City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2026-018

Tuesday, May 5, 2026
6:00 PM

Steelworker's Auditorium

Planning Commission

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

Welcome to a meeting of the Fontana Planning Commission.

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

Para traducción en Español, comuniquese con la oficina,"City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Steelworker's Auditorium. All bags are subject to search. Face masks are prohibited in the Steelworker's Auditorium, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Steelworker's Auditorium, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

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

A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of April 21, 2026.

CC-A Approval of Minutes of April 21, 2026. **26-0987**

Attachments: Draft Planning Commission Minutes of April 21, 2026

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

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

All Public Hearings will be conducted following this format:

(a) hearing opened (e) oral - favor

(b) written communication (f) oral - opposition

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

(d) applicant comments

PH-A Master Case No. (MCN) 25-0061: Design Review No. 25-0027; A request for site and architectural review and approval of a 48-unit apartment complex within two (2) three-story buildings totaling approximately 69,628 square feet, with associated site improvements, on a 1.9-acre parcel located at 7227 Oleander Ave, identified as Assessor Parcel Number: 0240-052-47, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332. **26-0982**

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

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

2. Approve Design Review (DRP) No. 25-0027.

APPLICANT:
SA Architects + Engineers
Ahmad Awad
6226 Coope Avenue
Fontana, CA 92336

LOCATION:
The project site is located at 7227 Oleander Avenue, (APN: 0240-052-47).

PROJECT PLANNER:
Adelaida Bostan, Assistant Planner

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

PH-B **Master Case No. (MCN) 21-000106-R1: Design Review (DR) No. 21-000042-R1 - A request to modify previously approved design plans for a new townhouse site with a total of 46-units on a 2.4-acre parcel located at 8162 Calabash Avenue (Assessor Parcel Number 0230-011-36), pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.** **26-0830**

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

1. Determine that the project is categorically exempt pursuant to Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act, and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for

Implementing the CEQA, and direct staff to file a Notice of Exemption; and

2. Adopt a resolution approving Design Review (DR) No. 21-00042-R1.

APPLICANT:
MV M16 LLC
5625 Land View Court.
Irvine, CA 92603

LOCATION:
The project site is located at 8162 Calabash Avenue (APN: 0230-011-36).

PROJECT PLANNER:
Alejandro Rico, Associate Planner

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

PH-C Master Case No. 19-000016R1: Development Agreement No. 19-000002R1 - A request to approve a first amendment to the Goodman Logistics Center Fontana III Development Agreement to extend the term and add sustainability features. **26-0926**

RECOMMENDATION:
Based on the information in the staff report and subject to the findings, conclusions, and information set forth therein, as well as in the resolution and the information presented in the public hearing, staff recommends that the Planning Commission adopt Resolution No. PC 2026-____; and forward a recommendation to the City Council to:

1. Find, after review of this First Amendment to the Development Agreement, that 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 CEQA Guidelines of the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071), along with a subsequent March 2021 Addendum, no subsequent or supplemental EIR is required because there are no substantial

changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and

2. Adopt an Ordinance approving a First Amendment to the Goodman Logistics Center Fontana III Development Agreement with GLC Fontana III LLC

APPLICANT:
GLC Fontana III, LLC
3333 Michelson Drive
Irvine, CA 92612

LOCATION:
The project site is generally located between Cypress Avenue and Juniper Avenue, north of Jurupa Avenue, (APNs: 0255-091-20, -23, -63, -64, and -65).

PROJECT PLANNER:
Rina Leung, Senior Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Planning Commission Resolution
Attachment No. 3 - Notice of Determination
Attachment No. 4 - Public Hearing Notice
Attachment No. 5 - Public comment

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. **26-0988**

An update of future City Council agenda items for May 12, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for

May 19, 2026 for the Planning Commission's information.

Attachments: Upcoming Items CC Memo
Upcoming Items PC Memo

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, May 19, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

8437 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 26-0987
Agenda #: CC-A

Agenda Date: 5/5/2026
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of April 21, 2026.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of April 21, 2026. The draft minutes are attached to this report for the Planning Commission to review and approval.

MOTION:
Approve staff recommendation.

City of Fontana

Planning Commission

Minutes

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

Tuesday, April 21, 2026 6:00 P.M. Grover W. Taylor Council Chambers

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, April 21, 2026. Chair Armendarez called the meeting to order at 6:04 p.m.

Present: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

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

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 15166 Foothill Boulevard, Identified as Assessor Parcel Number 1110-161-08-000, is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Planning Commission adopted **Resolution No. PC 2026-011,** Determining that the Acquisition of Certain Real Property Located at 15166 Foothill Boulevard, Identified as Assessor Parcel Number 1110-161-08-000, is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption**.**

B. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Identified as Assessor Parcel Numbers 1100-111-51 and 1100-091-71 is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Planning Commission adopted **Resolution No. PC 2026-012** Determining that the Acquisition of Certain Real Property Identified as Assessor Parcel Numbers 1100-111-51 and 1100-091-71 is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption**.**

C. Resolution of the Planning Commission of the City of Fontana Determining that the Vacation, Abandonment and Disposition of portions of Cherry Avenue, located south of Aliso Drive, Assessor Parcel Numbers 0236-122-23 and 0236-122-22, is in Conformance with the City of Fontana 2015-2035 General plan, pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Planning Commission approved the location, purpose, and extent of the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopted **Resolution No. PC 2026-013** finding that the proposed vacation, abandonment and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15060(b) (3) and directing staff to file a Notice of Exemption**.**

D. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of April 7, 2026.

ACTION: A Motion was made by Commissioner Sanchez and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

Abstain: None

PH-A Master Case No. (MCN) 21-0128: Conditional Use Permit (CUP) No. 21-0021, Conditional Use Permit (CUP) No. 21-0025, and Administrative Site Plan (ASP) No. 21-0057 - A conditional use permit request for a proposed truck sales operation and a conditional use permit request for a proposed repair facility operation along with an administrative site plan request for the construction of an approximately 29,185 square foot building and associated site improvements on an approximately 1.9-acre, located at 14592 Boyle Avenue, (APN: 0236-051-13, -21, -29 and -30), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Armendarez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

No written correspondence was received.

Commissioner Sanchez asked whether the truck sales operation would include mechanical repairs. Associate Planner Rico clarified that two Conditional Use Permits are proposed—one for truck sales and another for repairs—and confirmed that the repair permit is limited to collision work only, excluding mechanical repairs.

The applicant, Jose Carcelan, stated that he read and agreed to the Conditions of Approval, and described his project as a family-run truck sales and repair business that includes both incidental and heavy repairs, primarily servicing large fleet vehicles. He added that he currently operates another business on the west side of Cherry Avenue, and that this location is better suited to their needs.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026 -014, and,

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

2. **Approve Conditional Use Permit (CUP) No. 21-0021, and**

3. **Approve Conditional Use Permit (CUP) No. 21-0025, and**

4. **Approve Administrative Site Plan (ASP) No.21-0057**

ACTION: Motion was made by Commissioner Sanchez and seconded by Vice Chair Quintana and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2026-014; approve Conditional Use Permits (CUP) No. 21-0021 & No. 21-0025 and Administrative Site Plan (ASP) No.21-0057.

The motion carried by the following vote:

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

PH-B Master Case No. 22-000011-R3: Tentative Parcel Map No. 20761 (TPM No. 22-000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-00005-R2 - A request for site and architectural approval for a proposed revision to a previously approved commercial center. Revisions include the reconfiguration of the site from five parcels to four parcels and the relocation of the carwash building, vacuums and canopies to the northwest portion of the site, pursuant to a previously approved Mitigated Negative Declaration for the Midland Plaza project in accordance with CEQA Guidelines Sections 15162 through 15164 et seq.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Cecily Session-Goins, Associate Planner, presented the staff report and noted several revisions to Conditions of Approval, including clarification in Section 6 that approval of the modified project supersedes prior entitlements, revision to Condition No. Planning Condition 15, Page 23 to require utility rooms and enclosures be constructed with durable,

compatible materials, and clarification of fire flow requirements (Condition No. 33, Page 25) as approved by the Fire Department.

Vice Chair Quintana requested clarification on the change to Condition No. 33, page 25; staff explained it reflects a reduction in required fire flow from 2,000 to 1,500 and an adjustment to hydrant spacing from 300 to 312 feet, as approved by the Fire Department. Commissioners Sanchez inquired about lighting and the absence of a night rendering; staff confirmed the site will include comprehensive lighting throughout buildings, parking areas, and canopy, with tower illumination likely from interior lighting.

The applicant, Daniel Goalwin stated that he read and agreed to the Conditions of Approval and explained the project was revised due to market conditions, specifically the lack of a pharmacy tenant, leaving a portion of the site available for potential future development. In response to Commissioner Sanchez input, the applicant confirmed the corner tower will be illuminated from within to enhance visibility. The applicant also indicated an anticipated construction start within the year.

The following individual spoke:

- Ingrid (Speaker did not fill out public comment card).

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026 -015; and,

1. **Find that, pursuant to CEQA Guidelines Sections 15162 through 15164 et sec, the project has been reviewed under the previous Mitigated Negative Declaration for Tentative Parcel Map No. 20761 (TPM No. 22-000033), Conditional Use Permit No. 22-000002, Design Review No 22-000005 and has adequately identified that there will be no impacts associated with the project that cannot be mitigated, and no previously reviewed impact areas have substantially changed and direct staff to file a Notice of Determination; and,**

2. **Adopt a resolution approving Tentative Parcel Map No. 20761 (TPM No. 22-000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-000005-R2.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 5-0 to approve Public Hearing Item "B"; adopt Resolution No. PC 2026-015: Approve Tentative Parcel Map No. 20761 (TPM No. 22-

000033-R2), Minor Use Permit No. 25-0006, and Design Review No. 22-000005- with amended conditions of approval.

The motion carried by the following vote:

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

PH-C Master Case No. 26-0011 and Municipal Code Amendment No. 26-0002: Fontana Municipal Code amendments to Chapter 30 to modify standards for outdoor dining and parking standards in the downtown core, make revisions to the No Net Loss program, add definitions to differentiate vehicle parking from storage, clarify timing of entitlement applications, and modify the definition of accessory land uses, pursuant to a categorical exemption from the California Environmental Quality Act ("CEQA") in accordance with CEQA Guidelines Sections 15060(c), 15378, and 15061(B)(3).

Chair Armendarez opened the Public Hearing.

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

No written correspondence was received.

Secretary Lozano asked for clarification on which requirements were being removed, and Secretary Quintana inquired about parking that is not being eliminated but shifted to nearby facilities for customer use.

Associate Planner Session-Goins, emphasized that the changes aim to encourage downtown development by reducing on-site parking constraints and supporting entertainment, restaurant, and retail uses.

Chair Armendarez expressed support for the direction, noting it would enable more infrastructure and expand entertainment opportunities for the community.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2026-016; and,

1. **Determine that the Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for**

Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,

2. **Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 26-0002 to amend Chapter 30 of the Municipal Code.**

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 5-0 to approve Public Hearing Item "C" and adopt Resolution No. PC 2026-016.

The motion carried by the following vote:

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

PH-D Master Case No. 23-0100: Development Agreement No. 23-0085R1 and Development Agreement No. 23-0085R2 - a request to amend and restate the previously approved Development Agreement (DA) for the Citrus/Oleander Industrial Commerce Center Project to allocate the provision of public benefit fees among properties in a manner consistent with Planning Commission Resolution No. 2025-040.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

DiTanyon Johnson, Planning Manager, presented the staff report.

Jonathan Shardlow, on behalf of the applicant, stated that he had read and agreed to the Conditions of Approval and explained the project was originally one site bisected by Oleander Avenue but is now split between two developers. North Palisade Partners will develop a 400,000-square-foot industrial warehouse west of Oleander, while Acacia will develop an 88,000-square-foot industrial warehouse to the east. He stated the project is industrial in nature and will provide infrastructure improvements to the area.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2026-017; and forward a recommendation to the City Council to:

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

2. **Determine that the development agreement modifications together with the underlying project were adequately analyzed in the previously certified Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (EIR) (State Clearinghouse No. 2022110389) and its subsequent Addendum, and pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and.**

3. **Adopt an Ordinance approving Amended and Restated Development Agreement No. 23-0085R1, as to Assessor's Parcel Number 0255-021-17 (Acacia DA Amendment); and**

4. **Adopt an Ordinance approving Amended and Restated Development Agreement No. 23-0085R2, as to Assessor's Parcel Numbers 0255-011-13, 0255-011-14, 0255-011-18, 0255-011-19 and 0255-011-25 thru 0255-011-32 (North Palisades DA Amendment).**

ACTION: Motion was made by Secretary Lozano and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item "D" and adopt Resolution No. PC 2026-017 and

The motion carried by the following vote

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Sanchez expressed excitement about long-awaited development plans finally moving forward, noting that it is encouraging to see progress in downtown Fontana. He shared enthusiasm about future nightlife and local entertainment options that would provide residents with more activities within the city rather than traveling to neighboring areas. He also conveyed appreciation for working with the city as a planning commissioner and thanked staff for their ongoing efforts, closing with well wishes for a good night and a blessing for the community.

Commissioner Keetle thanked city staff for consistently providing thorough information and making the commission's work easier, specifically acknowledging Director Nevins and the planning team for their support. He also expressed appreciation to the City Council for the opportunity to serve on the commission.

Secretary Lozano thanked the planning staff for their presentations and expressed excitement about the projects reviewed during the meeting. She also acknowledged the City Council for the opportunity to serve in the role and participate in decision-making on development projects. She ended by wishing everyone a great evening.

Vice Chair Quintana thanked staff for their presentations and reports, noting consistent appreciation for their work. He echoed excitement about ongoing development efforts, particularly the revitalization of downtown Fontana, describing it as a positive step forward for the city. He concluded by expressing gratitude for the opportunity to serve on the commission.

Chair Armendarez apologized for any mispronunciations of staff names and expressed strong appreciation for the planning team's work in preparing materials and being available to address questions in advance of meetings. He emphasized excitement about downtown development and the city's direction toward being open for business and supporting economic growth. He also thanked staff for their dedication in making meetings efficient and well-prepared, and for helping ensure clear communication on projects and issues. He concluded by wishing everyone a blessed night and thanking attendees for coming.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:51 p.m. to the next Regular Planning

Commission Meeting on Tuesday, May 5, 2026, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

_____
Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 5th DAY OF MAY 2026.

_____
Joseph Armendarez
Chair

File #: 26-0982
Agenda #: PH-A

Agenda Date: 5/5/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 25-0061: Design Review No. 25-0027; A request for site and architectural review and approval of a 48-unit apartment complex within two (2) three-story buildings totaling approximately 69,628 square feet, with associated site improvements, on a 1.9-acre parcel located at 7227 Oleander Ave, identified as Assessor Parcel Number: 0240-052-47, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

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

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

2. Approve Design Review (DRP) No. 25-0027.

APPLICANT:
SA Architects + Engineers
Ahmad Awad
6226 Coope Avenue
Fontana, CA 92336

LOCATION:
The project site is located at 7227 Oleander Avenue, (APN: 0240-052-47).

REQUEST:
Design Review No. 25-0027 - A request for site and architectural review and approval for the construction of a new 48-unit apartment complex, within two (2) three-story buildings that include various amenities, and associated site improvements on 1.9-acre lot.

PROJECT PLANNER:
Adelaida Bostan, Assistant Planner

BACKGROUND INFORMATION:
Land Use Table

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Single Family (R-SF)	Single Family Residential (R-1)/ R-4 Overlay zone	Vacant
North:	Single Family (R-SF)	Single Family Residential (R-1)/R-4 Overlay Zone	Vacant
South:	Single Family (R-SF)	Single Family Residential (R-1)/R-4 Overlay Zone	Residential
East:	Single Family (R-SF)	Single Family Residential (R-1)/R-4 Overlay Zone	Vacant
West:	Walkable Mixed Use Corridor & Downtown (WMUX-1)	Form Based Code (FBC)/Transitional District	Residential

PROJECT DESCRIPTION:

A. Site Area: Approximately 1.9 acres

B. Density:
Max: 24.1 to 39 units per acre
Proposed: 28 units per acre

C. Parking:
Required: 91 parking spaces
Provided: 91 parking spaces

D. Landscaping:
Required: 8,699 square feet (15 percent)
Provided: 11,750 square feet (20.3 percent)

E. Common Open Space:
Required: 30 percent
Provided: 58 percent

ANALYSIS:

The Applicant, SA Architects + Engineers is requesting that the Planning Commission review and approve Design Review No. 25-0027 to develop a 48-unit multi-family apartment complex within two three-story buildings, totaling 69,628 square feet and associated site improvements on approximately 1.9 acres.

The applicant is requesting site and architectural approval of a new 48-unit apartment complex located within two (2) buildings that are three stories tall and total 69,628 square feet. In addition to the 48 Units, there will also be twelve (12) Accessory Dwelling Units (ADU's), six within each building. The Accessory Dwelling Units (ADUs) shall be reviewed through a building permit process and are not associated with the proposed discretionary request before the Planning Commission approval.

Design:
The applicant proposes a Modern/contemporary style of architecture for the two buildings with an exterior color scheme that includes pastel green as the main color with white and dark blue accent colors. The architectural style includes smooth painted exterior, decorative wrought iron elements, decorative awnings, exterior light fixtures, stone veneer, and vinyl windows. Additionally, the building will have a dark brown color for the balcony railings.

The proposed multi-family apartment complex will be a mix of one-bedroom (with one bath), two-bedroom (with 2 baths), and three-bedroom (with 2 baths) units, ranging in size from 716 square feet to 1,360 square feet, with five (5) plan layouts. The overall unit count, inclusive of the ADUs, is eighteen (18) one-bedroom/one bath units, twenty-four (24) two-bedroom/two bath units, and eighteen (18) three-bedroom/two bath units. Private open space of 100 square feet is provided for each of the units.

The variation to the building's faces, varying roof lines and building height of 40 feet 1 inches high will make the Project architecturally pleasing and be consistent with the surrounding area. The Project includes associated on and off-site improvements, including parking spaces, new landscaping, lighting, curb, gutter, sidewalks, and utilities related to the Project.

The proposed site is physically suitable in size and shape to support the development of the proposed residential apartment complex. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project. The Project incorporates safety measures for automobiles and pedestrians in the area.

Amenities/Open Space:
The Project amenities include a trellis shade area with seating and BBQs, open lawn, and a 500 square foot fitness facility. Each unit has approximately 100 square feet of open space area

Grading/Walls:
The project site is vacant and undeveloped. The topography of the Project Site is relatively flat. The existing drainage pattern flows from the northeast to the southwest. An underground water infiltration/detention chamber system will be constructed for the Project.

A portion of the property has an existing six (6) foot high CMU wall along the perimeter, which will remain. For the remaining portions along the perimeter a new six (6) foot high screen wall will be constructed to ensure that there is a six (6) CMU wall along all the perimeter property lines.

Site Access/Circulation/Parking:
Primary vehicle access to the Project Site will be from Oleander Avenue. The internal circulation has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

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

MOTION:
Approve staff's recommendation.

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

CITY OF FONTANA PLANNING DEPARTMENT

Project Site

N

VICINITY MAP

DATE: May 5, 2026

CASE: Master Case No. 25-0061
Design Review No. 25-0027

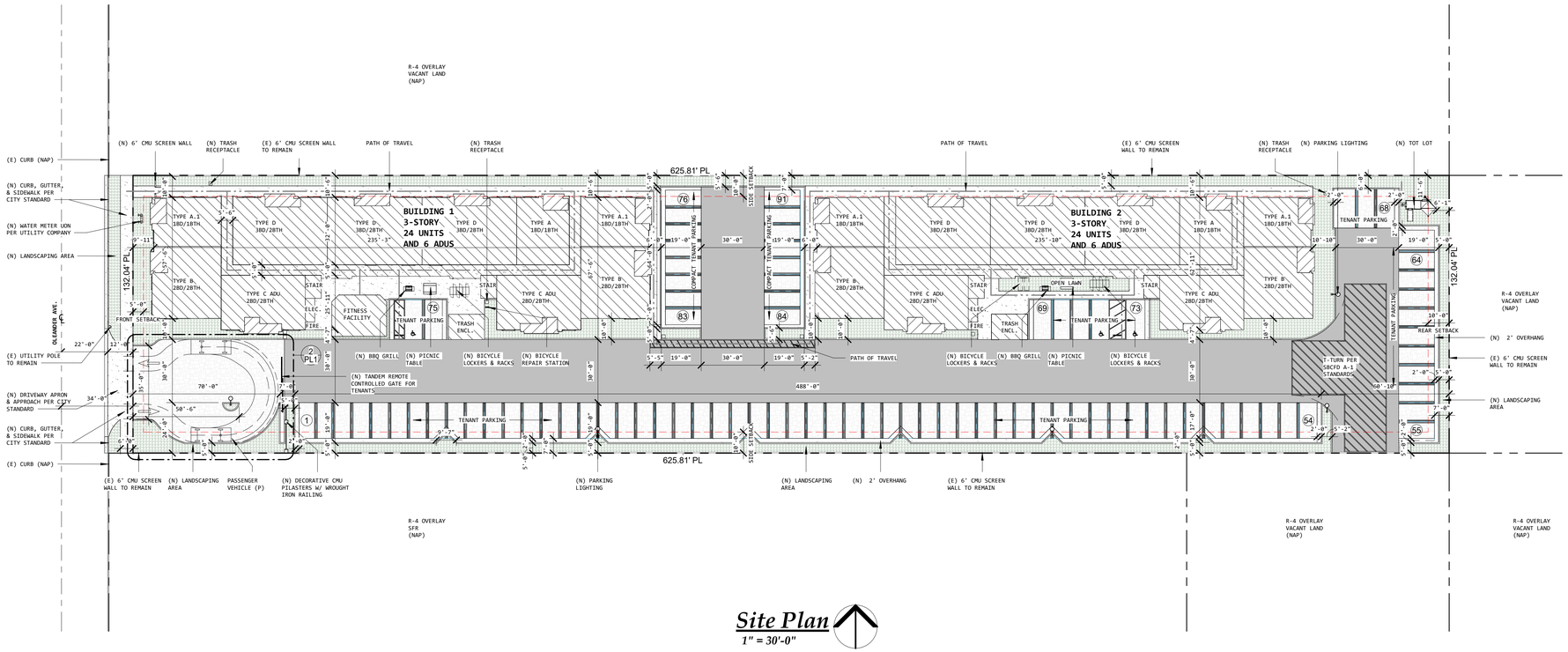
ATTACHMENT NO. 1

Attachment 2

Proposed 48 Units + 12 ADU For:

SA Golden Investments Inc.

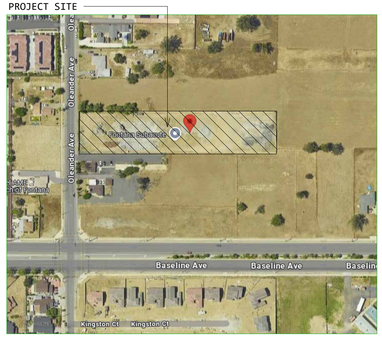
7227 Oleander Ave., Fontana, CA 92336



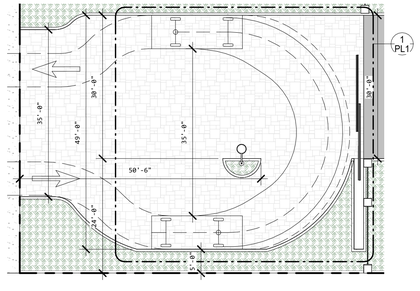
Site Plan

1" = 30'-0"

PROJECT SITE

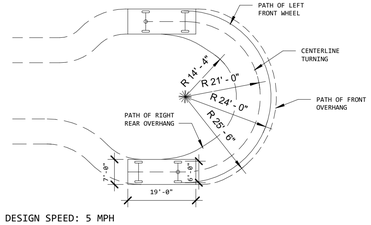


Vicinity Map



Entrance Plan

1 : 180



DESIGN SPEED: 5 MPH

BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 7TH EDITION, 2018)

DIMENSIONS AND VEHICLE TURNING RADIUS ARE IN ACCORDANCE WITH AASHTO STANDARDS.

1 *Turning Path - Passenger Car*

1" = 20'-0"

NOTES:

1. WALL SHALL BE 6-0" FROM FINISH FLOOR TO TOP OF WALL.
2. EACH TRASH ENCLOSURE WILL HOLD 3 TRASH BINS

Sequence of Drawings - DR

Number	*Description*
PL1	Cover Sheet
PL1.1	Site Facilities
PL2	Floor plan - Typ. Unit Plans
PL3	Bldg. 1 & 2 Floor plans
PL3.1	Bldg. 3 & Roof Floor plans
PL4	Elevations
PL5	Preliminary Landscaping Plan
PL6	Preliminary Lighting Plan
PL7	Wall & Fence Plan
E-1.1	General Notes and Legend
E-2.1	Site Lighting Plan
E-2.2	Photomatric Plan

Project Info

APPLICANT:	SA GOLDEN INVESTMENTS, INC. saberawad3346@gmail.com
PROJECT ADDRESS:	7227 OLEANDER AVE., FONTANA, CA 92336
ARCHITECT:	SA ARCHITECTS & ENGINEERS, INC. 8471 LAUREL AVE., OFC. FONTANA, CA 92335
CONTACT:	AHMAD AWAD ahmadawad@saae.us (909) 685-5092
APN:	0240-052-47-0000
ZONING:	R-1
OVERLAY:	R-4
OCCUPANCY:	GROUP R-2 / U
CONSTRUCTION:	TYPE V-B
PROJECT DESCRIPTION:	PROPOSED (2) 24-UNIT APARTMENT + 6 ADU BUILDINGS, COMMON AMENITIES OF TRELLIS WITH SEATING, OPEN LAWN, & 500SF FITNESS FACILITY.
BUILDING TYPE:	MULTIPLEX
FRONTAGE TYPE:	DOORYARD
ARCHITECTURAL STYLE:	MODERN
LOT SIZE:	82,982 SQ FT (1.9 ACRES)
MINIMUM DENSITY: (1.9 ACRES X 24 UNITS)	24 UNITS/ACRE 46 UNITS
MAXIMUM DENSITY: (1.9 ACRES X 39 UNITS)	39 UNITS/ACRE 74 UNITS
PROPOSED UNIT COUNT: (1.9 ACRES X 26 UNITS)	**48 UNITS + 12 ADUS**
MAXIMUM HEIGHT:	55 FEET
PROPOSED BUILDING HEIGHT:	40 FEET 6 INCHES
LOT COVERAGE: (BUILDING FOOTPRINT) MAX. COVERAGE ≤ 70%	**24,988 SQ. FT. (30.1%)**
NET LOT SIZE:	57,994 SQ. FT (100.0%)
HARDSCAPE AREA: **TOTAL LANDSCAPE AREA:** (% AND SQ. FT. FOR ENTIRE SITE)	46,244 SQ. FT. (79.7%) 11,750 SQ. FT. (20.3%)
ARCHITECTURAL STYLE:	MODERN/CONTEMPORARY
REQUIRED PUBLIC OPEN SPACES: PUBLIC OPEN SPACE ≥ 30%	24,895 SQ. FT.
PROVIDED PUBLIC OPEN SPACES:	48,785 SQ. FT. (58.8%)
REQUIRED PRIVATE OPEN SPACES: PRIVATE OPEN SPACES ≥ 5%	4,150 SQ. FT.
PROVIDED PRIVATE OPEN SPACES:	5,610 SQ. FT. (6.8%)
PARKING SUMMARY:	
REQUIRED PARKING SPACES: 1.75 SPACE / UNITS 550SF+ (48 UNITS X 1.75 SPACES)	84 SPACES
TOTAL PROVIDED PARKING: (FOR ENTIRE PROJECT)	**91 TOTAL PROVIDED PARKING** (INCLUDES 3 ADA PARKING PER CBC)
BICYCLE SPACES REQUIRED: 1 SPACE / 4 UNITS (48 UNIT) LONG TERM: SHORT TERM:	12 SPACES 10 SPACES 2 SPACES
BICYCLE REPAIR STATION: (1 BICYCLE REPAIR STATION WHEN 25+ BICYCLE SPACES PER SEC. 30-393.)	1 EACH
AREA SCHEDULE TYPE A (6) (ONE BEDROOM) FLOOR AREA **TOTAL CONDITIONED AREA**	 716 SQ. FT. **716 SQ. FT.**
BALCONY **TOTAL NON-CONDITIONED AREA**	100 SQ.FT. **100 SQ. FT.**
AREA SCHEDULE TYPE A.1 (12) (ONE BEDROOM) FLOOR AREA **TOTAL CONDITIONED AREA**	 655 SQ. FT. **655 SQ. FT.**
BALCONY **TOTAL NON-CONDITIONED AREA**	100 SQ.FT. **100 SQ. FT.**
AREA SCHEDULE TYPE B (12) (TWO BEDROOM) FLOOR AREA **TOTAL CONDITIONED AREA**	 967 SQ. FT. **967 SQ. FT.**
BALCONY **TOTAL NON-CONDITIONED AREA**	100 SQ.FT. **100 SQ. FT.**
AREA SCHEDULE TYPE C & ADU (12) (TWO BEDROOM) FLOOR AREA **TOTAL CONDITIONED AREA**	 949 SQ. FT. **949 SQ. FT.**
BALCONY **TOTAL NON-CONDITIONED AREA**	100 SQ.FT. **100 SQ. FT.**
AREA SCHEDULE TYPE D (18) (THREE BEDROOM) FLOOR AREA **TOTAL CONDITIONED AREA**	 1360 SQ. FT. **1360 SQ. FT.**
BALCONY **TOTAL NON-CONDITIONED AREA**	100 SQ.FT. **100 SQ. FT.**
BUILDING SQUARE FOOTAGE: (59,628 SQ. FT. BOTH BUILDINGS)	29,814 SQ. FT. (EACH BUILDING)

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS, INC. AHMAD AWAD SAAE YR-2024 STATE OF CALIFORNIA

Proposed 48 Units + 12 ADU For:
SA Golden Investments Inc.
7227 Oleander Ave., Fontana, CA 92336

15 Apr. 2026

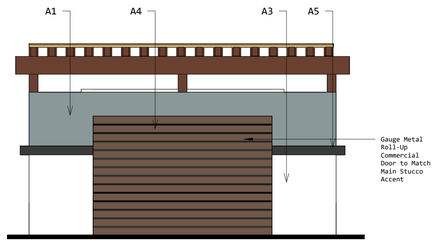
SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Cover Sheet

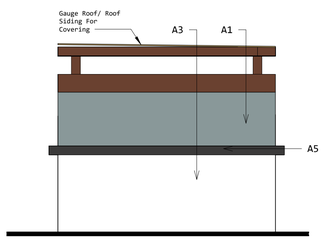
PL1

4/15/2026 6:21:05 PM

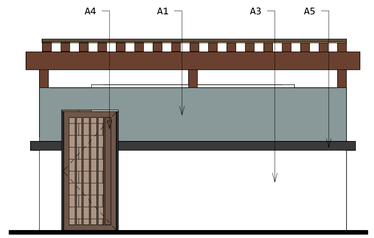
Attachment 2



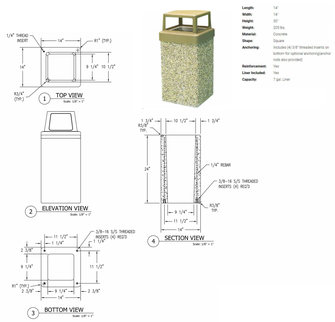
Trash Encl. (Front)
1/4" = 1'-0"



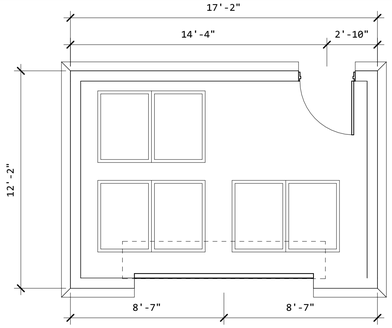
Trash Encl. (Side)
1/4" = 1'-0"



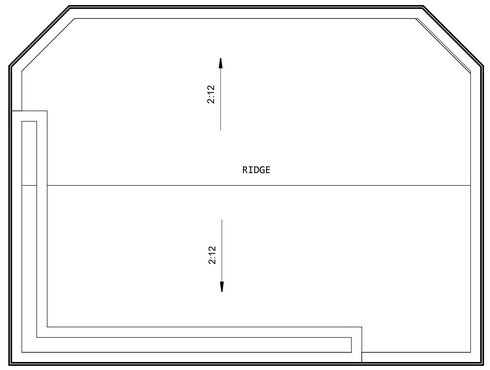
Trash Encl. (Rear)
1/4" = 1'-0"



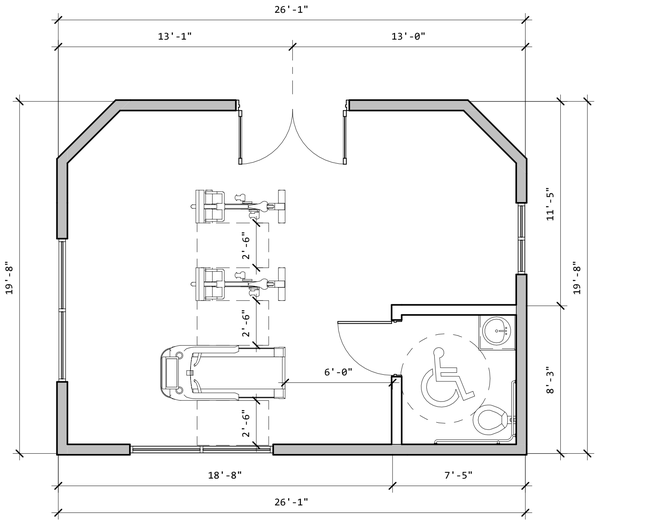
Trash Receptacle



Floor Plan - Trash Enclosure
1/4" = 1'-0"

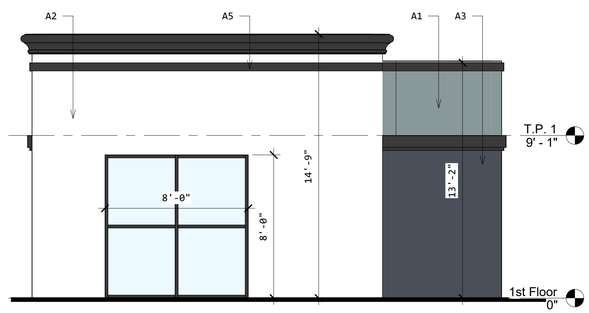


Roof Plan - Fitness Facility
1/4" = 1'-0"

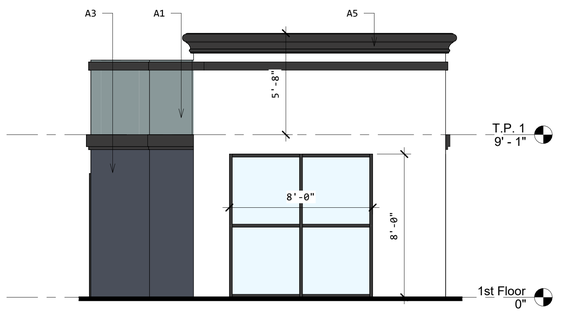


Floor Plan - Fitness Facility
1/4" = 1'-0"

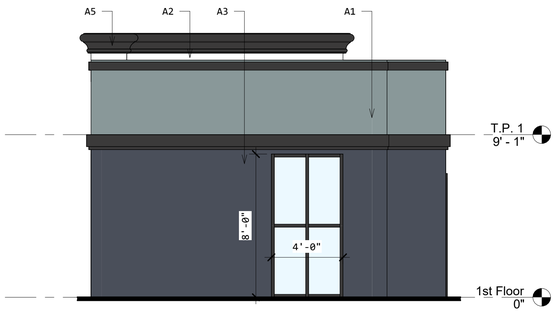
North Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

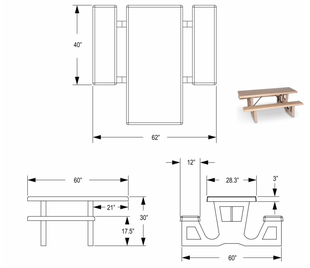


East Elevation
1/4" = 1'-0"

BELSON OUTDOORS
627 Ameriside Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # CRT5H — Dimension Sheet

CONCRETE ADA PICNIC TABLE | 5' LENGTH

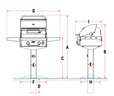


www.belson.com

Concrete Seating Detail

Portable, Post Mount & In-Ground Mount Specifications — AOG

NOTE:
BARBEQUES SHALL BE SUPPLIED BY NATURAL GAS.



POST / IN-GROUND MOUNT GRILLS SPECIFICATIONS

Grill Model	Height*				Width		Depth	
	Hood Open	Hood Closed	Post to Top of Hood	Post to Bottom of Cooking Grate	Post Base	Shelf to Shelf	Post Base	Max. Draw
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
24NGT24NGL	59"	48¼"	36¼"	18"	5¼"	...	51"	...	24¼"
24NPT24NPL	59"	48¼"	37"	...	5¼"	26"	51"	18¼"	24¼"

*In-Ground Mount grill height dimensions are approximate from ground level once installed.

AMERICAN OUTDOOR GRILL® WARRANTY HIGHLIGHTS

LIFETIME WARRANTY
American Outdoor Grill® stainless steel burners are warranted for as long as the original purchaser owns the grill **(Lifetime)**.

TEN YEAR WARRANTY
All other American Outdoor Grill® parts (excluding ignition systems, accessories, infrared burner, and vaporizer panels) are warranted for **Ten (10)** years.

THREE YEAR WARRANTY
Infrared burners and vaporizer panels are warranted for **Three (3)** years.

ONE YEAR WARRANTY
Ignition systems (excluding batteries) and accessories (including side burners, motors, and thermometers) are warranted for **One (1)** year.

AMERICAN OUTDOOR GRILL® RESERVES THE RIGHT TO AMEND PRODUCT SPECIFICATIONS WITHOUT PRIOR NOTICE.
The information provided in this document is for reference purposes only. Detailed instructions & specifications unique to the product purchased can be found in the Owner's Manual. Read these instructions carefully and completely before attempting installation of any American Outdoor Grill® products.

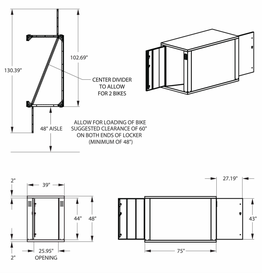
CRAFTED WITH PRIDE IN THE USA — AOG AMERICAN OUTDOOR GRILL
www.americanoutdoorgrill.com
Phone (800) 332-3973
Rev. 0 - 20072215000 L-E1-00320

Barbeque Grill

BELSON OUTDOORS
627 Ameriside Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # DL1002FP-A — Dimension Sheet

STEEL BIKE LOCKER | DIVIDED 2 DOOR ADD-ON UNIT

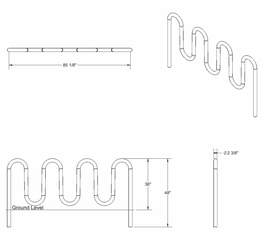


www.belson.com

BELSON OUTDOORS
627 Ameriside Drive
Naperville, IL 60563
Phone: (800) 323-5664
sales@belson.com

Model # 5807S — Dimension Sheet

Contemporary Loop Bike Rack | 7 Loop



www.belson.com

Bicycle Racks & Lockers

4/15/2026 6:21:08 PM

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS, INC. STATE OF CALIFORNIA AHMAD ARIAN SAE YR-2024

Proposed 48 Units + 12 ADU
For: **SA Golden Investments Inc.**
7227 Oleander Ave.,
Fontana, CA 92336

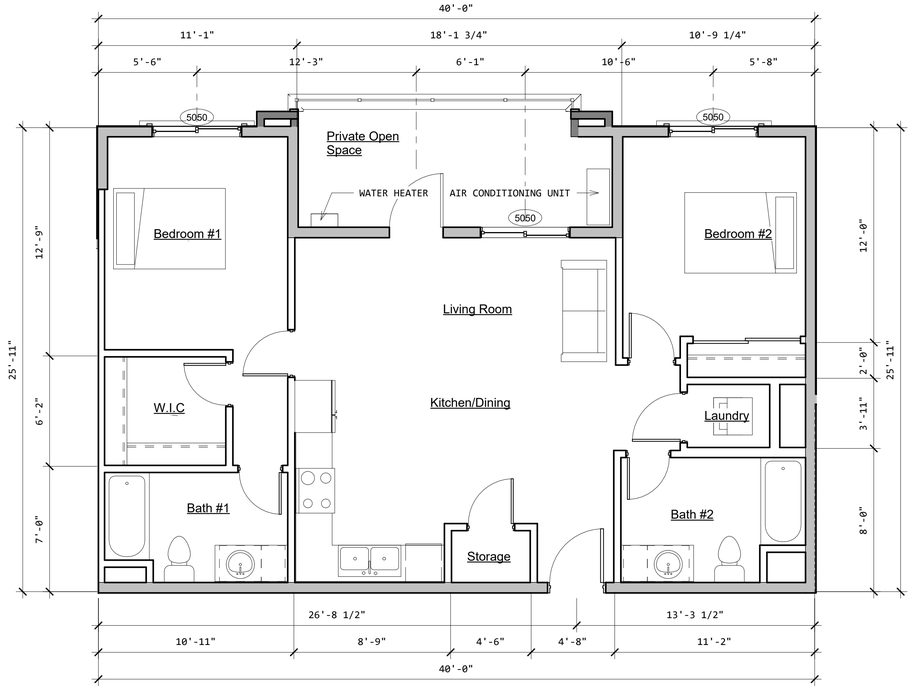
15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Site Facilities

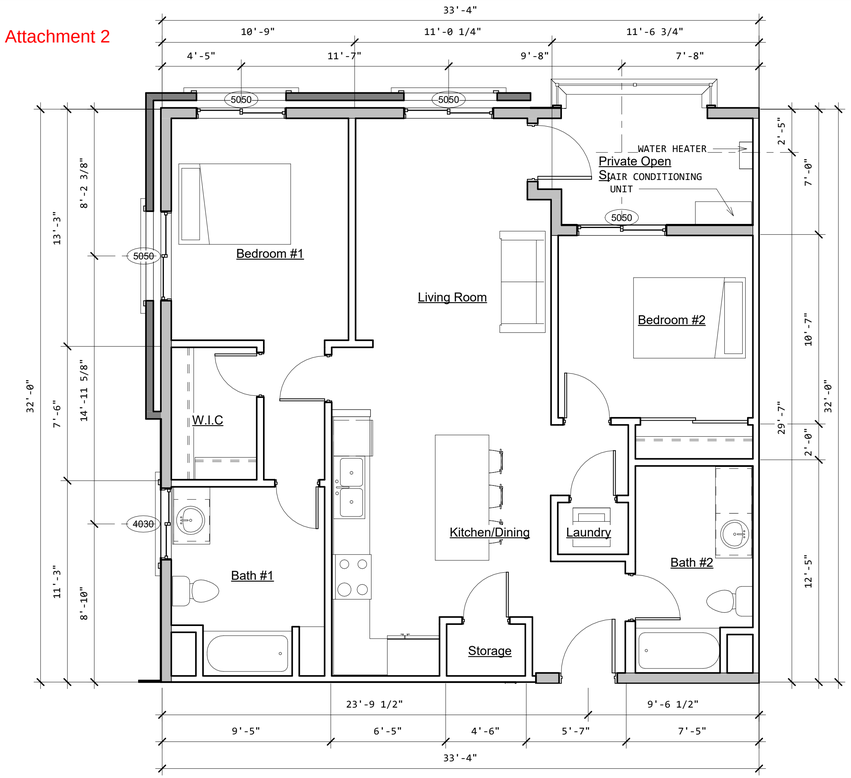
PL1.1

Attachment 2



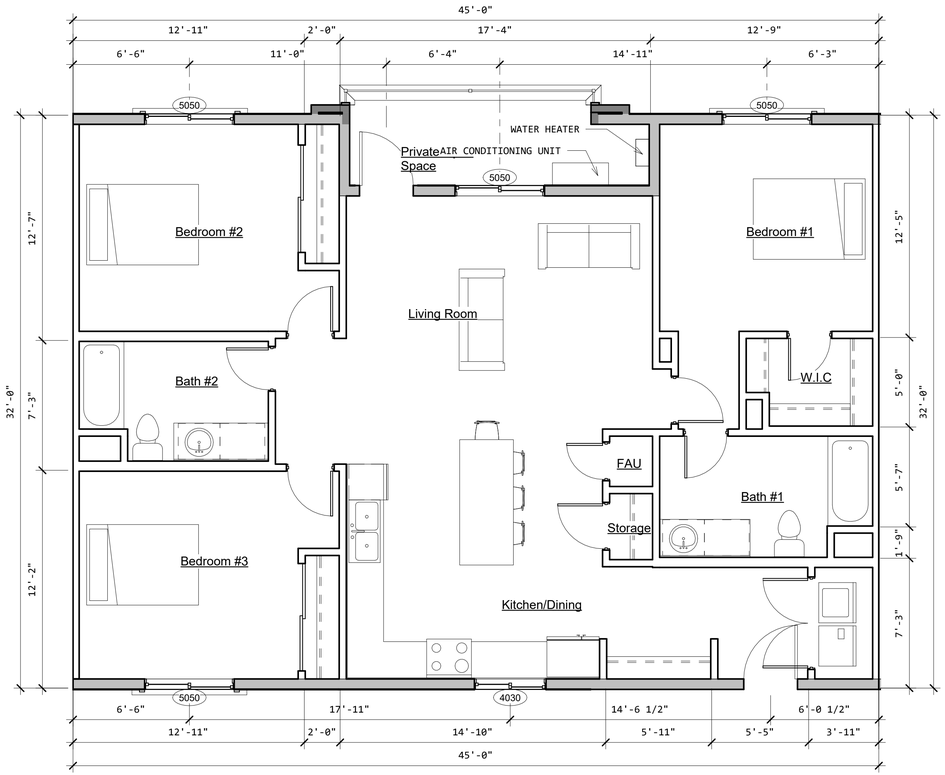
Floor Plan - Typ Unit C

1/4" = 1'-0"



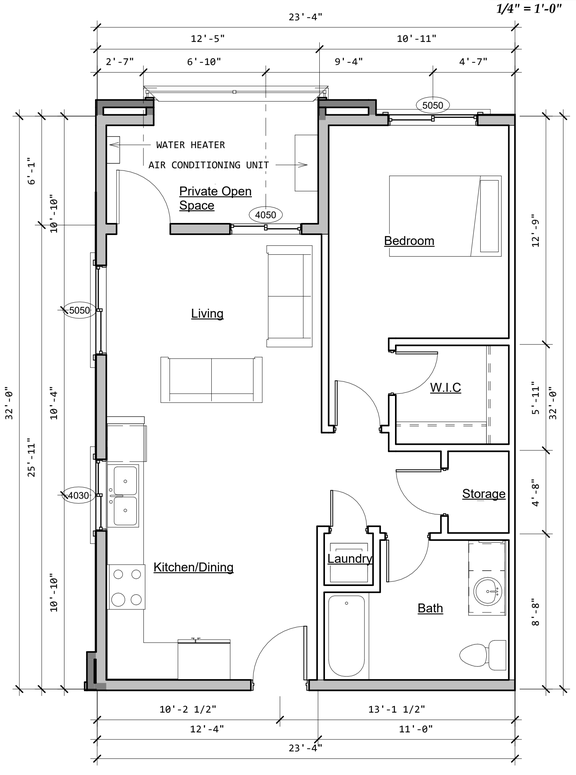
Floor Plan - Typ Unit B

1/4" = 1'-0"



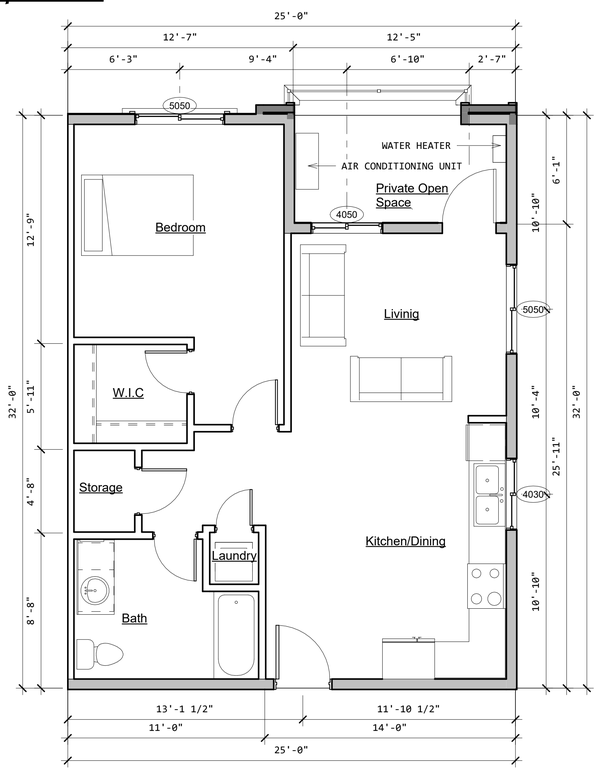
Floor Plan - Typ Unit D

1/4" = 1'-0"



Floor Plan - Typ Unit A.1

1/4" = 1'-0"



Floor Plan - Typ Unit A

1/4" = 1'-0"

4/15/2026 6:21:09 PM

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS, INC. AHMAD ABADI STATE OF CALIFORNIA SAE YR-2024

Proposed 48 Units + 12 ADU

For:

SA Golden Investments Inc.

7227 Oleander Ave., Fontana, CA 92336

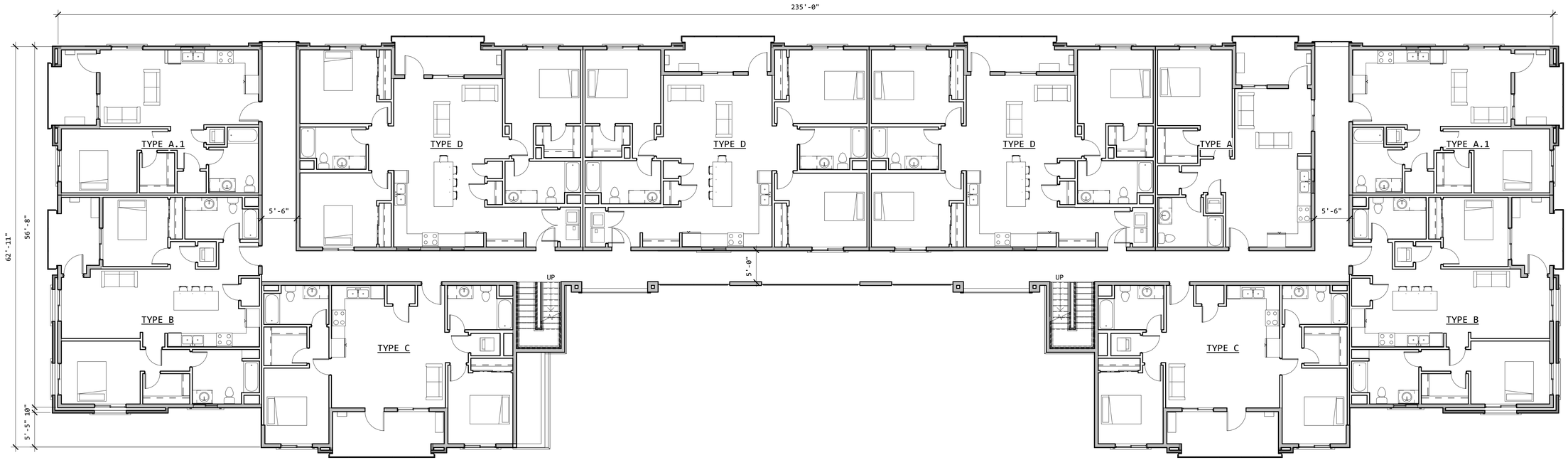
15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Floor plan - Typ. Unit Plans

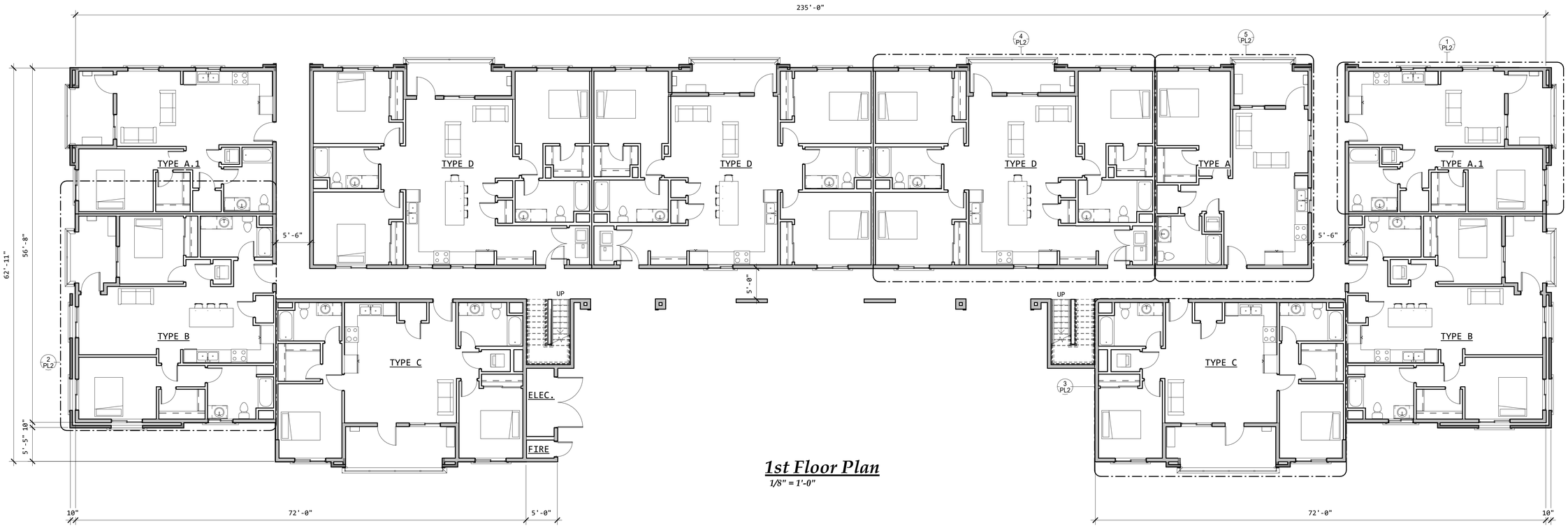
PL2

Attachment 2



2nd Floor Plan

1/8" = 1'-0"



1st Floor Plan

1/8" = 1'-0"

4/15/2026 6:21:11 PM

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS, INC. AHMAD AWAD STATE OF CALIFORNIA YR-2024

Proposed 48 Units + 12 ADU
For:
SA Golden Investments Inc.
7227 Oleander Ave.,
Fontana, CA 92336

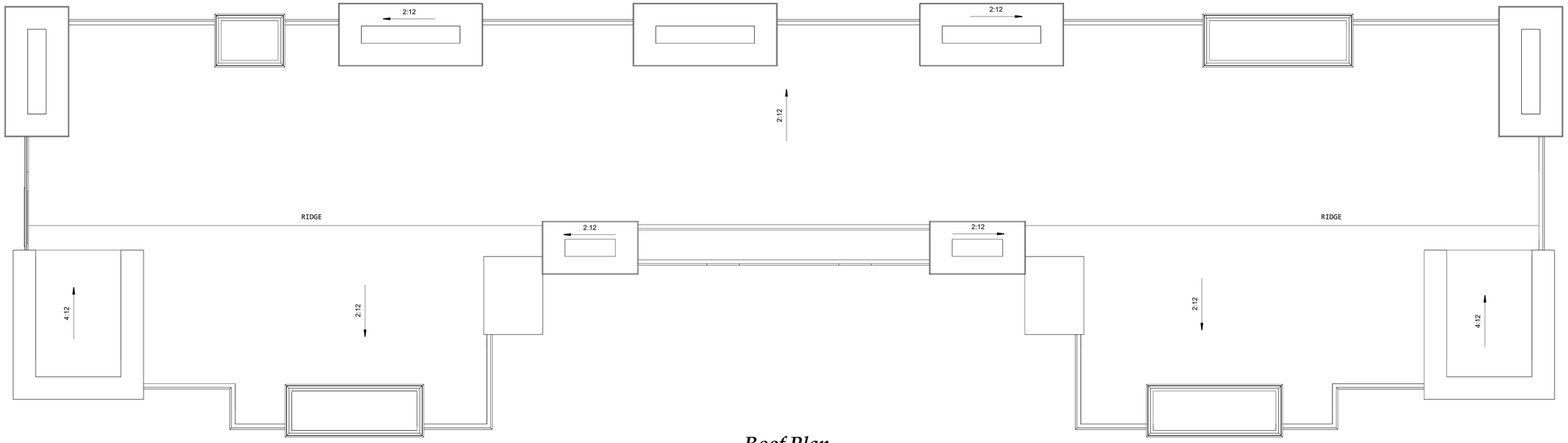
15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

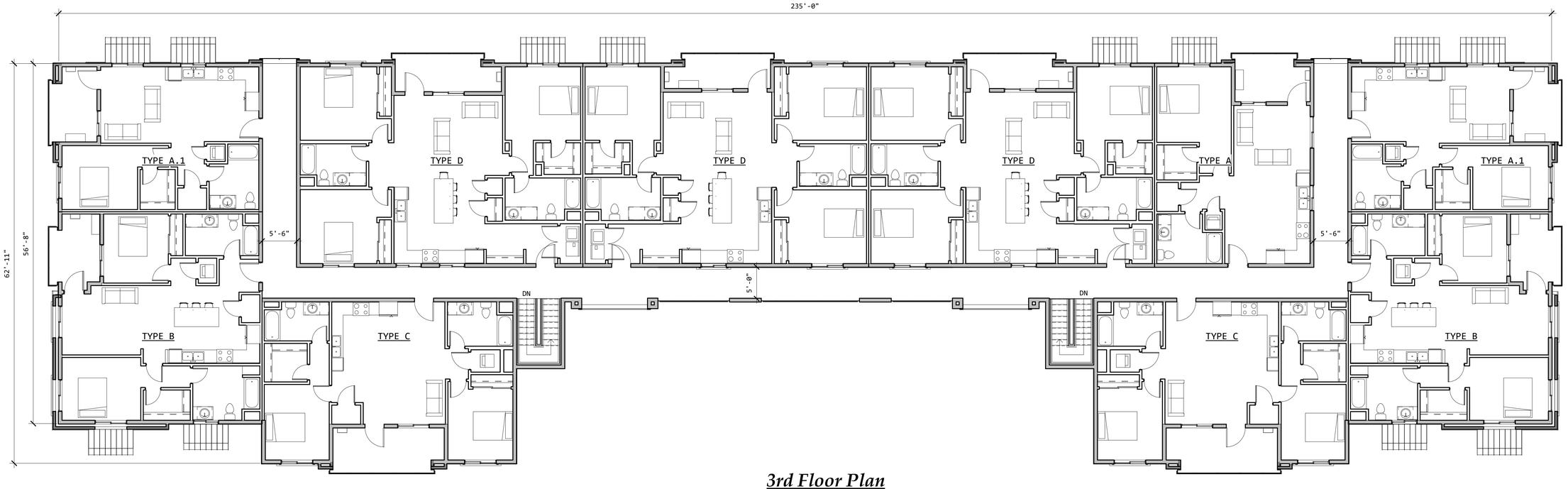
Bldg. 1 & 2
Floor plans

PL3

Attachment 2



Roof Plan
1/8" = 1'-0"



3rd Floor Plan
1/8" = 1'-0"

4/15/2026 6:21:12 PM

SA ARCHITECTS + ENGINEERS

25-0047

Proposed 48 Units + 12 ADU
For:
SA Golden Investments Inc.
7227 Oleander Ave.,
Fontana, CA 92336

15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Bldg. 3 & Roof Floor plans

PL3.1

Attachment 2

North Elevation

1" = 10'-0"

South Elevation

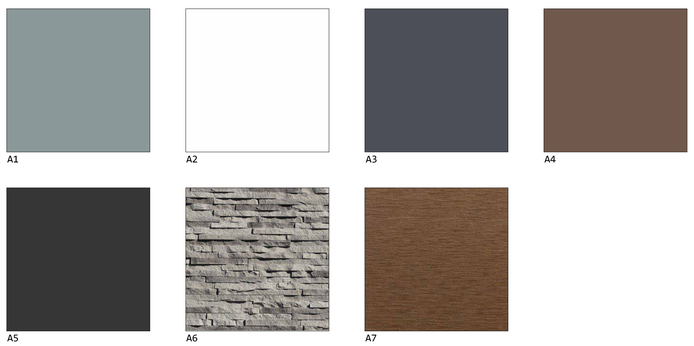
1" = 10'-0"

West Elevation

1" = 10'-0"

East Elevation

1" = 10'-0"



Material Legend

Material Legend

Mark	Material	Manufacturer	Material Color	Product #
A1	MAIN COLOR	DUNN EDWARDS	"COLD AND RAINY"	DESS36
A2	ACCENT ONE COLOR	DUNN EDWARDS	"WARM WHITE"	DEW380
A3	ACCENT TWO COLOR	DUNN EDWARDS	"BLACK PEARL"	DEA186
A4	ENTRY	DUNN EDWARDS	"DEEP BROWN"	DE6077
A5	TRIM, AWNING	DUNN EDWARDS	"BLACK"	DEA002
A6	STONE VENEER	ELORADO STONE	"SIDEWALK"	EUROPEAN LEDGE
A7	ALUMINUM RAILING (WOOD FINISH)	GEOLAM	"ROSEWOOD"	SOLEO 6036

NOTE

ALL MECHANICAL EQUIPMENT WILL BE SHIELDED FROM THE PUBLIC VIEW

4/15/2026 6:21:19 PM

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS, INC. AHMAD ARIOS STATE OF CALIFORNIA SAE YR-2024

Proposed 48 Units + 12 ADU
For:
SA Golden Investments Inc.
7227 Oleander Ave.,
Fontana, CA 92336

15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Elevations

PL4

Attachment 2

Plant Legend

	SYMBOL	BOTANICAL/COMMON NAME	CONTAINER	WATER USE	HEIGHT WIDTH
		LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' DECIDUOUS ZUNI CRAPE MYRTLE EDISON FRIENDLY	24" BOX LOW BRANCHING	MOD.	9'-12'
		MAGNOLIA GRANDIFLORA 'LITTLE GEM' EVERGREEN LITTLE GEM DWARF SOUTHERN MAGNOLIA	36" BOX STANDARD	MOD.	20'-25' 10'-15'
		BUXUS MICROPHYLLA BOXWOOD	1 GALLON	MOD.	3'-4' 2'-4'
		LANTANA X 'MONI' CONFETTI SPREADING LANTANA	1 GALLON	LOW	2'-3' 6'-8'
		LOW GROWING SHRUBS AND GROUNDCOVERS			
		CARISSA MACROCARPA 'TOMLINSON' TOMLINSON NATAL PLUM	5 GALLON	MOD.	2'-3' 3'
		ROSA X 'NOALESA' FLOWER CARPET RED ROSE	1 GALLON 1 GALLON	MOD. MOD.	2'-3' 2'-3'

NOTE: ALL PLANTERS TO RECEIVE 3" LAYER SHREDDED BARK MULCH, EXCEPT WHERE OTHERWISE SHOWN

PLANTING QUANTITY REQUIREMENTS
FINAL PLANTING PLAN TO REFLECT FOLLOWING QUANTITIES:

REQUIRED TREES: (1) TREE / 300 SF, MIN. 24" BOX AND 20% TO BE 36" BOX
REQUIRED SHRUBS: (3) SHRUBS / PER TREE, 50% TO BE 5-GALLON AND 50% TO BE 1-GALLON

NET LOT SIZE: 57,994 SQ. FT. (100%)

HARDSCAPE AREA: 46,244 SQ. FT. (79.7%)
TOTAL LANDSCAPE AREA: 11,750 SQ. FT. (20.3%)
(% AND SQ. FT. FOR ENTIRE SITE)

REQUIRED TREE QUANTITY: 40 TREES REQUIRED
PROVIDED TREE QUANTITY: **50 TREES PROVIDED**
NUMBER OF 24" BOX: 35 TREES 24" BOX
NUMBER OF 36" BOX: 15 TREES 36" BOX (20% MIN.)

REQUIRED SHRUB QUANTITY: 120 SHRUBS REQUIRED
PROVIDED SHRUB QUANTITY: **150 SHRUBS PROVIDED**
NUMBER OF 1-GALLON: 75 SHRUBS 1-GALLON (50% MIN.)
NUMBER OF 5-GALLON: 75 SHRUBS 5-GALLON (50% MIN.)

NOTE:
WITHIN ALL RESIDENTIAL ZONES, NO STRUCTURE, ACCESSORY STRUCTURE, FEATURE, WALL, FENCE, OR LANDSCAPING FEATURE TREES SHALL BE LOCATED WITHIN THE DRIVEWAY CORNER CUT-OFF AREA WHICH SHALL BE A SAFETY AREA, AND SHALL HAVE A CLEAR LINE OF SIGHT FOR A MOTORISTS AND/OR PEDESTRIAN CLEAR OF ANY VISUAL OBSTRUCTIONS MEASURING OVER 30 INCHES FROM THE STREET LEVEL.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto 55.6 **Conservation Factor** 0.55
Maximum Allowable Water Allocation Equation: (residential)
MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA	MAWA
55.6	0.62	0.55		0.45	0	

Estimated Total Water Use Equation:
ETWU = Eto x 0.62 x ETAF x LA ETWU
HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	LOW/MOD SHRUBS		99%	LOW/MOD	0.40	0.81	55.60	0.62	0.49			Dripline
	MOD TREES		1%	MOD	0.40	0.81	55.60	0.62	0.49			Dripline
	TOTAL LANDSCAPE AREA:										**ETWU:**	

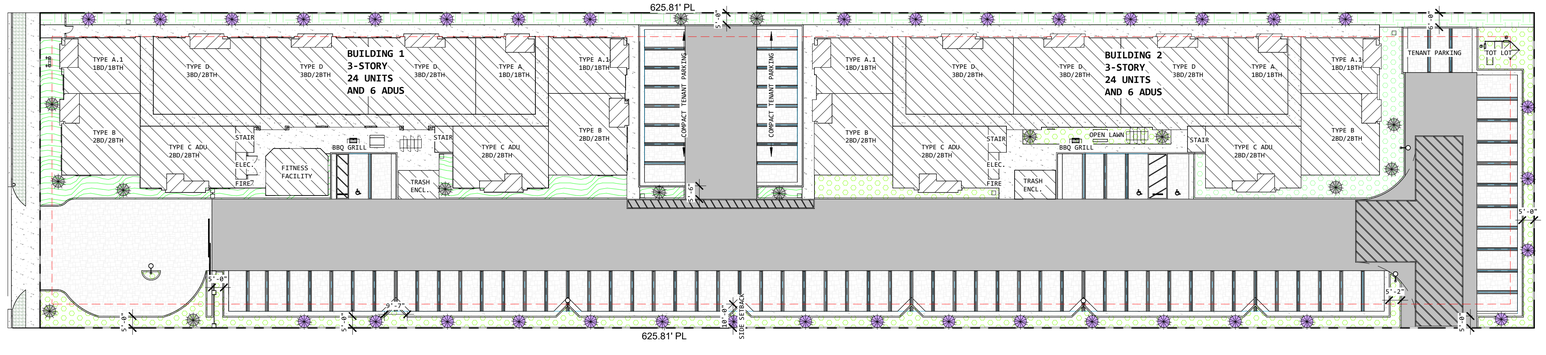
LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME IRRIGATION AND AUTOMATIC WEATHER-SENSING IRRIGATION CONTROLLER

Volume Unit Conversions

Units	Equivalent				
	Liters (L)	Gallons (gal)	Cubic Feet (ft^3)	Cubic Meters (m^3)	Acre-Feet (ac-ft)
Liters	1	0.2642	3.531×10^{-2}	0.0001	8.106×10^{-7}
Gallons	3.785	1	0.1337	3.785×10^{-3}	3.068×10^{-6}
Cubic Feet	28.32	7.481	1	2.832×10^{-3}	2.296×10^{-5}
Cubic Meters	1.000	264.2	35.31	1	8.106×10^{-4}
Acre-Feet	1.233×10^{6}	3.259×10^{5}	4.356×10^{4}	1,233	1

Flow Rate/Discharge Unit Conversions

Units	Equivalent				
	Gallons per Minute (gpm)	Liters per Second (L/s)	Acre-Feet per Day (ac-ft/day)	Cubic Feet per Second (ft^3/s)	Cubic Meters per Day (m^3/day)
Gallons per Minute	1	6.309×10^{-2}	4.419×10^{-3}	2.228×10^{-3}	5.45
Liters per Second	15.85	1	7.005×10^{-2}	3.351×10^{-2}	86.4
Acre-Feet per Day	226.3	14.28	1	0.5042	1,234
Cubic Feet per Second	448.8	28.32	1.983	1	2.447
Cubic Meters per Day	1.369×10^{9}	8.64×10^{7}	6.051×10^{6}	3.051×10^{6}	1



Site Plan
1" = 30'-0"

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS INC. AHMAD ARIAN STATE OF CALIFORNIA YR-2024

Proposed 48 Units + 12 ADU
For:
SA Golden Investments Inc.
7227 Oleander Ave.,
Fontana, CA 92336

15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Preliminary Landscaping Plan

PL5

4/15/2026 6:21:21 PM

Attachment 2

01

WARELIGHT. INDUSTRIAL AND COMMERCIAL LIGHTING MFR SINCE 2003

PROJECT NAME: _____
CATALOG NUMBER: _____
NOTES: _____
FIXTURE SCHEDULE: _____

The Warelight Small Area Light features a rugged one-piece, die-cast aluminum housing that secures the thermally conductive LED panel, and electrical chamber. The housing is low-profile and completely sealed against moisture and the environment.

Features:

- Voltage: 120-277V
- Lumens:
  - 40W = 5500
  - 70W = 9600
  - 100W = 13800
- CRI: 70
- CCT: 5000K
- Life: 100,000 hours
- Distribution: Type
- Mounting Options:
  - 6 inch Square Pole Mount
  - Slipfitter
- Listings: cULus, Wet Location Listed
- 5-year warranty

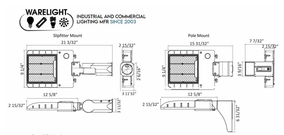
Series	Wattage	CCT	Distribution Type	Finish	Voltage	Accessories (Optional)
WL-SAL	40W 70W 100W	50K = 5000K	T3 = Type III Distribution	B = Bronze	DMV = Dimmable, 120-277V	Blank = No Mount SQALSHDA = Pole Mount SPALSHDA = Slip Fitter

Lighting Supplier Since 2003
WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

WARELIGHT. INDUSTRIAL AND COMMERCIAL LIGHTING MFR SINCE 2003



Mounting Options

SKU	Dimensions	Weight	Lumens
WL-SAL-40W-50K-T3-B-DMV	12 5/8" L x 9 1/4" W x 2 15/32" H	7.57 lb	5500
WL-SAL-70W-50K-T3-B-DMV		7.88 lb	9600
WL-SAL-100W-50K-T3-B-DMV		8.23 lb	13800

Lighting Supplier Since 2003
WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

02

WARELIGHT. PROJECT NAME: _____ CATALOG NUMBER: _____
NOTES: _____ FIXTURE SCHEDULE: _____

WareLight LED Wall Pack

FEATURES

- Prismatic glass refractor, non-yellowing
- Die-cast aluminum body
- 0-10V dimming standard
- ETL, DLC Listed
- 4x NPT 1/2in knockouts
- 120-277V
- CRI: >70
- CCT: 5000K (3000K, 4000K and 6500K available as factory special order)
- Life: 50000 Hours
- Warranty: 5 Years

Applications

- Building façade
- Carports
- Loading areas
- Driveways
- Parking areas

FIELD INSTALLED ACCESSORIES

- Wire Guard
- Visor
- Beauty Plate
- Photo Cell

WARELIGHT.

DIMENSIONAL DRAWING

Length (L) 13.19" (335mm)
Width (W) 7.5"(191mm)
Height (H) 9.25"(235mm)

MOUNTING INFORMATION

WALL MOUNT INSTALLATION

CONDUIT MOUNT INSTALLATION

ACCESSORIES

WIRE GUARD

VISOR

BEAUTY PLATE

WareLight Wall Pack

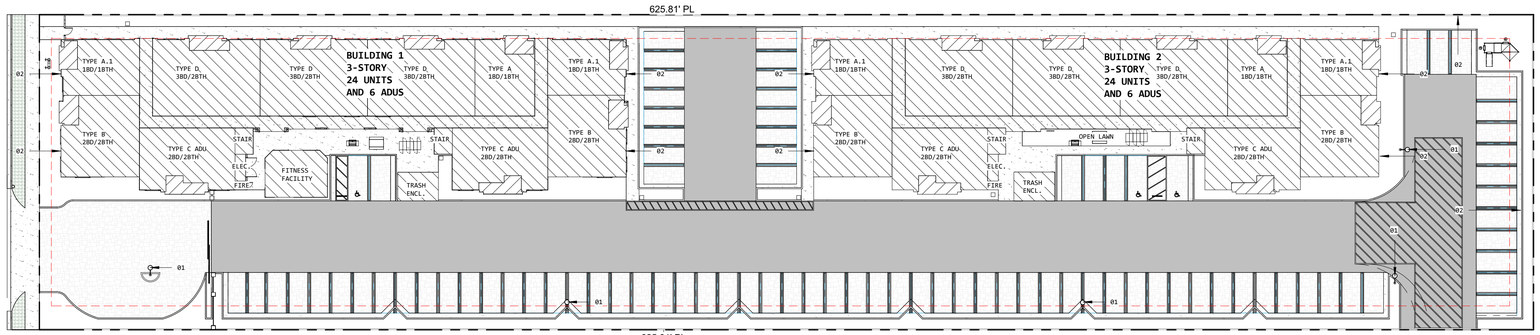
MODEL	WATTAGE	CCT	LUMENS	DLC	VOLTAGE	DIMMING	GENERATION
WLWP-45W-40K-MV-10D-G2	45W	4000K	5789	PLCLBDXRSNPB	120-277V	0-10V	G2
WLWP-45W-50K-MV-10D-G2	45W	5000K	5908	PLBKTQBF1R84			
WLWP-60W-40K-MV-10D-G2	60W	4000K	8038	PLWQBTOSHA48			
WLWP-60W-50K-MV-10D-G2	60W	5000K	8093	PLQQSSEWAOTZ			
WLWP-75W-50K-MV-10D-G2	75W		9974	PLTQSWQ9SGC6			
WLWP-90W-50K-MV-10D-G2	90W	5000K	11473	PLPZRZ6JWRT			
WLWP-120W-50K-MV-10D-G2	120W		15438	PLPYVL6ZOHGX			

WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

NOTE: FOOT CANDLE LIGHITNG SHALL BE INCORPORATED AT ALL ENTRANCES, EXITS, PEDESTRIAN PATHS, AND PARKING LOTS AS INDICATED ON PLAN AND PER CITY OF FONTANA STANDARDS.



Lighting Plan
1" = 30'-0"

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS, INC.
AHMAD AHADI
YR-2024
STATE OF CALIFORNIA

Proposed 48 Units + 12 ADU
For:
SA Golden Investments Inc.
7227 Oleander Ave.,
Fontana, CA 92336

15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Preliminary Lighting Plan

PL6

4/15/2026 6:21:23 PM

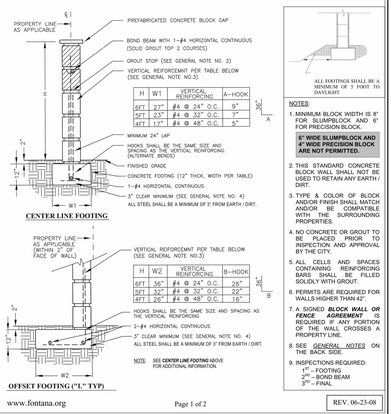
Attachment 2

CITY OF FONTANA

DEPARTMENT OF BUILDING & SAFETY
8353 Sierra Ave, Fontana, CA 92335
(909) 350-7640

CONCRETE BLOCK WALL

(STANDARD CONCRETE MASONRY UNITS)



H	W1	VERTICAL REINFORCING	A-HOOK
6FT	27"	#4 @ 24" O.C.	9"
5FT	23"	#4 @ 32" O.C.	7"
4FT	17"	#4 @ 48" O.C.	5"

H	W2	VERTICAL REINFORCING	B-HOOK
6FT	36"	#4 @ 24" O.C.	26"
5FT	32"	#4 @ 32" O.C.	22"
4FT	26"	#4 @ 48" O.C.	16"

NOTES:

1. MINIMUM BLOCK WIDTH IS 8" FOR SLUMPBLOCK AND 6" FOR PRECISION BLOCK.
   6" WIDE SLUMPBLOCK AND 4" WIDE PRECISION BLOCK ARE NOT PERMITTED.
2. THIS STANDARD CONCRETE BLOCK WALL SHALL NOT BE USED TO RETAIN ANY EARTH / DIRT.
3. TYPE & COLOR OF BLOCK AND/OR FINISH SHALL MATCH AND/OR BE COMPATIBLE WITH THE SURROUNDING PROPERTIES.
4. NO CONCRETE OR GROUT TO BE PLACED PRIOR TO INSPECTION AND APPROVAL BY THE CITY.
5. ALL CELLS AND SPACES CONTAINING REINFORCING BARS SHALL BE FILLED SOLIDLY WITH GROUT.
6. PERMITS ARE REQUIRED FOR WALLS HIGHER THAN 42".
7. A SIGNED ***BLOCK WALL OR FENCE AGREEMENT*** IS REQUIRED IF ANY PORTION OF THE WALL CROSSES A PROPERTY LINE.
8. SEE *GENERAL NOTES* ON THE BACK SIDE.
9. INSPECTIONS REQUIRED:
   1ST – FOOTING
   2ND – BLOCK BEAM
   3RD – FINAL

www.fontana.org

Page 1 of 2

REV: 06-23-08

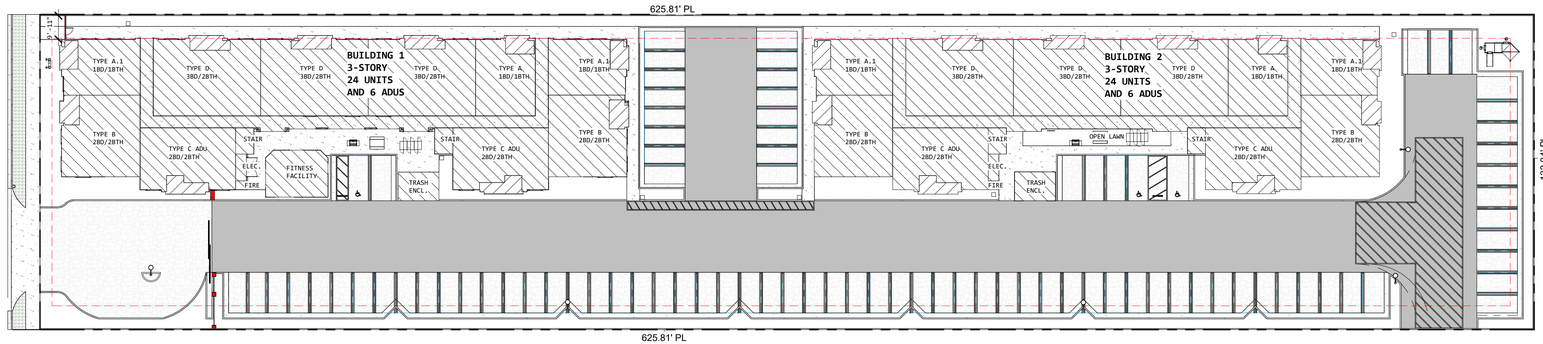
(STANDARD CONCRETE BLOCK WALL)

GENERAL NOTES:

1. **6" wide Slumpblock and 4" wide Precision Block are not permitted.**
2. Grout stop shall be completely omitted at all cells containing vertical reinforcement.
3. Reinforcement shall be placed prior to inspection and grouting, with vertical reinforcement located in the center of the cell. All reinforcement shall be free from loose rust and other coatings that would inhibit reinforcing bond, and shall be secured against displacement prior to the placement of concrete or grouting by wire positioners or other suitable devices at intervals not exceeding 200 bar diameters nor 10 feet. Reinforcing steel shall, as a minimum, be Grade 40.
4. All reinforcing steel shall be a minimum of three (3) inches from earth/soil/dirt in order to provide a minimum of three (3) inches of concrete cover.
5. Footings shall be level. If ground slopes, footing shall be stepped so that the top and bottom of the footing are level. All excavations shall be clean and contain no loose earth or other foreign materials. Concrete used in the footings shall, as a minimum, have a compressive strength of 2,500 psi at 28 days.
6. All materials shall be stored in a manner such that deterioration or intrusion of foreign materials is prevented and that the material will be capable of meeting applicable requirements at the time of mixing or placement. Masonry materials shall be stored so that at the time of use the materials are clean and structurally suitable for the intended use. Concrete masonry units shall not be wetted unless otherwise approved.
7. The method of measuring material for mortar and grout shall be such that proportions of the materials can be controlled. The mortar shall be sufficiently plastic and units shall be placed with sufficient pressure to extrude mortar from the joint and produce a tight joint. Mortar or grout which has hardened or stiffened due to hydration of the cement shall not be used, but under no case shall mortar be used two and one-half hours (2-1/2 Hrs), nor grout used one and one-half hours (1-1/2 Hrs), after the initial mixing water has been added to the dry ingredients at the job site.
8. The initial bed joint thickness shall not be less than 1/4 inch nor more than 1 inch; subsequent bed joints shall be not less than 1/4 inch nor more than 5/8 inch in thickness. All head and bed joints shall be filled solidly with mortar for a distance in from the face of the unit not less than the thickness of the shell. (If required, head joints may be omitted in the first course for weep holes.)
9. Surfaces to be in contact with mortar or grout shall be clean and free from deleterious materials.
10. Prior to grouting, the grout space shall have vertical continuity and shall be clean so that all spaces to be filled with gout do not contain mortar projections greater than ½ inch, mortar droppings or other foreign material. All cells and spaces containing reinforcing bars shall be filled solidly with grout. Grout, as a minimum, shall have a compressive strength of 2,000 psi at 28 days.
11. If any portion of the wall, including the footing, is to extend across a property line, written permission from the adjacent property owner is required. (Notarization of the signature of the adjacent property owner may be required.)
12. **Inspections Required:**
    1st – Footing (Setbacks and footing trench with reinforcing steel in place),
    2nd – Bond Beam (Reinforcing steel in wall prior to grouting)
    3rd – Final (Wall complete, earth properly placed and site clean).

(**No concrete or grout shall be placed prior to inspection and approval.**)

Page 2 of 2



Wall & Fence Legend

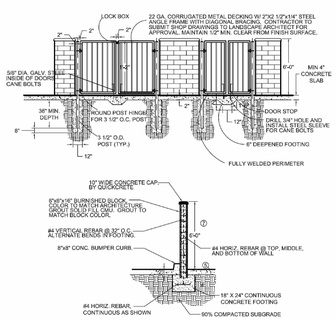
(E)

(N)

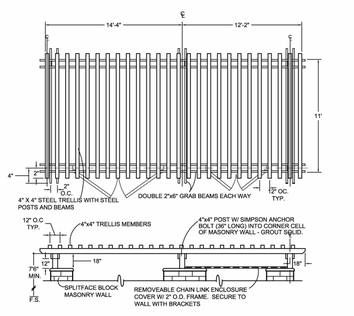
Wall & Fence Plan

1" = 30'-0"

TRASH ENCLOSURES CITY OF FONTANA



TRASH ENCLOSURES CON'T



NOTE:
ALL METAL SURFACES SHALL BE POWDER COATED OR TREATED WITH ELECTRIC STATIC PAINT.

NTOE
WALL SHALL BE 6-0" FROM FINISH FLOOR TO TOP OF WALL.

BLOCKWALL BREAKDOWN:

(E) 6' CMU SCREEN WALL: 1393 LF

*ALL CMU BLOCKS SHALL BE ANGELUS TAN (BROWN)

4/15/2026 6:21:26 PM

SA ARCHITECTS + ENGINEERS

25-0047

SA ARCHITECTS & ENGINEERS, INC. AHMAD ARIAS STATE OF CALIFORNIA YR-2024

Proposed 48 Units + 12 ADU
For:
SA Golden Investments Inc.
7227 Oleander Ave.,
Fontana, CA 92336

15 Apr. 2026

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Wall & Fence Plan

PL7

Attachment 2

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS, SPECIFICATIONS AND GENERAL NOTES DESCRIBE THE INTENDED SCOPE OF WORK AND THE DOCUMENTS SHALL BE USED FOR THE PURPOSE OF BIDDING, BUILDINGS DEPARTMENT REVIEW, AND TO SECURE THE NECESSARY CONSTRUCTION PERMIT ONLY. CONTRACTOR SHALL PROVIDE CONSTRUCTION DRAWINGS AND OBTAIN WRITTEN APPROVAL OF ALL INSPECTION AUTHORIZED GOVERNMENTAL AGENCIES AND UTILITY COMPANIES PRIOR TO START OF AFFECTED WORK. ELECTRICAL INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (LATEST VERSION) ADAPTED BY THE JURISDICTION AND ANY LOCAL SUPPLEMENT.

2. CONTRACTOR SHALL PROVIDE CONSTRUCTION AND SHOP DRAWINGS BASED ON THESE DRAWINGS, SPECIFICATIONS AND ADDITIONAL DESIGN CRITERIAS FURNISHED BY OWNER AND SUBMIT TO ARCHITECT. CONTRACTOR SHALL SUBMIT ALL DIFFERED APPROVAL CONSTRUCTION DRAWINGS TO ALL GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION INCLUDING POLICE AND FIRE DEPARTMENT FOR THEIR REVIEW AND APPROVAL OF DRAWINGS FOR CONSTRUCTION.

3. CONTRACTOR SHALL VISIT JOB SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND INSTALLATION WORK.
CONTRACTOR'S BID SHALL NOT BE LIMITED TO THE WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALTERATION, DEMOLITION AND EXTENSION WORKS, PLANCHECK/INSPECTION FEES, MISCELLANEOUS CONTINGENCY COSTS, ETC., SHALL BE INCLUDED IN THE BID.(THE CONTINGENCY COST SHALL NOT BE LESS THAN 25% OF OVERALL ELECTRICAL BID. CONTRACTOR SHALL IDENTIFY THE CONTINGENCY AMOUNT IN THE BID DOCUMENT.)

4. ALL EQUIPMENT SHOWN IS NEW, CONTRACTOR FURNISHED AND INSTALLED, UNLESS OTHERWISE NOTED. IF CONTRACTOR PROPOSED TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID IN WRITING. ALL SUBSTITIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGE RESULTING FROM HIS PROPOSED SUBSTITIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR SUBSTITUTIONS WHICH AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.

5. THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WRINGS AND ELECTRICAL INFORMATIONS ARE DIAGRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT OR OUTLETS. ALL RECEPTACLES AND OUTLETS MOUNTING HEIGHTS AND EXACT LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS ELEVATIONS PRIOR TO ROUGH-IN WORK.

6. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENTS. THE PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE. THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING. PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEM AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN RELATED TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN RELATED CEILINGS. FIXTURES SHALL BE COMPLETED WITH NECESSARY MOUNTING HARDWARE AND ACCESSORIES. FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LABELED FOR USE IN SUCH LOCATIONS.

8. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENTS PENETRATING INTO FIRE RATED ENVELOPES, SPACES ETC. ALL RECESSED LIGHTING FIXTURES, PANELBOARDS, SWITCHES, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE.

9. NOT USED.

10. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION. THE CONTRACTOR SHALL VERIFY THE LOAD INPUT VOLTAGE OF ALL EQUIPMENT PRIOR TO INSTALLATION. ACCEPTING ANY EQUIPMENT RESULT IN LOAD INCREASE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

11. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 IN. HORIZONTALLY, IN ACCORDANCE WITH I.B.C. SEC. 711.3.2. OPENINGS IN FIRE RATED WALLS GREATER THAN 16 SQ. IN. MUST BE FIRE STOPPED.

12. ALL CONDUCTORS AND CURRENT CARRYING DEVICES SHALL BE COPPER DUAL RATED THHN/THWN 600 VOLT 75° MINIMUM INSULATION UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR OR SOIL TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTOR AND LARGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE. ALL BUSSING SHALL BE COPPER. NMC CABLE MAY BE USED WITHIN THE DWELLING TYPE OCCUPANCY PER NEC 334.10 IF APPROVED BY AHJ.

13. DO ALL DRILLING, CUTTING, CHANNELING AS REQUIRE TO ELECTRICAL WORK AND INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTING TO MATCH IN COLOR ADJACENT SURFACES IN FINISHED AREAS.

14. EMERGENCY LIGHTINGS AND EXIT SIGNS SHALL BE PROVIDED PER C.B.C. 2010 AND SHALL BE DESIGN TO PROVIDE MINIMUM REQUIRE FOOTCANDLES AND LUMENS. PROVIDE ADDITIONAL EMERGENCY ILLUMINATION AS REQUIRED BY INSPECTION AUTHORITIES HAVING JURISDICTIONS.

15. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE SMAGNA AND PPIC CRITERIA. [INCLUDE OSHPD NOTES FOR HEALTH CARE FACILITY]

16. BRANCH CONTROL CIRCUITING AND WIRE COUNT MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY AUTHORITY. CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS AS A PART OF RECORD DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION (AHJ).

17. ALL EXISTING UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THESE DRAWINGS ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK ON THE UTILITIES OR STRUCTURE.

18. COORDINATE ALL PHASES OF CONSTRUCTION AND OBTAIN APPROVAL OF WORK SCHEDULE, SHUTDOWN, CUTOVER, OVERTIME WORK, ETC. WITH BUILDING ENGINEER OR OWNER. PROVIDE ALL TEMPORARY SERVICE, STANDBY GENERATOR, 24 HOURS FIRE WATCH, ETC. AS REQUIRED TO MAINTAIN UNINTERRUPTED FACILITY OPERATION DURING CONSTRUCTION WORK.

19. THE CONTRACTOR AGREE THAT, IN ACCORANCE WITH GENERALLY CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AT ALL TIME. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

SYMBOLS AND NOTES

SYMBOLS	DESCRIPTION
EM	EMERGENCY LIGHT WITH 90 MINUTE BATTERY PACK UP OR UNIT MOUNTED EMERGENCY INVERTER.
○	LIGHTING FIXTURE OUTLET J-BOX ABOVE EACH FIXTURE ON STRUCTURE PROVIDE 6' OF 90° FIXTURE WIRES FROM J-BOX TO EACH FIXTURE.
⊗	SELF CONTAINED EXIT SIGN WITH 90 MINUTES BATTERY BACKUP, PROVIDE LOW LEVEL EXIT SIGN AS REQUIRED BY FIRE DEPARTMENT OR U.B.C.
A NOTES:	1. FIXTURE TYPE TO BE SELECTED BY ARCHITECT AND OWNER'S APPROVED. 2. FIXTURE SHALL HAVE MINIMUM 60 LUMENS/WATT EFFICIENCY REQUIRED BY CALIFORNIA ENERGY COMMISSION (C.E.C.) 3. BALLAST AND LAMP SHALL BE ENERGY SAVING TYPE CERTIFIED BY CALIFORNIA ENERGY COMMISSION (C.E.C.)
$	SINGLE POLE TOGGLE SWITCH 20 AMP, 120 V
$3	THREE WAY SWITCH 20 AMP, 120 V
$4	FOUR WAY SWITCH 20 AMP, 120 V
$M	MOTOR SWITCH H.P. RATED
$DM	CONTINOUS DIMMING SWITCH, 20 AMP, U.O.N.
▣	GARAGE GATE SWITCH
	⟨1⟩ MOUNTING HEIGHTS ARE: 15" TO 48" FOR FORWARD REACH OR 9" TO 54" FOR SIDE REACH, AFF. HEIGHT FOR ADA BETWEEN 36"-48"AFF AS REQUIRED.
⊖	SIMPLEX RECEPTACLE, 208V, 1φ, 20A (OR AS NOTED). VERIFY EXACT NEMA CONFIGURATION PER EUQIPMENT
⊖	DUPLEX RECEPTACLE 20A,115V +18"AF.F. GROUNDING TYPE.
◐	GFCI CONVENIENCE OUTLET, 20A/115V, +18" AFF OR AS NOTED.
⊖	1/2HOT / 1/2 SWITCHED RECEPTACLE WITH JUMPER REMOVED
⊕	DOUBLE DUPLEX RECEPTACLE 20 AMP GROUNDING TYPE
⚠	CEILING MOUNED DUPLEX RECEPTACLE, SAME AS ABOVE
⊛	CEILING MOUNTED DEVICES FOR CASH PODS AND PRODUCT ISLAND. REFER TO ARCHITECTURAL FOR EXACT LOCATION
⊛	FLOOR TYPE DUPLEX RECEPTACLE 20A GROUNDING TYPE
▶	P.O.S. DATA OUTLET TO DATA TERMINAL AND TELEPHONE OUTLET WITH 3/4" CONDUIT TO TEL BACKBOARD
▷	P.O.S. DATA OUTLET WITH 3/4" CONDUIT TO DATA TERMINAL
▶	TELEPHONE OUTLET WITH 3/4" CONDUIT TO TELEPHONE BACKBOARD
◇	HEIGHT AS REQUIRED FOR ADA BETWEEN 15"-48"AFF
(TV)	CLOSED CIRCUIT TELEVISION ANTENNA OUTLET
(CO)	AUTOMATIC CARBON MONOXIDE-SENSING DEVICES
(S)	SMOKE DETECTOR
	MOTOR
	CEILING EXHAUST FAN
J	JUNCTION BOX IN (OR ABOVE) CEILING SPACE OR IN WALL.
B NOTES:	⟨1⟩ SUBSCRIPT LETTER NEXT TO THE ABOVE SYMBOLS INDICATES DEVICE CONTROLLED. ⟨2⟩ DEVICES AND COVER PLATE COLOR AS SELECTED BY ARCHITECT, SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF OUTLET, UNLESS NOTED. ⟨3⟩ CONVENICE RECEPTACLES IN BATHROOM, LAUNDRY ROOM WITHIN 6 FT FROM SINK, IN KITCHEN AREAS AND EXTERIOR LOCATIONS SHALL BE GROUND FAULT TYPE (GFCI)
	BREAKER
	SWITCH AND FUSES
	DISCONNECT SWITCH.
	DISCONNECT SWITCH WITH MAGNETIC STARTER. FUSE SIZE AS SHOWN.
	TRANSFORMER WITH COPPER WINDINGS
	SWITCHBOARD WITH COPPER BUSSING
	PANELBOARD WITH COPPER BUSSING
	TELEPHONE CABINET WITH BACK BOARD
C NOTES:	1. BREAKERS, SWITCHES, FUSES, METER SOCKETS, AND CURRENT CARRYING DEVICES SHALL BE DESIGNED TO WITHSTAND MAXIMUM AVAILABLE FAULT CURRENT (AFC) ESTABLISHED BY SERVING UTILITY. 2. SWITCHBOARDS AND PANELBOARDS BUSSING SHALL BE TIN PLATED COPPER BRACED TO WITH STAND MAXIMUM AVAILABLE FAULT. TRANSFORMER SHALL BE ENERGY SAVING TYPE WITH COPPER WINDING.
A-1,3,5	CONDUIT HOME RUN TO SOURCE INDICATING PANEL "A" CIRCUITS #1, 3 & 5
——	CONDUIT RUN CONCEALED IN CEILING SPACE OR IN WALL
- - - -	CONDUIT RUN BELOW FLOORS OR IN GRADE
———	3/4"C-2#12+#12G U.O.N.
—//—	3/4"C-3#12+#12G
—//—	3/4"C-4#12+#12G
#10	3/4"C-2#10+#12G
— T —	TELEPHONE CABLES IN 3/4" CONDUIT MINIMUM.
—TV—	TELEVISION ANTENNA CABLES IN 1" CONDUIT MININUM.
— D —	DATA/COMMUNICATION CABLES IN 3/4" CONDUIT MINIMUM.
D NOTES:	1. ALL CONDUIT SHALL BE RIGID STEEL OR EMT. FLEXIBLE CONDUIT SHALL BE LIMITED TO 72" FOR FINAL CONNECTION TO LIGHTING FIXTURES OR MOTORS, INCLUDING GROUNDING CONDUCTOR. P.V.C. CONDUIT MAY BE USED ONLY FOR UNDERGROUND, RE-SIZE CONDUIT AS REQUIRED TO INCLUDE GROUNDING CONDUCTOR. MININUM CONDUIT STRAP USE TWO (2) HOLE TYPE. 2. TELEPHONE AND TELEVISION CABLES MAY BE PREWIRED BY LOCAL TEL/COMM/CABLE T.V. COMPANY WITHOUT CONDUIT.
	20 AMP MECHANICALLY HELD (TWO WIRES CONTROL) RELAY CONTROLLING CKT. INDICATED WITH PROGRAMMABLE TIME SWITCH CONTROLLING COIL. ASSIGN CONTROL CHANNEL AND DURATION.
NL	NIGHT LIGHT CONTROLLED BY TIME SWITCH DUSK TO DAWN EXTERIOR SECURITY LIGHT CIRCUIT
EL	EVENING LIGHT CONTROLLED BY TIME SWITCH DUSK TO BUSINESS CLOSING TIME OR PRE SET EXTERIOR LIGHTING CKT
EM	EMERGENCY LIGHTING FIXTURE. PROVIDE UNSWITCHED HOT WIRE AS NOTED.
(E)	EXISTING
EG, E.G.	EQUIPMENT GROUNDING
UON, UNO	UNLESS OTHERWISE NOTED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
DC	DEDICATED CIRCUIT
+48"	INDICATES MOUNTING HEIGHT FROM FINISHED FLOOR TO CENTER OF DEVICE
MAFC	MAXIMUM AVALIABLE FAULT CURRENT FROM UTILITY AND INCLUDES FACILITY MOTOR CONTRIBUTION.
ASCC	AVAILABLE SHORT CIRCUIT CURRENT, CALCULATED.
F.V.	FIELD VERIFY./FIELD VERIFY LOCATION.

PANELBOARD, SWITCHBOARD AND DISTRIBUTION SYSTEMS NOTES:

1. METER, SERVICE AND DISTRIBUTION SECTIONS OF MAIN SWBD TO BE 100% RATED FOR CURRENT CARRING AND 100% RATED FOR SHORT CIRCUIT DUTY FOR AVAILABLE FAULT FROM UTILITY. THE SHOP DRAWING OF THE METERING AND UTILITY INCOMING SECTIONS SHALL BE REVIEWED AND APPROVED BY THE SERVING UTILITY COMPANY.
2. PANEL BOARD SHALL HAVE FLUSHED LOCKABLE DOOR KEY ALIKE TO MATCH FACILITY MASTER KEY AND ALL ELECTRICAL CABINETRIES.
3. ELECTRICAL CONTRACTOR SHALL VERIFY FINAL PANEL LOCATIONS WITH THE OWNER / ARCHITECT AND GET THEIR APPROVALS BEFORE INSTALLATION.
4. ALL CIRCUIT BREAKER ON THE PANELBOARD SHALL HAVE PADLOCK OFF DEVICE & ALL CIRCUIT BREAKERS FEEDING ESSENTIAL LOAD SHALL HAVE LOCK ON DEVICE INDICATED BY (*). THE CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE RATED TO WITHSTAND AVAILABLE SHORT CIRCUIT CURRENT (ASCC) AT THE TERMINOUS.
5. PROVIDE TOP CONTROL SECTION BEHIND SEPARATE LOCKABLE DOOR FOR MOUNTING TIME SWITCHES, RELAYS, EMC CONTROL DEVICES AS REQUIRED OR AS SHOWN. PROVIDE SHOCK MOUNT FOR MOUNTING ANY MECHANICALLY HELD ELECTRONICALLY OPERATED CONTRACTORS FOR SOUND AND VIBRATION LIMITATIONS.
6. PROVIDE NAMEPLATE IDENTIFICATION TO BE MOUNT ABOVE DOOR & CIRCUIT DIRECTORY HOLDER FRAMED WITH PLASTIC COVER MOUNTED BEHIND THE DOOR. ADHESIVE TYPE PLASTIC ENVELOPE ATTACHED BEHIND THE DOOR IS NOT ACCEPTABLE TYPE OF DIRECTORY CARD HOLDER.
7. PANEL BOARD & DISTRIBUTION SWITCHBOARD SHALL BE WITH COPPER BUSSING SIZES AS INDICATED WITH 200% RATED NEUTRALS BUSSING FOR SUPPLYING COMPUTER LOAD. PROVIDE EQUIPMENT & ISOLATED GROUND BUSSES. TRANSFORMER SHALL BE ENERGY EFFICIENT TYPE WITH COPPER WINDINGS.
8. PROVIDE NEMA 3R ENCLOSURE WITH CASKET LOCKABLE DOOR FOR ALL PANELBOARD EXPOSED TO WEATHER. PANELBOARD LOCATED IN SUN LIGHT SHALL BE WITH AMBIENT COMPENSATED OVERCURRENT DEVICES.
9. PANELBOARD LOCATED ANY DAMP LOCATION IN BUILDING SHALL HAVE GASKET DOOR.
10. CIRCUIT INDICATED BY (†) ARE TIMESWTICH & RELAY CONTROLLED.
11. BUILDING STEEL, UFER, COLD WATER PIPE & DRIVEN GROUNDING RODS BONDING TO BE UTILIZED FOR COMPLETE GROUNDING ELECTRODE SYSTEM & SUPPLEMENTS PER NEC 250 C., GROUNDING. THE BONDING TO BUILDING NATURAL GAS PIPING MAY REQUIRED BY THE AHJ.

MATERIAL AND INSTALLATION NOTES

ALL WORK AND MATERIAL SHALL CONFORM TO THE RULES OF THE LATEST GOVERNING ELECTRICAL CODE AND INSTALLATION SHALL BE OF THE LATEST INDUSTRY STANDARDS OF WORKMANSHIP. ALL MATERIALS SHALL BE NEW AND LISTED BY UNDERWRITERS LABORATORY (U.L.).

1. CONDUITS
CONDUIT SHALL BE EMT OR RIGID STEEL UNLESS OTHERWISE NOTED ON PLAN. FLEXIBLE STEEL CONDUIT SHALL BE MANUFACTURED IN ACCORDANCE WITH UL-1, USED ONLY FOR SHORT MOTOR CONNECTION OR FOR THE EQUIPMENT REQUIRING VIBRATION ISOLATION, AND LENGTH IS LIMITED TO 72" MAXIMUM. PVC CONDUIT MAY BE USED ONLY FOR UNDERGROUND. PROVIDE GROUND IN ALL CONDUITS PER REQUIREMENTS.
THE USE OF MC CABLE SHALL BE IN ACCORDANCE WITH NEC 330.10(a) & 330.12.
THE USE OF FMT SHALL BE IN ACCORDANCE WITH NEC 360.10 & 360.12.

2. RECEPTACLES
PROVIDE RECEPTACLES OF SPECIFICATION GRADE TO MATCH HEAT PUMP CORD SET. UNLESS OTHERWISE NOTED RECEPTACLES SHALL BE 20A, 250 V.A.C.. COVER PLATES SHALL BE SPECIFICATION GRADE 10" MIN. THICKNESS. LABEL ALL RECEPTACLES.

3. CONDUCTORS
PROVIDE COPPER CONDUCTORS, #12 AWG MINIMUM UNLESS OTHERWISE SPECIFIED ON PLAN. USE CONDUCTORS WITH THHN/THWN 600 VOLTS INSULATION, UNLESS OTHERWISE NOTED. PROVIDE APPROPRIATE CONDUCTOR TEMPERATURE RATING PER NEC TABLE 310.15. CEC.

4. EQUIPMENT GROUNDING
PROVIDE EQUIPMENT GROUND PER NEC 250.118 OR PER NEC TABLE 250.122.

SHORT CIRCUIT COMPLIANCE NOTES

1. MAXIMUM AVAILABLE FAULT CURRENT:
SERVING UTILITY COMPANY'S LETTER OR DATA INDICATES THAT THE MAXIMUM AVAILABLE FAULT CURRENT (MAFC) WILL NOT EXCEED THE VALUE SHOWN ON SINGLE LINE DIAGRAM. THE VALUE SHOWN AS "MAFC" INCLUDES FACILITY MOTOR CONTRIBUTION.
2. ALL CURRENT CARRING DEVICES SHALL BE U.L. LISTED FULLY RATED AND BRACED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT AT ITS TERMINUS
3. SERIES/COMBINATION SHORT CIRCUIT RATING MAY BE USED BY THE CONTRACTOR WHEN;
   a. THE SUM OF THE MOTOR FULL-LOAD CURRENTS ARE NOT GREATER THAN 1 % OF THE INTERRUPTING RATING OF THE LOWER-RATED BREAKER.
   b. THE OVERCURRENT DEVICE COMBINATIONS ARE LISTED UNDER U.L. 67 STANDARD.
   c. THE INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL CODE (N.E.C.) ARTICLE 110-9, 110-22 AND OTHER APPLICABLE SECTIONS.
4. APPLICABLE SERIES/COMBINATION RATED EQUIPMENT ENCLOSURES SHALL BE CLEARLY MARKED "CAUTION - SERIES COMBINATION SYSTEM RATED _(AS NOTED ON SINGLE LINE DIAGRAM) AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED." IN COMPLIANCE WITH NEC SECTION 110-22. END-USE EQUIPMENT SHALL ALSO BE MARKED WITH THE HIGHER SERIES COMBINATION INTERRUPTING RATING AS PER NEC SECTION 240-83(c).
5. ELECTRICAL SERVICE GEAR:
VENDOR/MANUFACTURER/CONTRACTOR SHALL PROVIDE SHORT CIRCUIT STUDY AND PROTECTIVE DEVICE COORDINATIONS. AS SHOP DRAWING SUBMITTAL FOR REVIEW TO THE ENGINEER OF RECORD PRIOR TO PURCHASE OF ANY ELECTRICAL GEARS FOR THE PROJECT.

BK CONSULTING ENGINEERS INC
Mechanical, Electrical and Plumbing Engineering Services
646 Armitos place Diamond Bar, CA 91765
T: 909.569.2586 Email: bkengineers88@gmail.com

SA ARCHITECTS + ENGINEERS

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER
JIEPING PANG
No. E18301
Exp. 12-31-27
ELECTRICAL
STATE OF CALIFORNIA

PROJECT NAME
54 UNITS + 6 ADU

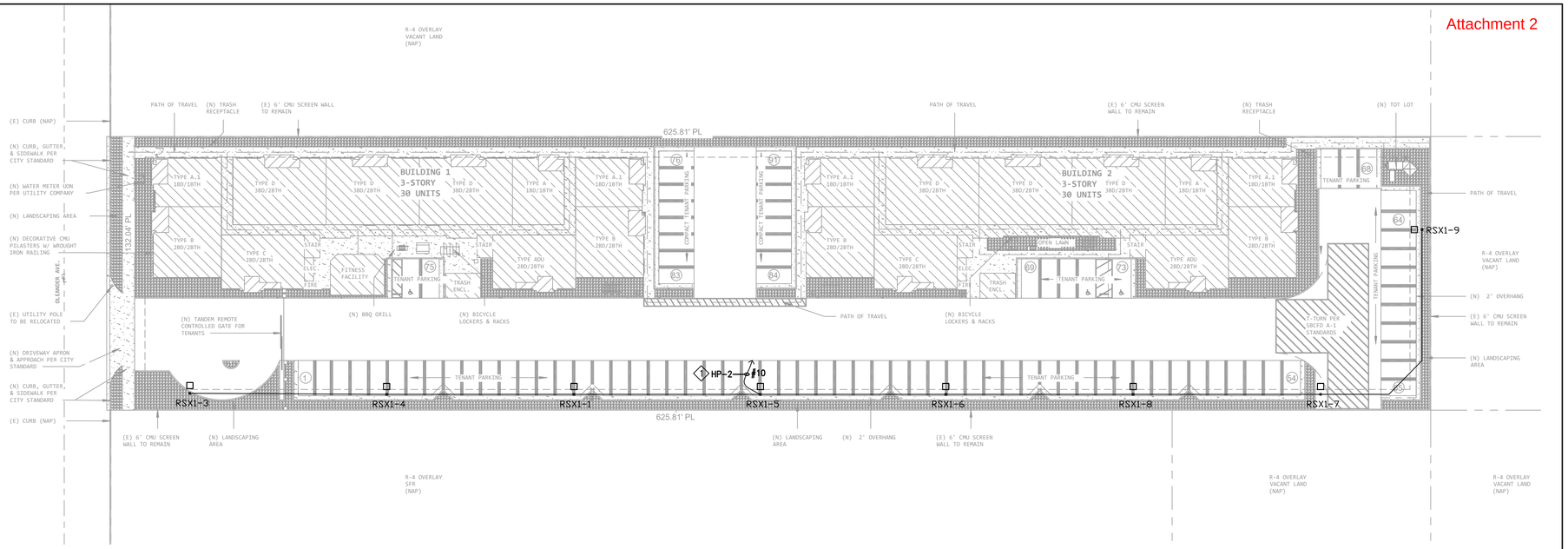
ADDRESS
7227 OLEANDER AVE
FONTANA, CA 92336

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

GENERAL NOTES AND LEGEND

E-1.1

Attachment 2



SITE LIGHTING PLAN

SCALE: 1" = 30'-0"

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
□	RSX1	8	RSX1 LED P2 40K R3	LED Pole Light Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution, WITH BUILT-IN MOTION AND PHOTO SENSORS	1	9843	1	72.95

SHEET KEYNOTES

1. VERIFY EXISTING CONDITIONS BEFORE ROUGH-IN. CONTRACTOR TO FIELD VERIFY EXISTING 208/120V HOUSE PANE CONDITIONS AND USE CIRCUIT HP-2 FOR THE SITE LIGHTING AS SHOWN.

BK CONSULTING ENGINEERS INC
Mechanical, Electrical and Plumbing Engineering Services
646 Armitos place Diamond Bar, CA 91765
T: 909.569.2586 Email: bkengineers88@gmail.com

SA ARCHITECTS +ENGINEERS

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER
JIHPING PANG
No. E18301
Exp. 12-31-27
ELECTRICAL
STATE OF CALIFORNIA

PROJECT NAME
54 UNITS + 6 ADU

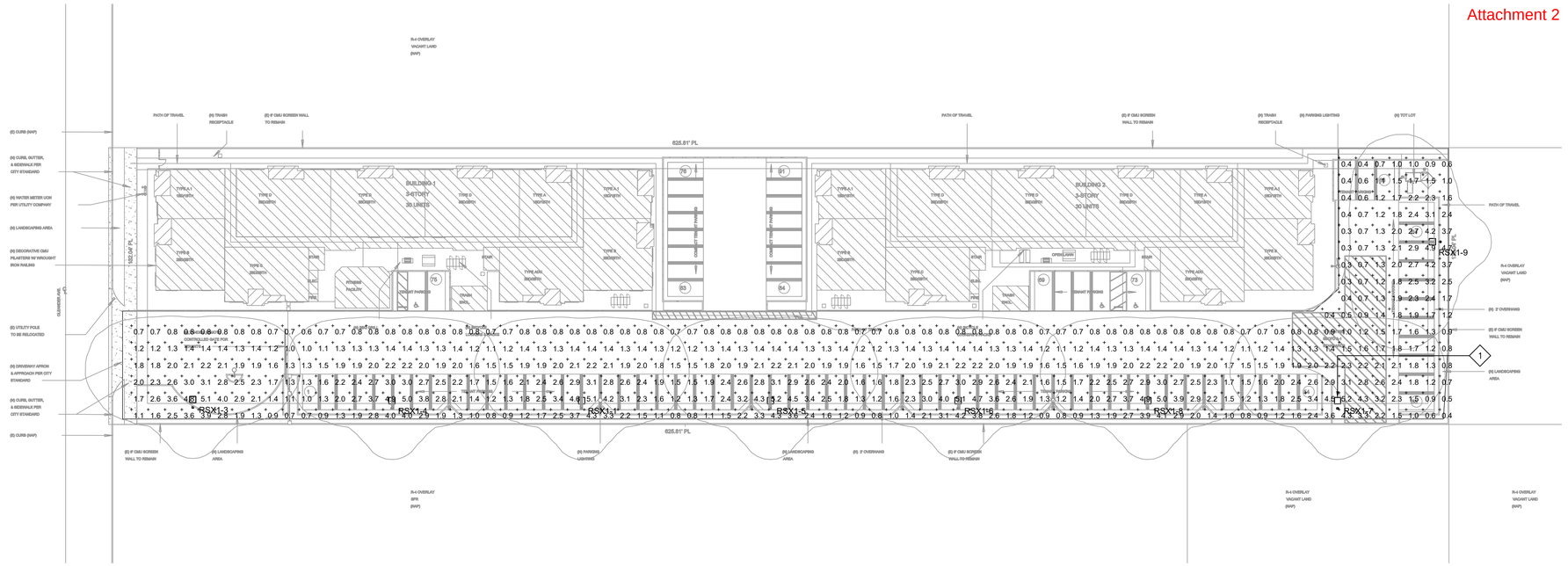
ADDRESS
7227 OLEANDER AVE
FONTANA, CA 92336

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

SITE LIGHTING PLAN

E-2.1

Attachment 2



PHOTOMETRIC PLAN

SCALE: NTS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	5.2 fc	0.2 fc	26.0:1	9.0:1

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
□ ▫	RSX1	8	RSX1 LED P2 40K R3	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution, WITH BUILT-IN MOTION AND PHOTO SENSORS	1	9843	1	72.95

SHEET KEYNOTES

1. FIXTURE MOUNTING HEIGHT 18' AFF. TYPICAL.

BK CONSULTING ENGINEERS INC
Mechanical, Electrical and Plumbing Engineering Services
646 Armitos place Diamond Bar, CA 91765
T: 909.569.2586 Email: bkengineers88@gmail.com

SA ARCHITECTS + ENGINEERS

PROJECT NUMBER

REGISTERED PROFESSIONAL ENGINEER
ZHIPING PANG
No. E18301
Exp. 12-31-27
STATE OF CALIFORNIA
ELECTRICAL

PROJECT NAME
54 UNITS + 6 ADU

ADDRESS
7227 OLEANDER AVE
FONTANA, CA 92336

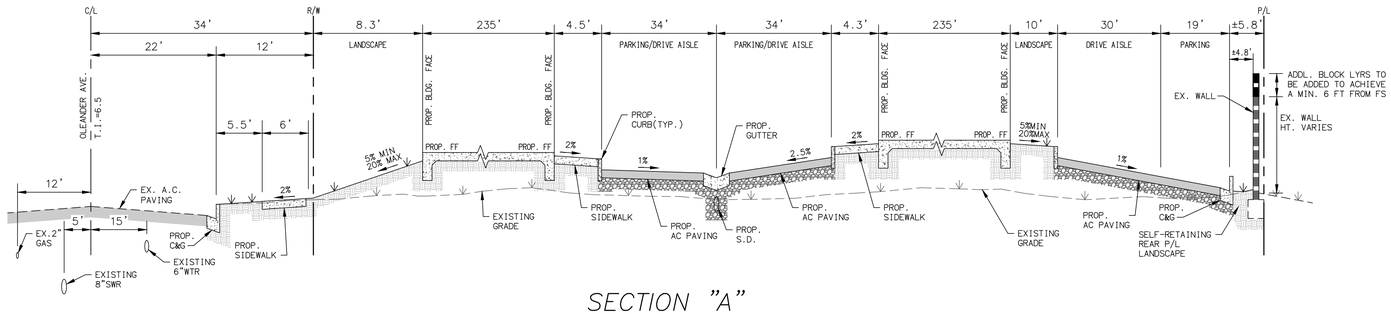
△
△
△
△

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

PHOTOMATRIC PLAN

E-2.2

Attachment 2

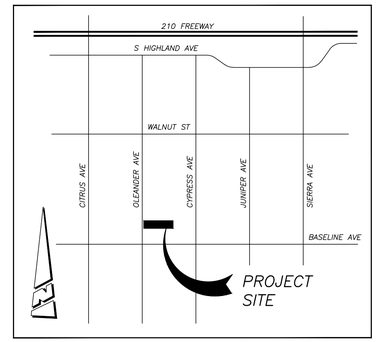


SECTION "A"

NOT TO SCALE

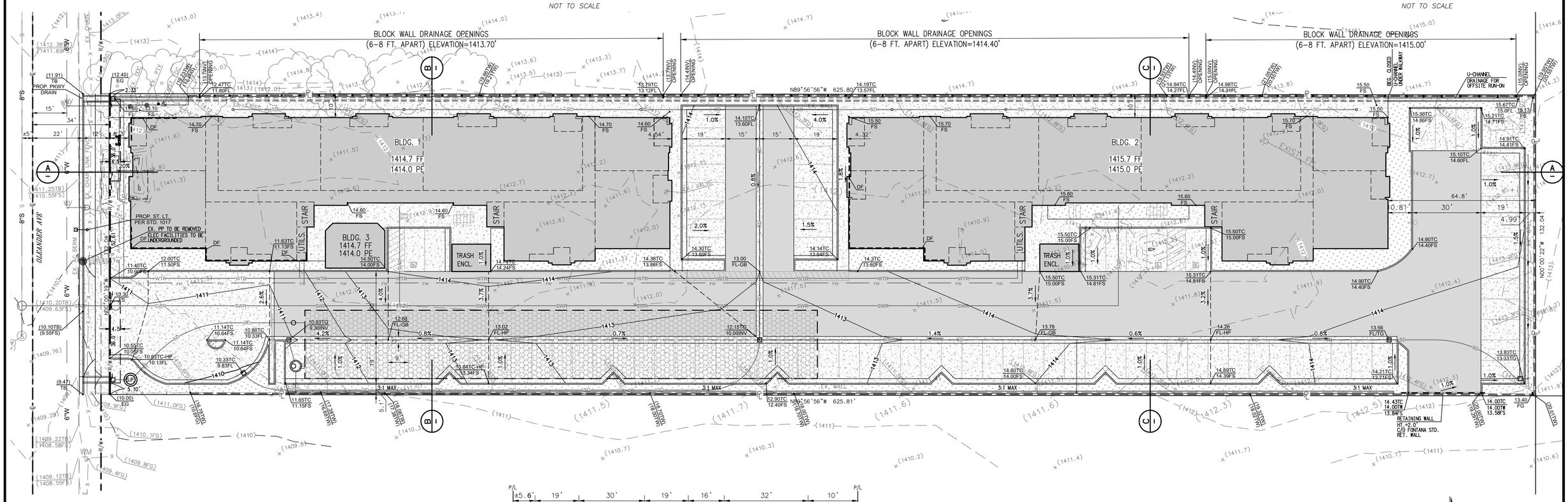
LEGEND:

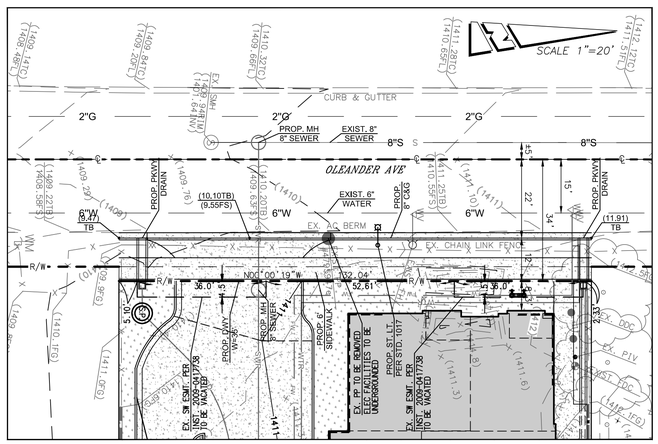
- LANDSCAPING
- CONCRETE/PCC
- UNDERGROUND INFILTRATION
- A.C. PAVEMENT
- ROOF SURFACE

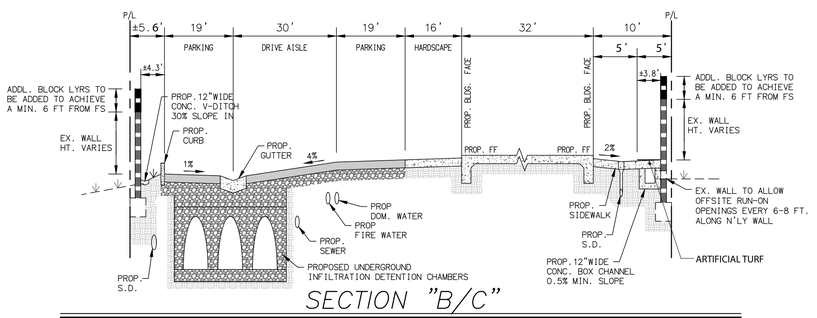


VIC MAP

NOT TO SCALE

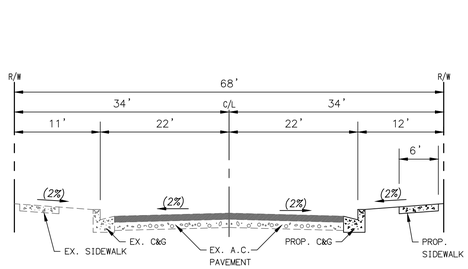






SECTION "B/C"

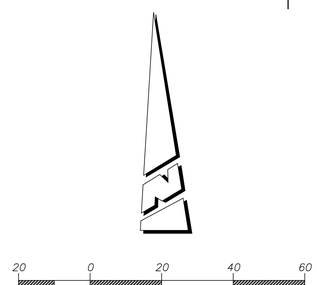
NOT TO SCALE



OLEANDER AVE

TYPICAL SECTION (T.I.=6.5)

NOT TO SCALE



APPLICANT:

SA GOLDEN INVESTMENTS, INC.
SABER AWAD
7227 OLEANDER AVENUE
FONTANA, CA 92336
909-685-5092
AHMADAWAD@SAAE.US

PREPARED BY:

NIETO & ASSOCIATES INC.
CHRISTOPHER L. NIETO
19559 CITRUS GROVE RD.
RIVERSIDE, CA 92508
951-907-4044
NIETOENGINEERING@GMAIL.COM

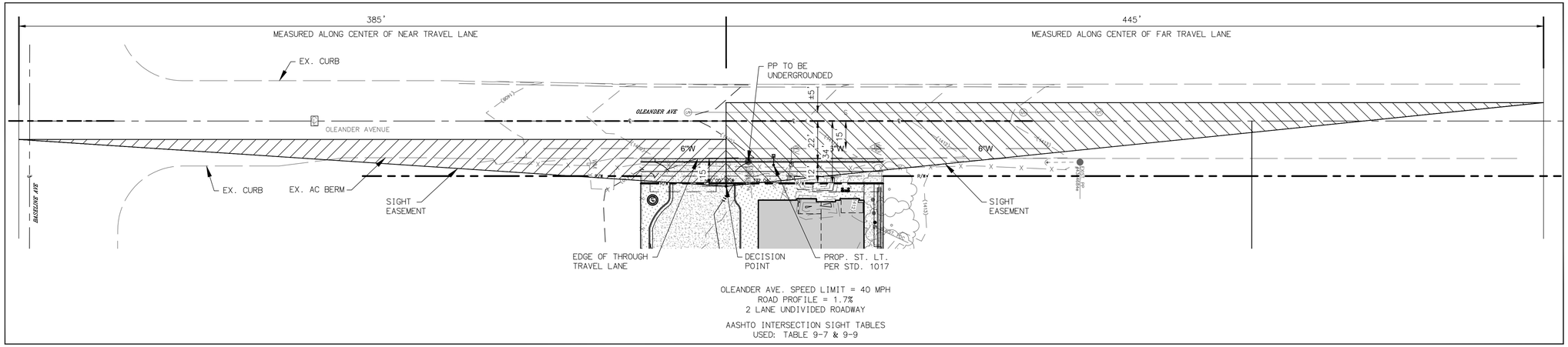
JN: 25008

CITY OF FONTANA, CALIFORNIA

CONCEPTUAL GRADING PLAN

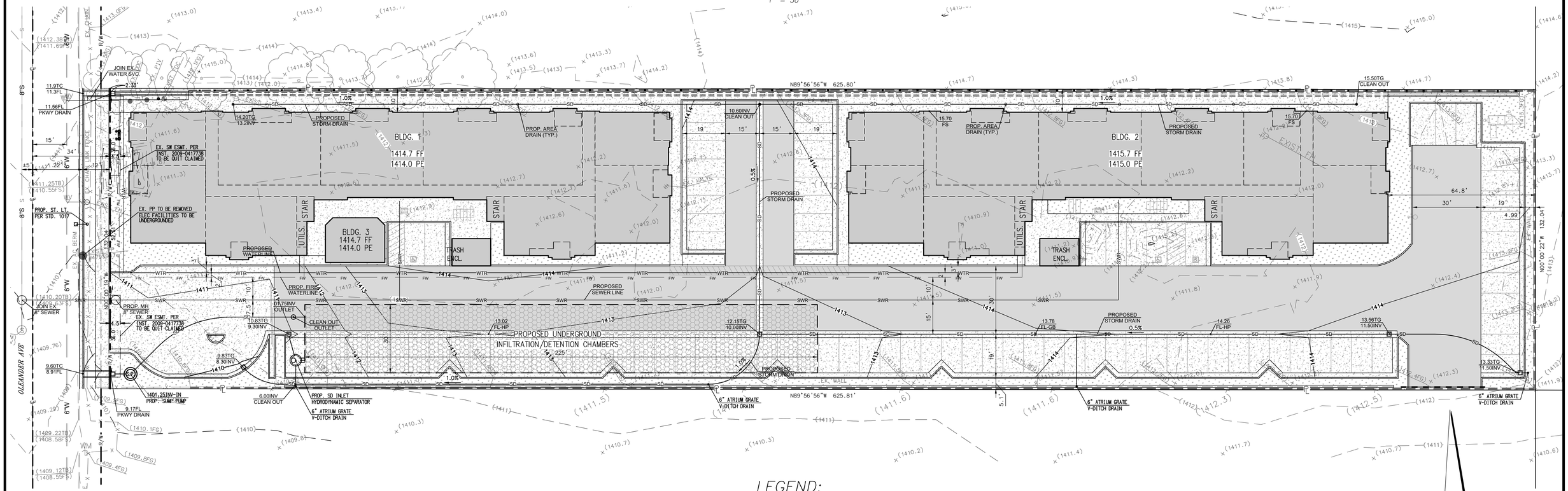
DRAWN BY: CN	OLEANDER GARDEN APARTMENTS 7227 OLEANDER AVENUE APN: 0240-052-047	SCALE: 1" = 20'
DESIGNED BY: CN		DATE: 10-13-25
CHECKED BY: CN	APPROVED BY: CITY ENGINEER DATE: R.C.E.	DRAWING NO.: MCN25-0061 1/2

Attachment 2



LINE OF SIGHT EXHIBIT

1" = 30'



LEGEND:

- LANDSCAPING
- CONCRETE/PCC
- UNDERGROUND INFILTRATION
- A.C. PAVEMENT
- ROOF SURFACE

20 0 20 40 60

SCALE 1"=20'

APPLICANT:
SA GOLDEN INVESTMENTS, INC.
SABER AWAD
7227 OLEANDER AVENUE
FONTANA, CA 92336
909-685-5092
AHMADAWAD@SAAE.US

PREPARED BY:
NIETO & ASSOCIATES INC.
CHRISTOPHER L. NIETO
19559 CITRUS GROVE RD.
RIVERSIDE, CA 92508
951-907-4044
NIETOENGINEERING@GMAIL.COM
JN: 25008

CITY OF FONTANA, CALIFORNIA
COMPOSITE UTILITY PLAN

DRAWN BY: CN
DESIGNED BY: CN
CHECKED BY: CN
APPROVED BY: CITY ENGINEER DATE: R.C.E.

OLEANDER GARDEN APARTMENTS
7227 OLEANDER AVENUE
APN: 0240-052-047

SCALE: 1" = 20'
DATE: 10-13-25
DRAWING NO.: MCN25-0061 2/2

RESOLUTION NO. PC 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 25-0027 FOR SITE AND ARCHITECTURAL REVIEW OF A NEW 48-UNIT MULTI-FAMILY APARTMENT COMPLEX WITHIN TWO (2) THREE-STORY BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS ON APPROXIMATELY 1.9 GROSS ACRES LOCATED AT 7227 OLEANDER AVENUE (APN: 0240-052-47), PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, 7227 Oleander Avenue, also identified as Assessor Parcel Number ("APN") 0240-052-47 ("Project Site"), was annexed from San Bernardino County into the City of Fontana on October 8, 1981; and

WHEREAS, on August 18, 2025, the City of Fontana (City") received an application from SA Architects + Engineers ("Applicant") for Design Review ("DRP No. 25-0027") seeking approval to construct a 48-unit apartment complex within two (2) buildings, and associated site improvements, at the Project Site (the "Project"); and

WHEREAS, the Project site has a General Plan Land Use designation of Single Family (R-SF) and is located within the Single Family Residential (R-1)/R-4 Overlay Zoning district which allows for this development; and

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

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

WHEREAS, the Conditions of Approval are attached hereto as **Exhibit "A"** for Design Review No. 25-0027; and

WHEREAS, on April 24, 2026, a notice of the public hearing was published in Fontana Herald newspaper and simultaneously displayed at City Hall and at the Project Site; and

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

WHEREAS, on May 5, 2026, a duly noticed public hearing on the Project was held before the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and,

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

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

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

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

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

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

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project site meets the CEQA requirements of In-fill: (1) the Project is consistent with the R-SF designation of the General Plan land use designation, and the R-1/R-4 Overlay Zone district regulations; (2) The Project Site is less than five (5) acres, (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the residential project. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project. The Planning Commission further directs Staff to file a Notice of Exemption pursuant to this Finding.

Section 3. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 25-0027 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code and any applicable Specific Plan**.

Findings of Fact: The Project is for the development of a 48 multi-family unit apartment complex with 12 ADU's on approximately 1.9 acres. The architectural style proposed for the Project is Modern. The site and building design comply with the criteria contained in the design review section contained in the Fontana Zoning and Development Code.

The Project is consistent with the General Plan designation for the Project Site, which is R-SF. The R-SF land use designation category is described by the General Plan as a land use category that is intended for single family residential; however, the Project is located within the Single Family (R-1)/R-4 Overlay Zone district which allows for multi-family housing. The 48-unit multi-family apartment development will meet all zoning and development standards set forth in the Fontana Municipal Code, including the required density range.

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

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. The Project's improvements including sidewalks, drainage, and grading ensure a safe and well-designed development. Additionally, the development meets all setbacks, height, landscaping, design, parking, access, and safety requirements.

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

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

Findings of Fact: The Project has been designed to enhance and complement the surrounding neighborhood and is aesthetically and architecturally pleasing and compatible with the surrounding area. The architectural theme for the project is described as "Modern" and will result is a high- quality architectural design appropriate and desirable for the surrounding neighborhood. Additionally, the development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the buildings consists of decorative lighting, varied roof lines, metal accents, and other features appropriate to the style. The use of a variety of colors and materials such as a painted finish and stone veneer further adds architectural diversity to each building. The project enhances the surrounding neighborhood and complements the surrounding area. Additionally, the landscaping incorporates plants to complement the architectural style of the building and the development as a whole. The project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety. During the project review process, the plans were evaluated to ensure that the project is well- designed.

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

Findings of Fact: The proposed development includes appropriate site improvements and complies with the City of Fontana Zoning and Development Code. These improvements—such as sidewalks, drainage, and grading—will contribute to a safe, functional, and well-designed neighborhood. The project has been reviewed by the Fire, Building and Safety, and Engineering Departments, ensuring that it meets all applicable standards and will result

in a well-planned development. Additionally, street lighting and on-site lighting have been incorporated to enhance nighttime visibility and safety. Landscaping elements have also been integrated throughout the site to create an attractive environment and provide a visual buffer along adjacent properties.

Section 4. Approvals. Based on the foregoing, the Planning Commission hereby approves Design Review No. 25-0027 subject to the Conditions of Approval attached hereto as "**Exhibit A**" and incorporated herein by this reference as though fully set forth herein.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

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

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 5th day of May 2026.

City of Fontana

_____
Joseph Armendarez, Chairperson

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 5th day of May 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0061 **DATE:** May 5, 2026
Design Review No. 25-0027

LOCATION: 7227 Oleander Avenue (APN:0240-052-47)

PLANNING DEPARTMENT:

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

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

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

   The City of Fontana and the applicant acknowledge that the City would not have approved

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

3. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-23 of the Municipal Code.

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

5. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

6. The applicant shall develop the mixed-used project as shown in the Planning Commission approved plans.

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

8. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

9. All built in gas barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.

10. The applicant shall install an underground electrical line for the built-in barbeques.

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

12. The current Development fees must be paid prior to issuance of building/construction permit.

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

14. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location and is well-lit. The mail box shall not block the line of sight. The mail boxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, the property management company, and/or the homeowners association, and the Post Office.

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

16. All landscaping must be adequately maintained at all times.

17. All masonry block walls shall be a minimum of six (6) ft. tall with a prefabricated cap when fronting the public right of way.

18. The amenities for this project shall include the following:
    a. Swimming Pool/Space
    b. Seating areas
    c. Built-in barbeques with tables
    d. Firepit
    e. Con hole
    f. Community recreational room
    g. Indoor gym/fitness facility

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

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

21. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

22. A locator map or directory should be posted at the site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.

23. Community address numbers and complex numbers should be visible. Building and unit numbers should be posted and visible. Address specifications are meant to ensure identification and location of buildings. Proper posting and maintenance minimizes confusion as to location and expedites public safety response.

24. Adhere to the city light standard of one foot candle minimum of light for all entrances, exits, pedestrian walkways, parking lots and activity areas. Reflect all light fixtures on the site plan. The type of illumination shall be either florescent, metal halide or white L.E.D.'s., and the luminaries shall be vandal resistant. All luminaries shall remain lit from dusk until dawn. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

25. 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.

26. The construction contractor will use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended

use.

C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

D. Have only necessary equipment onsite.

E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

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

2. Temporarily enclose localized and stationary noise sources.

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

4. Applicant shall demonstrate that the project meets the driveway aisle setback standards.

5. Applicant shall submit a parking plan for approval of the Director of Community Development that each unit shall have at least one assigned parking space within 150' of the unit.

Prior to Issuance of Grading Permit

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

Prior to Issuance of Certificate of Occupancy

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

POLICE DEPARTMENT

29. Install and maintain the Fontana Police Department's R.E.A.C.T. electronic gate system (in addition to the County's Knox Box system).

30. If a digital video surveillance system is available at the premise, it is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

ENGINEERING DEPARTMENT LAND DEVELOPMENT:

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

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

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

34. Project shall accept historic offsite flows and cannot block drainage from the upstream properties.

35. Project shall provide sufficient access to underground drainage system to allow for proper maintenance.

Prior to Issuance of Grading Permit

36. 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. Chamber sizing on water quality plan and drainage report shall be consistent.

37. 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 Issuance of Construction Permits

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

39. The Applicant shall record All map's, easements, dedications, quite claims of existing easement as required for the development.

40. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

Prior to Issuance of Final Certificate of Occupancy

41. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. 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.

48. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

ENGINEERING TRAFFIC:

49. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    A. The Project may have a single ingress/egress point along Oleander Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements

50. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

51. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements

52. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

53. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and

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

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

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

PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS

56. The Applicant shall provide street improvement plans, subject to the approval of the City Engineer, for all roadway improvements adjacent to the Project site.

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

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

58. The Applicant shall pay the applicable Development Impact Fees prior to the issuance of any occupancy permits at the established rate pursuant to Government Code Section 66007.

59. The Applicant shall construct the approved roadway improvements adjacent to the Project Site.

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

BUILDING & SAFETY DEPARTMENT:

General Conditions

61. 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

62. 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.

63. 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.

64. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.

65. 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.

66. 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:

1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
3. All proposed drainage structures; and
4. Any proposed and/or required walls or fencing.

67. The applicant is required to obtain permits for the removal and/or demolition of structures. (If required)

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

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

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

FONTANA FIRE PREVENTION DISTRICT:

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

72. Fire Access Road Width. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

73. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns.

California Fire Code Chapter 5 & SBCoFD Standard A-1.

74. Fire Lanes. The applicant shall submit on a site plan to the Fire Department for review and approval all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

75. Water System Residential. Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet as measured along vehicular travel-ways. California Fire Code Chapter & SBCoFD Standard W-2.

    The Fire Flow for this project shall be: 4,000 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 350,438 sq ft structure.

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

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

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

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

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

81. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

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

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

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

85. Security Gates. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3.

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

END OF CONDITIONS OF APPROVAL

FONTANA
CALIFORNIA

NOTICE OF EXEMPTION

TO:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Name: Address: Telephone:	City of Fontana 8353 Sierra Ave, Fontana CA 92335 909-350-6656
☒	Clerk of the Board of Supervisors or County Clerk (Include County name) Address:			

1. Project Title:	**Master Case No. 25-0061; Design Review No. 25-0027**
2. Project Applicant (include address, telephone number and email address):	**SA Architects + Engineers** **Ahmad Awad** **Project Manager** **6226 Cooper Avenue** **Fontana, CA 92336** **AhmadAwad@saae.us**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The project site is located at 7227 Oleander Avenue, (APN: 0240-052-47)**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**Site and architectural review and approval of a new residential development consisting of a 48-unit apartment complex with twelve (12) ADU's and associated site improvements.**

ATTACHMENT NO. 4

6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public	**SA Architects + Engineers** **Ahmad Awad** **Project Manager** **6226 Coope Avenue** **Fontana, CA 92336** **AhmadAwad@saae.us**
Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	

9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 – Infill Development). The project meets the CEQA requirements of Infill: (1) The Project is consistent with the Single Family (R-SF) designation of the General Plan and the Single Family (R-1)/ R-4 Overlay zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site has previously been developed, and is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project.**
10. Lead Agency Contact Person: Telephone:	Adelaida Bostan, Assistant Planner 909-350-7608
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: May 5, 2026	

Date:

_____

Signature

Name: Patty Nevins

Title: Director of Planning

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

In compliance with Section No. 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section No. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the Planning Department by calling (909) 350-6718. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No (MCN) 25-0061; Design Review (DRP) No. 25-0027

A Design Review request for the site and architectural approval of a new 48-unit apartment complex including twelve (12) ADUs, within two (2) three-story buildings, and associated site improvements, located on a 1.9 acre site.

Environmental Determination: This project is categorical exempt pursuant to Section 15332, Class 32 (In-fill Development) of the California Environmental Quality Act (CEQA), and Section 3.22 (Categorical Exemption) of the 2019 City of Fontana Local Guidelines for Implementing the California Environmental Quality Act.

Location of Property: 7227 Oleander Avenue

(APN: 0240-052-47)

Date of Hearing: May 5, 2026

Place of Hearing: Steelworks Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 PM

Should you have any questions concerning this project, please contact **Adelaida Bostan, Assistant Planner**, at 909-350-7608 or by e-mail at abostan@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL OR APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING

ATTACHMENT NO. 5

FONTANA
CALIFORNIA

COMMISSION IN MAKING THEIR DECISION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER IDENTIFIED ABOVE FOR INFORMATION.

IF YOU CHALLENGE ANY ACTION TAKEN CONCERNING THIS ITEM IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE PROVIDED TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: April 24, 2026

File #: 26-0830
Agenda #: PH-B

Agenda Date: 5/5/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 21-000106-R1: Design Review (DR) No. 21-000042-R1 - A request to modify previously approved design plans for a new townhouse site with a total of 46-units on a 2.4-acre parcel located at 8162 Calabash Avenue (Assessor Parcel Number 0230-011-36), pursuant to a categorical exemption in accordance with CEQA Guidelines section 15332.

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

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

2. Adopt a resolution approving Design Review (DR) No. 21-00042-R1.

APPLICANT:
MV M16 LLC
5625 Land View Court.
Irvine, CA 92603

LOCATION:
The project site is located at 8162 Calabash Avenue (APN: 0230-011-36).

REQUEST:
Design Review (DR) No. 21-000042-R1; A request for modifications to a previously approved site and architectural review for 46 attached row houses and associated site improvements on an approximately 2.4-acre lot.

PROJECT PLANNER:
Alejandro Rico, Associate Planner

BACKGROUND INFORMATION:
Previous Approvals:

On September 19, 2023, the Planning Commission approved Design Review No. 21-042 for a 46-unit

row house complex.

Land Use Table

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed-use Corridor & Downtown (WMCU-1)	FBC/Route 66 Gateway District	Vacant Parcel
North:	Walkable Mixed-use Corridor & Downtown (WMCU-1)	FBC/Route 66 Gateway District	Vacant Parcel and Commercial Shopping Center
South:	Walkable Mixed-use Corridor & Downtown (WMCU-1)	FBC/Route 66 Gateway District	Vacant parcel
East:	Walkable Mixed-use Corridor & Downtown (WMCU-1)	FBC/Route 66 Gateway District	Single Family Residences
West:	Walkable Mixed-use Corridor & Downtown (WMCU-1)	FBC/Route 66 Gateway District	Vacant Lot

PROJECT DESCRIPTION:

A. Site Area:
Approximately 2.4 acres

B. Density:
Allowed: 18-39 Dwelling Units/Acre
Proposed: 46 Units: 19 Dwelling Units/Acre

C. Building Height:
Allowed: 24-40 Feet
Proposed: 30.75 Feet

D. Setback Analysis:
Required:
Front: 25 feet
Side, Interior: 0 feet
Rear: 5 feet

Provided:
Front: 25 feet
Side, Interior: 17.45 feet
Rear: 12.6 feet

E. Parking Analysis:
Required: 69 spaces

Provided: 92 garages/ 8 open spaces

F. Amenities and Common Space:

Required: 5,077 square feet (5 percent)
Provided: 17,137 square feet (6 percent)

ANALYSIS:

The applicant, Calabash Fontana Holdings LLC. is requesting that the Planning Commission review and approve Design Review (DR) No. 21-000042-R1, modifying previously approved plans for 46 attached rowhouse units and associated on- and off-site improvements on approximately 2.4 gross acres. The proposed condominiums range in size from 1,456 square feet to 1,798 square feet and will be constructed within the Route 66 Gateway District of the Form Based Code.

Design Review No. 21-000042-R1

The request is to modify the previously approved site and architectural design for the development of a 46-unit row house style residential complex. The changes requested include modifications to floor plan layouts, increase in unit square footage range from 1,095 square feet to 1,246 square feet to 1,456 square feet to 1,798 square feet, reduction of building height (34.9 feet to 30.75 feet), and changing the architectural style of the buildings from Tuscany to Spanish.

The townhome units are contained within eight (8) two-story buildings totaling approximately 46,294 square feet, with tuck under garages. The row houses will be a series of attached units with ground floor access and consists of four (4) floor plans.

Plan #	# of Units	Unit Size	Yard Area
1	18	1,456 SF 2bdrm/den	145 SF
2	12	1,534 SF 3bdrm	120 SF
3	12	1,590 SF 3bdrm/den	145 SF
3ALT	2	1,606 SF 3bdrm/den	325.5 SF
4	2	1,798 SF 3bdrm/den	217 SF

The Applicant is proposing row house style buildings with attractive Spanish architecture. Row houses are intended to be a series of attached units that are side by side. The elevation plans show the units blended into each other with an asymmetrical design with overlapping popouts, common roof planes and offset door entries. The front porch entries, separate front yard spaces and private garages create a single-family residential feel while the building mass with asymmetrical design and pedestrian connectivity creates a dynamic multi-family experience.

Metal ornaments and pot shelves create a contrast from the soft tone colors, carriage lights and ceramic tiles that are common with this architectural style are provided. Arched windows are mixed in throughout the elevation plans with recessed and shaded arches to establish depth. The variety of window features include double placed and large windows with thick framing and roof coverings. Popouts are strategically placed and provide articulation. These visual elements encapsulate a well-designed Spanish project.

As intended with the Form Based Code, the layout of the site emphasizes pedestrian activity as was originally approved in the original entitlement. Similar to the original plans, a paseo is incorporated throughout the perimeter of the site and is accessed by each home through their front yard. Landscaping is placed throughout the site to enhance the walkability to project amenities featured in key areas.

Amenities:
The proposed development includes common open space areas including turfed green play, trellised shade with seating, and a concrete walking path along the north and south sides of the property. Outdoor furniture will encourage pedestrian activity and provide gathering spaces for residents and guests. The amenities will be located throughout the site for use and enjoyment by all project residents.

Grading/Walls:
The topography of the Project Site is relatively flat. The existing drainage pattern flows north to south. An underground catch basin and detention basin will be constructed to capture onsite flows.

A new six (6) foot high split-faced wall will be constructed along the north, east, and west property lines of the project, and the existing chain link fence along the north, south, east and west sides of the property will be removed.

The project site is at a higher grade along the western portion of the site and retaining walls are required. Combined walls are limited to a nine (9) foot maximum per the Zoning Code, and the Applicant is meeting this requirement by offsetting freestanding walls from retaining walls as needed.

Site Access/Circulation/Parking:
Vehicle access to the Project Site is provided by a driveway along Calabash Avenue. Foothill Boulevard is approximately 260 feet north of the Project Site. Entrance to the site is gated but allows a turnaround space for vehicles to exit the site. The project design will incorporate safety measures for automobiles and pedestrians in the area by providing adequate lighting throughout the project site and paving and striping to clearly identify parking spaces and drive aisles. The internal circulation has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Environmental:
The project qualifies for a Categorical Exemption pursuant to Section No. 15332, (Class No. 32, In-Fill Development Project) of the California Environmental Quality Act (CEQA) and Section No. 3.22 (Categorical Exemptions) of the 2019 Local Guidelines for Implementing CEQA. This project site is considered In-Fill Development and meets the CEQA requirements of In-fill: (1) The project is consistent with the Walkable Mixed-Use Corridor & Downtown (WMXU-1) General Plan land use designation and the Form Based Code (FBC) Route 66 subdistrict designation and regulations; (2) The project site is less than five (5) acres at approximately 2.384 adjusted gross acres; (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed residential townhome complex. Furthermore, none of the exceptions in CEQA Guidelines section 15300.2 apply to the Project.

MOTION:
Approve staff's recommendation.

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

CITY OF FONTANA PLANNING DEPARTMENT

NORTH

VICINITY MAP

DATE: May 5, 2026

CASE: Master Case No. 21-000106-R1
Design Review No. 21-000042-R1

ATTACHMENT NO. 1

Attachment No.2 - Project Plans

FONTANA

Calabash Villages

MCN21-00106-R1
WQMPPC25-00025
EDS25-00028
SB-330

May 5, 2026

FONTANA

ARCHITECTURE

SP: SITE PLAN
OS: OPEN SPACE EXHIBIT
A-1: UNIT PLANS 1 & 2
A-2: UNIT PLAN 3
A-3: BUILDING A & B FLOOR PLANS
A-4: BUILDING C FLOOR PLANS
A-5: BUILDING D FLOOR PLANS
A-6: ROOF PLANS
A-7: ROOF PLANS
A-8: BUILDING TYPE A ELEVATIONS – SPANISH
A-9: BUILDING TYPE B ELEVATIONS - SPANISH
A-10: BUILDING TYPE C ELEVATIONS – SPANISH
A-11: BUILDING TYPE D ELEVATIONS – SPANISH
A-12: PERSPECTIVES - SPANISH

CIVIL ENGINEERING

C-1: OVERALL SITE PLAN
C-2: DETAILED SITE PLAN
C-3: CONCEPTUAL GRADING PLAN
C-4: SECTIONS AND DETAILS
TTM: TENTATIVE TRACT MAP NO. 20498

LANDSCAPE ARCHITECT

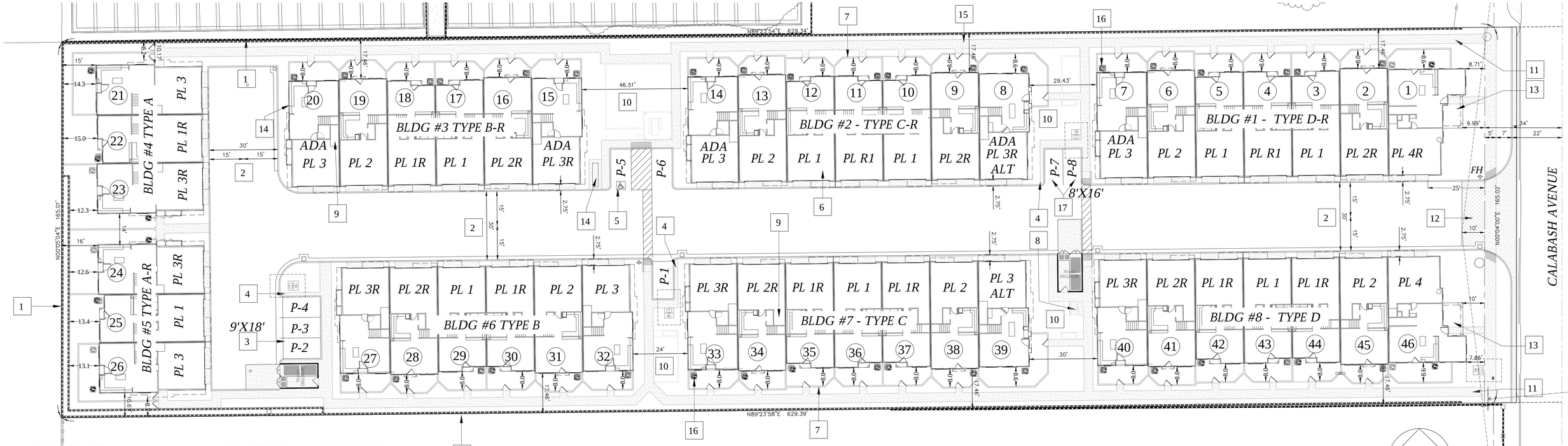
L-1: LANDSCAPE CONCEPT PLAN
L-2: LANDSCAPE CONCEPT PLAN
L-3: FENCE AND WALL PLAN

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

ADVANCED CIVIL GROUP
ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

PREPARED BY: rla 2681
HOWARD ASSOCIATES
landscape architecture
1951 Fourth Avenue, Suite 302
San Diego, CA 92101 (619) 718-9660

APPLICANT:
MV-M16, LLC
PO BOX 9559
ALTA LOMA, CA 91701



OPEN SPACE

		PROVIDED	REQUIRED
PRIVATE YARDS	PL 1	= 145.0 S.F. (TYP.)	
	PL 2	= 120.0 S.F. (TYP.)	
	PL 3	= 145.0 S.F. (TYP.)	
	PL 3 ALT	= 325.5 S.F. (TYP.)	
	PL 4	= 217.0 S.F. (TYP.)	
	TOTAL	8,134 S.F.	2,944 S.F.
PRIVATE/UNIT (8' MIN. DIM):		177 S.F	64 S.F.
COMMON OPEN =		= 17,137 S.F.	5,077 S.F. (5% OF SITE)

AMENITIES: CENTRAL COMMON RECREATION AREA
SEATING AREA
TURFED PLAY AREA
SHADE STRUCTURE

PARKING SUMMARY

46 UNITS @ 1.5 ST/U = 69 STALLS REQ'D (ENCLOSED, COVERED OR OPEN)

	PROPOSED
GARAGE STALLS	92
OPEN GUEST STALLS	8
TOTAL	100 (2.17 ST/U)

	PROVIDED	REQUIRED
SHORT TERM BICYCLES (20% @ 1 PER 4 UNITS)	4 BIKES	3 BIKES
LONG TERM BICYCLES (80% @ 1 PER 4 UNITS)	10 BIKES	10 BIKES

LOT COVERAGE

SITE AREA	103,187 S.F.	100 %
DRIVES/PARKING	22,010 S.F.	21.3%
BUILDINGS	46,294 S.F.	44.9%
PRIVATE YARDS	8,134 S.F.	7.8%
COMMON OPEN SPACE	17.137 S.F.	16.6%
REMAINING LANDSCAPE AREA	9,612 S.F.	9.4%

	PROPOSED	ALLOWED	ZONING
LAND USE:	MULTIPLE FAMILY	MULTIPLE-FAMILY	TABLE 30-359A
DWELLINGS:	46 UNITS	92 UNITS	
DENSITY:	19.40 DU/AC	18-39 DU/AC	SEC. 30-369
FRONTAGE COVER:	57.0%	50% MIN.	
BLDG. HT.	30'-3"	24' - 40'	
1ST STORY HT.	10'-4" (TOWNHOME)	12' MIN (RETAIL)	
UPPER STORY HT.	10'-4"	10' MIN.	
# OF STORIES	2	2-3	
WIDTH/UNIT	46'-8" (@ FRONTAGE)	18' - 36'	
FRONT SETBACK	7.86' (CALABASH)	0' - 10'	
STREET SIDE	N.A.	0' - 5'	
INTERIOR SIDE	8.2'	0'	
REAR SETBACK	16.0'	5'	
MIN. LOT WIDTH	165'	75' - 150'	
MIN. LOT DEPTH	625'	80' - 150'	

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. 30' WIDE FIRE LANE
3. OPEN PARKING STALL (9' X 18')
4. CONC. STEP OUT CURB AT PARKING
5. ADA VAN STALL W/ 8' STRIPING
6. 2-STORY TOWNHOME BUILDING, TYP.
7. 36" HIGH STUCCO WALL W/ GATE
8. SHORT TERM BIKE RACKS - 4 TOTAL
9. LONG TERM BIKE STORAGE IN GARAGES
10. REC AREA W/ AMENITIES PER LANDSCAPE PLAN
11. PEDESTRIAN ENTRY
12. ENHANCED PAVING AT ENTRY - SEE LANDSCAPE PLANS
13. PORCH FRONTAGE (SEC. 30-381)
14. COMMUNITY MAILBOXES
15. C.M.U. PERIMETER WALL
16. AC CONDENSERS SCREENED W/IN COURTYARDS
17. COMPACT PARKING STALLS (8' X 16') 2 TOTAL STALLS P-7 AND P-8

PROJECT AREA SUMMARY

BLDG TYPE	1ST FLR	QTY	1ST FLR TOTAL
A	2,925	2	5,850
B	5,864	2	11,728
C	6,831	2	13,662
D	7,061	2	14,122
1ST FLR PROJECT TOTAL			45,362

BLDG TYPE	2ND FLR	QTY	2ND FLR TOTAL
A	3,083	2	6,166
B	6,042	2	12,084
C	7,005	2	14,010
D	7,014	2	14,028
2ND FLR PROJECT TOTAL			46,288
TOTAL PROJECT BLDG AREA			91,650

PROJECT SUMMARY

ADDRESS:	8162 CALABASH AVE.
LEGAL DESC:	PARCEL 1 & 2, LOT 258, TR 2102, BOOK 31, PG 11-15
A.P.N.	0230-011-36-0-000
SITE AREA:	2.37 AC (103,187 S.F.)
EXISTING USE:	SINGLE FAMILY RESIDENCE
LAND USE CAT:	WXMU-1 WALKABLE MIXED USE CORRIDOR
ZONING:	FBC - FORM BASED CODE (ARTICLE III)
DISTRICT:	ROUTE 66 GATEWAY (SEC. 30-369)
BLDG. TYPE:	ROWHOUSE - 2 STORY (SEC. 30-374)
FRONTAGE:	FRONT PORCH TYPE (SEC. 30-381)
PEDESTRIAN:	PRIMARY STREET ENTRANCE (CALABASH))
STYLE:	SPANISH (SEC. 30.394 & 30-396)

PLAN SUMMARY

QTY	UNIT	TYPE	AREA	PRIV. YARD.
18	PLAN 1	2BD/DEN	1,456 S.F.	126 S.F.
12	PLAN 2	3BD	1,534 S.F.	178 S.F.
12	PLAN 3	3 BD/DEN	1,590 S.F.	133 S.F.
2	PLAN 3ALT	3BD/DEN	1,606 S.F.	296 S.F.
2	PLAN 4	3BD/DEN	1,798 S.F.	217 S.F.

BUILDING SUMMARY

QTY	TYPE	UNITS	MIX
2	BLDG A	3	PL 3R - PL 1R - PL 3
2	BLDG B	6	PL 3R - PL 2R - PL 1R - PL 1 - PL 2 - PL 3
2	BLDG C	7	PL 3R - PL 2R - PL 1R - PL 1 - PL 1 - PL 2 - PL 3ALT
2	BLDG D	7	PL 3R - PL 2R - PL 1R - PL 1 - PL 1 - PL 2 - PL 4

FONTANA

8162 CALABASH AVE TOWNHOMES

SITE PLAN

MONTE VISTA HOMES
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 231-7206

0 20 40 60

DEC. 23, 2025

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

SP

OPEN SPACE		PROVIDED	REQUIRED
PRIVATE YARDS	PL 1	= 145.0 S.F. (TYP.)	
	PL 2	= 120.0 S.F. (TYP.)	
	PL 3	= 145.0 S.F. (TYP.)	
	PL 3 ALT	= 325.5 S.F. (TYP.)	
	PL 4	= 217.0 S.F. (TYP.)	
	TOTAL	8,134 S.F.	2,944 S.F.
PRIVATE/UNIT (8' MIN. DIM):		177 S.F	64 S.F.
COMMON OPEN =		= 17,137 S.F.	5,077 S.F. (5% OF SITE)

AMENITIES:
CENTRAL COMMON RECREATION AREA
SEATING AREA
TURFED PLAY AREA
SHADE STRUCTURE

FONTANA

8162 CALABASH AVE TOWNHOMES

OPEN SPACE EXHIBIT

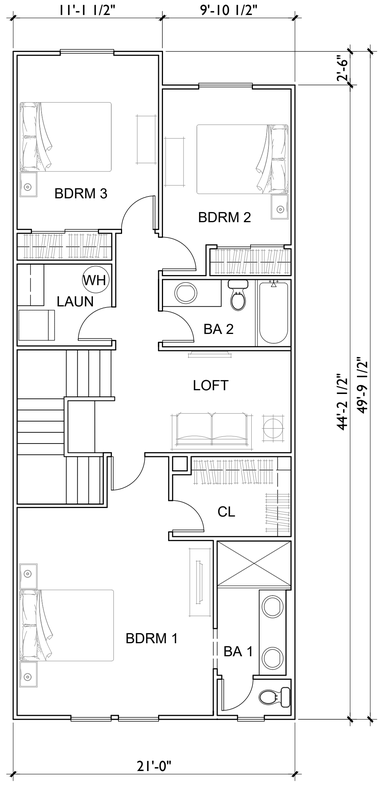
MONTE VISTA HOMES
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 231-7206

0 20 40 60

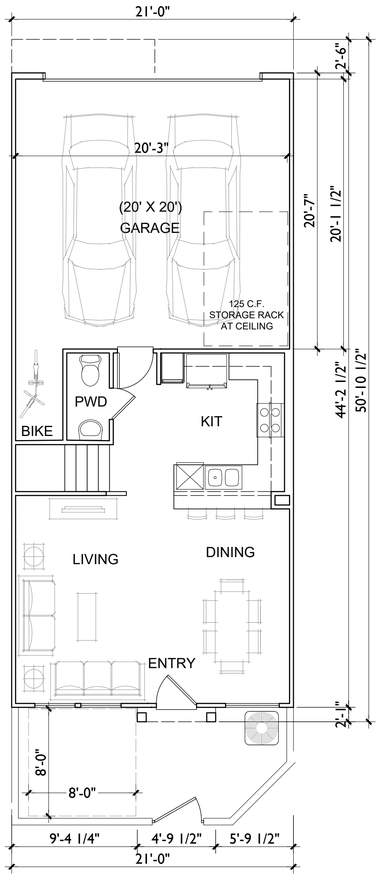
DEC. 23, 2025

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

OS

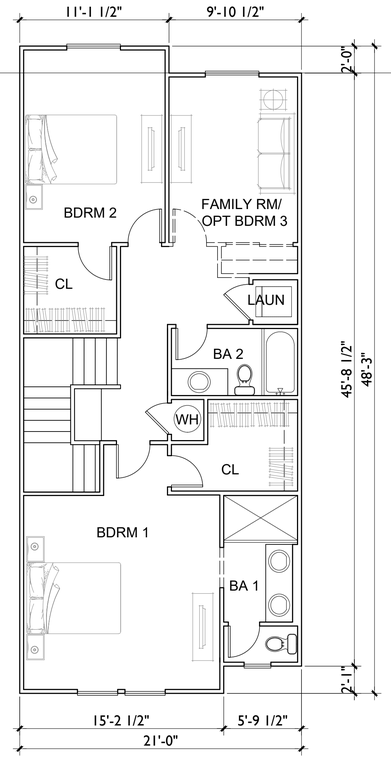


Second Floor Plan

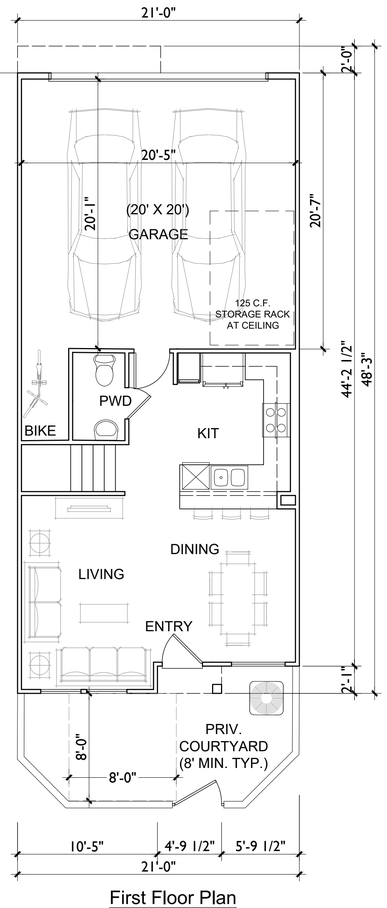


First Floor Plan

PLAN 2
Total Livable 1,534 s.f.

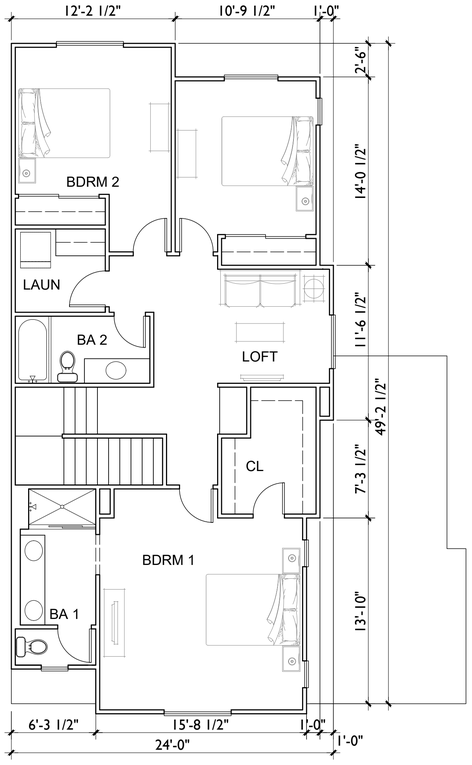


Second Floor Plan

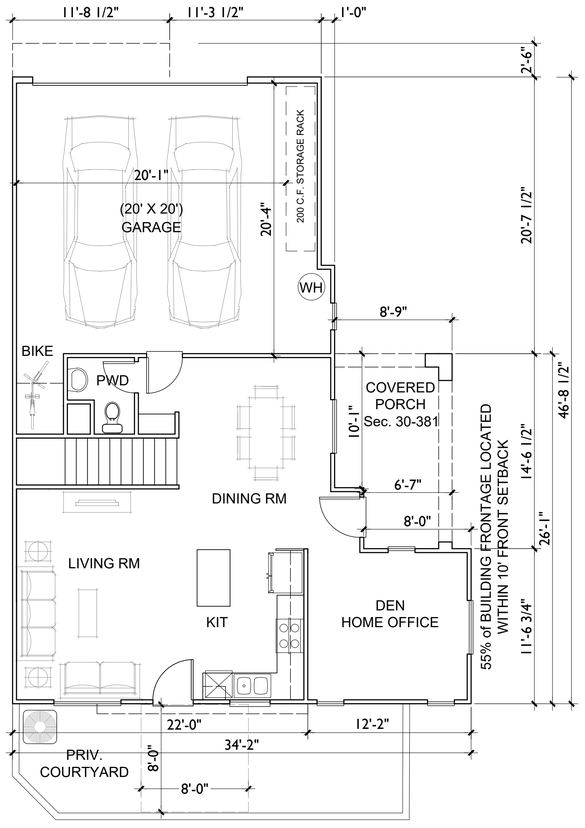


First Floor Plan

PLAN 1
Total Livable 1,456 s.f.

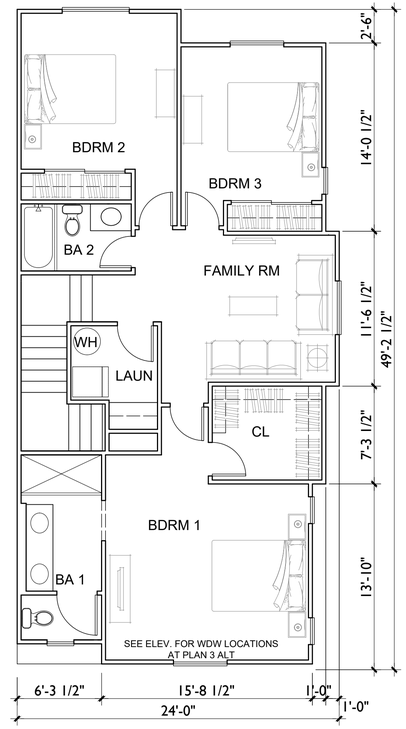


Second Floor Plan

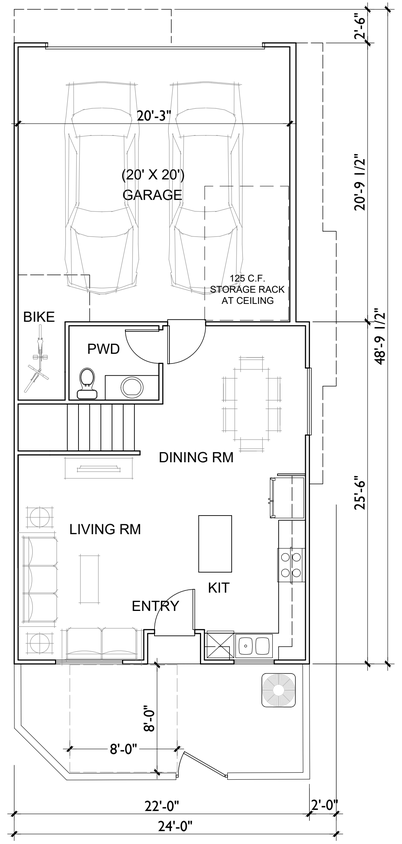


First Floor Plan

PLAN 4
Total Livable 1,798 s.f.

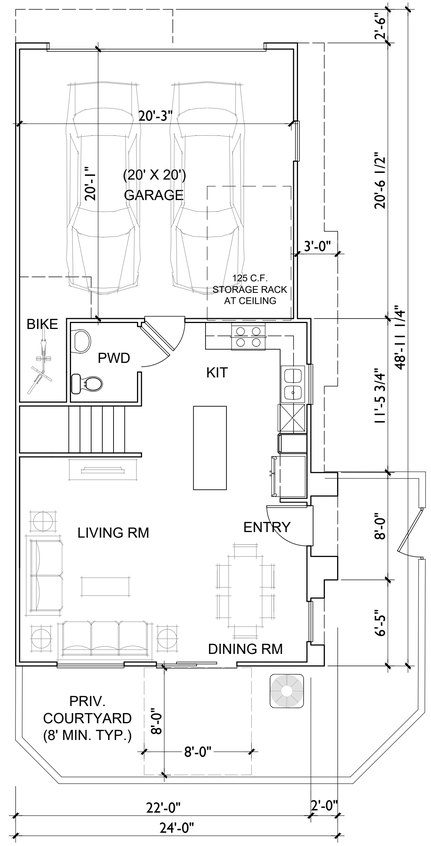


Second Floor Plan



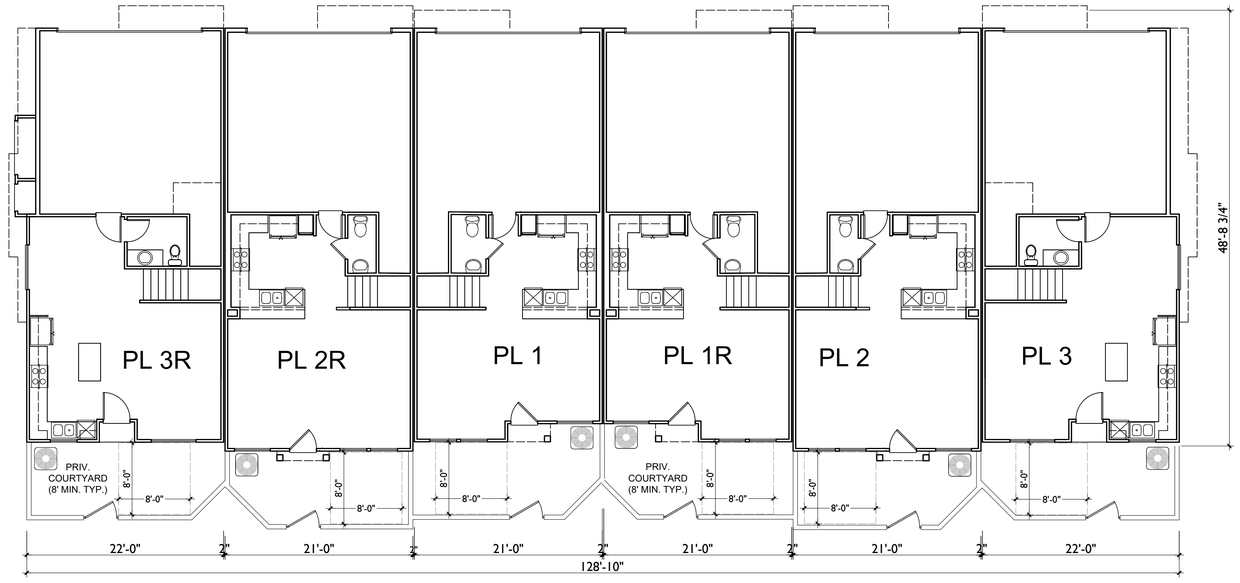
First Floor Plan

PLAN 3
Total Livable 1,590 s.f.

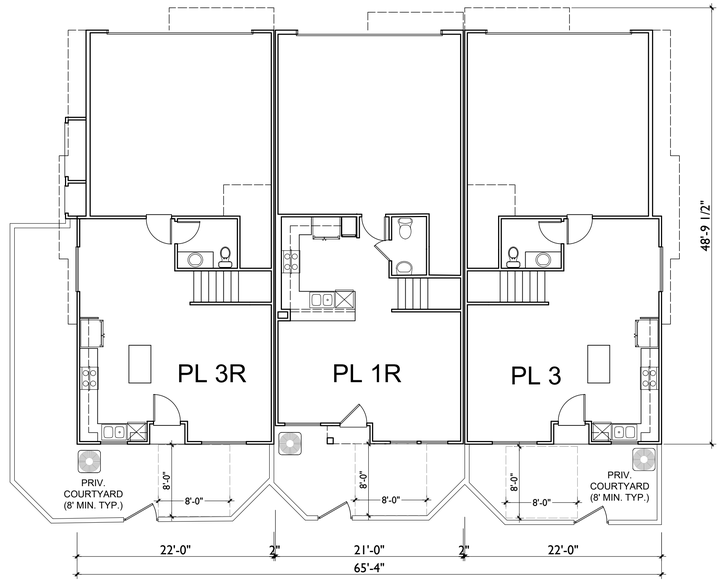


First Floor Alternate

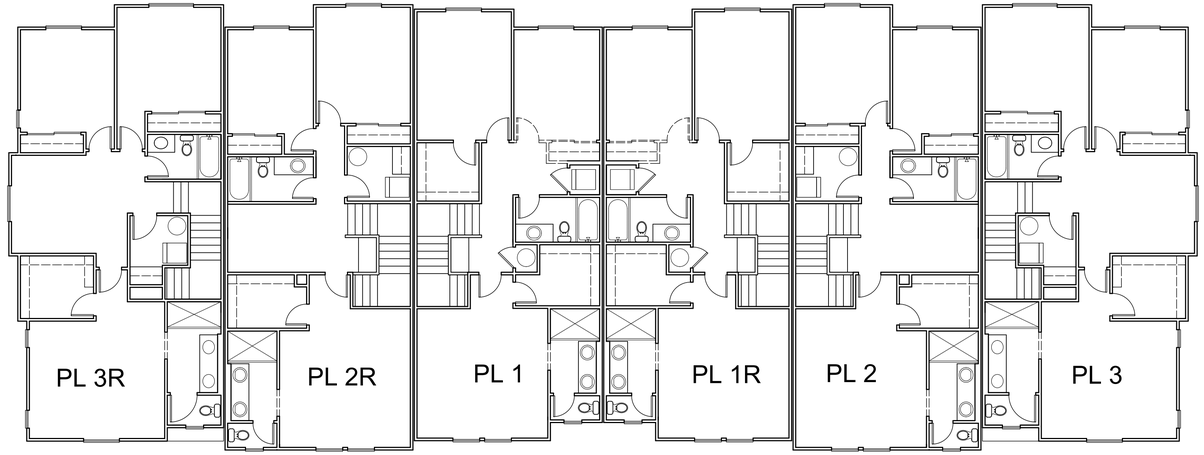
PLAN 3-Alt.
Total Livable 1,606 s.f.



FIRST FLOOR PLAN

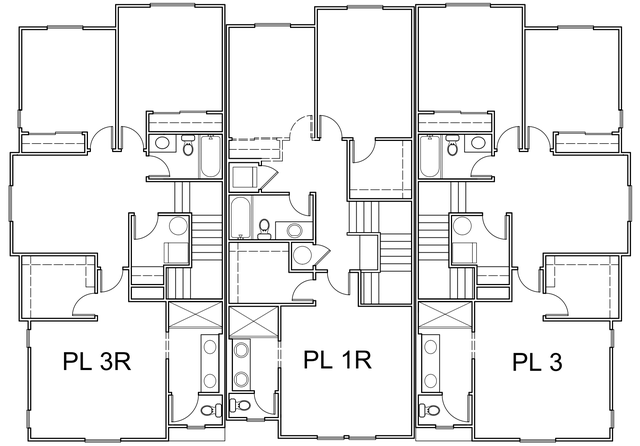


FIRST FLOOR PLAN



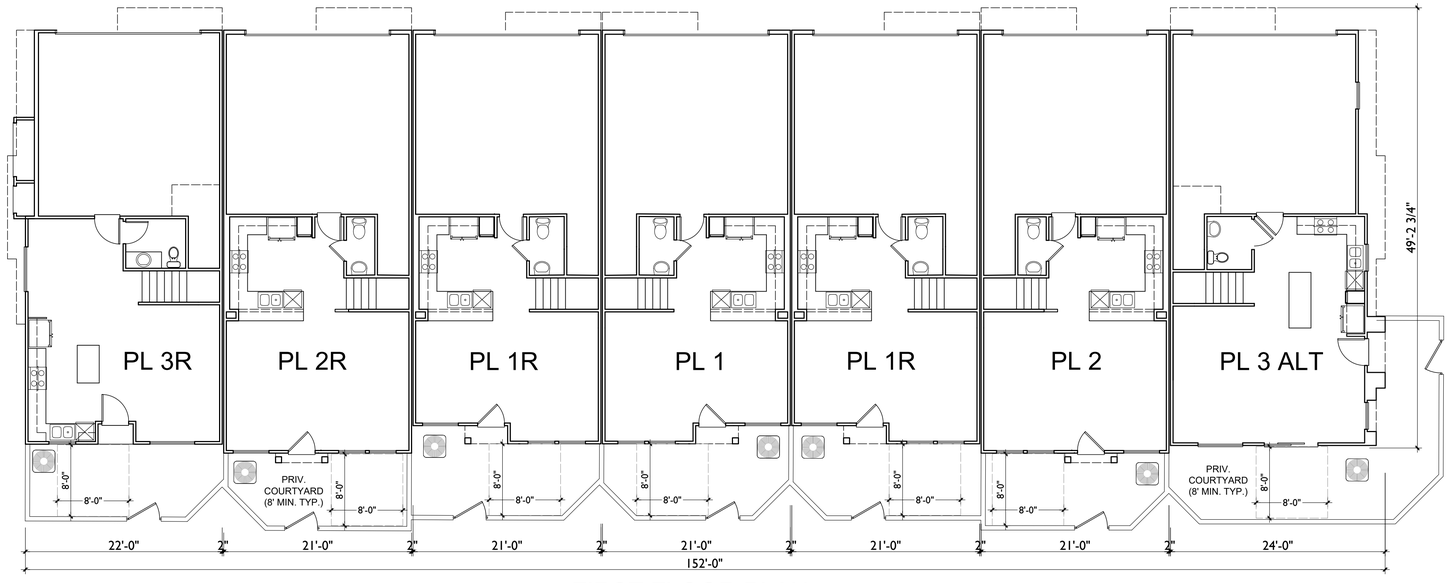
SECOND FLOOR PLAN

BLDG B

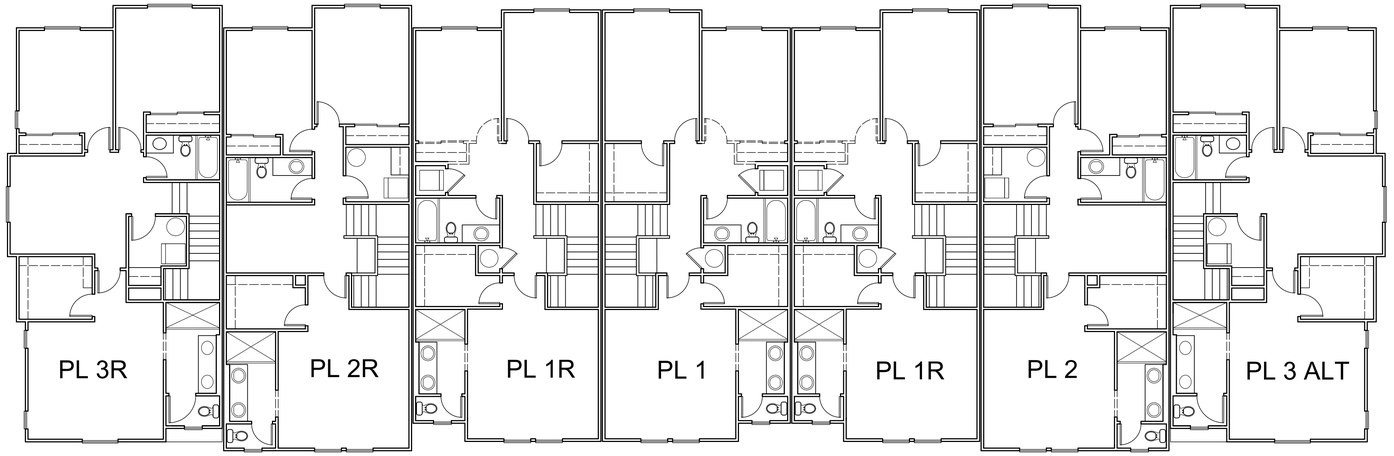


SECOND FLOOR PLAN

BLDG A

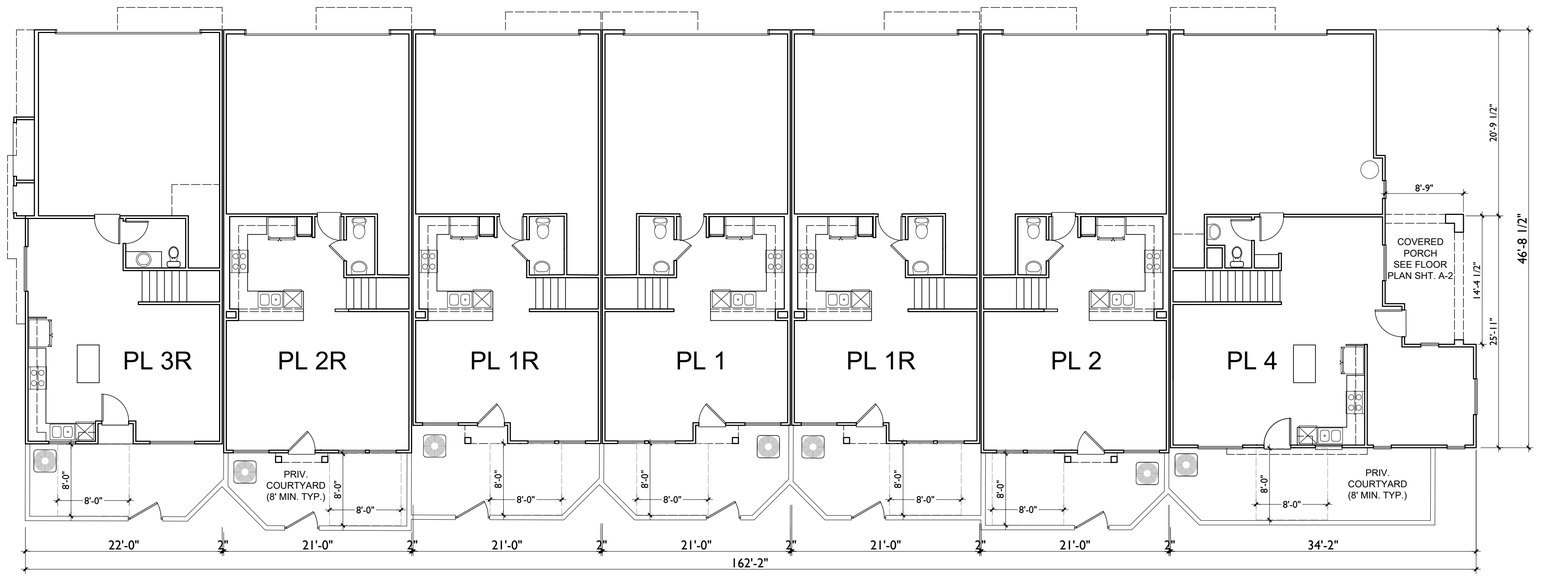


FIRST FLOOR PLAN

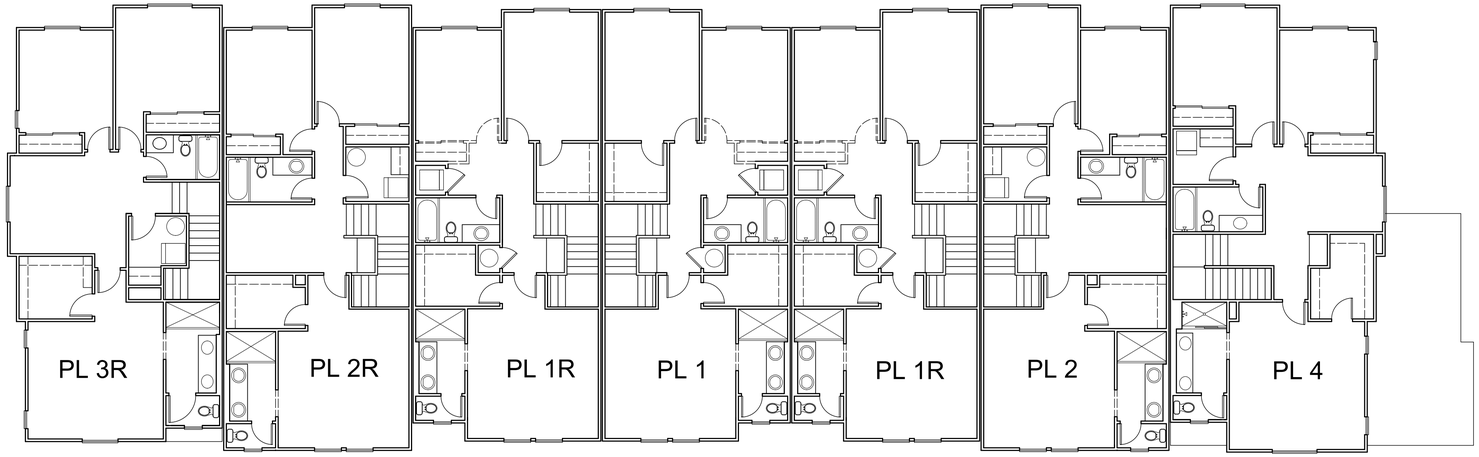


SECOND FLOOR PLAN

BLDG C

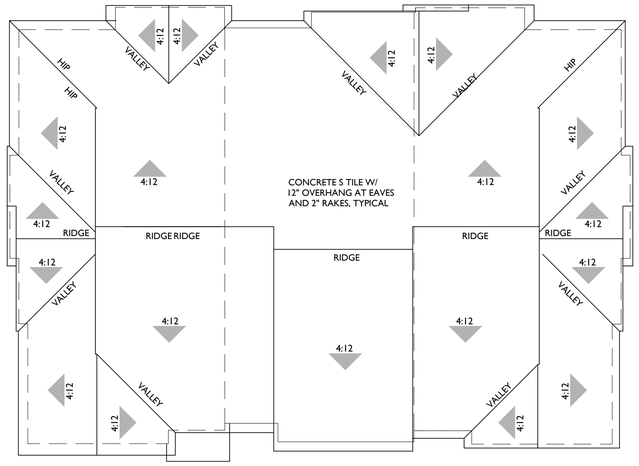


FIRST FLOOR PLAN

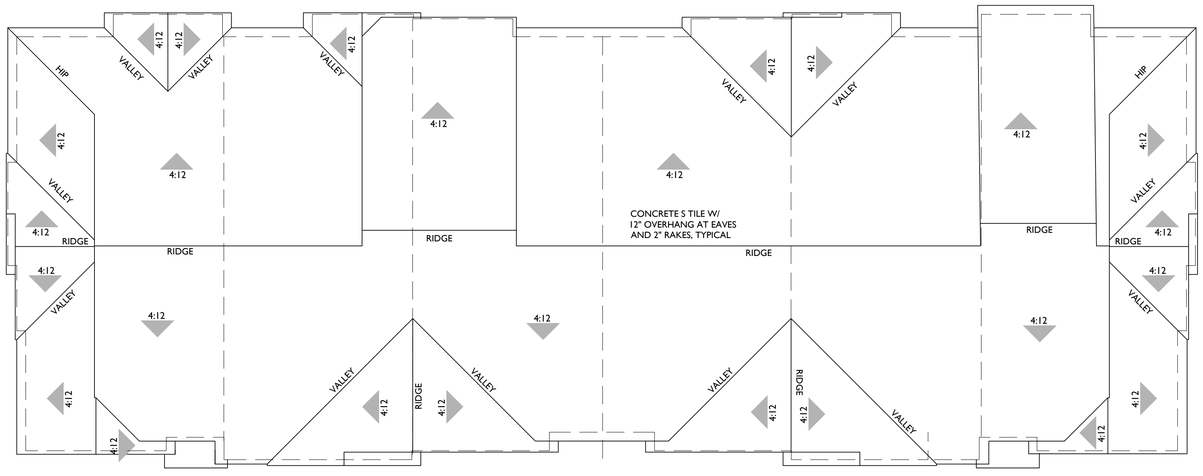


SECOND FLOOR PLAN

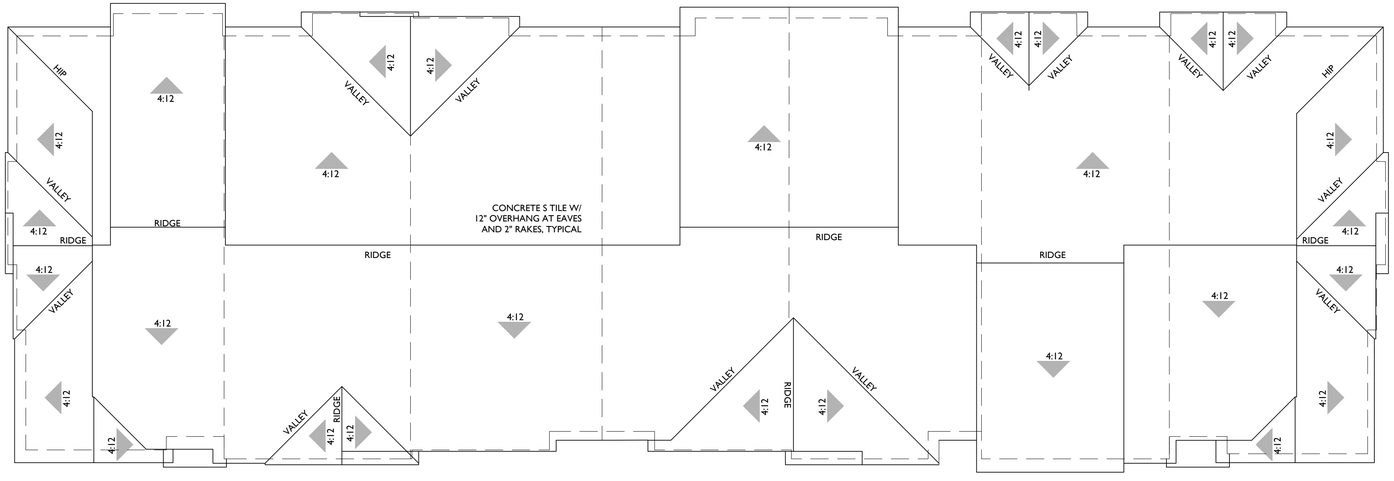
BLDG D


CONCRETE S TILE W/
12" OVERHANG AT EAVES
AND 2" RAKES, TYPICAL
HIP
VALLEY
RIDGE
4:12

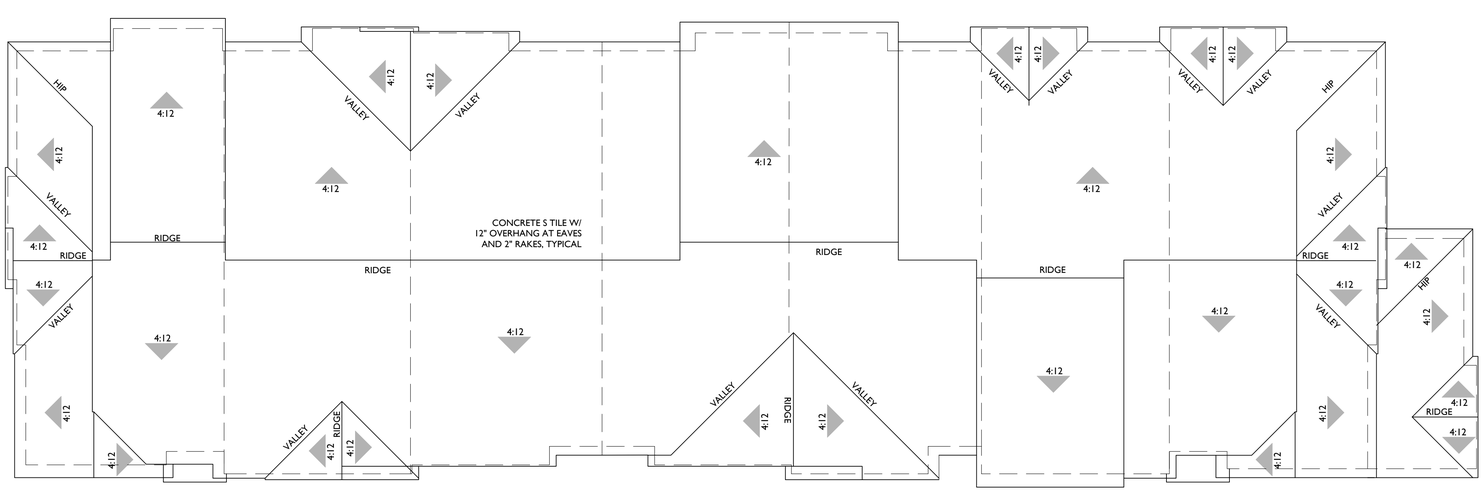
BLDG A


CONCRETE S TILE W/
12" OVERHANG AT EAVES
AND 2" RAKES, TYPICAL
HIP
VALLEY
RIDGE
4:12

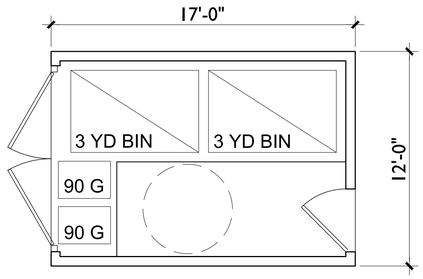
BLDG B


HIP
VALLEY
RIDGE
4:12
CONCRETE S TILE W/
12" OVERHANG AT EAVES
AND 2" RAKES, TYPICAL

BLDG C


HIP
VALLEY
RIDGE
4:12
CONCRETE S TILE W/
12" OVERHANG AT EAVES
AND 2" RAKES, TYPICAL

BLDG D

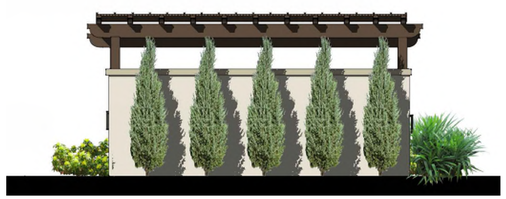


MATERIAL NOTES

STUCCO O/ C.M.U. WALLS W/ 2" CAP
6 X 6 RESAWN POSTS
6 X 10 RESAWN BEAMS
4X6 RESAWN TRELLIS
SOLID STANDING SEAM METAL ROOF
SOLID METAL GATES

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR 20/30 SAND FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. SILL & ARCHED SOFFIT
6. DECORATIVE GABLE ACCENT
7. DECORATIVE SHAPED STUCCO CORBEL OR CORNICE
8. DECORATIVE WOOD EYEBROW ROOF
9. SHAPED DECORATIVE SILL
10. DECORATIVE COMPOSITE SHUTTER
11. USABLE METAL POTSHELF
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE
14. STUCCO PATIO LOW WALL W/ CAP AND METAL GATE
15. DECORATIVE TILE SURROUND OR ACCENT
16. DECORATIVE METAL BALCONY RAILING
17. ARCHED SOFFIT
18. UTILITY ROOM DOORS - COLOR TO MATCH STUCCO



MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR 20/30 SAND FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. SILL & ARCHED SOFFIT
6. DECORATIVE GABLE ACCENT
7. DECORATIVE SHAPED STUCCO CORBEL OR CORNICE
8. DECORATIVE WOOD EYEBROW ROOF
9. SHAPED DECORATIVE SILL
10. DECORATIVE COMPOSITE SHUTTER
11. USABLE METAL POTSHELF
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE
14. STUCCO PATIO LOW WALL W/ CAP AND METAL GATE
15. DECORATIVE TILE SURROUND OR ACCENT
16. DECORATIVE METAL BALCONY RAILING
17. ARCHED SOFFIT
18. UTILITY ROOM DOORS - COLOR TO MATCH STUCCO

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR 20/30 SAND FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. SILL & ARCHED SOFFIT
6. DECORATIVE GABLE ACCENT
7. DECORATIVE SHAPED STUCCO CORBEL OR CORNICE
8. DECORATIVE WOOD EYEBROW ROOF
9. SHAPED DECORATIVE SILL
10. DECORATIVE COMPOSITE SHUTTER
11. USABLE METAL POTSHELF
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE
14. STUCCO PATIO LOW WALL W/ CAP AND METAL GATE
15. DECORATIVE TILE SURROUND OR ACCENT
16. DECORATIVE METAL BALCONY RAILING
17. ARCHED SOFFIT
18. UTILITY ROOM DOORS - COLOR TO MATCH STUCCO

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR 20/30 SAND FINISH STUCCO
4. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
5. RECESSED VINYL WINDOW W/ E.P.S. SILL & ARCHED SOFFIT
6. DECORATIVE GABLE ACCENT
7. DECORATIVE SHAPED STUCCO CORBEL OR CORNICE
8. DECORATIVE WOOD EYEBROW ROOF
9. SHAPED DECORATIVE SILL
10. DECORATIVE COMPOSITE SHUTTER
11. USABLE METAL POTSHELF
12. DECORATIVE EXTERIOR LIGHT FIXTURE
13. DECORATIVE METAL GRILLE
14. STUCCO PATIO LOW WALL W/ CAP AND METAL GATE
15. DECORATIVE TILE SURROUND OR ACCENT
16. DECORATIVE METAL BALCONY RAILING
17. ARCHED SOFFIT
18. UTILITY ROOM DOORS - COLOR TO MATCH STUCCO

DRIVE AISLE AT PROJECT INTERIOR

CALABASH STREET

SIDE YARDS

CALABASH STREET

FONTANA

8162 CALABASH AVE TOWNHOMES

SPANISH
PERSPECTIVES

MONTE VISTA HOMES
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 231-7206

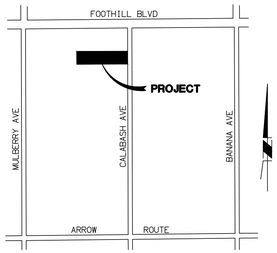
DEC. 23, 2025

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

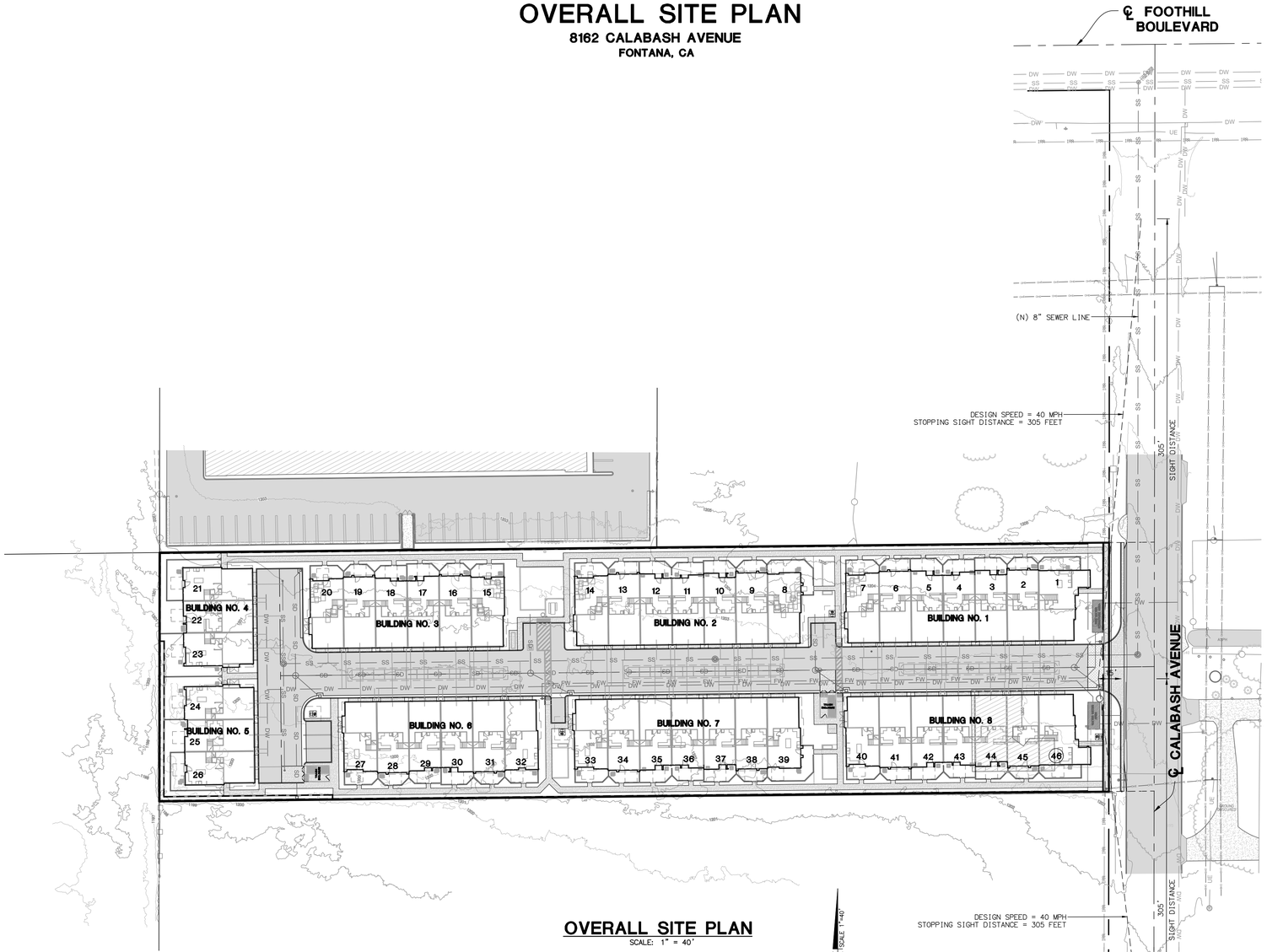
A-12

OVERALL SITE PLAN

8162 CALABASH AVENUE
FONTANA, CA



VICINITY MAP
NTS



OVERALL SITE PLAN
SCALE: 1" = 40'

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

SCALE 1"=40'

PROJECT SUMMARY

ADDRESS:	8162 CALABASH AVE.
LEGAL DESC:	PARCEL 1 & 2, LOT 258, TR 2102, BOOK 31, PG 11-15
A.P.N.	0230-011-36-0-000
SITE AREA GROSS:	2.384 AC (103,847 S.F.)
SITE AREA NET:	2.369 AC (103,187 S.F.)
EXISTING USE:	SINGLE FAMILY RESIDENCE
LAND USE CAT:	WXMU-1 WALKABLE MIXED USE CORRIDOR
ZONING:	FBC - FORM BASED CODE (ARTICLE III)
DISTRICT:	ROUTE 66 GATEWAY (SEC. 30-369)
BLDG. TYPE:	ROWHOUSE - 2 STORY (SEC. 30-374)
FRONTAGE:	DOORYARD TYPE (SEC. 30-382)
PEDESTRIAN:	PRIMARY STREET ENTRANCE (CALABASH))
STYLE:	MEDITERRANEAN (SEC. 30.394 & 30-396)

	PROPOSED	ALLOWED	ZONING
LAND USE:	MULTIPLE FAMILY	MULTIPLE-FAMILY	TABLE 30-359A
DWELLINGS:	46 UNITS	92 UNITS	
DENSITY:	19.30 DU/AC	18-39 DU/AC	SEC. 30-369
FRONTAGE COVER:	57.0%	50% MIN.	
BLDG. HT.	30'	24' - 40'	
1ST STORY HT.	10'-4" (TOWNHOME)		12' MIN (RETAIL)
UPPER STORY HT.	10'-4"	10' MIN.	
# OF STORIES	2	2-3	
WIDTH/UNIT	47' (@ FRONTAGE)		18' - 36'
FRONT SETBACK	10' (CALABASH)	0' - 10'	
STREET SIDE	N.A.	0' - 5'	
INTERIOR SIDE	10.17'	0'	
REAR SETBACK	15.0'	5'	
MIN. LOT WIDTH	165'	75' - 150'	
MIN. LOT DEPTH	615'	80' - 150'	

PLAN SUMMARY

QTY	UNIT	TYPE	AREA	PRIV. YARD
18	PLAN 1	2BD/DEN	1,440 S.F.	126 S.F.
12	PLAN 2	3BD	1,520 S.F.	178 S.F.
12	PLAN 3	3 BD/DEN	1,604 S.F.	133 S.F.
4	PLAN 3ALT	3BD/DEN	1,610 S.F.	296 S.F.

BUILDING SUMMARY

QTY	TYPE	UNITS	MIX
2	BLDG A	3	PL 3R - PL 1R - PL 3
2	BLDG B	6	PL 3R - PL 2R - PL 1R - PL 1 - PL 2 - PL 3
4	BLDG C	7	PL 3R - PL 2R - PL 1R - PL 1 - PL 2 - PL 3ALT

OPEN SPACE

		PROVIDED	REQUIRED
PRIVATE YARDS	PL 1	= 145.0 S.F. (TYP.)	
	PL 2	= 120.0 S.F. (TYP.)	
	PL 3	= 145.0 S.F. (TYP.)	
	PL 3 ALT	= 325.5 S.F. (TYP.)	
	PL 4	= 315.0 S.F. (TYP.)	
	TOTAL	8,348.0 S.F.	2,944 S.F.
PRIVATE/UNIT (8' MIN. DIM):		181.0 S.F	64 S.F.

COMMON OPEN AMENITIES: = 17,170 S.F. 5,077 S.F. (5% OF SITE)
CENTRAL COMMON RECREATION AREA
SEATING AREA
TURFED PLAY AREA
SHADE STRUCTURE

PARKING SUMMARY
46 UNITS @ 1.5 ST/U = 69 STALLS REQ'D (ENCLOSED, COVERED OR OPEN)

	PROPOSED
GARAGE STALLS	92
OPEN GUEST STALLS	8
TOTAL	100 (2.17 ST/U)

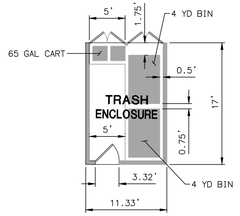
		PROVIDED	REQUIRED
SHORT TERM BICYCLES	(20% @ 1 PER 4 UNITS)	3 BIKES	3 BIKES
LONG TERM BICYCLES	(80% @ 1 PER 4 UNITS)	10 BIKES	10 BIKES

LOT COVERAGE

SITE AREA	103,187	S.F.	100.0%
DRIVES/PARKING	22,010	S.F.	21.3%
BUILDINGS	45,958	S.F.	44.6%
PRIVATE YARDS	8,348	S.F.	8.1%
COMMON OPEN SPACE	17,170	S.F.	16.6%
REMAINING LANDSCAPE AREA	9,701	S.F.	9.4%

LEGEND:

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



TRASH ENCLOSURE DETAIL
SCALE: 1" = 10'

OWNER

MV M16 LLC
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

DEVELOPER

MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

CIVIL ENGINEER

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, STE E PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772

ARCHITECT

SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, STE 404
BONSALL, CA 92003
(760) 724-1198

LANDSCAPE ARCHITECT

HOWARD ASSOCIATES, INC.
1951 FOURTH AVENUE, SUITE 302
SAN DIEGO, CA 92101
(619) 718-9660

PROPERTY LEGAL DESC.

THE NORTH 1/2 OF LOT 258 OF FONTANA ARROW ROUTE TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

DESCRIPTION:
DESCRIBED BY METRO WATER DISTR SO. CALIFORNIA 1990 - RANCHO CUCAMONGA, AT ARROW HIGHWAY AND ETIWANDA AVE 15 FEET NORTH OF THE CENTERLINE OF ARROW HWY AND 30 FEET EAST OF THE CENTERLINE OF ETIWANDA AVE TOP OF EAST CURB 1 FOOT NORTH OF FIRE HYDRANT A 1-3/8 INCH BRASS SET FLUSH IN TOP OF CURB.

ELEV: 1158.05'

BASIS OF BEARING

THE CENTERLINE OF CALABASH AVENUE N00°01'00"E PER THE FONTANA ARROW ROUTE TRACT, TRACT NO. 2102 MB 31/11-15

PROJECT DESCRIPTION

46 UNIT TOWNHOME PROJECT WITH ASSOCIATED IMPROVEMENTS

ZONE

R15 FORMED BASE CODE/
ROUTE 66 GATEWAY DISTRICT

LOT SIZE

GROSS: 103,847 SF
NET: 103,187 SF

ASSESSOR PARCEL NO'S.

0230-011-36-0-000

SITE ADDRESS

8162 CALABASH AVENUE
FONTANA, CA

UTILITY PROVIDERS

CABLE:
SPECTRUM
16973 SIERRA LAKES PKWY
FONTANA, CA 92336
(888) 406-7063

ELECTRICAL:
SOUTHERN CALIFORNIA EDISON
EDISON P.O. BOX 800
ROSEMEAD, CA 91770
(800) 655-4555

THE GAS COMPANY:
CENTRALIZED CORRESPONDENCE
P.O. BOX 1626
MONTEREY PARK, CA 91754
(800) 228-7377

TRASH SERVICES:
BURRTEC
9820 CHERRY LANE
FONTANA, CA 92335
(909) 987-3717

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

SEWER:
PUBLIC WORKS DEPARTMENT
16489 ORANGE WAY
FONTANA, CA 92335
(909) 350-6760

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
Exp 9-30-2027
CIVIL
STATE OF CALIFORNIA

DRAWN BY: PSA
DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: ---

ADVANCED CIVIL GROUP

PREPARED BY:

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

8162 CALABASH AVENUE
FONTANA, CA
description

OVERAL SITE PLAN

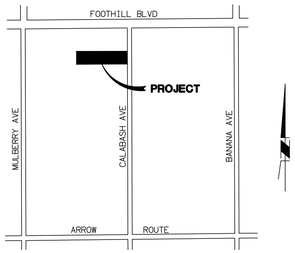
prepared for
MONTE VISTA HOMES

SHEET NO: **C-1**
SHEET 1 OF 4

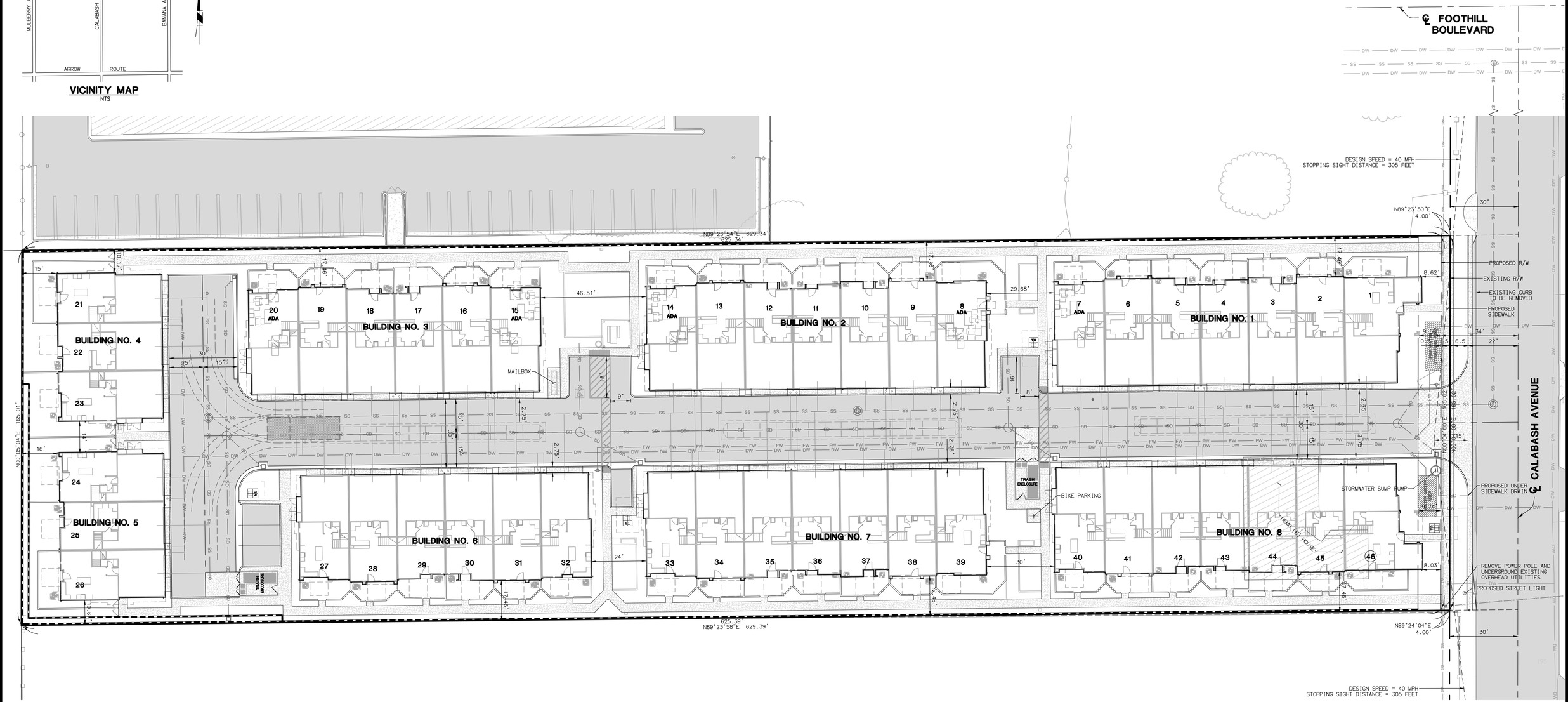
UPDATED : 4/22/2026

DETAILED SITE PLAN

8162 CALABASH AVENUE
FONTANA, CA

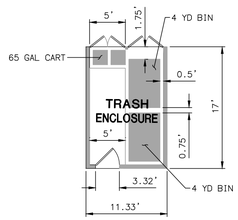


VICINITY MAP
NTS



LEGEND:

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE (SS)
- EX DOMESTIC WATER LINE (DW)
- EX FIRE WATER LINE (FW)
- EX RECYCLED WATER LINE (RW)
- EX STORM DRAIN LINE (SD)
- EX OVERHEAD ELECTRIC (OHE)
- EX OVERHEAD COMMUNICATION (COMM)
- EX UNDERGROUND ELECTRIC (UE)
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE (SS)
- PR DOMESTIC WATER LINE (DW)
- PR FIRE WATER LINE (FW)
- PR RECYCLED WATER LINE (RW)
- PR STORM DRAIN LINE (SD)
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



TRASH ENCLOSURE DETAIL
SCALE: 1" = 10'

OWNER

MV M16 LLC
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

DEVELOPER

MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

CIVIL ENGINEER

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, STE E PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772

ARCHITECT

SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, STE 404
BONSALL, CA 92003
(760) 724-1198

LANDSCAPE ARCHITECT

HOWARD ASSOCIATES, INC.
1951 FOURTH AVENUE, SUITE 302
SAN DIEGO, CA 92101
(619) 718-9660

PROPERTY LEGAL DESC.

THE NORTH 1/2 OF LOT 258 OF FONTANA ARROW ROUTE TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

DESCRIPTION:
DESCRIBED BY METRO WATER DISTR SO. CALIFORNIA 1990 - RANCHO CUCAMONGA, AT ARROW HIGHWAY AND ETIWANDA AVE 15 FEET NORTH OF THE CENTERLINE OF ARROW HWY AND 30 FEET EAST OF THE CENTERLINE OF ETIWANDA AVE TOP OF EAST CURB 1 FOOT NORTH OF FIRE HYDRANT A 1-3/8 INCH BRASS SET FLUSH IN TOP OF CURB.

ELEV: 1158.05'

BASIS OF BEARING

THE CENTERLINE OF CALABASH AVENUE N00°01'00"E PER THE FONTANA ARROW ROUTE TRACT, TRACT NO. 2102 MB 31/11-15

PROJECT DESCRIPTION

46 UNIT TOWNHOME PROJECT WITH ASSOCIATED IMPROVEMENTS

ZONE

R15 FORMED BASE CODE/
ROUTE 66 GATEWAY DISTRICT

LOT SIZE

GROSS: 103,847 SF
NET: 103,187 SF

ASSESSOR PARCEL NO'S.

0230-011-36-0-000

SITE ADDRESS

8162 CALABASH AVENUE
FONTANA, CA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
Exp 9-30-2027
CIVIL
STATE OF CALIFORNIA

DRAWN BY: PSA
DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: ---

ADVANCED CIVIL GROUP

PREPARED BY:

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

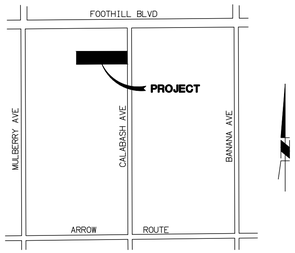
8162 CALABASH AVENUE
FONTANA, CA
description
DETAILED SITE PLAN
prepared for
MONTE VISTA HOMES

SHEET NO: **C-2**
SHEET 2 OF 4

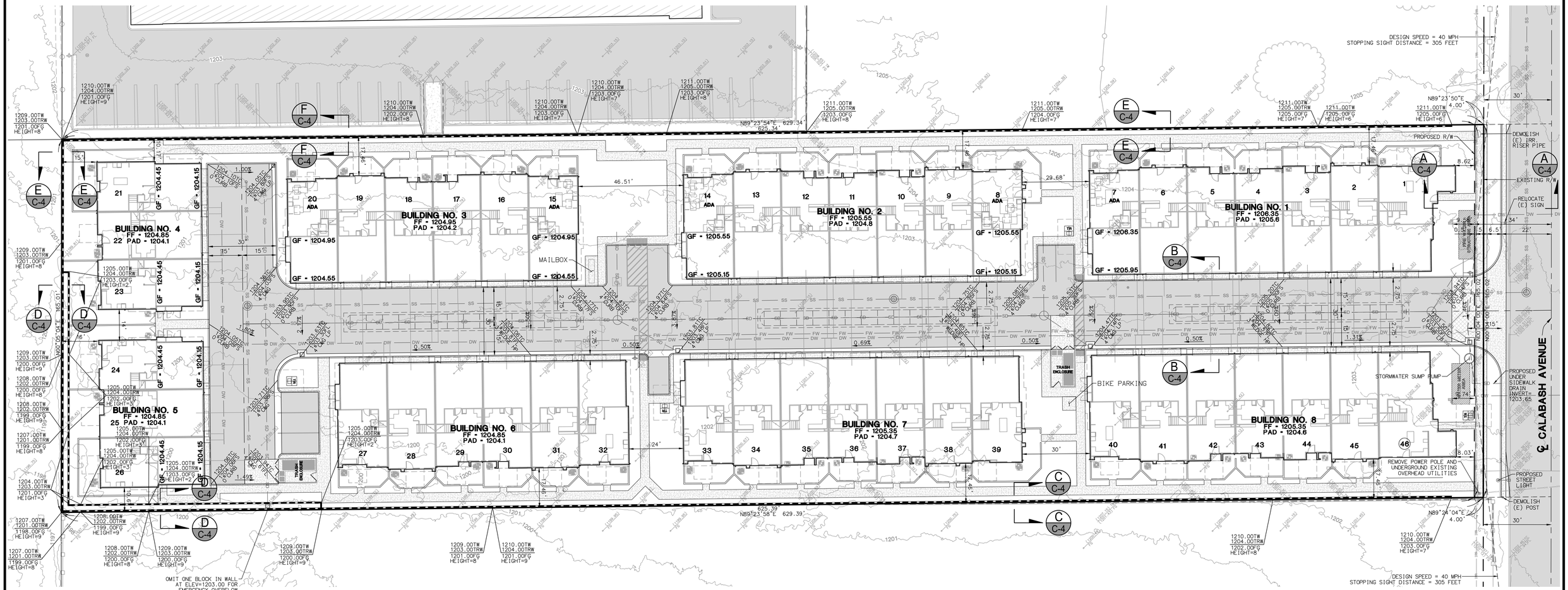
UPDATED : 4/22/2026

CONCEPTUAL GRADING PLAN

8162 CALABASH AVENUE
FONTANA, CA

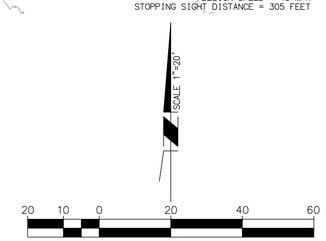


VICINITY MAP
NTS



LEGEND:

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE



SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
Exp 9-30-2027
CIVIL
STATE OF CALIFORNIA

DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

ADVANCED CIVIL GROUP

PREPARED BY:

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

8162 CALABASH AVENUE
FONTANA, CA
description
CONCEPTUAL GRADING PLAN
prepared for
MONTE VISTA HOMES

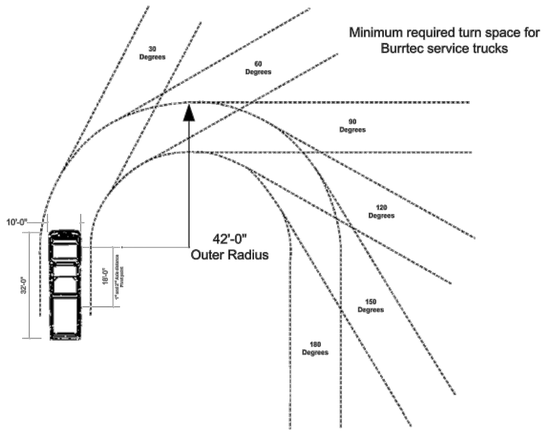
SHEET NO:
C-3
SHEET 3 OF 4

UPDATED : 4/22/2026

BURRTEC
"We'll Take Care Of It"

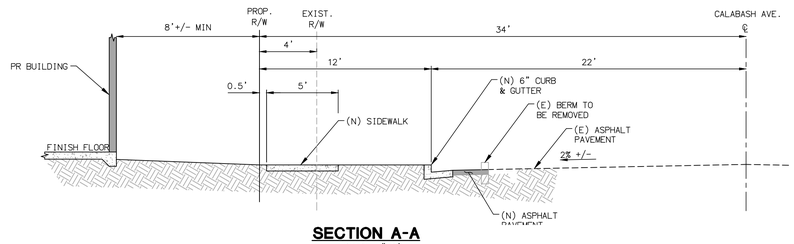
C. Truck Turning Radius

All corners and intersections on streets and driveways leading to enclosures must have a turning radius adequate for a 35-foot long, three-axle collection truck. The minimum inside curb radius shall be at least 28 feet. The minimum outside curb radius shall be at least 42 feet. All streets and driveways shall comply with applicable City standards.

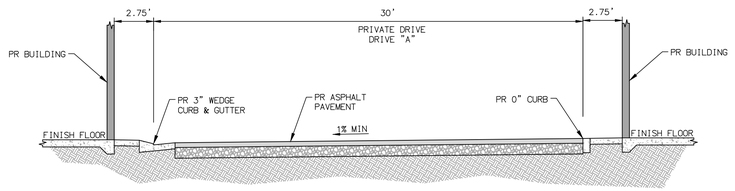


TRUCK TURNING TEMPLATE

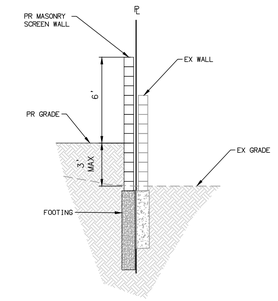
SECTIONS AND DETAILS



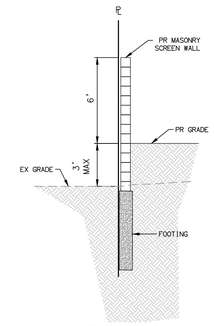
SECTION A-A
SCALE: 1"=5'



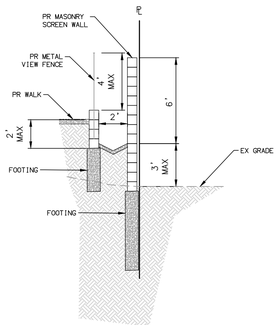
SECTION B-B
SCALE: 1"=5'



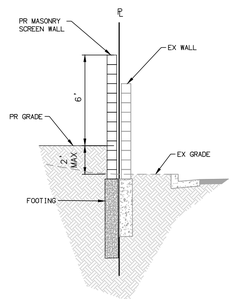
SECTION C-C
SCALE: 1"=5'



SECTION E-E
SCALE: 1"=5'



SECTION D-D
SCALE: 1"=5'



SECTION F-F
SCALE: 1"=5'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
Exp 9-30-2027
CIVIL
STATE OF CALIFORNIA

DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:

ADVANCED CIVIL GROUP

PREPARED BY:

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

8162 CALABASH AVENUE
FONTANA, CA

description
SECTIONS AND DETAILS

prepared for
MONTE VISTA HOMES

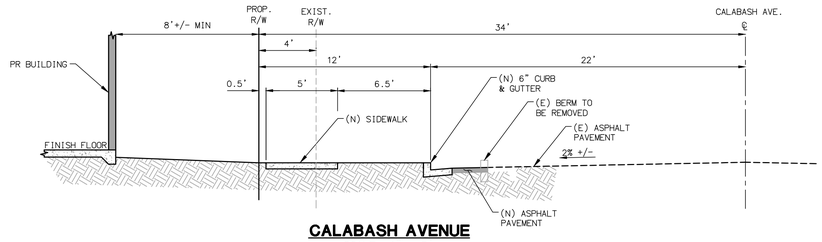
SHEET NO:
C-4
SHEET 4 OF 4

UPDATED : 4/22/2026

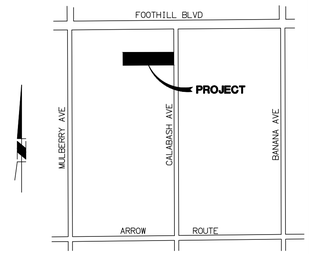
TENTATIVE TRACT MAP NO. 20498

FOR CONDOMINIUM PURPOSES

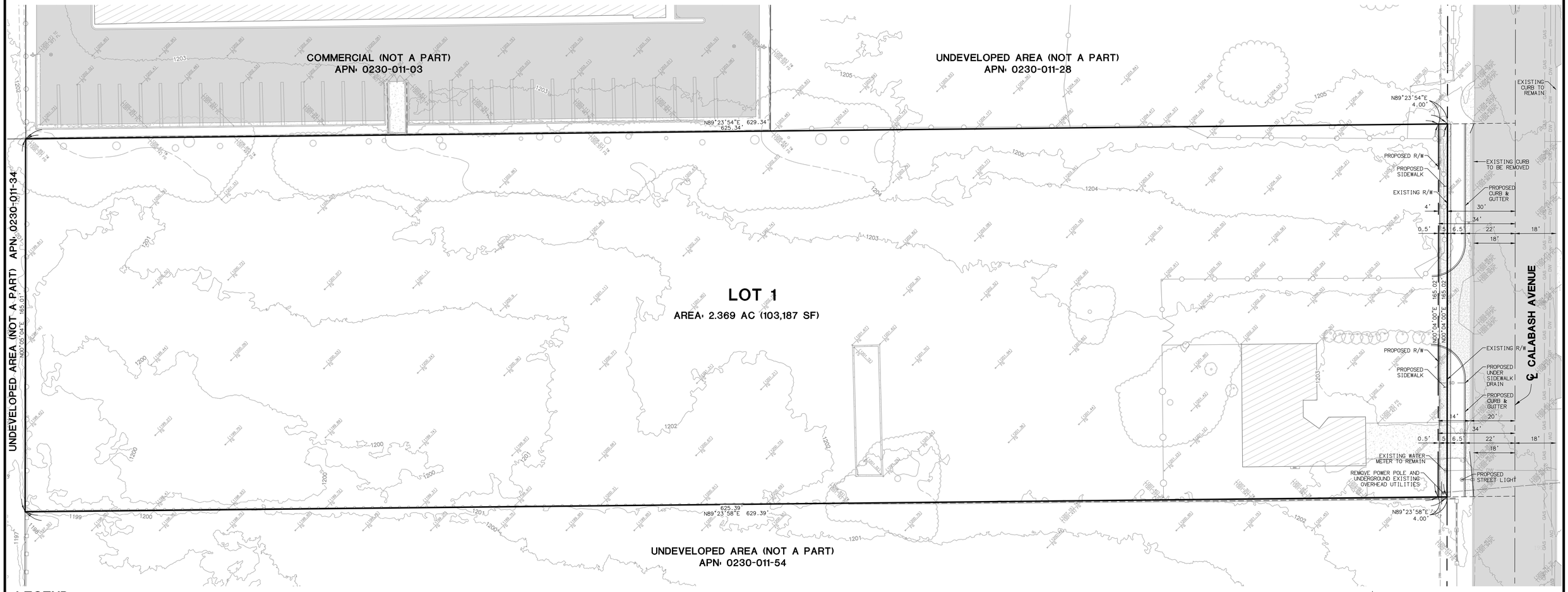
8162 CALABASH AVENUE
FONTANA, CA



CALABASH AVENUE
SCALE: 1" = 5'



VICINITY MAP
NTS



LEGEND:

- EX PALM TREE
- EX TREE
- EX SEWER MANHOLE
- EX SEWER CLEANOUT
- EX STREETLIGHT
- EX FIRE HYDRANT
- EX UTILITY BOX
- EX STORM DRAIN MANHOLE
- EX CATCH BASIN
- EX POWER POLE
- EX TRAFFIC LIGHT
- EX UNDERGROUND UTILITY VAULT
- EX IRRIGATION METER
- EX ELECTRICAL METER
- EX WATER VALVE COVER
- EX WATER METER
- EX MANHOLE
- EX STREET SIGN
- EX BOLLARD
- EX MONUMENT
- EX TRANSFORMER
- EX FIRE WATER STRUCTURE
- EX GAS STRUCTURE
- EX GAS VALVE
- EX PROPERTY BOUNDARY
- EX STREET CENTERLINE
- EX RIGHT-OF-WAY
- EX PROPERTY LINE
- EX EASEMENT
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX SEWER LINE
- EX DOMESTIC WATER LINE
- EX FIRE WATER LINE
- EX RECYCLED WATER LINE
- EX STORM DRAIN LINE
- EX OVERHEAD ELECTRIC
- EX OVERHEAD COMMUNICATION
- EX UNDERGROUND ELECTRIC
- EX GAS LINE
- EX IRON FENCE
- EX CHAIN LINK FENCE
- EX WOOD FENCE
- EX WALL
- EX CURB AND GUTTER
- EX SWALE
- EX STRIPING
- EX SLOPE
- EX CONCRETE
- EX STRUCTURE FOOTPRINT
- PR SEWER LINE
- PR DOMESTIC WATER LINE
- PR FIRE WATER LINE
- PR RECYCLED WATER LINE
- PR STORM DRAIN LINE
- PR WALL
- PR CURB AND GUTTER
- PR SWALE
- PR SLOPE

OWNER

MV M16 LLC
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

DEVELOPER

MONTE VISTA HOMES
PO BOX 9559
RANCHO CUCAMONGA, CA 91701
(951) 231-7206

CIVIL ENGINEER

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, STE E PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772

ARCHITECT

SUMMA ARCHITECTURE
5256 SOUTH MISSION ROAD, STE 404
BONSALL, CA 92003
(760) 724-1198

LANDSCAPE ARCHITECT

HOWARD ASSOCIATES, INC.
1951 FOURTH AVENUE, SUITE 302
SAN DIEGO, CA 92101
(619) 718-9660

PROPERTY LEGAL DESC.

THE NORTH 1/2 OF LOT 258 OF FONTANA ARROW ROUTE TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

DESCRIPTION:
DESCRIBED BY METRO WATER DISTR SO. CALIFORNIA 1990 - RANCHO CUCAMONGA, AT ARROW HIGHWAY AND ETIWANDA AVE 15 FEET NORTH OF THE CENTERLINE OF ARROW HWY AND 30 FEET EAST OF THE CENTERLINE OF ETIWANDA AVE TOP OF EAST CURB 1 FOOT NORTH OF FIRE HYDRANT A 1-3/8 INCH BRASS SET FLUSH IN TOP OF CURB.

ELEV: 1158.05'

BASIS OF BEARING

THE CENTERLINE OF CALABASH AVENUE N00°01'00"E PER THE FONTANA ARROW ROUTE TRACT, TRACT NO. 2102 MB 31/11-15

PROJECT DESCRIPTION

46 UNIT TOWNHOME PROJECT WITH ASSOCIATED IMPROVEMENTS

ZONE

R15 FORMED BASE CODE/
ROUTE 66 GATEWAY DISTRICT

LOT SIZE

GROSS: 103,847 SF
NET: 103,187 SF

ASSESSOR PARCEL NO'S.

0230-011-36-0-000

SITE ADDRESS

8162 CALABASH AVENUE
FONTANA, CA

SCALE 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
R. STEVEN AUSTIN
No. 68795
Exp 9-30-2027
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	PSA
DESIGNED BY:	---
CHECKED BY:	---
APPROVED BY:	---

ADVANCED CIVIL GROUP

PREPARED BY:

ADVANCED CIVIL GROUP, INC.
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(949) 391-7772 PHONE
STEVE@ADVANCEDCIVILGROUP.COM
WWW.ADVANCEDCIVILGROUP.COM

8162 CALABASH AVENUE
FONTANA, CA
description
TENTATIVE TRACT MAP NO. 20498
prepared for
MONTE VISTA HOMES

SHEET NO: **TTM**
SHEET 1 OF 1

UPDATED : 4/22/2026

6' HT. TAN SLUMP BLOCK WALL ON TOP OF RETAINING WALL PER CIVIL ENGINEER'S PLAN (TYP.)

NEIGHBORING COMMERCIAL CENTER

DOG WASTE STATION (TYP.)

SEE RECREATION AREA ENLARGEMENT BELOW

LAWN AREA WITH BENCH, ACCENT TREES

DOG WASTE STATION (TYP.)

CONCRETE WALKWAY

STUCCO COURTYARD WALL AND GATE (TYP.)

STREET TREES AT 30' O.C.

BUILDING NO. 4

BUILDING NO. 3

BUILDING NO. 2

BUILDING NO. 1

BUILDING NO. 5

BUILDING NO. 6

BUILDING NO. 7

BUILDING NO. 8

MAILBOX STRUCTURE

TRANSFORMER SCREENED WITH MASSING SHRUBS (TYP.)

10' WIDE COLORED STAMPED CONCRETE BAND DAVIS 'TERRA COTTA' COLOR, 18" TILE PATTERN

RIGHT OF WAY

TRASH ENCLOSURE

CONCRETE SIDEWALK

CALABASH AVENUE

6' TAN VINYL YARD FENCE AND 3' WIDE TAN VINYL GATE (TYP.)

6' HT. TAN SLUMP BLOCK WALL ON TOP OF RETAINING WALL PER CIVIL ENGINEER'S PLAN (TYP.)

PRIVATE WALKWAY

GUNITE V-DITCH

TRASH ENCLOSURE

6' HT. DECORATIVE METAL SCREEN FENCE PLANTED WITH VINES

CONCRETE WALKWAY

DOG WASTE STATION (TYP.)

LAWN AREA WITH BENCH, ACCENT TREES

BIKE RACKS FOR 4 BIKES

LAWN AREA WITH BENCH, ACCENT TREES AND BIKE (3) PARKING SPACES

DOG WASTE STATION (TYP.)

6' HT. TAN SLUMP BLOCK WALL ON TOP OF RETAINING WALL PER CIVIL ENGINEER'S PLAN (TYP.)

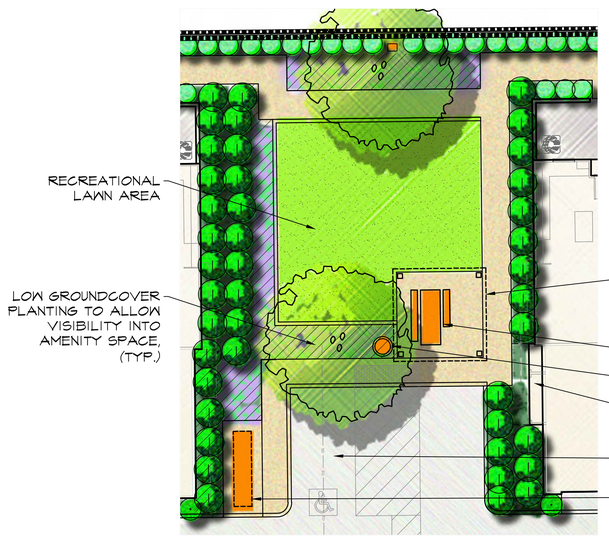
LANDSCAPE IN R.O.W. TO BE MAINTAINED PRIVATELY

BIKE RACKS REQUIRED
1/4 UNITS=12 EA.
80% LONG TERM PROVIDED WITHIN UNITS
20% SHORT TERM OUTSIDE=3 EA MIN.

0 10' 20' 60'

Scale 1" = 20'

North

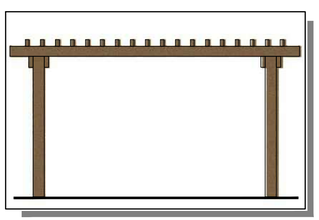


RECREATION AREA ENLARGEMENT

BENCH

TRASH RECEPTACLE

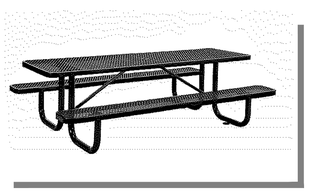
BIKE RACK



RECREATION AREA SHADE TRELLIS

STAMPED CONCRETE

DOG WASTE STATION



PICNIC TABLE

0 5' 10' 30'

Scale 1" = 10'

North

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REGISTERED LANDSCAPE ARCHITECT — LIC. NO. 2681 — STATE OF CALIFORNIA — SIGNATURE — DATE 12-23-2025 — 9/31/27 EXP. DATE

DRAWN BY: LKL
DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: ---

PREPARED BY: rla 2681
HOWARD ASSOCIATES
landscape architecture
1951 Fourth Avenue, Suite 302
San Diego, CA 92101 (619) 718-9660

OWNER/ APPLICANT:
MONTE VISTA HOMES
P.O. BOX 9599
ALTA LOMA, CA 91701

8162 CALABASH AVENUE
FONTANA, CA

description

LANDSCAPE CONCEPT PLAN

prepared for
MONTE VISTA HOMES

SHEET NO: L-1

SHEET 1 OF 3

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	HT. x W	GROWTH RATE	FUNCTION	WUCOLS ZONE 4
	STREET TREES: (36" BOX SIZE AT 30' O.C.)		4				
	MAGNOLIA 'MAJESTIC BEAUTY'	MAJ. BEAUTY MAGNOLIA		40' x 20'	MOD	STREET TREE	M
	THEME TREES: (24" BOX SIZE)		24				
	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT		25' x 25'	MOD	EVERGREEN THEME TREE	M
	LAGERSTROMIA INDICA	CRAPE MYRTLE		25' x 20'	MOD	FLOWERING THEME TREE	M
	MAG. GRAND. 'LITTLE GEM'	LITTLE GEM MAGNOLIA		30' x 10'	MOD	FLOWERING THEME TREE	M
	TRISTANIOPSIS LAURINA	WATER GUM		35' x 20'	SLOW	EVERGREEN THEME TREE	M
	ACCENT TREES: (25% 36" BOX, 75% 24" BOX SIZE)		10				
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW		40' x 30'	MOD	ACCENT TREE, STD. FORM	M
	LOPHOSTOMON CONFERTA	BRISBANE BOX		60' x 40'	MOD	ACCENT TREE, STD. FORM	M
	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR		35' x 30'	MOD	ACCENT TREE, STD. FORM	M
	EVERGREEN HEDGE AND SCREENING SHRUBS: (5 GAL. SIZE AT 3'-4' O.C.)		MIN. QTY. 100				
	ARBUTUS COMPACTA	NCN		6' x 4'	MOD	EVERGREEN HEDGE	L
	CALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH		8' x 3'	MOD	EVERGREEN HEDGE	L
	CUPRESSUS S. 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS		25' x 3'	SLOW	VERT. ACCENT COLUMN	L
	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS		8' x 2'	MOD	EVERGREEN HEDGE	M
	LIGUSTRUM JAPONICUM TEXANUM	TEXAS PRIVET		6' x 4'	MOD	EVERGREEN HEDGE	M
	OLEA 'LITTLE OLLIE'	DWARF OLIVE		6' X 4'	MOD	EVERGREEN HEDGE	L
	TECOMA X 'ORANGE JUBILEE'	ORANGE BELLS		8' x 6'	MOD	ACCENT SHRUB	L
	WESTRINGIA F. 'BLUE GEM'	BLUE GEM COAST ROSEMARY		4' x 3'	MOD	EVERGREEN HEDGE	L
	MASSING SHRUBS: (1 GAL. SIZE AT 3' O.C.)		MIN. QTY. 50				
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH		3' X 3'	MOD	MASSING SHRUB	L
	HESPERALOE PARVIFLORA	RED YUCCA		3' X 3'	MOD	FLOWERING SUCCULENT	L
	ILEX 'STOKES DWARF'	STOKES DWARF HOLLY		3' X 3'	MOD	MASSING SHRUB	L
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA		3' x 4'	FAST	FLOWERING SHRUB	L
	MUHLENBERGIA CAPILLARIS	PINK MUHLY		3' x 3'	MOD	ORNAMENTAL GRASS	L
	NANDINA 'OBSESSION'	HEAVENLY BAMBOO		3' x 3'	MOD	SHADE, MASSING	M
	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN		4' x 3'	MOD	FLOWERING SHRUB	M
	DRIVE AISLE SHRUBS: (5 GAL. SIZE)		MIN. QTY. 50				
	LIGUSTRUM TEXANUM	TEXAS PRIVET		6' x 4'	MOD	EG. SHRUB BETWEEN GARAGES ALONG DRIVE AISLES	M
	SMALL ACCENT SHRUBS: (1 GAL. SIZE AT 2'-3' O.C.)		MIN. QTY. 50				
	ANIGOZANTHUS SPP.	KANGAROO PAW		2' X 2'	MOD	VERTICAL ACCENT	L
	CRASSULA O. 'GOLLUM'	GOLLUM JADE PLANT		3' x 2'	MOD	ACCENT SUCCULENT	L
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY		2' x 1'	MOD	SMALL ACCENT SHRUB	L
	SPREADING GROUND COVER: (1 GAL. SIZE AT 2'-3' O.C.)						
	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH		2' x 2'	MOD	TEXTURED GROUND COVER	L
	ROSMARINUS O. 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY		2' x 2'	MOD	LOW SHRUB G.C.	L
	SENECIO SERPENS	BLUE CHALK STICKS		1' X 2'	FAST	ACCENT GROUNDCOVER	L
	SCREENING VINES: (5 GAL. STAKED)						
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE		20'	FAST	TRAILING VINE TRAIN TO WALL	M
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE		25'	FAST	TRAILING VINE TRAIN TO WALL	L
	LAWN:						
	MARATHON DWARF FESCUE						

Minimum Street Tree Separation Distance	
IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVE GROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

LOT COVERAGE

SITE AREA 103,187 SF / 100%

DRIVES/PARKING 22,010 SF / 21.3%

BUILDINGS 46,294 SF 44.9%

PRIVATE YARDS 8,134 SF 7.8%

COMMON OPEN SPACE INCLUDING AMENITY AREA PASEOS AND RECREATION AREAS 17,137 SF / 16.6%

REMAINING LANDSCAPE AREA 9,612 SF / 9.4%

LANDSCAPE CALCULATIONS

SITE AREA LESS BLDG. FOOTPRINTS 57,229 SF

REQUIRED LANDSCAPING AREA (15%) 8,585SF

LANDSCAPING AREA PROVIDED (25.3%) 14,480 SF

TREES REQUIRED (1/300 SF REQUIRED LANDSCAPE) : 29 EA

TREES PROVIDED : 38 EA

36" BOX TREES REQUIRED (20%) : 6 EA

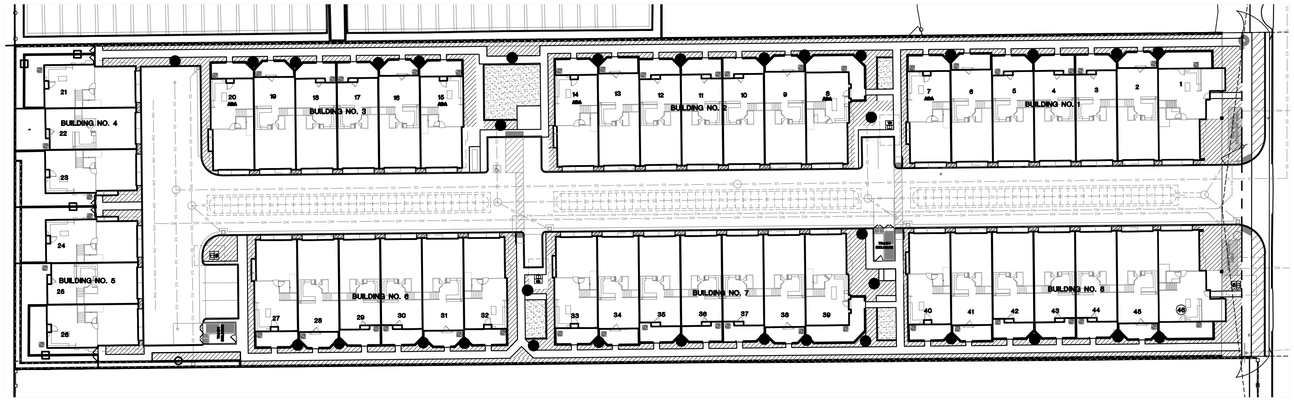
36" BOX TREES PROVIDED :7 EA

SHRUBS REQUIRED (3 PER TREE) :114 EA (50% 5 GAL)

SHRUBS PROVIDED: 250 EA

5 GAL SHRUBS PROVIDED : 150 EA

HYDROZONE MAP



HYDROZONE LEGEND

- Shrubs and Groundcover, Low Water Use Area 10,280 SF
- Shrubs and Groundcover, Moderate Water Use Area 670 SF
- Trees, Moderate Water Use Area 1,380 SF
- Turf Area (SLA) 1,250 SF
- Right Of Way 900 SF

North
NTS

Landscape and Maintenance Notes:

General:

- All landscape and irrigation shall conform to the design standards and guidelines of the City of Fontana and the City of Fontana 'Water Efficient Landscape Documentation Package Submittal Requirements'.

Irrigation:

- The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material within a given planting areas and the type of exposure The irrigation system will be designed with respect to water conservation. All irrigation will be sub-surface drip and bubblers. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
- A separate, potable, designated irrigation water meter shall be installed.

Planting:

- All plant material shall be WUCOLS Zone 4 rated as low or moderate for water use. Plant material shall be grouped according to sun and wind exposure and water requirements. Tall shrubs, trees and vines shall screen perimeter walls and utilities. All proposed plant material shall be non-invasive.
- Plants chosen for North sides of buildings, walls and fences shall be species which can tolerate dense shade.
- Accent shrubs shall be utilized for entries and focal points, to provide textural and flowering interest.
- 36" Box trees shall have a min caliper of 2 $\frac{1}{2}$"
- 24" Box trees shall have a min. caliper of 1 $\frac{1}{2}$"

Maintenance:

- All landscape shown on this plan shall be maintained by the Homeowners' Association. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

City of Fontana
Department of Engineering

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

Reference Evapotranspiration (ETo) 55.6 (San Bernardino)

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		55.6	Project Type:		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]		Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water Shrubs	0.3	Drip	0.81	0.37	10,280	3,807	131,249
Mod Water Shrubs	0.5	Drip	0.81	0.62	670	414	14,257
Mod Water Trees	0.5	Drip	0.81	0.62	1,380	852	29,365
Mod Right of way	0.5	Drip	0.81	0.62	900	556	19,151
				Totals	13,230	5,628	194,022
Special Landscape Areas							
Lawn Area- active use					1,250.00	0	0
				Totals	1,250.00	0	0
						ETWU Total	194,022
						Maximum Allowed Water Allowance (MAWA)[e]	293,926

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	5,628
Total Area	13,230
Average ETAF	0.43

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

All Landscape Areas

Total ETAF x Area	5,628
Total Area	14,480
Average ETAF	0.39

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
MAWA (Annual Gallons Allowed) (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

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

[b]Irrigation Method overhead spray or drip

[c]Irrigation Efficiency 0.75 for spray head 0.81 for drip

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

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

Signed: _____ Date: 12-23-2025

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

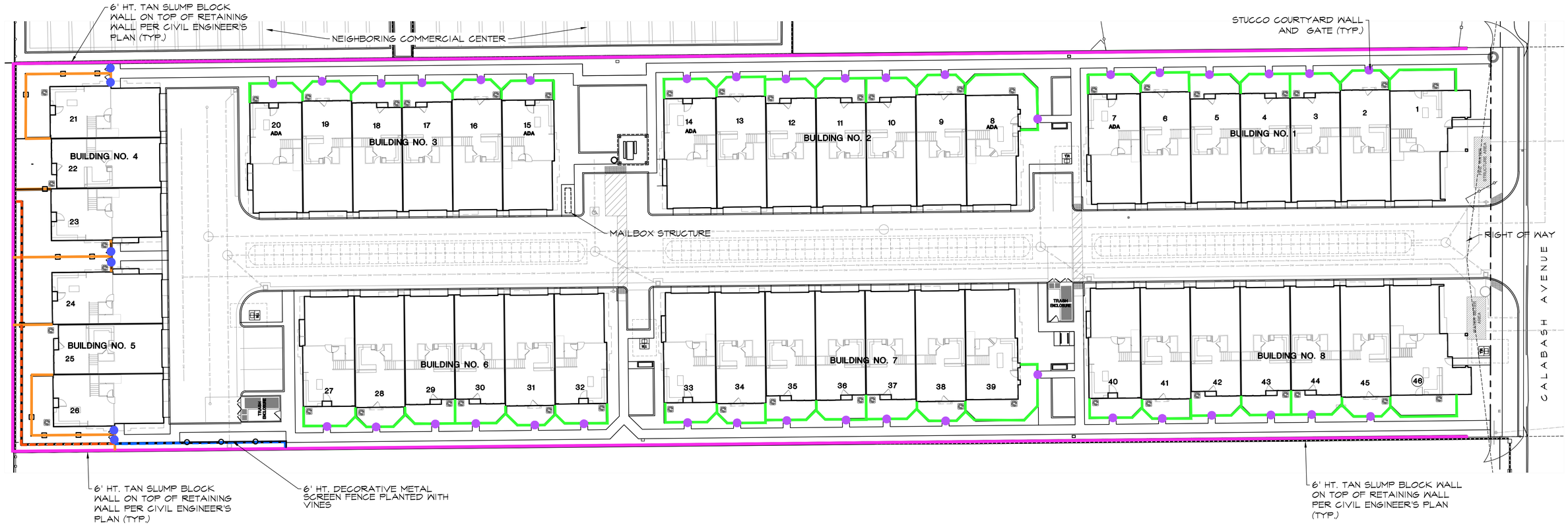
REGISTERED LANDSCAPE ARCHITECT — W.E. HOWARD LIC. NO. 2681 — SIGNATURE — DATE 12-23-2025 — EXP. DATE 9/30/27 — STATE OF CALIFORNIA

DRAWN BY: LKL
DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: ---

PREPARED BY: rla 2681
HOWARD ASSOCIATES
landscape architecture
1951 Fourth Avenue, Suite 302
San Diego, CA 92101 (619) 718-9660

8162 CALABASH AVENUE
FONTANA, CA
description
LANDSCAPE CONCEPT PLAN
prepared for
MONTE VISTA HOMES

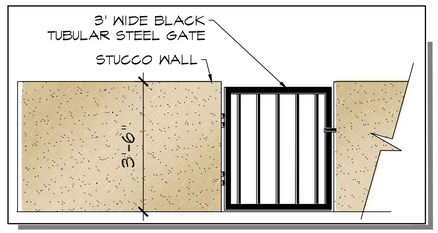
SHEET NO: **L-2**
SHEET 2 OF 3



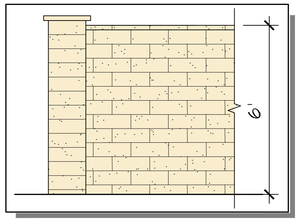
0 10' 20' 60'

Scale 1" = 20'

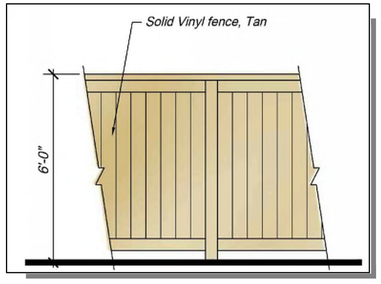
North



STUCCO COURTYARD WALL AND GATE



DECORATIVE TAN COLORED SLUMP BLOCK PERIMETER WALL



6' TAN VINYL YARD FENCE

6' HT. DECORATIVE METAL SCREEN FENCE PLANTED WITH VINES

FENCES AND WALL:

- 6' HT. TAN SLUMP BLOCK WALL ON TOP OF RETAINING WALL PER CIVIL ENGINEER'S PLAN (TYP.)
- 42" HT. STUCCO COURTYARD WALL
- 3' WIDE BLACK METAL YARD GATE
- RETAINING WALL CIVIL ENGINEER'S PLAN (TYP.)
- 6' TAN VINYL YARD FENCE
- 3' WIDE TAN VINYL GATE
- 6' HT. DECORATIVE METAL SCREEN FENCE PLANTED WITH VINES

OWNER/ APPLICANT:
MONTE VISTA HOMES
P.O. BOX 9599
ALTA LOMA, CA 91701

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REGISTERED LANDSCAPE ARCHITECT — JULIE L. HOWARD — LIC. NO. 2681 — STATE OF CALIFORNIA
12-23-2025 DATE
3/31/27 EXP. DATE

DRAWN BY: LKL
DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: ---

PREPARED BY: rla 2681
HOWARD ASSOCIATES
landscape architecture
1951 Fourth Avenue, Suite 302
San Diego, CA 92101 (619) 718-9660

8162 CALABASH AVENUE
FONTANA, CA
description
FENCE AND WALL PLAN
prepared for
MONTE VISTA HOMES

SHEET NO: **L-3**
SHEET 1 OF 3

RESOLUTION NO. PC 2026-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 21-000042-R1 FOR MODIFICATIONS TO PREVIOUSLY APPROVED SITE AND ARCHITECTURAL PLANS FOR A 46-UNIT ROW-HOUSE DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS ON 2.384 GROSS ACRES LOCATED AT 8162 CALABASH AVENUE, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0230-011-36, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332.

WHEREAS, 8162 Calabash Avenue, identified as Assessor Parcel Number 0230-011-36, ("Project Site"), was annexed from San Bernardino County into the City of Fontana on June 16, 2005; and

WHEREAS, on June 11, 2025, the City of Fontana ("City") received an application from MV M16 LLC. ("Applicant"), for a Design Review (DRP No. 21-000042-R1) for modifications to previously approved site and architectural plans for a new 46-unit row house development with associated site improvements, at the Project Site ("Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of Walkable Mixed Use Downtown Corridor (WMXU-1), and is located within the Route 66 Gateway District of the Form Based Code which allows for such projects; and

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

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

WHEREAS, the Conditions of Approval are attached hereto as "Exhibit A" for Design Review No. 21-000042-R1; and

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

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing, a notice of the public hearing was published in The Sun newspaper on April 24, 2026, and a notice of the public hearing was simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on May 5, 2026, a duly noticed public hearing on Design Review No. 21-00042-R1, 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 May 5, 2026, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on Design Review No. 21-000042-R1; and

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

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

Section 2. CEQA. The Planning Commission hereby determines that the project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). This project site is considered In-Fill Development and meets the CEQA requirements of Infill as: (1) The project is consistent with the Walkable Mixed Use Downtown Corridor (WMXU-1) General Plan land use designation, and the Route 66 Gateway District of the Form Based Code regulations; (2) The project site is less than five (5) acres at approximately 2.384 adjusted gross acres; (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed residential development. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project. The Planning Commission further directs Staff to file a Notice of Exemption pursuant to this Finding.

Section 3. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 21-000042-R1 in accordance with Section 30-120 “Findings for approval” of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan**.

Finding of Fact: The Project is for the development of a 46-unit row house development and modifications to the original approval for architecture, building footprints and amenities. This project is consistent with the General Plan designation for the Project Site, which is Walkable Mixed Use Downtown Corridor (WMXU-1). The project is consistent with Chapter 15 (Land Use, Zoning, and Urban Design Element) of the General Plan because it provides multi-family housing that will preserve and enhance residential neighborhoods and promote interconnected neighborhoods. As required, the Project has high quality architecture and appropriate screening comprised of screen walls and landscaping that will make for an appropriate and desirable development. The apartments will meet all the zoning and development standards set forth in the Zoning and Development Code. The Project Site is not located in a Specific Plan.

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

Finding of Fact: The Project Site is 2.384 acres in size and is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use. The Project consists of the development of a 46-unit row house development and associated site improvements. The Project improvements include sidewalks, drainage, and grading, to ensure a safe and well-designed development. The development has been reviewed by Planning, Fire Prevention, Building and Safety, and Engineering Departments for site, circulation, access, and safety and it has been determined that the Project meets the standards of the Zoning and Development Code and provides a safe design for public use and access.

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 46-unit row house residential Project has been thoughtfully designed to enhance and complement the surrounding neighborhood. Its architectural theme is characterized as Spanish with a color scheme and materials that draw inspiration from the Spanish architectural elements. This combination results in a high-quality design that is both suitable and appealing for the area. The development aims to enrich the neighborhood's character through a strong focus on aesthetics and design.

Architectural relief for the buildings will feature a light toned color, varied roof line, popouts, metal ornaments, arched door entries, recessed windows, decorative lighting and other features appropriate to the style. The Project enhances the surrounding area. The Project Site is suitable in size and shape to support the new row house buildings which will be built in accordance with the FMC and will result in a safe, attractive, and well-designed Project.

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

Finding of Fact: The development has been determined to be appropriate and will result in a safe, well-designed development. Project features include sidewalks, drainage, grading, perimeter walls, and fencing which will contribute to a safe and well-designed neighborhood.

Section 4. Approvals. Based upon the foregoing, the Planning Commission hereby approves Design Review No. 21-000042-R1, subject to the Conditions of Approval attached hereto as **"Exhibit A"** and incorporated herein by this reference. The approval of DRP No.

21-000042-R1 shall supersede and replace DRP No. 21-000042. DRP No. 21-000042-R1 shall constitute the sole and controlling design review approval for the project.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue. Fontana, CA. 92335. This information is provided in compliance with Public Resources Code Section 21081.6.

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

Section 7. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 8. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 5th day of May 2026.

City of Fontana

_____
Joseph Armendarez, Chairperson

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 5th day of May, 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

EXHIBIT "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. (MCN) 21-000106-R1 May 5, 2026
Design Review (DR) No. 21-000042-R1

LOCATION: The project site is located at 8162 Calabash Avenue (APN:0230-011-36)

PLANNING DEPARTMENT:

General Conditions:

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

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

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

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

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

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

5. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.

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

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

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

9. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

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

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

12. The construction contractor will use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays

unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.

B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

D. Have only necessary equipment onsite.

E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
2. Temporarily enclose localized and stationary noise sources.

13. The current Development fees must be paid prior to issuance of Certificate of Occupancy.

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

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

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

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

18. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

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

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

21. The following electrical outlets and garage door opener will be provided in all garages:
    a. Install one automatic garage door opener for the double garage door.
    b. Install at least one duplex receptacle within garage.

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

23. All new block walls that can be seen by public view shall be constructed with a decorative block and capped with a prefabricated block cap. New block walls that cannot be seen by public view could be constructed of CMU block with a masonry cap.

24. No solid masonry wall shall be higher than nine-foot from top of ground (finish grade) when used in combination with a retaining wall unless otherwise stated for this project.

25. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.

26. The development shall maintain an active Homeowner's Association ("HOA") at all times. The City shall be the third party to the HOA's Covenants Conditions and Restrictions solely for the purpose of enforcing property and maintenance standards.

27. Adequate visual screening shall be provided adjacent to the interior lots of the project site and shall be provided by the developer. Screening shall be provided by a combination of trees, block wall or screening methods to the satisfaction of the Director of Planning.

28. If attached or clustered units are on an alley or short dead-end street, ensure all address or unit numbers are clearly visible from an arterial street on a wall, monument, plaque, or similar structure.

29. All street signs must meet the standards for a public street as regulated by the Engineering Department.

30. The project shall meet the minimum and maximum setback requirements of Section 30-368 of the Form Based Code.

PRIOR TO ISSUANCE OF BUILDING/GRADING PERMIT

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

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

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

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

35. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

36. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

BUILDING AND SAFETY:

37. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code

I. City of Fontana Ordinance.
J. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

38. 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.

39. 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.

40. 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.

41. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

42. 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.

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

44. 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:
   1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
   2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
   3. All proposed drainage structures; and
   4. Any proposed and/or required walls or fencing.

45. The applicant is required to obtain permits for the removal and/or demolition of structures.

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

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

48. If hazardous substances are used and/or stored, the applicant shall provide a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities,

classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

Specific Conditions:

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

ENGINEERING DEPARTMENT:

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

51. 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.

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

53. The project shall provide emergency overflow through the southern property line.

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

55. All Conditions of Approval issued to the project number TTM21-000005 (TTM No. 20498) shall still apply.

PRIOR TO ISSUANCE OF GRADING PERMIT

56. 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. The comments made in the Preliminary Water Quality Management Plan report shall be addressed in the Final Preliminary Water Quality Management Plan report.

57. 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. The comments made in the Preliminary Drainage Study shall be addressed in the Final Drainage Study.

58. The Applicant shall submit and gain approval of grading plans.

59. Plans shall provide for adequate sight distance for driveways, taking into account elevation changes, monuments, grading, vegetation, landscaping, and retaining walls per the AASHTO Green Book, current edition.

60. The Applicant shall process and comply with the application for Substantial Conformance review for the approval of Tentative Tract Map No. 20498 to revise the 44' half width of Calabash Ave to 34' half width right-of-way.

PRIOR TO MAP RECORDATION

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

62. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

63. The Applicant shall record all map's, right-of-way dedications, and easements as required for the development.

64. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

65. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

66. 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.

67. 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.

68. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

69. The Surveyor of Record shall set survey monuments as required by the map and

corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

70. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

71. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

ENGINEERING TRAFFIC:

72. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    A. The Project may have a single ingress/egress point along Calabash Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

73. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

74. At no time shall the design and gating of Project driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.

75. Stopping sight distance shall be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

76. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

77. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association

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

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

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

PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS

80. The Applicant shall provide street improvement plans, subject to the approval of the City Engineer, for all roadway improvements adjacent to the Project site.

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

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

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

83. The Applicant shall construct the approved roadway improvements adjacent to the Project Site.

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

FONTANA FIRE PREVENTION DISTRICT:

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

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

California Fire Code Chapter 5 & SBCoFD Standard A-1.

87. *Turnaround*: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

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

    2,250 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 28,150 Square Foot structure.

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

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

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

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

93. *Fire Extinguishers*: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

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

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

END OF CONDITIONS OF APPROVAL

NOTICE OF EXEMPTION

TO: ☒	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Name: Address: Telephone:	City of Fontana 8353 Sierra Ave, Fontana CA 92335 909-350-6656
☒	Clerk of the Board of Supervisors or County Clerk (Include County name) Address:			

1. Project Title:	**Master Case No. 21-000106-R1; Design Review No. 21-042-R1**
2. Project Applicant (include address, telephone number and email address):	**Calabash Fontana Holding, LLC.** **34 Wood Crest** **Irvine, CA 92603** **Chris Courtney** **(951)314-8457** **chris@montevistahomes.us**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The project site is located at 8162 Calabash Avenue, (APN: 0230-011-36).**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**The project is a request to approve modifications to previously approved site and architectural design for a new 46-unit attached row house townhome development within eight (8)/two-story buildings with associated site improvements.**

6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	**Calabash Fontana Holding, LLC**
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development). The Project Site meets the CEQA requirements for a Class 32 Exemption, as: (1) The Project is consistent with the Walkable Mixed Use (WMXU-1) land use designation of the General Plan and FBC/Route 66 Gateway zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project.**

10. Lead Agency Contact Person: Telephone:	Alejandro Rico, Associate Planner 909-350-6558
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: May 5, 2026	

Date: May 7, 2026

_____

Signature

Name: Rina Leung

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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 No. (MCN) 21-0106R1; Design Review No. (DRP) 21-0042R1

A Design Review request for the site and architectural review of modifications to the previously approved architectural plans for the construction of a forty-six (46) unit townhouse project along with associated site improvements on a site comprised of approximately 2.4 acres.

Environmental Determination: This project is Categorical Exempt pursuant to Section No. 15332 Class 32 (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.

Location of Property: 8162 Calabash Avenue (APN: 0230-011-36)

Date of Hearing: May 5, 2026

Place of Hearing: Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M

FONTANA
CALIFORNIA

Should you have any questions concerning this project, please contact Alejandro Rico, Associate Planner, at (909) 350-6558 or by email at arico@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 AT THE PLANNING DEPARTMENT, CITY HALL. 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: April 25, 2026

8437 Sierra Avenue
Fontana, CA 92335

File #: 26-0926
Agenda #: PH-C

Agenda Date: 5/5/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 19-000016R1: Development Agreement No. 19-000002R1 - A request to approve a first amendment to the Goodman Logistics Center Fontana III Development Agreement to extend the term and add sustainability features.

RECOMMENDATION:
Based on the information in the staff report and subject to the findings, conclusions, and information set forth therein, as well as in the resolution and the information presented in the public hearing, staff recommends that the Planning Commission adopt Resolution No. PC 2026 -____; and forward a recommendation to the City Council to:

1. Find, after review of this First Amendment to the Development Agreement, that 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 CEQA Guidelines of the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071), along with a subsequent March 2021 Addendum, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and

2. Adopt an Ordinance approving a First Amendment to the Goodman Logistics Center Fontana III Development Agreement with GLC Fontana III LLC

APPLICANT:
GLC Fontana III, LLC
3333 Michelson Drive
Irvine, CA 92612

LOCATION:
The project site is generally located between Cypress Avenue and Juniper Avenue, north of Jurupa Avenue, (APNs: 0255-091-20, -23, -63, -64, and -65).

REQUEST:
Development Agreement (AGR) No. 19-000002-R1; A request to amend a previously approved Development Agreement for GLC Fontana III, LLC

PROJECT PLANNER:
Rina Leung, Senior Planner

BACKGROUND INFORMATION:
On April 21, 2020, the Planning Commission recommended that the City Council adopt Development Agreement No. 19-000002 under MCN No. 19-000016, for an industrial commerce center development comprised of three buildings and associated improvements, the Agreement to provide a public benefit fee in the amount of six million dollars ($6,000,000).

On June 23, 2020, the City Council adopted Development Agreement No. 19-000002 for an industrial commerce center development project, to provide a public benefit fee in the amount of six million dollars ($6,000,000) and certified the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse (SCH) No. 2019039071).

On April 20, 2021, the Planning Commission approved MCN No. 21-000002, which included approval of Tentative parcel Map 20354, Conditional Use Permit 21-001 and Administrative Site Plan 21-002 along with an Addendum to the EIR to subdivide the southern portion of the site and establish a tractor trailer parking lot.

PROJECT DESCRIPTION:
The item currently before the Planning Commission for consideration is the GLC Fontana III, LLC DA first amendment. The land use approvals and entitlements for the underlying properties have been granted through prior Planning Commission and City Council actions.

ANALYSIS:
Development Agreements are voluntary, negotiated contracts between cities and property developers. They vest development rights by freezing existing land-use regulations, ensuring the project can proceed under rules in place at approval. In exchange for vested rights, property developers often provide public benefits through the payment of fees or the provision of public improvements.

The applicant, GLC Fontana III, LLC. is requesting an amendment to Development Agreement No. 19-000002. This aforementioned development agreement was approved as a part of with MCN No. 19-000016 which included the development of an industrial commerce center project consisting of three (3) buildings along with associated improvements. The applicant is requesting approval for a first amendment to this Agreement which includes a modification to extend the term and to add sustainability features.

The Development Agreement Amendment is in conformity with the public convenience, general welfare, and sound land uses practices, and will not be detrimental to the health, safety and general welfare of the City. The Amendment will not adversely affect the orderly development of property or the preservation of property values and will have a positive fiscal impact on the City. The provisions of the Development Agreement, along with the amendment, are consistent with the objectives, policies, general land uses and programs specified in City's General Plan, zoning code and municipal ordinances.

The key terms of the Amendment to the Development Agreement are as follows:

Time Extension

The initial Development Agreement approved by City Council on June 23, 2020, included a 10-year term that became effective on March 9, 2021. However, this first amendment to the Development Agreement provided for an extension for ten (10) additional years from the effective date for a total term of twenty (20) years from the previous effective date of March 9, 2021, to the new effective date of March 9, 2041.

Additional Sustainability Features

The project was approved prior to the adoption of Ordinance No. 1891 that required sustainability standards for industrial Commerce Centers. Thus, this project was not subjected to these requirements in Ordinance No. 1891 when it was approved on June 23, 2020.

The first amendment to the Development Agreement includes sustainability features to portions of the project that have not been constructed. Currently one (1) of the three (3) buildings for the project have been constructed and has been in operation since October 2021. The sustainability features to be included for the two (2) remaining buildings are summarized as follows: a requirement of a truck routing plan; additional signage; larger trees; improved emissions standards for on-site motorized operational vehicles; light colored and solar ready roofs; EV conduit infrastructure for future charging stations; cool driving surfaces, larger electrical rooms; lower VOC paints/coatings; incorporate highest available CARB Tier rating for construction equipment; implementation of a recycling program and property maintenance program; and property owner shall also provide facility operator with information on incentive programs such as the Carl Moyer Program, voucher incentive program, and United States Environmental Protection Agency's SmartWay Program. A complete detailed list of these features are included in the First Amendment to the Goodmand Logistics Center Fontana III Development Agreement (Exhibit A of Attachment No. 2).

The terms and conditions of the first amendment to the Development Agreement has undergone extensive review by City staff and have been found to be fair, just and reasonable. The project will best serve the interest of the City’s citizens and the public health, safety, and welfare. The Zoning and Development Section 30-322 along with Government Code Section 65864 et. seq requires Planning Commission and City Council to consider this item at a public hearing.

Recommendation

Staff requests that the Planning Commission provide a recommendation to the City Council to approve and authorize the execution of the first amendment to the Development Agreement with the Applicant. Staff is of the opinion that the amendment will further implement the following goals of the City:

- To promote economic development by concentrating on job creation.
- To promote economic development by pursuing business retention, expansion and attraction.
- To promote economic development by striving to constantly improve the city’s competitiveness

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 CEQA Guidelines of the Goodman

Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071) along with a subsequent March 2021 Addendum has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on June 23, 2020 and Addendum approved by Planning Commission on April 20, 2021, and they anticipated the development of the site for a commerce center development and industrial uses along with a development agreement and they also adequately identified any potential impacts associated with this project. No new additional impacts beyond what was anticipated in the EIR mentioned above were identified.

Public Communications

A public communication received by the Planning Department is attached to the staff report. The communication includes a request to include an adjacent property at 16490 Jurupa Avenue for land use redesignation from Residential Planned Community (R-PC) to a Commercial Designation along with this current application. However, the current request is solely for an amendment to the Goodman Development Agreement and does not include any General Plan Amendments or Zone Changes to redesignate property.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map
Attachment No. 2 - Planning Commission Resolution
Attachment No. 3 - Notice of Determination
Attachment No. 4 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

N

VICINITY MAP

DATE: May 5, 2026

CASE: Development Agreement (AGR) No. 19-000002R1

ATTACHMENT NO. 1

RESOLUTION NO. PC 2026-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. 19-000002R1, AS TO ASSESSOR'S PARCEL NUMBERS: 0255-091-20, -23, -63, -64, AND -65

WHEREAS, on June 23, 2020 the City of Fontana granted entitlements for the GLC Fontana III Project (MCN No. 19-000016) for an industrial commerce center project comprised of three buildings through its approvals of a General Plan Amendment (GPA 19-000001), Zone Change (ZCA 19-000001), Specific Plan Amendment (SPA 19-000001), Tentative Parcel Map (TPM 19-000002), and Design Reviews (DRP 19-000005) along with certification of Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse (SCH) No. 2019039071) (collectively, GLC Fontana III); and

WHEREAS, concurrent with the GLC Fontana III development (MCN No. 19-000016, the City Council of the City of Fontana approved Ordinance No. 1840 which authorized the city to enter into Development Agreement No. 19-000002 (DA) with Goodman Logistics Center Fontana III, LLC. (GLC III, LLC.); and

WHEREAS, on April 20, 2021, the Planning Commission approved MCN No. 21-000002 that included approval of Tentative parcel Map 20354, Conditional Use Permit 21-001 and Administrative Site Plan 21-002 along with an Addendum to the EIR to subdivide the southern portion of the site and establish a tractor trailer parking lot; and

WHEREAS, the Development Agreement gave GLC Fontana III vested rights to develop the GLC Industrial Center Project consistent with the SWIP, and in exchange obliged GLC III, LLC. to provide specified public benefit fees to the city; and

WHEREAS, the development agreement modifications together with the underlying project were adequately analyzed in the previously certified Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071) and its subsequent Addendum, and pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required because there are no substantial changes in the project or its circumstances, and no new information of substantial importance has been identified that would result in any new or more severe significant environmental impacts; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the Public Hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on April 24, 2026, at City Hall and at the Project Site; and

WHEREAS, the Commission carefully considered all information pertaining to the proposed DA amendments, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on May 5, 2026, and,

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

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

Section 2. Compliance with the California Environmental Quality Act. Based on the substantial evidence set forth in the record, including but not limited to, the Goodman Logistics Center Fontana III EIR and the subsequent Addendum thereto, and all related information presented to the Planning Commission, the Commission recommends that the City Council find pursuant to State CEQA sections 15162 and 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA that the preparation of a subsequent or supplemental EIR is not required for the proposed Projects because the Project:

A. Will not result in substantial changes that would require major revisions of the Goodman Logistics Center Fontana III EIR 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 project is developed that would require major revisions of the Goodman Logistics Center Fontana III EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Goodman Logistics Center Fontana III Project EIR documents were certified showing any of the following:

    (i) The Modified 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 are considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the leady agency declined to adopt

Section 3. Recommendations. Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance approving the first amendment to Development Agreement No. 19-000002, as to Assessor's Parcel Number 0255-091-20, -23, -63, -64, -65, in the form attached hereto as "**Exhibit A**," and,"

Section 4. 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.

Section 5. Certification. The Secretary of the Planning Commission shall certify the adoption of this Resolution.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 7. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California at a regular meeting held on the 5th day of May 2026.

City of Fontana

_____
Joseph Armendarez, Chairperson

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 5th day of May 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

Exhibit A

RECORDING REQUESTED BY:

Order No:

WHEN RECORDED MAIL DOCUMENT TO:
City of Fontana
8353 Sierra Avenue
Fontana, California 92335
Attn: City Clerk

Space Above This Line for Recorder's Use Only
Exempt From Recording Fees Pursuant
To Govt. Code §§ 27383, 6103

FIRST AMENDMENT TO THE GOODMAN LOGISTICS CENTER FONTANA III DEVELOPMENT AGREEMENT

This First Amendment to the Goodman Logistics Center Fontana II Development Agreement ("First Amendment") is made and entered into as of _____ by and between the City of Fontana, a California municipal corporation ("CITY"), and GLC FONTANA III LLC, a Delaware limited liability company ("DEVELOPER").

Recitals

a. CITY, through its City Council, and DEVELOPER entered into that certain Goodman Logistics Center Fontana III Development Agreement ("DA"), dated June 23, 2020.

b. The Effective Date of the DA is March 9, 2021.

c. Unless otherwise set forth herein, the defined terms used in this First Amendment shall be as defined in the DA.

d. The DA allows for the Development of the Property in accordance with its terms and pursuant to the approved Development Plan and provides substantial benefits to CITY that will further important policies and goals of CITY.

e. The DA provides that DEVELOPER and CITY may mutually agree to extend the Term of the DA, provided such extension agreement is in writing.

f. The Parties mutually wish to extend the Term of the DA for an additional ten (10) years and to clarify additional design features that will be incorporated by DEVELOPER into the Project in exchange for the benefits set forth in this First Amendment.

g. Except for extending the Term of the DA and specifying those design features that DEVELOPER shall incorporate into the Project as set forth in Sections 1 and 2, below, this First Amendment does not otherwise modify any provisions of the DA.

Agreement

NOW THEREFORE, in consideration of the above Recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are true, correct and hereby incorporated into this First Amendment by this reference as though fully set forth herein.

2. Term Extension. The Term of the DA is extended by an additional ten (10) years from the Effective Date, for a total term of twenty (20) years from the Effective Date.

3. Project Design Features. The Project, having been approved prior to the adoption of Ordinance No. 1891 with the DA vesting same, is not subject to the requirements of Ordinance No. 1891. However, DEVELOPER agrees and covenants to incorporate the following design features (collectively, the "Design Features") into those portions of the Project that have not been constructed as of the date that the City approves this First Amendment:

a. Any new trees installed will be 36-inch box trees and shall be spaced no greater than 40 feet on center.

b. DEVELOPER will install signage indicating a three-minute diesel truck engine idling restriction shall be posted on site along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.

c. Prior to issuance of certificate of occupancy facility operators shall establish and submit for approval to the Planning Director a truck routing plan to and from the state highway system based on the city's latest truck route map. The plan shall describe the operational characteristics of the use of the facility operator, including, but not limited to, hours of operations, types of items to be stored within the building, and proposed truck routing to and from the facility to designated truck routes that avoids passing sensitive receptors, to the greatest extent possible. The plan shall include measures, such as signage and pavement markings, queuing analysis and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. Facility operator shall be responsible for enforcement of the plan. A revised plan shall be submitted to by the Planning Director prior to a business license being issued by the city for any new tenant of the property. The Planning Director shall have discretion to determine if changes to the plan are necessary including any additional measures

to alleviate truck routing and parking issues that may arise during the life of the facility.

d. Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.

e. Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. City may require facility operators to post signs on surface streets indicating that off-site truck parking is prohibited by city ordinance and/or the truck routing plan.

f. Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site, as well as contact information for the SCAQMD's on-line complaint system and its complaint call-line: 1-800-288-7664. Any complaints made to the facility operator's designee shall be answered within 72 hours of receipt.

g. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan and state highway system.

h. On-site motorized operational equipment shall be ZE (zero emission equipment).

i. The office portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index ("SRI") of not less than .29. This material shall be the minimum solar reflective rating of the roof material for the life of the building.

j. The Project shall include a minimum 100 kilowatt (kw) solar generation facility. This facility shall incorporate decorative screening and facility along with screening shall be depicted on plans to be submitted for review and approval from the Planning Director prior to installation.

k. All building roofs shall be solar-ready, which includes designing and constructing buildings in a manner that facilitates and optimizes the future installation of a rooftop solar photovoltaic (PV) system.

l. A minimum of 10% of all passenger vehicle parking will have EV conduit infrastructure for future charging stations. Signage shall be installed indicating EV charging stations and specifying that spaces are reserved for clean air/EV vehicles. Unless superior technology is developed that would replace the EV charging units, facility operator and any successors in interest shall be responsible

for maintaining the EV charging stations in working order for the life of the facility.

m. Bicycle racks are required per section 30-714 of the zoning and development code and in the amount required for warehouse uses by table 30-714 of the zoning and development code. The racks shall include locks as well as electric plugs to charge electric bikes. The racks shall be located as close as possible to employee entrance(s). Nothing in this section shall preclude the warehouse operator from satisfying this requirement by utilizing bicycle parking amenities considered to be superior such as locating bicycle parking facilities indoors or providing bicycle lockers.

n. Cool surface treatments shall be added to all drive aisles and parking areas or such areas shall be constructed with a solar-reflective cool pavement such as concrete.

o. To ensure that warehouse electrical rooms are sufficiently sized to accommodate the potential need for additional electrical panels, either a secondary electrical room shall be provided in the building, or the primary electrical room shall be sized 25 percent larger than is required to satisfy the service requirements of the building or the electrical gear shall be installed with the initial construction with 25 percent excess demand capacity.

p. DEVELOPER will install a conduit and associated infrastructure to charge future electric yard equipment and electric trucks.

q. Use of low VOC architectural and industrial maintenance coatings (e.g., paints) shall be required.

r. The facility operator shall incorporate a recycling program.

s. The following environmentally responsible practices shall be required during construction: (1)The contractor shall use reasonable best efforts to deploy the highest rated CARB Tier technology that is available at the time of construction. Prior to permit issuance, the construction contractor shall submit an equipment list confirming equipment used is compliant with the highest CARB Tier at the time of construction. Equipment proposed for use that does not meet the highest CARB Tier in effect at the time of construction, shall only be approved for use at the discretion of the planning director and shall require proof from the construction contractor that, despite reasonable best efforts to obtain the highest CARB Tier equipment, such equipment was unavailable.(2)Use of electric-powered hand tools, forklifts, and pressure washers.(3)Designation of an area in any construction site where electric-powered construction vehicles and equipment can charge.(4)Identification in site plans of a location for future electric truck charging stations and installation of a conduit to that location.(5)Diesel-powered

generators shall be prohibited except in case of emergency or to establish temporary power during construction.

t. A property maintenance program shall be submitted for review and approval by the Planning Director or his/her designee prior to the issuance of building permits. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition, and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program.

u. Property owner shall provide facility operator with information on incentive programs such as the Carl Moyer Program and voucher incentive program and shall require all facility operators to enroll in the United States Environmental Protection Agency's SmartWay Program.

4. Exhibits. The following documents are attached hereto and, by this reference, are incorporated into and made a part of this Agreement and shall replace the DA exhibits:

Exhibit A — Legal Description of the Property
Exhibit B — Map showing Property and its location
Exhibit E — Existing Development Approvals

5. Recordation of Agreement. This Agreement shall be recorded with the San Bernardino County Recorder within the period required by Section 65868.5 of the Government Code.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF FONTANA,
a California municipal corporation

By: _____

GLC FONTANA III LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____
Dated: _____

UPDATED EXHIBIT A TO
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF FONTANA AND GLC FONTANA III, LLC

Legal Description of the Property

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

1. THE NORTH 93.3 FEET OF THE WEST HALF OF LOT 775, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY.

   SAVING AND EXCEPTING THEREFROM THAT PORTION THEREIN LYING WITHIN THE EAST 6.17 ACRES OF THE WEST HALF OF SAID LOT.

2. THE NORTH 175 FEET OF THE WEST 300 FEET OF THE SOUTH HALF OF LOT 770, ACCORDING TO PLAT SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COPMNAY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

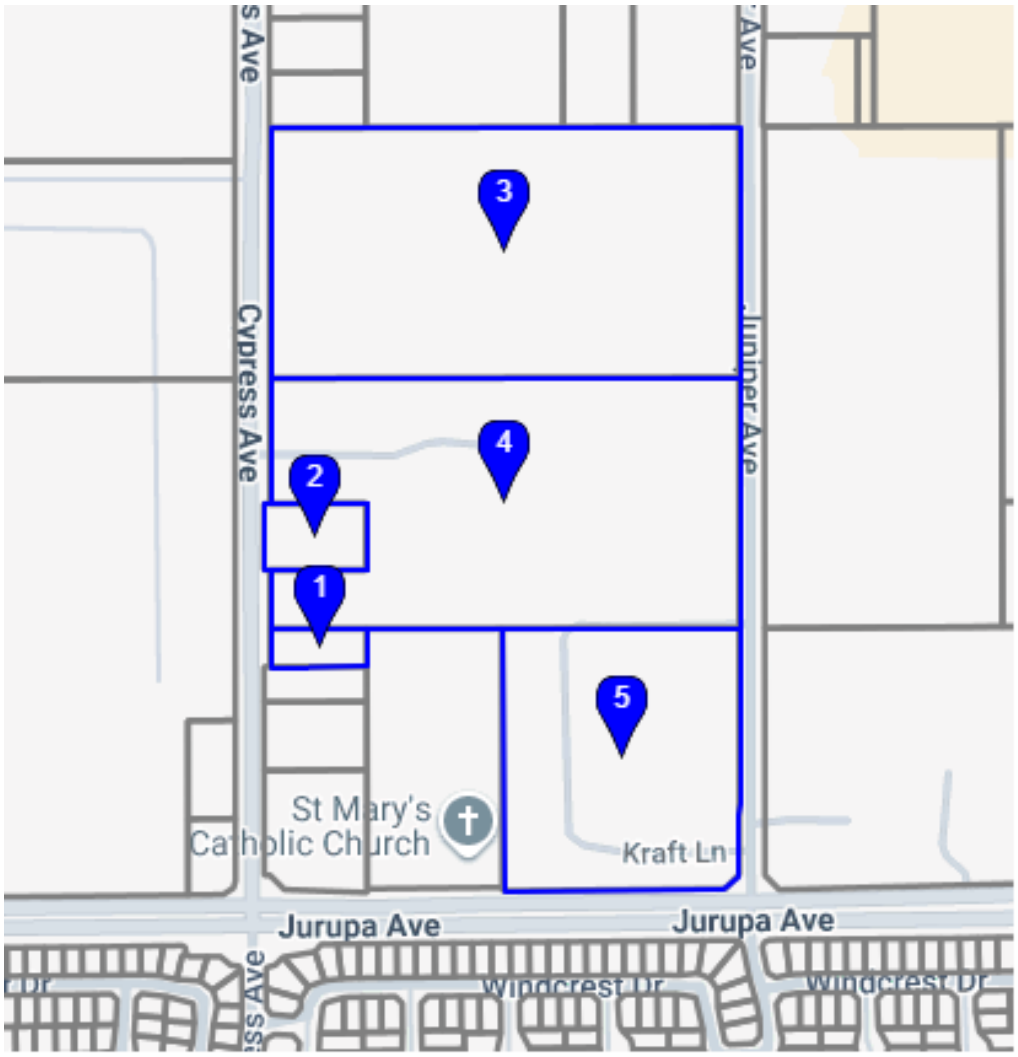
3. PARCEL 1 OF PARCEL MAP NO. 20084, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 255, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

4. PARCEL 2 OF PARCEL MAP NO. 20084, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 255, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

5. PARCEL 3 OF PARCEL MAP NO. 20084, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 255, PAGES 74 THROUGH 79, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UPDATED EXHIBIT B TO
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF FONTANA AND GLC FONTANA III, LLC

Map showing Property and its location



UPDATED EXHIBIT E TO
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF FONTANA AND GLC FONTANA III, LLC

Existing Development Approvals

A. General Plan Amendment No. 19-001, approved by City Council Resolution No. 2020-071 on June 23, 2020.

B. Southwest Industrial Park (SWIP) Specific Plan Amendment No. 19-002 approved by City Ordinance No. 1839 on June 23, 2020.

C. Zone Change No. 19-01, approved by City Council Ordinance No. 1838 on June 23, 2020.

D. Tentative Parcel Map No. 18109 (TPM No. 19-002), approved by the City Council on June 23, 2020.

E. Design Review No. 19-005, approved by the City Council on June 23, 2020.

F. Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (SCH No. 2019039071) certified by City Council Resolution No. 2020-071 on June 23, 2020.

G. Design Review Sign Program No. 19-007, approved by City Council on June 23, 2020.

H. Tentative parcel Map 20354, Conditional Use Permit 21-001 and Administrative Site Plan 21-002, approved by Planning Commission on April 20, 2021

NOTICE OF DETERMINATION

TO: ☒:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Rina Leung, Senior Planner Phone: **(909) 350-6566**
			Email: **rleung@fontanaca.gov**
TO: ☒	San Bernardino - County Clerk (Include County name) Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

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

State Clearinghouse Number (If submitted to SCH): 2019039071
Project Title: **Master Case No. 19-000016R1: Development Agreement No. 19-000002R1**
Project Applicant (include address, telephone number and email address): Jeff Hamilton, Vice President, Development, Goodman Address: 3333 Michelson Drive Suite 1050, Irvine California 92612 email: Jeff.Hamilton@goodman.com Phone: 1 949 407 0167

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): **Located between Cypress Avenue and Juniper Avenue, north of Jurupa Avenue (APN:s 0255-091-20, -23, -63, -64, and -65)**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **A request for a first amendment to a previously approved Development Agreement with GLC Fontana III, LLC.**
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. Jeff Hamilton, Vice President, Development, Goodman Address: 3333 Michelson Drive Suite 1050, Irvine California 92612 email: Jeff.Hamilton@goodman.com Phone: 1 949 407 0167

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **May 5, 2026** and has made the following determinations regarding the above described project:

	The project [☐ will ☒ will not] have a significant effect on the environment.	
X	An Environmental Impact Report was previously prepared and certified on June 23, 2020 [Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071)] by the City for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	Mitigation measures X were ☐ were not]made a condition of the approval of the project.	
☐	A Mitigation Monitoring or Reporting Plan [X was ☐ was not] adopted for this project.	
☐	A Statement of Overriding Considerations [X was ___ was not] adopted for this project.	
☐	Findings [X were ☐ were not] made pursuant to the provisions of CEQA.	
	Custodian: **City of Fontana, Planning Department**	Location: **8353 Sierra Ave, Fontana CA 92335**

Date:	_____ **DiTanyon Johnson** **Planning Manager**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code

FONTANA
CALIFORNIA

NOTICE PUBLIC HEARING

Si desea información en Español referente a esta notificación 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. 19-000016R1/DEVELOPMENT AGREEMENT (AGR) NO. 19-000005R1

A request for the First Amendment to Goodman Logistics Center Fontana III Development Agreement AGR 19-005, applicable to the Goodman III property.

Environmental Determination: 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 CEQA Guidelines of the Goodman Logistics Center Fontana III Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2019039071) along with a subsequent March 2021 Addendum has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on June 23, 2020 and Addendum approved by Planning Commission on April 20, 2021, and they anticipated the development of the site for a commerce center development and industrial uses along with a development agreement and they also adequately identified any potential impacts associated with this project. No new additional impacts beyond what was anticipated in the EIR mentioned above were identified.

Location of Property: The project site is generally located between Cypress Avenue and Juniper Avenue north of Jurupa Avenue (APNs: 0255-091-20, -23, -63, -64 and -65)

Date of Hearing: May 5, 2026

Place of Hearing: Steelworkers Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 pm

Should you have any questions concerning this project, please contact Rina Leung, Senior Planner, at (909) 350-6566 or by email at rleung@fontanaca.gov

FONTANA
CALIFORNIA

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 AT THE PLANNING DEPARTMENT, CITY HALL. 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: April 24, 2026

Rina Leung

From: James wu <james.lilygao@gmail.com>
Sent: Tuesday, April 28, 2026 6:15 PM
To: Planning; Rina Leung
Subject: Formal Comment on Master Case 19-000016-R1 - 16490 Jurupa Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: planning@fontanaca.gov
Cc:
Subject: Formal Comment on Master Case 19-000016-R1 - 16490 Jurupa Ave.

To the Fontana Planning Commission,

I am writing as the owner of the property located at **16490 Jurupa Ave.Fontana, CA 92337 (APN: [0255081270000])**, which is the corner lot immediately adjacent to the proposed Goodman Logistics Center project (19-000016-R1).

While I support the city's economic growth, the proposed rezoning of 70% of the surrounding land to "Light Industrial" will create a severe **land-use mismatch**. Leaving my corner lot as Residential (R-PC) while surrounded by massive industrial warehouses will make my property uninhabitable due to noise, air pollution, and heavy truck traffic.

As a condition of my support for this project, I formally request that the City include my parcel in the current rezoning application to be changed from R-PC to Commercial.

A unified zoning designation for this corner lot will:

1. Ensure planning consistency for the Southwest Industrial Park.
2. Provide a better transition/buffer for the neighboring church.
3. Prevent future CEQA-related complaints regarding residential "sensitive receptors."

I look forward to discussing this at the public hearing.

Sincerely,
[Weifeng Wu]
[626-3228322]

File #: 26-0988
Agenda #: DC-A

Agenda Date: 5/5/2026
Category: Director Comments

Director’s Communications: Upcoming City Council and Planning Commission memos.

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming City Council Items**

DATE: **May 5, 2026**

The items listed below are for agenda forecast purposes and are subject to change.

CITY COUNCIL MAY 12, 2026	**PLANNER**	**PLACEMENT**
1. APL#26-0001 (MCN#18-000053; TPM#18-000005 (TPM No. 19950) Appeal of Planning Commission approval of the development of two (2) industrial commerce center facilities of approximately 71,985 total square feet Hilton Drive	Alexia Barberena	Public Hearing
2. MCN#23-0088; ANX#23-0002 Out-of-sewer service agreement 9629 Alder Avenue	Mai Thao	Public Hearing

FONTANA
CALIFORNIA

MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning PN

RE: Agenda for Upcoming Planning Commission Items

DATE: May 5, 2026

The items listed below are for agenda forecast purposes and are subject to change.

PLANNING COMMISSION MAY 19, 2026	PLANNER	PLACEMENT
1. MCN#24-0040; DRP#24-0015 Site and architectural review of 265 multi-family units West of Maple Ave. and north of Foothill Blvd.	Alexia Barberena	Public Hearing