 7. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for Tentative Tract Map No. 24-0010 (TTM No. 20729) in accordance with Section No. 26-218(d) of the FMC:

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. 24-0010 (TTM No. 20729) is consistent with the existing General Plan Land Use Designation for the project site. The lot size meets the lot standards of the existing and proposed designation in the Rancho Fontana Specific Plan. The tentative tract map is a request to subdivide approximately 3.3 acres (APN: 1110-171-02) for condominium purposes for the construction of a 54-unit attached condominium development with associated improvements, which is a land use permitted in the proposed specific plan designation.

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 site design for Tentative Tract Map No. 24-0010 (TTM No. 20729) is consistent with the General Plan. The lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the City of Fontana General Plan, and Chapter No. 26 of the FMC. The lot size and street configuration also conform to the standards of the proposed land use designation in the Rancho Fontana Specific Plan. The project includes all on-site and off-site improvements to meet all the General Plan goals and objectives as well as all the zoning and Rancho Fontana Specific Plan requirements. Improvements consist of curb, gutter and sidewalks on Orlando Drive and Lime Avenue, drainage, and grading to provide a safe and well-designed project for the area.

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

Findings of Fact: The project site, which consists of approximately 3.3 adjusted gross acres, is adequate in size to accommodate the development of a 54-unit attached condominium development with associated improvements. The existing topography is conducive for the project, and 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 will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of Tentative Tract Map No. 20729 (TTM No. 20729) is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. There will be no significant effect on the environment with mitigation as a result of project implementation. An Addendum to the Rancho Fontana Specific Plan Environmental Impact Report has been prepared and made a part of the environmental documentation and Conditions of Approval for this project.

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. 24-0010 (TTM No. 20729) will not cause public health problems. The development complies with the general plan and specific plan land use requirements. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. Therefore, the project promotes the public health, safety, and welfare of the surrounding community.

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 No. 24-0010 (TTM No. 20729) and public improvements will not conflict with access easements acquired by the public. The site is accessed from Orlando Drive and Lime Avenue, which are publicly maintained streets. Currently, there are no other public access easements through or within the project site.

Section 8. Design Review Findings. The Planning Commission of the City of Fontana hereby makes the following findings for Design Review No. 24-0035 in accordance with Section No. 30-120. "Findings for approval" of the Fontana Zoning and Development Code:

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

Findings of Fact: The project proposes a site and architectural design for the 54-unit condominium development. The project will be an appropriate and desirable development for the area. The areas surrounding the project site are developed with detached single-family dwellings. While the proposed condominiums are attached, the development will function similarly to the adjacent single-family neighborhoods with sufficient private open space, common open space and parking. The condominium buildings are similar in height to the two-story dwellings in the vicinity and will be similar in scale.

The proposed development is located in the Residential Planned Community (R-PC) general plan land use designation. The designation is used for master-planned communities with specific plans and is considered as a "legacy" land use category linked to the zoning and density approved in specific plans. The project site is located in the Rancho Fontana Specific Plan and with the requested associated specific plan amendment, the project will meet or exceed the criteria contained in the specific plan and Zoning and Development Code. Further the development project is consistent with the existing general plan land use designation.

Finding No. 2: **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable**

development promoting the public health, safety, and welfare of the community.

Findings of Fact: The project consists of the development of a 54-unit attached condominium project. The development will be built pursuant to all applicable building, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibit A and B and referenced herein. Architectural features such as a light neutral color palette, decorative clay pipe, metal accents and smooth stucco will accentuate the Spanish architectural style. Additionally, variations to the building face and roof lines are architecturally pleasing. The project includes improvements along Orlando Drive and Lime Avenue. Therefore, the project promotes the public health, safety and welfare of the occupants and surrounding 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.

Finding of Fact: The project is aesthetically and architecturally pleasing and compatible with the surrounding area. The project site is approximately 3.3 acres adjusted gross acres and is physically suitable in size and shape to support an attached condominium development. Applicable building, zoning, and fire codes will make for a safe, attractive, and well-designed project. The project will create visual interest with architectural features of the Spanish style, such as smooth stucco, a light neutral color palette, decorative clay pipes, metal accents, and shutters. The character of the surrounding neighborhood reflects both one- and two-story single-family dwellings. The project is compatible with the surrounding uses and provides a development that is designed with features (architectural relief, landscaping, street improvements, and lighting) to enhance the character of the surrounding area.

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

Finding of Fact: The development has appropriate improvements, not only for the project site but the surrounding area. Project features include sidewalks, drainage, grading, perimeter and privacy walls, and fencing to provide a safe and well-designed neighborhood. The project has been reviewed by the Planning, Engineering, Building and Safety Departments, as well as Fontana Fire Prevention for site circulation, access, and safety and it was determined the project exceeds the standards of the Zoning and Development Code and will provide a safe design for public access.

Section 9. Approval. Based on the foregoing, the Planning Commission recommends that the City Council:

1. Adopt an ordinance approving Specific Plan Amendment No. 24-0001 to amend the Rancho Fontana Specific Plan to create an additional planning area and corresponding development standards;
2. Adopt a resolution approving Tentative Tract Map No. 24-0010 (TTM No. 20729) to subdivide the project site for condominium purposes, subject to the Conditions of Approval attached hereto as **Exhibit "A"** and incorporated herein;
3. Adopt resolution approving Design Review No. 24-0035 for site and architectural review of a 54-unit attached condominium project, subject to the Conditions of Approval attached hereto as **Exhibit "B"** and incorporated herein; and

Section 10. 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 No. 21081.6.

Section 11. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 12. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 13. 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.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 1st day of July 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 the 1st day of July 2025, by the following vote, to-wit:

AYES:
NOES:

Resolution PC No. 2025-

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

EXHIBIT “A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 24-0065
Tentative Tract Map 24-0010 (TTM No. 20729)

DATE: July 1, 2025

LOCATION: South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue
(APN: 1110-171-02)

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 Conditions of Approval imposed on this project have been fulfilled.
2. The applicant/developer/property owner 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 applicants 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 for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney 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 awarded against the city 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. Tentative Tract Map No. 24-0010 (TTM No. 20729) shall comply with all applicable development standards of, Chapter 26 (Subdivisions), Rancho Fontana Specific Plan, Chapter 30 (Zoning and Development), Fontana Municipal Code (FMC) and the Subdivision Map Act.
4. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.
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. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.
7. Tentative Tract Map No. 24-0010 (TTM No. 20729) shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.
8. 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.
9. The applicant shall post a publicly visible sign on the Subject Property with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

10. 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.

11. 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(b)(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:

- 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.

ENGINEERING DEPARTMENT

12. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility, and will not be maintained by the City.
13. 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.
14. 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 and release of security by the City.
15. The Applicant shall construct a Bus Bay. The Applicant shall coordinate with Omnitrans to install or relocate a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.
16. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
17. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
18. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.
19. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be necessary to achieve this.
20. The Applicant shall prepare signing and striping plans for Orlando Drive to include the installation of parking restrictions between Baseline Avenue and the project driveway.

21. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

PRIOR TO ISSUANCE OF GRADING PERMIT

22. 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.
23. 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

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

25. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.
26. 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. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

27. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
28. 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 new streetlight electric bill.
29. 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.
30. 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.

31. 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.
32. 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.
33. 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.
34. 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.

BUILDING AND SAFETY DEPARTMENT

35. 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 with the State of CA and ADA regulations
36. 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.

37. 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.
38. 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.
39. Except as specifically shown in the approved project plans, 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. Except as specifically shown in the approved project plans, 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.
40. 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.
41. The applicant shall have the tract map recorded prior to the issuance of any building permits.
42. 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.

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

PRIOR TO ISSUANCE OF BUILDING 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 the project:

- A. Precise grading plans shall be approved
- B. Rough grading completed
- C. Compaction certification
- D. Pad elevation certification
- E. Rough grade inspection signed off by a City Building Inspector

END OF CONDITIONS

EXHIBIT “B”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 24-0065
Design Review No. 24-0035

DATE: July 1, 2025

LOCATION: South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue
(APNs: 0255-101-24 and -30)

PLANNING DEPARTMENT:

1. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.
2. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
 - A. All requirements of the Fontana City's Municipal Code shall be complied with.
 - B. All Conditions of Approval imposed on this project have been fulfilled.
3. The applicant/developer/property owner 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 applicants 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 for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney 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 awarded against the city 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 project shall comply with all applicable provisions, regulations, and development standards of the Rancho Fontana Specific Plan and Chapter 30 (Zoning and Development).
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. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.
7. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.
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 applicant shall post a publicly visible sign on the Subject Property 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.

11. Historic Archaeological Resources

- A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
- B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
- C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

12. The construction contractor 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(b)(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:
 - 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.
- 13. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.
- 14. 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.
- 15. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
- 16. 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.
- 17. 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.
- 18. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

ENGINEERING DEPARTMENT

- 19. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility and will not be maintained by the City.
- 20. 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.

21. 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 and release of security by the City.
22. The Applicant shall construct a Bus Bay and install a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.
23. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
24. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
25. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.
26. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be necessary to achieve this.
27. The project shall prepare signing and striping plans along Orland Dr to include the installation of parking restrictions along Orlando Dr between Baseline Ave and the project driveway, and along Lime Ave between Baseline Ave and the project driveway.
28. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

PRIOR TO ISSUANCE OF GRADING PERMIT

29. 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.
30. 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

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

32. The Applicant shall record All map's, lot line adjustments, right-of-way dedications,

easements, reciprocal access agreement as required for the development.

33. 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. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

34. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. 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.

BUILDING AND SAFETY DEPARTMENT

42. 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 with the State of CA and ADA regulations
43. 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.
44. 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.
45. 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.
46. Except as specifically shown in the approved project plans, 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. Except as specifically shown in the approved project plans, 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.
47. 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.
48. The applicant shall have the tract map recorded prior to the issuance of any building permits.
49. 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.
50. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING PERMITS

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

END OF CONDITIONS

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Cecily Session-Goins Phone: (909) 350-6723
			Email: csgoins@fontanaca.gov
TO:	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	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): 1981100211
Project Title: Baseline Townhomes – Citrus Walk
Project Applicant (include address, telephone number and email address): NewBridge Homes 500 Newport Center Drive, Suite 570 Newport Beach, CA 92660 Bryan Avilla, bavilla@newbridgehomes.com , (949) 344-2705
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): South of Baseline Avenue, West of Lime Avenue and East of Orlando Drive (APN: 1110-171-02)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements.

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 and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
2.	<input checked="" type="checkbox"/>	An Addendum to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	<input type="checkbox"/>	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.
4.	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
6.	<input type="checkbox"/>	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.
This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:		
	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, 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.



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. 24-0065; Specific Plan Amendment (SPA) No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) & Design Review Project (DRP) No. 24-0035

A request for a Specific Plan Amendment to amend Rancho Fontana Specific Plan for Planning Area 18 (PA 18) and 18A (PA 18A) to revise density from Low Density (6du/ac) to High Density Residential (12du/ac) along with revisions to the development standards (parking and setback requirements). The proposal also includes site and architectural review of a new residential development consisting of 54 attached multiple family dwellings and associated improvements along with a request for a Tentative Tract Map for residential condominium purposes.

Environmental Determination:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8 of the City of Fontana's 2019 Local Guidelines an Addendum to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) has been prepared for the proposed project. The aforementioned EIR was adopted by the City Council on December 7, 1982, is consistent with the proposed project. The Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

Location of Property:

South side of Baseline Avenue
between Lime Ave. and Orlando Dr.
(APN: 1110-171-02)

Date of Hearing:

July 1, 2025

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing:

6:00 PM





Should you have any questions concerning this project, please contact Cecilly Session-Goins, Associate Planner, at (909) 350-6723 or by email: csgoins@fontanaca.gov.

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: June 20, 2025