

RESOLUTION PC NO. 2023-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING CONDITIONAL USE PERMIT NO. 18-011R1 TO UPDATE THE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT (PUD) DOCUMENT FOR NARRA HILLS, AND DESIGN REVIEW NO. 16-026R2 TO AMEND THE PREVIOUSLY APPROVED DESIGN REVIEW APPROVAL TO REFLECT CHANGES TO THE ARCHITECTURE AND BUILDING PAD CONFIGURATION FOR 124 UNITS WITHIN PLANNING AREA 4 OF THE NARRA HILLS PUD LOCATED NORTH OF LYTLE CREEK ROAD AND EAST OF COYOTE CANYON ROAD.

WHEREAS, the City of Fontana received an application on November 17, 2022, for the request to update the previously approved Planned Unit Development (PUD), and revise the previously approved Design Review for Planning Area 4 of Narra Hills to reflect 124 units on a 8.08-acre site.

Project Applicant: Shannon Whittaker of Landsea Homes
7525 Irvine Center Drive, Suite 200
Irvine, CA 92618

Project Location: The project site is located north of Lytle Creek Road and east of Coyote Canyon Road

Site Area: Approximately 8.08 gross acres

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

WHEREAS, all of the notices required by statute or the City Municipal Code have been given as required; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (EIR) (State Clearinghouse No. 2016101065) was prepared to address issues of potential concern of the proposed development. Based on CEQA Sections 15162 through 15164, staff has determined that the previously adopted Environmental Impact Report has adequately identified that there will be no impacts associated with this project, and no previously reviewed impact areas have changed, and a Notice of Determination was prepared; and

WHEREAS, the subject site is vacant, and was annexed into the City of Fontana on February 4, 2008 (ANNEX 169); and

WHEREAS, pursuant to the City of Fontana's Zoning and Development Code, residential projects of five units or more require approval of a Design Review by the Planning Commission; and

WHEREAS, Conditional Use Permit No. 18-011R1 and Design Review No. 16-026R2 are in compliance with the General Plan; and,

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit “A”**; and

WHEREAS, the owners of property within 660 feet of the proposed 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 local *Fontana Herald* newspaper on February 24, 2023 posted at City Hall and at the project site; and

WHEREAS, on March 7, 2023, a duly noticed public hearing on Conditional Use Permit No. 18-011R1 and Design Review No. 16-026R2 was held by the Planning Commission to consider testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on March 7, 2023; and

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

NOW, THEREFORE, the Commission RESOLVES as follows:

Section 1. The City of Fontana’s Planning Commission hereby makes the following findings for Conditional Use Permit 18-011R1 in accordance with Section No. 30-331 “Findings for Approval” for a Planned Unit Development (PUD) of the Zoning and Development Code:

Finding No. 1: **The proposed project conforms to the general plan and is consistent with the purposes and requirements of this division.**

Findings of Fact: The proposed project is located north of Lytle Creek Road, and east of Coyote Canyon Road. The applicant is proposing to update the previously approved Planned Unit Development to reflect the architectural changes of the development. The Planned Unit Development (PUD) was originally approved and established with the original Monarch Hills Community, however, since then the applicant has made changes to the architecture which requires that they update the PUD to reflect the updated architecture.

The purpose of establishing a Planned Unit Development (PUD) is to encourage creative and desirable livable communities that incorporate modern site plan techniques that would not necessarily

be permitted with the strict application of the Zoning and Development Code. The previously approved overall development of Narra Hills and the current request to revise Planning Area 4 is consistent with the vision of the General Plan to develop a unique and desirable living environment for potential residents.

Finding No. 2: The uses within the project are compatible.

Findings of Fact: The proposed project as indicated in Finding No. 1 has been previously approved and the changes are consistent with the previous approval. The applicant is updating the architectural changes that have taken place since the development has changed from Monarch Hills to Narra Hills. The project has been designed to enhance and compliment the surrounding area. The changes are compatible to the surrounding area.

Finding No. 3: New buildings or structures related to the project are compatible with the scale, mass, bulk, and orientation of buildings and structures in the surrounding vicinity.

Findings of Fact: This project meets the criteria contained in Section No. 30-125 (Design Review Project, Amendments) section and Section No. 30-323 (Planned Unit Development) of the Fontana Zoning and Development Code. The Narra Hills development has been previously approved, and the revised changes are consistent with the previous approvals. The proposed buildings related to the project are compatible with the scale, mass, bulk and orientation of buildings and structures in the surrounding area. There are existing single-family developments west of the Narra Hills community, and there are a variety of single-family and medium-density residential already approved within Narra Hills.

Finding No. 4: The project is consistent with any adopted design guidelines applicable to the project area.

Findings of Fact: As mentioned previously, the revised PUD has been previously approved and the applicant is updating the PUD to reflect proposed architectural changes. This PUD is to encourage creative and desirable livable communities that incorporate modern site plan techniques and arrangements that would not necessarily be permitted with the strict application of the Zoning and Development Code. The development consists of a number of amenities including a trail along the Hawker Crawford Channel, a recreational facility with a community pool, tot-lots, open areas and additional park and dog park areas. All of the amenities promote walkability and connectivity within the Narra Hills community. The proposed changes are consistent with the adopted design guidelines applicable to this project area.

Finding No. 5: The overall project reflects a high level of development and design quality that will enhance and benefit the City as a whole.

Findings of Fact: The Narra Hills vision is to provide a creative balance of well-design modern homes with a gated community. In addition, the Narra Hills project has high-quality amenities such as a trail, recreational facility with a community pool, and parks that all promote walkability and connectivity throughout the community. The overall project reflects a high-quality development and design that will enhance and benefit the City as a whole.

Finding No. 6: The proposed project will be served by adequate water, sewer, public utilities and services, and will have adequate vehicular and pedestrian access to ensure that it will not be detrimental to the public health, safety, or welfare.

Findings of Fact: The overall Narra Hills development has been approved and the project will be adequately served by water, connected to sewer, and will have all necessary utilities and services. The entire project was designed to be a walkable community with a trail connecting the surrounding area. The proposed project site will have pedestrian access throughout the community. The site will be built pursuant to all applicable building codes, fire codes, and will be consistent with the General Plan and Zoning and Development Code.

Section 2. The City of Fontana's Planning Commission hereby makes the following findings for Design Review No. 16-026R2 is in accordance with Section No. 30-129 "Findings for Approval" for Design Review Amendments of the 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 request is to revise the previously approved Design Review to reflect 124 units. The project site is located north of Lytle Creek Road, and east of Coyote Canyon Road. The project site has a General Plan land use designation of Multi-Family Residential (R-MF). The R-MF land use designation accommodates a maximum of 12-24 attached multi-family dwelling units per acre. The proposed project is providing 11.03 dwelling units per acre.

This project requests site and architecture and approval of 124 units with a combination of single and attached units. The amenities as approved by previous entitlements include a recreational facility, gym, tot lot, and pool all shared between the Narra Hills Development.

The project will include a Modern Spanish architecture. The buildings will reflect light earth tone colors and darker earth tone accent colors for contrast. The architectural styles include a smooth stucco finish with horizontal/vertical siding, decorative use of metal materials, a variation between pitched roofs and flat roofs, arched openings, and covered porches. The development will comply with the required setbacks and will not exceed the maximum height or maximum lot coverage. All other applicable development standards specified in the Zoning and Development Code will be met.

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

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, above has been determined to be aesthetically and architecturally pleasing and compatible with the neighborhood. The proposed complex is contemporary and will bring new styles and new architectural features while still complimenting the surrounding neighborhood resulting in high quality architectural design appropriate and desirable for the surrounding community. The proposed development will enhance the character of the surrounding residential area through appropriate attention to aesthetics and design. The project provides both common and private amenities in excess of that required by the Zoning and Development Code.

The project includes street improvements: sidewalks, drainage, grading and perimeter and privacy walls to provide a safe and well-designed development. The proposed development has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The proposed project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public 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.**

Findings of Fact: The proposed project identified and referenced in Finding No. 1 and Finding No. 2, above, will result in much needed and appropriate improvements, not only for the project site, but the surrounding area as well. The project includes street improvements: sidewalks, drainage, grading and perimeter and privacy walls to provide a safe and well-designed complex. The proposed complex has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

These structures will be built pursuant to all applicable building, zoning, and fire codes and standards and therefore, shall promote the public health, safety, and welfare of the surrounding community.

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

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, Finding No. 2, and Finding No. 3, above, has been determined to be appropriate and will result in a safe, well-designed facility. There will be one vehicle access points to the site. The entrance will be accessed from Coyote Canyon Road. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The character of the surrounding neighborhood reflects residential uses consisting primarily of single-family and multi-family dwellings.

Section 3. Based on the foregoing, the City of Fontana’s Planning Commission hereby approves Design Review No. 16-026R2 subject to the conditions of approval, which are attached hereto as **Exhibits “A” through “C”** to this Resolution and incorporated herein by this reference.

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. This information is provided in compliance with Public Resources Code, Section No. 21081.6.

Section 5. The Secretary shall certify to the adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 7th day of March 2023.

City of Fontana

Cathline Fort, Chairperson

ATTEST:

I, Idilio Sanchez, 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 7th day of March 2023, by the following vote, to-wit:

Resolution PC No. 2023-_____

AYES:

NOES:

ABSENT:

ABSTAIN:

Idilio Sanchez, Secretary

Exhibit "A"



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 16-012R2
Design Review No. 16-026R2

DATE: March 7, 2023

LOCATION: The project site is located north of Lytle Creek Road, and east of Coyote Canyon Road

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 all of the following have occurred:
 - A. All requirements of the City of Fontana's Municipal Code shall be complied with.
 - B. All Conditions of Approval imposed on 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. The applicant/developer/property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the 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 Section No. 30-30 of the Municipal Code.
4. Design Review No. 16-026R2 shall become null and void two (2) years from the original date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
5. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
6. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
7. 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 residential structure until corrections are approved in writing by all appropriate staff.
8. 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.

9. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
10. 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.
11. The proposed project shall be constructed according to the approved Planned Unit Development for Narra Hills.
12. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.
13. All built in gas barbeques shall be installed with safety locks to the satisfaction of the Director of Planning. Also, the barbeques shall be connected to an underground gas line.
14. Wall-mounted decorative lighting fixtures shall be provided at the front porch area and both sides of the garage doors.
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. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning.
18. The current Development Fees shall be paid prior to the issuance of building/construction permits.
19. The applicant/developer shall comply with the mitigation measures identified in the Final Environmental Impact Report/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program as approved by the City Council on February 26, 2019.
20. The construction contractor shall use the following source controls at all times:
 - a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.

- b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
- c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
- d. Have only necessary equipment onsite.
- e. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
- f. Temporarily enclose localized and stationary noise sources.
- g. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

21. Historic Archaeological Resources

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

experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Prior to Issuance of Building /Construction Permits

22. 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.

ENGINEERING LAND DEVELOPMENT:

23. All Conditions of Approval issued to Tentative Tract Map No. 20010, 20069, and 20070 shall apply.
24. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

BUILDING AND SAFETY DIVISION:

25. Shall comply with the latest adopted edition of the following codes as applicable:
- A. California Building Code
 - B. California Residential Code
 - C. California Electrical Code
 - D. California Mechanical Code
 - E. California Plumbing Code
 - F. California Energy Code
 - G. California Fire Code
 - H. California Green Building Standards Code
26. Automatic fire suppression systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.
27. The requirements of the Department of Environmental Health Services and the South Coast Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
28. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
29. All perimeter/boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

30. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
31. The Tract or Parcel map shall record prior to the issuance of any permits.
32. Grading Requirements:
 - A. Grading plans shall be submitted to, and approved by Building & Safety. The grading plans shall indicate all site improvements, and shall indicate complete drainage paths of all drainage water run-offs.
 - B. All drainage water shall drain via approved methods, to an approved location – public street, public drainage system, etc.
 - C. Drainage water shall not cross over a public sidewalk. Drainage water may however cross under a sidewalk if an approved drainage structure is used.
 - D. No water course or natural drainage shall be obstructed.
 - E. 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.
 - F. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to slag or dirt swale) unless otherwise approved by the Building Official.
 - G. 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.
 - H. 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.
40. All signs shall be Underwriters Laboratories approved (or equal).
41. Permits are required prior to the removal and/or demolition of structures.
42. 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

43. The following items shall be completed and/or submitted to Building & Safety – as applicable – prior to the issuance of building permits for this project:
 - A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off by a City Building Inspector
44. The grading and drainage design will require a more detailed review at time of plan check submittal. Special attention will be given to the design where the toe of slopes are near the property lines.

FIRE PROTECTION DISTRICT:

33. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department (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.
34. 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.
35. 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; and 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.

36. Street Signs. Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site.
37. 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. SBCFD Standard 501
38. Water System Residential. Prior to map recordation, 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 shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code sec 508, SBCFD Standard 508.1
39. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2.
40. Water System Certification. The applicant/developer/property owner shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
41. 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 sec 508, SBCFD Standard 508.1
42. Combustible Native Vegetation. Combustible native vegetation shall be removed as follows: Where the average slope of the site is less than 15 percent, combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. Where the average slope of the site is 15 percent or greater, combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
43. Fuel Modification Zones. A Fire Protection Plan has been designed specifically for the subject project and approved by the Fire Department. All requirements of the Plan shall be adhered to, and any landscaping or construction within these areas shall be submitted to the Fire Department for review and approval in compliance with appropriate standards. California Fire Code Chapter 49.
44. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The

plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal.

45. 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.
46. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
47. 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.
48. Security Gates. In 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.
49. Secondary Access. The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes.
50. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements.

POLICE DEPARTMENT:

51. Access to all trail connections shall be secured with a locked gate. The gates shall remain locked at all times. All trail connections shall be well lit during all hours of darkness and shall meet the minimum light standard of one foot candle.
52. Adhere to the Standard Building Security Specifications of the Fontana Police Department.
53. The applicant to file a petition with the Fontana City Council requesting police enforcement of the California Vehicle Code and the Fontana Municipal Code on the private streets of the development while the development is under a single ownership, or prior to Certificate of Occupancy of any dwelling unit.
54. The Fontana Police Department's electronic gate system R.E.A.C.T. shall be installed and maintained in proper working order, by the applicant, and/or

Homeowner's Association, and/or property management, in addition to any locking gate device required by the San Bernardino County Fire Department.

55. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.
56. The proposed project shall participate and maintain an active status in the Fontana Police Department's Crime-Free Multi-housing program within six months of occupancy.
57. The development shall maintain an active Homeowner's Association at all times. The City shall be a third party to the H.O.A. in the event the development cannot maintain said H.O.A. The H.O.A. Board shall meet in the recreation/club room located within the development. A property management company is strongly recommended to manage the site appropriately.
58. A locator map or directory should be posted at the site entrances and at the entrances to the attached or multi-family product. 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.
59. 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.

END OF CONDITIONS OF APPROVAL