

**RESOLUTION PC NO. 2021-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 18-007R1, TO AMEND A PREVIOUSLY APPROVED MULTI-FAMILY SENIOR HOUSING DEVELOPMENT. THE AMENDED DEVELOPMENT INCLUDES FIVE (5) BUILDINGS TOTALING 33,153 SQUARE FEET CONTAINING 78 UNITS (4 STUDIO, 62 ONE-BEDROOM, AND 12 TWO-BEDROOM UNITS) ON A 2.27 ADJUSTED GROSS ACRES. THE PROJECT INCLUDES SEVERAL AMENITY AREAS; OUTDOOR DECKS, FIRE PITS, GAME ROOM, LIBRARY, COMMON KITCHEN AND LOUNGE, INTERACTIVE WALKING TRAIL AND OPEN LAWN AREA. THE PROJECT IS LOCATED AT 15186 FOOTHILL BOULEVARD, EAST OF HEMLOCK AVENUE.**

**WHEREAS**, the City of Fontana received an application on July 1, 2021, for a Design Review Amendment request for site and architectural review of a 78-unit, 33,153 square foot senior housing development to be constructed on a 2.27 acre site.

**Project Applicant:** MCO Development Inc.  
1 Venture, Suite 130  
Irvine, CA 92618

**Project Location:** 15186 Foothill Boulevard

**Site Area:** 2.27 adjusted gross acres (approximately 99,000 square feet)

**WHEREAS**, the subject site was annexed from San Bernardino County into the City of Fontana on September 19, 2006 (annex, 168-F); and

**WHEREAS**, the site is located within the General Commercial (C-2) zoning district and has a General Plan Land Use designation of General Commercial (C-G); and

**WHEREAS**, Conditions of Approval have been prepared and are attached hereto as Exhibit A for Design Review No. 18-007R1 and incorporated herein; and

**WHEREAS**, pursuant to Section 30, Article III, Division 2 (Design Review) of the Fontana Zoning and Development Code, an application for a design review amendment requires approval by the Planning Commission; and

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

**WHEREAS**, the proposed project is located in an area that is developed and does not support sensitive wildlife. The proposed project is consistent with the existing General Plan and Zoning designation. In addition, the project site is five (5) gross acres or less, and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, the project is exempt pursuant to Section No.

15332 Class 32, (Infill Development) of the California Environmental Quality Act (CEQA) and Section No. 3.22 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act; and

**WHEREAS**, the owners of property within 660 feet of the proposed project site were notified via public hearing notice mailer prior to the Public Hearing; and a notice of the public hearing was published in the local *Fontana Herald* newspaper on Friday, September 24, 2021, posted at City Hall and onsite at the project site; and

**WHEREAS**, on October 5, 2021, a duly noticed public hearing on Design Review No. 18-007R1 was held by the Planning Commission (“Commission”) to consider testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto; and

**WHEREAS**, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on October 5, 2021; and

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

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

**SECTION 1.** The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 18-007R1 in accordance with Section 30-129 “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 other applicable specific plan.**

**Finding of Fact:**        The project site is zoned General Commercial (C-2). The project site is approximately 2.27 adjusted gross acres. The site is surrounded by other commercially-zone properties and industrially-zone properties to the north. The proposed 78-unit senior housing development has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (appropriate architecture, added landscaping, street improvements, and lighting) consistent with the single family residential zoning district enhancing the character of the surrounding area. The primary exterior finish is stucco finish with stone veneer, columns, decorative wrought iron balconies, decorative window trim and decorative carriage lights. To create varying roof lines, tower elements with pitched roofs are added to the buildings with concrete roof tiles.

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

Finding of Fact:        This project (a request for site and architectural review of a 33,153 square foot senior housing facility to include four (4) studio units, sixty-two (62) 1-bedroom units and twelve (12) 2-bedroom units for a total of 77 units) meets the criteria contained in the design review section of the Fontana City Code. The project has high quality architectural design that is consistent and appropriate for the General Commercial (C-2) zoning district, providing exceptional architecture, through the use of colors, materials, and textures that will enhance the existing neighborhood.

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

Finding of Fact:        The proposed development and improvements, as described in Findings No. 1 and 2 above, complies with the Fontana City Code. Improvements include one entry/exit point off of Foothill Boulevard, sidewalks, drainage, and grading to provide a safe and well-designed project. The proposed new senior housing facility have been reviewed by Planning, Engineering, Building and Safety, Police Department, and County Fire Prevention for site circulation, access, and safety. The project meets or exceeds the standards of the General Commercial (C-2) zoning district and incorporates Crime Prevention Through Environmental Design (CPTED) standards.

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

Finding of Fact:        The proposal will result in the construction of an approximately 33,153 square foot senior housing facility, pursuant to all applicable building, zoning, and fire codes and standards and, therefore, shall promote the public health, safety and welfare of the occupants and, therefore, the community. In addition, Crime Prevention through Environmental Design (CPTED) elements were included into the project design.

**SECTION 2.** The Planning Commission hereby determines that the project is Categorically Exempt pursuant to Section No. 15332, Class No. 32 (in-Fill Development), and Section No. 3.22 of the Local 2019 Guidelines for Implementing the California Environmental Quality Act.

**SECTION 3** Based on the foregoing, the City of Fontana Planning Commission hereby approves Design Review No. 18-007R1, subject to the Conditions of Approval, which are attached hereto as "Exhibit A".

**SECTION 4. Resolution Regarding Custodian of Record:** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

**SECTION 5.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**APPROVED AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 5th day of October 2021.

**City of Fontana**

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Cathline Fort, Chairperson

**ATTEST:**

I, Idilio Sanchez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 5th day of October 2021, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Idilio Sanchez, Secretary

**EXHIBIT "A"**



**CITY OF FONTANA**  
**CONDITIONS OF APPROVAL**

**CASE:** Design Review No. 18-007R1  
Master Case No. 18-025R1

**DATE:** October 5, 2021

**LOCATION:** The project is on a single property (APN: 1110-161-09) consisting of approximately 2.27 adjusted gross acres located on the north side of Foothill Boulevard, east of Hemlock Avenue. The site is further identified as 15186 Foothill Boulevard.

**PLANNING DEPARTMENT:**

1. This approval is to amend the previously-approved entitlement for a senior housing project. The amendment includes modifying the site plan, floor plans, and architectural elevations as approved by the Planning Commission on October 5, 2021. Conditions remain the same as the original approval.
2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
  - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
  - B. All other Conditions of Approval imposed by this project have been fulfilled.
3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.
5. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
6. All signs shall be reviewed under a separate Design Review Sign application.
7. This Design Review shall become null and void on October 2, 2023, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.
8. 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.
9. All exterior light fixtures shall be a minimum of eighteen (18) inches in height.

10. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
  - a. The applicant shall be required to obtain city approval for the installation of barbeques or any other amenities.
  - b. The applicant shall provide decorative pavement at the driveways leading into and out of the site, to the satisfaction of the Planning Director.
11. Color combinations and color schemes for buildings approved under a Design Review application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
12. The applicant shall post a sign restricted the exit at Foothill Boulevard to be right-out only.
13. On-site pedestrian walkways and paths shall be provided between the buildings and the public streets and sidewalks or transit stops, for all new residential development and shall have decorative treatments.
14. All roof-mounted mechanical units shall be screened from view of adjacent streets by a parapet in height equal or greater to the installed unit, unless another method of visual screening is approved by the Director of Planning.
15. Air conditioning units shall not be roof-mounted. All ground-mounted air conditioning units shall be placed in a screened location.
16. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
17. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
18. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.
19. 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.
20. The construction contractor will use the following source controls at all times:
- A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.
  - B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
  - C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
  - D. Have only necessary equipment onsite.
  - E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
    - 1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.



2. Temporarily enclose localized and stationary noise sources.
  3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
21. The trash enclosure(s) shall be constructed of decorative block, stucco and painted to match the main buildings, with eight (8) inch wide by three (3) inch high P.C.C. curb for backstop. All trash enclosures shall be provided with a solid decorative cover.
  22. All block walls shall be decorative and be capped with a prefabricated block cap.
  23. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign(s) from the project site. The applicant may request a refund of the \$300.00 sign deposit; the request shall be in writing. The request shall be submitted to the Planning Department.

**PRIOR TO ISSUANCE OF GRADING PERMIT**

24. 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.
25. Development fees shall be paid prior to issuance of building permits.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

26. 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.

**MANAGEMENT SERVICES:**

27. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to form a new community facilities district (CFD) or annex into an existing CFD for the purpose of financing the costs of maintenance and operation of the street lighting, landscaping, parks, parkways, water quality/detention basins and the removal of or cover of graffiti. The city will determine which is more appropriate for the project, establishing a new district or annexing into an existing district. The district formation or annexation must be completed prior to the city issuing any building permits.

**ENGINEERING LAND DEVELOPMENT:**

28. 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.

29. Obtain design and plan approval from appropriate utility companies for undergrounding all existing overhead utility service lines adjoining and interior to the project site and any adjacent facilities necessary as determined by the utility company. This includes power lines less than 36 kV in accordance with Fontana Municipal Code. Written approval from each serving utility stating that binding arrangements have been completed between the utility company and the applicant for providing and paying for these services must be provided to the City Engineer's Office.

PRIOR TO ISSUANCE OF GRADING PERMIT

30. Applicant shall submit and gain approval of a complete Water Quality Management Plan (WQMP) Report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

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

PRIOR TO FINAL ACCEPTANCE OF PROJECT

32. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
33. Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).
34. All underground utilities (sewer and storm drain) shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Videos to be inspected and approved by City Inspection. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
35. 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 (BMP) Transfer. The Access, Maintenance, and the Water Quality Management Plan (WQMP) Certification for BMP Completion must be submitted to the City Project Engineer.

**BUILDING & SAFETY:**

36. Shall comply with the latest adopted edition of the following codes as applicable:
  - A. California Building Code
  - B. California Residential Code
  - C. California Electrical Code
  - D. California Mechanical Code
  - E. California Plumbing Code
  - F. California Energy Code.
  - G. California Fire Code
  - H. California Green Building Standards Code
37. Automatic fire suppression systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.
38. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
39. All perimeter/boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
40. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
41. Grading Requirements:
  - A. Grading plans shall be submitted to, and approved by Building & Safety. The grading plans shall indicate all site improvements, and shall indicate complete drainage paths of all drainage water run-offs.
  - B. All drainage water shall drain via approved methods, to an approved location – public street, public drainage system, etc.
  - C. Drainage water shall not cross over a public sidewalk. Drainage water may however cross under a sidewalk if an approved drainage structure is used.
  - D. No water course or natural drainage shall be obstructed.

- E. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
- F. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to slag or dirt swale) unless otherwise approved by the Building Official.
- G. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to, and approved by Building & Safety.

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

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

- 42. All signs shall be Underwriters Laboratories approved (or equal).
- 43. Permits are required prior to the removal and/or demolition of structures.
- 44. 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

- 45. The following items shall be completed and/or submitted to Building & Safety – as applicable – prior to the issuance of building permits for this project:
  - A. Precise grading plans shall be approved
  - B. Rough grading completed
  - C. Compaction certification
  - D. Pad elevation certification
  - E. Rough grade inspection signed off by a City Building Inspector
- 46. If hazardous substances are used and/or stored, a technical opinion and report,

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

**SAN BERNARDINO COUNTY FIRE DEPARTMENT:**

47. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana Fire Protection District as served by the San Bernardino County Fire Department (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
48. 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. One way entrances shall be 20' minimum clear width. **Buildings 30 foot or 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 sec 503, SBCFD Standard 503.1
49. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2.
50. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
51. Commercial. Prior to map recordation, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix B of the California Fire Code. California Fire Code sec 508, SBCFD Standard 508.1
52. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.

***The Fire Flow for this project shall be: 3750 GPM for a 3 hour duration at 20 psi residual operating pressure.***

53. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. SBCFD Standard 903.
54. Fire Alarm, Waterflow Monitoring. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code sec. 907, SBCFD Standard 907 FA-M.
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 sec. 906.
56. 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. SBCFD Standard 506
57. 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.
58. Security Gates. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required.
59. Fire Apparatus Access Roads. Fire apparatus access roads shall be provided to within one hundred and fifty (150) feet of all exterior portions of the first story of every building, facility or structure as measured by an approved route around the exterior of the building or structure.
60. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty five (45) foot outside radius for all turns.

**POLICE DEPARTMENT:**

61. All pedestrian access points to any building on-site shall be by key-card access. All pedestrian access points to any building shall be well-lit, open and visible.
62. Full time participation in the Fontana Police Department's Crime-Free Multi-Housing program shall be a condition of approval.
63. The installation and maintenance of the Fontana Police Department's R.E.A.C.T. electronic gate system will be a condition of approval (in addition to the County's Knox Box system).
64. The developer/applicant shall provide an on-site management company to manage and maintain the property.
65. The reception desk within the main entrance lobby shall be staffed 24 hours a day with either the property management company or a security guard.
  - a. For the security of the residents, the property owner or property management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on on-site during the hours the management company is not on-site (typically evening/nighttime hours). All uniformed security guards shall comply with Fontana City Code section 22-62, and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.
66. A digital video surveillance system is required at the premise. The surveillance system is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.
67. A locator map or directory should be posted at the site entrance. 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.
68. 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.
69. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures (pole and wall-mounted) on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of

lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

70. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

**END OF CONDITIONS OF APPROVAL**