

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2026-021

Tuesday, May 19, 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, comuníquese 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 May 5, 2026.

CC-A Approval of Minutes of May 5, 2026.

[26-1010](#)

Attachments: [Draft Planning Commission Minutes of May 5, 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
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

PH-A Master Case No. (MCN) 24-0040: Tentative Tract Map No. 24-0003 (TTM No. 20704), Variance No. 25-0001, and Design Review No. 24-0015; A request to establish a condominium map for the development of a condominium complex, a request to reduce the required landscape setback along Barbee Street from 5-feet to 2-feet, and a request for the site and architectural approval for a new multi-family condominium complex development consisting of 265 multi-family units, within six (6) buildings, with associated site improvements, on 8.1 acres, located on the northwest corner of Foothill Boulevard and Maple Avenue, (APNs: 0243-142-01 thru -06), pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

[26-1020](#)

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. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and,
2. Approve Tentative Tract Map No. 24-0003 (TTM No. 20704),
3. Approve Variance (VAR) No. 25-0001, and,
4. Approve Design Review (DRP) No.24-0015.

APPLICANT:

Diversified Pacific Investment Group, LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

LOCATION:

The project site is located on the northwest corner of Foothill Boulevard and Maple Avenue, (APNs: 0243-142-01 through -06).

PROJECT PLANNER:

Alexia Barberena, Associate Planner

- Attachments:** [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Planning Commission Reso, Findings, and COA](#)
[Attachment No. 4 - Notice of Determination](#)
[Attachment No. 5 - Public Hearing Notice](#)

UNFINISHED BUSINESS:

- A. None

NEW BUSINESS:

- A. None

DIRECTOR COMMUNICATIONS:

- A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. [26-1011](#)

An update of future City Council agenda items for May 26, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for June 2, 2026 for the Planning Commission's information.

Attachments: [Upcoming Items CC Memo](#)
[Upcoming Items PC Memo](#)

COMMISSION COMMENTS:

- A. Planning Commission Remarks:**

WORKSHOP:

- A. Housing Legislation and Policy, Cecily Session-Goins, Associate Planner**

ADJOURNMENT:

- A. Adjournment**

Adjourn to the next Regular Planning Commission Meeting on Tuesday, June 2, 2026 at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-1010
Agenda #: CC-A

Agenda Date: 5/19/2026
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of May 5, 2026.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of May 5, 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, May 5, 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, May 5, 2026. Chair Armendarez called the meeting to order at 6:04 p.m.

Present: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

Absent: Commissioners Sanchez and Keetle

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Dianne Fore, the Pledge of Allegiance was led by Secretary Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

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

ACTION: A Motion was made by Secretary Lozano and seconded by Vice Chair Quintana and passed by a vote of 3-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Armendarez, Vice Chair Quintana, Secretary Lozano,

Absent: Commissioners Sanchez and Keetle

Abstain: None

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.

Chair Armendarez opened the Public Hearing.

The City Clerk's Department received one (1) written correspondence regarding this item.

Adelaida Bostan, Assistant Planner, presented the staff report.

The applicant, Ahmad Awad, stated that he read and agreed to the Conditions of Approval, and expressed excitement about the proposed project. The applicant stated that they anticipate breaking ground by the end of the year.

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 -018, 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.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 3-0 to approve Public Hearing Item “A”; adopt Resolution No. PC 2026-018 and Approve Design Review (DRP) No. 25-0027.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

NOES: None; ABSTAIN: None; ABSENT: Commissioners Sanchez and Keetle

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.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Alejandro Rico, Associate Planner, presented the staff report and noted one revision to the Conditions of Approval - revision to Condition No. 43 of Design Review Project No. 21-042-R1 that allows the tentative tract map to be recorded prior to the final certificate of occupancy.

The applicant, Chris Courtney, on behalf of MV M16 LLC, stated that he read and agreed to the amended Conditions of Approval.

The following individual spoke in opposition:

- Sage Coronado

The Public Hearing was closed.

Prior to taking the vote, Vice Chair Quintana inquired about the project’s traffic study, utility review, and public notice requirements. Associate Planner Rico confirmed that a traffic memo was completed during the project’s original 2021 review and that projected daily trips did not require additional traffic analysis. He also confirmed that both Building

Safety and Engineering Departments reviewed the project utilities and drainage, and that the project is expected to meet all applicable California Building Code requirements. Regarding public noticing, Associate Planner Rico stated that notices were mailed to property owners as required, and Director Nevins noted that a public hearing notice board was also posted at the project site. Lastly, staff clarified that notices were additionally mailed to occupants for this project based on a mailing list provided by the applicant.

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 2026-019; 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.**

ACTION: Motion was made by Secretary Lozano and seconded by Vice Chair Quintana and passed by a vote of 3-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2026-019 and approve Design Review (DR) No. 21-00042-R1 with amended Conditions of Approval.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

NOES: None; ABSTAIN: None; ABSENT: Commissioners Sanchez and Keetle

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.

Chair Armendarez opened the Public Hearing.

No written correspondence was received.

Rina Leung, Senior Planner, presented the staff report.

The applicant, Jeff Hamilton, on behalf of GLC Fontana III, LLC. stated that he read and agreed to the Conditions of Approval and stated that staff did a great job in explaining the request for an additional ten years to the development agreement. The applicant added that, in exchange, a significant amount of sustainability requirements would be incorporated into future buildings.

The following individual spoke in opposition:

- Jose Tinajero

The Public Hearing was closed.

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 2026-020; 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.

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Lozano and passed by a vote of 3-0 to approve Public Hearing Item "C" and adopt Resolution No. PC 2026-020.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano

NOES: None; **ABSTAIN:** None; **ABSENT:** Commissioners Sanchez and Keetle

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Lozano thanked planning staff for their presentations during the meeting and expressed enthusiasm for the projects presented, noting that they looked very promising. She shared that she was looking forward to seeing them move forward and concluded by wishing everyone a wonderful week and weekend.

Vice Chair Quintana requested that staff continue working with Mr. Tijanero to help resolve the driveway issue discussed during the previous agenda item, acknowledging that Planner Leung may have already started the conversation. Vice Chair Quintana thanked staff for their continued efforts and praised the excellent reports and presentations. He expressed excitement about seeing new housing projects come before the commission and highlighted the importance of responsibly using land to help Fontana continue to grow and improve. He also shared his appreciation for serving on the commission and thanked everyone involved.

Chair Armendarez echoed the comments of the other commissioners and commended the Planning Department for making the commission's job easier by providing thorough information and proper vetting that allows for well-informed decisions. He also apologized to Associate Planner Bostan for mispronouncing her name during the meeting and stated that he would try to do better in the future. He concluded by thanking everyone for attending, offering his blessings, and wishing everyone a great next two weeks before the next meeting.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:46 p.m. to the next Regular Planning Commission Meeting on Tuesday, May 19, 2026, at 6:00 p.m. in the Steelworkers' Auditorium at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 19th DAY OF MAY 2026.**

Joseph Armendarez
Chair



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-1020
Agenda #: PH-A

Agenda Date: 5/19/2026
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. (MCN) 24-0040: Tentative Tract Map No. 24-0003 (TTM No. 20704), Variance No. 25-0001, and Design Review No. 24-0015; A request to establish a condominium map for the development of a condominium complex, a request to reduce the required landscape setback along Barbee Street from 5-feet to 2-feet, and a request for the site and architectural approval for a new multi-family condominium complex development consisting of 265 multi-family units, within six (6) buildings, with associated site improvements, on 8.1 acres, located on the northwest corner of Foothill Boulevard and Maple Avenue, (APNs: 0243-142-01 thru -06), pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

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. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and
2. Approve Tentative Tract Map No. 24-0003 (TTM No. 20704)
3. Approve Variance (VAR) No. 25-0001, and
4. Approve Design Review (DRP) No.24-0015

APPLICANT:

Diversified Pacific Investment Group, LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

LOCATION:

The project site is located on the northwest corner of Foothill Boulevard and Maple Avenue, (APNs: 0243-142-01 through -06).

REQUEST:

Tentative Tract Map No. 24-0003 (TTM No. 20704)- A request to establish a condominium map on an 8.1-acre site.

Variance (VAR) No. 25-0001; A request to reduce the required landscape setback along Barbee Street from 5 feet to 2 feet.

Design Review (DRP) No. 24-0015- A request for site and architectural approval of 265 multi-family units and associated site improvements on approximately 8.1 acres.

PROJECT PLANNER:

Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:

Land Use Table:

PROJECT DESCRIPTION:

- A. Site Area: 354,027 square feet / 8.1 acres
- B. Density: Max: 24.1 to 39 units per acre
Proposed: 32.6 units per acre
- C. Building Height: 55 feet
- D. Parking:
Required: 464 spaces
Provided: 464 spaces

*Per Section No. 30-455 of the Zoning and Development code, guest parking is not required for R-4 and R-5 projects within 1/2 mile of transit.

- E. Landscaping:
Required: 53,104 square feet (15 percent)
Provided: 99,127 square feet (28 percent)

ANALYSIS:

The applicant, Diversified Pacific Investment Group, LLC., is requesting the Planning Commission review and approve a Tentative Tract Map to form a condominium map, a Variance request to reduce the landscape setback along Barbee Street from five feet to two feet, and a Design Review for the development of a 265 multi-family units and associated site improvements on approximately 8.1 acres.

Tentative Tract Map No. 24-0003 (TTM No. 20704)

The project includes a tentative tract map for condominium purposes for the development of a 265-unit multi-family complex. A homeowner's association will be created for the maintenance of all common areas, amenities and landscaping.

Variance (VAR) No. 25-0001:

The Project includes a request to reduce the required landscape setback along Barbee Street from 5

feet to 2 feet. The applicants' reason for the request is that Barbee Street requires a 36' wide street curb to curb. Currently the dimension would be 30' wide curb to curb. The northerly side of Barbee Street is already developed and the city cannot extend to the north to obtain the remaining 6 feet of right-of-way. The applicant is providing an extra 6 feet to make up for the north side of Barbee Street. Due to this, the applicant is requesting the reduction of the required landscape setback along Barbee Street from 5 feet to 2 feet.

Design Review (DR) No. 24-0015:

The development seeks site and architectural approval of a new 265 multi-family unit complex located within six (6) buildings. The project will be a mix of three- and four-story buildings with one, two, and three-bedroom units, together totaling 234,264 square feet. The three-story buildings will be oriented to front on both Foothill Boulevard and Maple Avenues, whereas the four-story buildings will be in the center and along the westerly edge of the property. The four-story buildings will be served by an elevator and stairs.

The proposed units will be a mixture of one, two and three bedrooms, ranging in size from 610 square feet to 1,399 square feet. There are eight (8) floor plan types for the units consisting of 135 one-bedroom units, 106 two-bedroom units, and 24 three-bedroom units. Each building has a mix of plan types and unit types.

The applicant proposes Spanish style architecture featuring an exterior neutral color palette scheme. The architectural style includes stucco light sand exterior, concrete S-roof tile, wrought iron railings, grilles, decorative shutters, exterior light fixtures, stone veneer, and vinyl windows.

The variation to the building's faces, varying roof lines and building heights of 55 feet high will make the Project architecturally pleasing and complementary with the surrounding area. The Project's associated on and off-site improvements include parking spaces, new landscaping, lighting, curb, gutter, sidewalks, and utilities related to the Project.

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

Amenities/Open Space:

The Project requires five (5) amenities, and the applicant is providing at least (11) amenities which includes a recreational facility with a club room and fitness facility, pool and spa, cabanas, lounge seating and fire pits, picnic tables, BBQ areas, a game table, a tot lot, corn hole game, and large open grass area.

In addition to the proposed community amenities, each unit has adequate open space directly accessible from the private unit ranging from 80 square feet to 120 square feet.

Grading/Walls:

The topography of the Project Site is relatively flat. The existing drainage pattern flows from the north to the south. The new drainage pattern will continue to flow from the north to the south directly into the proposed WQMP underground water chamber system for the Project.

The project plans include a 6-foot-high tubular steel perimeter fence along Foothill Boulevard and Maple Avenue, a 6-foot-high split face block wall with a decorative cap along the west property line, and a 4-foot tubular steel fence atop a 2-foot retaining wall along the north property line.

Site Access/Circulation/Parking:

Vehicle access to the Project Site will be provided on Maple Avenue with a secondary egress-only vehicular access point off of Foothill Boulevard. The secondary access point is proposed as right-out only. All vehicular access gates will provide pedestrian access. In addition to these access points, there are two pedestrian access gates located on Foothill Boulevard and along Barbee Steet. 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. The garages are one car or two-car tandem garages.

Environmental:

An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (MMRP) (

<https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1876658&dbid=0&repo=FontanaRecords>) has been prepared for this Project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. The IS concluded that no impacts would be caused by the Project, therefore, a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program and a Notice of Determination have been prepared for the Planning Commission's consideration.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

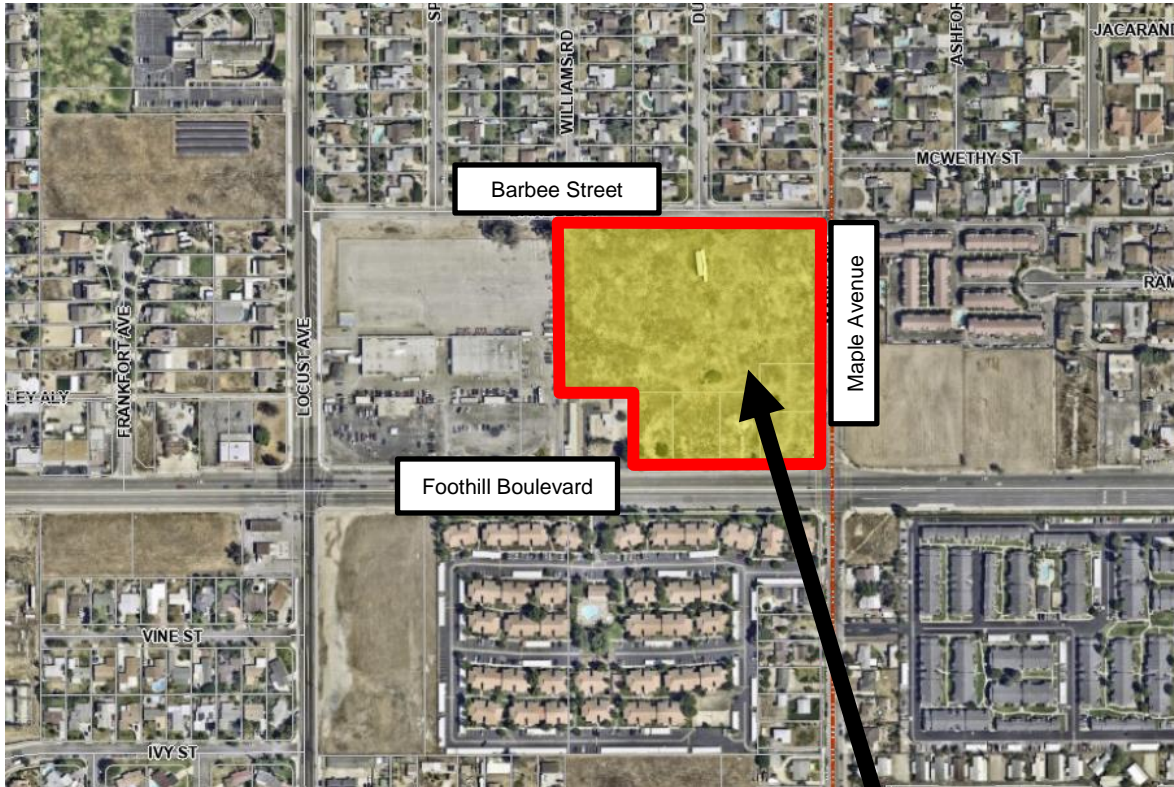
Attachment No. 1 - Vicinity Map

Attachment No. 2 - Project Plan Set

Attachment No. 3 - Planning Commission Resolution, Findings & Conditions of Approval

Attachment No. 4 - Notice of Determination

Attachment No. 5 - Public Hearing Notice



Project Site

VICINITY MAP

DATE: May 19, 2026

CASE: Master Case No. 24-0040
Tentative Tract Map No. 24-0003
Design Review No. 24-0015
Variance No. 25-0001

PLOT PLAN SUBMITTAL
FONTANA, CA
 February 27, 2026

SHEET INDEX

SHEET	DESCRIPTION
A1.0	COVER SHEET
A1.1	PROJECT SUMMARY
A1.11	CONCEPTUAL PERSPECTIVE
A1.12	CONCEPTUAL PERSPECTIVE
A1.13	CONCEPTUAL PERSPECTIVE
A1.2	CONCEPTUAL SITE PLAN
A1.3	FIRE ACCESS PLAN
A1.4	OPEN SPACE PLAN
A1.5	WASTE MANAGEMENT PLAN
A2.1	BLDG-A COMPOSITE PLANS
A2.2	BLDG-A COMPOSITE PLANS
A2.3	BLDG-A ELEVATIONS
A2.4	BLDG-A PARTIALSECTION
A3.1	BLDG-B COMPOSITE PLANS
A3.2	BLDG-B ELEVATIONS
A4.1	BLDG-C COMPOSITE PLANS
A4.2	BLDG-C ELEVATIONS
A4.21	BLDG-C ALT ELEVATIONS
A4.22	BLDG-C ELEVATIONS
A5.1	UNIT PLANS
A6.1	PARKING DETAILS
A7.1	TRASH DETAILS
A8.1	MATERIAL AND COLOR BOARD
L-1	LANDSCAPE SITE PLAN
L-2	BUILDING #1 & #2 LANDSCAPE ENLARGEMENT
L-3	BUILDING #3 LANDSCAPE ENLARGEMENT
L-4	BUILDING #5 & #6 LANDSCAPE ENLARGEMENT
L-5	FENCE & WALL PLAN
L-6	SITE AMENITIES
C-0	TENTATIVE TRACT MAP NO. 20704
C-1	CONCEPTUAL GRADING PLAN
C-2	CONCEPTUAL GRADING PLAN
C-3	CONCEPTUAL GRADING PLAN



ARCHITECTURAL STYLE: SPANISH

Project Team

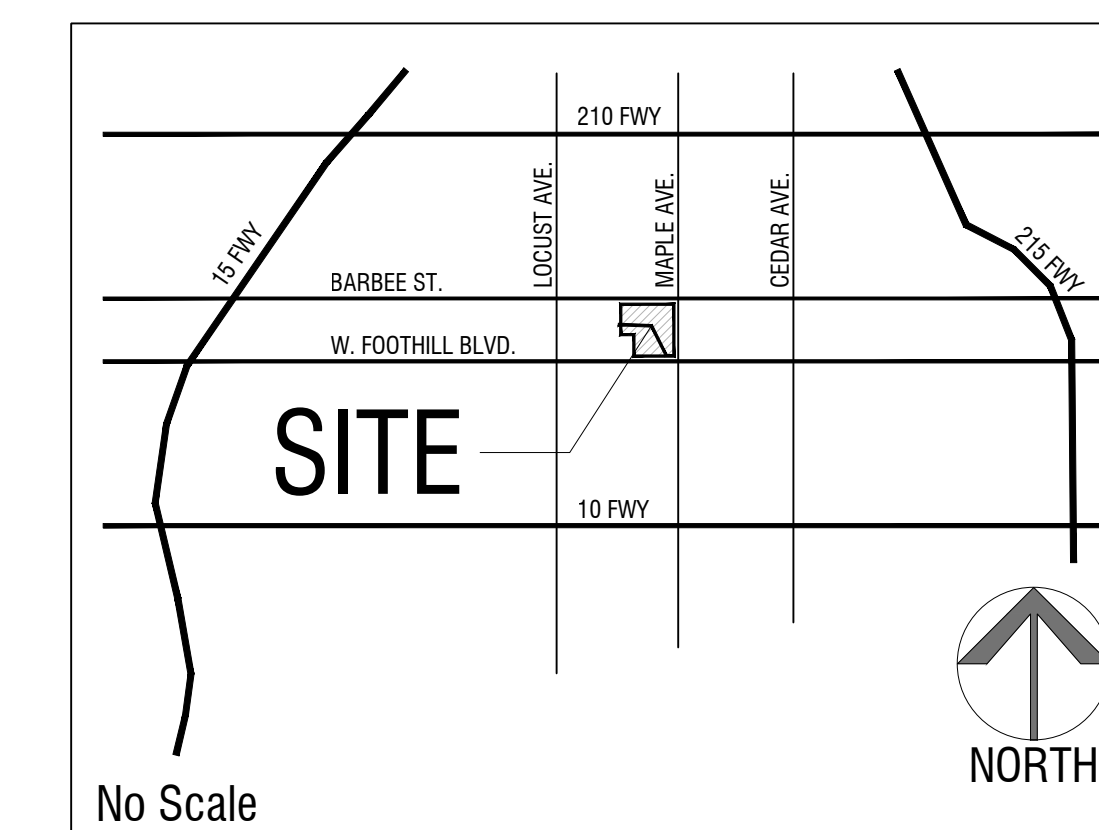
OWNER/CLIENT
 DIVERSIFIED PACIFIC
 10621 Civic Center Drive
 Rancho Cucamonga, CA 91730
 909-481-1150
 Contact: Nolan Leggio-nleggio@divpac.com
 Jake Sowder-jsowder@divpac.com

ARCHITECT
 AO (ARCHITECTS ORANGE)
 144 N. ORANGE ST.
 ORANGE, CA 92866
 (714) 639-9860
 Contact: Serafin Maranan
 serafinm@aoarchitects.com

LANDSCAPE ARCHITECT
 Community Works Design Group
 4649 Brockton Ave.
 Riverside, CA 92506
 (951) 369-0700
 Contact: Allison Rush
 allison@cwdg.fun

CIVIL ENGINEER
 Allard Engineering
 16866 Seville Ave.
 Fontana, CA 92335
 (909) 356-1815
 Contact: Bobby Allard
 ballard@allardeng.com

Vicinity Map Plan



FOOTHILL AND MAPLE

FONTANA, CA

COVER SHEET



A1.0

SCALE N/A
 JOB NO. 2023-0653
 DATE 02-27-2026

FONTANA ZONING STANDARDS				
Subject	Code	General Zoning		Proposed
General Plan/Zoning	Fontana Zoning Code/ Fontana Municipal Code	R4		R4
Lot Area		8.1 acres		
Min Lot Size	Table No. 30-447	2 acres		
Density/ Total Unit Count	Table No. 30-454	min 24.1 du/ac - max 39 du/ac		265 Units or 32.6 DU/AC
FAR	Table No. 30-454	Max 5.0		1
Setbacks	Table 30-448 for Building Setback; Sec. 30-366 for parking setbacks	Min Front Yard	5' min - 20' max	19' min.
		Min Side Yard	5'	11' min.
		Min Rear Yard	10'	57'
		Bldg to Bldg	30'	30'
Maximum Height	Table No. 30-447	55' (4 stories)		55'
Patio (enclosed or open) and sunshade when attached to dwelling unit	Table No. 30-448	Balconies/ patio can encroach into the setback by 6' (see note 10)		Patios into allowed setback 1'
Lot Coverage	Table No. 30-447	Max 70% of gross acres		28%
Storage	Section 30-450	125 CF for each unit		Every unit has at least 125 CF of storage
Minimum private open space per unit	Table No. 30-447	120 S.F. ground floor patio; 80 s.f. balcony		Comply
Minimum usable open space	Table No. 30-447	Total: 35% (Private and Common)		36%
Minimum common open space	Table No. 30-447	Total: 30% (Common including fitness, club area)		30%
Refuse/ Recycle bins	Section 30-450	0-8 DU (1) 3-yard bin; 16-24 DU (2) 3-yard bins; every additional 8 DU (+1 bin)		Pending sanitation review of proposed 20 bins based on 2x per week pickup
Minimum Landscape area	Section 30-669.a.3	15%		28%
Parking	Table No. 30-447; Table No. 30-455.A and Section 30-693	1 Bedroom	1.75	1.75
		2 Bedrooms	1.75	1.75
		3 Bedrooms	1.75	1.75
		Garages	10'x20'	10'x20'
		Standard stalls	9'x19'	9'x19'
		Carport	10'x20'	9'x19'
		Tandem	40' deep	Comply
		Parallel	8x22	n/a
Drive aisle	Driveway: 26'; 30' for 3+ stories	Comply		

PROJECT DESCRIPTION	
265 UNIT APARTMENT PROJECT CONSISTING OF TWO 4 STORY TYPE V APARTMENT BUILDINGS AND FOUR 3 STORY TYPE V APARTMENTS WITH TUCK-UNDER GARAGES AND SURFACE PARKING	
ZONING	R4
PROPOSED USE	MULTIFAMILY
TOTAL UNITS	265 UNITS
SITE AREA	8.1 AC 354,027 S.F.
DENSITY	32.61 DU/AC
CONSTRUCTION TYPE	TYPE V
OCCUPANCY	R2, A, B

BUILDING/ UNIT MIX

BLDG. TYPE	1 BR / 1 BA				2 BR / 2 BA			3 BR / 2 BA		TOTAL UNIT
	A1	A2	A3	A4	B1	B2	B3	C1		
A-1	13	14	47		17		10		101	
B-2	12	16	9		28		3		68	
C-3				6		12		6	24	
C-4				6		12		6	24	
C-5				6		12		6	24	
C-6				6		12		6	24	
SUB-TOTAL	25	30	56	24	45	48	13	24	265	
%	51%				40%			9%	100%	

NET RENTABLE

UNIT TYPE	QTY.	NET RENTABLE PER UNIT SQ.FT.	TOTAL NET RENTABLE SQ.FT.	PRIVATE OPEN SPACE SQ.FT.	TOTAL PRIVATE OPEN SPACE SQ.FT.
A1	25	610	15,250	81	2,025
A2	30	709	21,270	80	2,400
A3	56	704	39,424	80	4,480
A4	24	756	18,144	80	1,920
B1	45	964	43,380	85	3,825
B2	48	1,030	49,440	80	3,840
B3	13	1,060	13,780	80	1,040
C1	24	1,399	33,576	80	1,920
TOTAL	265	884	234,264		21,450

PARKING SUMMARY

TOTAL PARKING REQUIRED

UNIT TYPE	UNITS	RATIO	QTY.
1 BR	135	1.75	236
2 BR	106	1.75	186
3 BR	24	1.75	42
TOTAL REQUIRED	265		464

TOTAL PARKING PROVIDED

RESIDENT PARKING PROVIDED	QTY.	%
STANDARD STALL	170	37%
GARAGES	100	22%
CARPORT	194	42%
TOTAL STALLS PROVIDED	464	100%
RESIDENT PARKING RATIO	1.75	STALL/ DU

RESIDENTIAL PARKING SUMMARY

ACCESSIBLE PARKING REQUIRED CBC 1109A.4 & 1109A.5					
RESIDENTIAL STALLS	STALLS*	FACTOR	STD.	VAN 1/8	TOTAL
ASSIGNED RESIDENTIAL	277	2%	5	1	6
UNASSIGNED GUEST	0	5%	0	0	0
UNASSIGNED LEASING	0	5%	0	0	0
			5	1	6

* THE ACCESSIBLE STALLS FOR EV ARE CALCULATED BELOW AND NOT INCLUDED IN THIS COUNT.
* (CALCULATED NUMBER OF STALLS = ALL PROVIDED - EV CHARGERS - EV READY)

EV STALLS REQUIRED CGBC 4.106.4.2.2 & 4.106.4.2.1.2				
ASSIGNED	MIN. FACTOR	ADJ. FACTOR	TOTAL	
EV CHARGERS	5%	-	24	
EV READY - LOW POWER	25%	-	116	
EV CAPABLE**	10%	-	47	
			187	
	STD.	1/25 - 8' AISLE*	TOTAL	
	179	8	187	

GROSS BUILDING AREA

BUILDING TYPE	AREA S.F.	AMOUNT	TOTAL
A	134,806	1	134,806
B	90,524	1	90,524
C	31,038	4	124,152
TOTAL		6	349,482

LOT COVERAGE

MAX. REQUIRED	PROVIDED
70%	28%

OPEN SPACE

TYPE	AREA S.F.
REQUIRED USABLE OPEN SPACE: 35%, PRIVATE + COMMON	123,909
REQUIRED COMMON OPEN SPACE: 30%	106,208
REQUIRED LANDSCAPE: 15% SITE AREA	53,104
FITNESS	1,268
MISC. COMMON AREAS	1,239
YOGA	484
CLUB	703
LEASING LOUNGE	1,078
LOUNGE 1	407
MAIL LOUNGE	788
CO-WORKING	822
REMOTE OFFICE 1	271
REMOTE OFFICE 2	271
LOUNGE 2	1,003
RESTROOMS	389
OUTDOOR LANDSCAPE AREAS	97,652
COURTYARD 1	
COURTYARD 2	
PERIMETER LANDSCAPE AREAS	
MISC. LANDSCAPE AREAS	
POCKET PARK	
PRIVATE OPEN SPACE	21,450
TOTAL USABLE OPEN SPACE PROVIDED	127,825
TOTAL COMMON OPEN SPACE PROVIDED	106,375
TOTAL LANDSCAPE PROVIDED	97,652
AVERAGE USABLE OPEN SPACE S.F. PER UNIT PROVIDED	482

STORAGE

REQUIRED: MIN. 125 CF PER UNIT	265 UNITS
PROVIDED	265 UNITS



FOOTHILL AND MAPLE

FONTANA, CA

PROJECT SUMMARY



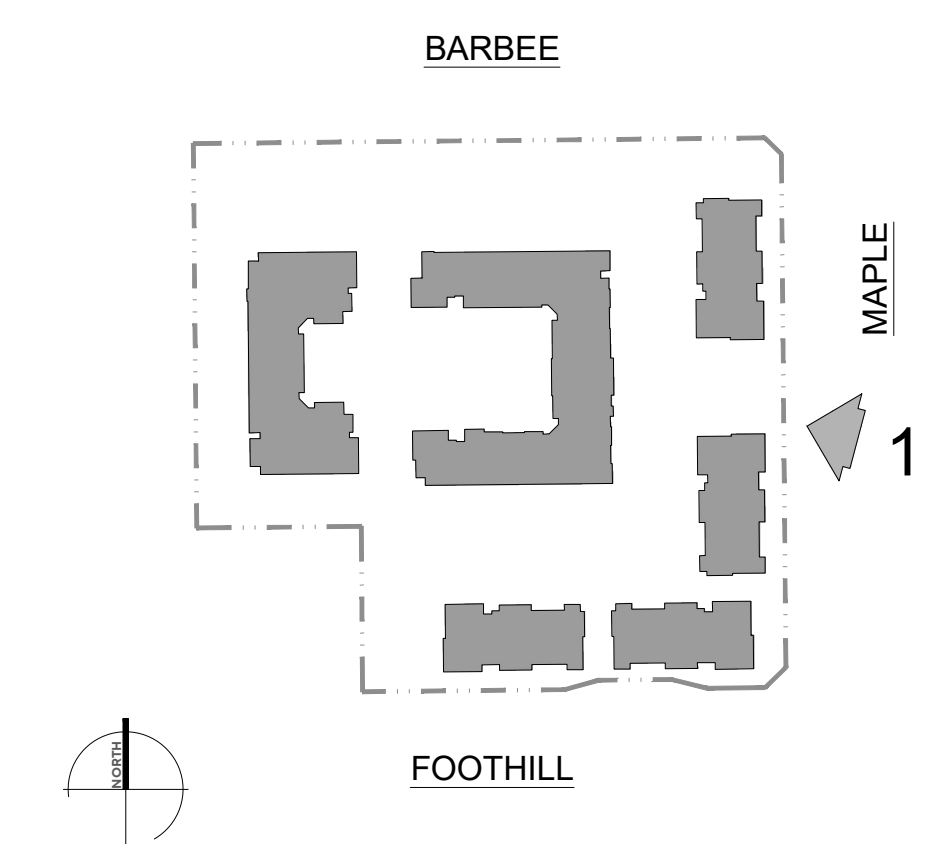
A1.1

SCALE N/A
JOB NO. 2023-0653
DATE 02-27-2026



VIEW ON MAPLE LOOKING WEST 1

KEY MAP



FOOTHILL AND MAPLE

FONTANA, CA

CONCEPTUAL PERSPECTIVE



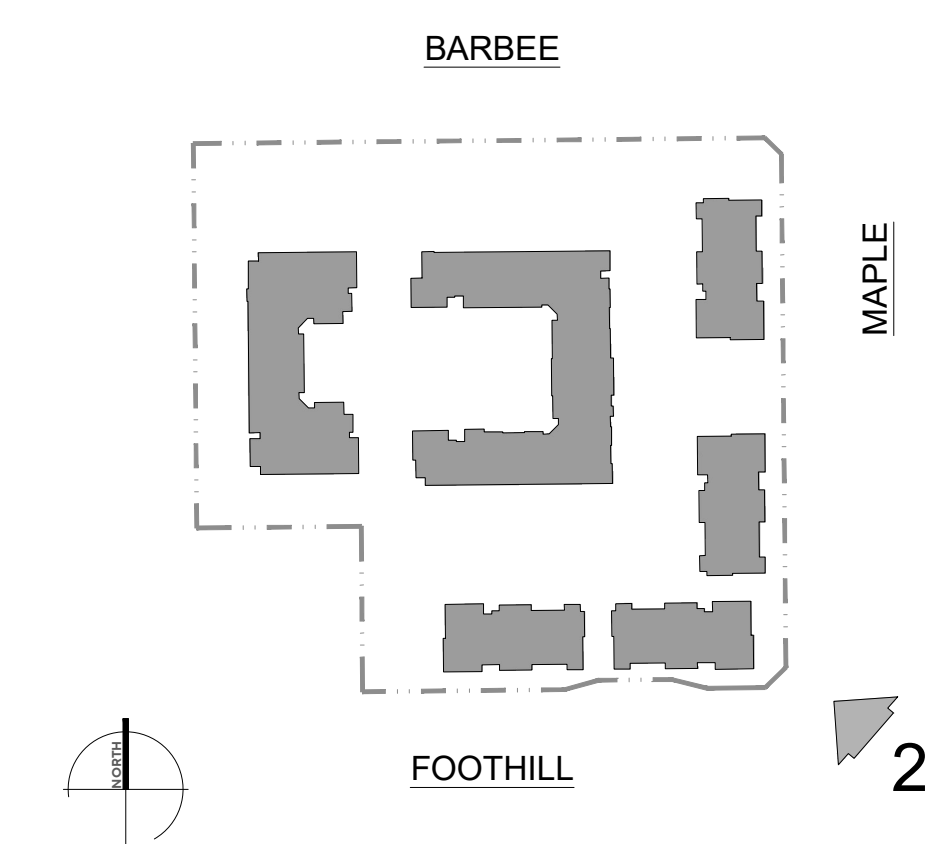
A1.11

JOB NO. 2023-0653
DATE 02-27-2026



VIEW AT CORNER OF MAPLE AND Foothill LOOKING NORTHWEST 2

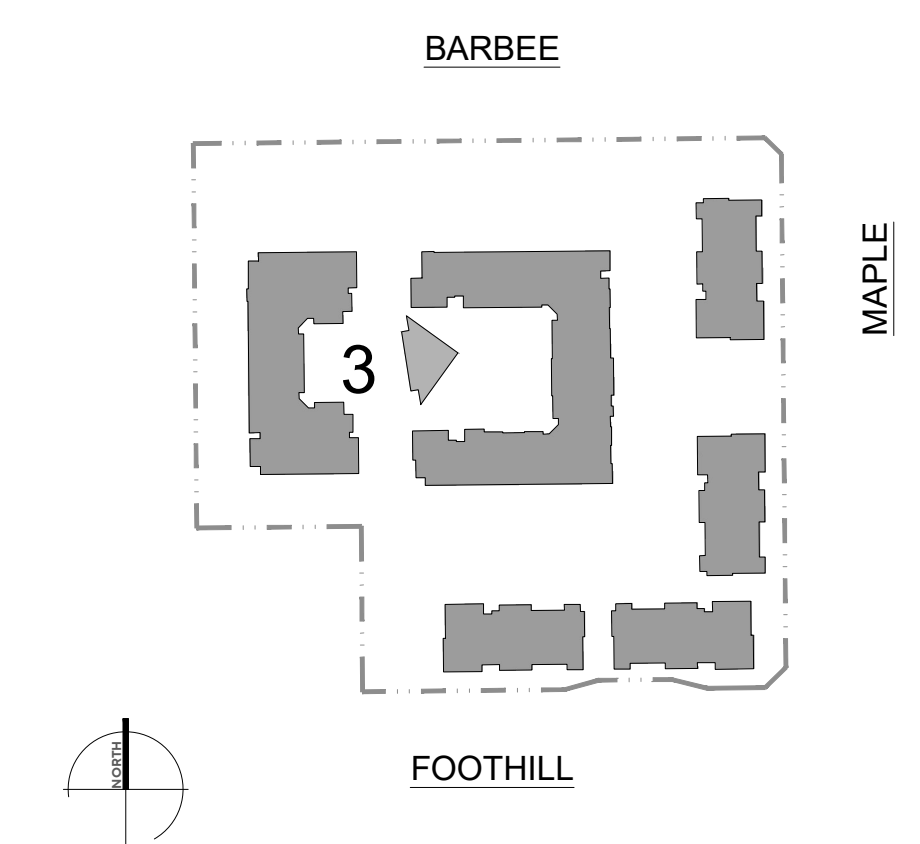
KEY MAP





VIEW OF BLDG A COURTYARD LOOKING EAST 3

KEY MAP



FOOTHILL AND MAPLE

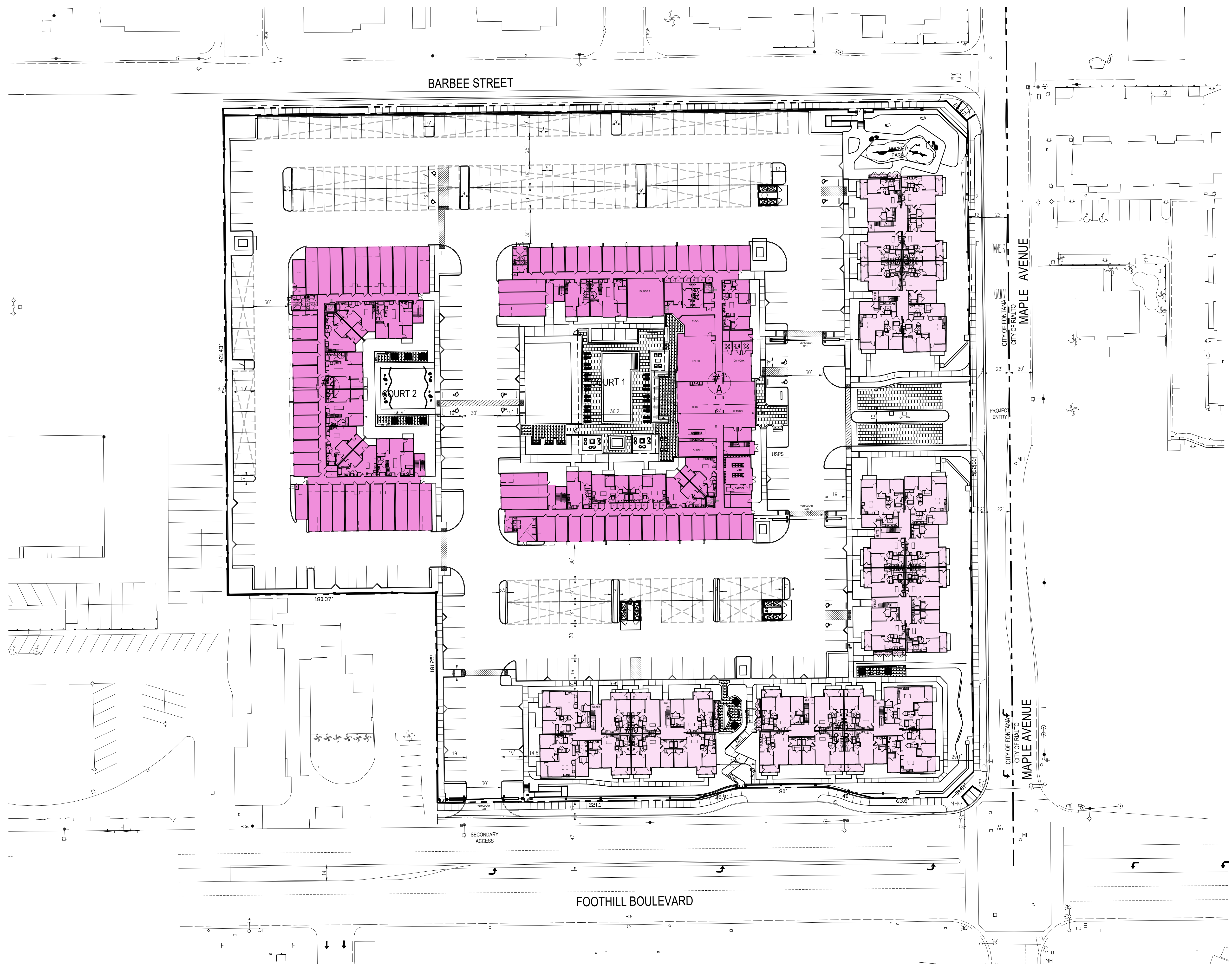
FONTANA, CA

CONCEPTUAL PERSPECTIVE



A1.13

JOB NO. 2023-0653
DATE 02-27-2026



LEGEND

- 3-STORY BUILDING
- 4-STORY BUILDING

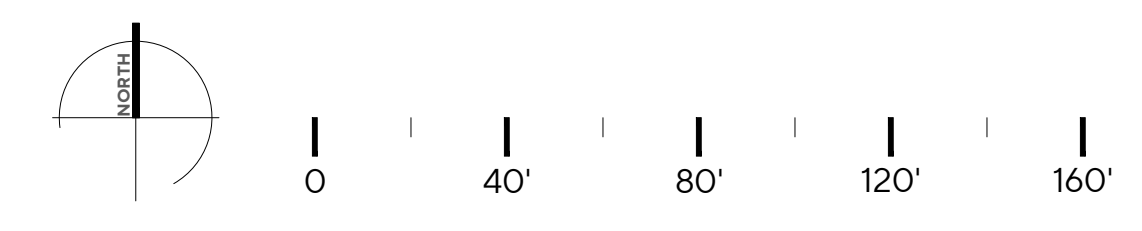
- NOTES:
- SITE LOCATION: NORTHWEST OF FOOTHILL BOULEVARD AND MAPLE AVENUE
 - APN: 0243-142-01, 02, 03, 04, 05, & 06
 - LEGAL DESCRIPTION: A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY
 - SEE TTM FOR ANY LEGAL EASEMENTS OR OTHER PERTINENT LEGAL FEATURES
 - SEE CIVIL PLANS FOR ANY IMPROVEMENTS WITHIN 100' OF SITE BOUNDARIES
 - SEE TTM FOR STREET DEDICATIONS AND IMPROVEMENTS
 - SEE CONCEPT GRADING PLAN FOR EXISTING AND PROPOSED UTILITIES
 - SEE CONCEPT GRADING PLAN FOR LINE OF SIGHT
 - SEE SHEET A1.3 FOR FIRE TRUCK TURN RADIUS PER CITY STANDARDS



FOOTHILL AND MAPLE

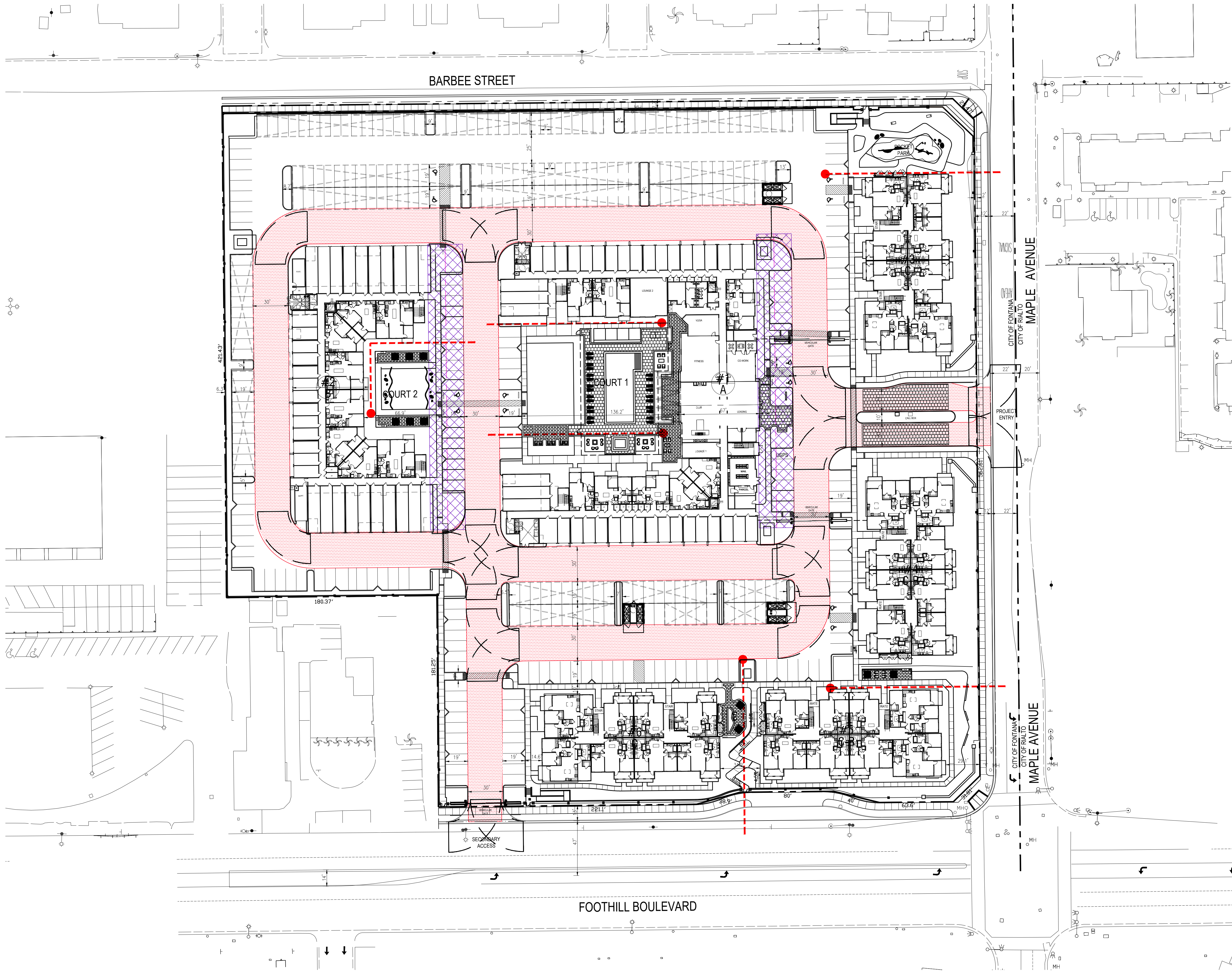
FONTANA, CA

CONCEPTUAL SITE PLAN

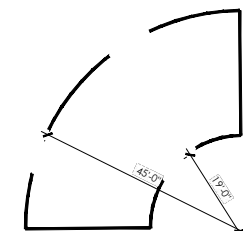

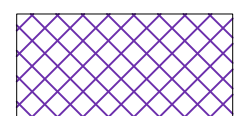



A1.2

SCALE 1" = 40'
 JOB NO. 2023-0653
 DATE 02-27-2026



LEGEND

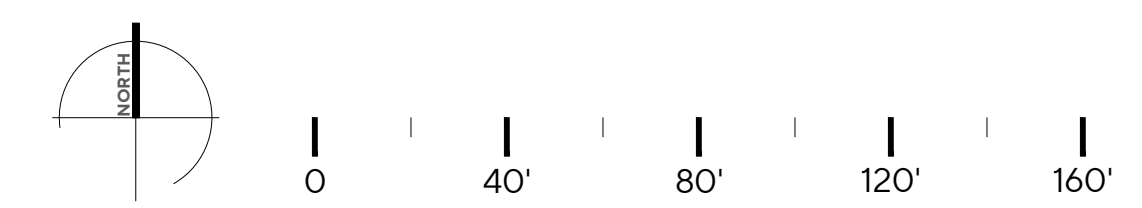
-  FIRE APARATUS TURNING RADIUS
-  150'-0" MAX. HOSE PULL
-  15'-0" - 30'-0" FIRE LADDER SETBACK (4-STORY BUILDINGS)
-  30'-0" WIDE (MIN.) PAVED FIRELANE



FOOTHILL AND MAPLE

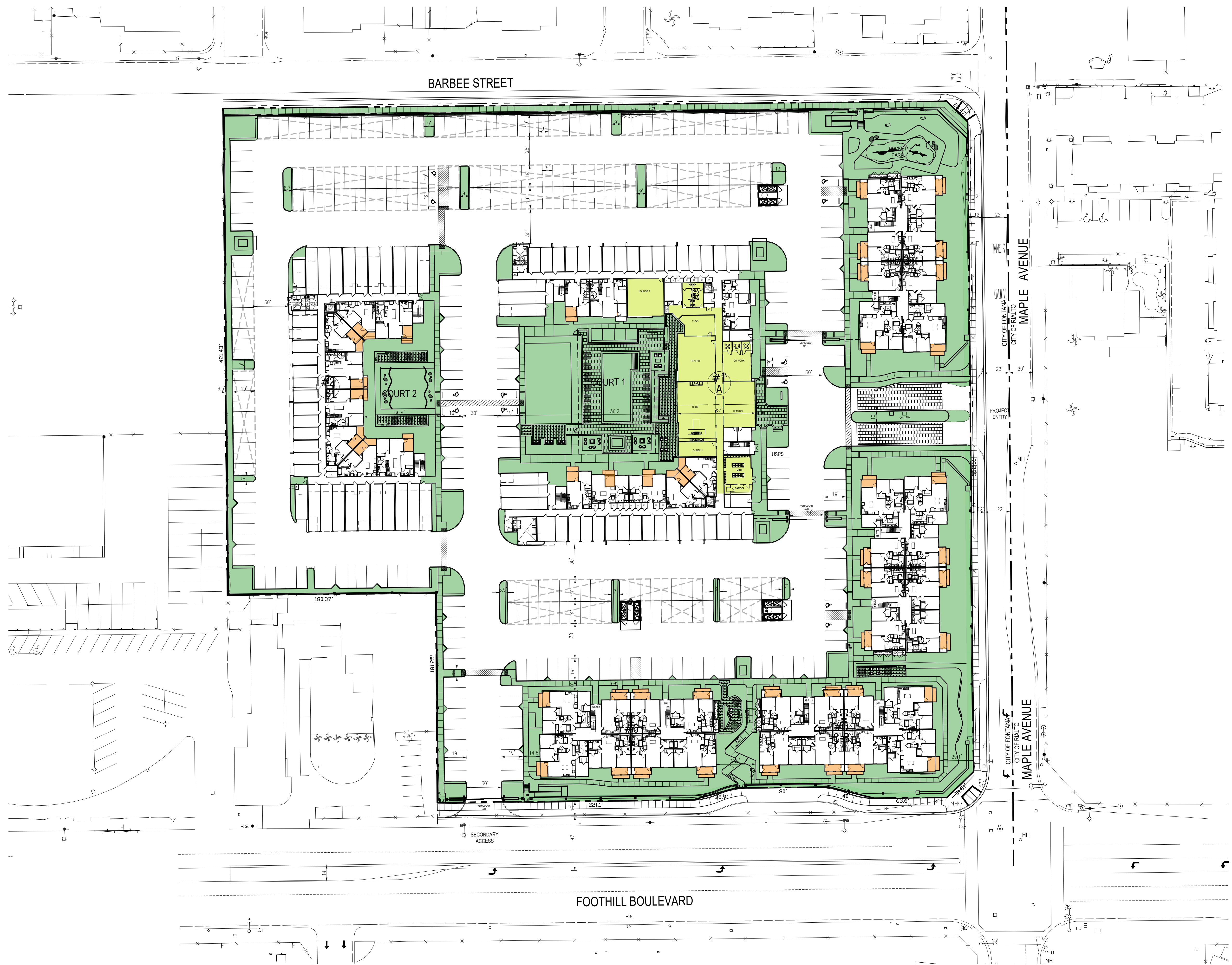
FONTANA, CA

FIRE ACCESS PLAN



A1.3

SCALE 1" = 40'
 JOB NO. 2023-0653
 DATE 02-27-2026



LEGEND

- PRIVATE OPEN SPACE
- OUTDOOR COMMON OPEN SPACE
- INTERIOR AMENITY

OPEN SPACE

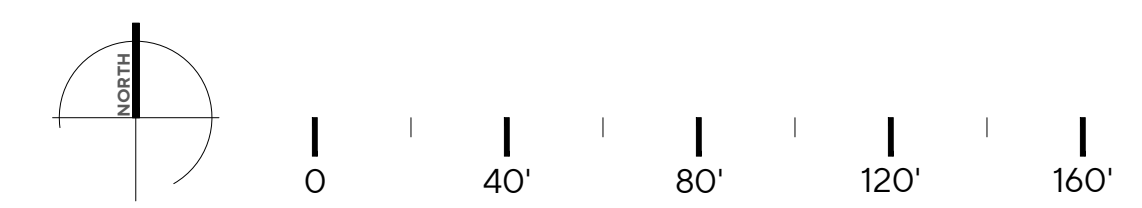
TYPE	AREA S.F.
REQUIRED USABLE OPEN SPACE: 35% PRIVATE + COMMON	123,909
REQUIRED COMMON OPEN SPACE: 30%	106,208
REQUIRED LANDSCAPE: 15% SITE AREA	53,104
FITNESS	1,268
MISC. COMMON AREAS	1,239
YOGA	484
CLUB	703
LEASING LOUNGE	1,078
LOUNGE 1	407
MAIL LOUNGE	788
CO-WORKING	822
REMOTE OFFICE 1	271
REMOTE OFFICE 2	271
LOUNGE 2	1,003
RESTROOMS	389
OUTDOOR LANDSCAPE AREAS	97,652
COURTYARD 1	
COURTYARD 2	
PERIMETER LANDSCAPE AREAS	
MISC. LANDSCAPE AREAS	
POCKET PARK	
PRIVATE OPEN SPACE	21,450
TOTAL USABLE OPEN SPACE PROVIDED	127,825
TOTAL COMMON OPEN SPACE PROVIDED	106,375
TOTAL LANDSCAPE PROVIDED	97,652
AVERAGE USABLE OPEN SPACE S.F. PER UNIT PROVIDED	482



FOOTHILL AND MAPLE

FONTANA, CA

OPEN SPACE PLAN

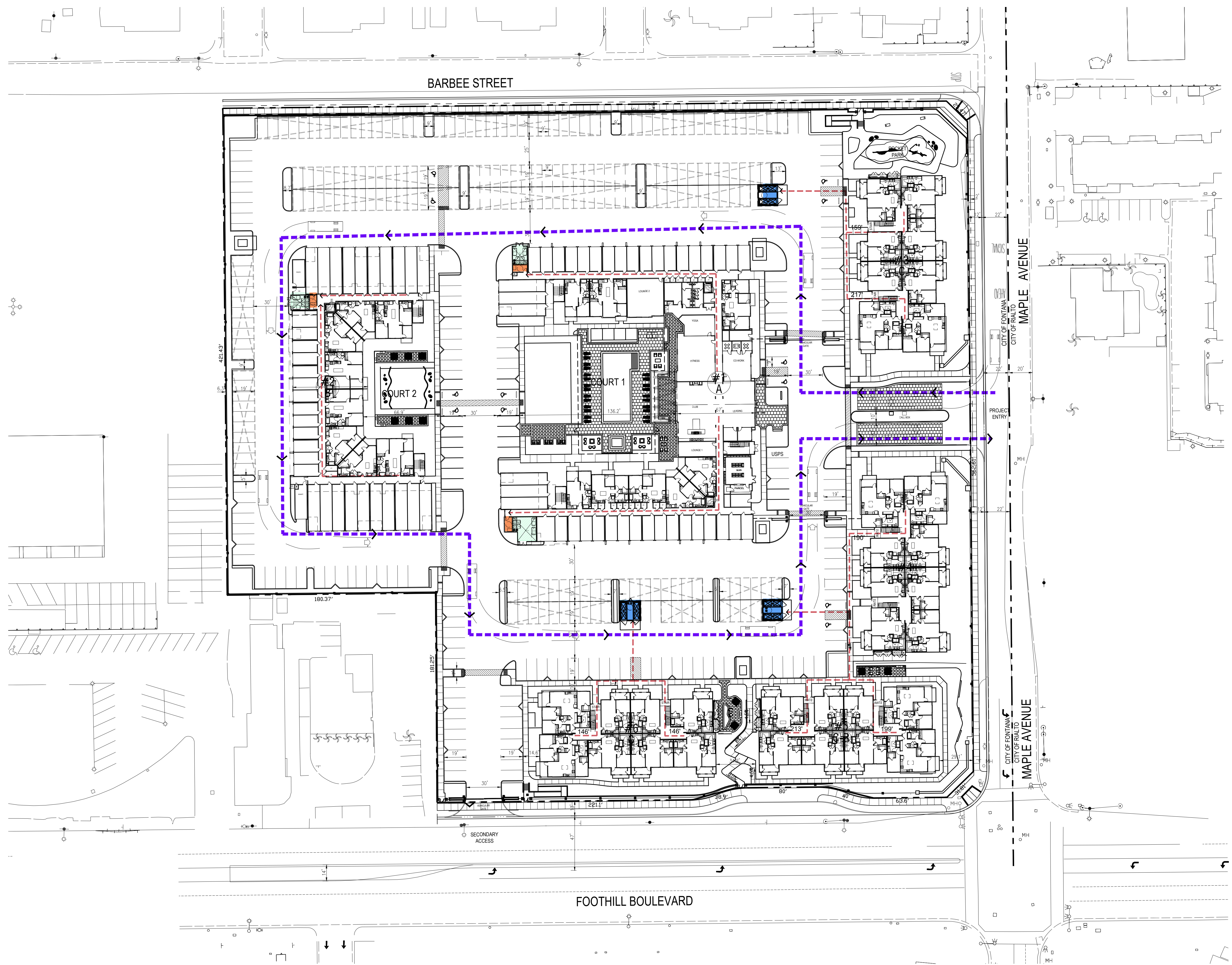


A1.4

SCALE 1" = 40'
 JOB NO. 2023-0653
 DATE 02-27-2026

LEGEND

- TRASH HAULER TRUCK ROUTE ----->
- RESIDENT TRASH ROUTE ----->
- TRASH TERMINATION ROOM
- TRASH CHUTE ROOM
- REMOTE TRASH ENCLOSURE



TRASH NARRATIVE

FOR BLDG 1 AND 2, WHICH ARE 4 STORY BUILDINGS, RESIDENTS BRING THEIR TRASH AND RECYCLING TO THE TRASH CHUTE LOCATION ON EVERY LEVEL. THE CHUTES LEAD TO A TRASH TERMINATION ROOM ON THE GROUND FLOOR.

FOR BLDG 3,4,5,6 WHICH ARE 3 STORY BUILDINGS, RESIDENTS BRING THEIR TRASH AND RECYCLING TO REMOTE TRASH ENCLOSURES LOCATED NEARBY.

ON PICKUP DAYS, BUILDING MANAGEMENT WILL POSITION BINS BY THE DOORS OF THE TRASH TERMINATION ROOMS FOR EASE OF ROLLING OUT, WHERE BINS WILL AWAIT PICKUP BY TRASH HAULER TRUCKS.

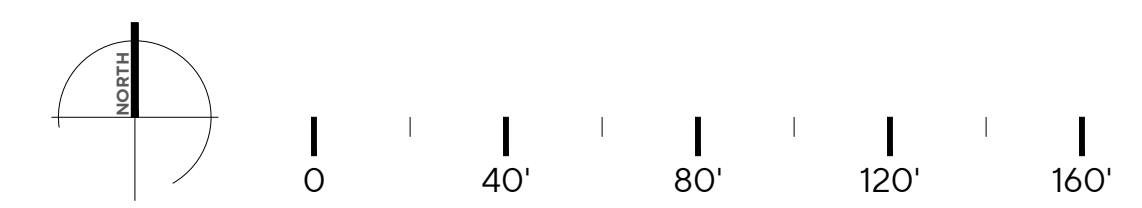
TRASH HAULERS WILL ENTER THE SITE FROM MAPLE AVE. IT WILL TURN RIGHT AT THE FIRST DRIVE AISLE HEADING NORTH, THEN WEST AND SERVICE THE REMOTE TRASH ENCLOSURE OUTSIDE BLDG 3. THE TRUCK WILL CONTINUE WEST AND SERVICE THE TERMINATION ROOM IN BLDG A. THE TRUCK WILL CONTINUE UNTIL THE END OF THE DRIVE, THEN TURN LEFT AND HEAD SOUTH AND SERVICE THE TRASH TERMINATION ROOM IN BLDG B. THEN TURN LEFT AND HEAD EAST, THEN TURN RIGHT AND HEAD SOUTH BRIEFLY BEFORE TURNING LEFT AND HEAD EAST. IT WILL SERVICE THE REMOTE TRASH ENCLOSURE OUTSIDE BLDG 6, THEN BLDG 5. IT WILL THEN TURN LEFT AND HEAD NORTH, THEN TURN RIGHT AND HEAD EAST TO EXIT THE SITE ONTO MAPLE AVE.



FOOTHILL AND MAPLE

FONTANA, CA

WASTE MANAGEMENT PLAN

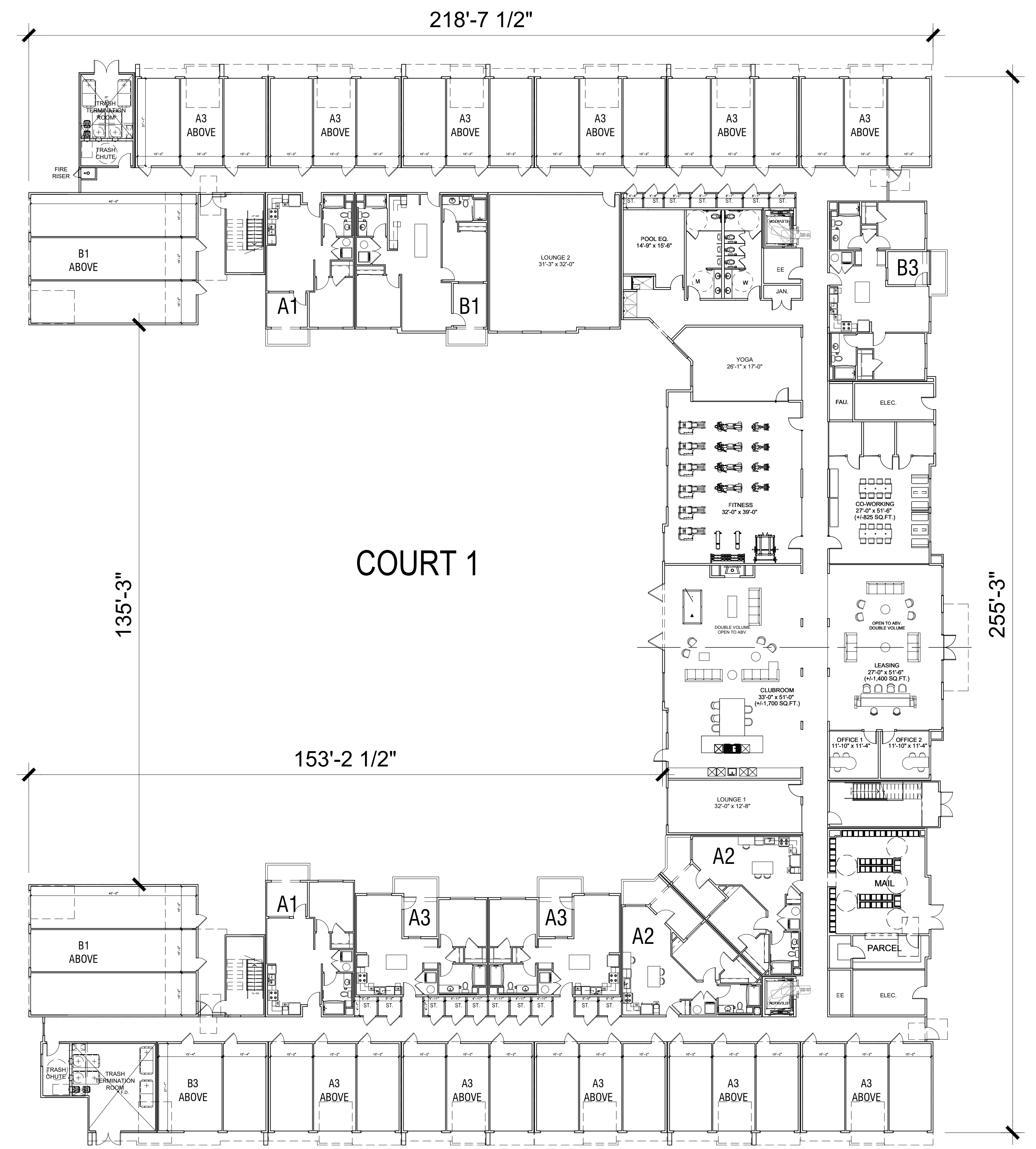


A1.5

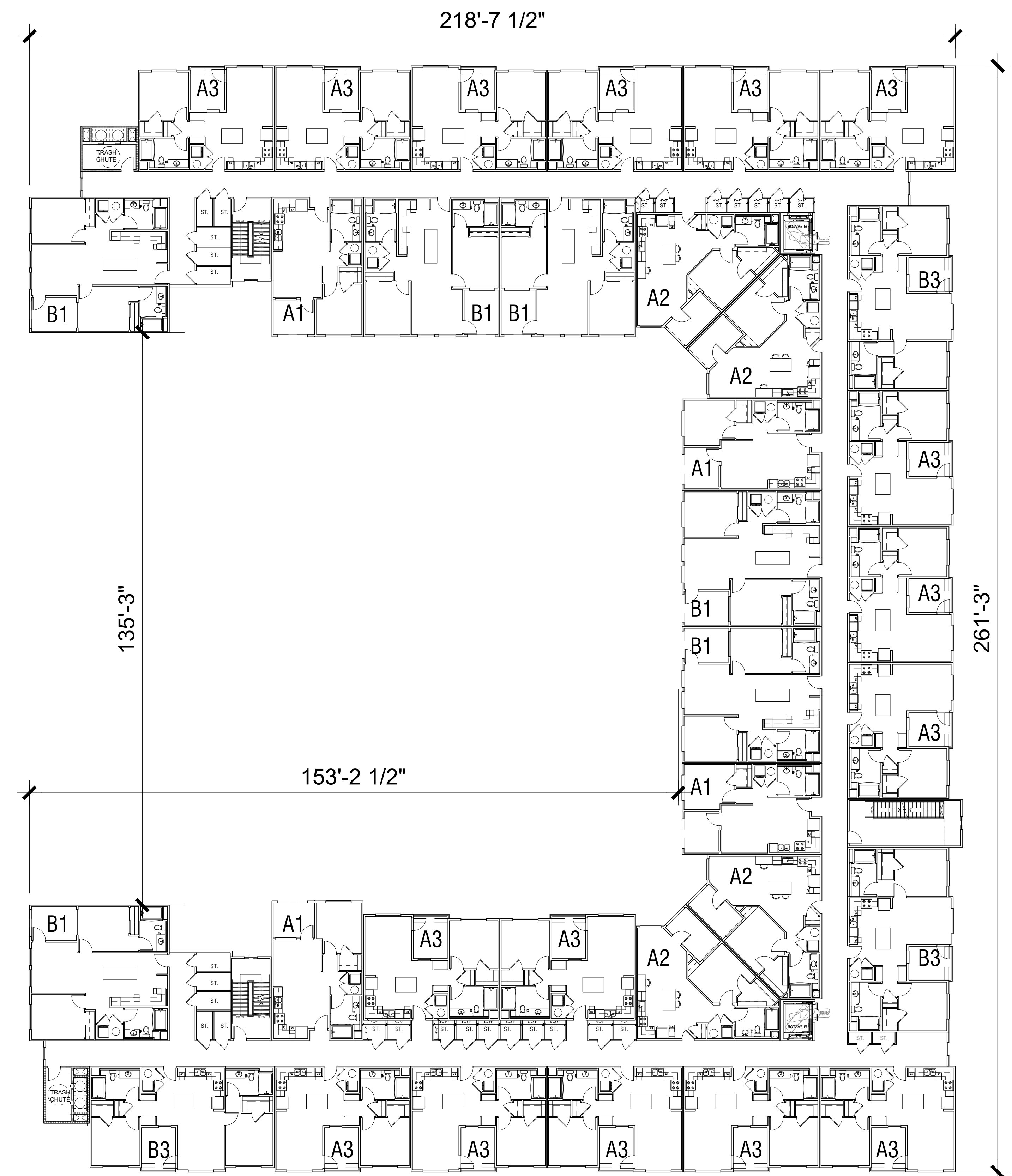
SCALE 1" = 40'
 JOB NO. 2023-0653
 DATE 02-27-2026



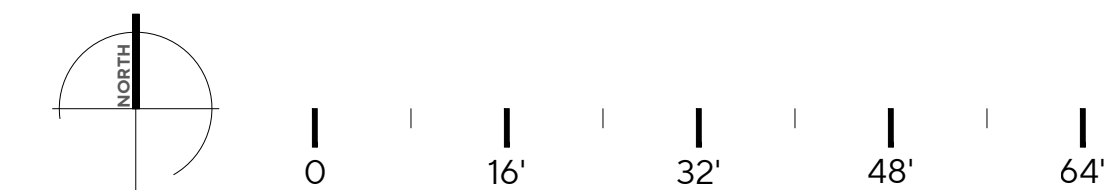
SECOND FLOOR PLAN



FIRST FLOOR PLAN



THIRD & FOURTH FLOOR PLANS



MATERIAL / COLOR LEGEND

- 1 SPANISH "S" TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 DECORATIVE GABLE VENT
- 4 ALUMINUM STOREFRONT GLAZING SYSTEM
- 5 VINYL WINDOW
- 6 STONE VENEER
- 7 METAL AWNING
- 8 METAL RAILING
- 9 DECORATIVE GABLE DETAIL
- 10 SECTIONAL GARAGE DOOR
- 11 DECORATIVE TILE
- 12 DECORATIVE LOUVERED VENT
- 13 DECORATIVE TRIM
- 14 DECORATIVE SHUTTER
- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



EAST ELEVATION-1



SOUTH ELEVATION-2

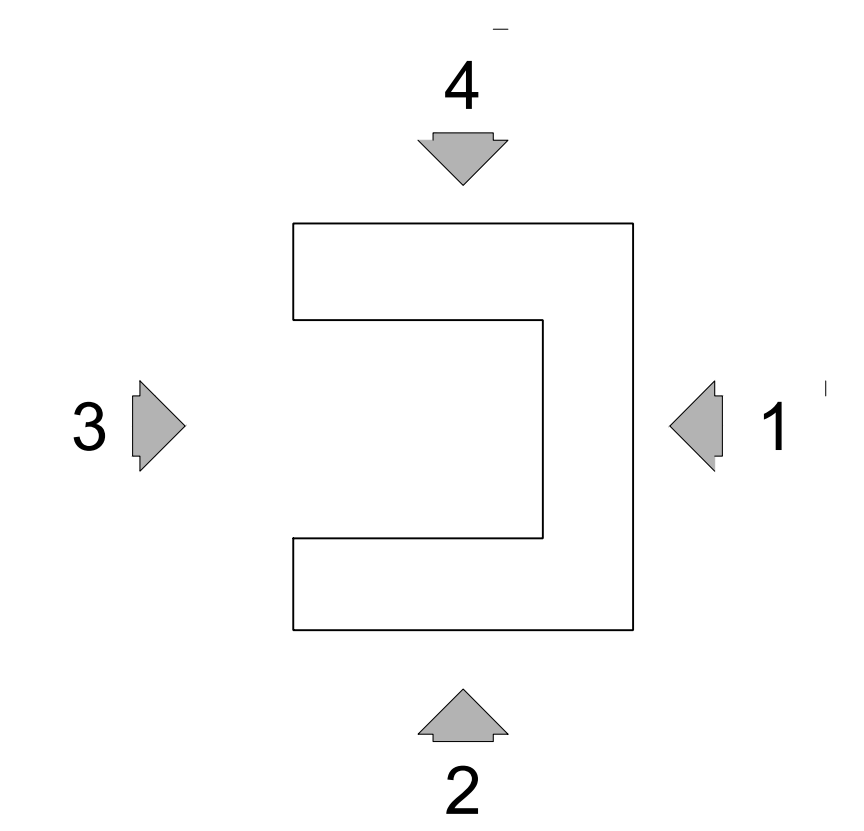


WEST ELEVATION-3



NORTH ELEVATION-4

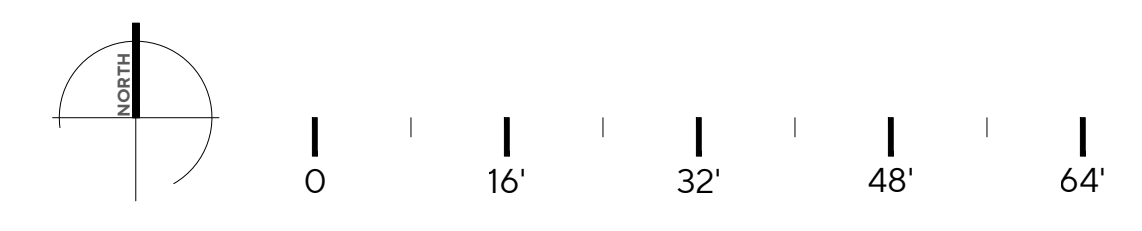
KEY MAP-A



FOOTHILL AND MAPLE

FONTANA, CA

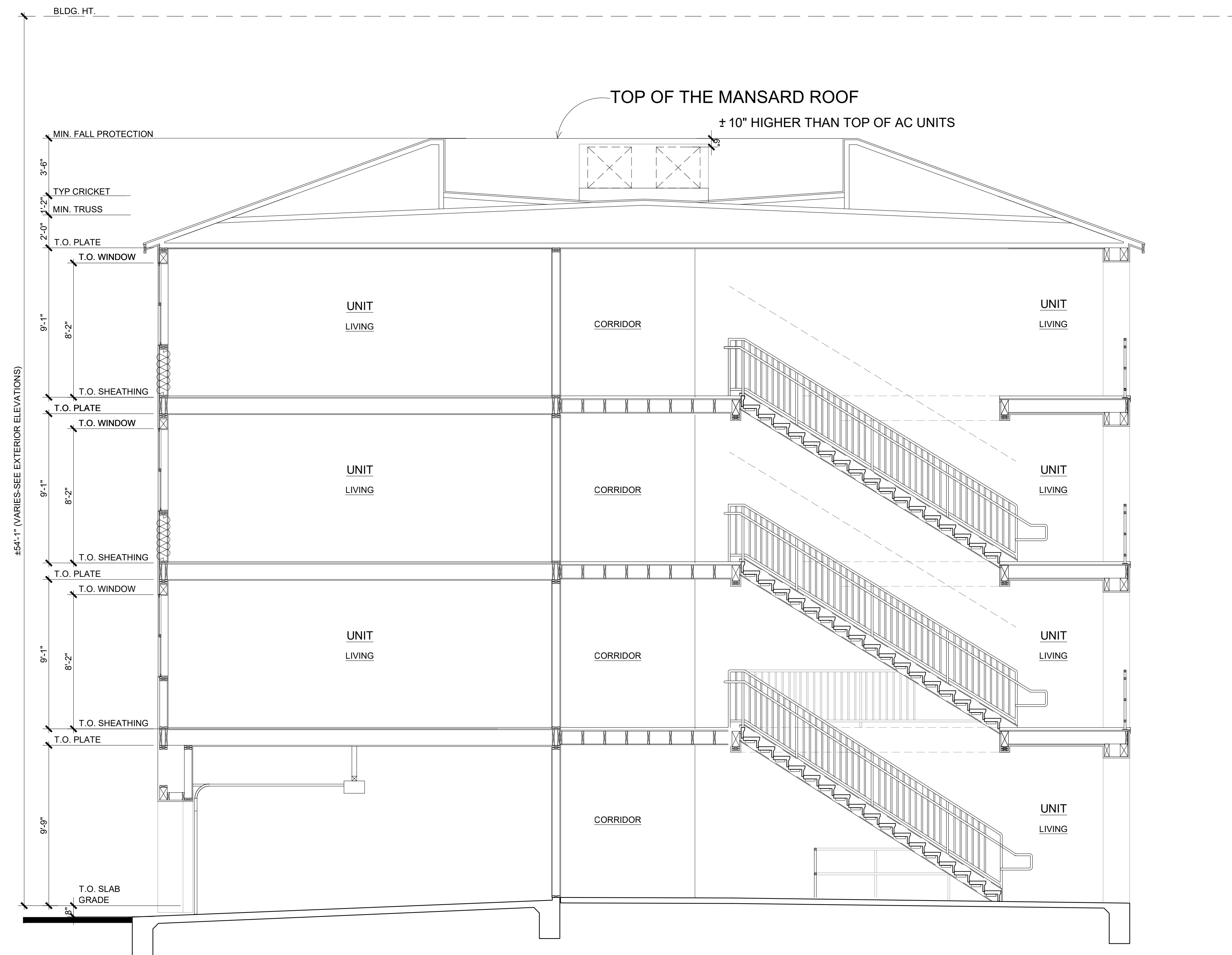
BLDG A ELEVATIONS



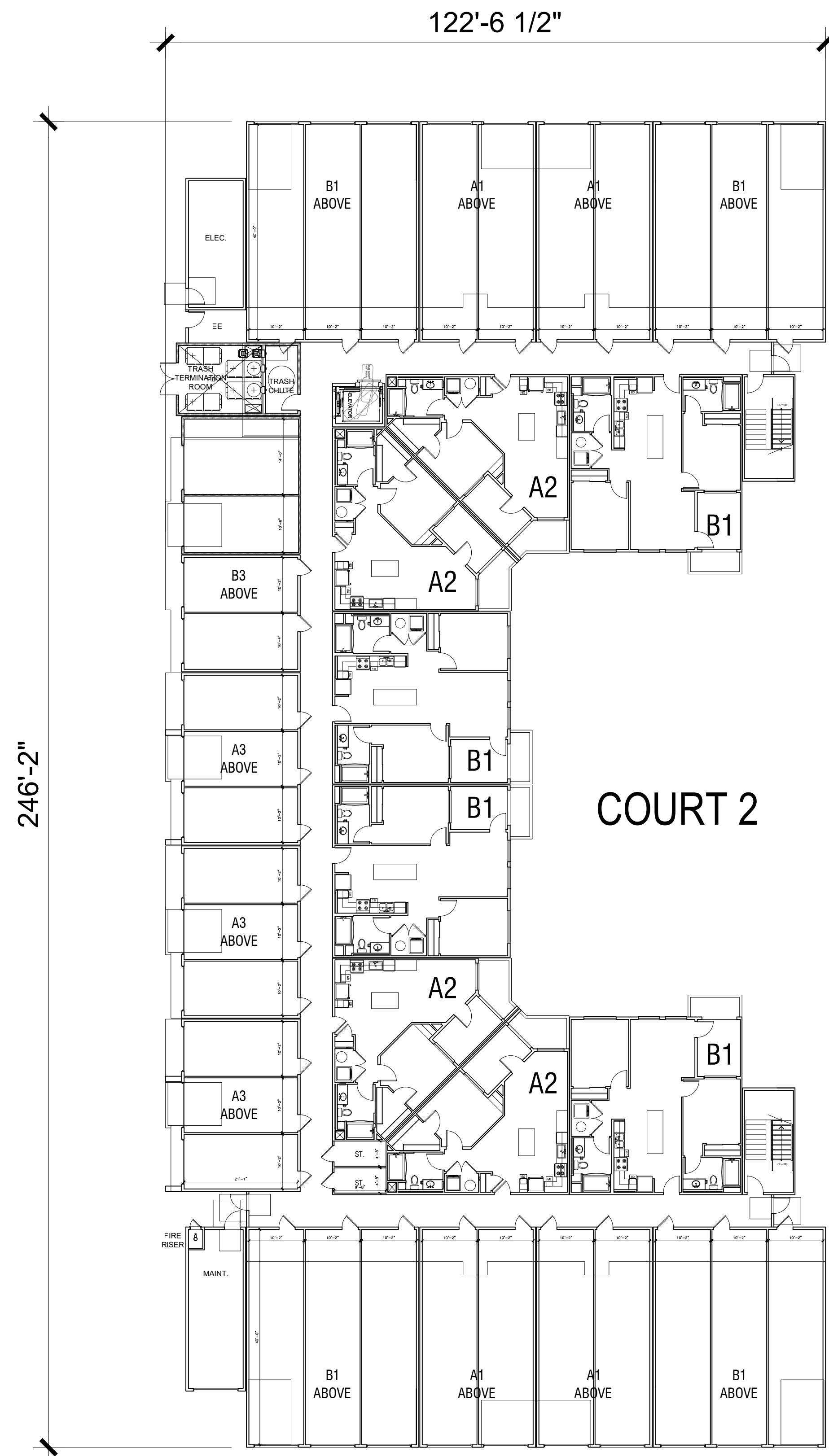
A2.3

SCALE 1/16" = 1'
 JOB NO. 2023-0653
 DATE 02-27-2026

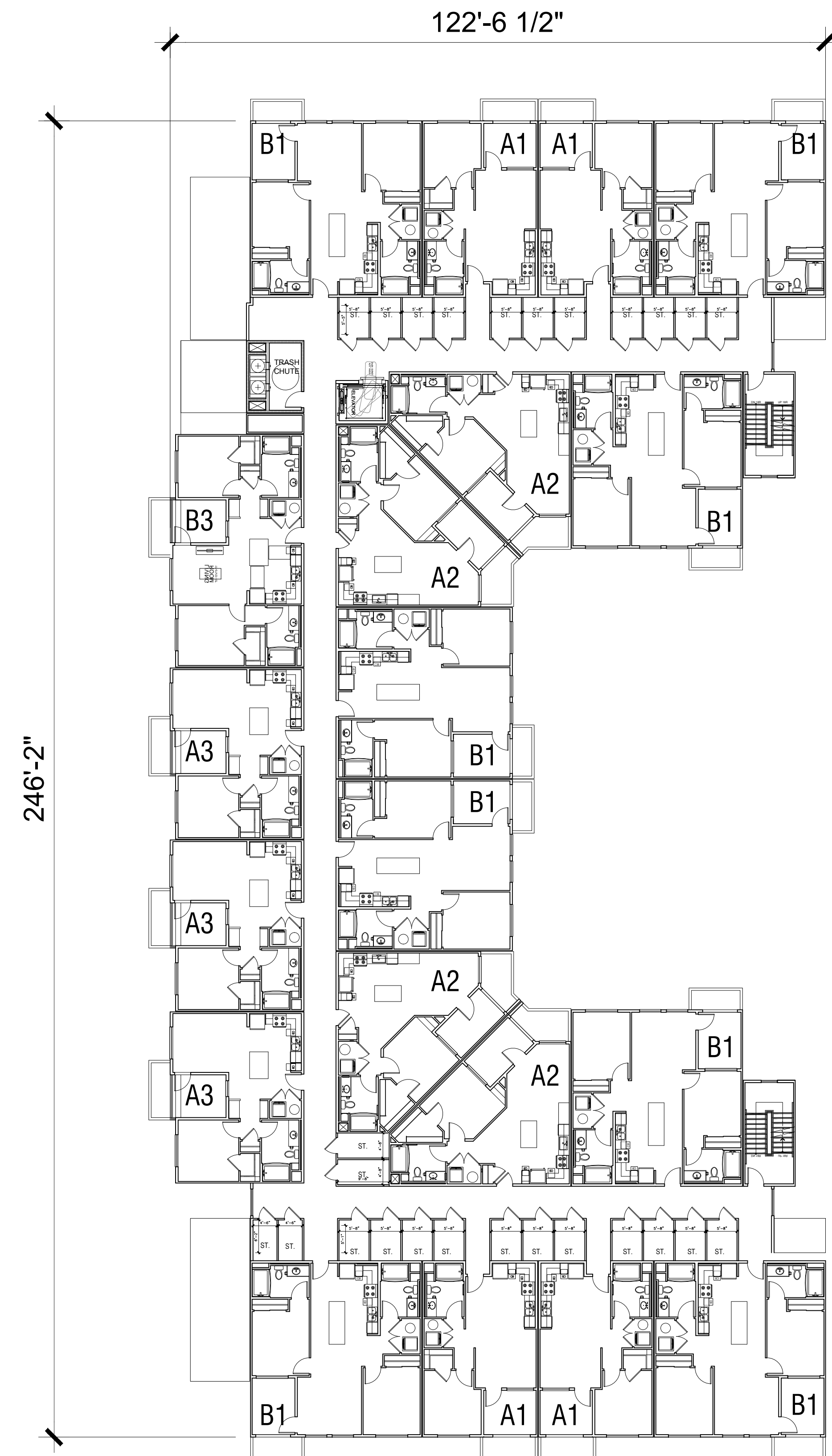




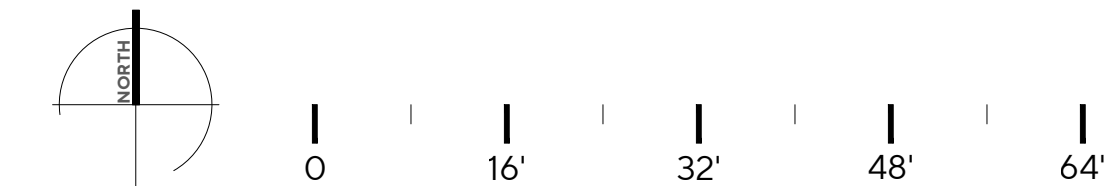
ROOFTOP MECH EQUIPMENT SCREENING



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MATERIAL / COLOR LEGEND

- 1 SPANISH "S" TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 DECORATIVE GABLE VENT
- 4 ALUMINUM STOREFRONT GLAZING SYSTEM
- 5 VINYL WINDOW
- 6 STONE VENEER
- 7 METAL AWNING
- 8 METAL RAILING
- 9 DECORATIVE GABLE DETAIL
- 10 SECTIONAL GARAGE DOOR
- 11 DECORATIVE TILE
- 12 DECORATIVE LOUVERED VENT
- 13 DECORATIVE TRIM
- 14 DECORATIVE SHUTTER
- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



EAST ELEVATION-1



SOUTH ELEVATION-2

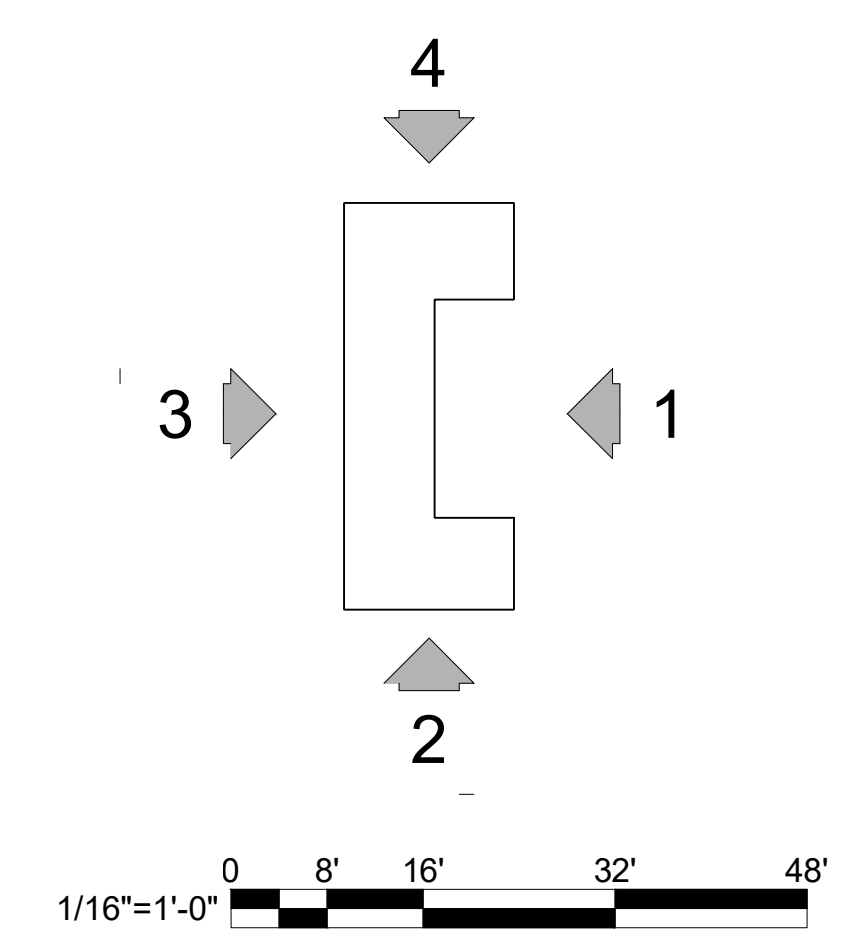


WEST ELEVATION-3



NORTH ELEVATION-4

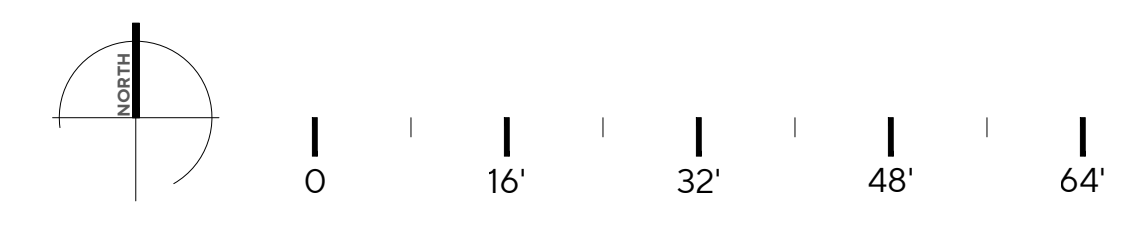
KEY MAP-B



FOOTHILL AND MAPLE

FONTANA, CA

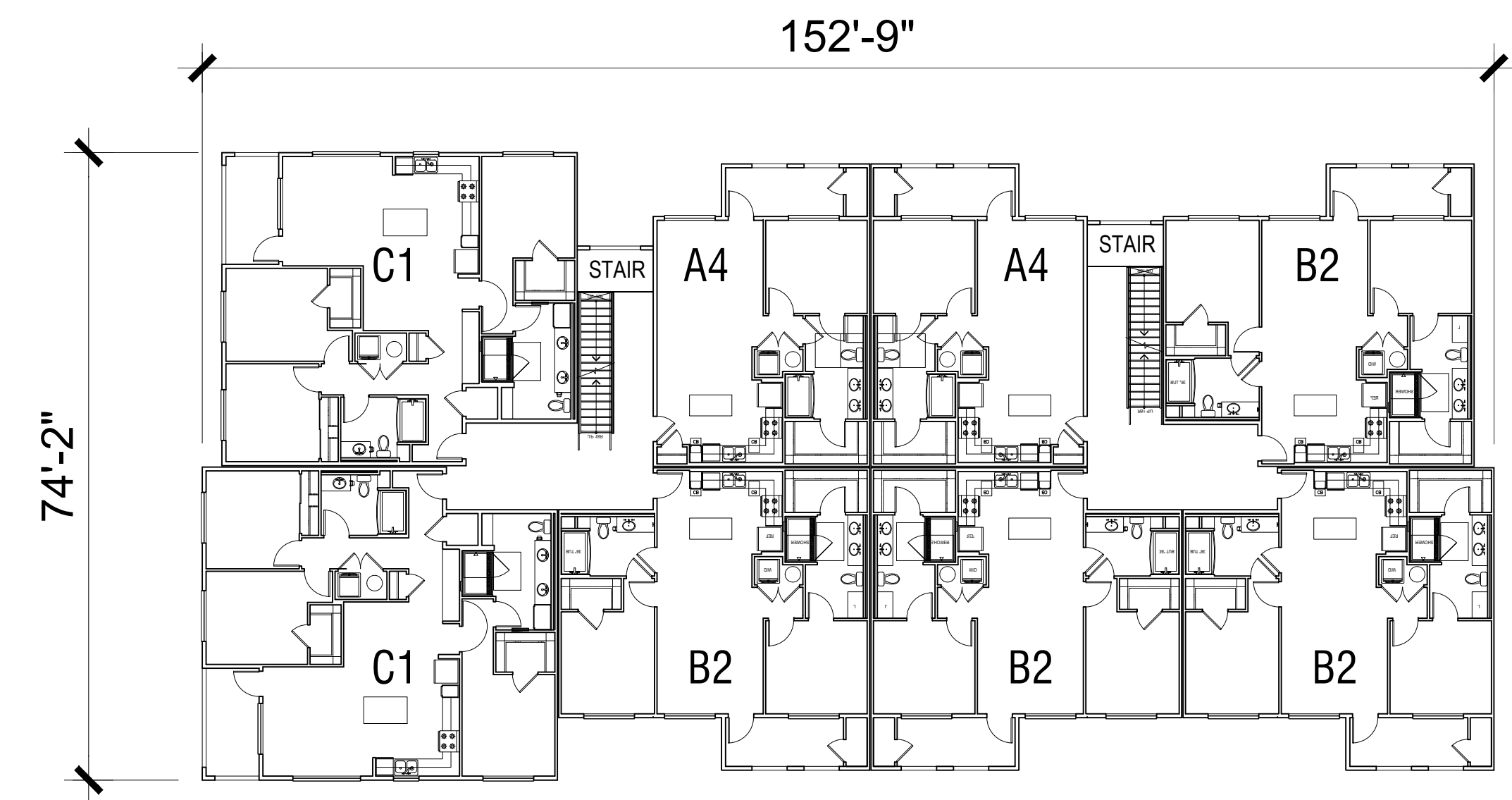
BLDG B ELEVATIONS



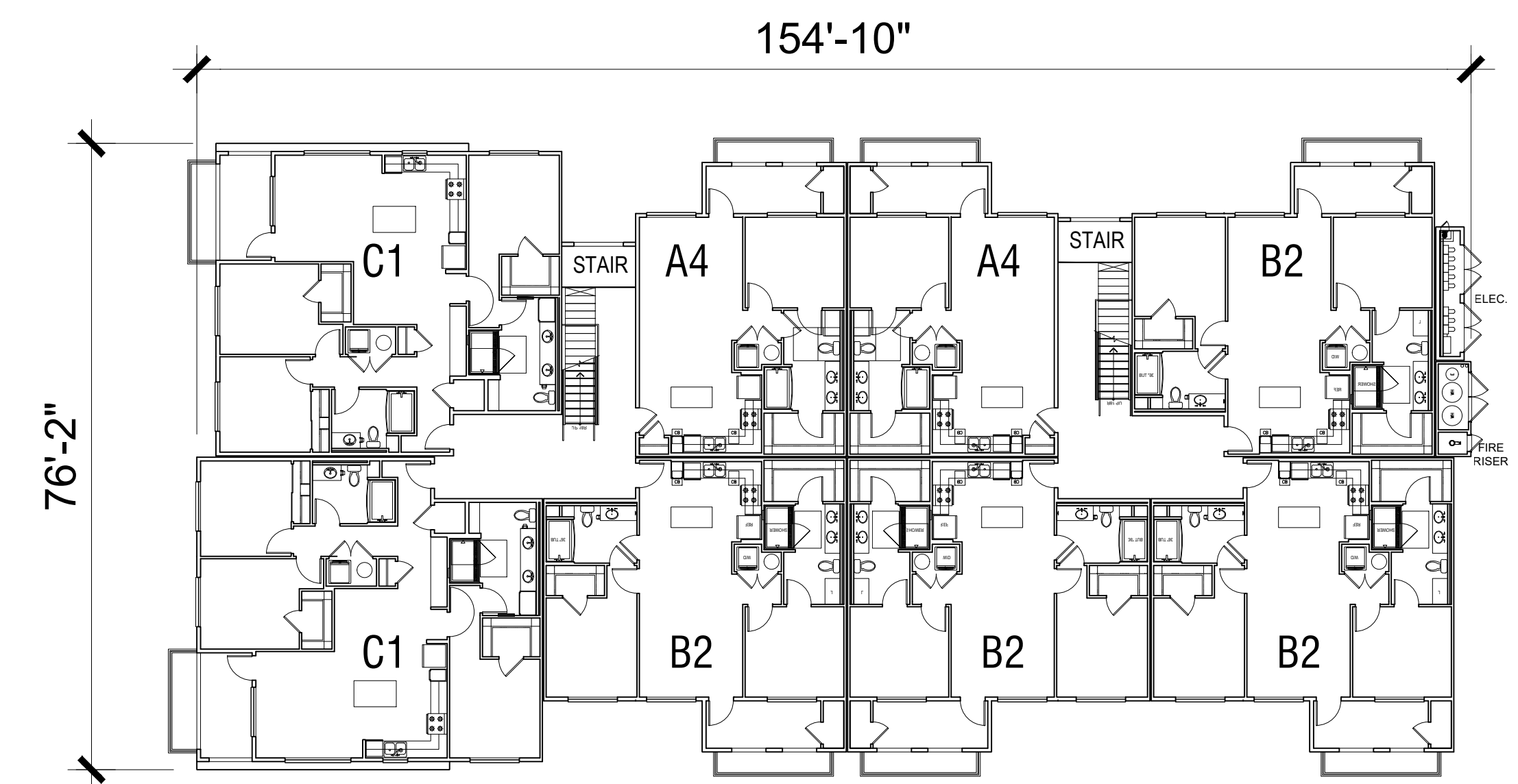
A3.2

SCALE 1/16" = 1'
 JOB NO. 2023-0653
 DATE 02-27-2026





SECOND & THIRD FLOOR PLANS



FIRST FLOOR PLAN

- 1 SPANISH "S" TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 DECORATIVE GABLE VENT
- 4 ALUMINUM STOREFRONT GLAZING SYSTEM
- 5 VINYL WINDOW
- 6 STONE VENEER
- 7 METAL AWNING
- 8 METAL RAILING
- 9 DECORATIVE GABLE DETAIL
- 10 SECTIONAL GARAGE DOOR
- 11 DECORATIVE TILE
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- 13 DECORATIVE TRIM
- 14 DECORATIVE SHUTTER
- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



SOUTH ELEVATION (BLDG 3)
BLDG 4 (MIRRORED AND SIMILAR)



NORTH ELEVATION (BLDG 3)
BLDG 4 (MIRRORED AND SIMILAR)



EAST ELEVATION (BLDG 3: MAPLE AVE.)
BLDG 4: MAPLE AVE (MIRROR AND SIMILAR)



WEST ELEVATION (BLDG 3)
BLDG 4 (MIRROR AND SIMILAR)

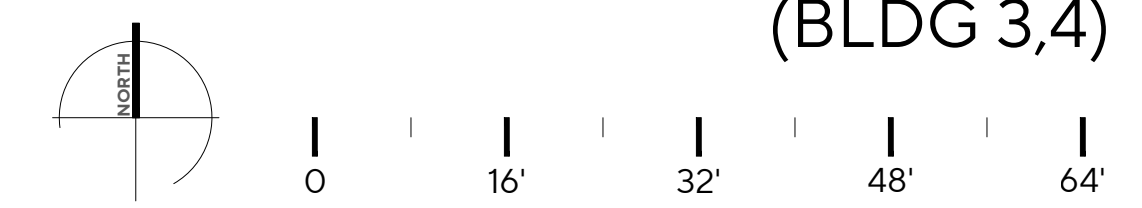
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FOOTHILL AND MAPLE

FONTANA, CA

BLDG C ELEVATIONS
(BLDG 3,4)



A4.2

SCALE 1/16" = 1'
JOB NO. 2023-0653
DATE 02-27-2026

MATERIAL / COLOR LEGEND

- 1 SPANISH "S" TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 DECORATIVE GABLE VENT
- 4 ALUMINUM STOREFRONT GLAZING SYSTEM
- 5 VINYL WINDOW
- 6 STONE VENEER
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- 8 METAL RAILING
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- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



EAST ELEVATION-4 (FOOTHILL BOULEVARD)



WEST ELEVATION-2

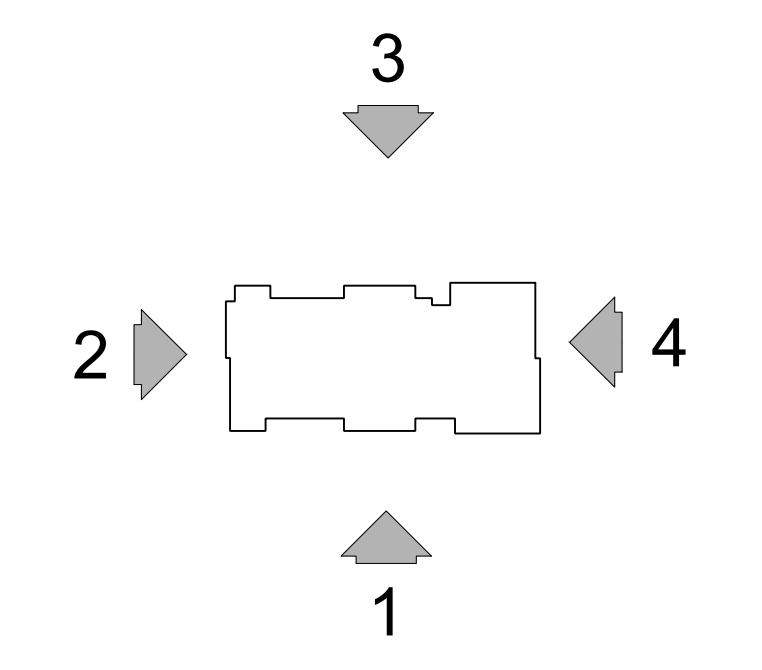


NORTH ELEVATION-3



SOUTH ELEVATION-1 (MAPLE AVENUE)

KEY MAP-C



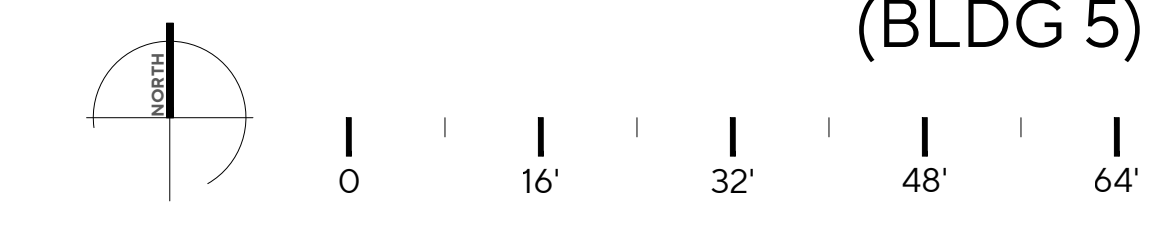
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FOOTHILL AND MAPLE

FONTANA, CA

BLDG C-ALT ELEVATIONS (BLDG 5)



A4.21

SCALE 1/16" = 1'
 JOB NO. 2023-0653
 DATE 02-27-2026

MATERIAL / COLOR LEGEND

- 1 SPANISH "S" TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 DECORATIVE GABLE VENT
- 4 ALUMINUM STOREFRONT GLAZING SYSTEM
- 5 VINYL WINDOW
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- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



WEST ELEVATION-4



EAST ELEVATION-2

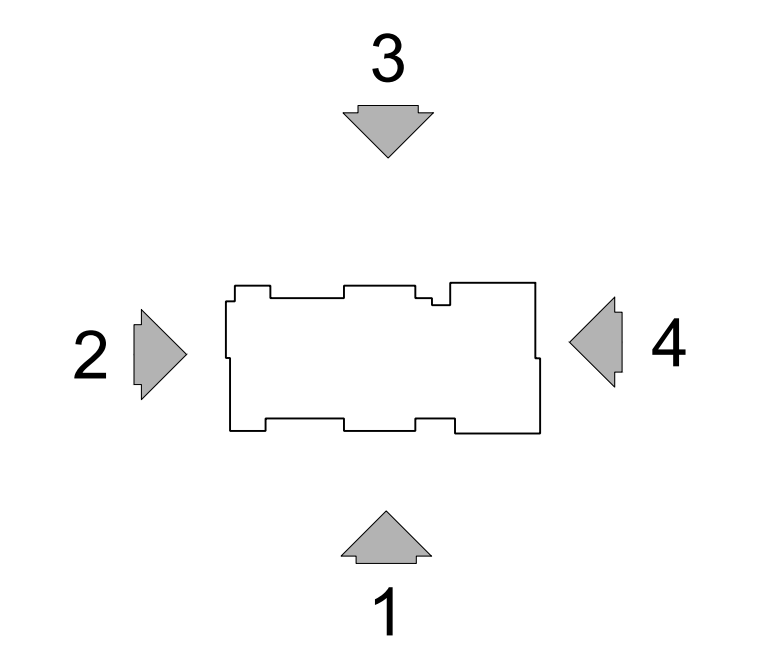


SOUTH ELEVATION-3 (FOOTHILL BOULEVARD)



NORTH ELEVATION-1

KEY MAP-C

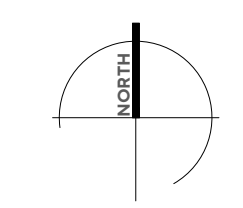


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FOOTHILL AND MAPLE

FONTANA, CA

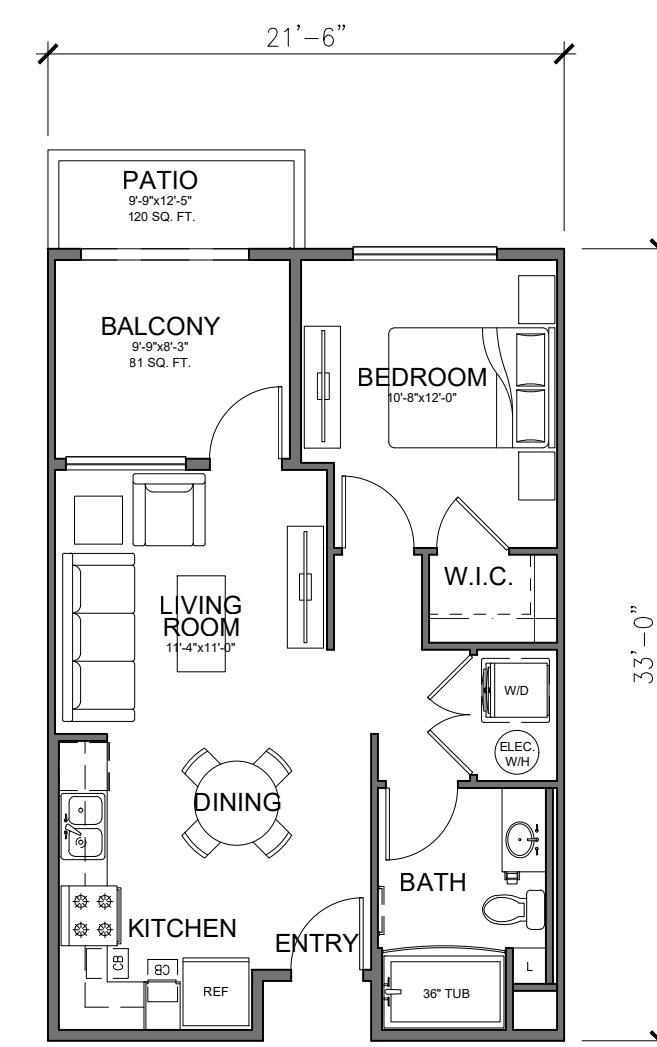


BLDG C ELEVATIONS
(BLDG 6)

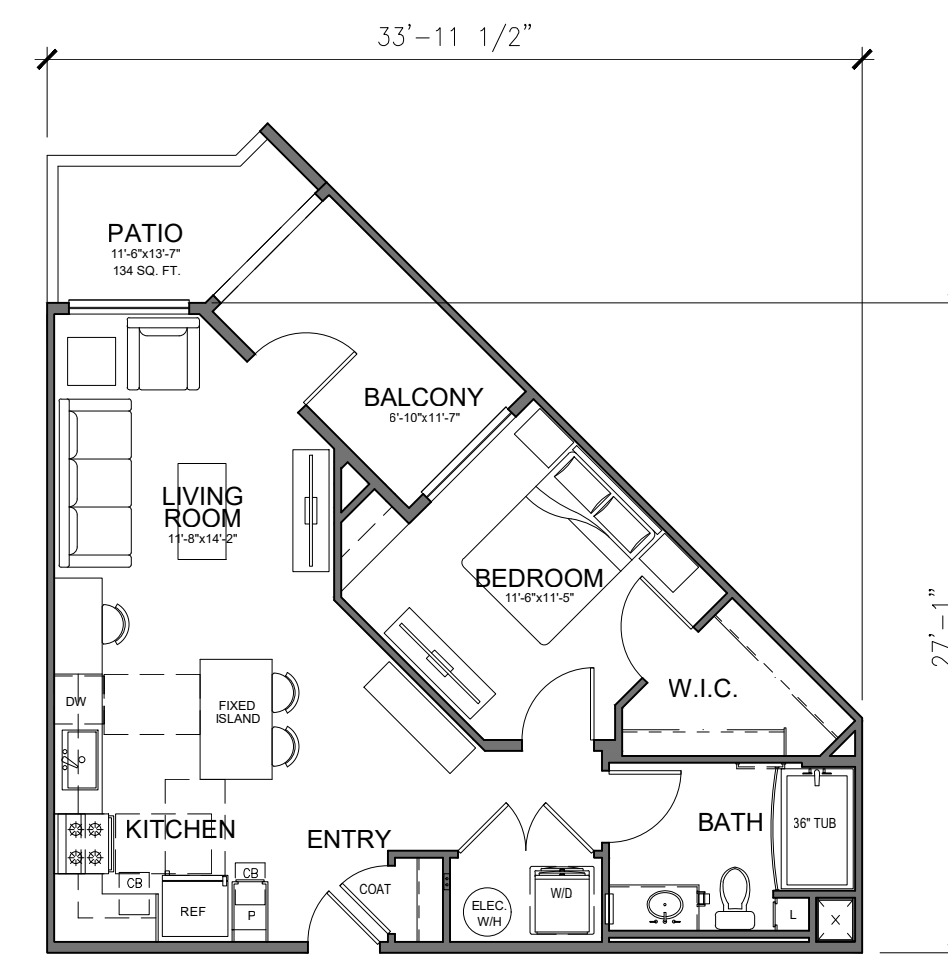


A4.22

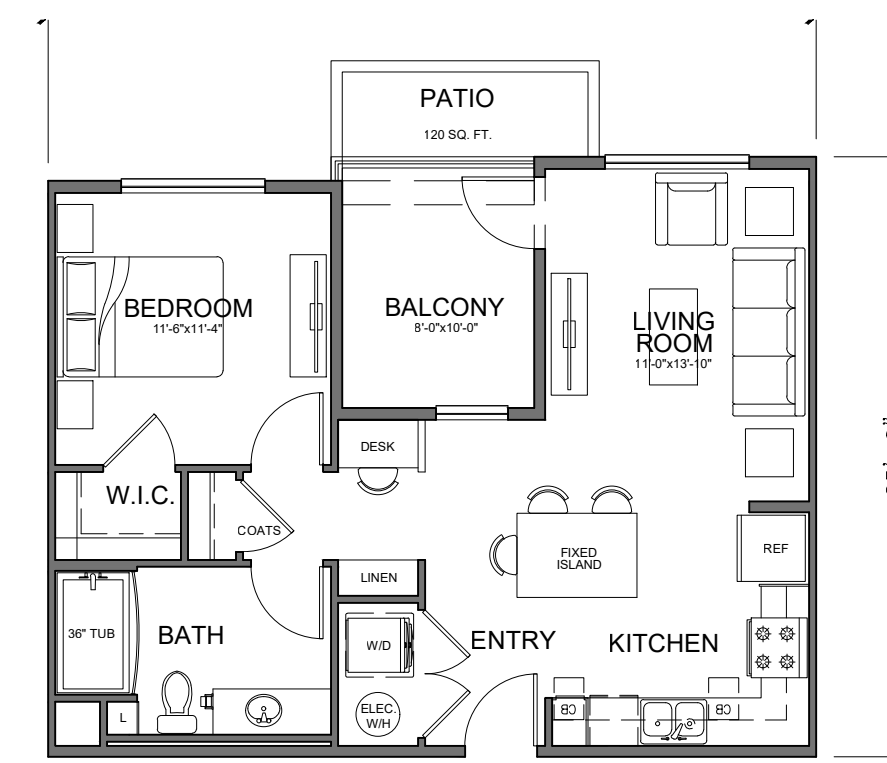
SCALE 1/16" = 1'
 JOB NO. 2023-0653
 DATE 02-27-2026



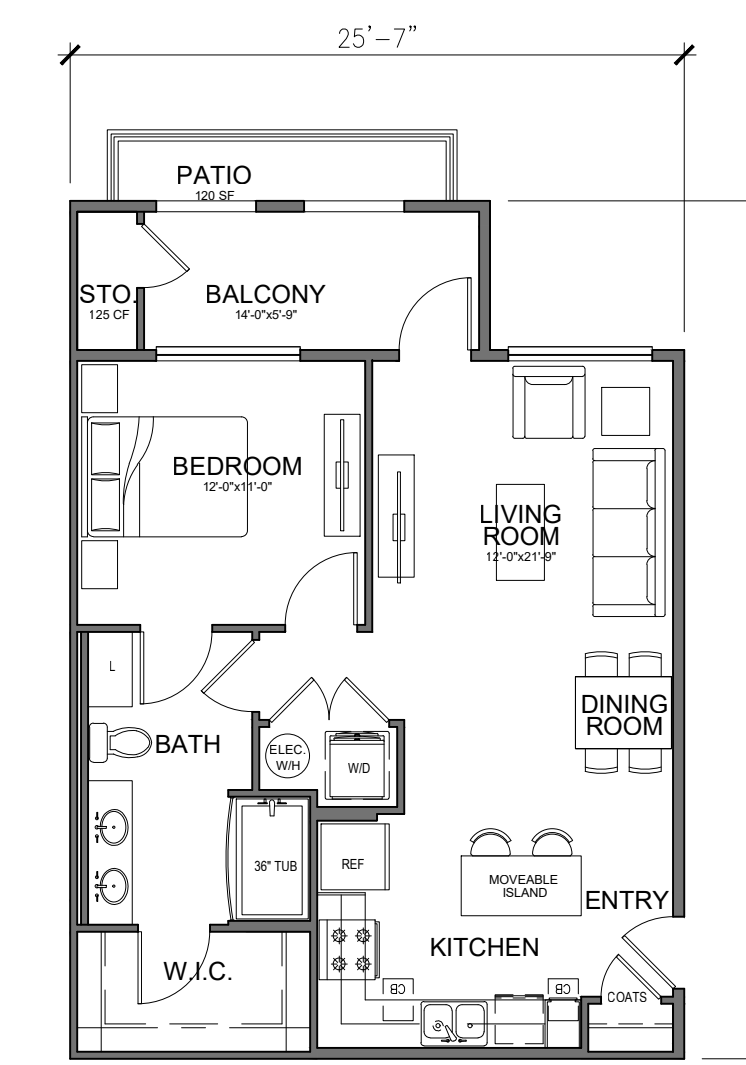
UNIT A1: 1BR / 1BA
 LIVABLE AREA: 610 SQ. FT.
 BALCONY AREA: 81 SQ. FT.
 PATIO AREA: 120 SQ. FT.



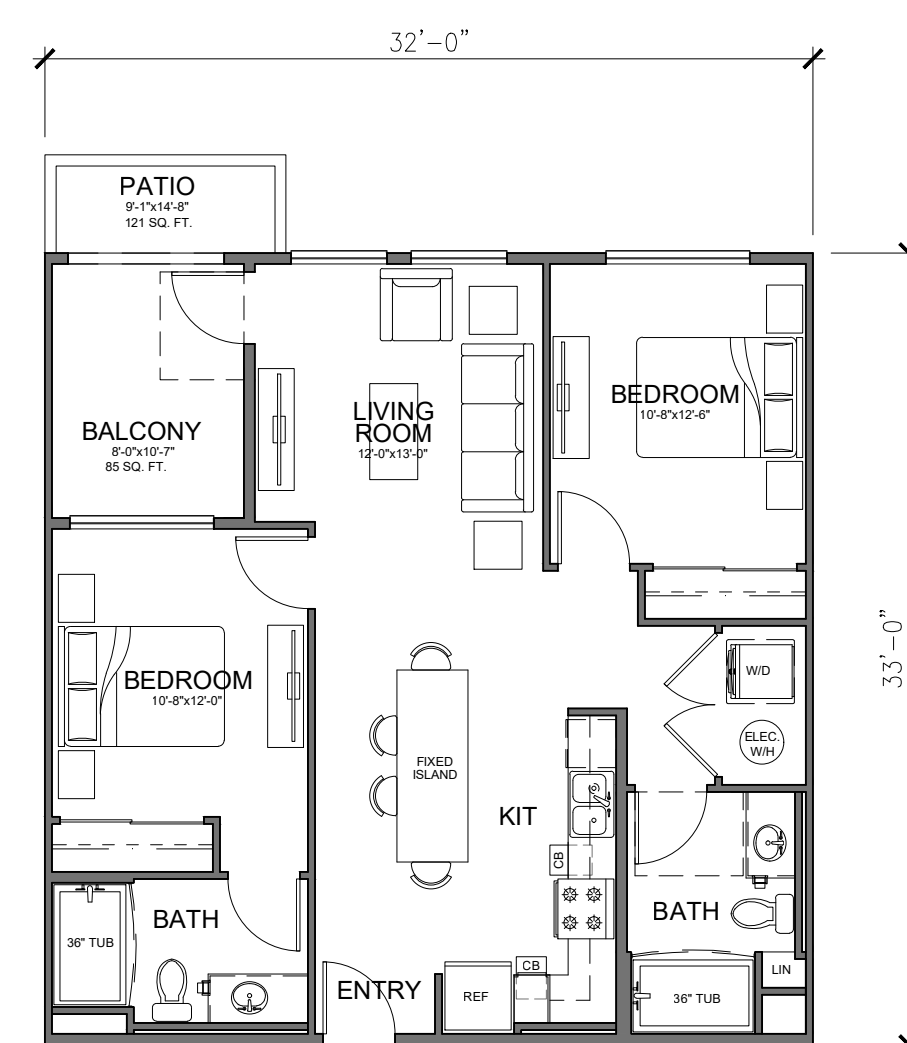
UNIT A2: 1BR / 1BA
 LIVABLE AREA: 709 SQ. FT.
 BALCONY AREA: 80 SQ. FT.
 PATIO AREA: 134 SQ. FT.
 QUANTITY:



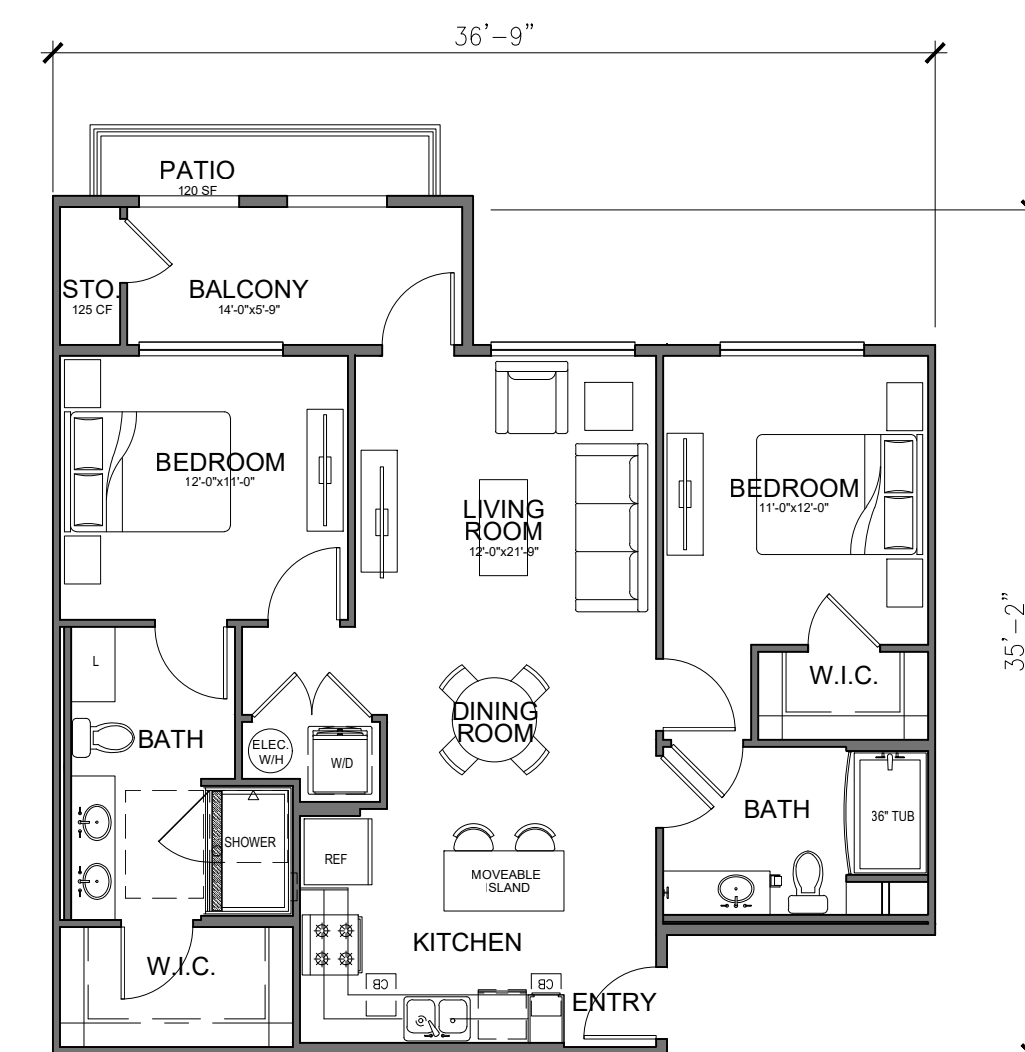
UNIT A3: 1BR / 1BA
 LIVABLE AREA: 704 SQ. FT.
 BALCONY AREA: 80 SQ. FT.
 PATIO AREA: 120 SQ. FT.



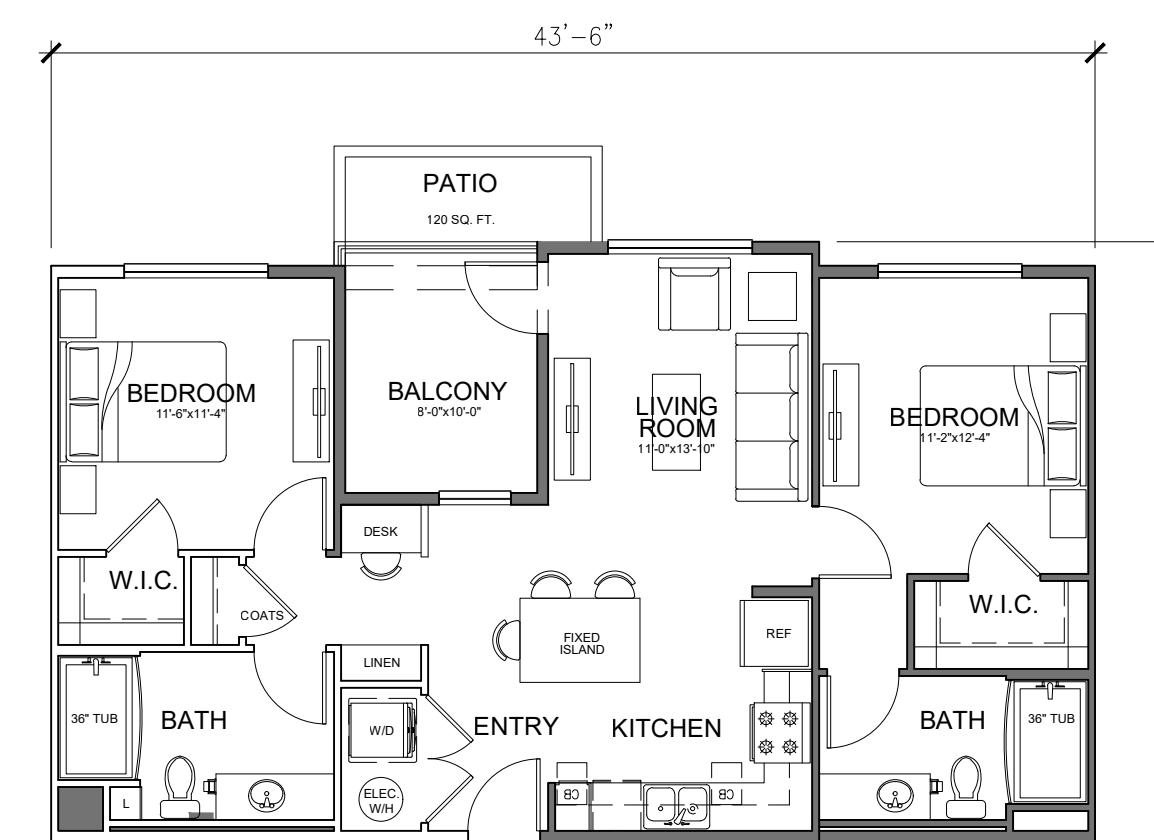
UNIT A4: 1 BD / 1 BA
 LIVABLE AREA: 756 SQ. FT.
 BALCONY AREA: 80 SQ. FT.
 PATIO AREA: 120 SQ. FT.
 QUANTITY:



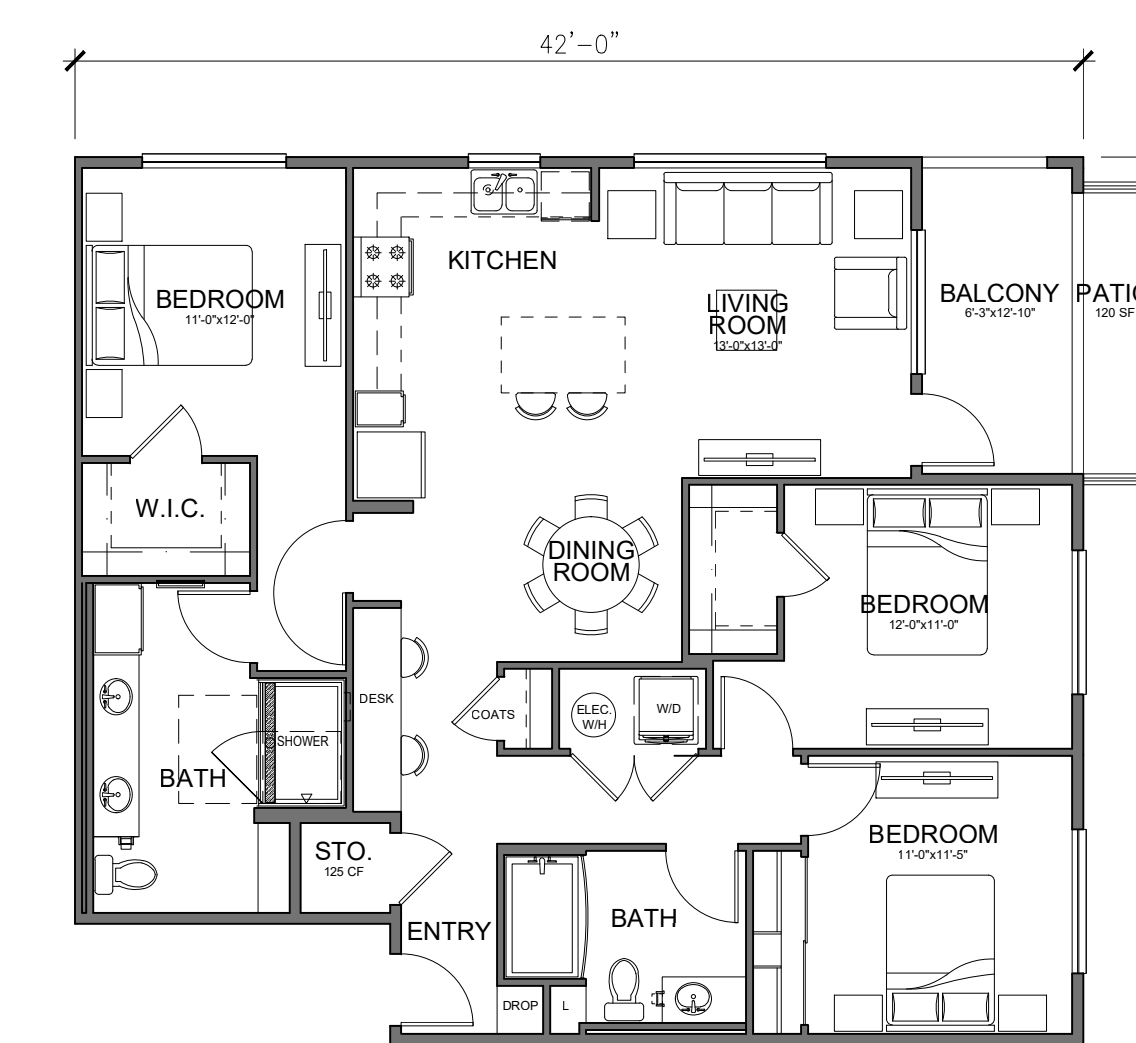
UNIT B1: 2 BD / 2 BA
 LIVABLE AREA: 964 SQ. FT.
 BALCONY AREA: 80 SQ. FT.
 PATIO AREA: 121 SQ. FT.
 QUANTITY:



UNIT B2: 2 BD / 2 BA
 LIVABLE AREA: 1030 SQ. FT.
 BALCONY AREA: 80 SQ. FT.
 PATIO AREA: 120 SQ. FT.
 QUANTITY:

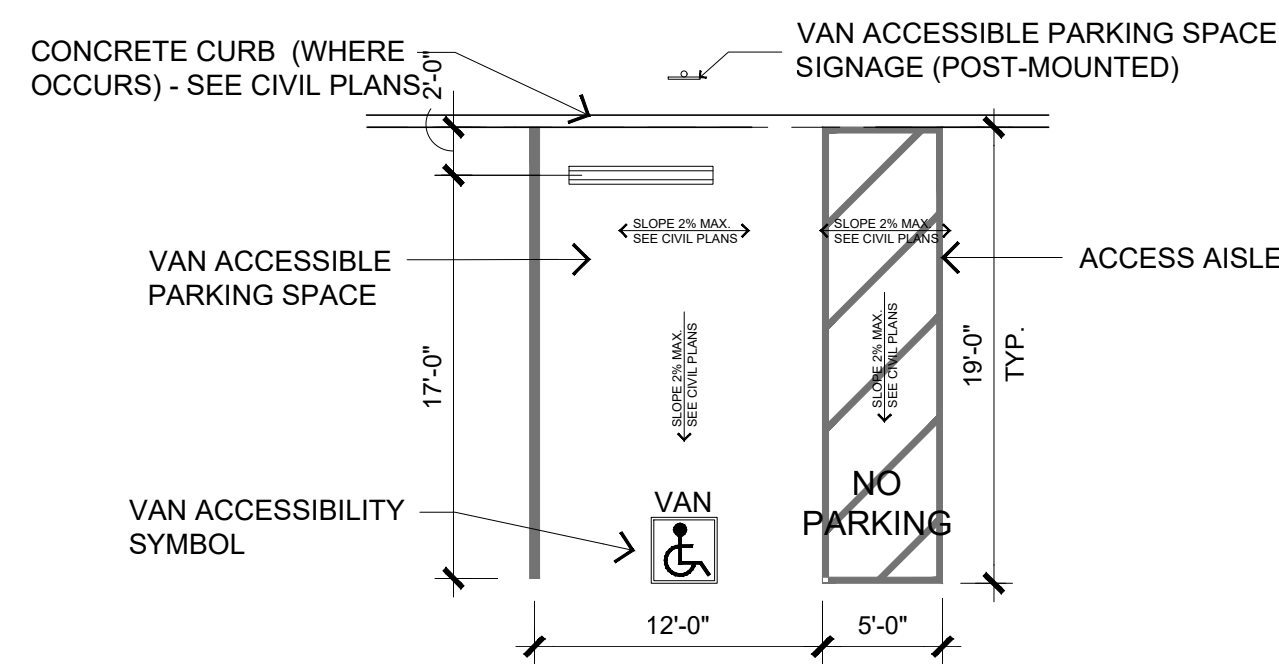


UNIT B3: 2BR / 2BA
 LIVABLE AREA: 1060 SQ. FT.
 BALCONY AREA: 80 SQ. FT.
 PATIO AREA: 120 SQ. FT.



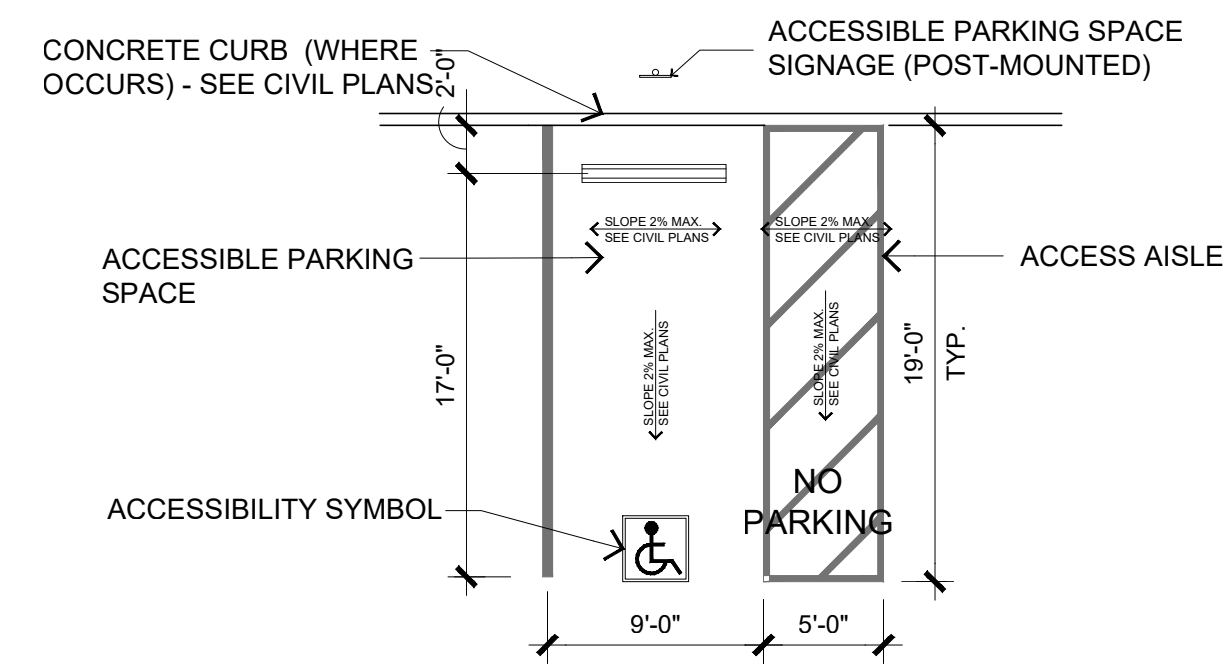
UNIT C1: 3 BD / 2 BA / DEN
 LIVABLE AREA: 1399 SQ. FT.
 BALCONY AREA: 80 SQ. FT.
 PATIO AREA: 120 SQ. FT.
 QUANTITY:

EVCS PARKING SIMILAR WHERE OCCURS



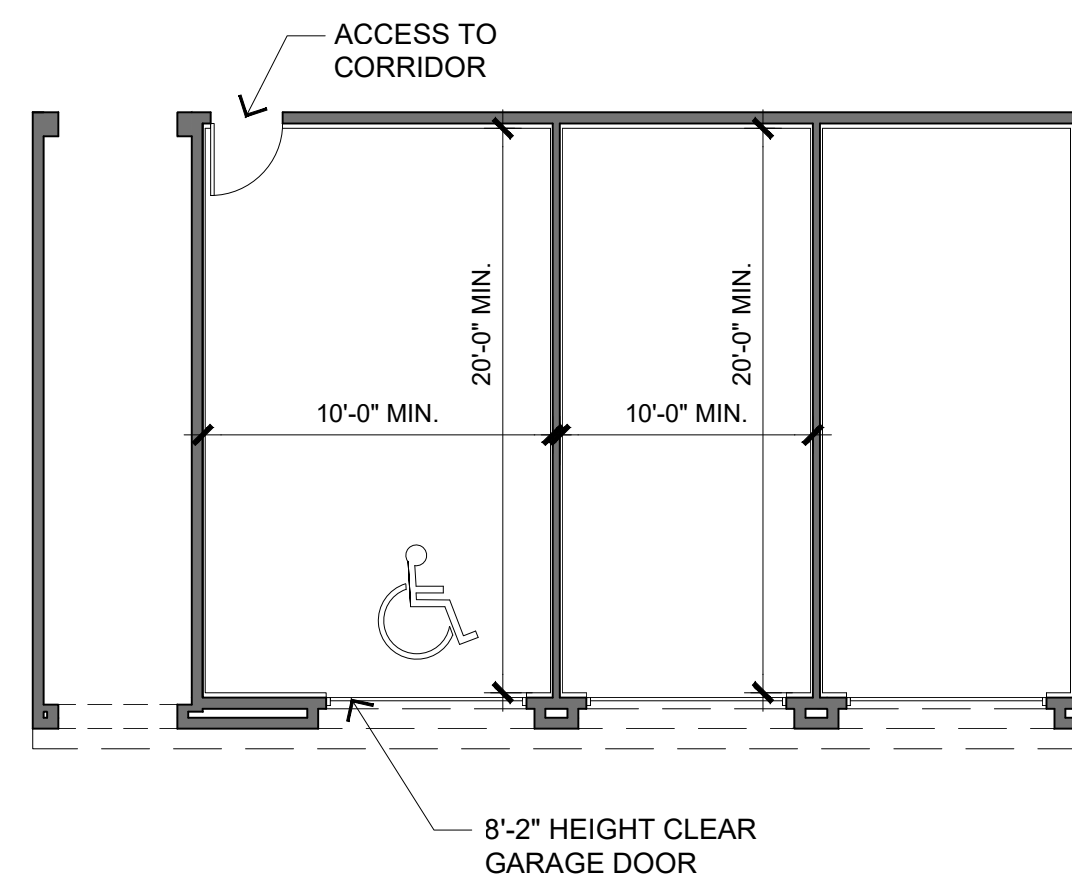
VAN ACCESSIBLE STALL DIMENSION

EVCS PARKING SIMILAR WHERE OCCURS

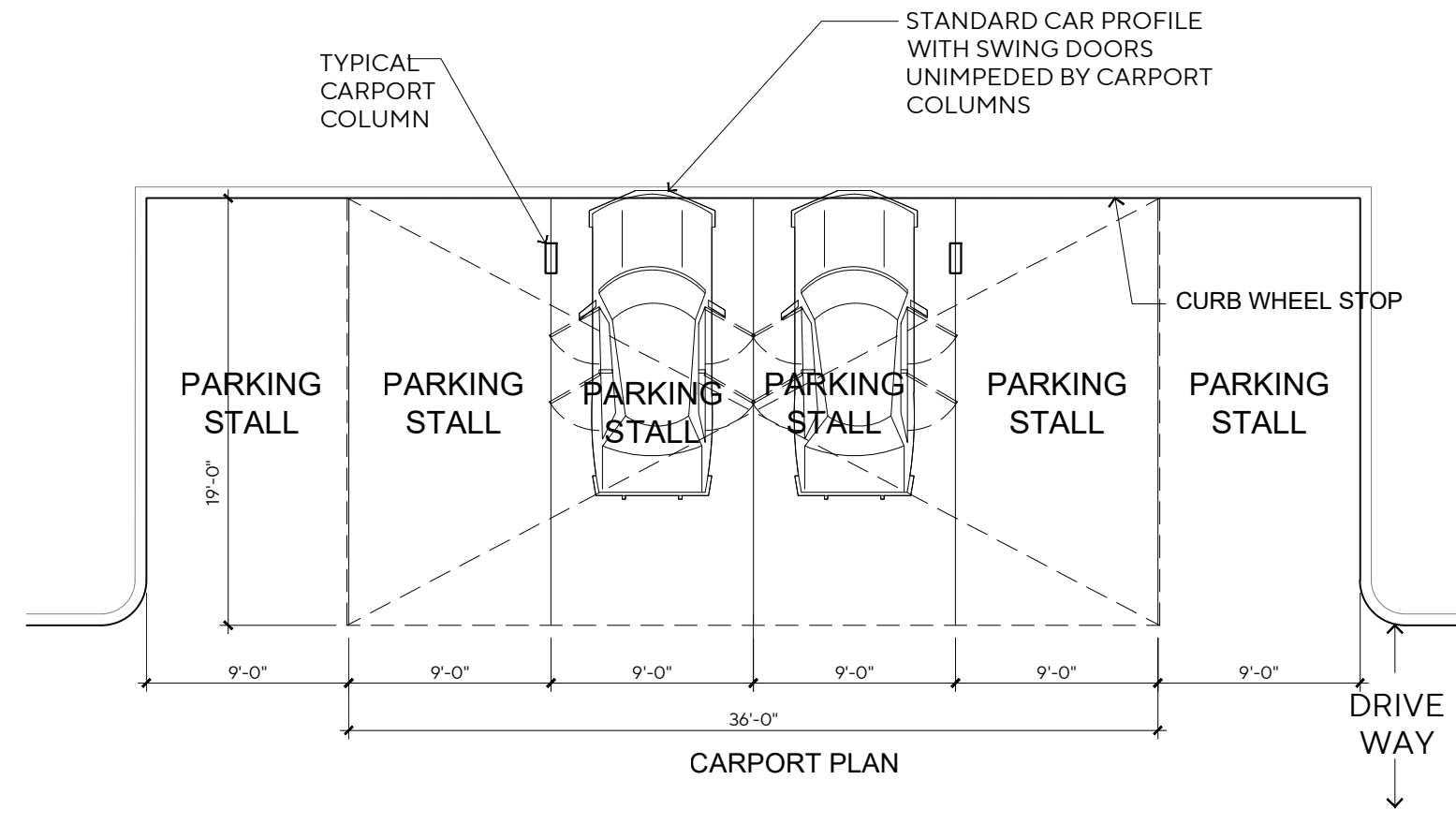


ACCESSIBLE STALL DIMENSION

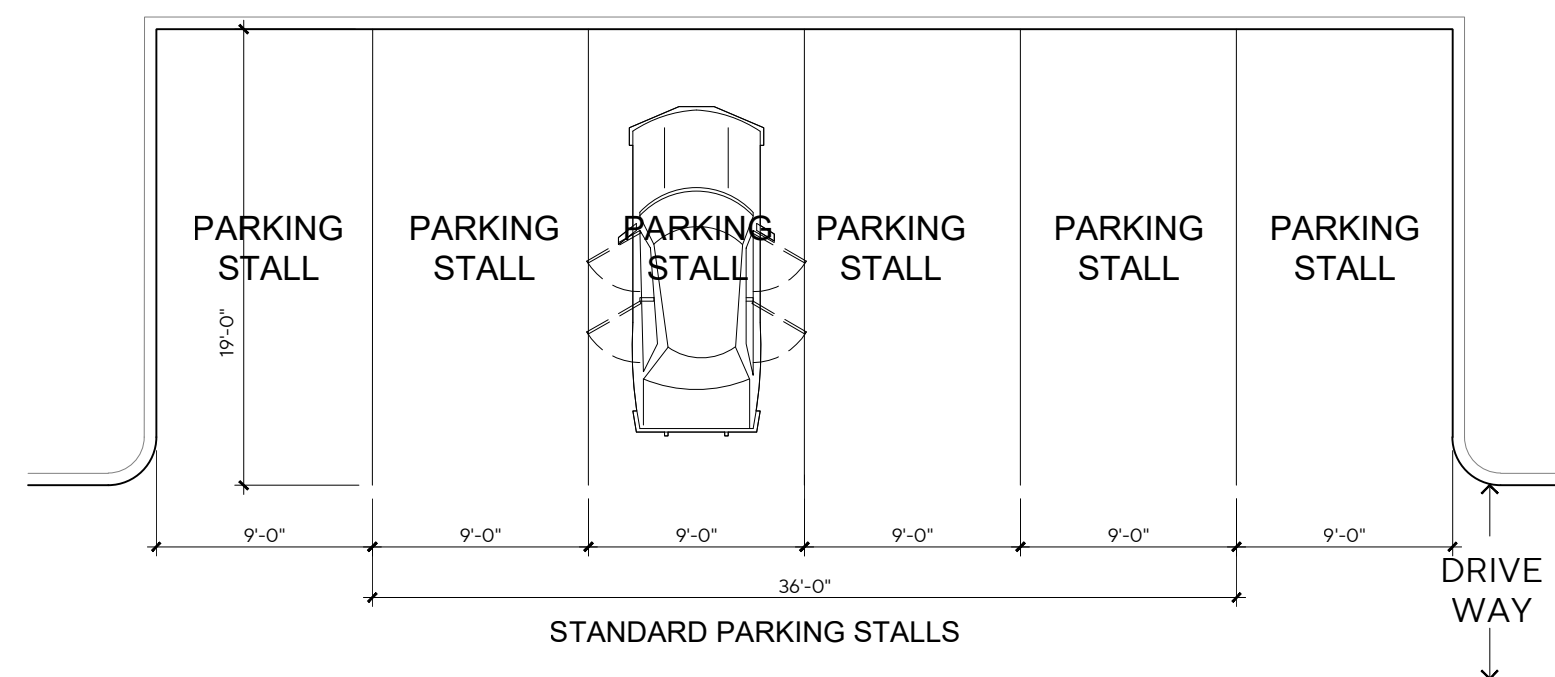
EVCS PARKING SIMILAR WHERE OCCURS



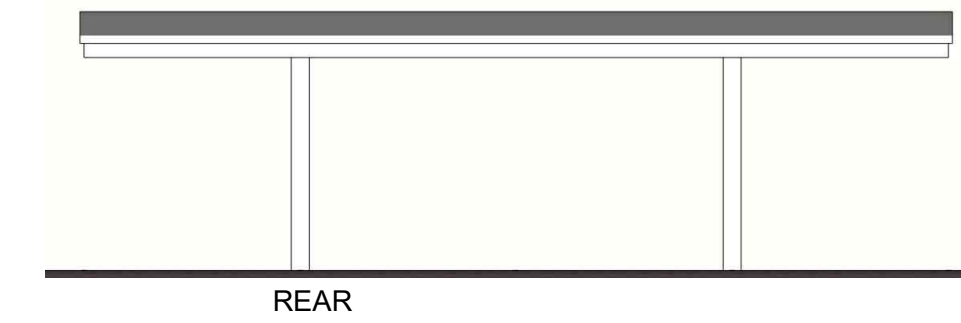
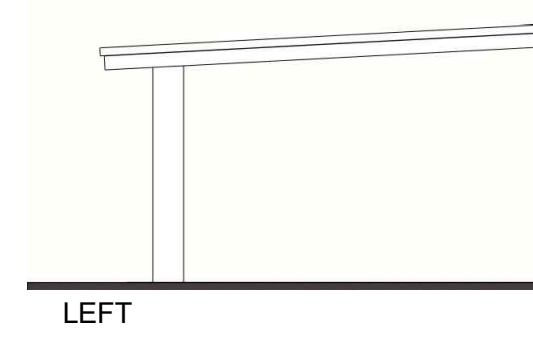
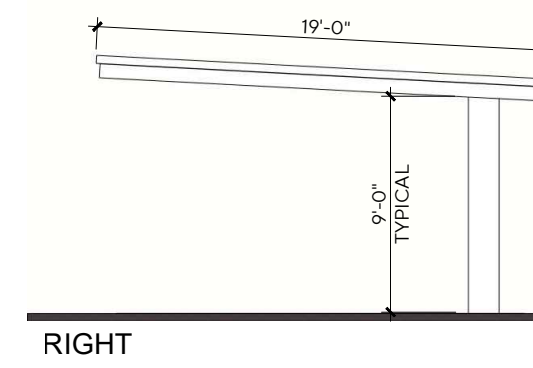
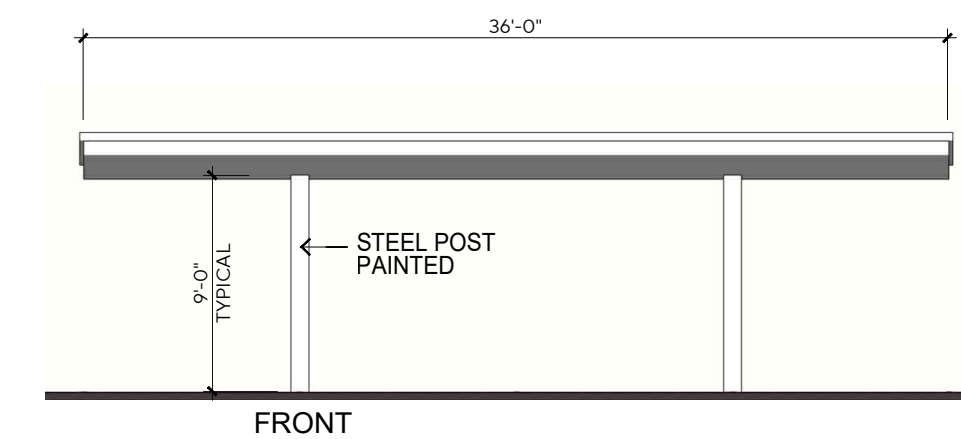
GARAGE



STANDARD CARPORT STALLS



STANDARD PARKING STALLS



CARPORTSTRUCTURES CORPORATION

CARPORT STYLE SINGLE COLUMN SINGLE

DESIGN CRITERIA
 Wind Load: 90 MPH minimum
 Ground Snow Load: 30 psf minimum
 All Federal, State and Local codes reviewed.

COLUMNS
 HSS ASTM A-500 Grade B
 Coating Options: Primed or Hot Dip Galvanized

BEAMS
 Wide Flange A-992 Grade 50 Steel
 Coating Options: Primed or Hot Dip Galvanized

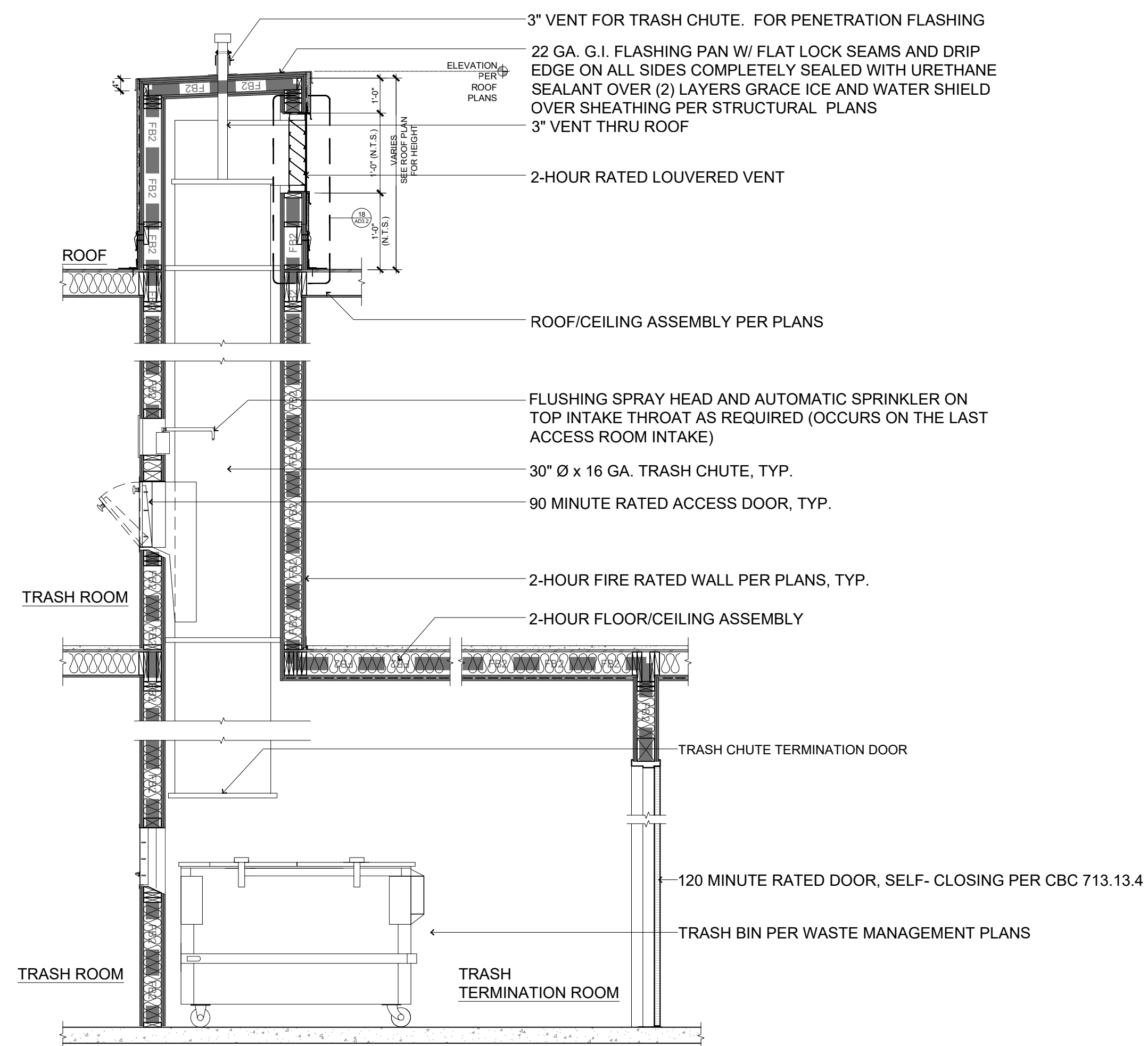
PURLINS
 16 GA. Cold Rolled G-90 Galvanized Steel

ROOFING
 29 GA Roll formed, Exposed Fasteners, Galvanized Steel Panel with Siliconized Polyester or Kynar 500 Factory Applied Finish in a variety of colors with white underside.

OPTIONS
 Roof Slope
 Hot Dip Galvanizing
 Site Specific Layout and Configuration
 Standing Seam Roof Sheeting
 Soffit Under Sheeting
 Metal End Panels
 End Overhangs 1'
 Solar Racking

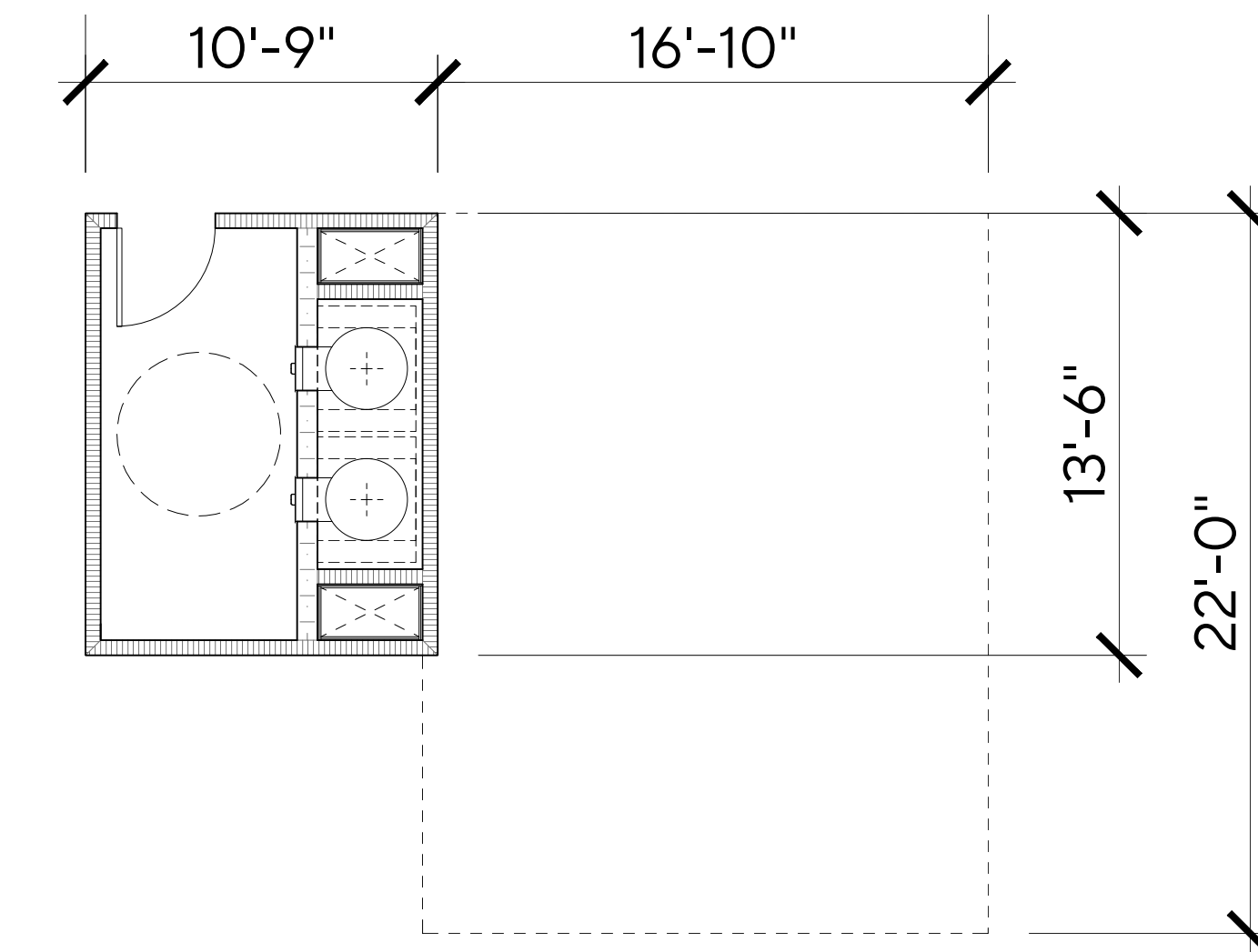
1825 METAMORA ROAD • OXFORD, MICHIGAN 48371 P: 248-628-5571 / F: 248-628-5260
 info@carportstructures.com www.carportstructures.com

CARPORT SPEC

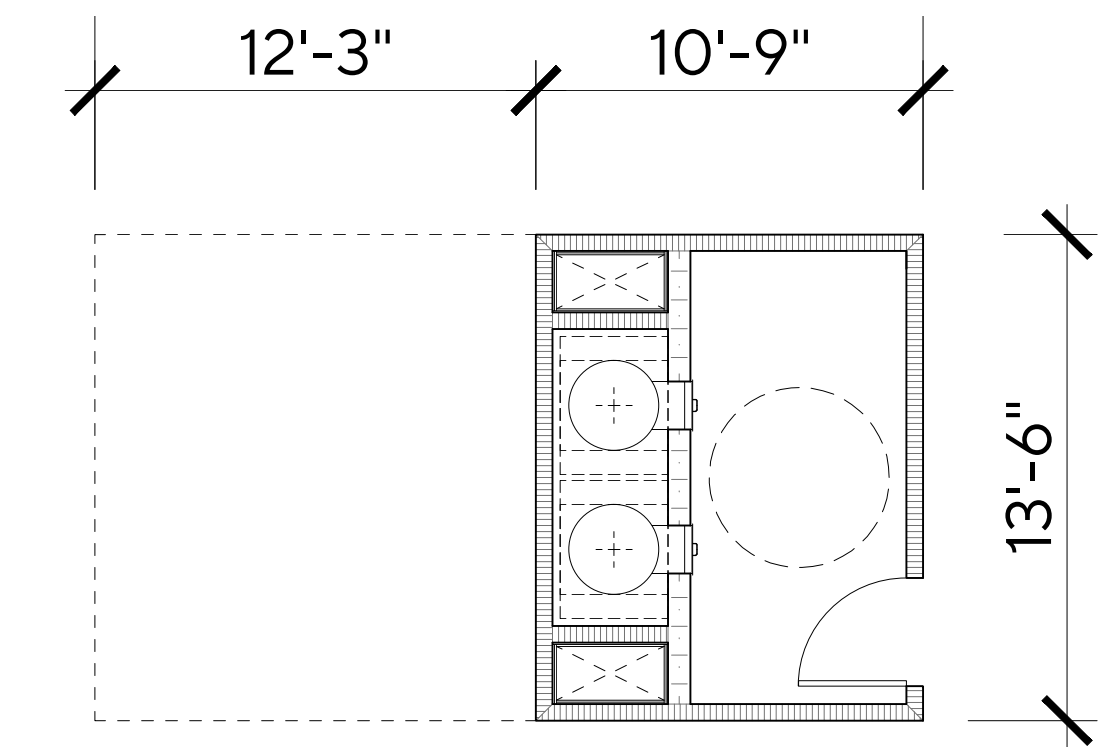


NOTES:
 1. INSTALL ALL COMPONENTS OF TRASH CHUTE, INCLUDING DOORS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.

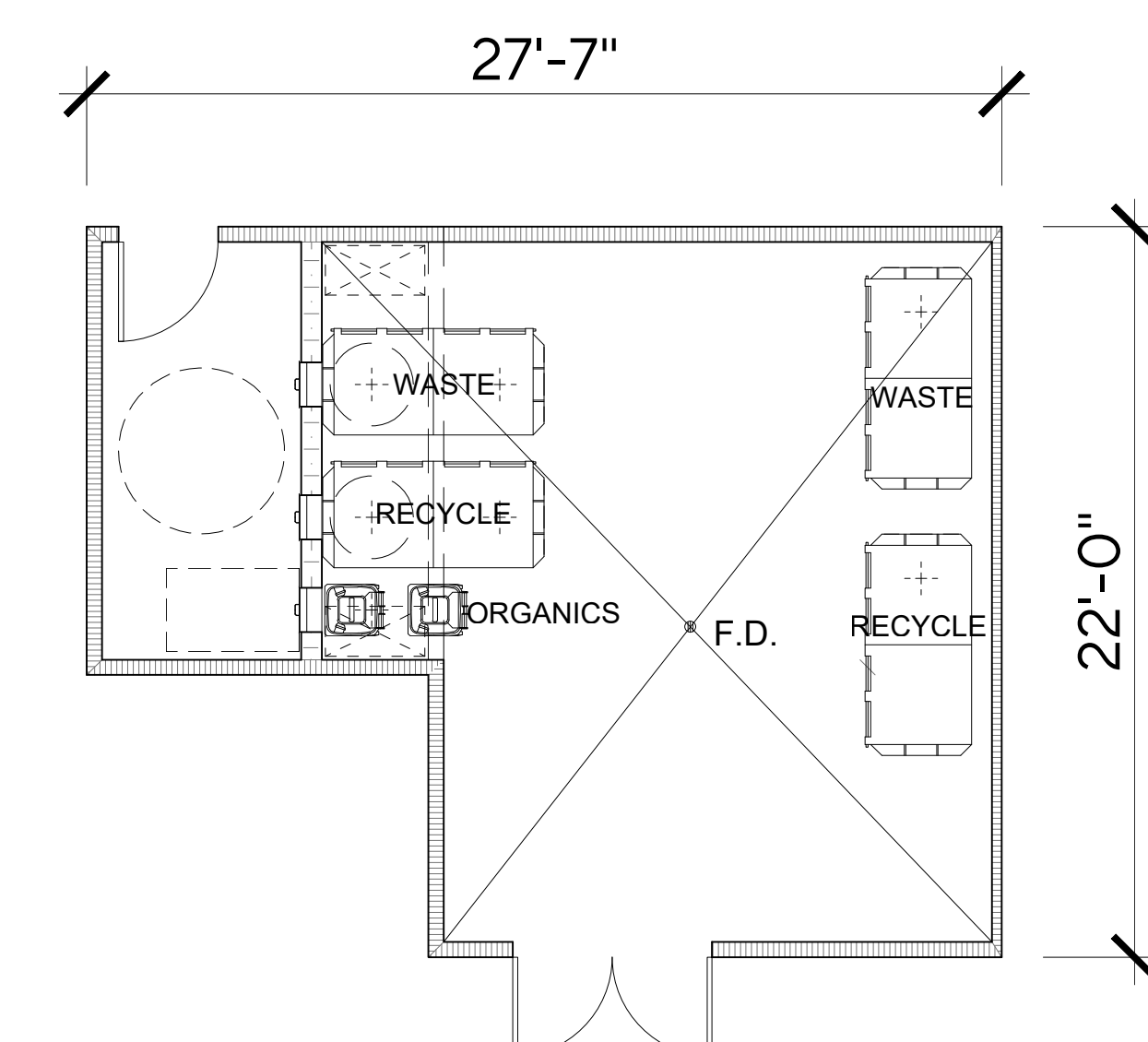
TRASH CHUTE PARTIAL SECTION



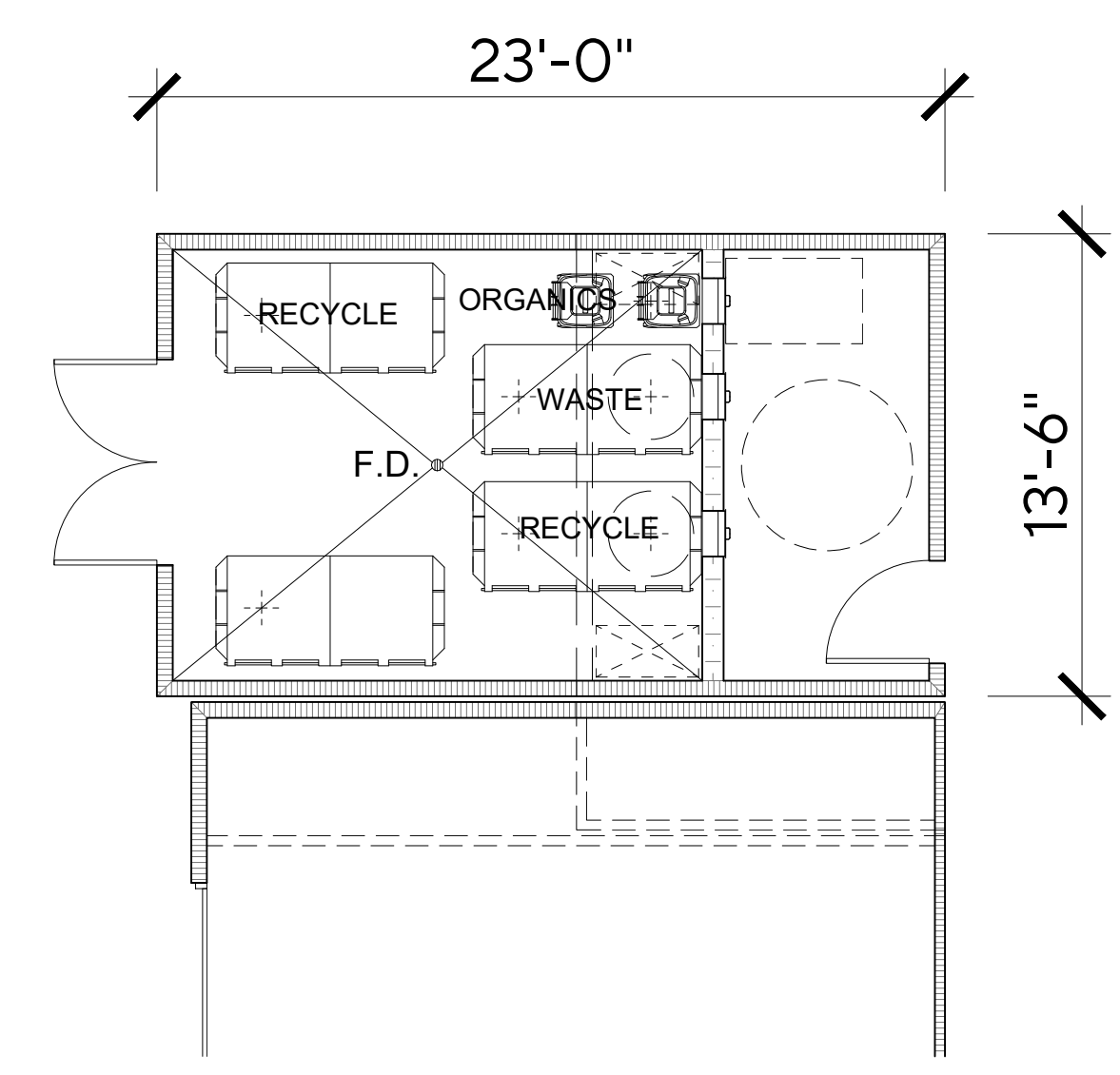
TRASH CHUTE-A UPPER FLOOR PLAN



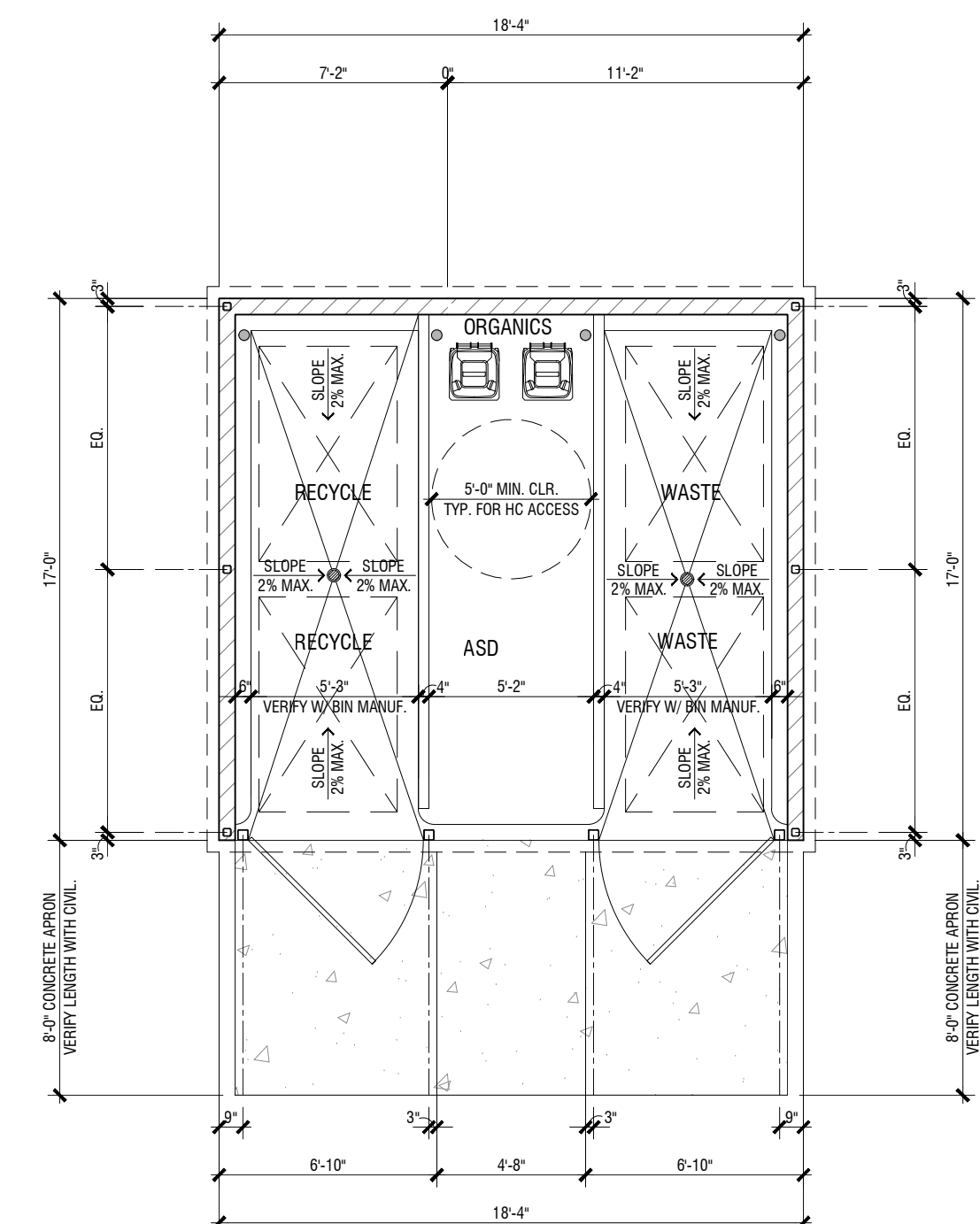
TRASH CHUTE-B UPPER FLOOR PLAN



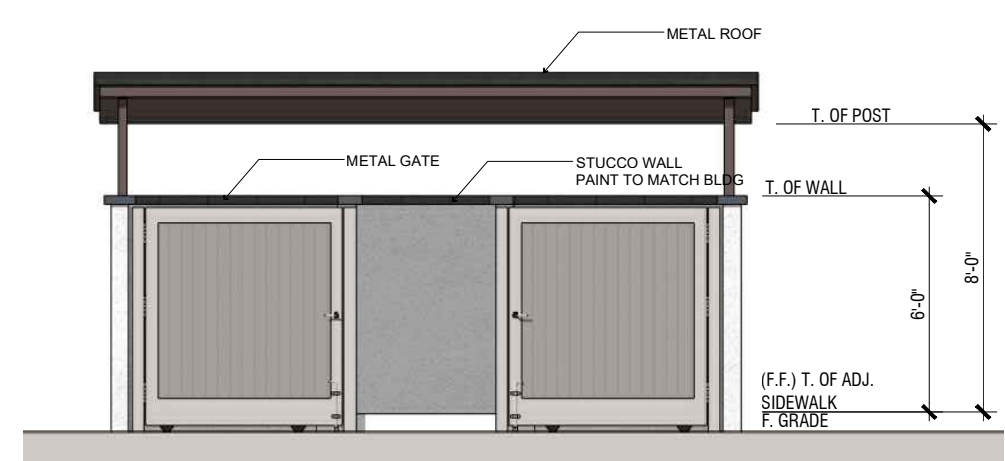
TRASH CHUTE-A FIRST FLOOR PLAN



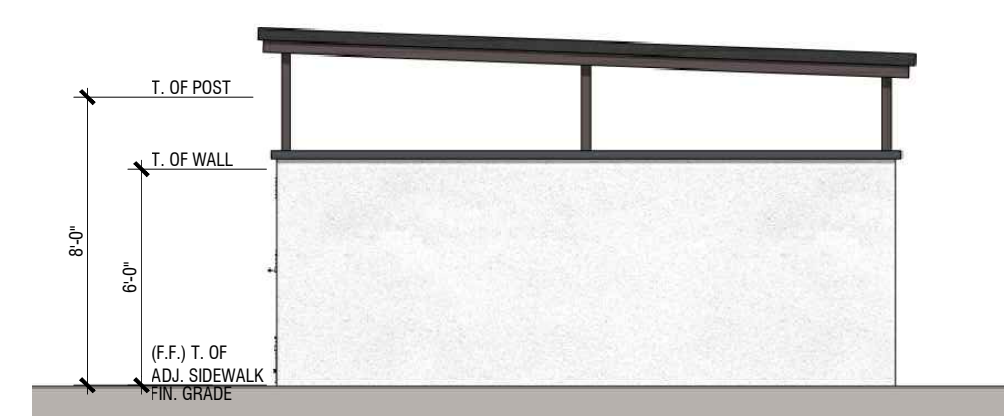
TRASH CHUTE-B FIRST FLOOR PLAN



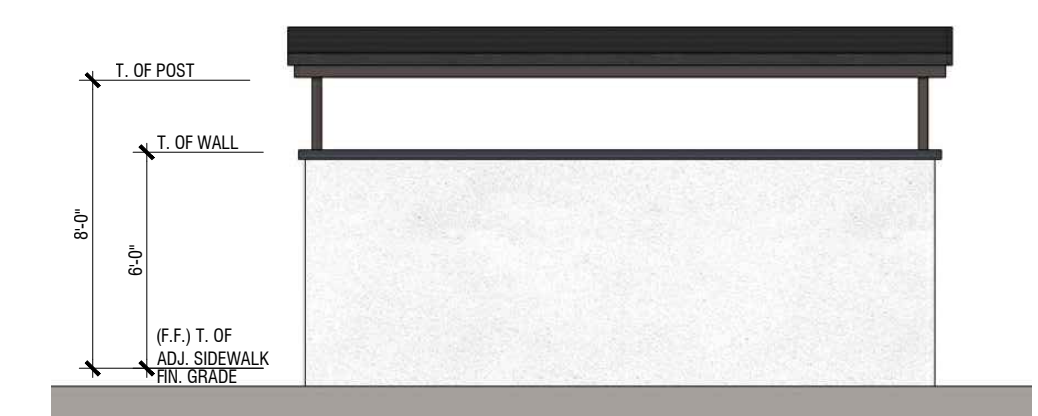
TRASH ENCLOSURE



FRONT



SIDE



REAR

TRASH DETAILS

*NOTE: ALL BINS SHOWN ARE 4 CUBIC YARD



FOOTHILL AND MAPLE

FONTANA, CA





A7.1

SCALE 3/16" = 1'
 JOB NO. 2023-0653
 DATE 02-27-2026



BUILDING A - WEST ELEVATION

<p>A</p>  <p>SHERWIN WILLIAMS SNOWBOUND SW7004</p>	 <p>1 20/30 SAND FINISH STUCCO TO MATCH PAINT SPECS</p>	 <p>2 CONCRETE S-TILE ROOFING EL MORADO BLEND OR EQUIVALENT</p>	 <p>3 STONE VENEER FRENCH WHITE OR EQUIVALENT</p>	 <p>4 DECORATIVE MEXICAN TILE - OR EQUIVALENT</p>	 <p>5 FOAM QUATREFOIL - TO MATCH PAINT SPEC C OR EQUIVALENT</p>	 <p>6 DECORATIVE METAL GRILLS - TO MATCH PAINT SPEC E OR EQUIVALENT</p>	 <p>7 LOUVERED GABLE VENTS TO MATCH PAINT SPEC E OR EQUIVALENT</p>	
<p>B</p>  <p>SHERWIN WILLIAMS STUCCO SW7569</p>	 <p>8 DECORATIVE FOAM CORBELS TO MATCH PAINT SPEC A OR EQUIVALENT</p>	 <p>9 ARCHITECTURAL FOAM TRIMS SHAPES AND SIZES WILL</p>	 <p>10 METAL LOUVERED AWNINGS TO MATCH PAINT SPEC E OR EQUIVALENT</p>	 <p>11 FABRICATED METAL RAILINGS TO MATCH PAINT SPEC E OR EQUIVALENT</p>	 <p>12 ALUMINUM STOREFRONT GLAZING SYSTEM DARK BRONZE/BLACK</p>	 <p>13 VINYL WINDOWS WHITE</p>	 <p>14 METAL AWNINGS TO MATCH PAINT SPEC E</p>	
<p>C</p>  <p>SHERWIN WILLIAMS ROOKWOOD DARK BROWN SW2808</p>	 <p>15 DECORATIVE LOUVERED FAUX WOOD SQUARES TO MATCH PAINT SPEC C</p>	 <p>16 DECORATIVE LOUVERED FAUX WOOD HALF CIRCLES TO MATCH PAINT SPEC C</p>	 <p>17 DECORATIVE FAUX WOOD SHUTTERS TO MATCH PAINT SPEC D</p>	 <p>18 STEEL GARAGE DOORS COLORS TO MATCH MFR'S PAINT SPECS OR EQUIVALENT (*NOT PRESENT ON ELEVATION)</p>	 <p>Brown Taupe</p>			
<p>D</p>  <p>SHERWIN WILLIAMS RIPE OLIVE SW6209</p>								
<p>E</p>  <p>SHERWIN WILLIAMS BLACK FOX SW7020</p>								



Irrigation System Note:

This landscape will utilize an irrigation system combining various technologies for targeted watering and water conservation. Shrubs and ground cover areas will utilize drip irrigation delivering water directly to the plant material. Trees will receive irrigation using bubblers, allowing for deep infrequent irrigation. Each zone will have its own dedicated valve, ensuring individualized watering based on specific needs.

The site will be serviced by a new irrigation point of connection with dedicated potable water line and backflow preventer. An ET based smart controller, rain sensor, flow sensor, and master valve will be installed on this project to prevent excess irrigation during rain events and protect against damage caused by broken irrigation equipment. The irrigation system will be sized to irrigate landscape areas within an 8-hour water window.

Planting and irrigation shall adhere to the City of Fontana's standards and shall meet the City's Water Conservation Ordinance 1895 (MWELO).

PLANT LEGEND: TREES & PALMS

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
TABEBUIA CHRUSOTRICHA	YELLOW TRUMPET TREE	24" BOX	15'-25' x 10'-20'	MOD
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	25'-30' x 15'-20'	MOD
MAGNOLIA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	24" BOX	30'-40' x 30'	MOD
MAGNOLIA 'RUSSETT'	SOUTHERN MAGNOLIA	24" BOX	20'-40' x 15'-25'	MOD
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	40'-60' x 8'-12'	LOW
OLEA EUROPAEA	FRUITLESS OLIVE	36" BOX	25'-30' x 25'-30'	LOW
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	24" BOX	30'-40' x 15'-25'	MOD
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	30'-40' x 15'-25'	MOD
PINUS ELДАРICA	AFGHAN PINE	24" BOX	30'-80' x 15'-25'	LOW
BRAHEA ARMATA	BLUE FAN PALM	8' B.T.H.	25'-50' x 10'-15'	LOW
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	36" BOX	10'-20' x 10'-20'	LOW
PHOENIX DACTYLIFERA	DATE PALM	12" B.T.H.	50'-80' x 20'-40'	LOW
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8' B.T.H.	50'-60' x 10'-15'	LOW

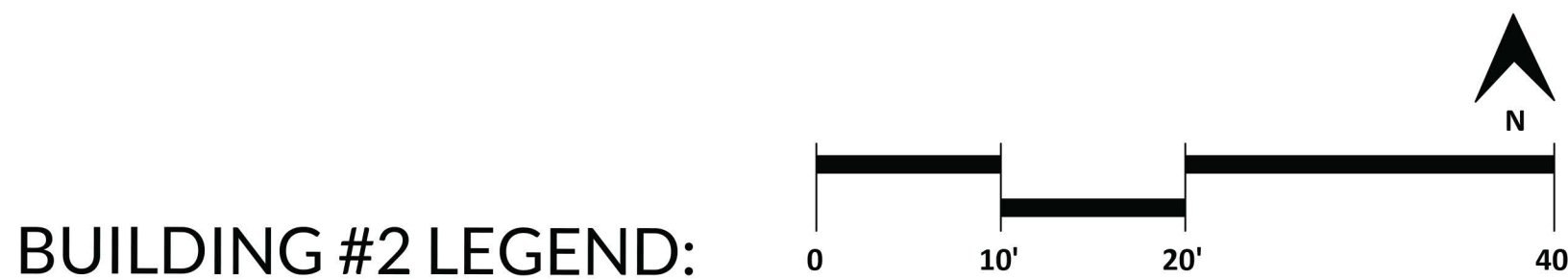
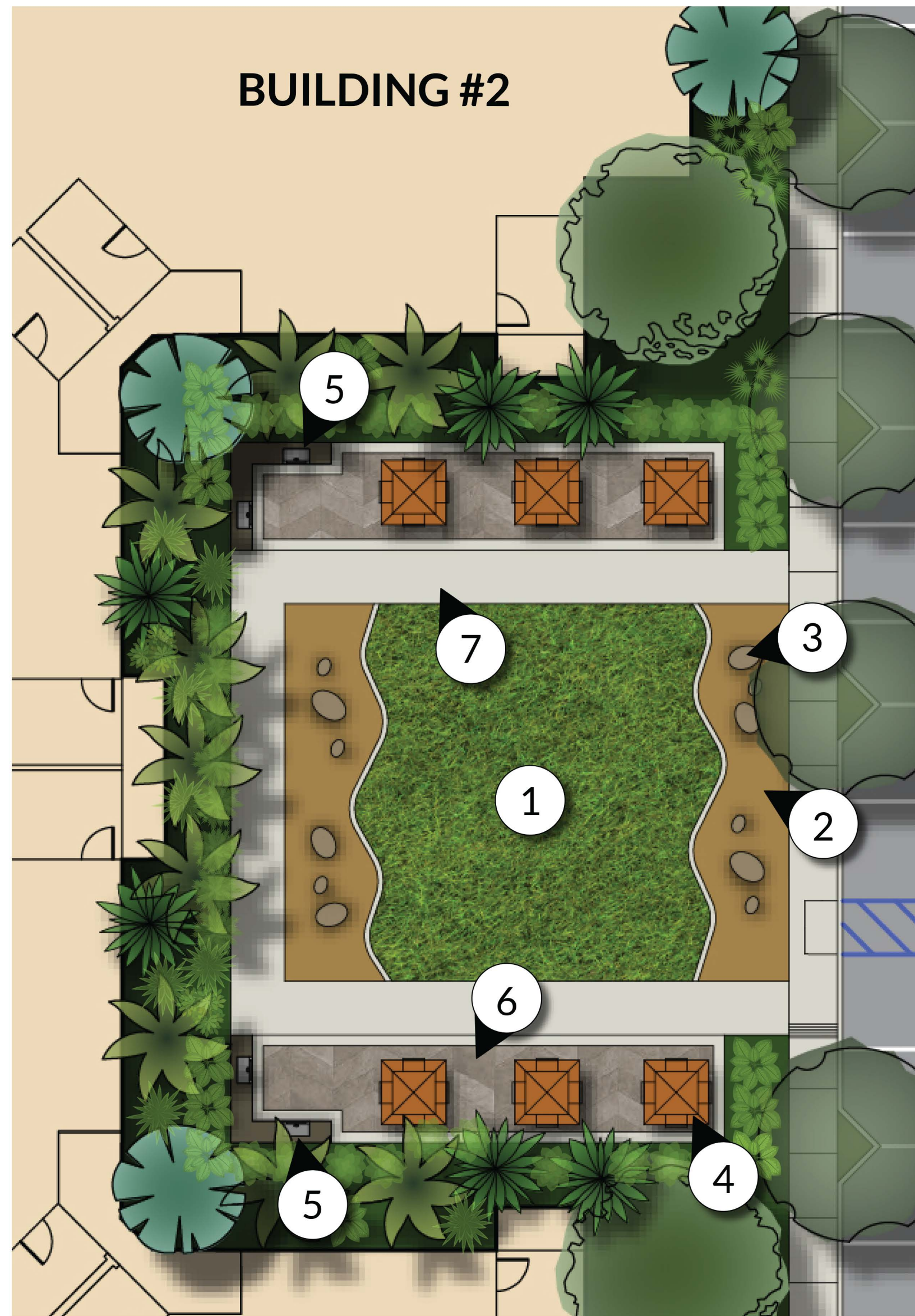
PLANT LEGEND: SHRUBS & GROUNDCOVER

BOTANIC NAME	COMMON NAME	SIZE / SPACING	MATURATION (H x W)	WUCOLS
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL @ 60" O.C.	3'-5' x 3'-5'	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL @ 42" O.C.	3'-5' x 3'-5'	LOW
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL @ 24" O.C.	1'-3' x 2'	LOW
BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL @ 72" O.C.	1'-3' x 8'	LOW
BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	1 GAL @ 48" O.C.	2'-4' x 4'-6'	LOW
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL @ 72" O.C.	10'-20' x 6'-12'	LOW
CAREX DIVULSA	EUROPEAN GRAY SEDGE	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
CEANTHUS 'JOYCE COULTER'	CREEPING MOUNTAIN LILAC	5 GAL @ 72" O.C.	2' x 8'	LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL @ 72" O.C.	3'-6' x 3'-6'	LOW
ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL @ 72" O.C.	5'-6' x 6'-10'	LOW
FESTUCA 'SISKIYOU BLUE'	BLUE FESCUE	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL @ 30" O.C.	2'-3' x 4'-5'	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL @ 48" O.C.	2'-3' x 4'-5'	LOW
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL @ 72" O.C.	6' x 6'	LOW
PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL @ 48" O.C.	2'-3' x 2'-3'	LOW
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GAL @ 72" O.C.	15'-20' x 15'-20'	LOW
ROMNEYA COULTERI	MATILIJIA POPPY	15 GAL @ 48" O.C.	6'-10' x 2'-4'	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL @ 72" O.C.	3'-4' x 4'-6'	LOW
TEUCRIUM FRUTICANS	GERMANDER	15 GAL @ 60" O.C.	4'-8' x 4'-8'	LOW
COMMON AREAS				
DEFENSIBLE/HOSTILE LANDSCAPE AREAS				
PARKWAYS & ISLANDS				

- NOTES:**
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH PLANTING
 - UPLIGHTING SHALL BE PROVIDED AT THE FOOTHILL/MAPLE CORNER MONUMENT AS WELL AS TREE LOCATIONS ALONG W. FOOTHILL BLVD AND MAPLE AVE
 - HEDGE PLANTING SHALL BE PROVIDED ALONG BARBEE STREET TO SCREEN PARKING

**LANDSCAPE SITE PLAN
FOOTHILL BLVD AND MAPLE AVE APARTMENTS**

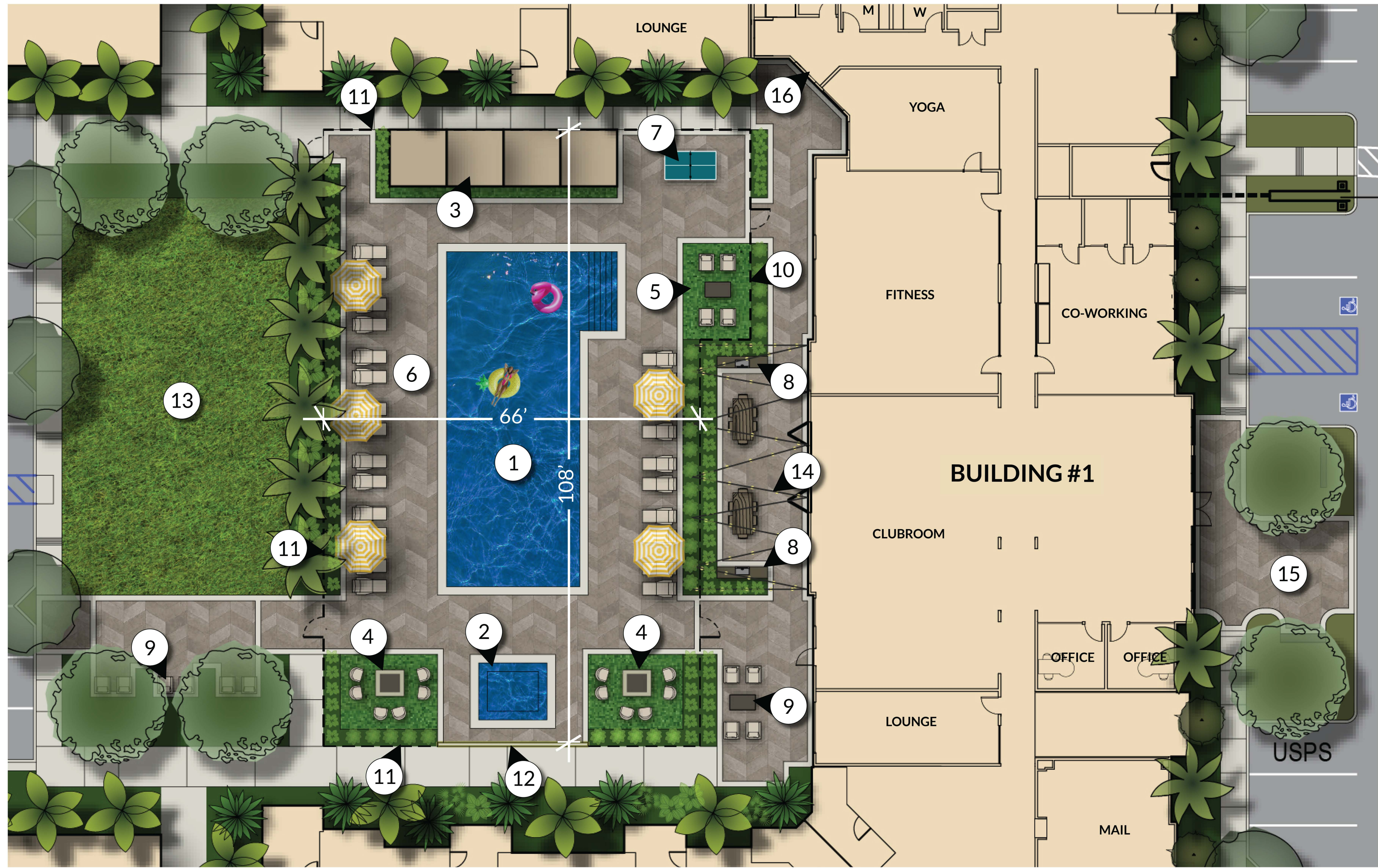




BUILDING #2 LEGEND:

- ① NATURAL GRASS LAWN
- ② STABILIZED DECOMPOSED GRANITE
- ③ 'PEBBLE' SEATING
- ④ DINING TABLES WITH UMBRELLAS
- ⑤ BBQ GRILL AREAS 1 & 2
- ⑥ ENHANCED PAVING*
- ⑦ CONCRETE WALKWAYS

***ENHANCED PAVING NOTE:**
 Specific material to be selected during construction documentation phase;
 Enhanced paving options include colored concrete, stamped concrete,
 natural stone or concrete pavers.



BUILDING #1 LEGEND:

- ① POOL (32' x 60')
- ② SPA (10' x 12')
- ③ CABANAS
- ④ FIRE PITS
- ⑤ SYNTHETIC TURF
- ⑥ ENHANCED PAVING*
- ⑦ GAME TABLE
- ⑧ BBQ GRILL AREA 3
- ⑨ LOUNGE SEATING
- ⑩ GLASS FENCING
- ⑪ TUBULAR STEEL FENCING
- ⑫ DECORATIVE SCREEN WALL
- ⑬ NATURAL GRASS LAWN
- ⑭ STRING LIGHTING
- ⑮ ENTRY PLAZA
- ⑯ RESTROOM ACCESS

***ENHANCED PAVING NOTE:**
 Specific material to be selected during construction documentation phase;
 Enhanced paving options include colored concrete, stamped concrete,
 natural stone or concrete pavers.

BUILDING #1 & #2 LANDSCAPE ENLARGEMENTS

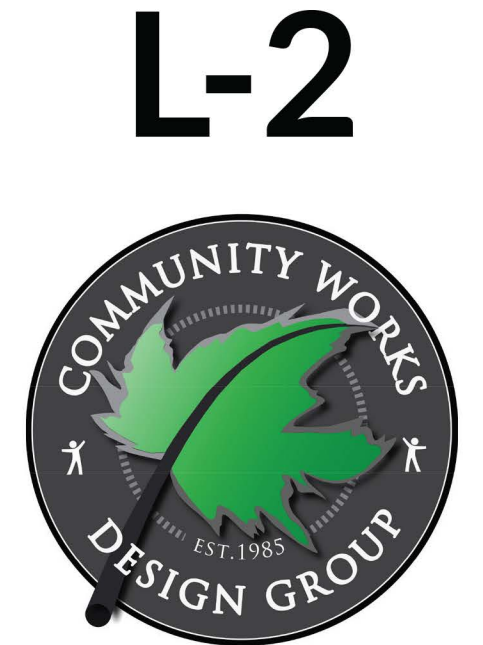
FOOTHILL BLVD AND MAPLE AVE APARTMENTS

FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

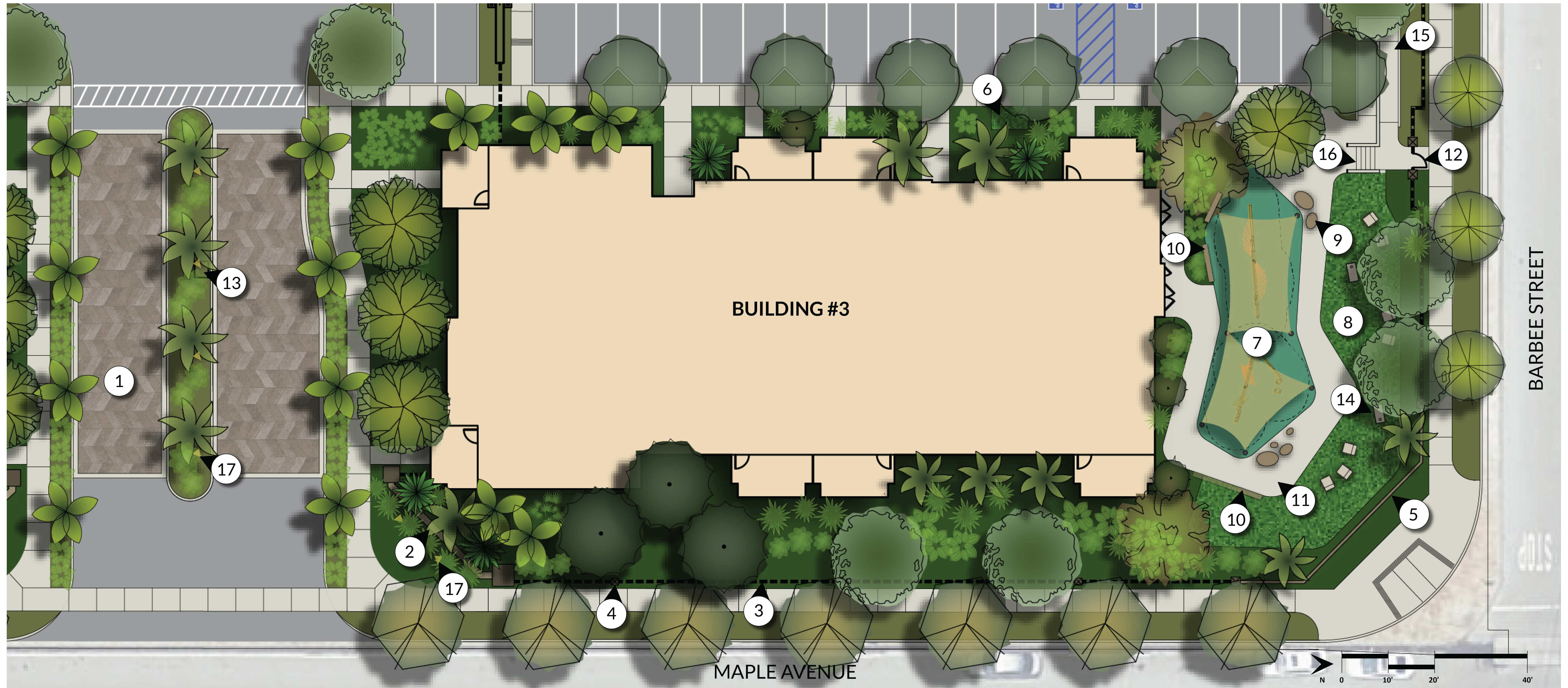
DATE: 9-15-2025
 CWDG JOB NO.: 230754



COMMUNITY WORKS DESIGN GROUP
 7111 INDIANA AVENUE, SUITE 300 RIVERSIDE, CA 92504
 (951) 369-0700



L-2



BUILDING #3 LEGEND:

- | | | | |
|---|---|---------------------|-----------------------------------|
| ① ENHANCED PAVING* | ⑤ 6' TALL SCREEN WALL WITH STONE VENEER | ⑨ 'PEBBLE' SEATING | ⑬ CALL BOX |
| ② ENTRY MONUMENT | ⑥ PET RELIEF AREA | ⑩ SEAT WALL | ⑭ CORN HOLE |
| ③ 6' TALL TUBULAR STEEL PERIMETER FENCE | ⑦ TOT LOT WITH SHADE | ⑪ CONCRETE WALKWAYS | ⑮ RAMP ACCESS TO PEDESTRIAN GATE |
| ④ PILASTERS 50' O.C. | ⑧ SYNTHETIC TURF | ⑫ PEDESTRIAN GATE | ⑯ STAIR ACCESS TO PEDESTRIAN GATE |

- ⑰ UPLIGHTING (TYP. AT ENTRY MONUMENTS, ENTRY MEDIAN PALMS AND MAPLE AVE STREET TREES)

***ENHANCED PAVING NOTE:**

Specific material to be selected during construction documentation phase; Enhanced paving options include colored concrete, stamped concrete, natural stone or concrete pavers.

BUILDING #3 LANDSCAPE ENLARGEMENT FOOTHILL BLVD AND MAPLE AVE APARTMENTS

DIVERSIFIED Pacific DIVERSIFIED PACIFIC

FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

COMMUNITY WORKS DESIGN GROUP
7111 INDIANA AVENUE, SUITE 300 RIVERSIDE, CA 92504
(951) 369-0700

DATE: 9-15-2025
CWDG JOB NO.: 230754

L-3





BUILDING #5 & #6 LEGEND:

- | | | | | |
|-------------------------|---|-----------------------------------|---|---|
| ① ENHANCED PAVING* | ④ RETAINING WALL | ⑦ PEDESTRIAN GATE | ⑩ HOSTILE PLANTING AREA
(SEE PLANT PALETTE ON SHEET L-1) | ⑬ BUS STOP |
| ② BBQ GRILL AREAS 4 & 5 | ⑤ 6' TALL TUBULAR STEEL PERIMETER FENCE | ⑧ MONUMENT WALL WITH STONE VENEER | ⑪ SEAT WALLS | ⑭ UPLIGHTING (TYP. AT CORNER MONUMENT,
FOOTHILL BLVD AND MAPLE AVE STREET TREES) |
| ③ MIXED SEATING | ⑥ PILASTERS 30' O.C. | ⑨ SYNTHETIC TURF | ⑫ CONCRETE WALKWAYS | |

***ENHANCED PAVING NOTE:**
 Specific material to be selected during construction documentation phase;
 Enhanced paving options include colored concrete, stamped concrete,
 natural stone or concrete pavers.

BUILDING #5 & #6 LANDSCAPE ENLARGEMENT FOOTHILL BLVD AND MAPLE AVE APARTMENTS

DIVERSIFIED Pacific DIVERSIFIED PACIFIC

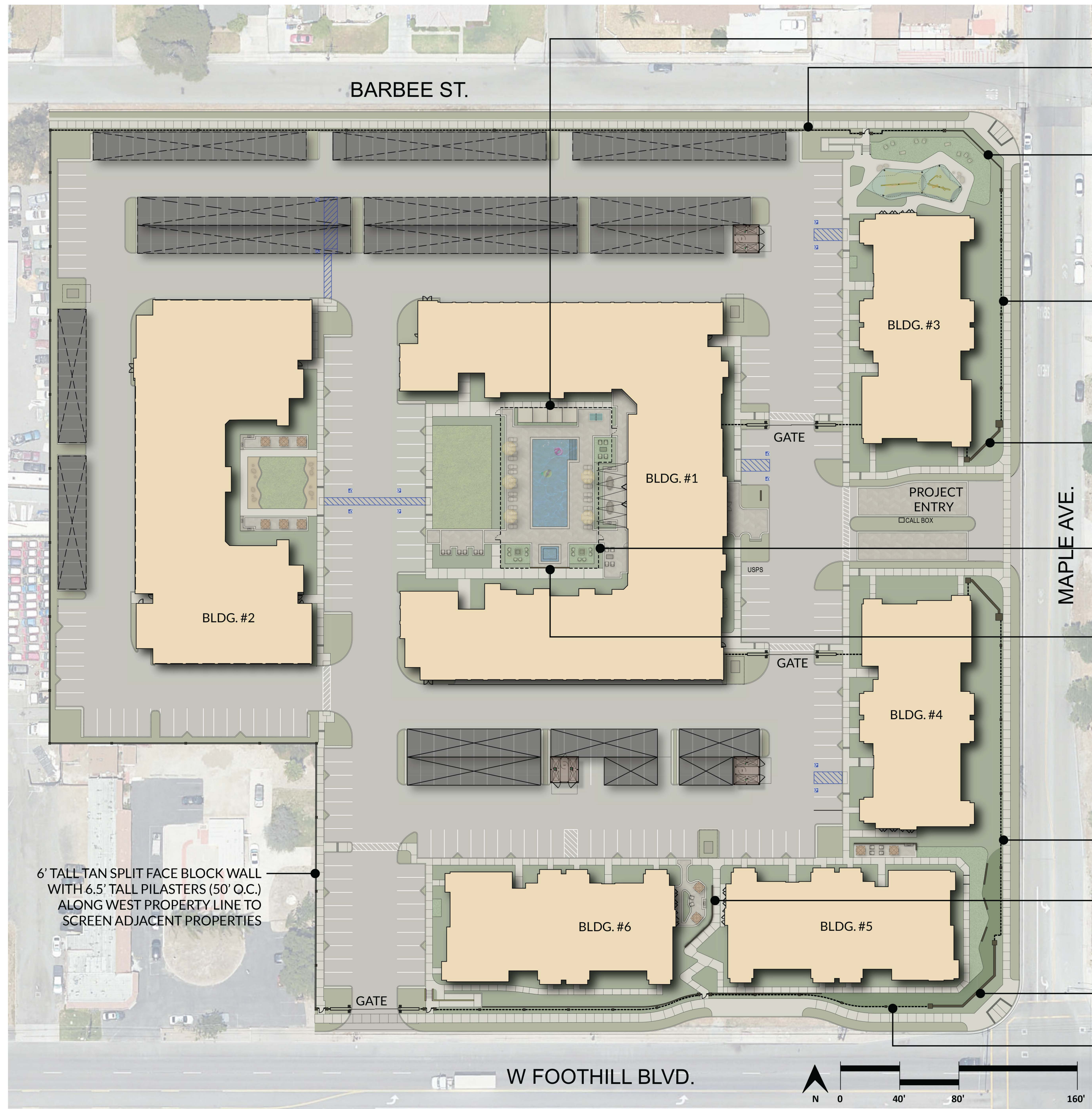
FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

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 (951) 369-0700

DATE: 9-15-2025
 CWDG JOB NO.: 230754

L-4





- 6' TALL TUBULAR STEEL POOL FENCE
- 4' TALL TUBULAR STEEL ATOP 2' TALL TAN PRECISION BLOCK WALL;
6.5' TALL PILASTERS (100' O.C.) WITH STONE VENEER
- 6' TALL SCREEN WALL WITH STONE VENEER
- 6' TALL TUBULAR STEEL PERIMETER FENCE;
6.5' TALL PILASTERS (50' O.C.) WITH STONE VENEER
- ENTRY MONUMENT WALLS WITH STONE VENEER
- 6' TALL GLASS POOL FENCE TO PRESERVE VIEWS FROM
LEASING CENTER CLUBROOM AND FITNESS ROOM
- DECORATIVE SCREEN WALL AT SPA
- 6' TALL TUBULAR STEEL PERIMETER FENCE;
6.5' TALL PILASTERS (50' O.C.) WITH STONE VENEER
- RETAINING WALL
- MONUMENT WALL SIGNAGE WITH STONE VENEER
- 6' TALL TUBULAR STEEL PERIMETER FENCE;
6.5' TALL PILASTERS (30' O.C.) WITH STONE VENEER

6' TALL TAN SPLIT FACE BLOCK WALL
WITH 6.5' TALL PILASTERS (50' O.C.)
ALONG WEST PROPERTY LINE TO
SCREEN ADJACENT PROPERTIES

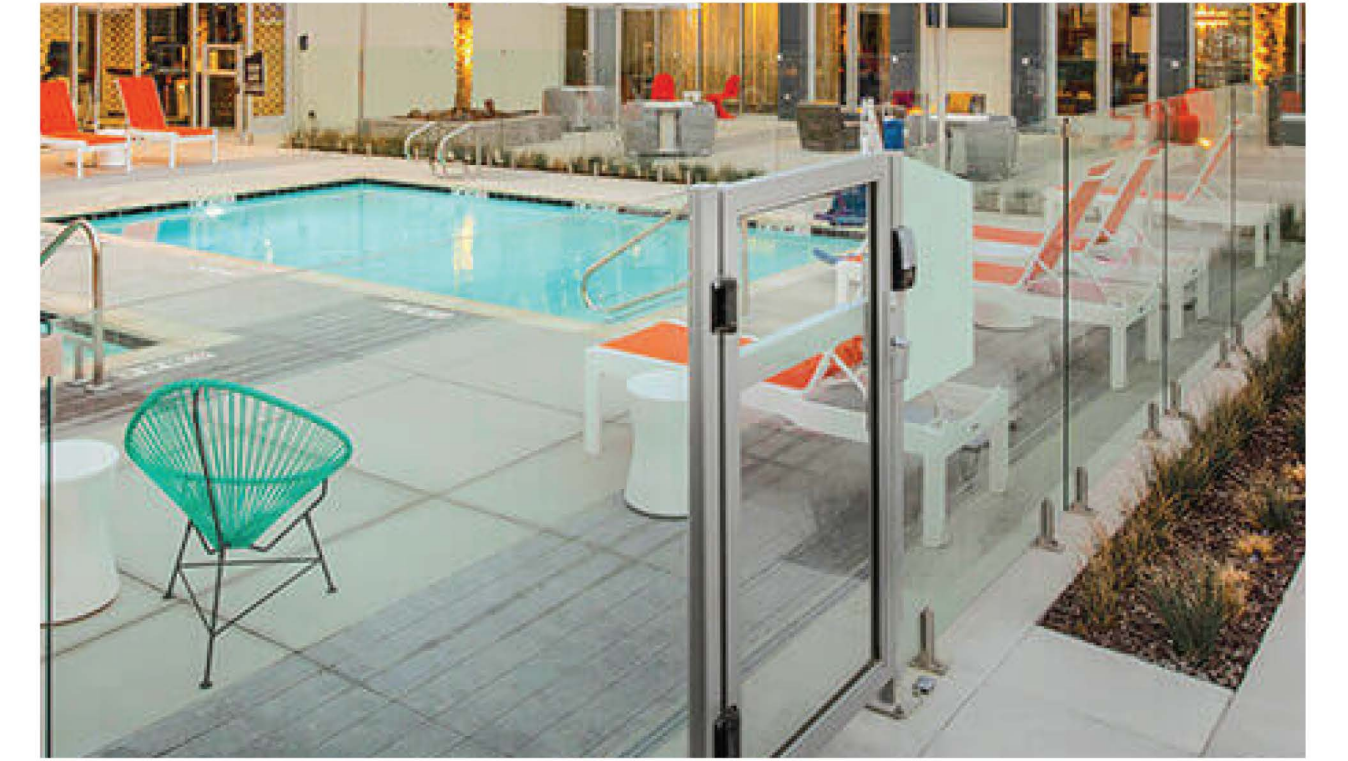
FENCE & WALL MATERIALS



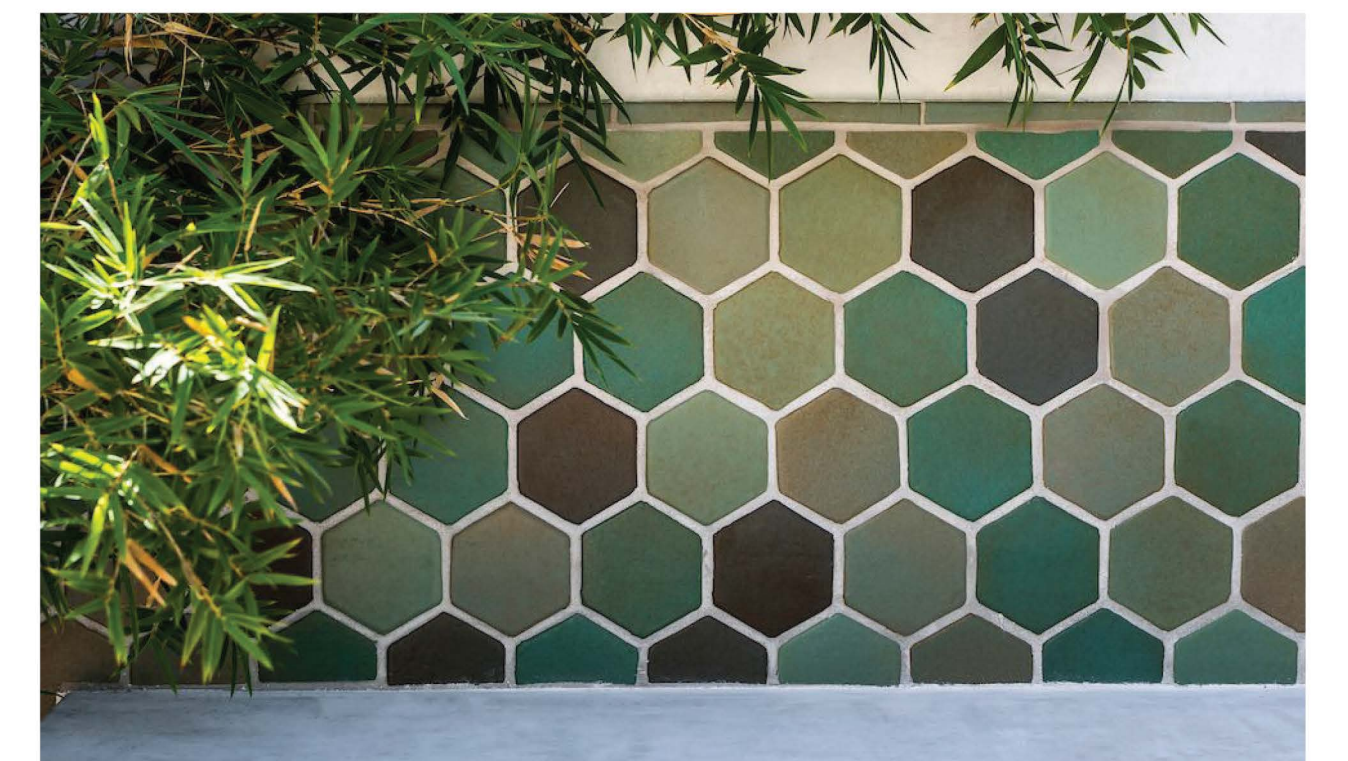
TUBULAR STEEL FENCING



STACKED STONE WALLS & PILASTERS



GLASS POOL FENCING



DECORATIVE SCREEN WALL TILE

FENCE & WALL PLAN
FOOTHILL BLVD AND MAPLE AVE APARTMENTS



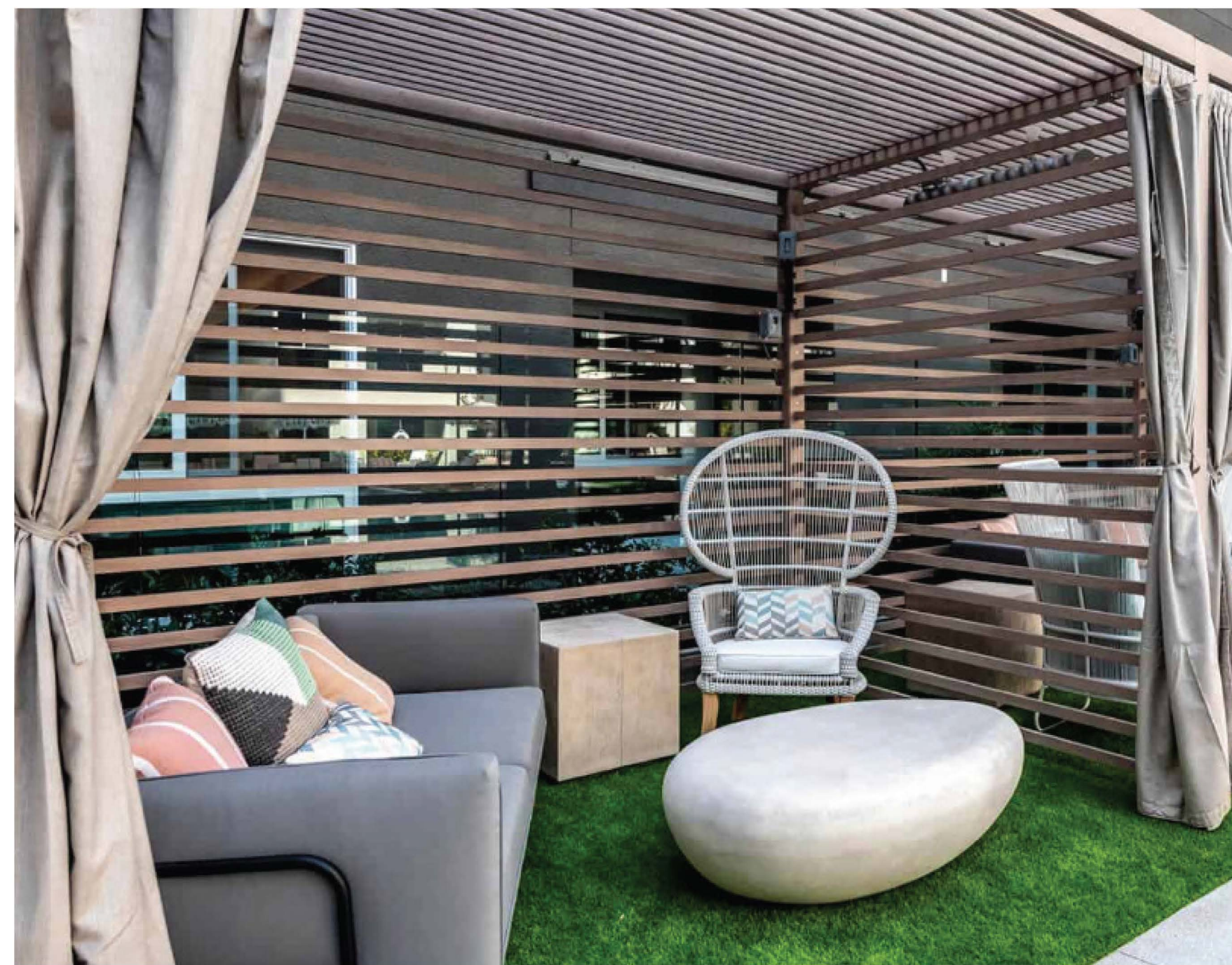
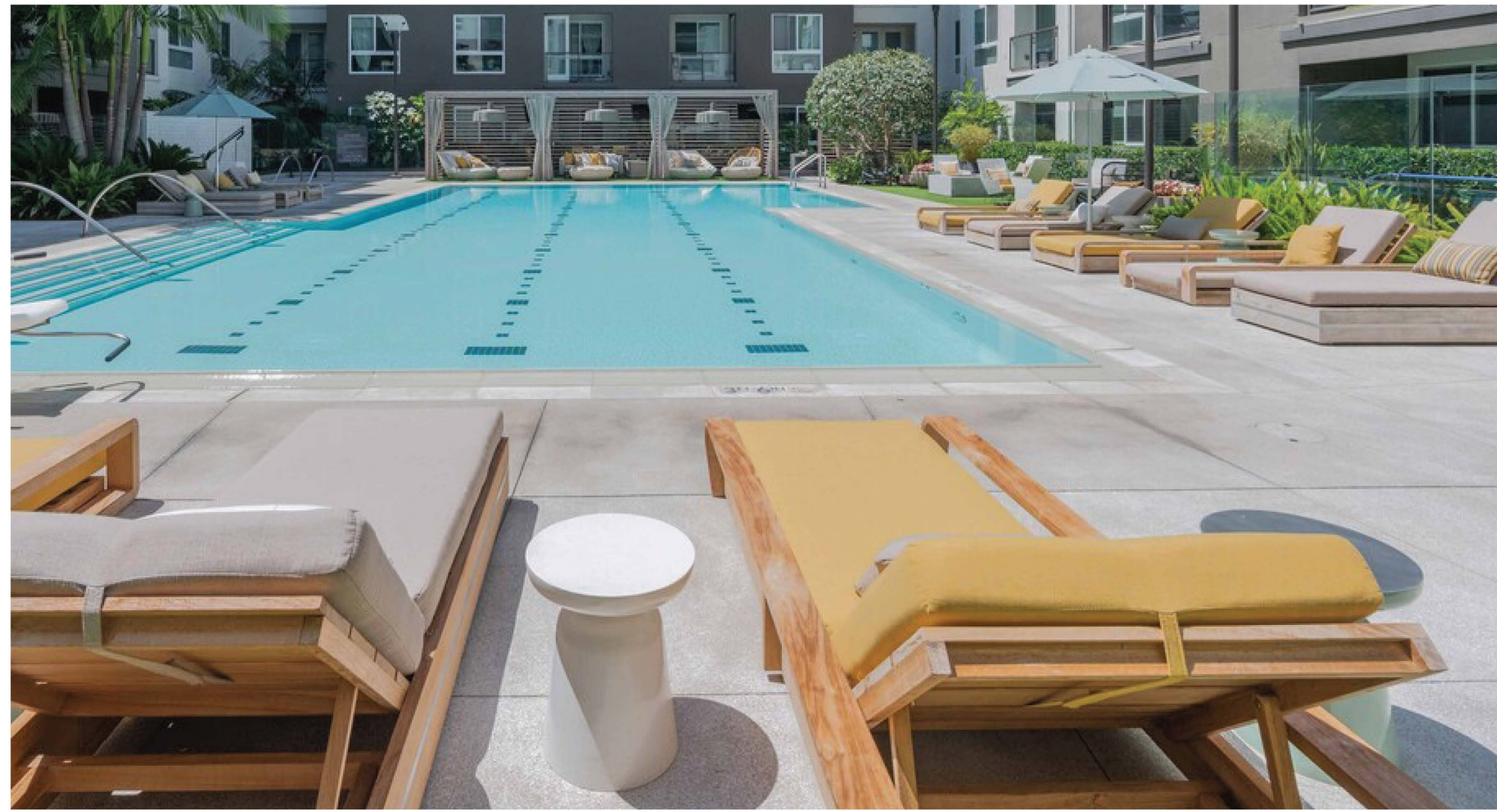
FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

DATE: 9-15-2025
CWDG JOB NO.: 230754

COMMUNITY WORKS DESIGN GROUP
7111 INDIANA AVENUE, SUITE 300 RIVERSIDE, CA 92504
(951) 369-0700



L-5



SITE AMENITIES FOOTHILL BLVD AND MAPLE AVE APARTMENTS

DIVERSIFIED DIVERSIFIED PACIFIC
Pacific

FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

DATE: 9-15-2025
CWDG JOB NO.: 230754

COMMUNITY WORKS DESIGN GROUP
7111 INDIANA AVENUE, SUITE 300 RIVERSIDE, CA 92504
(951) 369-0700



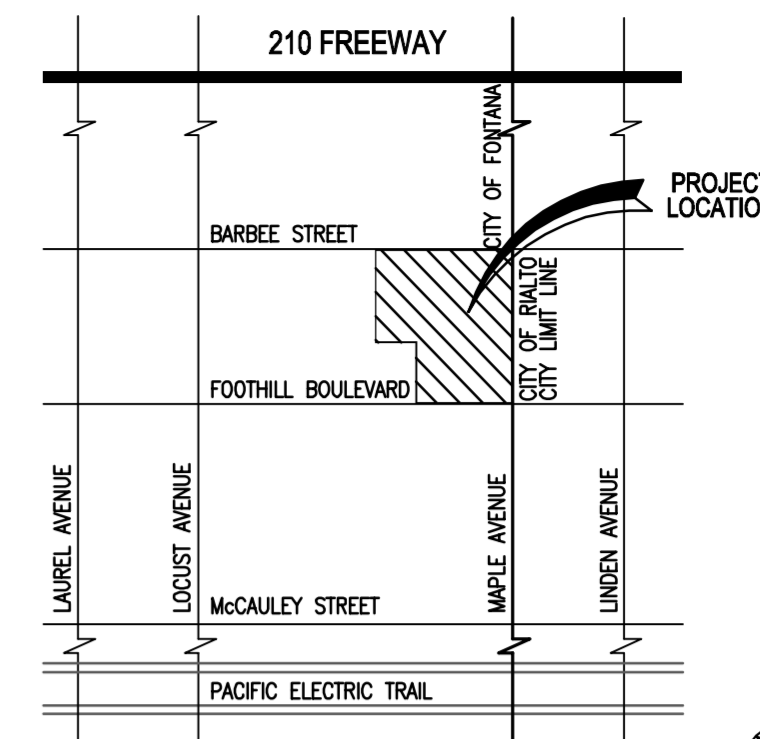
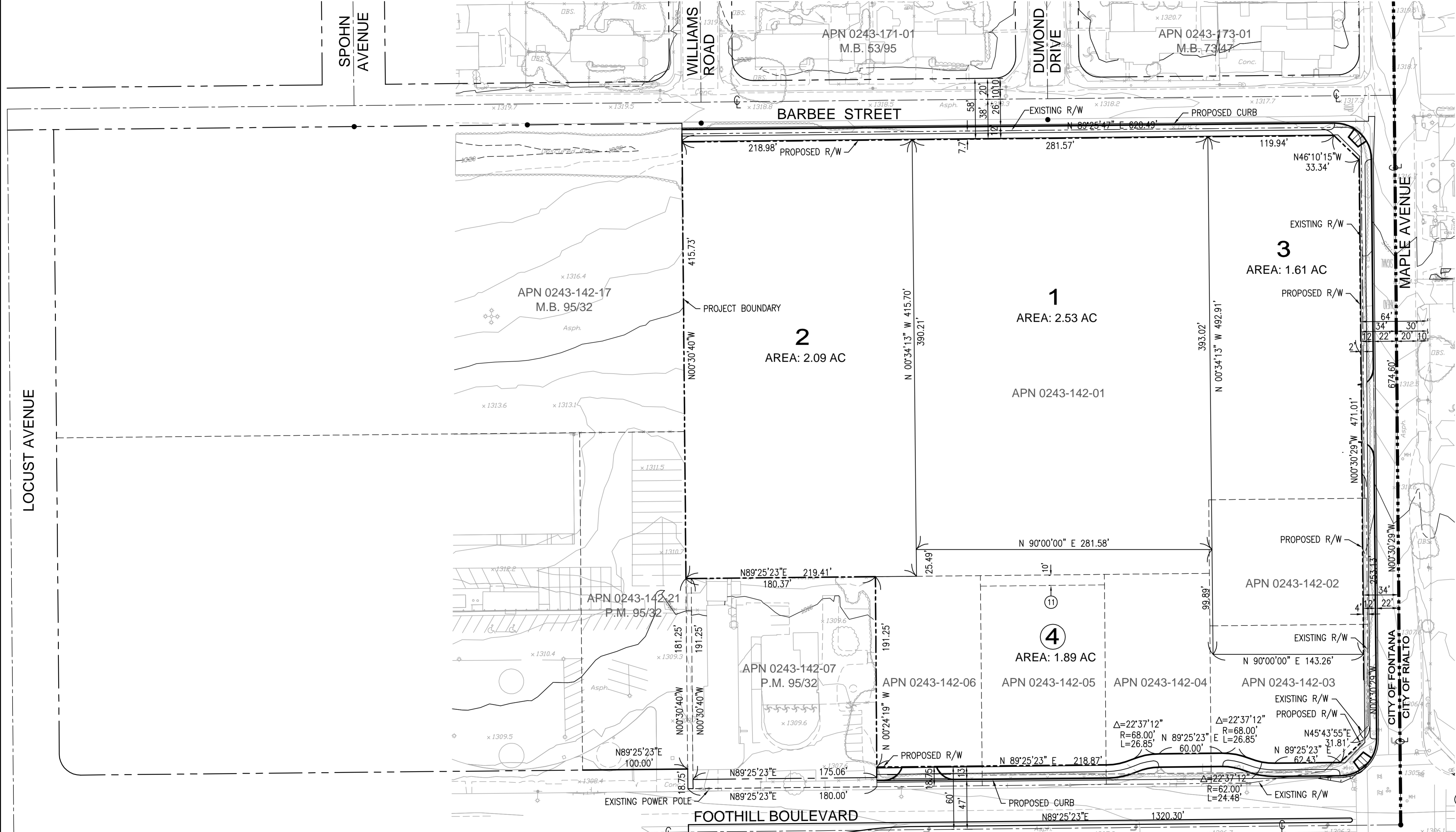
L-6

IN THE CITY OF FONTANA
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 20704
 FOR CONDOMINIUM PURPOSES

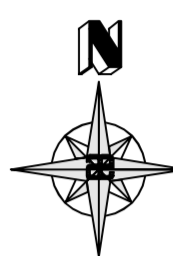
BEING A SUBDIVISION OF A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

ALLARD ENGINEERING

OCTOBER 2025



VICINITY
NOT TO SCALE



LEGAL DESCRIPTION:
 A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

ASSESSOR'S PARCEL NO.:
 APN 0243-142-01, 02, 03, 04, 05, & 06

DEVELOPER / OWNER:
 DIVERSIFIED PACIFIC DEVELOPMENT GROUP
 10621 CIVIC CENTER DRIVE
 RANCHO CUCAMONGA, CA 91730
 PH: (909) 481-1150

BENCHMARK:
 BENCHMARK # E 4
 ELEVATION: 1345.43 (FEET)
 DESCRIBED AS: BENCHMARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE (HEADWALL) STAMPED "BM E 4 1986" 0.3 MILE WEST FROM THE INTERSECTION OF CHERRY AVE AND VICTORIA ST 21 FEET NORTH OF VICTORIA ST AT THE CENTER AND ON TOP OF A CONCRETE HEADWALL. A 1-3/8 INCH BRASS DISK.

BASIS OF BEARINGS:
 THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83 ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "P575" AND "P612" BEARING BETWEEN BOTH STATIONS BEING NORTH 81°49'46" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999158411

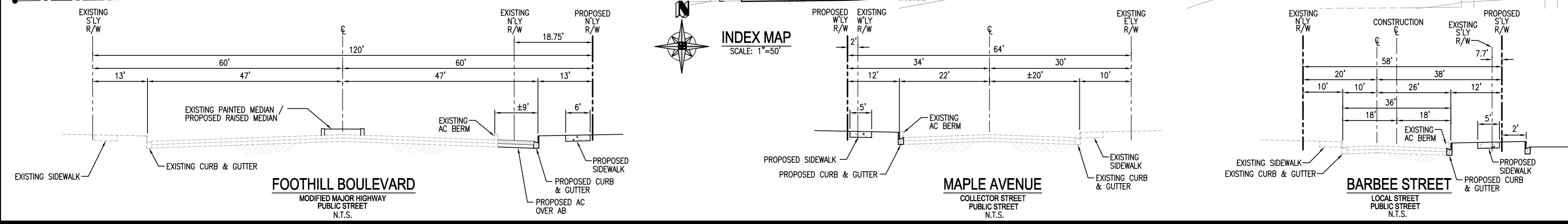
SITE STATISTICS:
 GROSS: 8.39 ACRES
 NET: 8.00 ACRES

ZONING:
 PROPOSED: RESIDENTIAL MEDIUM
 EXISTING: RESIDENTIAL MEDIUM

EASEMENTS:
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: NONE SHOWN
 PURPOSE: PIPE LINE
 RECORDING DATE: MARCH 10, 1947
 RECORDING NO: BOOK 2044, PAGE 163, OF OFFICIAL RECORDS
 AFFECTS: AS DESCRIBED THEREIN
 PURPOSE: OPERATION AND MAINTENANCE OF PIPE LINES FOR WATER, SEWER, AND GAS AND POLE LINES FOR ELECTRICITY AND TELEPHONE.
 AFFECTS: THE SOUTHERLY 10 FEET OF PARCELS 3, 4 AND 5.

TOPOGRAPHY:
 INLAND AERIAL SURVEYS, INC.
 PROJECT NUMBER: 23-13172
 DATED: 5-11-2023

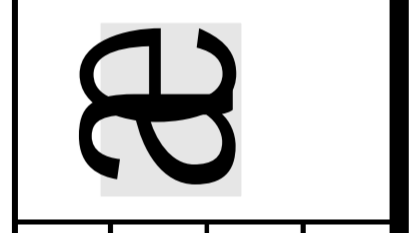
FLOOD ZONE:
 ZONE X, FEMA FRIM MAP 06071C8656H, DATED 8/28/2008



Prepared For:
DIVERSIFIED PACIFIC DEVELOPMENT GROUP
 DIVERSIFIED PACIFIC DEVELOPMENT GROUP
 10621 CIVIC CENTER DRIVE
 RANCHO CUCAMONGA, CA 91730
 PH: (909) 481-1150

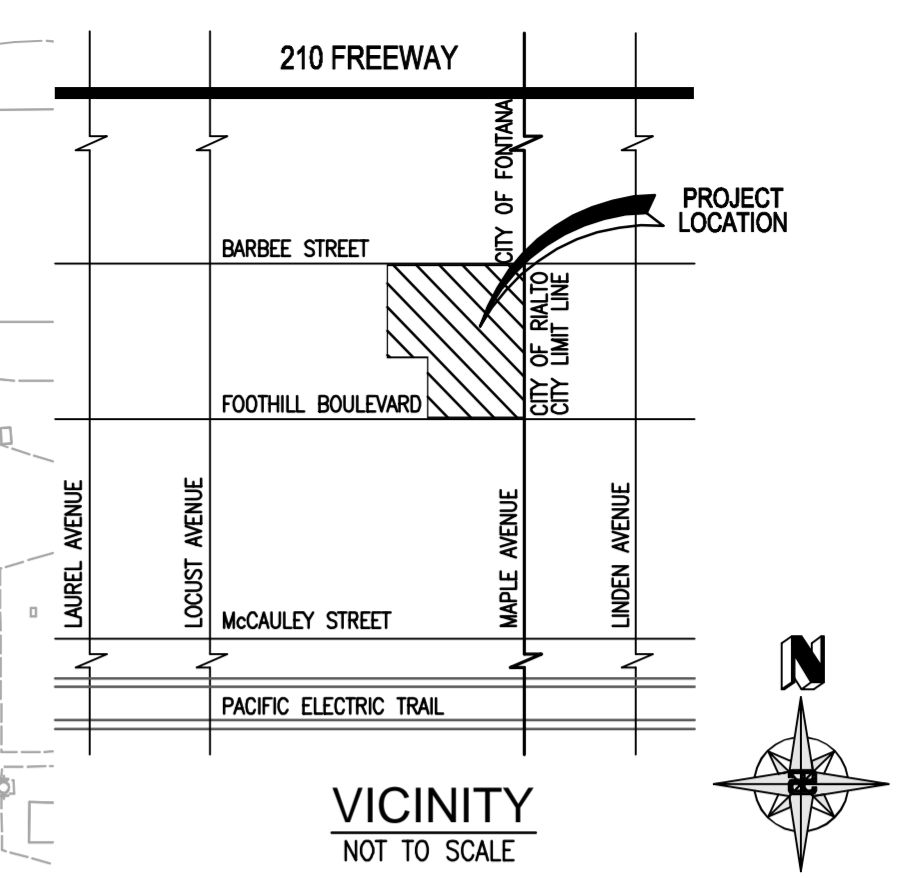
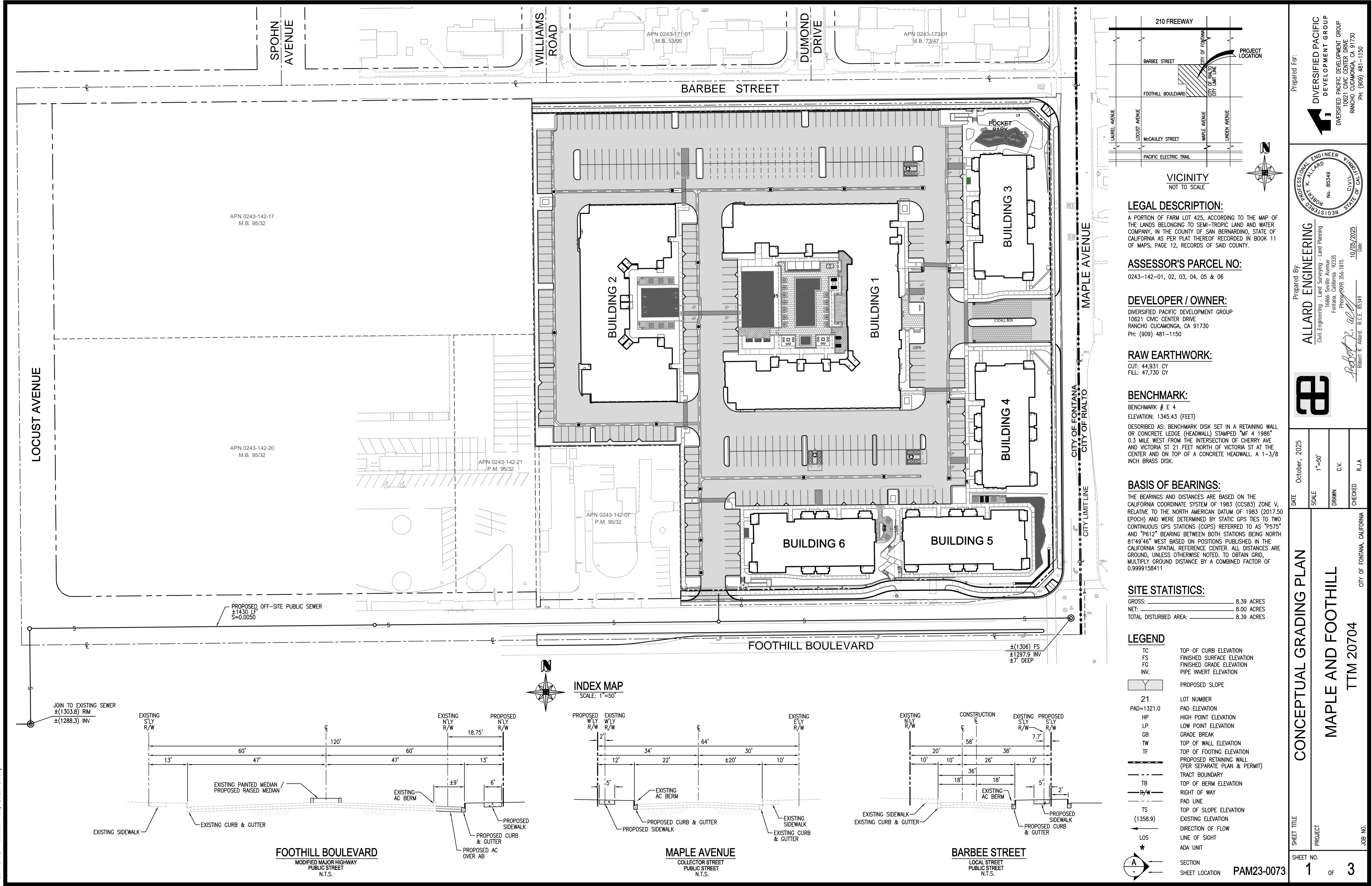
REGISTERED PROFESSIONAL ENGINEER
ROBERT K. ALLARD
 No. 85349
 CIVIL ENGINEER
 STATE OF CALIFORNIA

Prepared By:
ALLARD ENGINEERING
 Civil Engineering - Land Surveying - Land Planning
 909 354 8185
 909 354 8185
 Fontana, California 92335
 Fax (909) 354 8905
 Robert K. Allard
 Robert K. Allard, R.C.E. 85349 DME



DATE	October, 2025
SCALE	AS-SHOWN
DRAWN	C.V.
CHECKED	R.J.A

SHEET TITLE	TENTATIVE TRACT MAP NO. 20704
PROJECT	MAPLE AND FOOTHILL
JOB NO.	TTM 20704
CITY OF SAN BERNARDINO, CALIFORNIA	
SHEET NO.	1 OF 1



VICINITY
NOT TO SCALE

LEGAL DESCRIPTION:
A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

ASSESSOR'S PARCEL NO.:
0243-142-01, 02, 03, 04, 05 & 06

DEVELOPER / OWNER:
DIVERSIFIED PACIFIC DEVELOPMENT GROUP
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

RAW EARTHWORK:
CUT: 44,931 CY
FILL: 47,730 CY

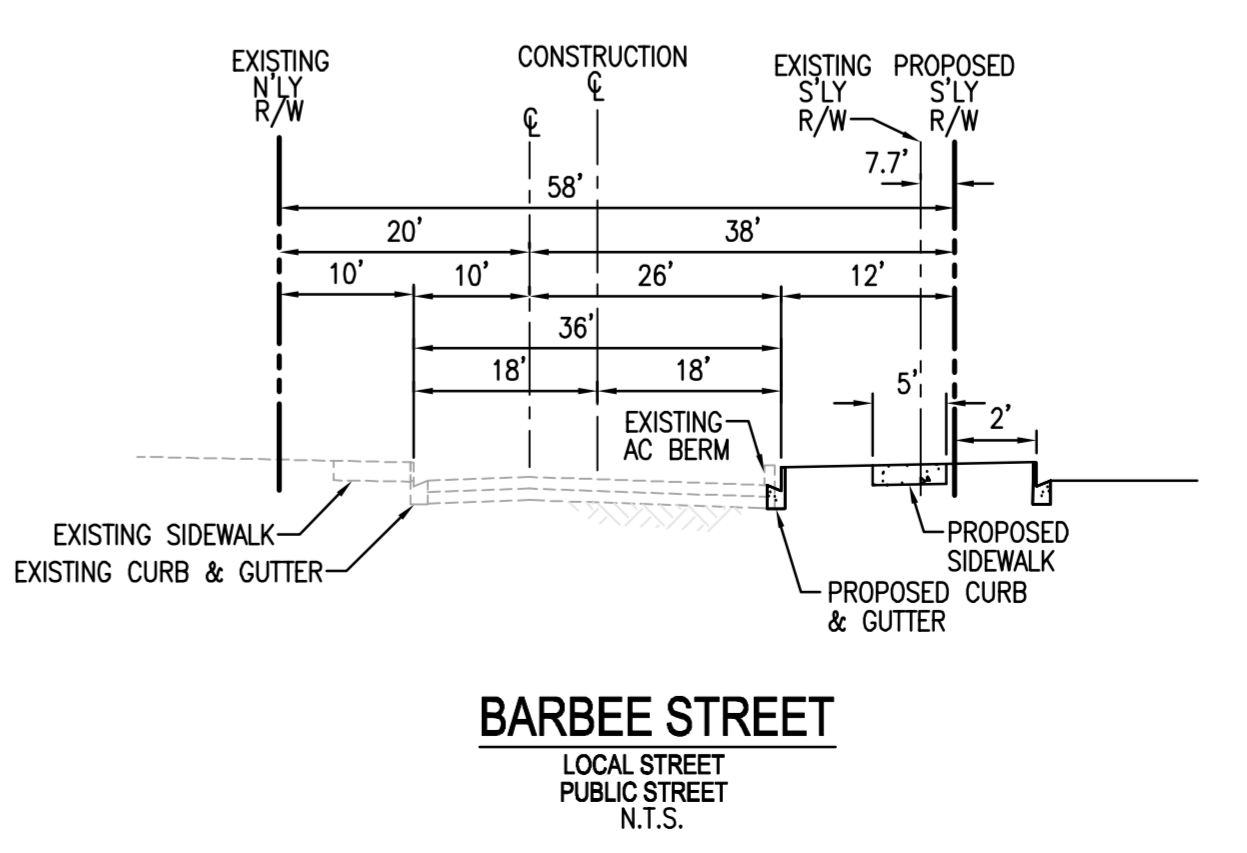
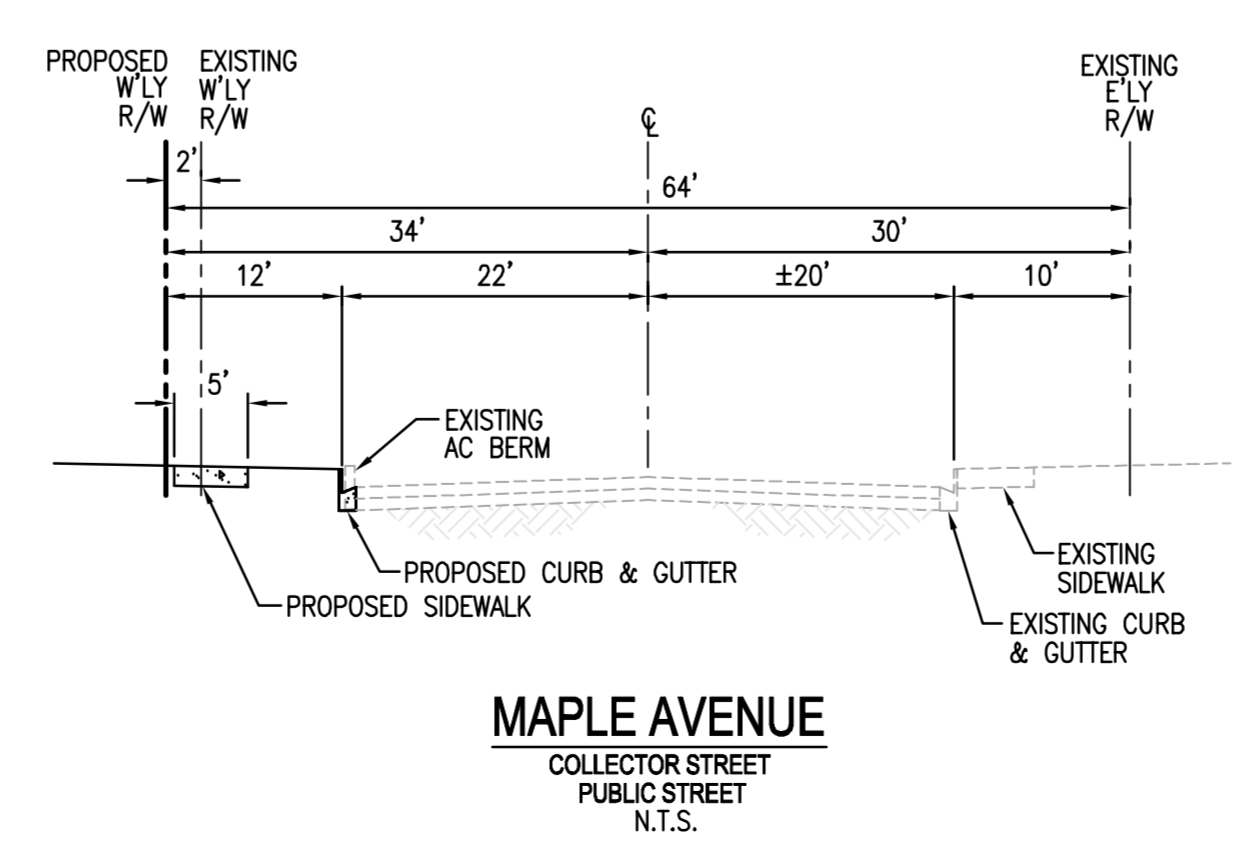
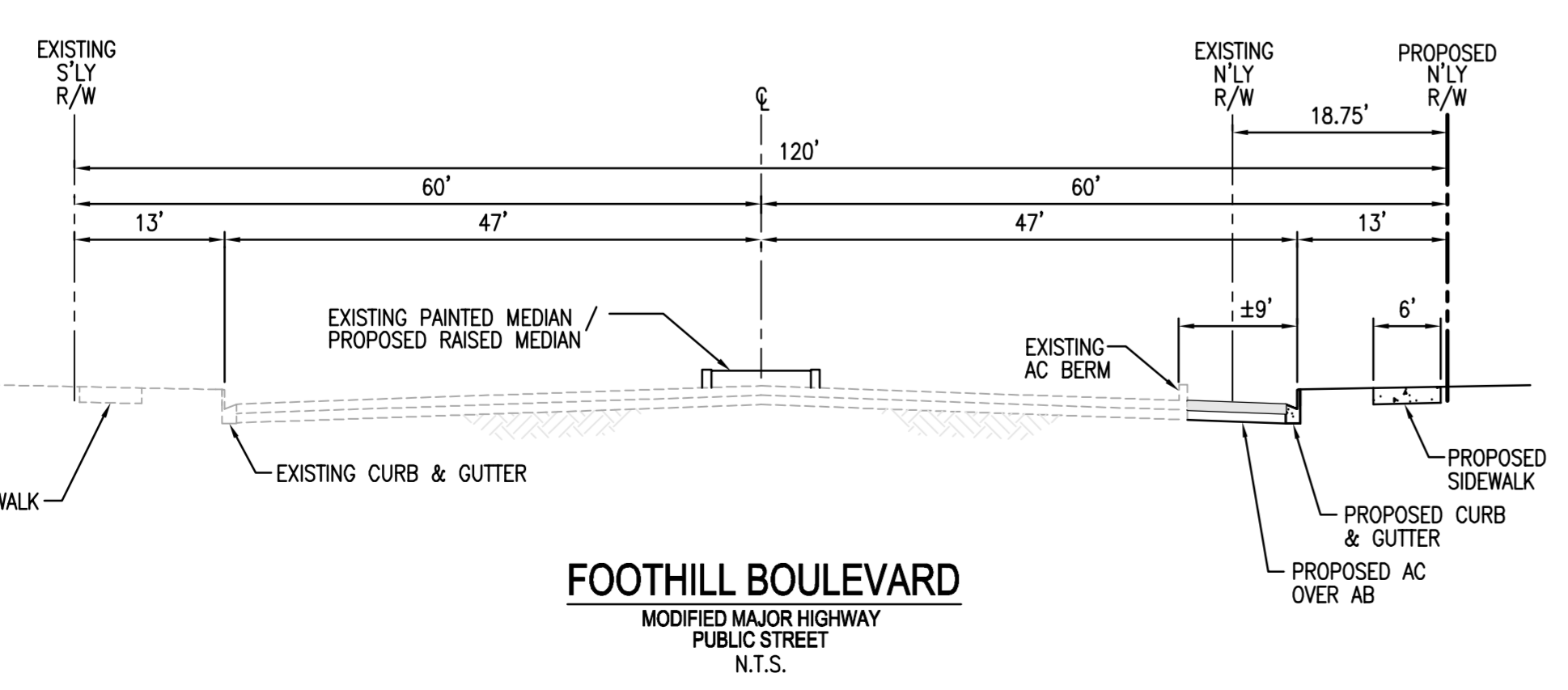
BENCHMARK:
BENCHMARK # E 4
ELEVATION: 1345.43 (FEET)
DESCRIBED AS: BENCHMARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE (HEADWALL) STAMPED "M# 4 1966" 0.3 MILE WEST FROM THE INTERSECTION OF CHERRY AVE AND VICTORIA ST 21 FEET NORTH OF VICTORIA ST AT THE CENTER AND ON TOP OF A CONCRETE HEADWALL A 1-3/8 INCH BRASS DISK.

BASIS OF BEARINGS:
THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "P575" AND "P612" BEARING BETWEEN BOTH STATIONS BEING NORTH 81°49'46" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER. ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999158411

SITE STATISTICS:
GROSS: 8.39 ACRES
NET: 8.00 ACRES
TOTAL DISTURBED AREA: 8.39 ACRES

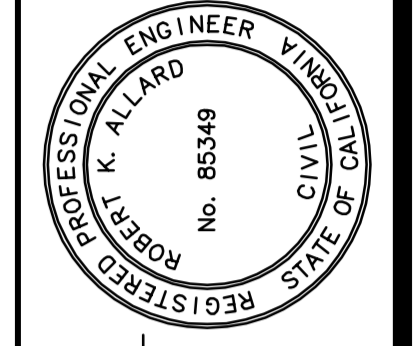
LEGEND

TC	TOP OF CURB ELEVATION
FS	FINISHED SURFACE ELEVATION
FG	FINISHED GRADE ELEVATION
INV.	PIPE INVERT ELEVATION
	PROPOSED SLOPE
21	LOT NUMBER
PAD=1321.0	PAD ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
GB	GRADE BREAK
TW	TOP OF WALL ELEVATION
TF	TOP OF FOOTING ELEVATION
	PROPOSED RETAINING WALL (PER SEPARATE PLAN & PERMIT)
	TRACT BOUNDARY
TB	TOP OF BERM ELEVATION
R/W	RIGHT OF WAY
	PAD LINE
TS	TOP OF SLOPE ELEVATION
(1358.9)	EXISTING ELEVATION
	DIRECTION OF FLOW
LOS	LINE OF SIGHT
*	ADA UNIT
	SECTION
	SHEET LOCATION



PLOT DATE: October 06, 2025 Bobby

Prepared For:
DIVERSIFIED PACIFIC DEVELOPMENT GROUP
DIVERSIFIED PACIFIC DEVELOPMENT GROUP
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150



Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815
10/05/2025
Robert K. Allard, R.C.E. 65349



DATE	October, 2025
SCALE	1"=50'
DRAWN	C.V.
CHECKED	R.J.A.

CONCEPTUAL GRADING PLAN	
MAPLE AND FOOTHILL	
TTM 20704	
SHEET TITLE	CITY OF FONTANA, CALIFORNIA
PROJECT	GRADING\CONCEPT GRADING\CONCEPT GRADING-1.dwg
SHEET NO.	1 OF 3
JOB NO.	

WILLIAMS ROAD

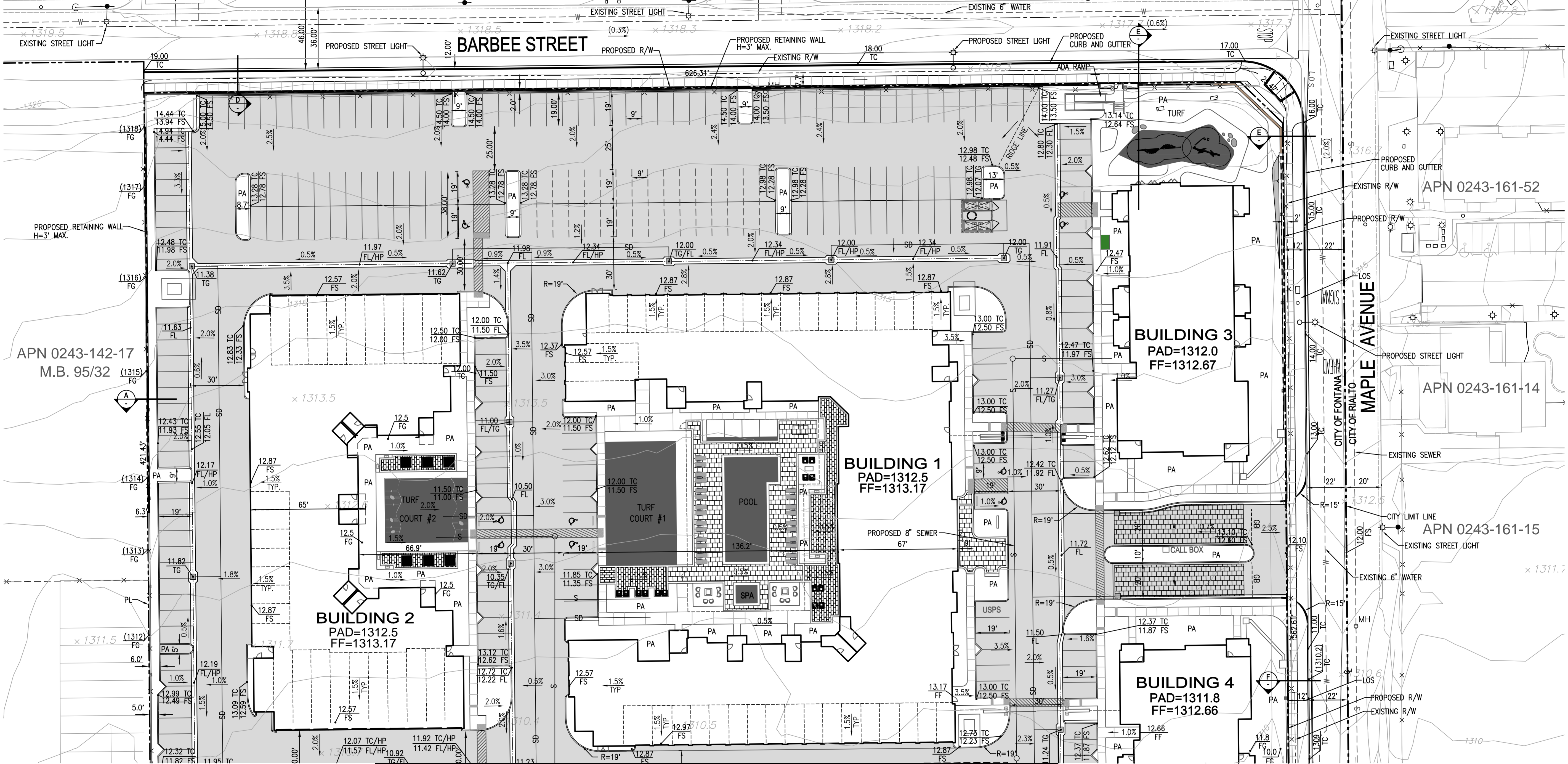
DUMOND DRIVE

APN 0243-171-01
M.B. 53/95

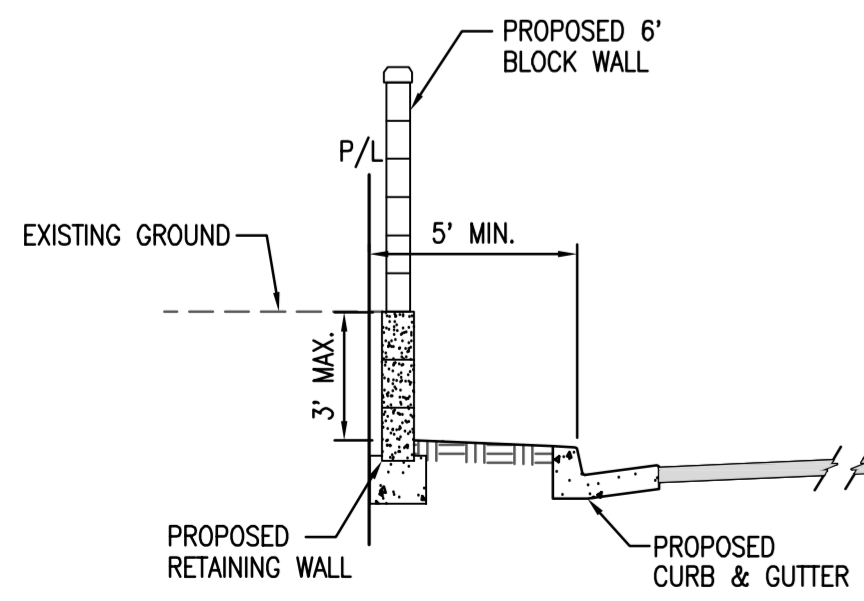
APN 0243-173-01
M.B. 73/47

BARBEE STREET

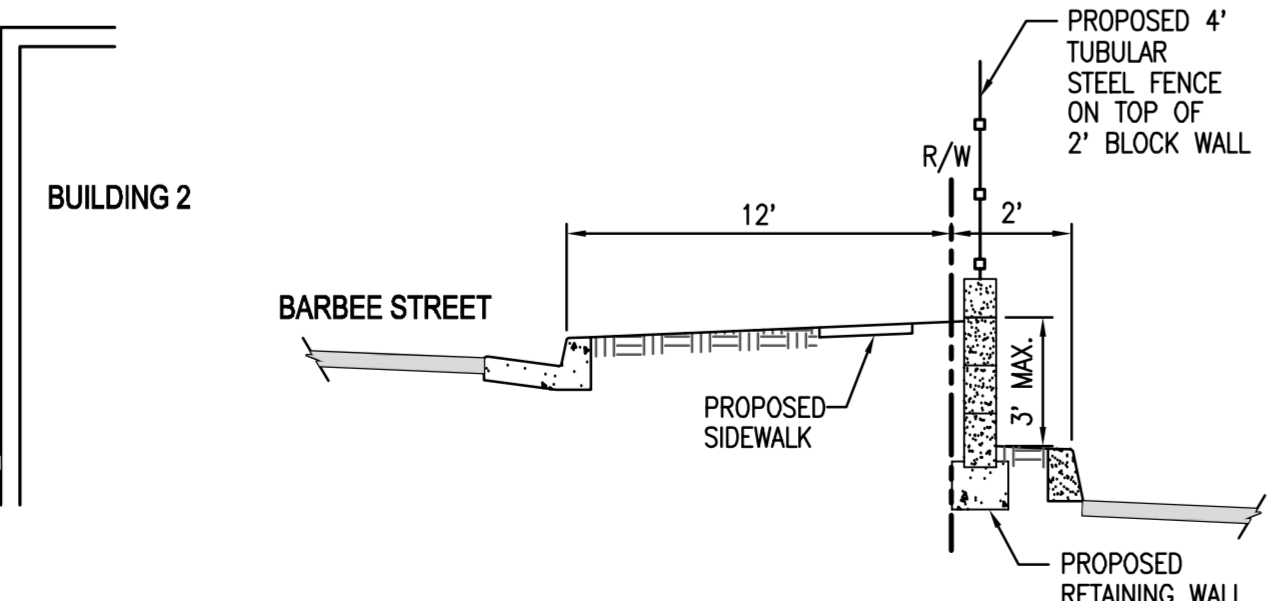
MAPLE AVENUE



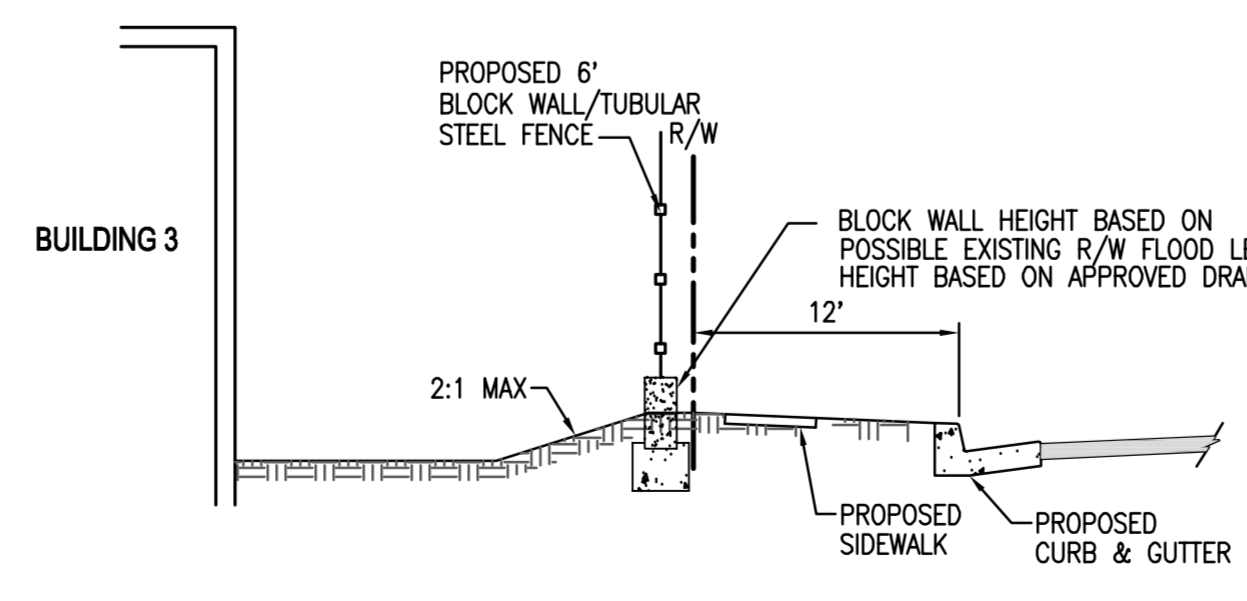
SEE SHEET 3



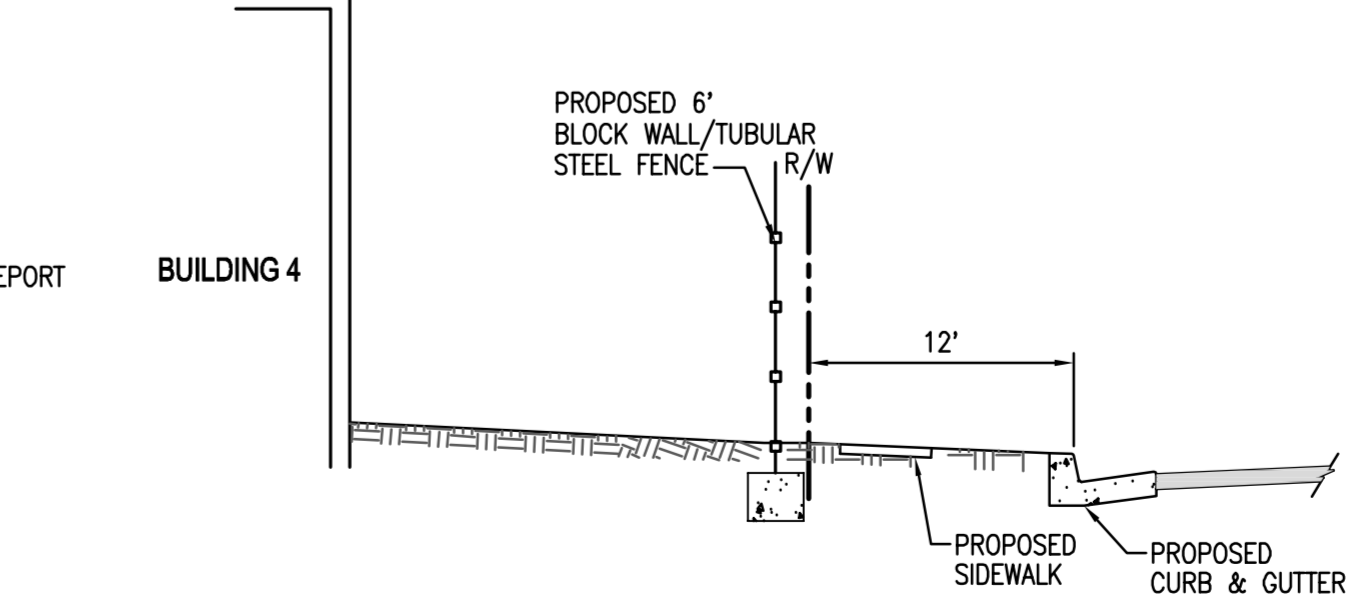
SECTION "A"
WESTERLY PROPERTY LINE
N.T.S.



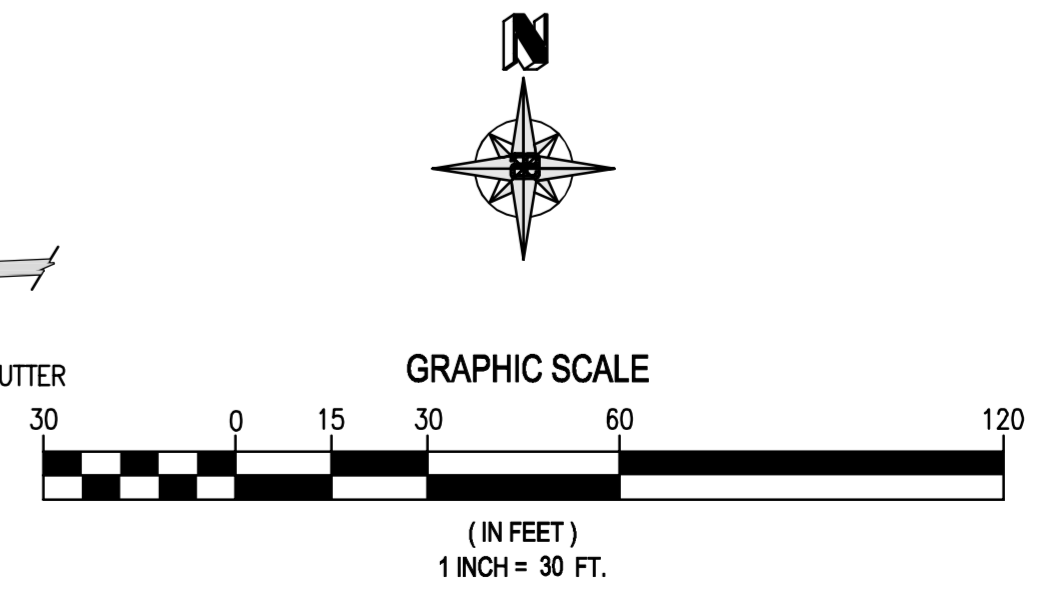
SECTION "D"
NORTHERLY PROPERTY LINE
N.T.S.



SECTION "E"
NORTHERLY / EASTERLY PROPERTY LINE
N.T.S.

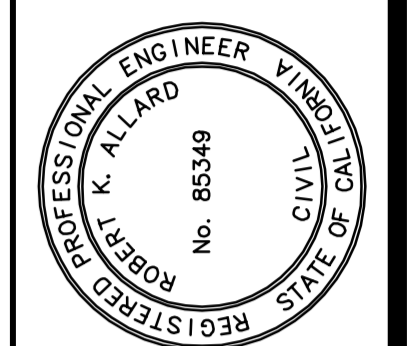


SECTION "F"
EASTERLY PROPERTY LINE
N.T.S.



PLOT DATE: October 06, 2025 Admin

Prepared For:
DIVERSIFIED PACIFIC DEVELOPMENT GROUP
 DIVERSIFIED PACIFIC DEVELOPMENT GROUP
 10621 CIVIC CENTER DRIVE
 RANCHO CUCAMONGA, CA 91730
 PH: (909) 481-1150



Prepared By:
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 Civil Engineering - Land Surveying - Land Planning
 16866 Skille Avenue
 Fontana, California 92335
 Phone: (909) 356-1815
 10/05/2025
 Robert K. Allard, R.C.E. 85349



DATE	October, 2025
SCALE	1" = 30'
DRAWN	C.V.
CHECKED	R.J.A.

CITY OF FONTANA, CALIFORNIA
 CITY OF RIALTO

CONCEPTUAL GRADING PLAN
MAPLE AND FOOTHILL
TTM 20704

SHEET TITLE	CONCEPTUAL GRADING PLAN
PROJECT	MAPLE AND FOOTHILL
JOB NO.	TTM 20704
SHEET NO.	2 OF 3

RESOLUTION NO. PC 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING TENTATIVE TRACT MAP NO. 24-0003 (TTM 20704) TO ESTABLISH A CONDOMINIUM MAP, APPROVING VARIANCE NO. 25-0001 TO REDUCE THE REQUIRED LANDSCAPE SETBACK ALONG BARBEE STREET FROM FIVE FEET TO TWO FEET, AND APPROVING DESIGN REVIEW NO. 24-0015 FOR SITE AND ARCHITECTURAL REVIEW OF 265 CONDOMINIUM UNIT AND ASSOCIATED SITE IMPROVEMENTS ON APPROXIMATELY 8.1 ACRES LOCATED AT THE NORTHWEST CORNER OF FOOTHILL BOULEVARD AND MAPLE AVENUE, (APNS: 0243-142-01 THRU -06) AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, Assessor Parcel Numbers (“APNs”) 0243-142-01, -02, -03, -04, -05, and -06 (“Project Site”) were annexed from San Bernardino County into the City of Fontana on February 3, 1964); and

WHEREAS, on April 29, 2024, the City of Fontana (City”) received an application from Diversified Pacific Investment Group, LLC (“Applicant”), for Tentative Tract Map No. 24-0003 (“TTM No. 20704”) for a condominium map, a Variance (“VAR No. 25-0001”) to reduce a required landscape setback, and a Design Review (“DRP No. 24-0015”) for the development of a 265 unit residential development with associated site improvements at the project site (“The Project”); and

WHEREAS, the Project Site has a General Plan Land Use designation of Multiple Family Residential (R-MFMH) and is located within the Multi-Family Residential (R-4) zoning district, which allows for such projects; and

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

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

WHEREAS, the Draft MND was prepared in accordance with CEQA and circulated for public review and comment between April 29, 2026 to May 19, 2026 by: (1) filing a Notice of Intent to Adopt a Mitigated Negative Declaration (“NOI”) with the State Clearinghouse; (2) filing a NOI with the San Bernardino County Clerk; (3) placing a NOI in the San Bernardino Sun, a newspaper of general circulation; (4) mailing a NOI to various interested persons, agencies and tribes; and (5) posting a NOI on the City’s website; and

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

WHEREAS, pursuant to Public Resources Code Section 21081.6 and State CEQA Guidelines Section 15074(d), the MMRP has been prepared and includes mitigation measures for biological resources and cultural resources; 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 Tentative Tract Map No. 24-0003 (TTM No. 20704), **Exhibit "B"** for VAR No. 25-0001 and for Design Review No. 24-0015; and

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

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the San Bernardino Sun newspaper on April 29, 2026, and a notice of the public hearing was simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on May 19, 2026, a duly noticed public hearing on Tentative Tract Map No. 24-0003, Variance No. 25-0001, and Design Review No. 24-0015 was held by the Fontana Planning Commission (“Planning Commission”) to consider testimony and evidence presented by the Applicant, City Staff, and other interested parties; and

WHEREAS, the Planning Commission carefully considered all information, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on May 19, 2026; and

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 24-0003, and **Exhibit "B"** for Variance No. 25-0001, and Design Review No. 24-0015; and

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

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

Section 2. CEQA. The Planning Commission has reviewed and considered the Initial Study (“IS”), MND, and MMRP, any oral or written comments received, and the

administrative record prior to making any decision on the proposed project. The Planning Commission finds that the IS/MND and MMRP contain a complete and accurate reporting of all the environmental impacts associated with the project. The Planning Commission further finds that the MND and MMRP have been completed in compliance with the State CEQA Guidelines and Section 6.21 of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA.

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

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

c. **Adoption of MND.** Pursuant to Public Resources Code section 21080, subdivision (c)(2), the Planning Commission adopts the Final IS/MND prepared for the project.

d. **Approval of MMRP.** Pursuant to Public Resources Code section 21081.6, the Planning Commission approves the MMRP, which was prepared for the project and make it a condition of project approval and is attached hereto.

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

Section 3. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for Tentative Tract Map No. 24-0003 (TTM No. 20704) pursuant to Section 30-293 of the Fontana Zoning and Development code, and in accordance with Section No. 26-55(e) “Processing of application”, of the Fontana Municipal Code:

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

Findings of Fact: Tentative Tract Map No. 24-0003 (TTM No. 20704) is consistent with the General Plan Land Use designation for the Project Site, which is Multiple Family Residential (R-MFMH). The tentative tract map proposes to form the six parcels into a condominium map to facilitate the construction of a

265 multi-family unit residential development, which is permitted under the land use designation. The Project Site is not within a specific plan.

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

Findings of Fact: The site design for Tentative Tract Map No. 24-0003 (TTM No. 20704) is consistent with the General Plan. The lot size and street configuration conform to the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the General Plan. The Project includes all on-site and off-site improvements to meet the goals and objectives of the General Plan; as well as all applicable R-4 zoning requirements. Improvements include public sewer, public storm drain, streets, gutters, sidewalks, drainage, and grading to provide a safe and well-designed development. The Project Site is not within a specific plan.

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

Findings of Fact: The Project Site consists of approximately 8.1 gross acres, which is adequate in size to accommodate the development. The Project Site is vacant and relatively flat. The existing topography is conducive for the Project. Additionally, the Project will have access to two different public streets that will support the type and density proposed.

Finding No. 4: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of the subdivision and the proposed improvements complies with the City of Fontana's Municipal code requirements, conditions of approval (referenced herein), and will not have any impact on the environment or substantial or avoidable injury to fish, wildlife, or their habitat. Moreover, the site is completely surrounded by development and would not support sensitive wildlife.

An IS/MND, and MMRP were prepared for this Project pursuant to CEQA and the 2019 Local Guidelines for Implementing CEQA. Based on the information contained in the IS, the Project would not have a significant effect on the environment with implementation of the MND, and MMRP. The use is consistent with the Land Use Designation and the Zoning and Development Code. The design of the condominium map will not cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The design of Tentative Tract Map No. 24-0003 (TTM No. 20704) will not

cause public health problems. The development will comply with the Zoning and Development Code and General Plan. Improvements include connection to the public sewer and public storm drain systems, modifications to the existing sidewalks, and drainage and grading improvements to ensure a safe and well-designed Project. These enhancements will promote the public health, safety, and welfare of the surrounding community and are designed so that the Project will not create conditions that could cause serious public health problems. Therefore, this Project shall promote public health, safety, and welfare of the surrounding community and will not cause public health problems.

Finding No. 6: The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact: The design of Tentative Tract Map No. 24-0003 (TTM No. 20704) and associated public improvements will not conflict with access easements acquired by the public. Access to and from the Project Site would be provided from driveways on Foothill Boulevard and Maple Avenue.

Section 4. Variance Findings. The Planning Commission hereby makes the following findings for VAR No. 25-0001 in accordance with Section 30-218 (“findings for approval”) in the Fontana Zoning and Development Code:

Finding No. 1: That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Findings of Fact: The request for the variance is to reduce the required five-foot landscape setback from five to two feet along Barbee Street. Pursuant to FMC Section 30-669(2)(g)(2), the minimum setback width required for landscaping is five feet.

Barbee Street requires a 36’ wide street curb to curb. Currently the dimension would be 30’ wide curb to curb. The northerly side of Barbee Street is already developed, and the city cannot extend to the north to obtain the remaining 6’ of right-of-way. The applicant is providing an extra 6’ to make up for the north side of Barbee Street. Due to this, the applicant is requesting the reduction of the required landscape setback along Barbee Street from 5’ to 2’.

Finding No. 2. That the granting of such a variance, major will be subject to conditions assuring that the variance, major shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located.

Findings of Fact: The variance request is in conjunction with a Tentative Tract Map and a Design Review application. The property is subject to a unique condition and development as depicted in the Tentative Tract Map and the Design Review will ensure that there are no grants of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district.

Finding No. 3: That the variance, major does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located.

Findings of Fact: The Project Site is located within the Multi-Family Residential district which allows for multi-family residential uses. The variance request is for a reduction in the landscape setback along Barbee Street and does not affect the use of the property.

Section 5. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 24-0015 in accordance with Section No. 30-120, "Findings for approval" of the Fontana Zoning and Development Code:

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

Finding of Fact: The Project proposes a site and architectural design for a 265-unit multi-family development. The Project will be an appropriate and desirable development for the area. The site is compatible with the surrounding residential land uses with detached single-family and multi-family dwellings. The development will function similarly to the nearby multi-family and single-family neighborhoods with sufficient private open space, common open space and parking. The buildings are three- and four-story buildings.

The proposed development is located in the Multiple Family Residential (R-MFMH) general plan land use designation. The Project Site is located in the Multi-Family Residential (R-4) zoning district and is consistent with the existing general plan land use designation and zoning.

Finding No. 2. The proposal meets or exceeds the criteria contained in Chapter 30 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 will result in the construction of 265 attached multi-family units within six buildings on approximately 8.1 gross acres. The development will be built pursuant to all applicable building, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibit A, and B referenced herein.

The site has been designed with two gated entries. Access to and from the Project Site will be provided from driveways on Foothill Boulevard and

Maple Avenue. The project includes improvements along Foothill Boulevard, Maple Avenue and Barbee Street. The Project has high quality architectural design, appropriate screening from the public right-of-way and will be an appropriate and desirable development. The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments. Street lighting and on-site lighting have been included to provide ample visibility at night. Enhanced landscaping has been incorporated to create an attractive atmosphere on the Project Site.

Finding No. 3: The proposal is 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 multi-family residential Project has been designed to enhance and complement the surrounding neighborhood. The architectural theme for the Project is described as “Spanish”. The result is a high-quality architectural design appropriate and desirable for the surrounding neighborhood. The development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the buildings consists of decorative lighting, varied roof lines, and other features appropriate to the style. The use of colors and materials such as stucco finish and stone veneer, adds architectural diversity to each building. The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Departments and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

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

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements including sidewalks, drainage, and grading, which will provide a safe and well-designed neighborhood.

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

Section 6. Approvals. Based on the foregoing, the Planning Commission hereby approves TTM No. 24-0003, VAR No. 25-0001, and DRP No. 24-0015 subject to the Findings and Conditions of Approval attached hereto as “**Exhibit A**” for Tentative Tract Map No. 24-0003 (TTM No. 20704), “**Exhibit B**” for Variance No. 25-0001 and for Design Review No. 24-0015, and incorporated herein by this reference.

Section 7. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 8. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 9. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 10. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or 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 19th 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 19th day of May 2026, by the following vote, to-wit:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

Torrie Lozano, Secretary

Exhibit "A"



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 24-0040
Tentative Tract Map No. 24-0003 (TTM 20704)

DATE: May 19, 2026

LOCATION: NWC of Foothill Boulevard and Maple Avenue (APNs: 0243-142-01 through -06).

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.
2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
 - A. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
 - B. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
 - C. All other Conditions of Approval imposed by this project have been fulfilled.
3. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

5. In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.
6. Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.
7. This Tentative Tract Map shall become null and void two (2) years from the date of approval, 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.
8. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
9. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.
10. The developer shall comply with the mitigation measures identified in the CEQA IS/MND (SCH No. 2026041207) identified in the Mitigation Monitoring and Reporting Program (MMRP).

ENGINEERING DEPARTMENT:

PRIOR TO MAP RECORDATION

11. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
12. If a CFD is to be formed, The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.

13. 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.

EXHIBIT “B”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. (MCN) 24-0040
Variance (VAR) No. 25-0001
Design Review (DRP) No. 24-0015

DATE: May 19, 2026

LOCATION: NWC of Foothill Boulevard and Maple Avenue (APNs: 0243-142-01 through -06).

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.
2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
 - A. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
 - B. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
 - C. All other Conditions of Approval imposed by this project have been fulfilled.
3. 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.
4. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
5. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or

employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.
7. Color combinations and color schemes shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
8. The developer shall comply with the mitigation measures identified in the CEQA IS/MND (SCH No. 2026041207) identified in the Mitigation Monitoring and Reporting Program (MMRP).
9. 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.

10. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight. 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.
11. 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.
12. 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.
13. 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.
14. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
15. 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.
16. 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.
17. 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.
18. Design Review No. 24-0015 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.
19. 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.

20. 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.
21. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.
22. 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 fluorescent, 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.
23. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
24. 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.
25. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
26. All built in BBQ's shall be electric with underground electrical lines and shall be installed with safety locks to the satisfaction of the Director of Planning.
27. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.
28. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.
29. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
30. 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.
31. 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:
 - 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.

32. 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 CERTIFICATE OF OCCUPANCY

33. 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. Existing Southern California Edison (SCE) aboveground utility poles located along the east side of Knox Avenue not along the project frontage, and those along the eastern project boundary that directly service existing single-family homes, shall not be required to be undergrounded.
34. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

BUILDING & SAFETY:

35. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
 - a. California Building Code
 - b. California Residential Code
 - c. California Electrical Code
 - d. California Mechanical Code
 - e. California Plumbing Code
 - f. California Energy Code
 - g. California Fire Code
 - h. California Green Building Standards Code
36. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.
37. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.
38. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
39. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.
40. The applicant shall comply with the following grading requirements:
 - a. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

- b. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
- c. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
- d. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flow from this property.
- e. No water course or natural drainage shall be obstructed.
- f. Minimum slope or grade for ALL drainage structures shall be once 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 Floor Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

- i. The grading plans shall as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 - i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 - ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
 - iii. All proposed drainage structures; and
 - iv. Any proposed and/or required walls or fencing.

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

42. 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

43. 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. Rought grading completed
- c. Pad elevation certification
- d. Rough grade inspection signed off by a City Building Inspector

FIRE DEPARTMENT:

44. 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.
45. 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.
46. 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.
47. Street Signs: Approved temporary or permanent street signs shall be installed throughout the project prior to any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.
48. Fire Lanes: the applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.
49. Water System Commercial: 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 ½) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.
The Fire Flow for this project shall be: 4,000 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 134,806 square foot structure.
50. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

51. 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.
52. 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.
53. Fire Sprinkler-NFPA #13R: An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3.
54. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.
55. 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.
56. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft. or less shall have the street addresses 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.
57. 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.
58. 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.

- 59. 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, and approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3.
- 60. Material Identification Placards: The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.
- 61. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1.
- 62. 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.

ENGINEERING DEPARTMENT:

- 63. 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.
- 64. 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.
- 65. 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.
- 66. All parcels shall have access to the primary ingress/egress point along Maple Avenue.

PRIOR TO ISSUANCE OF GRADING PERMIT

- 67. 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.
- 68. 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. Pipes that convey offsite flows from the existing land to the east shall be sized to provide additional capacity for debris flow.

PRIOR TO MAP RECORDATION

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

70. If a CFD is to be formed, The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.
71. 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

72. The Applicant shall record All map's, easements, reciprocal agreements as required for the development.
73. 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. Including a raised median along Foothill Boulevard & improvements for right-turn egress only at Foothill Blvd driveway. 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

74. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
75. 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.
76. 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.
77. 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.
78. 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.
79. 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.

80. 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:

81. 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 Maple Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.
- b. The Project may have a single egress only access point along Foothill Boulevard which shall be designed, constructed, and signed to permit right-turning egress only. Ingress shall not be permitted at this location. The prohibition of right-turning ingress at the Foothill Boulevard access point shall be visible to drivers in the public Right-of-Way. The restriction of left-turning ingress and egress at the Foothill Boulevard access point shall be reinforced with a raised median island.

82. 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.

83. All gated ingress locations which do not provide adequate space within the Project site for the design vehicle to turn around shall be designed so that the gate position as either opened or closed is visible to drivers in the public Right-of-Way. At no time shall the design and gating of Project driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned at all times with personnel who may permit an errant driver to enter the site in order to turn around and depart.

84. 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.

85. 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.

86. 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.

- 87. 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.
- 88. 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

- 89. The Applicant shall provide street improvement plans, subject to the approval of the City Engineer, for all roadway improvements adjacent to the Project site.
- 90. The Applicant shall design a bus pull-out on the northwest corner of the intersection of Maple Avenue and Foothill Boulevard.
- 91. The Applicant shall design a raised median along Foothill Boulevard extending approximately 180 feet from the westerly project frontage on Foothill Boulevard to the intersection of Maple Avenue and Foothill Boulevard.
- 92. 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.
- 93. If project construction or design impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

- 94. 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.
- 95. The Applicant shall construct the approved roadway improvements adjacent to the Project Site.
- 96. The Applicant shall construct a bus pull-out on the northwest corner of the intersection of Maple Avenue and Foothill Boulevard.
- 97. The Applicant shall construct the approved raised median along Foothill Boulevard.
- 98. The Applicant shall install the approved signing and striping plans as part of the street improvements.
- 99. If project construction or design impacts the location of traffic signal poles or other traffic

Resolution No. PC 2026_____

signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall construct the necessary signal modifications and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Alexia Barberena Phone: (909) 350-6568
			Email: abarberena@fontanaca.gov
TO:	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

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

State Clearinghouse Number (If submitted to SCH): 2026041207
Project Title: Master Case No. 24-0040, Tentative Tract Map No. 24-0003, Variance No, 25-0001, Design Review No. 24-0015 – Foothill and Maple Multi-Family Project
Project Applicant (include address, telephone number and email address): Diversified Pacific Investment Group, LLC 10621 Civic Center Drive Rancho Cucamonga, CA 91730 Nolan Leggio nleggio@divpac.com 909-481-1150
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): NW corner of W. Foothill Boulevard and N. Maple Avenue (APNs: 0243-142-01 through -06)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request to form a condominium map, a request to reduce the required landscape setback along Barbee Street from 5-feet to 2-feet, and a request for the site and architectural review and approval for a new multi-family development consisting of 265-units, within six (6) buildings, with associated site improvements, on 8.1 acres.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (Lead Agency or Responsible Agency) has approved the above described project on and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
2.	An Addendum to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
<input checked="" type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. <input type="checkbox"/>	Mitigation measures [<input type="checkbox"/> were <input checked="" type="checkbox"/> were not]made a condition of the approval of the project.	
4. <input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.	
5. <input type="checkbox"/>	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.	
6. <input type="checkbox"/>	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.	
	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335

Date:	<hr/> Patty Nevins Director of Planning
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Clerk's File Stamp:



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



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

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

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk’s Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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

**Maple and Foothill Residential Project
Master Case No. 24-0040; Tentative Tract Map No. 24-0003 (TTM No. 20704),
Variance No. 25-0001, and Design Review No. 24-0015.**

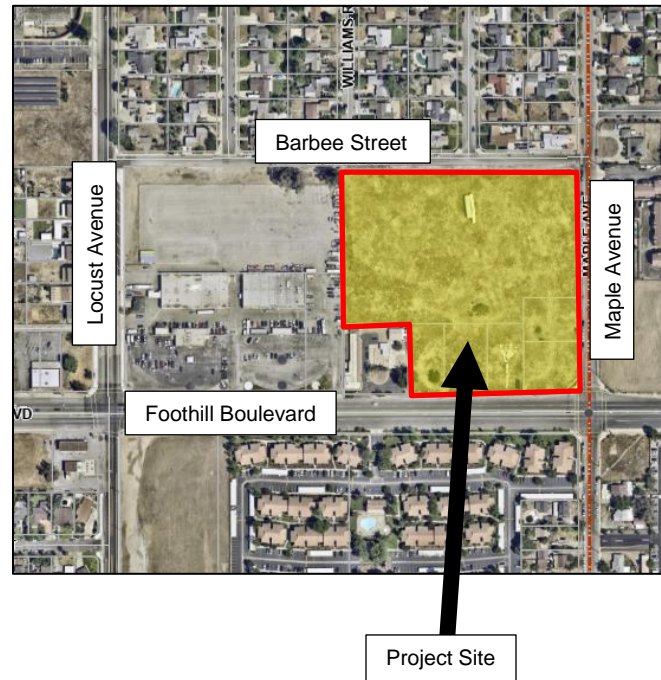
A request to construct a 265-unit multi-family development with amenities and associated site improvements, form a condominium map, and a request to reduce the landscape setback along Barbee Street from five feet to two feet, on an 8.1-acre site.

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

Project location: The project site is located on the northwest corner of Foothill Boulevard and Maple Avenue (APNs: 0243-142-01 thru -06)

Date of Hearing: May 19, 2026

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





Time of 6:00 PM
Hearing:

Should you have any questions concerning this project, please contact **Alexia Barberena, Associate Planner**, at (909) 350-6568 or email her at abarberena@fontanaca.gov.

The period for comments regarding the mitigated negative declaration for this project is from **April 29, 2026, to May 19, 2026**. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at <https://www.fontanaca.gov/2137/Environmental-Documents>. Please submit your comments via email to Alexia Barberena Associate Planner, at abarberena@fontanaca.gov, no later than 5:00 p.m. May 19, 2026.

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

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL.

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 29, 2026



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-1011
Agenda #: DC-A

Agenda Date: 5/19/2026
Category: Director Comments

Director's Communications: Upcoming City Council and Planning Commission memos.



MEMORANDUM

TO: Planning Commission
FROM: Patty Nevins, Director of Planning PN
RE: Agenda for Upcoming City Council Items
DATE: May 19, 2026

The items listed below are for agenda forecast purposes and are subject to change.

<u>CITY COUNCIL MAY 26, 2026</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#26-0011; MCA#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 City	Cecily Session-Goins	Public Hearing
2. MCN#19-000016R1; AGR#19-000002R1 First Amendment to the Goodman Logistics Center Fontana III Development Agreement Cypress Avenue and Juniper Avenue, north of Jurupa Avenue	Rina Leung	Public Hearing
3. MCN#23-0100R1; AGR#23-0085R1 MCN#23-100R2; AGR#23-0085R2 Amendment and restatement of the previously approved Development Agreement for the Citrus/Oleander Industrial Commerce Center Project	DiTanyon Johnson	Public Hearing



MEMORANDUM

TO: Planning Commission
FROM: Patty Nevins, Director of Planning PN
RE: Agenda for Upcoming Planning Commission Items
DATE: May 19, 2026

The items listed below are for agenda forecast purposes and are subject to change.

<u>PLANNING COMMISSION JUNE 2, 2026</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
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|---|--|--|
| <p>1. MCN#23-000034; MCN#23-000044;
 GPA#23-000002; SPA#23-000002;
 TTM#20646 (TTM#26-0006); TPM#20851 (TPM#23-000008);
 DRP#23-000011; CUP#23-00005; AGR#23-000012
 A request to amend the General Plan land use designation property located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community to General Commercial, to amend the Arboretum Specific Plan to modify land uses and reconfigure planning areas, for site and architectural review of a proposed commercial center (inclusive of a grocery store, inline shop building, pad building, and drive thru restaurant), for a conditional use permit for the sale of alcohol at a grocery store, for a tentative parcel map and tentative tract map to parcelize land, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan</p> | | |
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Cecily Session-Goins

Public Hearing