

City of Fontana

8353 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2025-038

Tuesday, October 21, 2025

6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

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

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 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 Council Chambers 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 Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, 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.

CC-A A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption. [25-0539](#)

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. PC 2025-038 Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings pursuant to State CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

16565 Orange Way, Assessor's Parcel Number 0191-251-25

PROJECT PLANNER:

Patty Nevins, Director of Planning

Attachments: [Attachment No. 1 - 16565 Vicinity Map](#)
[Attachment No. 2 - PC Resolution for GP Consistency finding-16565 Orange Way](#)
[Attachment No. 3 - Government Code](#)

CC-B A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16390 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3). [25-0540](#)

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. PC 2025-039 Determining that the Acquisition of Certain Real Property Located at 16390 Foothill Boulevard is in

Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

APPLICANT:
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:
16390 Foothill Boulevard, Assessor's Parcel Number
0190-081-36

PROJECT PLANNER:
Patty Nevins, Director of Planning

Attachments: [Attachment No. 1 - 16390 Vicinity Map](#)
[Attachment No. 2 - PC Resolution for GP Consistency finding-
16390 Foothill](#)
[Attachment No. 3 - Government Code](#)

CC-C Approval of Minutes of October 7, 2025.

[25-0608](#)

Attachments: [Draft Planning Commission Minutes of October 7, 2025.](#)

Approve Consent Calendar Items 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. 23-0100-R1: Design Review No. 22-000062-R2 [25-0605](#)

- A request to amend a previously approved Design Review, to construct and reduce the size of the industrial commerce center building from 193,462 square feet to approximately 83,632 square feet along with reducing the size of the property from 8.7 acres to 4.6 acres, including the construction of the associated site improvements within a parcel (APN: 0255-021-17) of approximately 4.6-acres, located east of Oleander Avenue and on the north side of Santa Ana Avenue, on property identified as Assessor's Parcel Number 0255-021-17, pursuant to an Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR.

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 2025-____, and

1. Adopt the Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR, and direct staff to file a Notice of Determination; and

2. Approve Design Review (DRP) No. 22-000062-R2.

APPLICANT:

HPA Inc.
Jocelyn Wan
18831 Bardeen Avenue, Suite No. 100
Irvine, CA 92612

LOCATION:

The project site is located on the east side of Oleander Avenue and north of Santa Ana Avenue (APN: 0255-021-17).

PROJECT PLANNER:

Salvador Quintanilla, Senior Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)
[Attachment No. 2 - Project Plans](#)
[Attachment No. 3 - Planning Commission Resolution](#)
[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. [25-0609](#)

An update of future City Council agenda items for October 28, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for November 4, 2025 for the Planning Commission's information.

Attachments: [Upcoming Items CC Memo 10-21-2025](#)
[Upcoming Items PC Memo 10-21-2025](#)

COMMISSION COMMENTS:

- A. Planning Commission Remarks:

WORKSHOP:

- A. None

ADJOURNMENT:

- A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, November 4, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0539

Agenda #: CC-A

Agenda Date: 10/21/2025

Category: Consent Calendar

FROM:

Development Services

TITLE:

A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. PC 2025-038 Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings pursuant to State CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

16565 Orange Way, Assessor's Parcel Number 0191-251-25

REQUEST:

That the Planning Commission determine that the acquisition of the property described herein is consistent with the goals and policies of the City of Fontana General Plan.

PROJECT PLANNER:

Patty Nevins, Director of Planning

BACKGROUND INFORMATION:

Government Code section 65402 (attached) provides that a planning agency of a municipality must report upon whether an acquisition of real property by that municipality is in conformance with the general plan.

PROJECT DESCRIPTION:

The City of Fontana intends to acquire certain real property located at 16565 Orange Way (Assessor's Parcel Number 0191-251-25) (the "Subject Property") for the expansion of its Public Works Yard. This facility will serve as a location for the maintenance and storage of equipment, materials, and vehicles essential for providing public services.

ANALYSIS:

The proposed acquisition of the Subject Property will further support the City's growth by providing much needed space for storage capacity for all city divisions as well as long term expansion opportunities for the public works yard. The acquisition is consistent with the objectives of the General Plan, particularly the following two goals from Chapter 8:

- Goal 3: Fontana has modern, well-maintained public facilities that meet the needs of residents of all ages, businesses, and government.
- Goal 5: New community centers, parks, and facilities are located in the context of multimodal networks for maximum accessibility.

California Environmental Quality Act ("CEQA"):

Under the California Environmental Quality Act ("CEQA") specifically, CEQA Guidelines section 15301 exempts the "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." Here, the acquisition of the Subject Property will be used for the maintenance and storage of equipment, materials, and vehicles essential for providing public services. Therefore, no environmental review is required.

CONCLUSION:

Based on the goals and policies cited in the General Plan, staff recommends that the Planning Commission determines that the acquisition of the Subject Property is consistent with the City of Fontana General Plan.

MOTION:

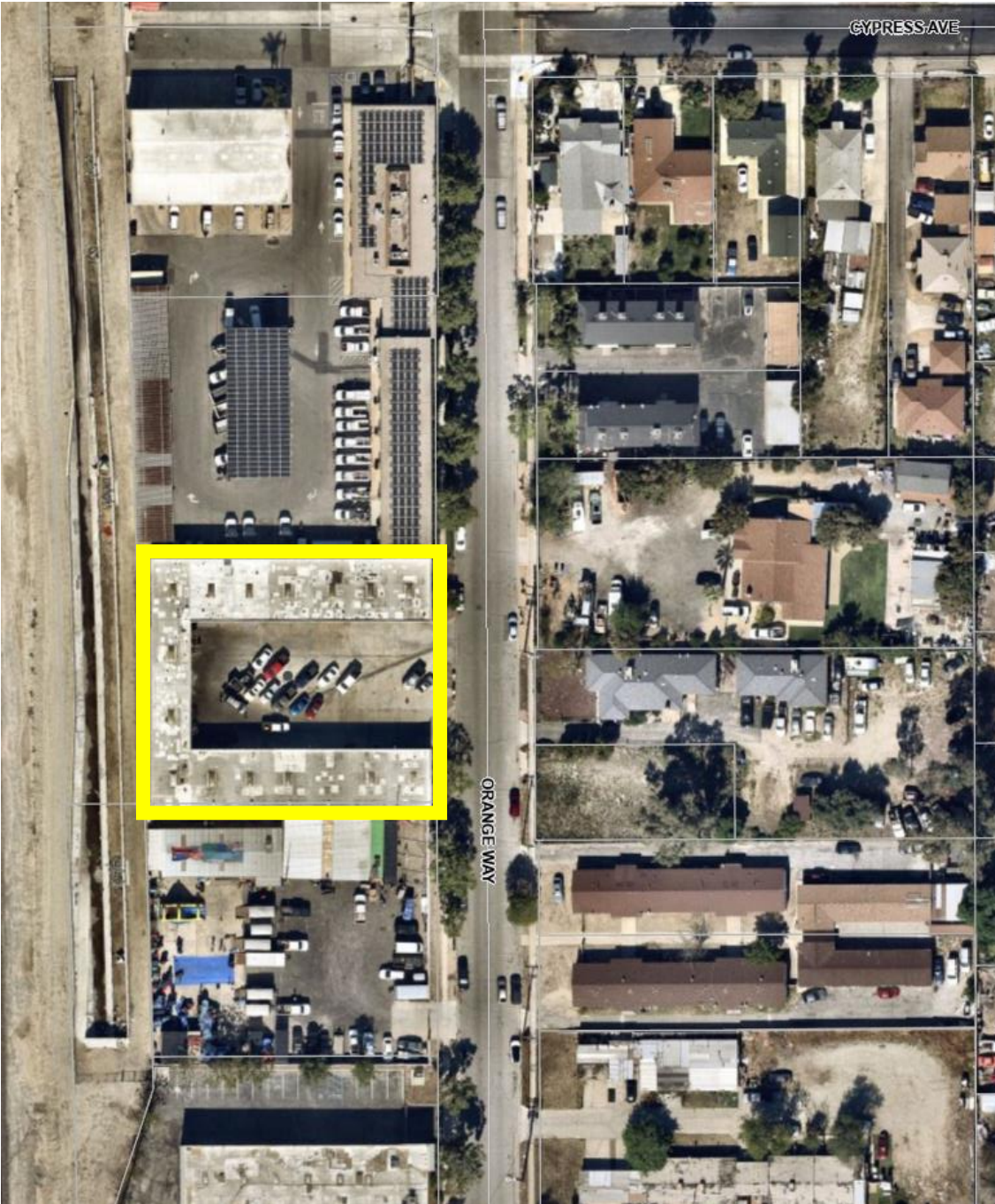
Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map

Attachment No. 2 - Planning Commission Resolution

Attachment No. 3 - Government Code Section 65402(c)



VICINITY MAP

DATE: October 21, 2025

CASE: General Plan Conformance
 Determination
 16565 Orange Way

RESOLUTION NO. PC 2025-038

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DETERMINING THAT THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 16565 ORANGE WAY, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0191-251-25, IS IN CONFORMANCE WITH THE CITY OF FONTANA 2015-2035 GENERAL PLAN AND MAKING CEQA FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTION 15301 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, on November 13, 2018, the City Council of the City of Fontana updated the City of Fontana 2015-2035 General Plan (the “General Plan”); and

WHEREAS, the City of Fontana (“City”) currently operates a public works facility at the location of 16489 Orange Way (the “Existing Facility”) to provide essential services, including the storage and maintenance of materials, equipment and vehicles for public services; and

WHEREAS, due to the growth of the City and the increasing demand for public services, the City has determined that an expansion of the Existing Facility is necessary to adequately meet the needs of the community; and

WHEREAS, the City desires to acquire that certain real property located at 16565 Orange Way, identified as Assessor Parcel Number 0191-251-25 (the “Subject Property”), for the purposes of expanding the Existing Facility; and

WHEREAS, California Government Code Section 65402 provides in part that a local agency shall not acquire or dispose of any real property until the location, purpose, and extent of such activity has been submitted to and reported upon by the local planning agency as to conformance with the adopted general plan applicable thereto; and

WHEREAS, Chapter 8 of the General Plan, titled “Public and Community Services,” sets forth goals and policies to guide the provision of public facilities; and

WHEREAS, acquisition of the Subject Property is consistent with the objectives set forth in Goals 3 and 5 of Chapter 8, which state, respectively:

- Goal 3: Fontana has modern, well-maintained public facilities that meet the needs of residents of all ages, businesses, and government.
- Goal 5: New community centers, parks, and facilities are located in the context of multimodal networks for maximum accessibility; and

WHEREAS, the proposed acquisition and future use of the Subject Property directly supports Goal 3 of Chapter 8 of the General Plan, by enhancing the capacity and efficiency of an essential municipal service hub; and

WHEREAS, the location of the Subject Property maintains the facility within a strategic area within access to multimodal networks, thereby aligning with Goal 5 of Chapter 8 of the General Plan; and

WHEREAS, the proposed expansion is a logical and essential public purpose that is consistent with and furthers the goals of the General Plan; and

WHEREAS, under the California Environmental Quality Act (“CEQA”) specifically, CEQA Guidelines section 15301 exempts the “operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.” Here, the acquisition of the Subject Property will be used for the maintenance and storage of equipment, materials, and vehicles essential for providing public services. Therefore, no environmental review is required; and

WHEREAS, on October 21, 2025, the Fontana Planning Commission (“Planning Commission”) has received and reviewed the entire administrative record pertaining to the location, purpose and extent of the disposition of the Property, and the manner in which it conforms to the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission:

Section 1. Recitals: The foregoing recitals are true, correct and incorporated herein.

Section 2. CEQA. The proposed project is exempt from CEQA pursuant to section 15301, which exempts the “operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.” Here, the acquisition of the Subject Property will be used for the maintenance and storage of equipment, materials, and vehicles essential for providing public services. Further none of the exceptions in CEQA Guidelines section 15300.2 have application here. Therefore, no environmental review is required. Staff is directed to file a notice of exemption.

Section 3. General Plan Conformance. Based on the entire record before it, the Planning Commission finds that the acquisition of the Subject Property is consistent with the goals, objectives and policies of the General Plan.

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

Section 6. Effective Date. This Resolution shall become effective immediately

upon its adoption.

Section 7. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 21st day of October, 2025.

City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 21st day of October, 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary



State of California

GOVERNMENT CODE

Section 65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0540
Agenda #: CC-B

Agenda Date: 10/21/2025
Category: Consent Calendar

FROM:

Development Services

TITLE:

A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16390 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

RECOMMENDATION:

Planning Commission of the City of Fontana adopt Resolution No. PC 2025-039 Determining that the Acquisition of Certain Real Property Located at 16390 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

APPLICANT:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

LOCATION:

16390 Foothill Boulevard, Assessor's Parcel Number 0190-081-36

REQUEST:

That the Planning Commission determine that the acquisition of the property described herein is consistent with the goals and policies of the City of Fontana General Plan.

PROJECT PLANNER:

Patty Nevins, Director of Planning

BACKGROUND INFORMATION:

Government Code section 65402 (attached) provides that a planning agency of a municipality must report upon whether an acquisition of real property by that municipality is in conformance with the general plan.

PROJECT DESCRIPTION:

The City of Fontana intends to acquire certain real property at the location of 16390 Foothill Boulevard (Assessor's Parcel Number 0190-081-36) (the "Subject Property") for the conversion of the existing motel into a limited term permanent housing community.

ANALYSIS:

The acquisition of the Subject Property is consistent with the general objectives set forth in Chapter 5 (Housing) of the General Plan, which emphasize the provision of adequate housing, the promotion of community well-being, and the advancement of fair and equitable housing opportunities. The proposed acquisition supports these objectives in the following ways:

- It will provide a vital housing resource for an underserved population, helping to meet the housing needs of all residents;
- It contributes to a high quality of life by promoting stability and well-being in the community; and
- It advances fair housing principles by creating equitable opportunities for individuals and families who have historically faced significant barriers to housing access; and

California Environmental Quality Act (“ CEQA”)

The proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The acquisition of property for the purposes of converting the existing motel into a facility that provides short-to mid-term transitional housing for the homeless will not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required.

CONCLUSION:

Based on the goals and policies cited in the General Plan, staff recommends that the Planning Commission determines that the acquisition of the subject property is consistent with the City of Fontana General Plan.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map

Attachment No. 2 - Planning Commission Resolution

Attachment No. 3 - Government Code Section 65402(c)



PLANNING DEPARTMENT

CITY OF FONTANA

VICINITY MAP

DATE: October 21, 2025

CASE: General Plan Conformance
Determination
16390 Foothill Boulevard

RESOLUTION NO. PC 2025-039

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DETERMINING THAT THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 16390 FOOTHILL BOULEVARD, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0190-081-36, IS IN CONFORMANCE WITH THE CITY OF FONTANA 2015-2035 GENERAL PLAN, MAKING CEQA FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3) AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, on November 13, 2018, the City Council of the City of Fontana updated the City of Fontana 2015-2035 General Plan (the “General Plan”); and

WHEREAS, the City of Fontana (“City”) has identified a critical need for housing to address homelessness within the city; and

WHEREAS, the City desires to acquire that certain real property located at 16390 Foothill Boulevard, identified as Assessor Parcel Number 0190-081-36 (the “Subject Property”), for the purposes of converting the existing motel into a facility that provides for a limited term permanent housing community; and

WHEREAS, California Government Code Section 65402 provides in part that a local agency shall not acquire or dispose of any real property until the location, purpose, and extent of such activity has been submitted to and reported upon by the local planning agency as to conformance with the adopted general plan applicable thereto; and

WHEREAS, the acquisition of the Subject Property is consistent with the general objectives set forth in Chapter 5 (Housing) of the General Plan, which emphasize the provision of adequate housing, the promotion of community well-being, and the advancement of fair and equitable housing opportunities. The proposed acquisition supports these objectives in the following ways:

- It will provide a vital housing resource for an underserved population, helping to meet the housing needs of all residents;
- It contributes to a high quality of life by promoting stability and well-being in the community; and
- It advances fair housing principles by creating equitable opportunities for individuals and families who have historically faced significant barriers to housing access; and

WHEREAS, the proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not

ATTACHMENT NO. 2

subject to CEQA review. The acquisition of property for the purposes of converting the existing motel into a facility that provides limited term permanent housing and will not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required; and

WHEREAS, on October 21, 2025, the Fontana Planning Commission (“Planning Commission”) has received and reviewed the entire administrative record pertaining to the location, purpose and extent of the disposition of the Property, and the manner in which it conforms to the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission:

Section 1. Recitals: The foregoing recitals are true, correct and incorporated herein.

Section 2. CEQA. The proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the State CEQA Guidelines states that an activity is covered by the common sense exemption that CEQA only applies to project that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA review. The acquisition of property for the purposes of converting the existing motel into a facility that provides short-to mid-term transitional housing for the homeless will not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required. Staff is directed to file a notice of exemption.

Section 3. General Plan Conformance. Based on the entire record before it, the Planning Commission finds that the acquisition of the Subject Property is consistent with the goals, objectives and policies of the General Plan.

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

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

Section 7. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 21st

Resolution No. PC 2025-039
day of October, 2025.

City of Fontana

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 21st day of October, 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary



State of California

GOVERNMENT CODE

Section 65402

65402. (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

If the legislative body so provides, by ordinance or resolution, the provisions of this subdivision shall not apply to: (1) the disposition of the remainder of a larger parcel which was acquired and used in part for street purposes; (2) acquisitions, dispositions, or abandonments for street widening; or (3) alignment projects, provided such dispositions for street purposes, acquisitions, dispositions, or abandonments for street widening, or alignment projects are of a minor nature.

(b) A county shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another county or within the corporate limits of a city, if such city or other county has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, and a city shall not acquire real property for any of the purposes specified in paragraph (a), nor dispose of any real property, nor construct or authorize a public building or structure, in another city or in unincorporated territory, if such other city or the county in which such unincorporated territory is situated has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. The provisions of this paragraph (b) shall not apply to acquisition or abandonment for street widening or alignment projects of a minor nature if the legislative body having the real property within its boundaries so provides by ordinance or resolution.

(c) A local agency shall not acquire real property for any of the purposes specified in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof and such general plan or part thereof is applicable thereto, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof. Failure of the planning agency to report within forty (40) days after the matter has been submitted to it shall be conclusively deemed a finding that the proposed acquisition, disposition, or public building or structure is in conformity with said adopted general plan or part thereof. If the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency.

Local agency as used in this paragraph (c) means an agency of the state for the local performance of governmental or proprietary functions within limited boundaries. Local agency does not include the state, or county, or a city.

(Amended by Stats. 1974, Ch. 700.)



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0608
Agenda #: CC-C

Agenda Date: 10/21/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of October 7, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of October 7, 2025. 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

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

Tuesday, October 7, 2025

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, October 7, 2025. Chair Sanchez called the meeting to order at 6:03 p.m.

Present: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

Absent: Commissioner Keetle

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Ruben Echeverria, the Pledge of Allegiance was led by Vice Chair Quintana.

PUBLIC COMMUNICATIONS:**A. Public Communications:**

None.

CONSENT CALENDAR:

Chair Sanchez noted that the Resolution numbers for CC-A and CC-B were being corrected as noted below.

- A. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan: pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301).**

Adopt Resolution No. PC 2025-032 Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings Pursuant to State CEQA Guidelines Section 15301 and direct Staff to File a Notice of Exemption.

- B. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan: pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).**

Adopt Resolution No. PC 2025-033 Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

- C. Approval of Minutes of September 16, 2025.**

Approve the Regular Planning Commission Meeting Minutes September 16, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, and Commissioner Lozano

Absent: Commissioner Keetle

Abstain: None

PH- A Master Case No. (MCN) 23-0080; Conditional Use Permit (CUP). No. 24-0018 and Design Review (DR) No. 23-0016 - Requests for approval of 30,767 square feet of total outdoor storage areas for an existing industrial building and for approval of architecture and site improvements for a new 104,595 square foot industrial commerce center building and overall site improvements on a 7.8-acre site located at 13052 Dahlia Street and identified as Assessor's Parcel Number 0238-112-16, pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project.

Chair Sanchez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report.

Chair Sanchez inquired whether the 12-foot screening wall was intended for truck traffic. Staff clarified that the wall is to screen industrial equipment, specifically concrete forming equipment, and that no truck activity is proposed in that area.

No written correspondence was received.

No one spoke in favor or in opposition.

The applicant, Darren Ratekin, on behalf of The Conco Companies, stated that he read and agreed to the Conditions of Approval, and provided the commission with a summary of the company's services.

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 2025-034; 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 Conditional Use Permit (CUP) No. 24-0018; and,**
- 3. Approve Design Review (DR) No.23-0016.**

ACTION: Motion was made by Vice Chair Quintana and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2025-034; approve Conditional Use Permit (CUP) No. 24-0018 and Design Review (DR) No.23-0016.

The motion carried by the following vote:

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

PH-B Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23- 0017 (TPM No. 20664), and Design Review No. 23-0027; A request to consolidate five (5) parcels into one (1) parcel for the development of a 166,985 square foot industrial commerce center facility, and a request for site and architectural approval for a new Industrial commerce center facility, and associated site improvements, on 9.19 acres, located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45), pursuant to an Addendum to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) prepared for the Project.

Chair Sanchez opened the Public Hearing.

Alejandro Rico, Associate Planner, presented the staff report and noted two corrections to the conditions of approval: updating the tentative parcel map to remove an unrelated MND and ensure all conditions, including the MMRP, are incorporated into final construction plans prior to permits, and revising the design review condition to allow refrigerated uses up to 30% of floor area, with any additional uses requiring an updated CEQA review and related studies.

No written correspondence was received.

The applicant, Jonathan Charland, on behalf of LBA Realty, stated that he read and agreed to the Conditions of Approval.

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 2025-035; and,

- 1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) and direct staff to file a Notice of Determination; and,**
- 2. Approve Tentative Parcel Map (TPM) No. 23-0017 (TPM No. 20664); and,**

3. Approve Design Review (DR) No.23-0027.

ACTION: Motion was made by Chair Sanchez and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item “B”; adopt Resolution No. PC 2025-035; approve Tentative Parcel Map (TPM) No. 23-0017 (TPM No. 20664 and Design Review (DR) No. 23-0027 with amended conditions of approval.

The motion carried by the following vote:

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

PH-C Master Case No. (MCN) 24-0074: Design Review (DRP) No. 24-0039 - A request for site and architectural review and approval of 30 multi-family townhomes, within eight (8) two-story buildings, totaling approximately 30,360 square feet, and associated site improvements on a 2.15-acre parcel located at 15918 Merrill Avenue, identified as Assessor Parcel Number: 0233-052-13, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

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

Commissioner Lozano inquired about site access. Associate Planner, Session-Goins clarified there is one entrance from Catawba Avenue, with vehicles able to exit onto either Catawba Avenue or Merrill Avenue, noting the Merrill access is exit-only.

The applicant, Amad Awad, stated that he read and agreed to the Conditions of Approval, and described the project as a 30-unit townhome development, handled by their in-house architecture and development firm, emphasizing experience in infill and multifamily projects.

Secretary Armendarez thanked the applicant for contributing to the beautification of the area.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-036; 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. 24-0039.

ACTION: Motion was made by Secretary Armendarez and seconded by Chair Sanchez and passed by a vote of 4-0 to approve Public Hearing Item “C”; adopt Resolution No. PC 2025-036; and Approve Design Review (DRP) No. 24-0039.

The motion carried by the following vote:

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

PH-D Master Case No. 24-0080: Design Review No. 24-0040 - A request for the development of a new 3-story, 24-unit apartment project on a vacant parcel located at 8161 Banana Avenue and identified as Assessor’s Parcel Number 0230-041-61 totaling approximately 0.6 gross acres, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Salvador Quintanilla, Senior Planner, presented the staff report.

The applicant, Hamdan Awad, stated that he read and agreed to the Conditions of Approval and commented that they are developing a 24-unit apartment complex and plan a future Phase 2 to further build and connect the community.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report and resolution, and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-037, and,

1. Determine that the project is Categorical Exempt pursuant to Section No. 15332, (Class No. 32, In-Fill Development) of the CEQA and Section No. 3.22 (Categorical Exempt) of the 2019 Local Guidelines for implementing the California Environmental Quality Act, and direct staff to file a Notice of Exemption, and,
2. Approve Design Review No. 24-0040.

ACTION: Motion was made by Commissioner Lozano and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item “D”; adopt Resolution No. PC 2025-037 and Design Review No. 24-0040.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

Director of Planning, Patty Nevins reminded everyone that October is National Community Planning Month and acknowledged the contributions of Planning Commissioners.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Armendarez thanked the planning team for their hard work and thorough preparation. Highlighted Breast Cancer awareness, encouraging screenings and honoring survivors, those battling the disease, and those who have passed. Requested the meeting be closed in memory of all affected by breast cancer.

Commissioner Lozano thanked the presenters and planning staff, wished everyone a good evening, and supported Secretary Armendarez’s comments on breast cancer awareness.

Vice Chair Quintana echoed previous sentiments, wished planning staff a happy Planning Month, and agreed with closing the meeting in memory of those affected by breast cancer. Chair Sanchez thanked the planning department for their work and well-prepared projects. Shared personal connection to cancer loss, echoed previous comments, and closed the meeting in memory of all individuals affected by cancer.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:41 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 21, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 21st DAY OF OCTOBER 2025.**

Idilio Sanchez
Chair



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0605
Agenda #: PH-A

Agenda Date: 10/21/2025
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. 23-0100-R1: Design Review No. 22-000062-R2 - A request to amend a previously approved Design Review, to construct and reduce the size of the industrial commerce center building from 193,462 square feet to approximately 83,632 square feet along with reducing the size of the property from 8.7 acres to 4.6 acres, including the construction of the associated site improvements within a parcel of approximately 4.6-acres, located east of Oleander Avenue and on the north side of Santa Ana Avenue, on property identified as Assessor's Parcel Number 0255-021-17, pursuant to an Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR.

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 2025-____, and

1. Adopt the Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR, and direct staff to file a Notice of Determination; and
2. Approve Design Review (DRP) No. 22-000062-R2.

APPLICANT:

HPA Inc.
Jocelyn Wan
18831 Bardeen Avenue, Suite No. 100
Irvine, CA 92612

LOCATION:

The project site is located on the east side of Oleander Avenue and north of Santa Ana Avenue (APN: 0255-021-17).

REQUEST:

Design Review (DRP) No. 22-000062-R2- A request to amend the previously approved Design Review to construct and reduce the size of the industrial commerce center building from 193,462 square feet to approximately 83,632 square feet along with reducing the size of the property from 8.7 acres to 4.6 acres, including the construction of the associated site improvements located on the parcel (APN:0255-021-17) of approximately 4.6-acres.

PROJECT PLANNER:

Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:

1. The previously approved development included three separate Tentative Parcel Map (TPM) applications and Design Review (DR) applications (TPM No. 22-000009-R1/DR No. 22-000029-R1 (Building No. 1), TPM No. 22-000030-R1/DR No. 22-000061-R1 (Building No. 2), TPM No. 22-000031-R1/DR No. 22-000062-R1 (Building No. 3)), this project was approved by City Council on November 15, 2023.
2. Design Review No. 22-000062-R1 (Building No. 3) was for development of a 193,462 square foot industrial commerce center building on approximately 8.7-acres, located at the northeast corner of Santa Ana Avenue and Oleander Avenue. This is the project that is being amended.

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	General Industrial (I-G)	Southwest Industrial Park Specific Plan (SWIP)/Slover East Industrial District (SED)	Vacant
North:	Public Facilities (P-PF)	Public Facilities (P-PF)	Fontana Adult School
South:	General Industrial (I-G)	Southwest Industrial Park Specific Plan (SWIP)/Slover East Industrial District (SED)	Warehouse Use
East:	Public Facilities (P-PF)	Public Facilities (P-PF)	Eric Birch High School - Baseball/Softball Fields
West:	General Industrial (I-G)	Southwest Industrial Park Specific Plan (SWIP)/Slover East Industrial District (SED)	Non-conforming Single Family Residential Homes

PROJECT DESCRIPTION:

A. Site Area: 202,614 square feet, approximately 4.6 acres

B. Building Analysis:

FAR:

*Max Allowed: 0.50

*Provided: 0.41

Height Max Allowed: 60 feet

Height Provided: 45 feet

Office: 8,000 square feet

Warehouse: 75,632 square feet

C. Parking Analysis:

Auto Required:	39 spaces
Provided:	46 spaces
Trailer Provided:	17 spaces

D. Landscaping:

Required:	30,392 square feet (15 percent)
Provided:	47199 square feet (39 percent)

ANALYSIS:

The applicant, HPA Inc., is requesting that the Planning Commission review and approve Design Review No. 22-000062-R2, a revision of a previously approved site and architectural design, for the development of a new 83,632 square foot industrial warehouse building and associated improvements on approximately 4.6-acre site located east of Oleander Avenue and north of Santa Ana Avenue.

Design Review (DR) No. 22-000062-R2

The design of the development is modified to reduce the size of the industrial commerce center building from 193,462 square feet to approximately 83,632 square feet along with the size of the property from 8.7-acres to 4.6-acres. As part of the modified project the developer will construct all on-site and off-site improvements per the City Standards.

The previously approved plans were associated with a larger project approved by the City Council on November 15, 2023. This modified project will reduce the size of the site and building for the portion of that previous project that was located on the east side of Oleander; the site has been reduced from five (5) parcels on 8.7 acres to one (1) parcel on 4.6-acres (APN: 0255-021-17) and there has been a reduction in building size from 193,462 square feet to 83,632 square feet. A Development Agreement for this Project will be required in the future under a separate submittal and approval process. Additionally, any future DA cannot have any provisions that will result in a direct or indirect physical impact on the environment.

The applicant proposes a Modern style of architecture for the building with an exterior of light warm white/grey color palette, with blue accents. The architectural style is a concrete tilt up building, with metal doors and canopy, glazed windows, and aluminum storefront framing. The variations to the building face, varying roof lines and a building height of 45 feet, will make the modified project architecturally pleasing and consistent with the surrounding area.

The Project includes associated on and off-site improvements to include installing parking spaces, new landscaping, lighting, curb, gutter, sidewalk, sewer, storm drain, driveway approach, removing existing utility poles and underground utilities.

The Project Site is physically suitable in size and shape to support the development of the proposed industrial warehouse building. Applicable building codes, zoning codes, and fire codes and standards will make for a safe, attractive, and well-designed project. The Project design incorporates safety measures for automobiles and pedestrians in the area. Additionally, the proposed modified project meets the requirements of the Industrial Commerce Centers Sustainability Standards.

Grading/Walls:

The topography of the Project Site is relatively flat. The existing drainage pattern flows from north to south, sloping at approximately 1.27 percent, with the proposed drainage pattern to direct the water to the south into an underground catch basing and detention infiltration basin which will be installed as part of the Project. The Project will construct a ten (10) to fourteen (14) foot-high block wall around the property. A wide landscaped setback area is located along the north and south property line.

Site Access/Circulation/Parking:

Ingress and egress into the site are provided by a gated entry for the trucks along Santa Ana Avenue. The Project Site will have adequate circulation into the warehouse building bays and the parking lot for the passenger vehicles.

Environmental:

On November 15, 2023, the City certified the Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2022110389) for a project that anticipated various types of industrial uses.

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the previously certified Citrus and Oleander Avenue at Santa Ana Avenue Project EIR has been prepared for this proposed modified project.

This Addendum to this EIR determined that there are no new additional impacts beyond what was anticipated in the environmental document mentioned above.

The Final Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2022110389) and the Addendum are posted on the City's website. The Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report EIR and Addendum can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Project Plans
3. Planning Commission Resolution, and Conditions of Approval
4. Notice of Determination
5. Public Hearing Notice



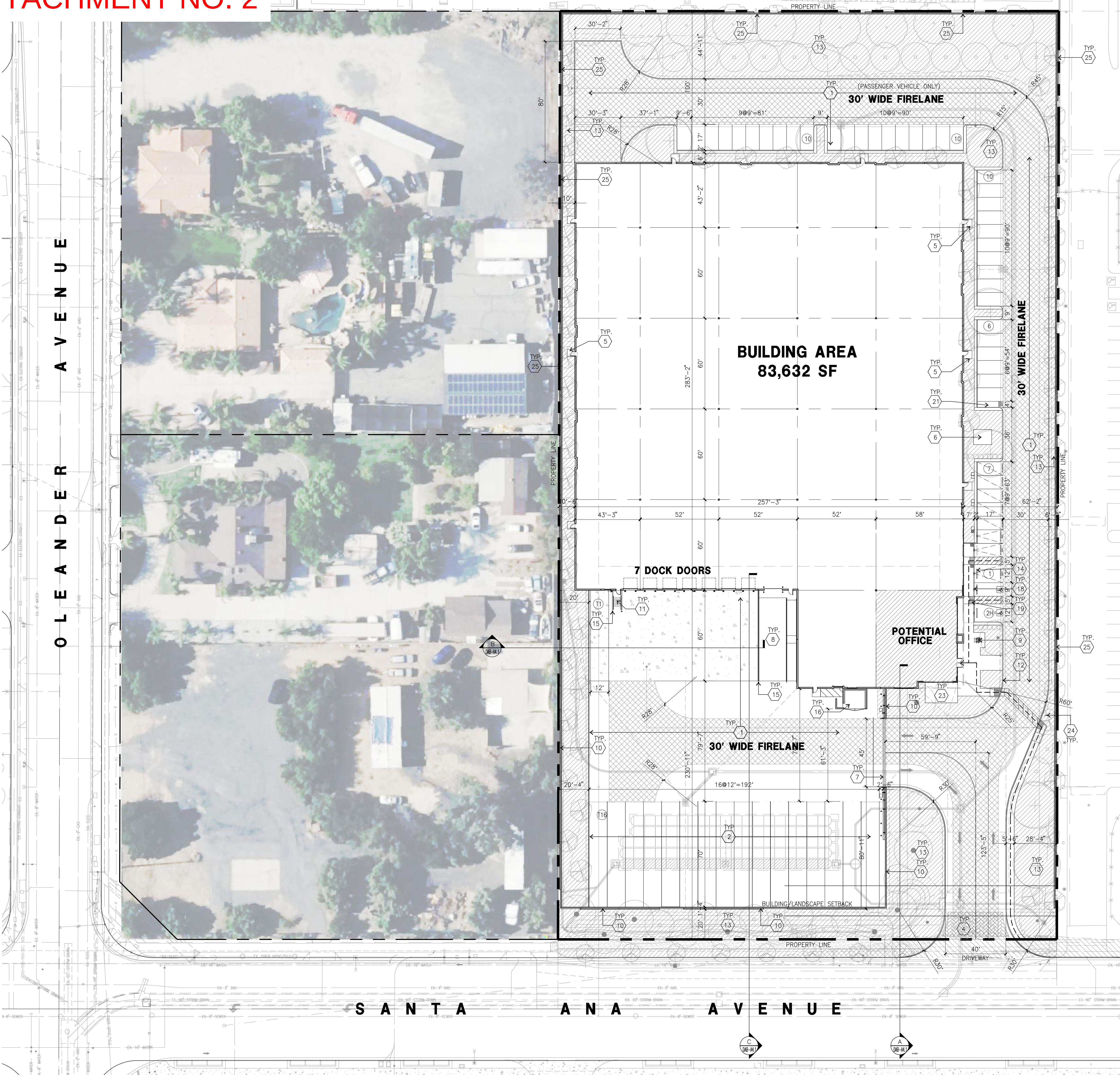
Project Site



VICINITY MAP

DATE: October 21, 2025

CASE: Master Case No. 23-0100-R1
Design Review No. 22-000062-R2



PROJECT INFORMATION

OWNER/APPLICANT

ACACIA REAL ESTATE
260 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
TEL: (949) 640-9995
CONTACT: DAVID PITTMAN

PROJECT ADDRESS

NEC OF SANTA ANA AVENUE AND OLEANDER AVENUE
FONTANA, CA

ASSESSOR'S PARCEL NUMBER

0255-011-17

CODE ANALYSIS

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF FONTANA MUNICIPAL CODE
CHAPTER 9, ARTICLE V (INDUSTRIAL COMMERCE SUSTAINABILITY STANDARDS),
SECTION 9-70 TO 9-74.

ZONING

SOUTHWEST INDUSTRIAL PARK/
SLOVER EAST INDUSTRIAL DISTRICT (SED)

CONSTRUCTION TYPE

CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B
CONSTRUCTION TYPE: III-B
ESFR SYSTEM

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (714) 643-0820
CONTACT: CELIO COSIO

TABULATION

SITE AREA		
In s.f.	202,614	s.f.
In acres	4.65	ac
BUILDING AREA		
Office - 1st floor	4,000	s.f.
Office - 2nd floor	4,000	s.f.
Warehouse	75,632	s.f.
TOTAL	83,632	s.f.
FLOOR AREA RATIO		
Maximum Allow ed	0.50	
Actual	0.413	
SITE COVERAGE		
Maximum Allow ed	to be verified	
Actual	39.3%	
AUTO PARKING REQUIRED		
Office: 1/250 s.f. above 10% GFA	n/a	stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	stalls
2nd 20K @ 1/2,000 s.f.	10	stalls
above 40K @ 1/5,000 s.f.	9	stalls
TOTAL	39	stalls
EV PARKING REQUIRED - Per Chapter 9, Article V, Section 9-73(e)		
10% of passenger vehicle parking space shall be EV ready.	5	stalls
5% of all passenger vehicle parking spaces shall be equipped with EV charging stations.	3	stalls
AUTO PARKING PROVIDED		
Standard (9' x 17' w/ 2' overhang)	36	stalls
ADA Van (12' x 19')	1	stalls
ADA Standard (9' x 19')	1	stalls
EV Van ADA (12' x 19')	1	stalls
EV Standard ADA (9' x 19')	1	stalls
EV Standard (9' x 17' w/ 2' overhang)	1	stalls
EV Capable (9' x 17' w/ 2' overhang)	5	stalls
TOTAL	46	stalls
TRAILER PARKING PROVIDED (12' x 70')	17	stalls
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 60'		
PROPOSED BUILDING HEIGHT		
Height - 45'		
SHORT TERM BICYCLE SPACES REQUIRED		
1/30,000 s.f. of gross floor area	3	spaces
SHORT TERM BICYCLE SPACES PROVIDED		
	3	spaces
ZONING ORDINANCE FOR CITY		
Southwest Industrial Park/ Slover East Industrial District (SED)		
LANDSCAPE REQUIREMENT		
Percentage - 15% w/o building footprint		
LANDSCAPE PROVIDED		
Percentage -	39.7%	
In s.f.	47,199	s.f.
SETBACKS		
Building/Landscape		
Santa Ana Ave. - 20'		
Rear - None		
Adjacent to Residential Truck District - 50'		

NOTE:

- PER SECTION 9-72(C) OF THE SUSTAINABILITY STANDARDS, ANTI-IDLING SIGNS INDICATING A THREE-MINUTE DIESEL TRUCK ENGINE IDLING RESTRICTION SHALL BE POSTED AT INDUSTRIAL COMMERCE FACILITIES ALONG ENTRANCES TO THE SITE AND IN THE DOCK AREAS AND SHALL BE STRICTLY ENFORCED BY THE FACILITY OPERATOR.
- PER SECTION 9-72(F) OF THE SUSTAINABILITY STANDARDS, FACILITY OPERATORS SHALL POST SIGNS IN PROMINENT LOCATIONS INSIDE AND OUTSIDE OF THE BUILDING INDICATING THAT OFF-SITE PARKING FOR ANY EMPLOYEE, TRUCK, OR OTHER OPERATION RELATED VEHICLE IS STRICTLY PROHIBITED. CITY MAY REQUIRE FACILITY OPERATOR TO POST SIGNS ON SURFACE OR RESIDENTIAL STREETS INDICATING THAT OFF-SITE TRUCK PARKING IS PROHIBITED BY CITY ORDINANCE AND/OR THE TRUCK ROUTING PLAN.
- PER CHAPTER 9, ARTICLE V, SECTION 9-72(G) OF THE SUSTAINABILITY STANDARDS, SIGNS SHALL BE INSTALLED AT ALL TRUCK EXIT DRIVEWAYS DIRECTING TRUCK DRIVERS TO THE TRUCK ROUTE AS INDICATED IN THE TRUCK ROUTING PLAN AND STATE HIGHWAY SYSTEM.
- PER CHAPTER 9, ARTICLE V, SECTION 9-72(I), ALL SIGNS UNDER SECTION 9-72 SHALL BE LEGIBLE, DURABLE, AND WEATHER-PROOF.
- WAREHOUSE FACILITY WILL NOT HAVE CHILLED, COOLED, OR FREEZER WAREHOUSE SPACE.
- ALL LANDSCAPING SHALL BE PROTECTED BY CONCRETE CURBS OF AT LEAST SIX INCHES IN HEIGHT. FINGER AND END OF AISLE PLANTERS ON THE PARKING SPACE SIDE SHALL HAVE A 24-INCH-WIDE CONCRETE SURFACE MEASURED FROM THE FACE OF CURB. FINGER AISLE PLANTERS SHALL BE A MINIMUM OF NINE FEET WIDE, AND END OF AISLE PLANTERS SHALL BE A MINIMUM OF SEVEN FEET WIDE. FINGER AND END OF AISLE PLANTERS SHALL BE A MINIMUM OF SEVEN FEET WIDE AS MEASURED FROM THE INSIDE OF THE CURB.

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E..
- PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- CONCRETE RAMP W/ 42" HIGH CONCRETE WALL.
- EXTERIOR BIKE RACK TYPICAL.
- 14' HIGH CONCRETE TILT-UP SCREEN WALL.
- EXTERIOR CONCRETE STAIR.
- CONCRETE CURB. SEE CIVIL DRAWINGS.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- TRASH ENCLOSURE PER CITY STANDARD.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- TRUNCATED DOME.
- APPROXIMATE LOCATION OF FIRE HYDRANT.
- MOTORCYCLE PARKING SPACES.
- ADD SIGN "TRUCK PROHIBITED".
- OUTDOOR COVERED SPACE FOR EMPLOYEES.
- *NO TRUCK TRAFFIC ALLOWED NORTH OF THE TRUCK LOADING AREA* SIGNAGE.
- 10' H SCREEN WALL.

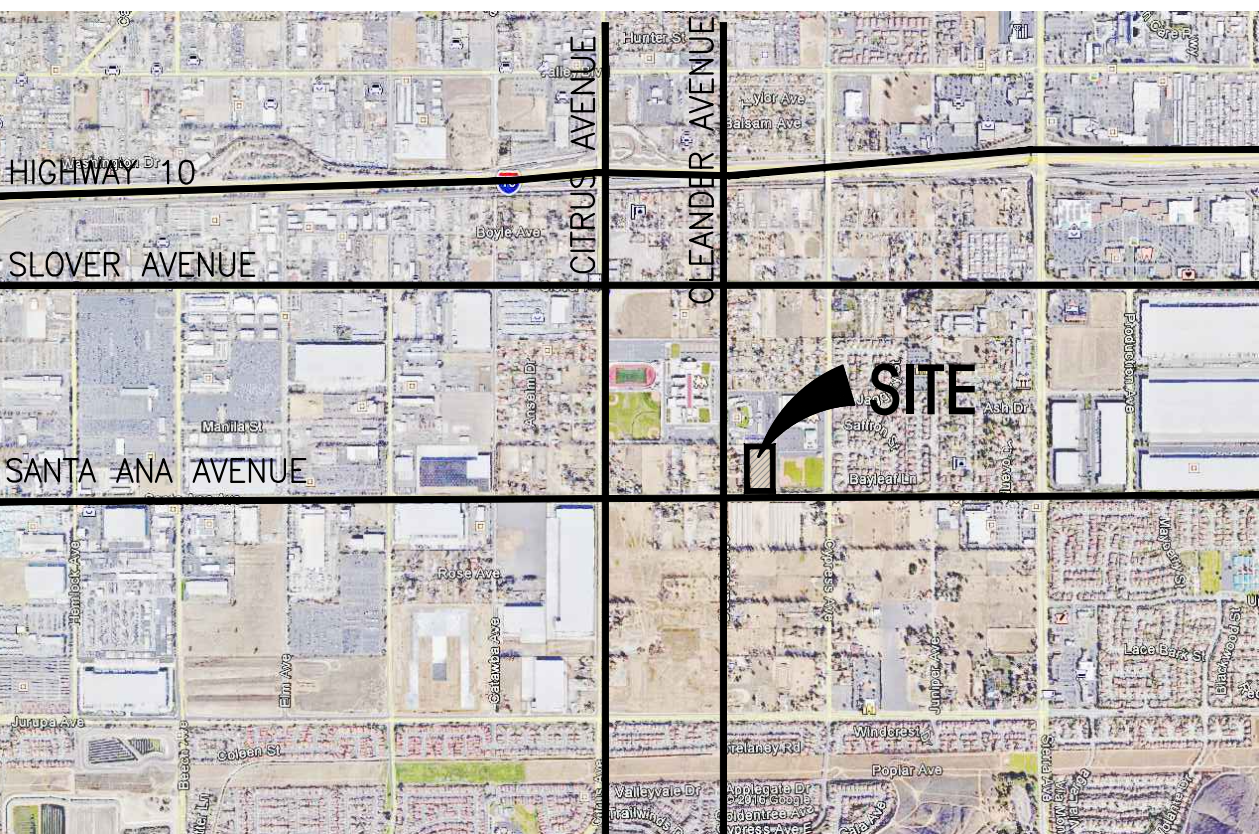
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- ALL SIGNAGE SHALL BE LEGIBLE, DURABLE, AND WEATHERPROOF.
- EACH PROPOSED OFFICE AREA WILL REQUIRE ITS OWN TRASH ENCLOSURE.
- PER SECTION 10.4.B.3 OF THE SLOVER EAST INDUSTRIAL DISTRICT OF SWIP, GROUND MOUNTED EQUIPMENT MUST SCREENED FROM ADJOINING PROPERTIES AND PUBLIC RIGHT OF WAY.

SITE LEGEND

- CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS.
- STANDARD PARKING STALL (9'x19')
- 9'x17' PARKING STALL WITH 2' OVERHANG
- LANDSCAPED AREA
- 30' WIDE FIRELANE
- EV CHARGER
- EV CHARGER FOR FUTURE
- ACCESSIBLE PARKING STALL (9'x19') W/ 5' ACCESSIBLE AISLE
- ACCESSIBLE PARKING STALL (VAN) (12' x 19') W/ 5' ACCESSIBLE AISLE
- EV CAPABLE SPACE WITHOUT EVSE (9'x17' W/2' OVERHANG)
- STANDARD EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY". (9'x17' W/2' OVERHANG)
- VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY". (12'x19' + 5' W/ACCESSIBLE AISLE)
- STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY". (9'x19' + 5' W/ACCESSIBLE AISLE)
- PATH OF TRAVEL

AERIAL MAP



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Project:

89K
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CENTER

SANTA ANA AVE
FONTANA, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE
SOILS

TITLE OVERALL SITE PLAN

Project Number: 21636
Drawn By: ML
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TITLE PROPOSED
SCREEN WALL PLAN

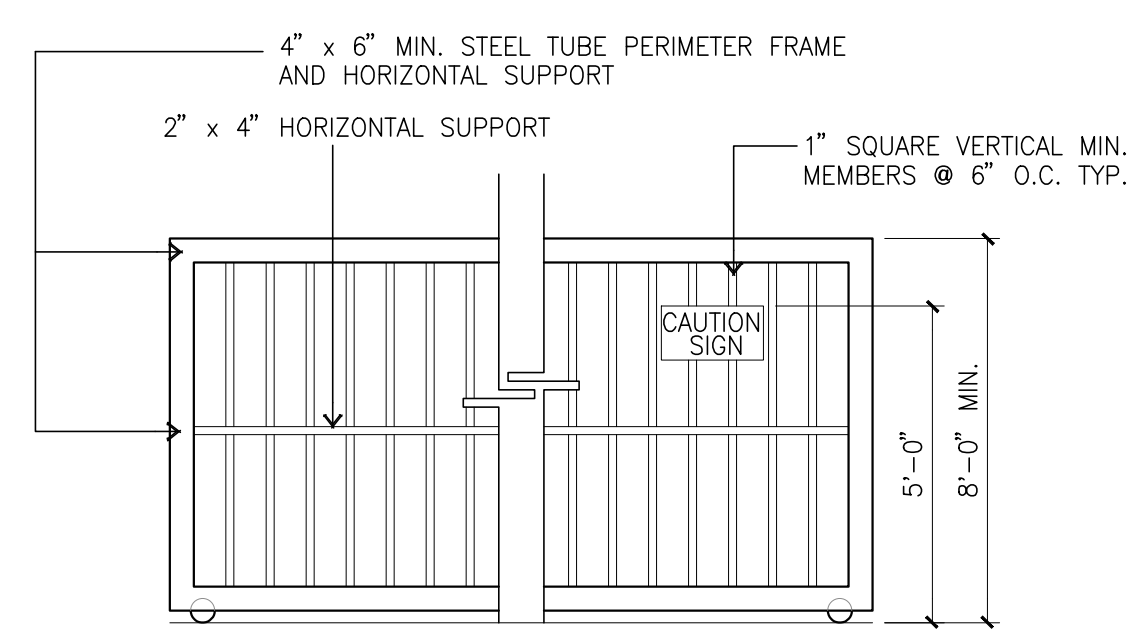
Project Number: 21636
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- FENCING KEYNOTES**
- ① 10' HIGH CONCRETE TILT-UP SCREEN WALL.
(SEE TYPICAL SCREENWALL ELEVATION B/DAB-A3.2)
 - ② 8' HIGH METAL GATES.
 - ③ 14' HIGH CONCRETE TILT-UP SCREEN WALL.
(SEE TYPICAL SCREENWALL ELEVATION A/DAB-A3.2)



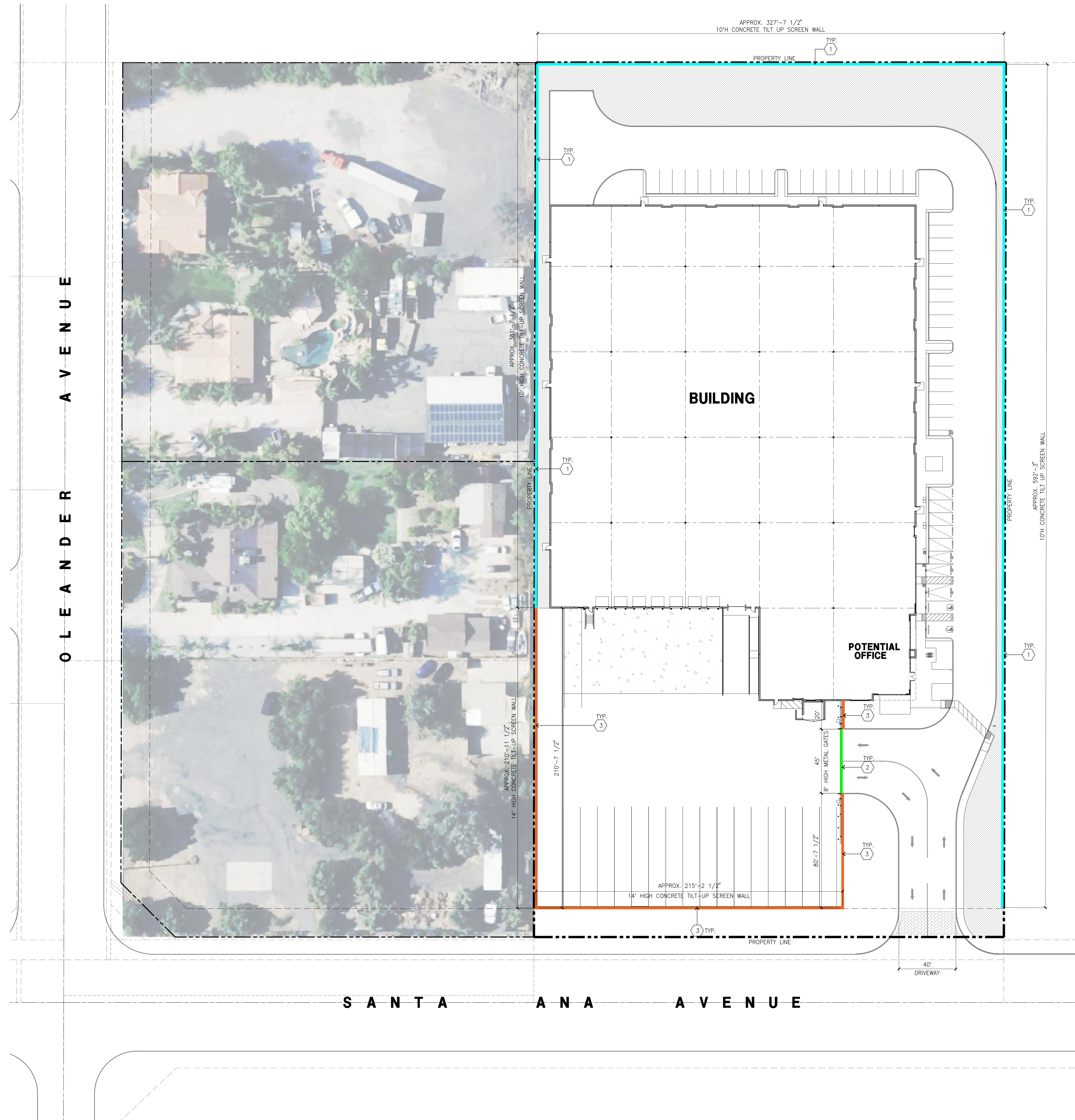
NOTES:

1. SAND AND GRIND ALL WELDS SMOOTH.
PRIME AND PAINT BLACK.
2. SEE SCREEN WALL ELEVATION FOR HEIGHT.

METAL GATE

scale: 1/4" = 1'-0"

B

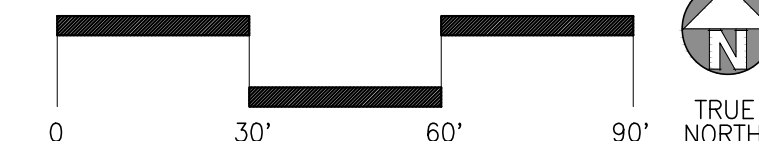


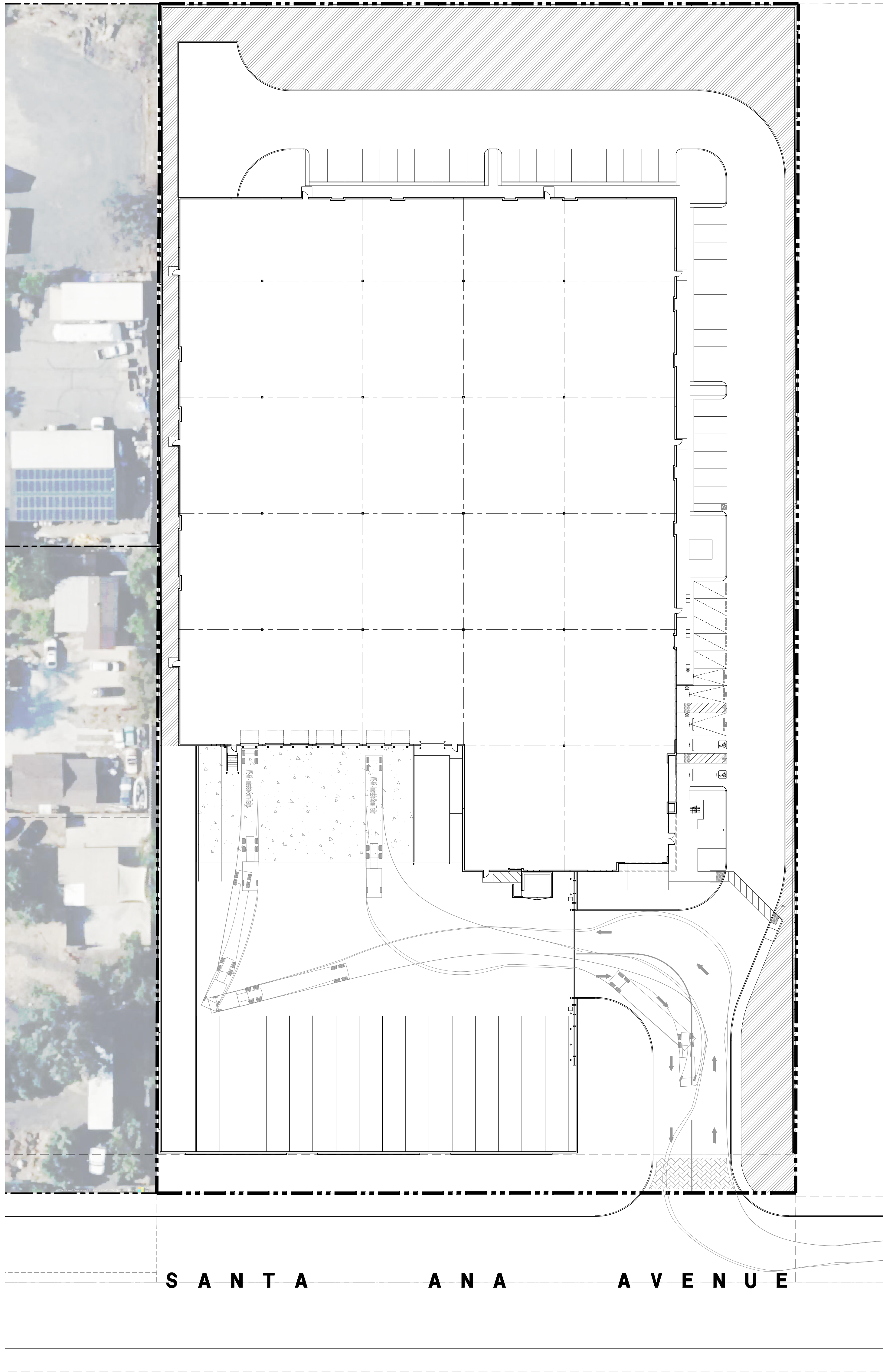
FENCING PLAN

scale: 1" = 30'-0"

A

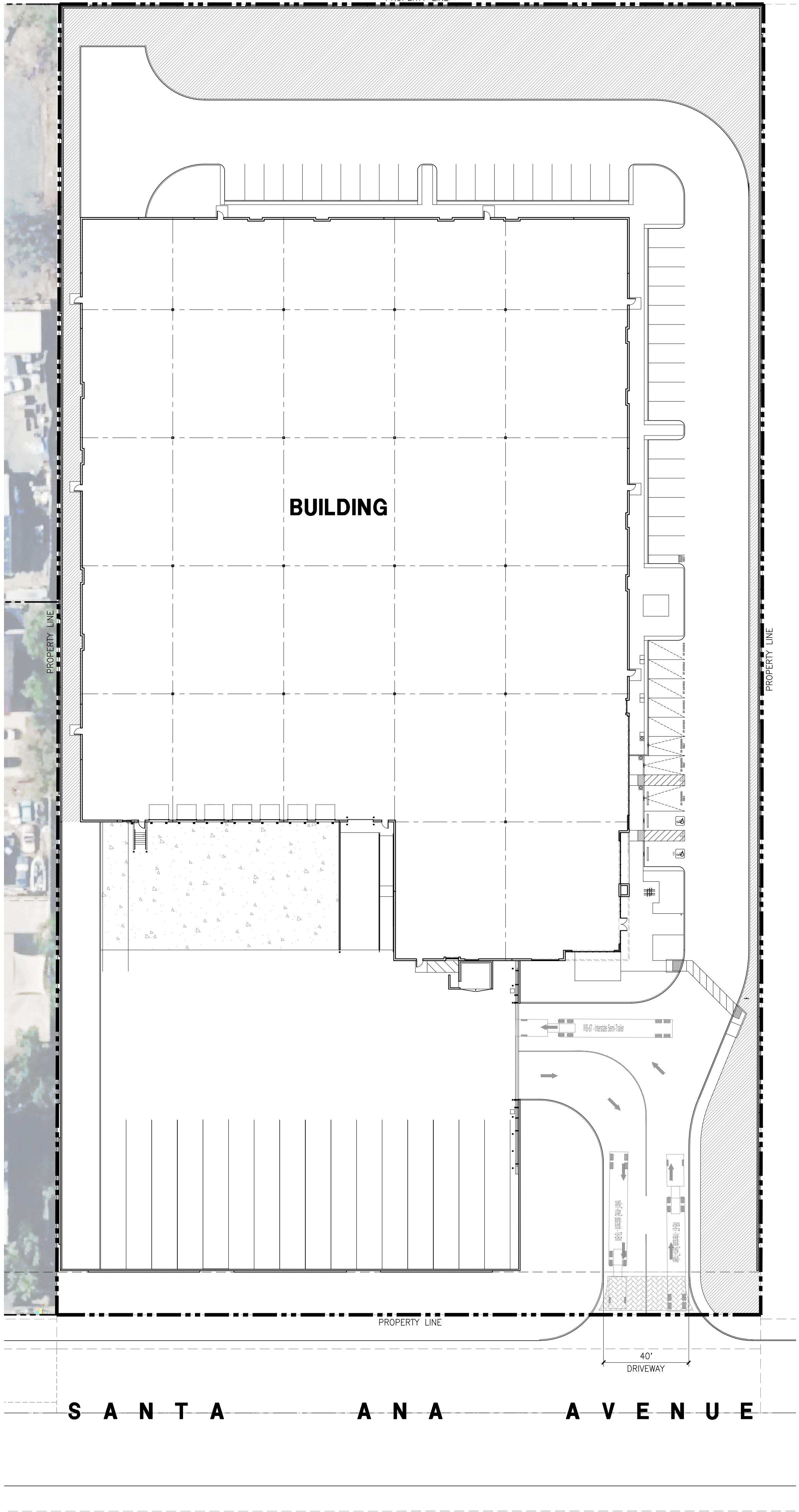
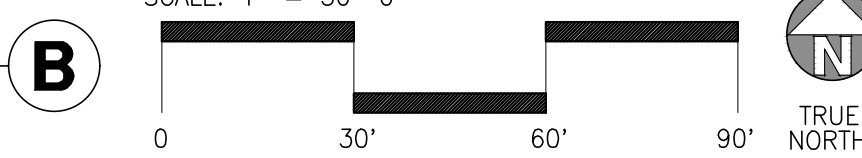
SCALE: 1" = 30'-0"





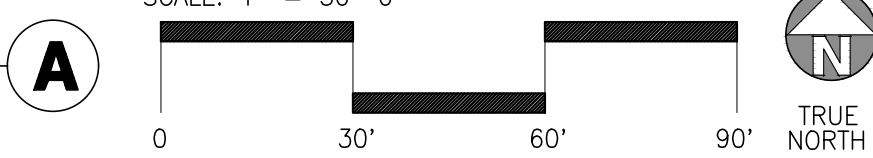
OVERALL SITE PLAN

scale: 1" = 30'-0"



OVERALL SITE PLAN

scale: 1" = 30'-0"



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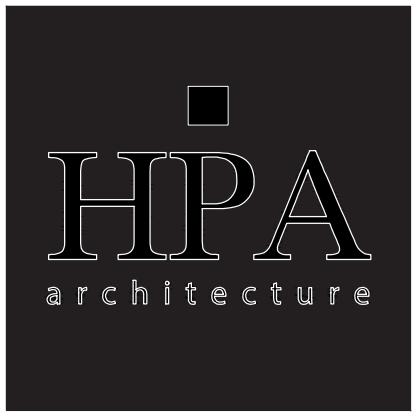
TITLE TRUCK TEMPLATE PLAN

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TITLE
EXISTING
FENCE AND WALL PLAN

Project Number: 21636
Drawn By: ML
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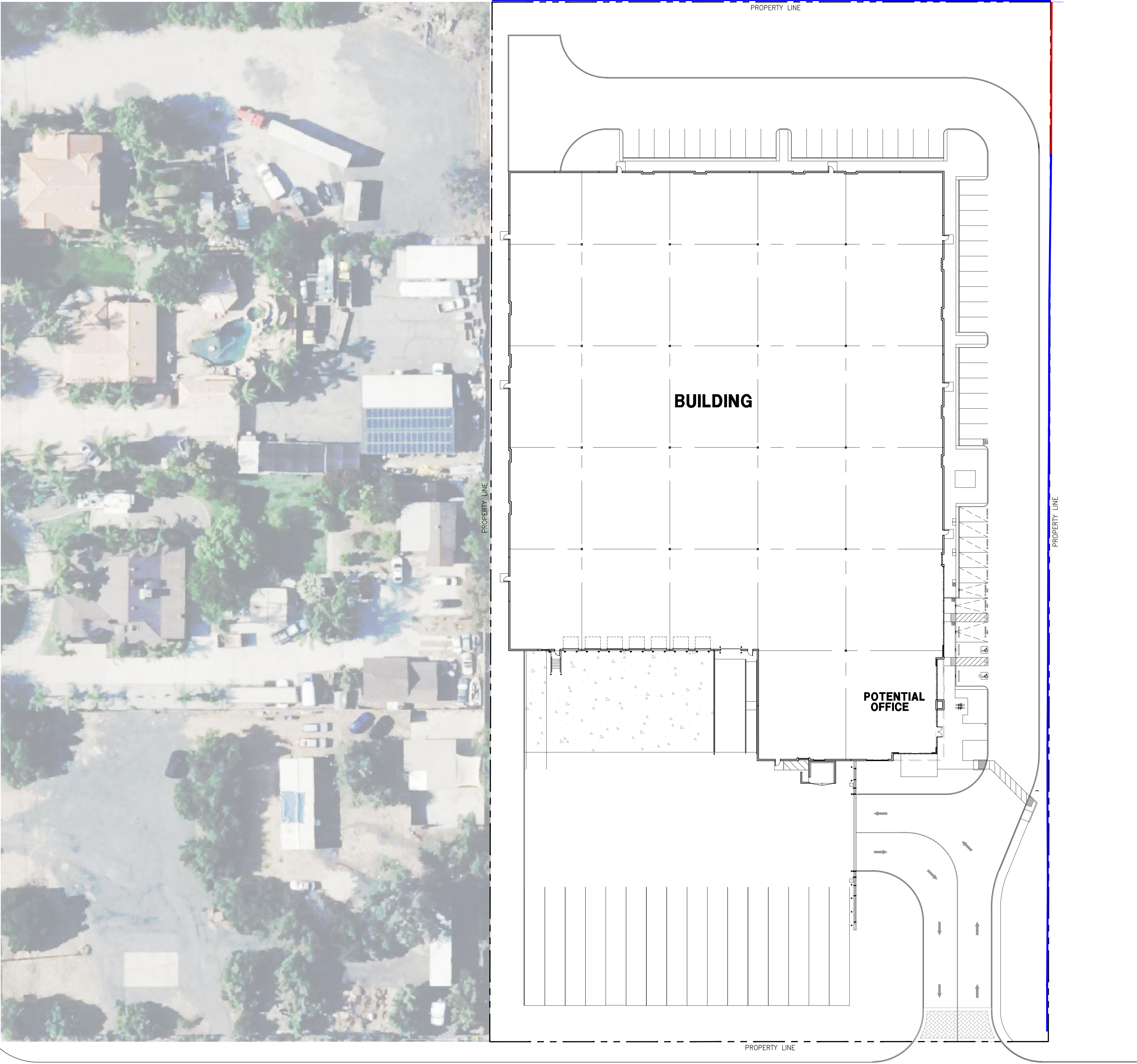
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CAUTION : IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

O L E A N D E R A V E N U E

S A N T A A N A A V E N U E

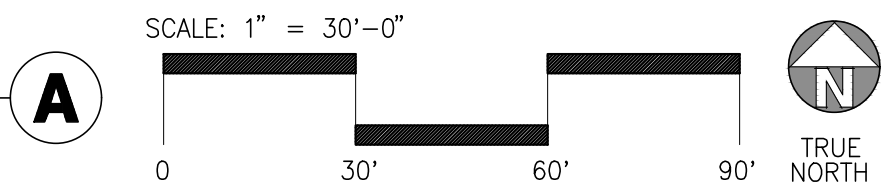


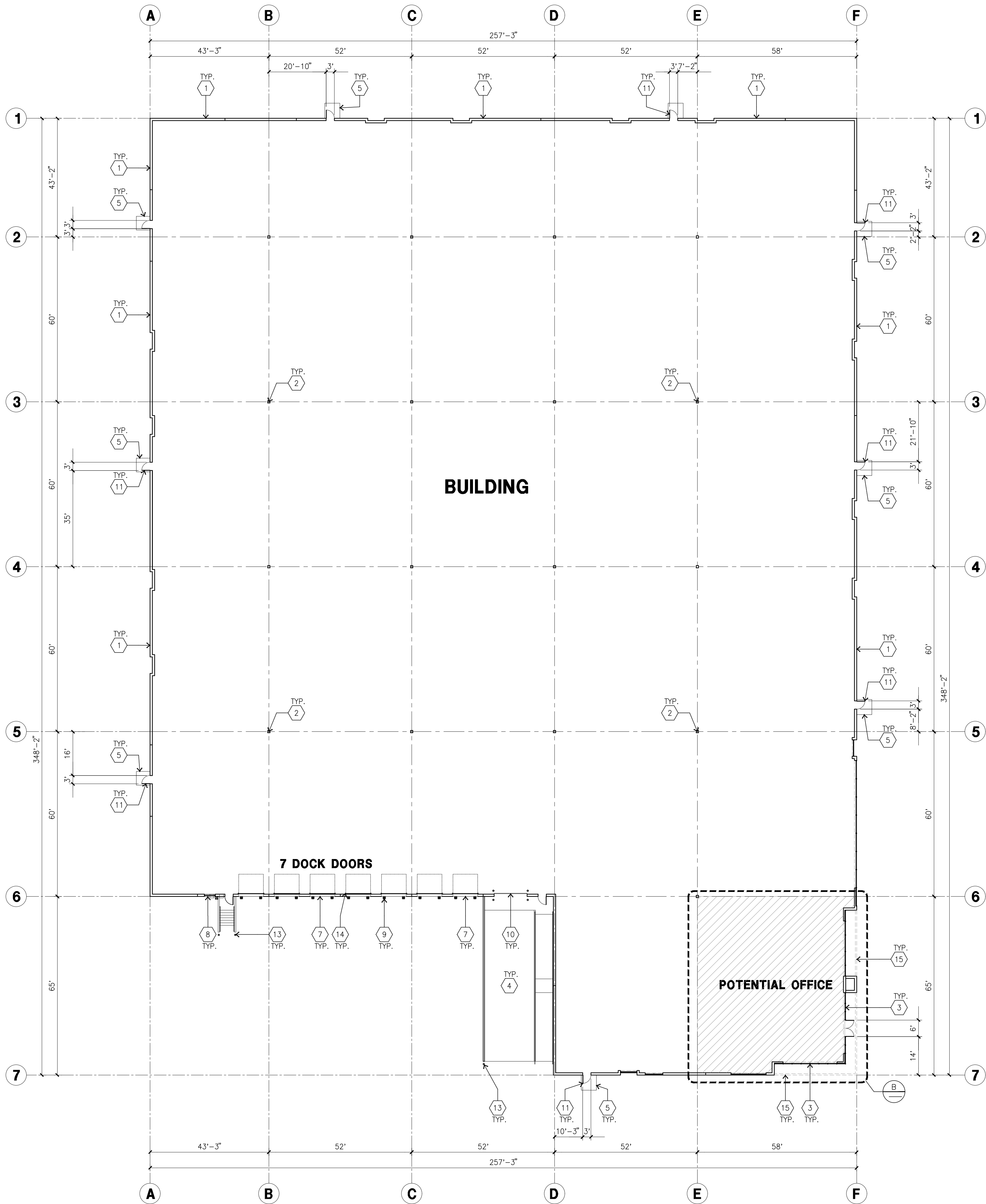
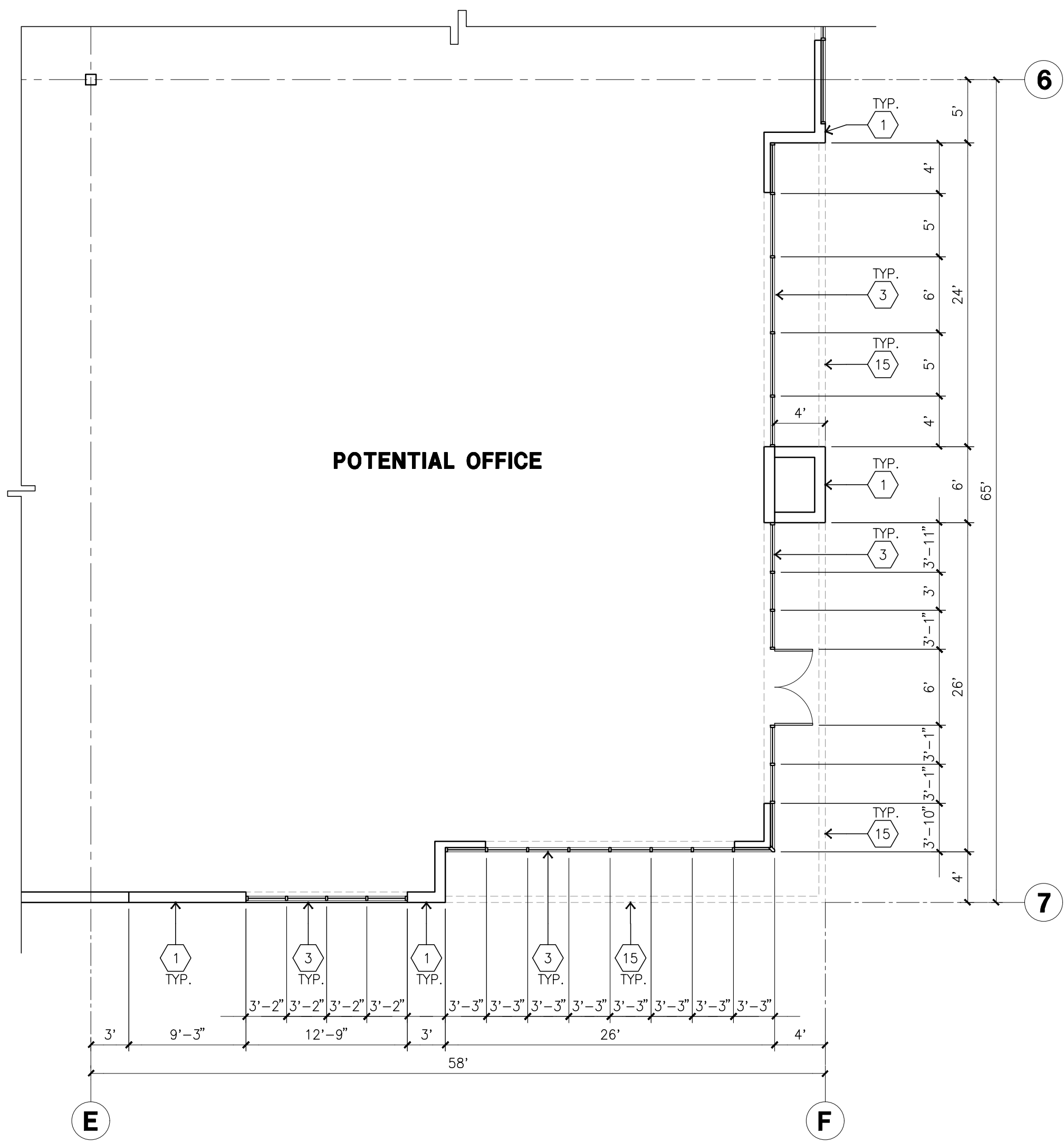
FENCING LEGEND

- EXISTING CHAIN LINK FENCE PROTECT IN PLACE
- EXISTING CONCRETE WALL WITH CHAIN LINK FENCE PROTECT IN PLACE

EXISTING FENCE AND WALL PLAN

scale: 1" = 30'-0"





FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 EXTERIOR CONCRETE STAIR W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 4' X 8' LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 14 Z GUARD.
- 15 METAL CANOPY.

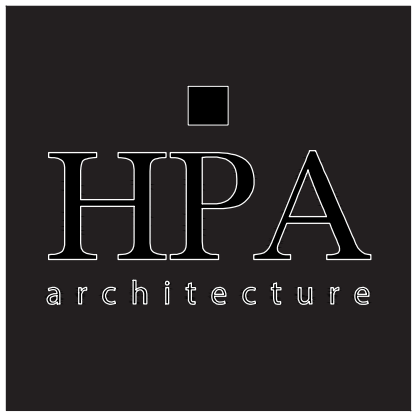
FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE
 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15ML STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

- CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER WOUEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
- CONTROL/CONSTRUCTION JOINTS: SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
12. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER

FLOOR PLAN GENERAL NOTES

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 125' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOD EXITS.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- NON-ACCESSIBLE DOOR: PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CGO 11339.1.1.1
- ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.



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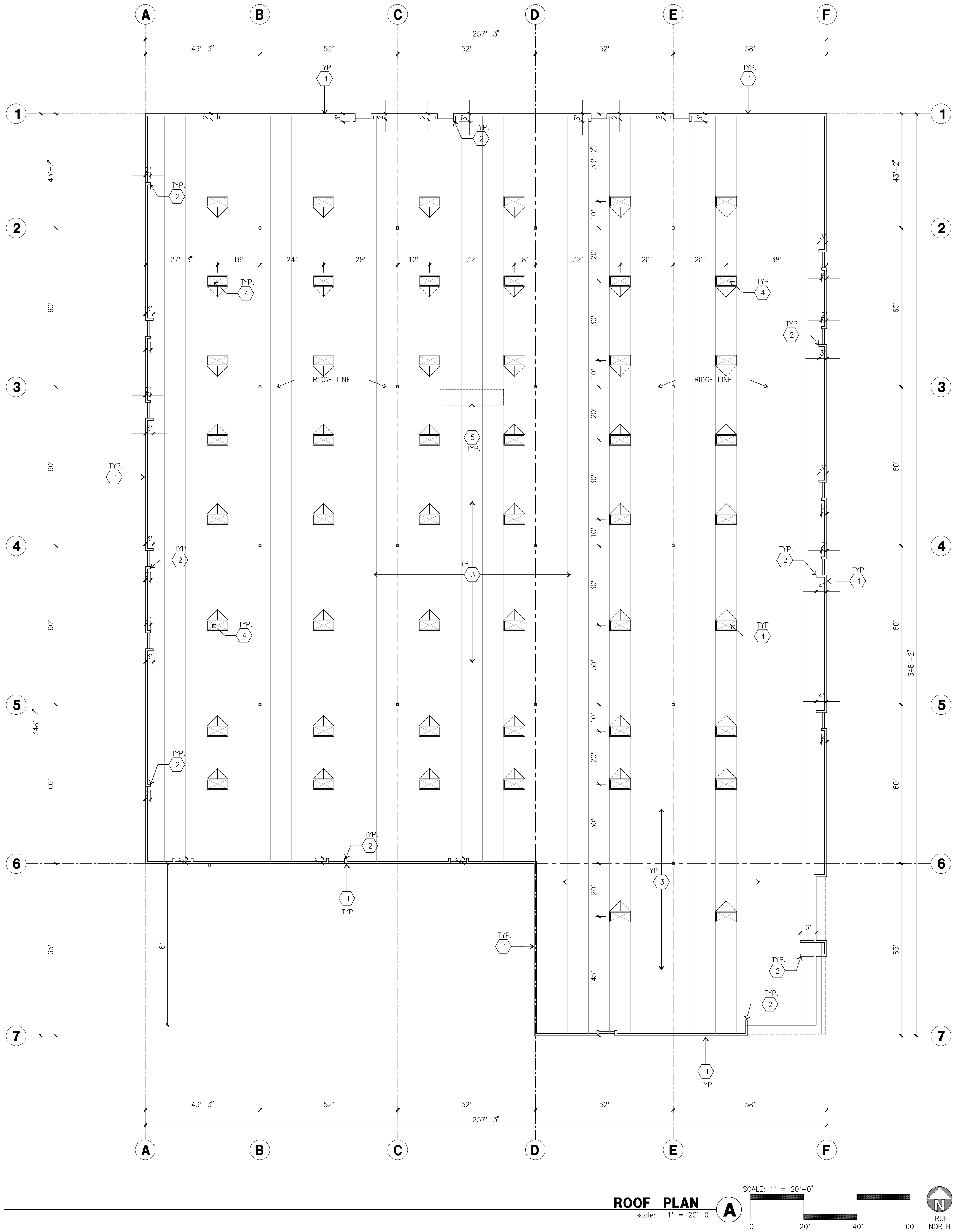
TITLE
OVERALL FLOOR PLAN

Project Number: 21636
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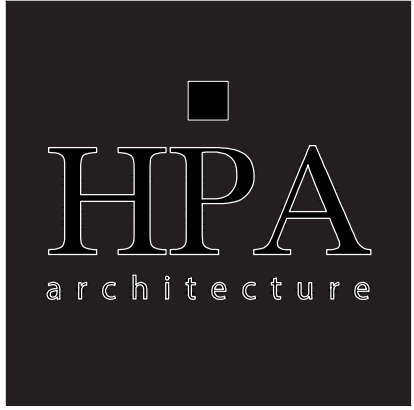


KEYNOTES - ROOF PLAN

- 1 CONCRETE PARAPET.
- 2 PARAPET RETURN.
- 3 PROVIDE SINGLE PLY, ROOF MEMBRANE.
- 4 4'X8' SKYLIGHT.
- 5 ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER ADDRESSING WILL BE PROVIDED PER JURISDICTION'S REQUIREMENTS. PAINT SHALL BE LATEX.

ROOF LEGEND

- BUILDING PARAPET
- 4' X 8' DOUBLE DOME CURB MOUNTED FIXED SKYLIGHTS
- STRUCTURAL JOISTS



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TITLE Roof Plan

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TITLE ELEVATION
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ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
13. METAL CANOPY.
14. STRUCTURAL COLUMN.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST + MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT. COLOR : SW 7006 PURE WHITE 255-C1
2. PAINT. COLOR : SW 7064 PASSIVE 236-C1
3. PAINT. COLOR : SW 7066 GRAY MATTERS 236-C3
4. PAINT. COLOR : SW 9163 TIN LIZZIE 236-C4
5. MULLIONS COLOR BACK MULLIONS
6. GLAZING COLOR : BLUE GLAZING
7. CANOPY: BLACK METAL CANOPY

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS SC SPANDREL GLASS WITH CONCRETE BEHIND

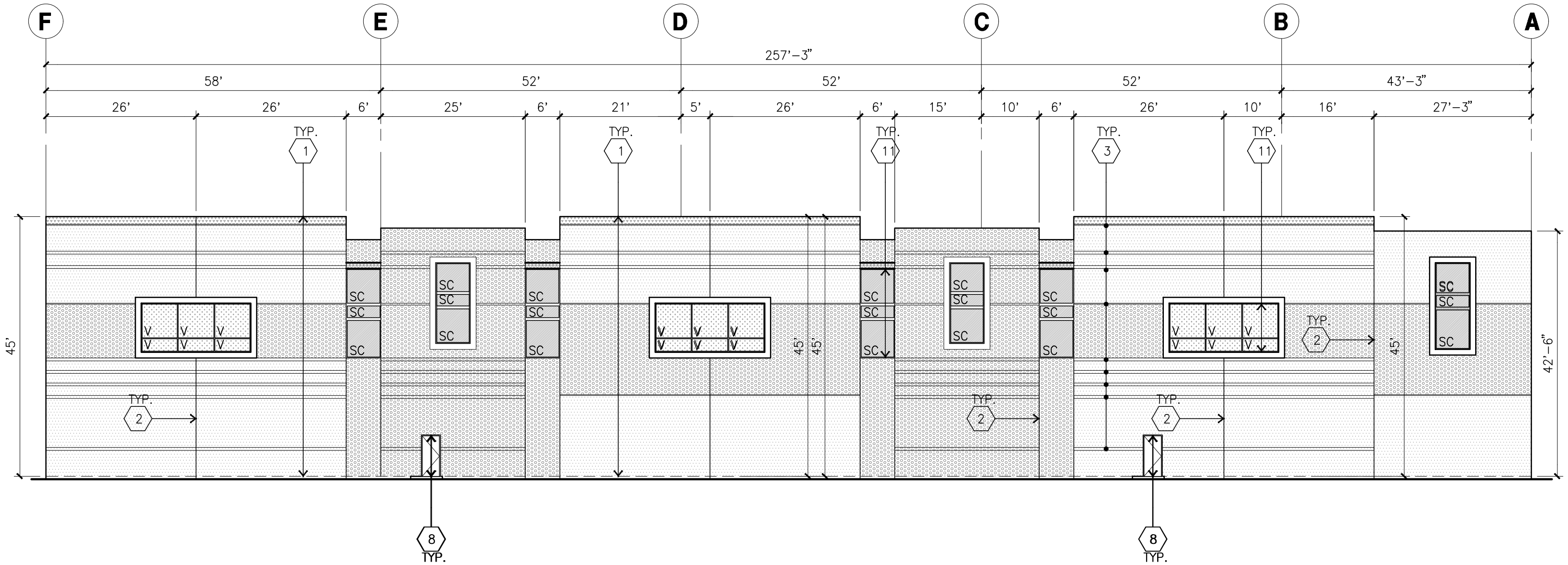
SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" PPG SOLARCOOL GRAYLITE II + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.29 SHGC: 0.1, VLT: 5%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" SOLARCOOL GRAYLITE WITH HARMONY GRAY OPACICOAT PAINTED ON
REFLECTIVE
INSTALLED ON CONCRETE.

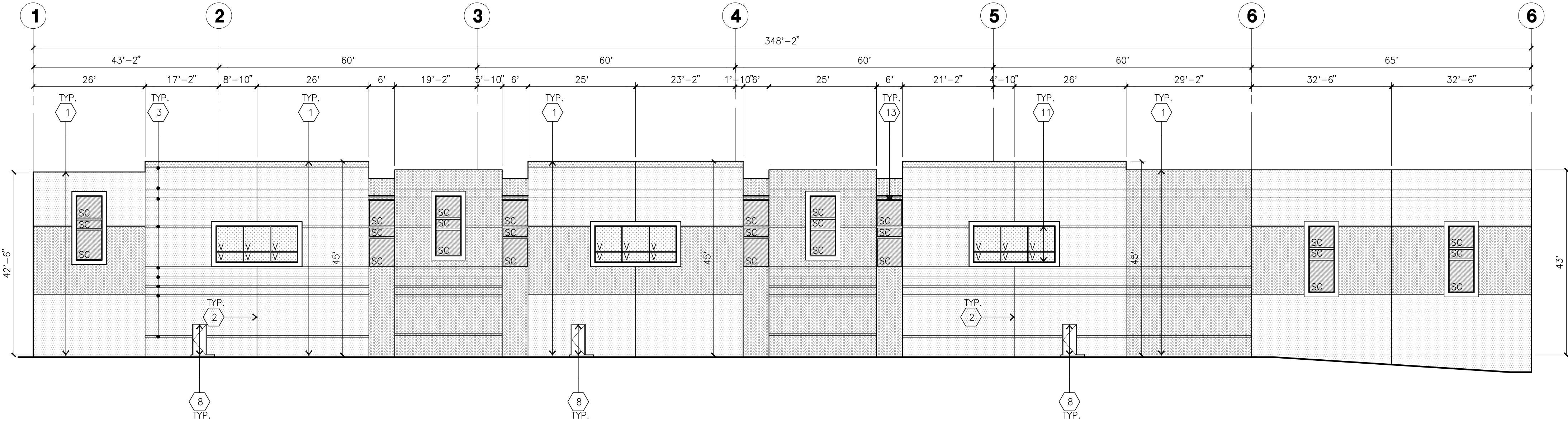
V : VISION GLASS
1/4" PPG SOLARCOOL GRAYLITE II

MULLIONS : ANODIZED CLEAR.



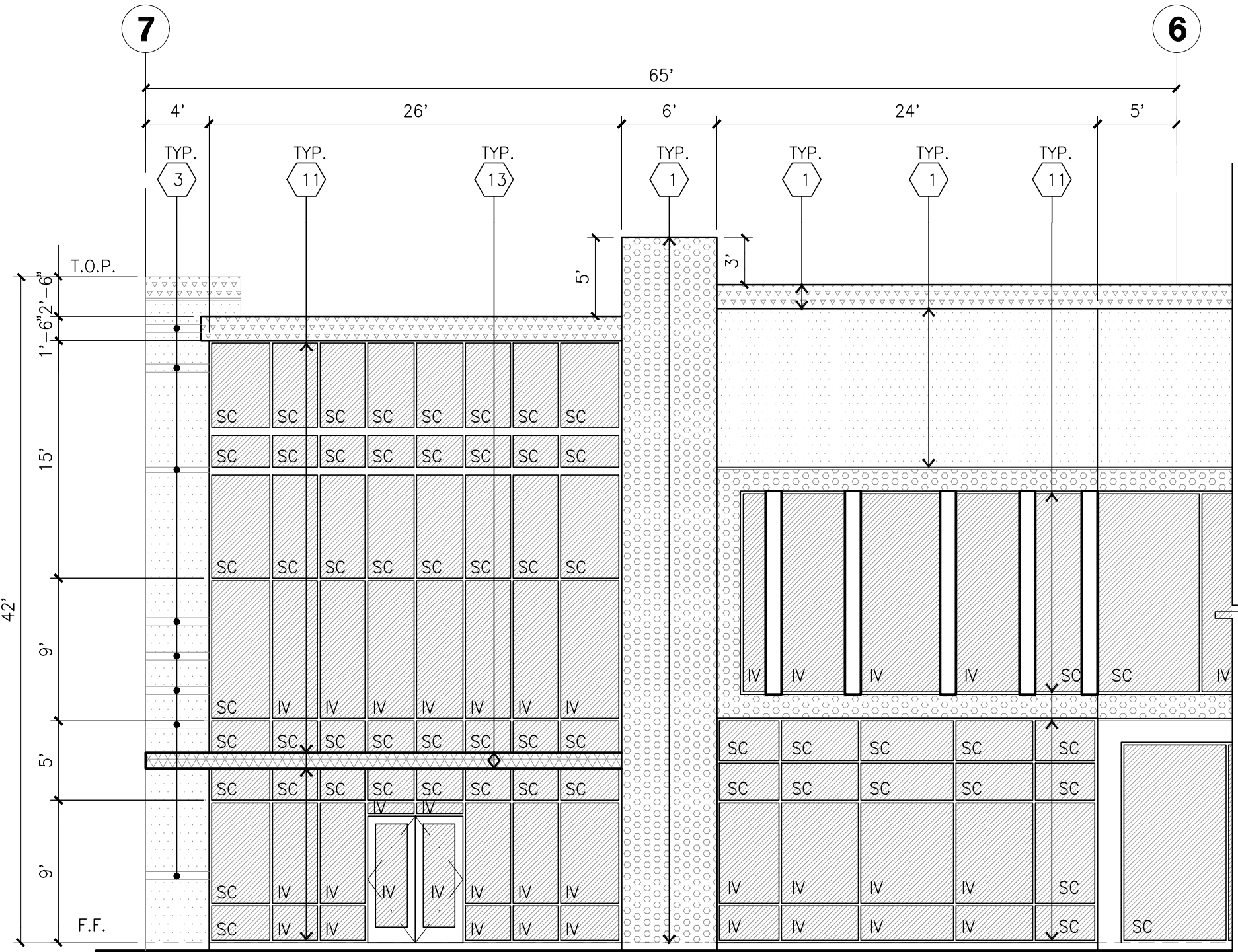
NORTH ELEVATION

scale: 1/16" = 1'-0"



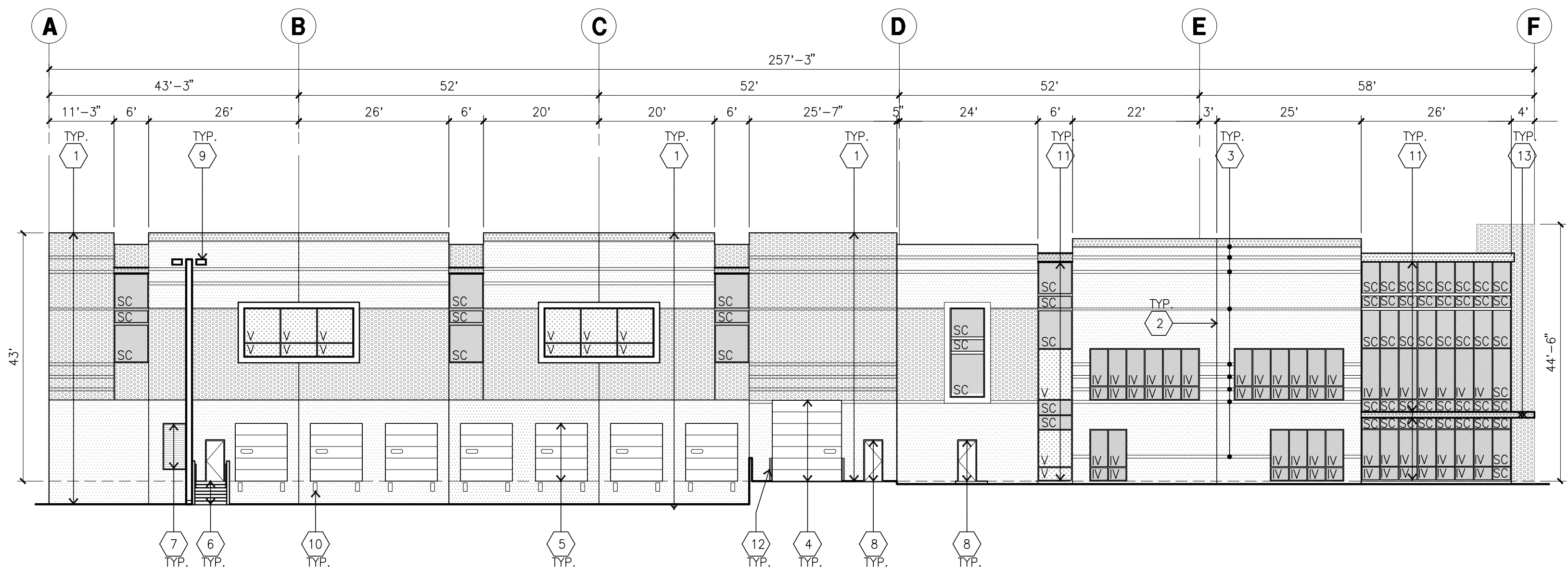
WEST ELEVATION

scale: 1/16" = 1'-0"



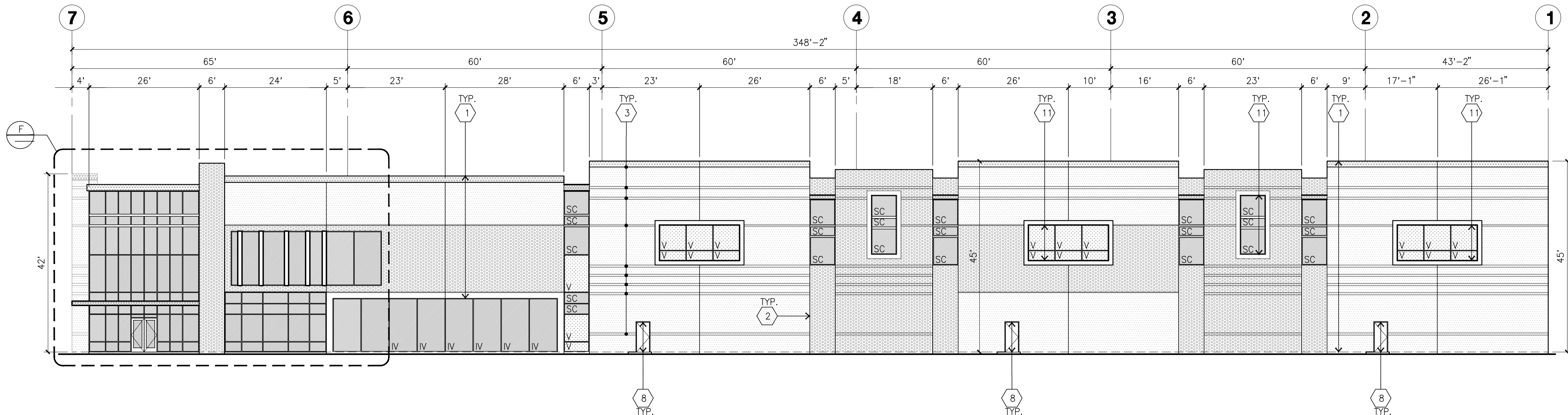
ENLARGED EAST ELEVATION

scale: 1/8" = 1'-0"



SOUTH ELEVATION

scale: 1/16" = 1'-0"



EAST ELEVATION

scale: 1/16" = 1'-0"



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612

Tel : 949-863-1770



Owner:



260 NEWPORT CENTER DR
NEWPORT, CA

Tel : 949-640-9995



Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA



Consultants:

- CIVIL -
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE -
- SOILS -



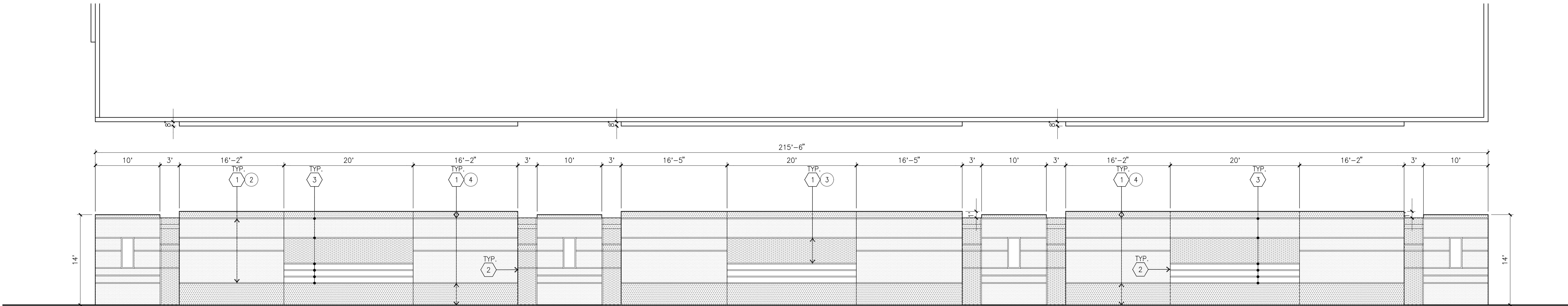
TITLE SCREENWALL
ELEVATION

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

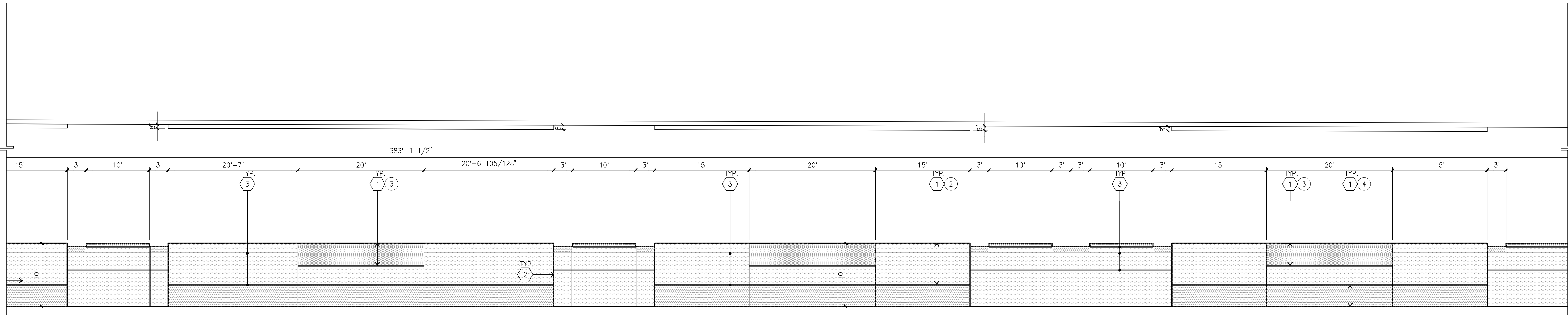
Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A3.2



TYPICAL 14'H SCREENWALL ELEVATION A
scale: 1/8" = 1'-0"



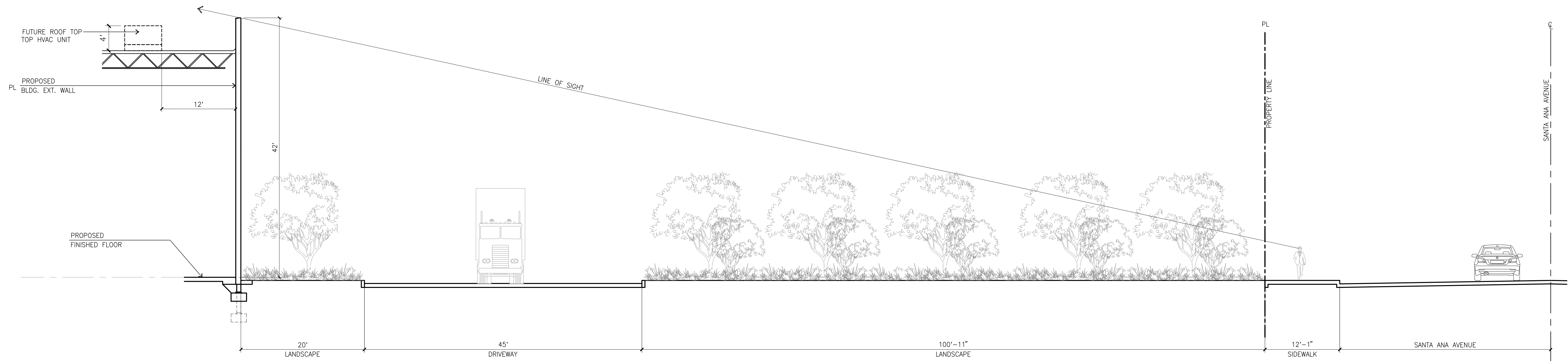
TYPICAL 10'H SCREENWALL ELEVATION B
scale: 1/8" = 1'-0"

SCREEN WALL ELEVATION KEYNOTES

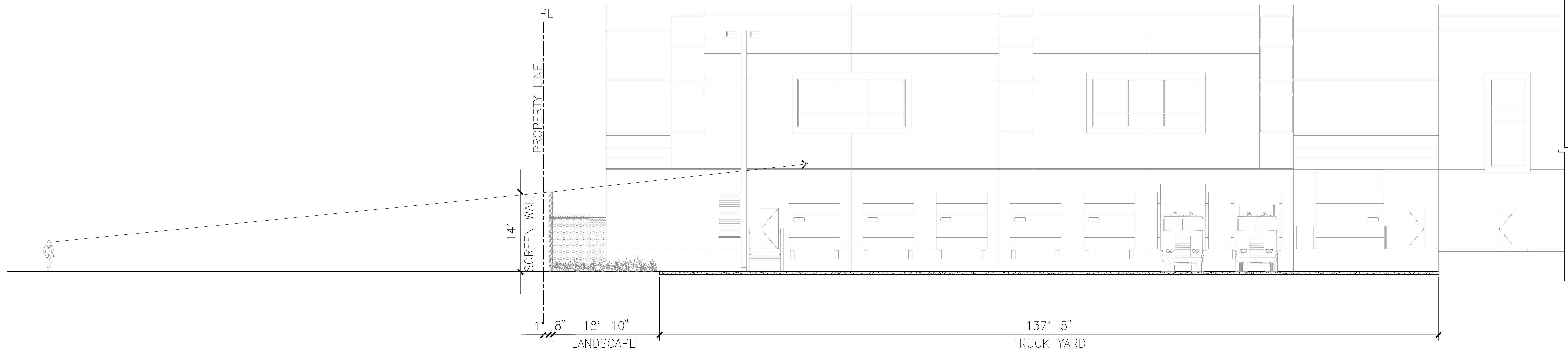
- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.

SCREEN WALL ELEVATION COLOR LEGEND/SCHED.

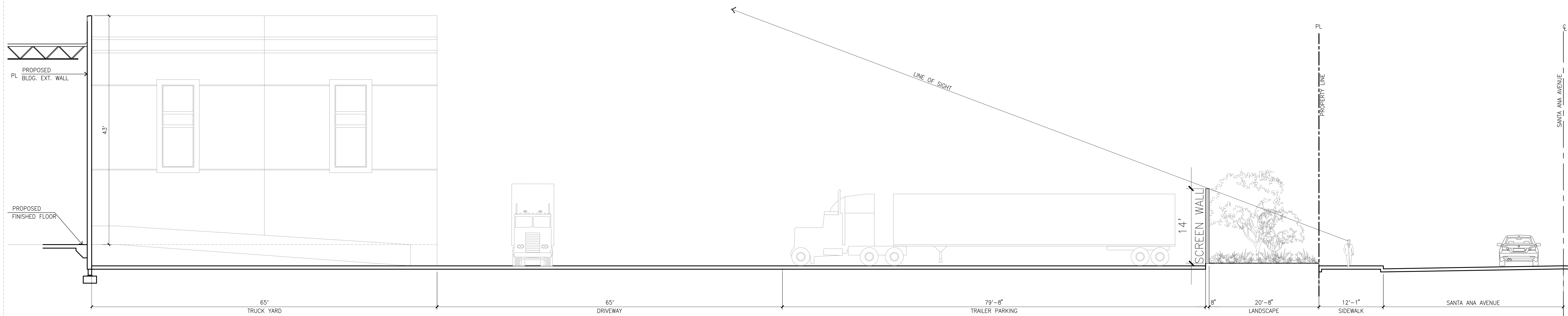
- 1 PAINT. COLOR : SW 7006 PURE WHITE 255-C1
- 2 PAINT. COLOR : SW 7064 PASSIVE 236-C1
- 3 PAINT. COLOR : SW 7066 GRAY MATTERS 236-C3
- 4 PAINT. COLOR : SW 9163 TIN LIZZIE 236-C4



BUILDING 1 - SITE SECTION CUT A
scale: 1/8" = 1'-0"



BUILDING 1 - SITE SECTION CUT B
scale: 1/8" = 1'-0"



BUILDING 1 - SITE SECTION CUT C
scale: 1/8" = 1'-0"



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770



Owner:



260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995



Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA



Consultants:

- CIVIL -
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE -
- SOILS -



TITLE SITE SECTION

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A4.1



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770

Owner:

ACACIA
REAL ESTATE GROUP, INC.

260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995

Project:

**89K
SANTA ANA
CENTER**

SANTA ANA AVE
FONTANA, CA

Consultants:

CIVIL -
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE -
FIRE -
SOILS -

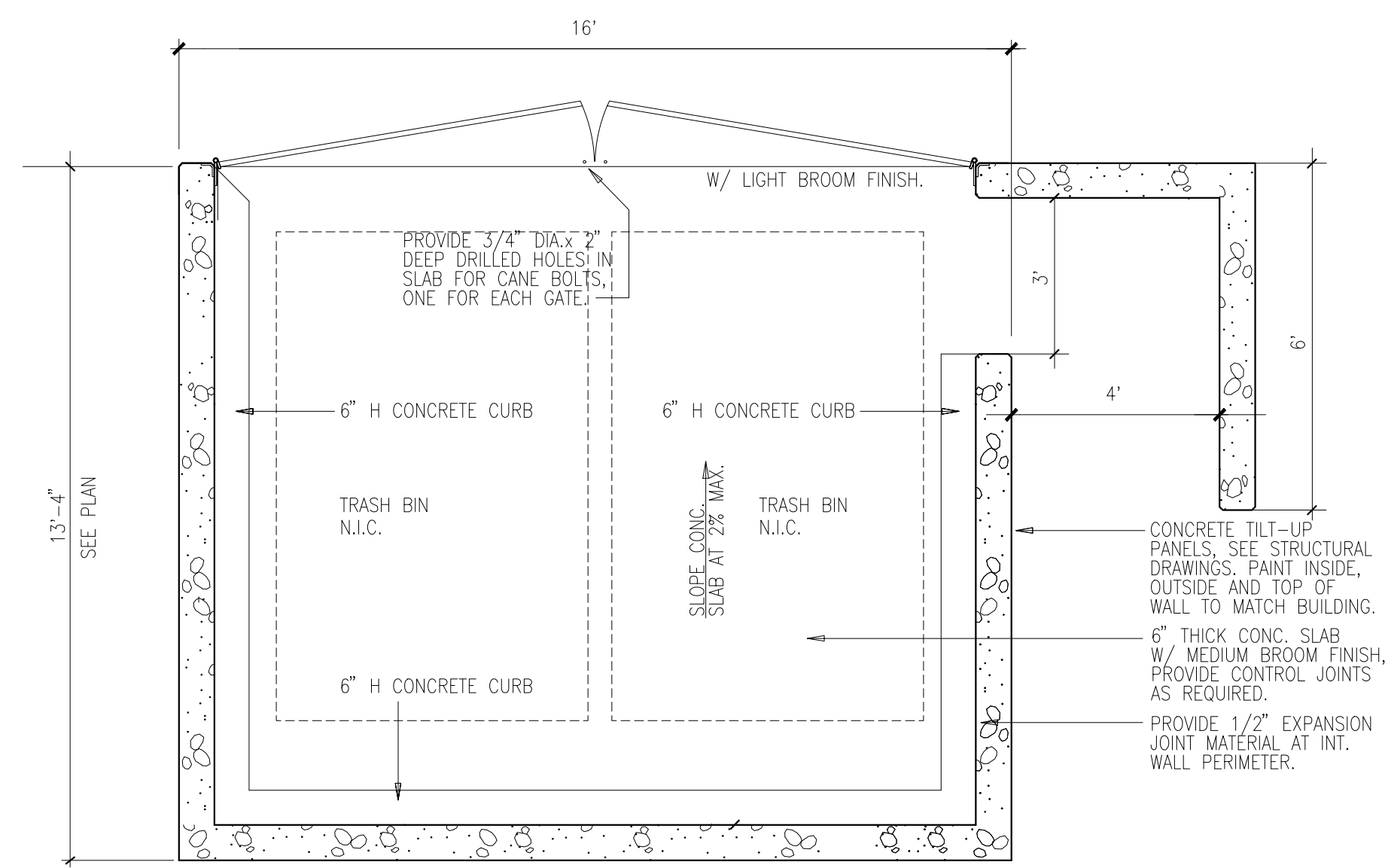
TITLE DETAILS

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

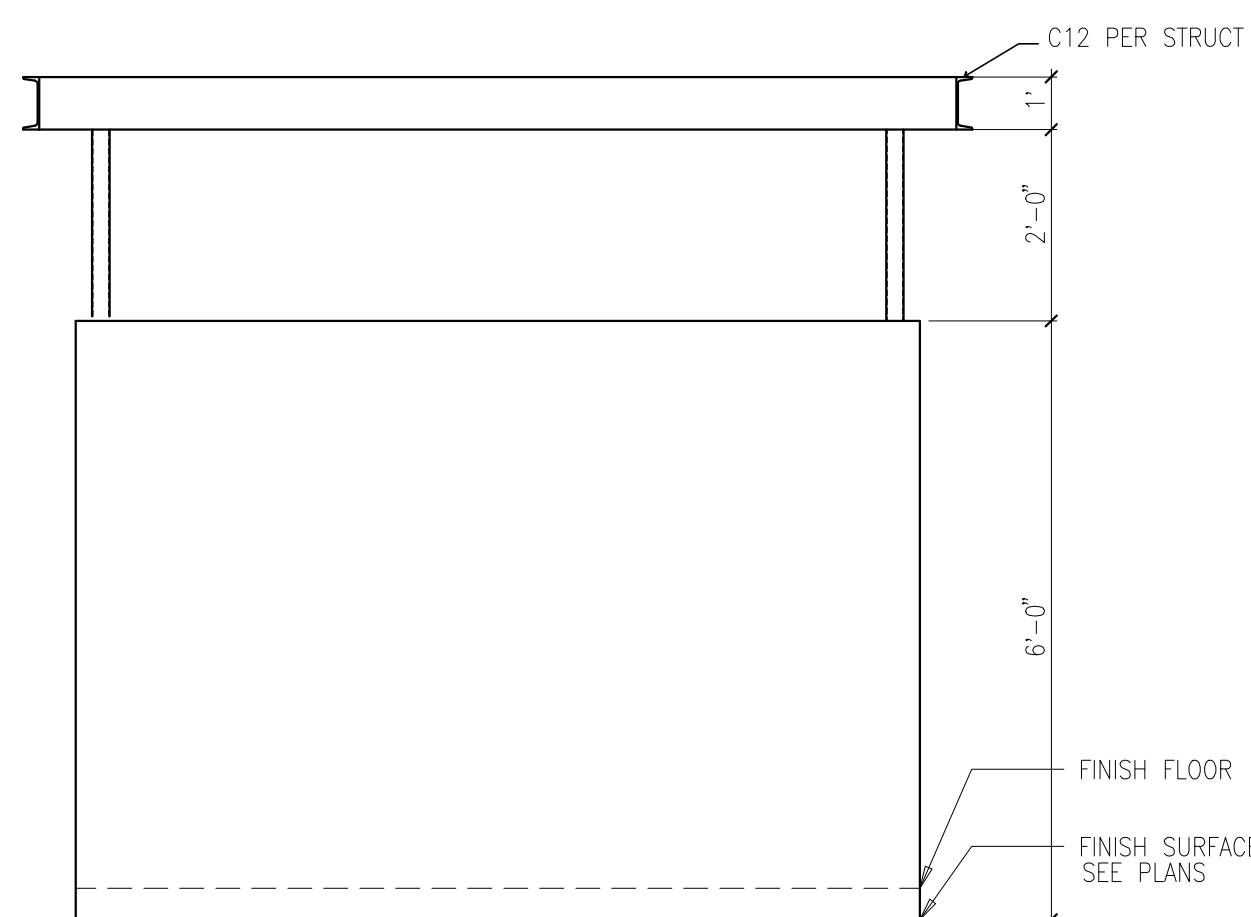
Revision:
1ST SUBMITTAL 06/17/25

Sheet:

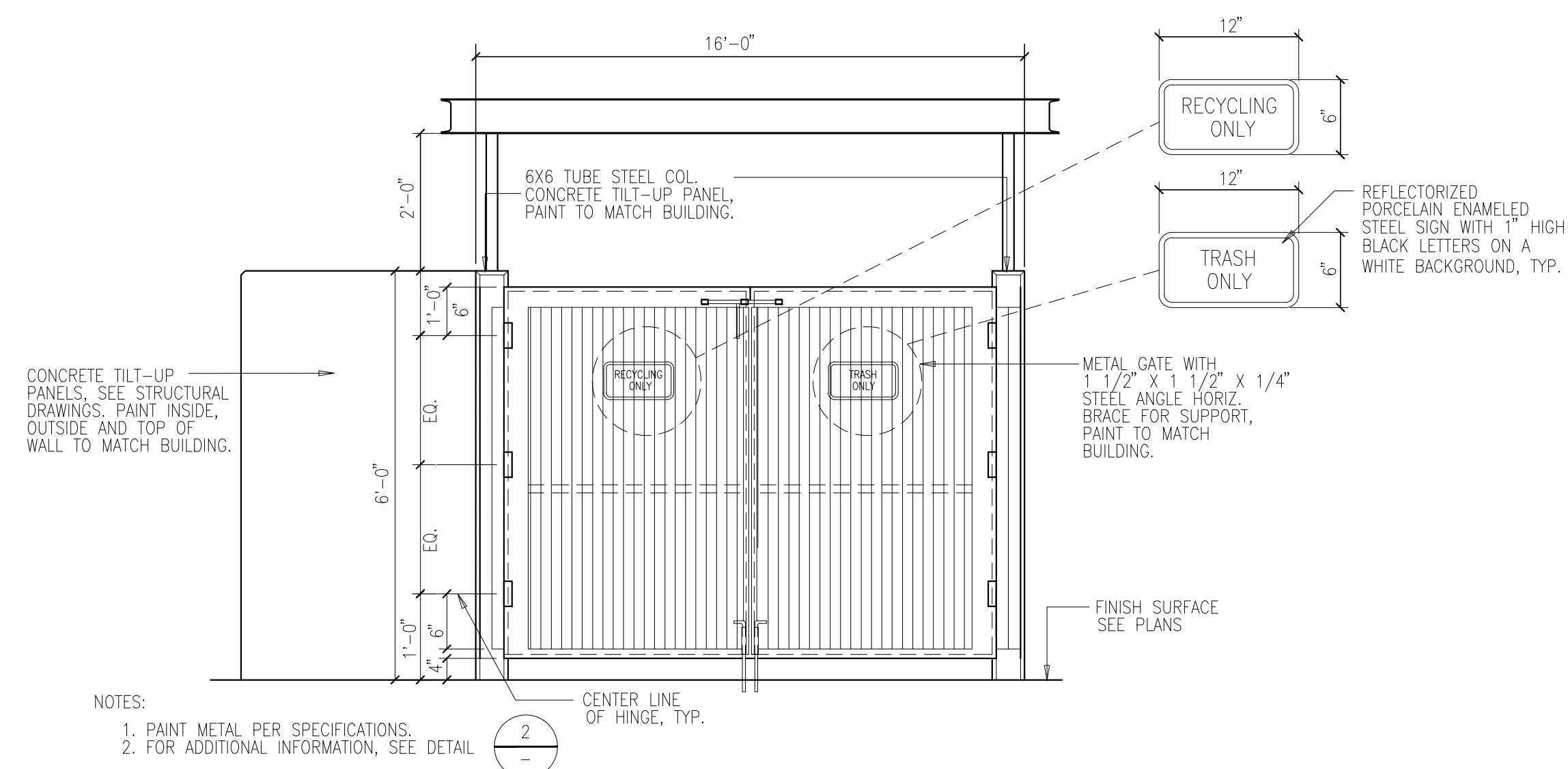
DAB-A4.2



TRASH ENCLOSURE PLAN

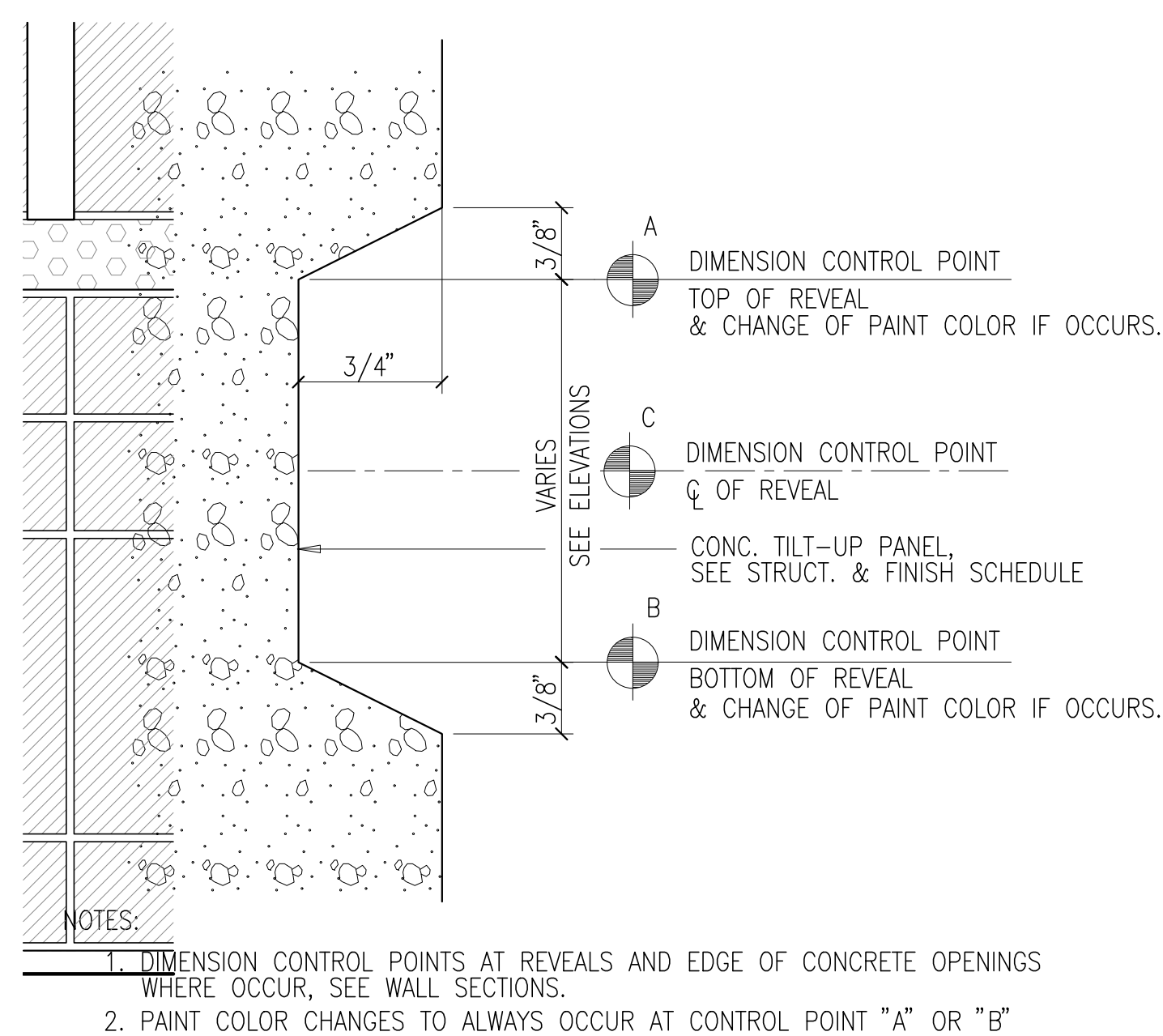


TRASH ENCLOSURE SIDE ELEVATION

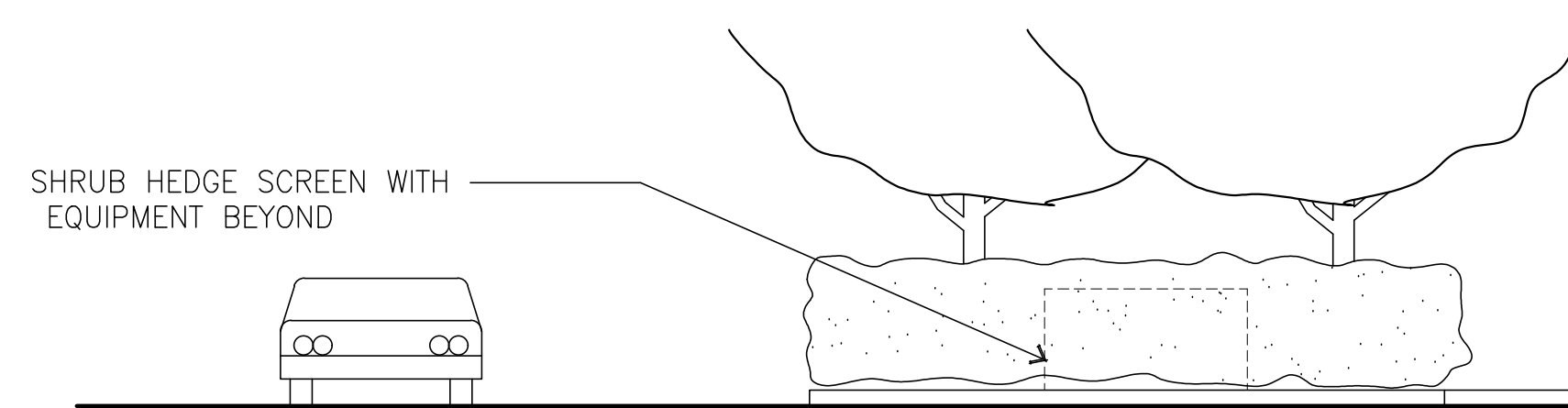


TRASH ENCLOSURE GATE ELEVATION

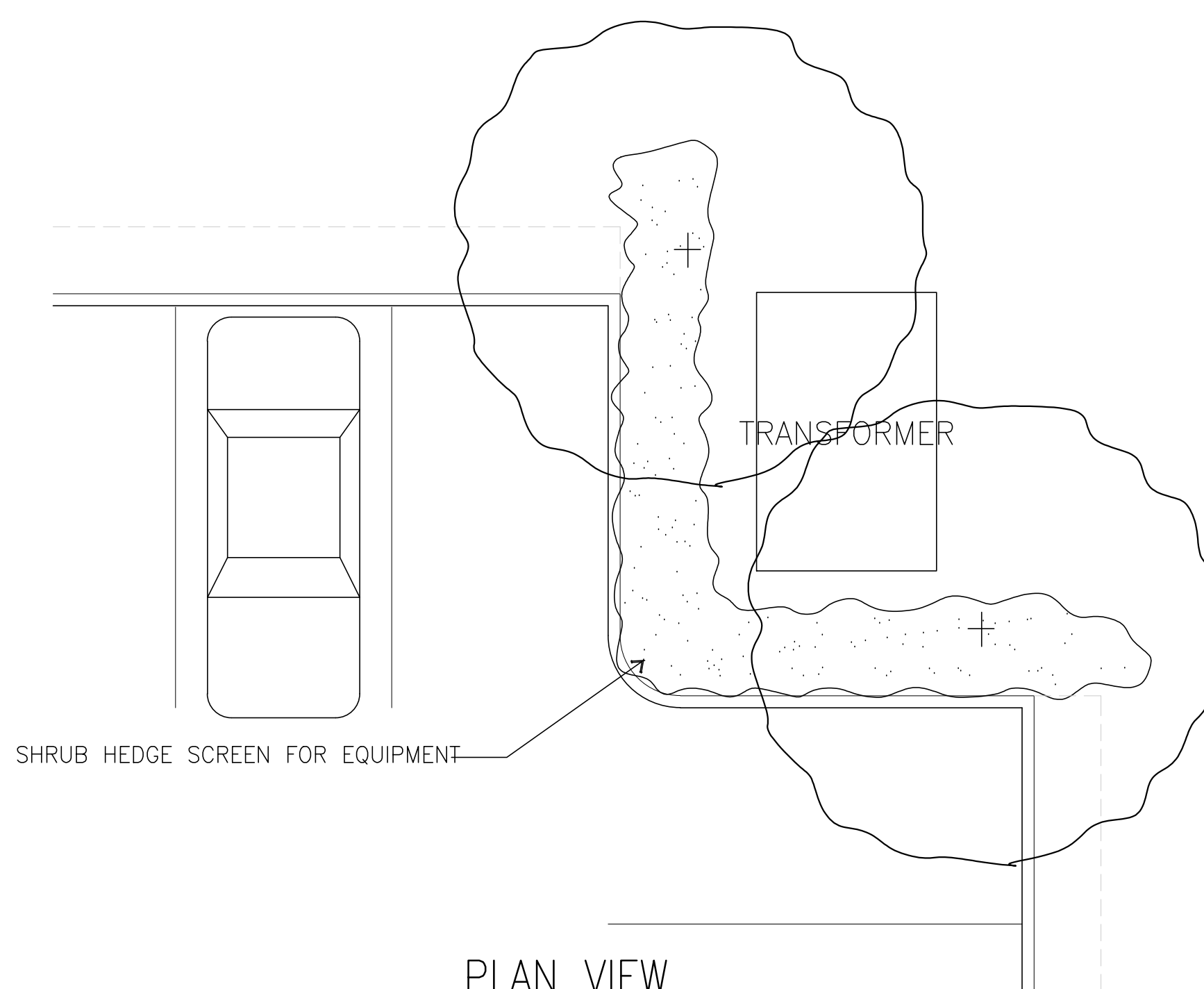
TRASH ENCLOSURE
scale: 3/8"=1'-0" **B**



TYP. CONCRETE REVEAL
scale: N.T.S. **L**

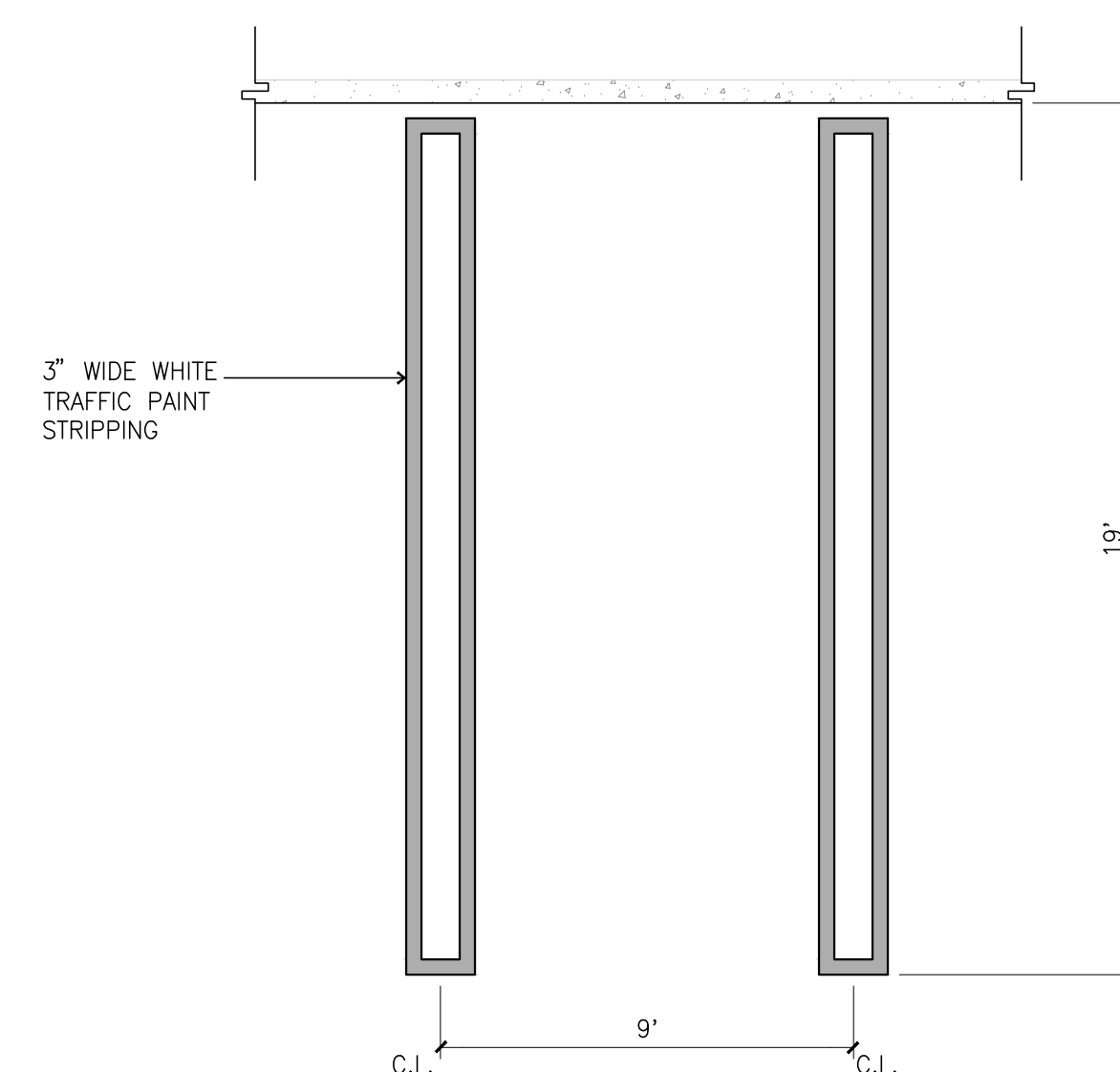


ELEVATION

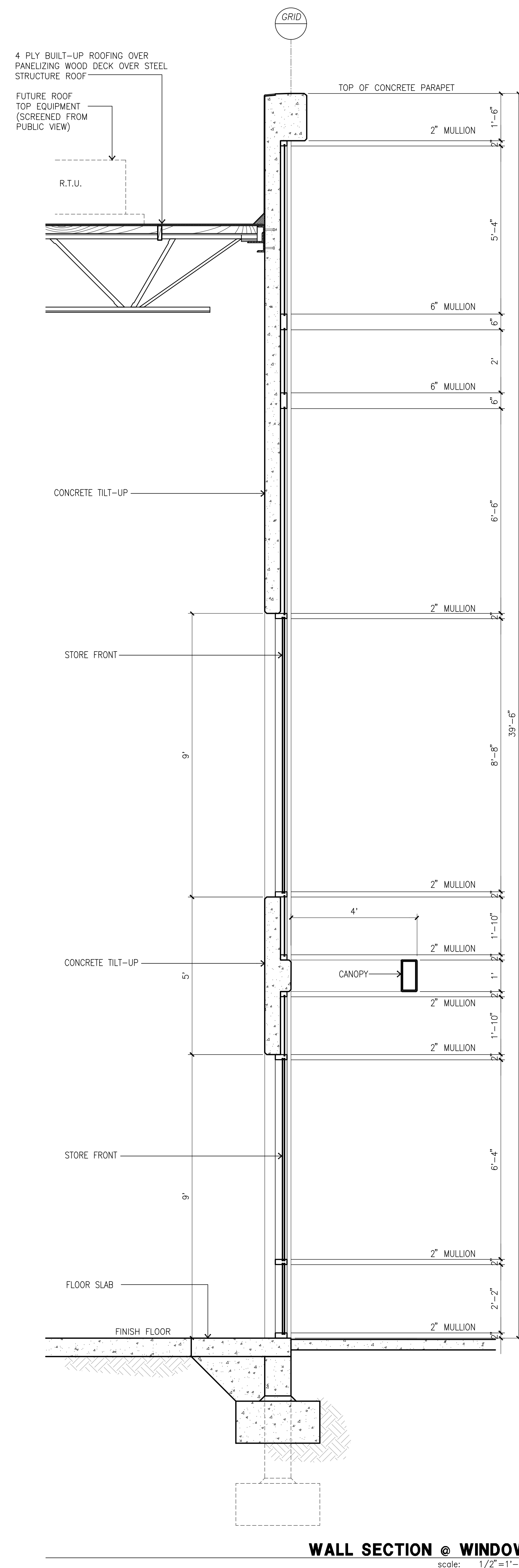


PLAN VIEW

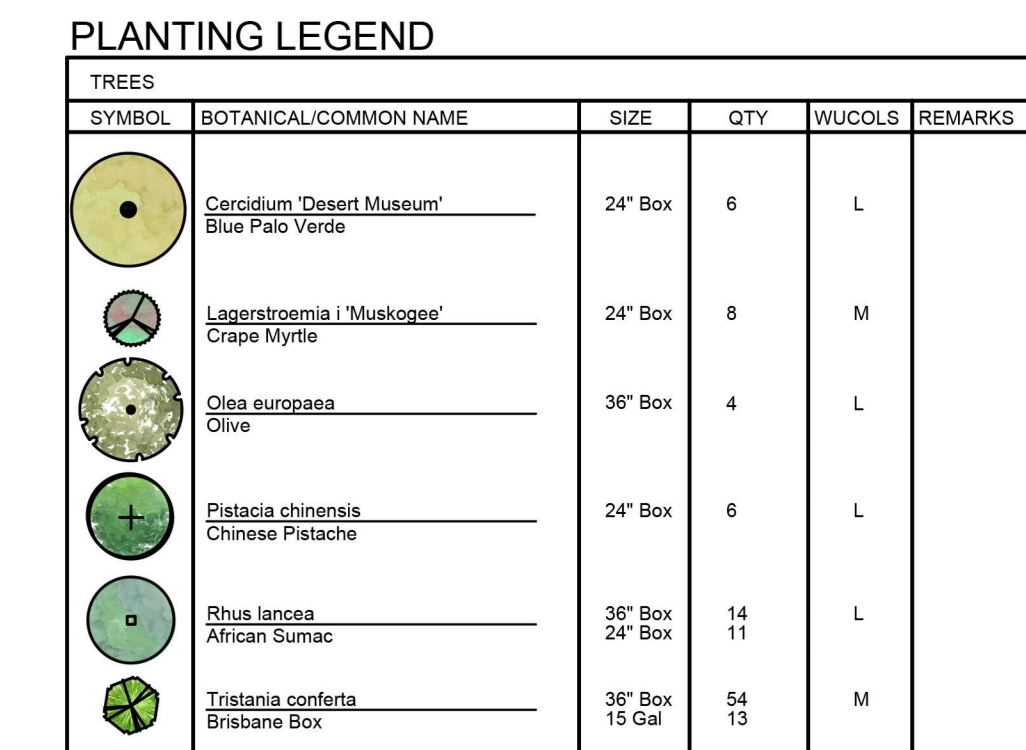
GROUND MOUNTED EQUIPMENT SCREENING, TYP
scale: N.T.S. **K**



DOUBLE-STRIPED AUTO PARKING STALLS (TYP)
scale: 1/4"=1'-0" **M**



WALL SECTION @ WINDOWS
scale: 1/2"=1'-0" **A**

 Existing Trees to Remain

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Callisotum 'Live Jobe'	5 Gal	0	M	7' OC
	Dwarf Shrub Bruin	5 Gal	0	M	2' from
	Caesia chrysantha	5 Gal	0	L	4' OC
	Showered Caesia	5 Gal	0	M	2.5' from
	Dianella 'Cassia Blue'	5 Gal	0	M	9' OC
	Dwarf Dianella	5 Gal	0	M	2' from
	Dianella paniculata	5 Gal	0	M	hardwoods
	Dianella	5 Gal	0	M	2' OC
	Dalla blue	5 Gal	0	M	2' from
	Pompiliu Lay	5 Gal	0	M	2' from
	Emphasiola 'Mingwood Glen'	5 Gal	0	M	5' OC
	Emi bush	5 Gal	0	M	2' from
	Leonids bonnus	5 Gal	0	M	2' from
	Loon's Tail	5 Gal	0	M	hardwoods
	Laestadii 'Tetrahum	5 Gal	0	M	2' OC
	Texas Pivot	5 Gal	0	M	2' from
	Leucodaphne fulvonea	5 Gal	0	M	4' OC
	Texas Grass	5 Gal	0	M	2.5' from
	Muhlenbergia capillaris	5 Gal	0	M	hardwoods
	Pink Muhlenbergia	5 Gal	0	M	2' from
	Muhlenbergia rigens	5 Gal	0	M	hardwoods
	Dwarf Grass	5 Gal	0	M	2.5' from
	Romaneus 'Tuscan Blue'	5 Gal	0	M	2' OC
	Rosemary	5 Gal	0	M	2' from
	Ruellia brittaniana	5 Gal	0	M	9' OC
	Ruellia	5 Gal	0	M	2' from
	Ruellia ovatifolia	5 Gal	0	M	hardwoods
	Cone Fountain	5 Gal	0	M	4' OC
	Savins 'New Clematis'	5 Gal	0	M	2' from
	Allen Chickling Sage	5 Gal	0	M	2.5' from
	Savins grape	5 Gal	0	M	3' OC
	Autumn Sage	5 Gal	0	M	2' from
	Savins 'Lipstick'	5 Gal	0	M	hardwoods
	Autumn Sage Lipstick	5 Gal	0	M	hardwoods
	Savins leucanth	5 Gal	0	M	9' OC
	Mexican Sage	5 Gal	0	M	2' from
	Westringia 'Wynyard Blue Gem'	5 Gal	0	M	2' OC
	Cone Rosemary	5 Gal	0	M	3' from
	Westringia 'Tazy Box	5 Gal	0	M	2' from

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Flame'	5 Gal	0	L	
	Blue Flame Agave				
	Agave 'Blue Glow'	5 Gal	0	L	
	Blue Glow Agave				
	Aloe maculata	5 Gal	0	L	
	Soap Aloe				
	Dasyliodon wheeleri	5 Gal	0	L	
	Desert Spoon				
	Hesperaloe parviflora				
	Red Yucca			L	

GRANDDOVER					
SYMBOL	BOTANICAL/Common Name	Size	Spacing	WUCOLS	REMARKS
	<i>Acacia nilotica</i> 'Royal Boy' Dwarf Acacia	1 Gal	8" O.C.	L	
	<i>Baccharis p.</i> 'Pigeon Pair' Dwarf Coyote Bush	1 Gal	8" O.C.	L	
	<i>Cassia s.</i> 'Green Carpet' Prosopis Nana Tree	1 Gal	30" O.C.	M	
	<i>Hemerocallis hybrids</i> 'Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Rosa</i> 'Flower Carpet' 'Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	<i>Stemmatoc. x</i> 'Munflinger Carpet' Prostrate Rosemary	1 Gal	48" O.C.	M	
	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	

Project will be automatically irrigated.
Parking stalls will be shaded a minimum of 35%.



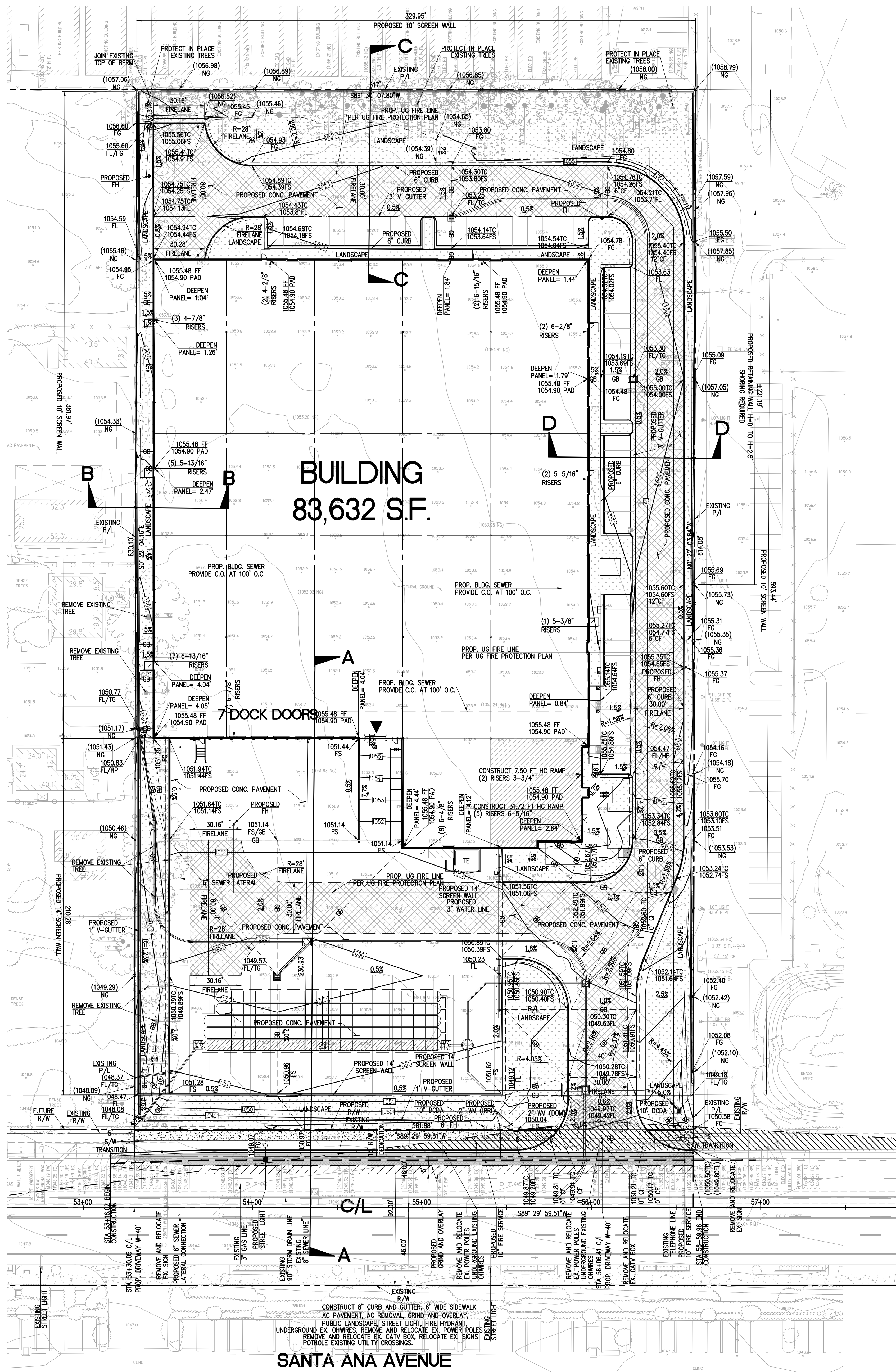
25-039
06.17.25 08.21.25
07.28.25
08.21.25

Santa Ana, California



HUNTER LANDSCAPE

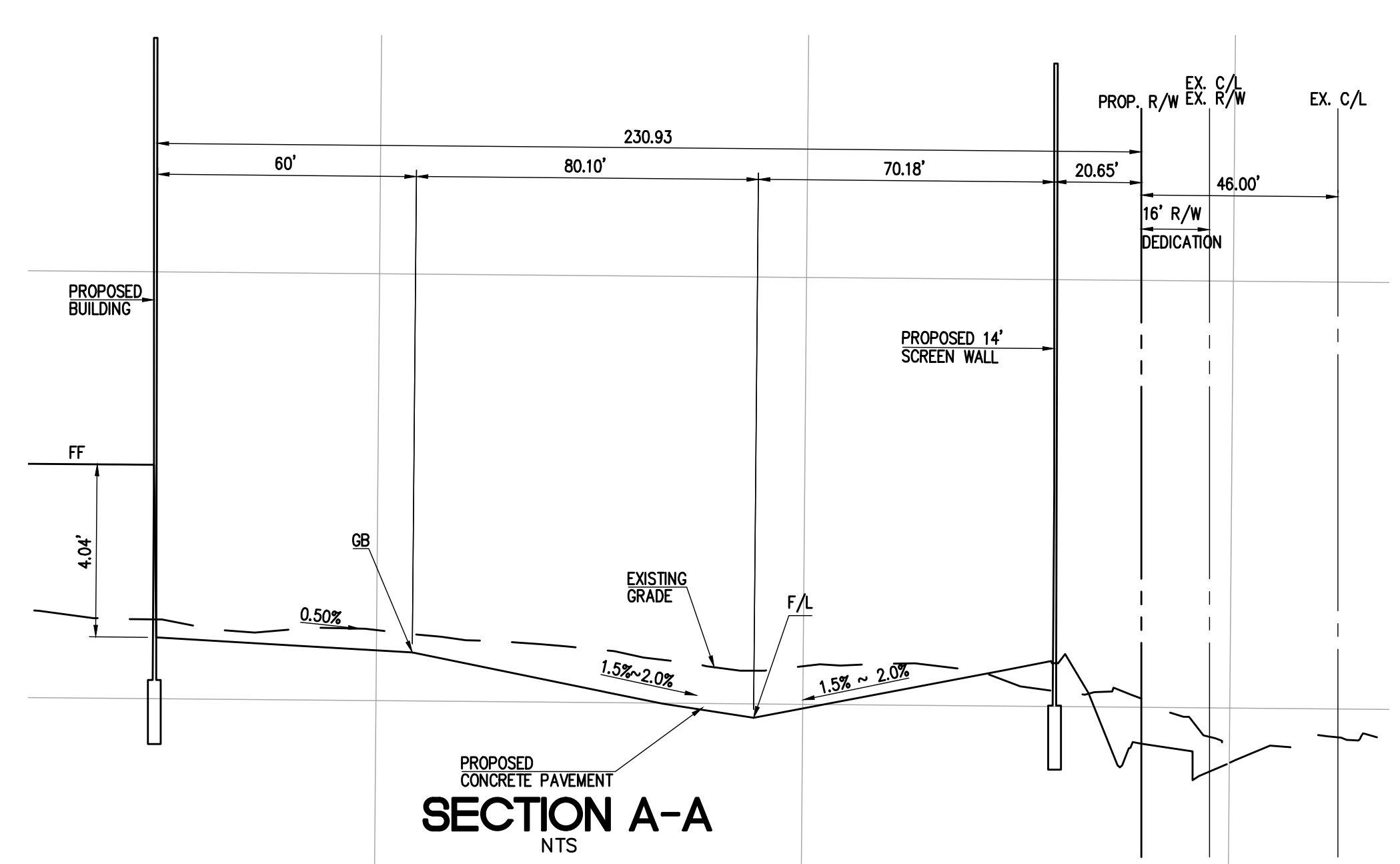
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



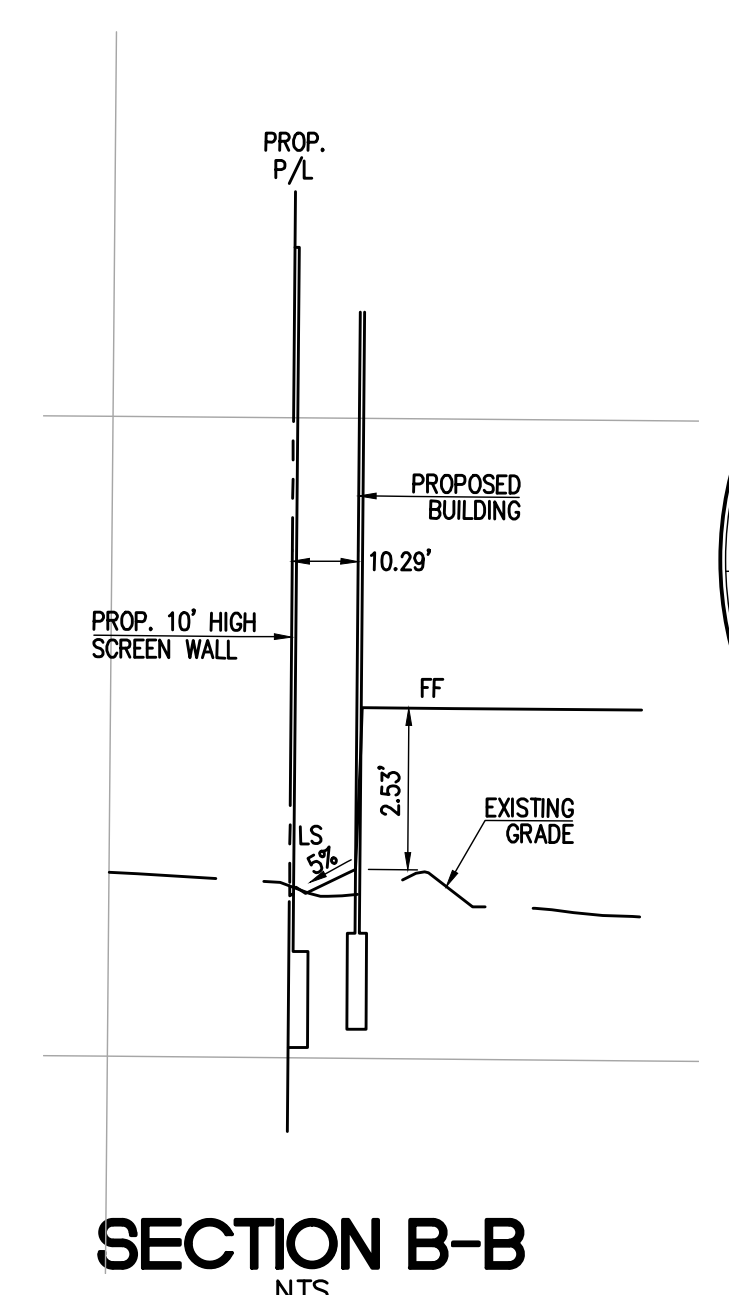
BUILDING
83,632 S.F.

7 DOCK DOORS

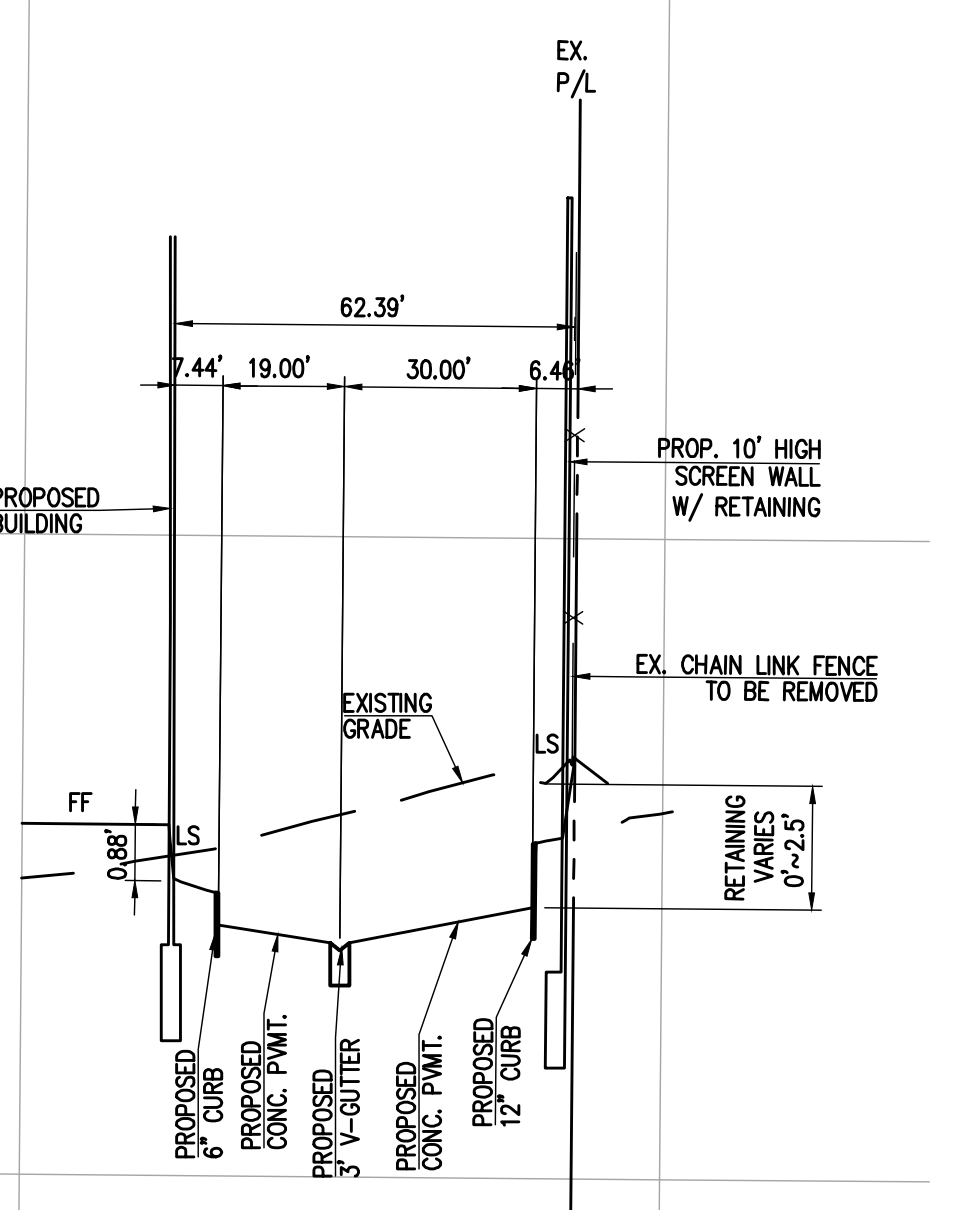
SANTA ANA AVENUE



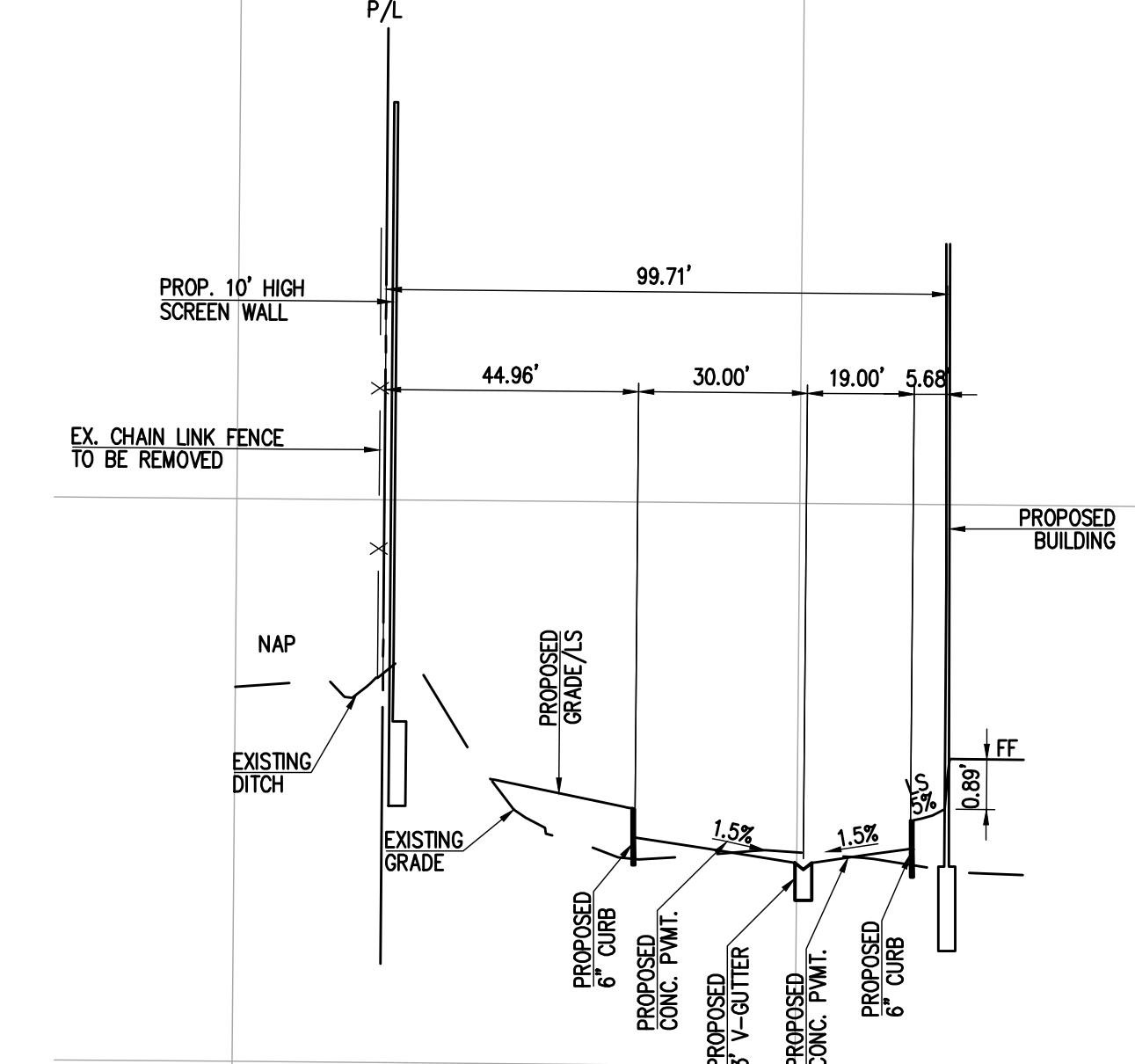
SECTION A-A
NTS



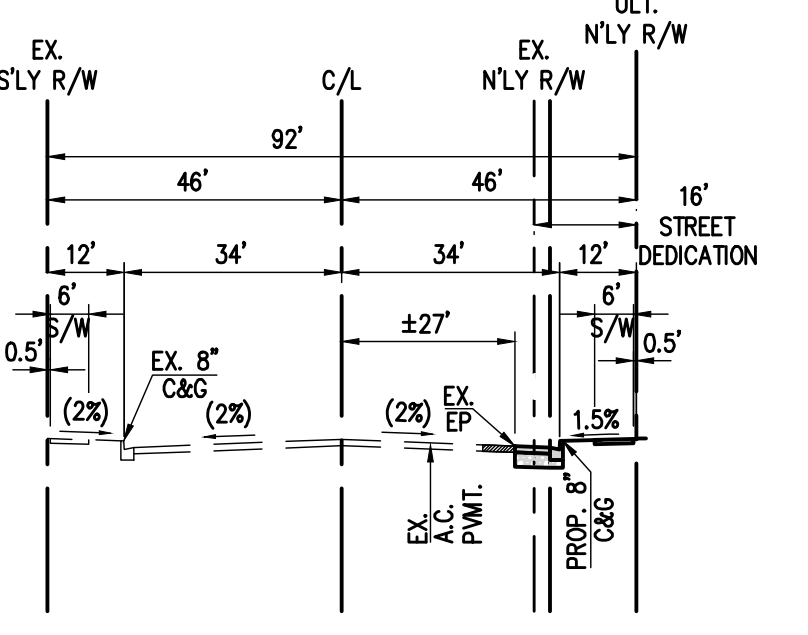
SECTION B-B
NTS



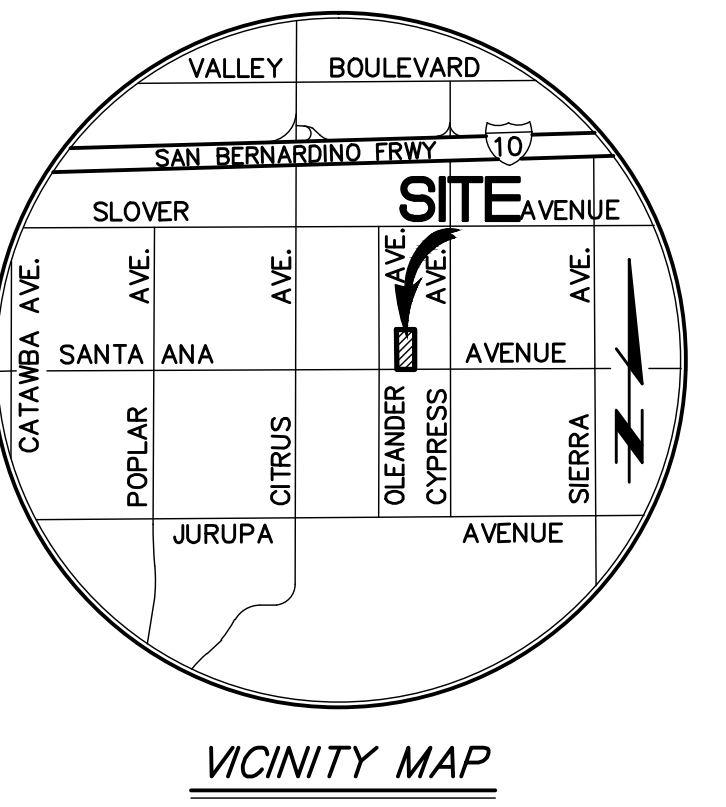
SECTION D-D
NTS



SECTION C-C
NTS

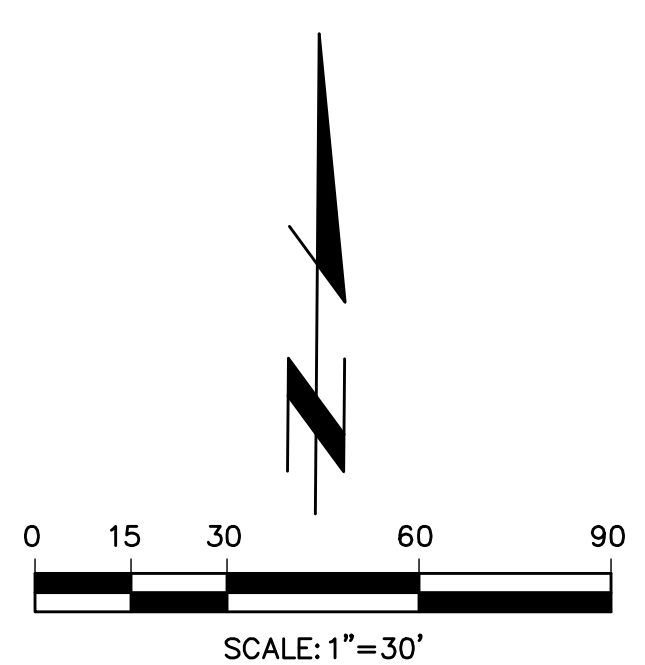


SANTA ANA AVENUE
TYPICAL SECTION (NTS)
STA. 53+30 TO STA. 56+60
T.I. = 10.0 (PRIMARY HIGHWAY)



SHEET INDEX	
1	CONCEPTUAL GRADING PLAN
2	CONCEPTUAL UTILITY PLAN
3	TRUCK TURNING EXHIBIT
4	CONCEPTUAL STORM DRAIN PLAN
5	CONCEPTUAL STORM DRAIN PROFILES

EARTHWORK BALANCE CALCULATIONS	
PROJECT:	89K SANTA ANA CENTER
JOB#	4325
K.	SITE AREA:
L.	SUBSIDENCE FACTOR:
M.	SHRINKAGE FACTOR:
N.	SITE STRIPPING FACTOR:
O.	OVEREXCAVATION:
A.	CALCULATED CUT:
B.	FOOTING AND ON-SITE UTILITY SPOILS:
Ba.	OFF-SITE SPOILS (STREET AND UTILITIES):
C.	TOTAL CUT: (A+B)
D.	CALCULATED FILL:
E.	LIGHT PAVING FILL:
F.	SUBSIDENCE: (LxK)/27=
G.	SHRINKAGE: (M/100)C=
H.	SITE STRIPPING:
I.	OVEREXCAVATION SHRINKAGE:
J.	TOTAL FILL: (D+E+F+G+H)=
Q.	TOTAL (IMPORT) OR EXPORT:
SITE ADJUSTMENT	

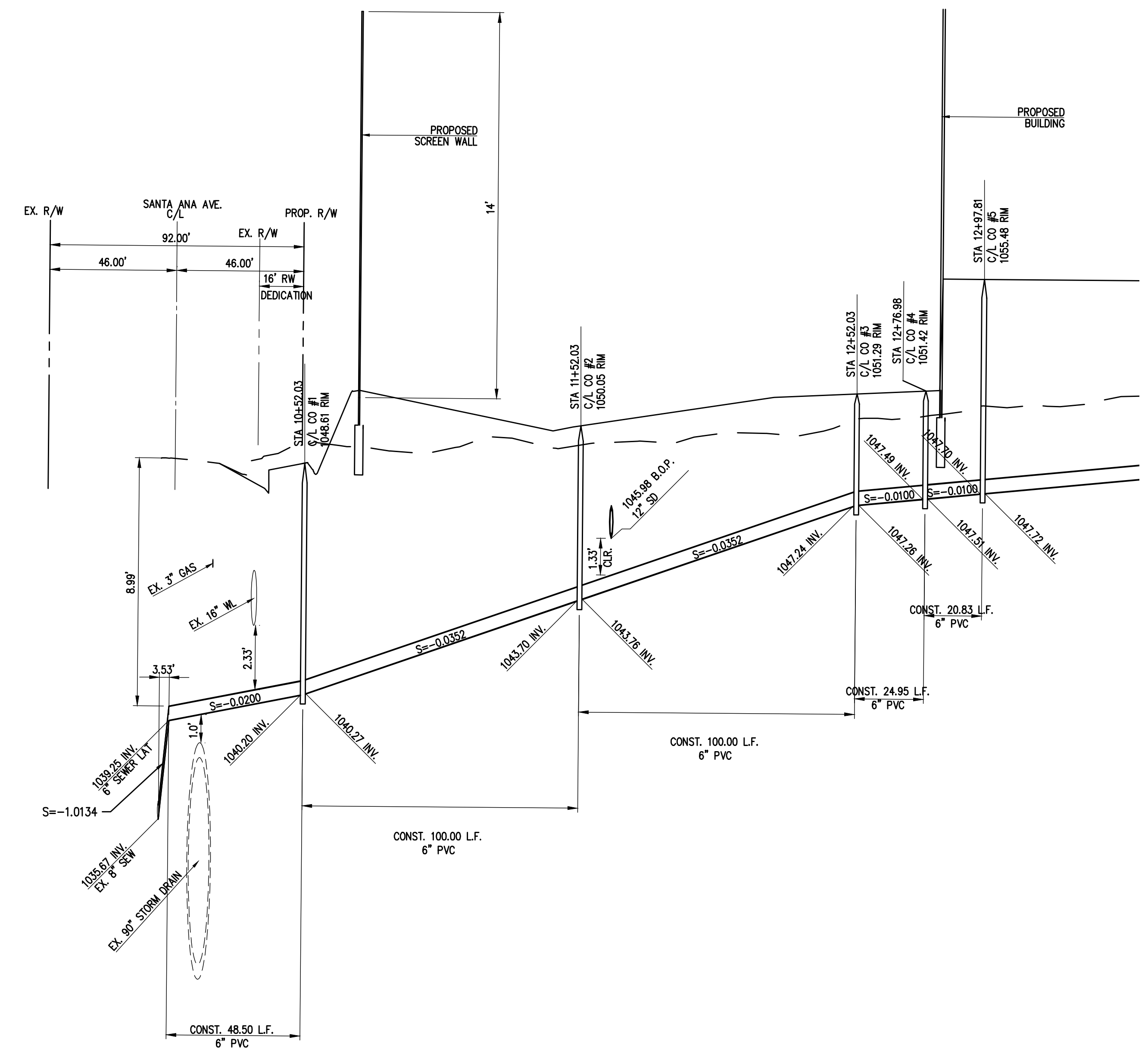
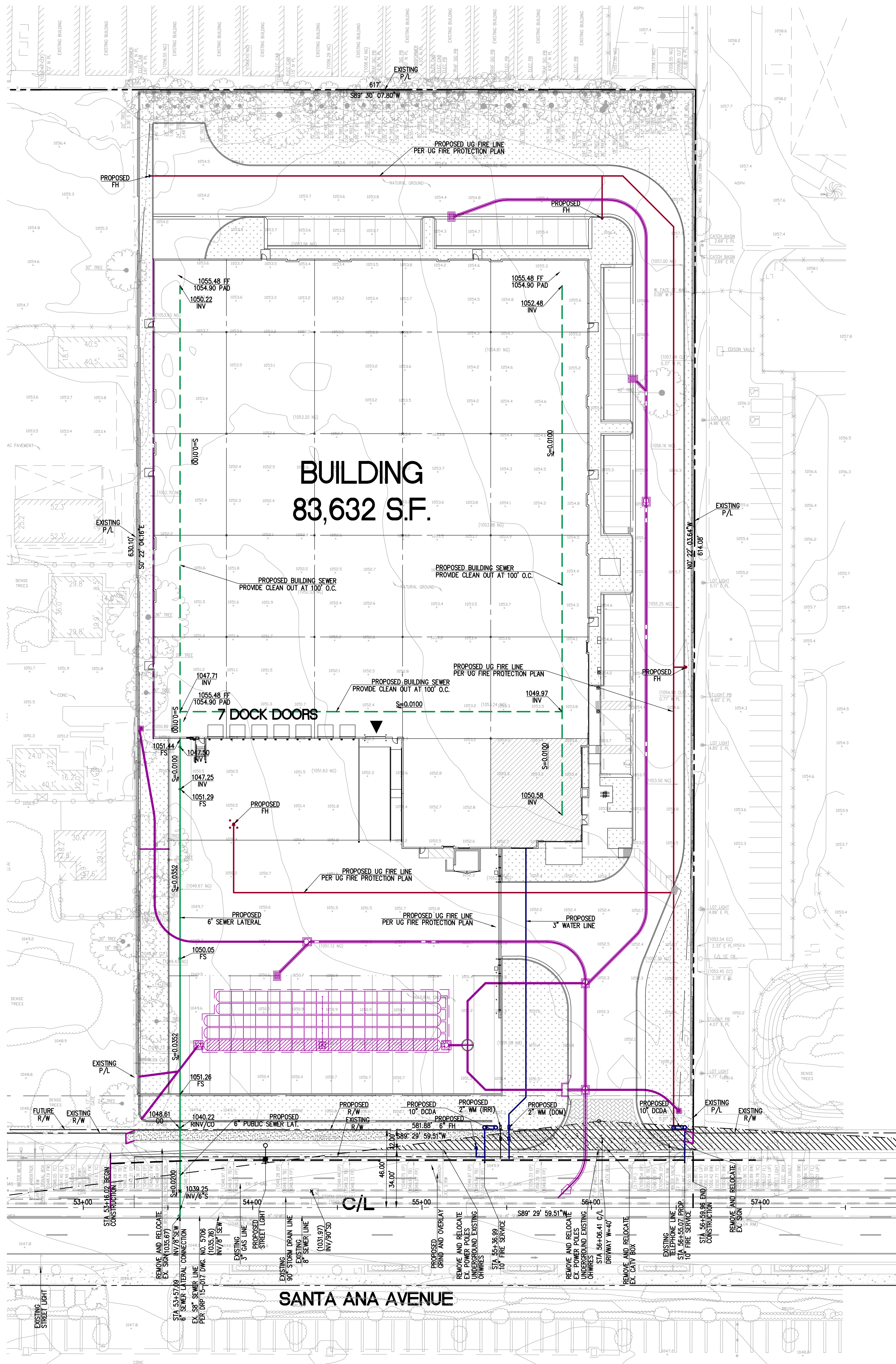


CITY OF FONTANA
ENGINEERING DEPARTMENT
CONCEPTUAL GRADING PLAN
SANTA ANA CENTER
SANTA ANA AVE
FONTANA, CA

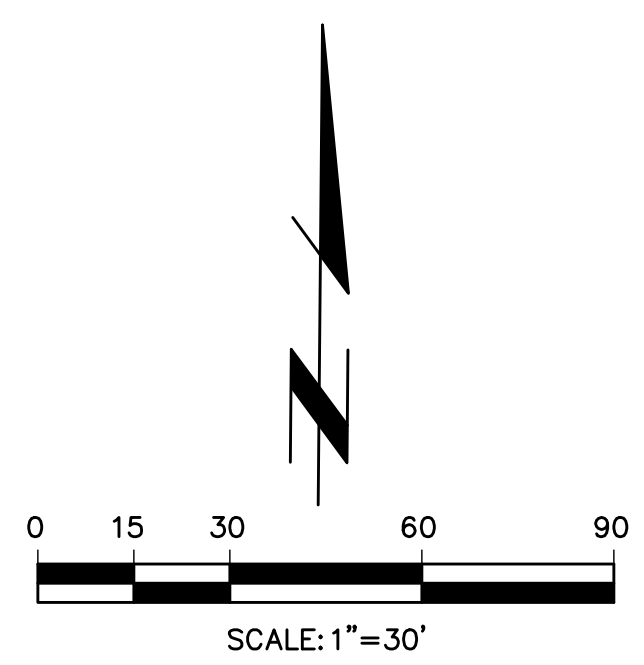
PREPARED FOR:
ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995

Ti Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14140 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4011 FAX: (714) 521-4173

Designed by	_____	Approved by	_____	Date	_____
Checked by	_____	Public Works Director	_____	R.C.E.	XXXXX
Designed by	_____				
Checked by	_____				
Date	_____	Sheet	1	of	05



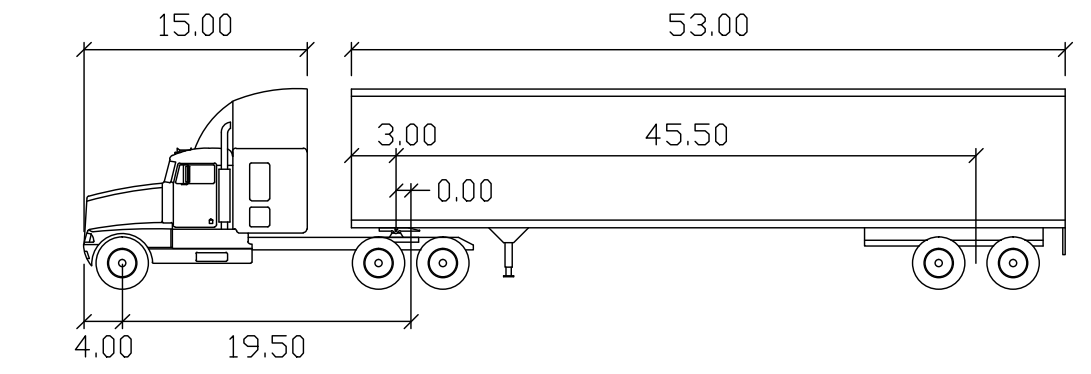
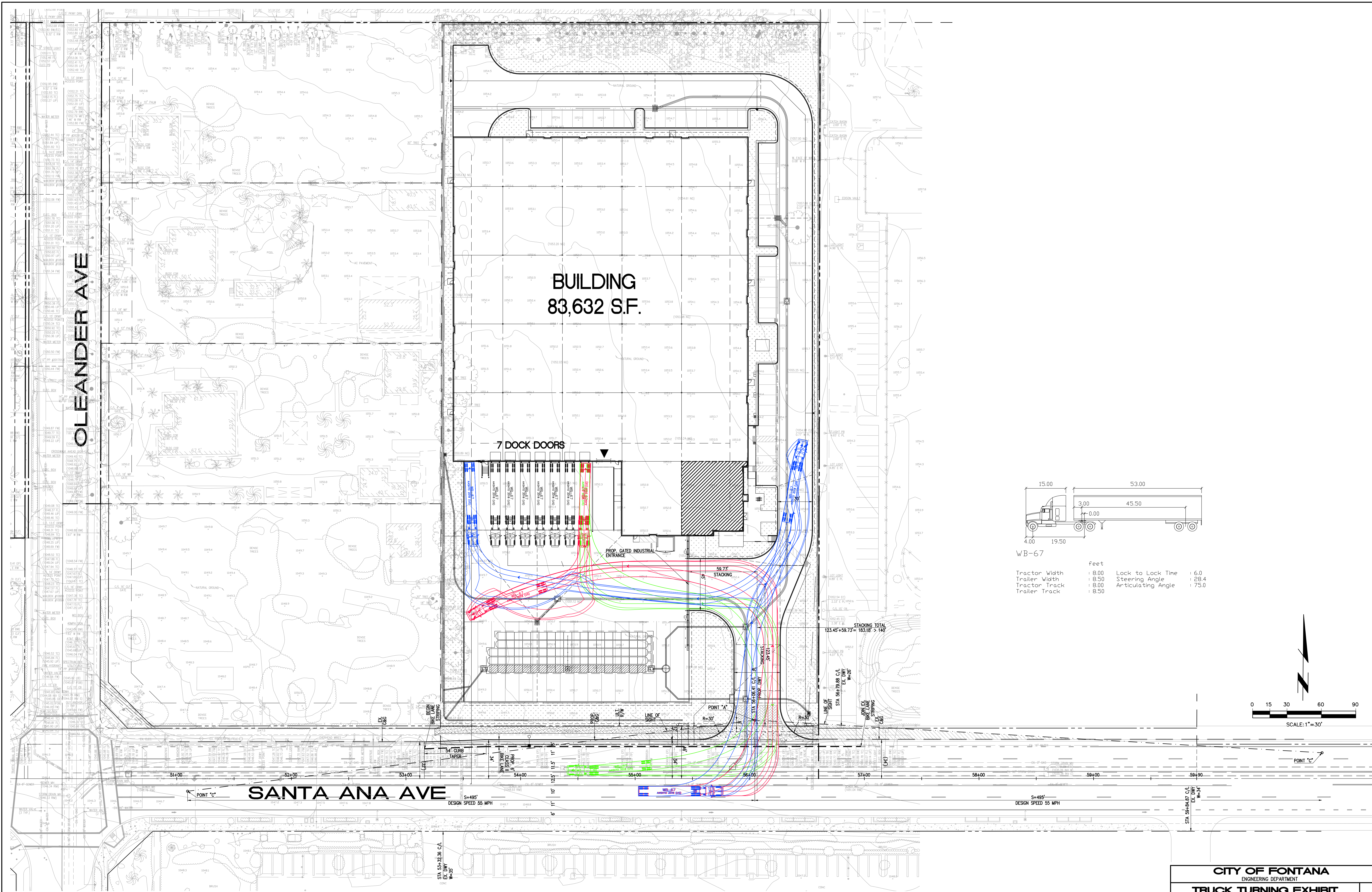
PROPOSED SEWER LATERAL PROFILE
SCALE: NTS



CITY OF FONTANA ENGINEERING DEPARTMENT	
CONCEPTUAL UTILITY PLAN	
SANTA ANA CENTER SANTA ANA AVE FONTANA, CA	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____	
Date _____	
Checked by _____	
Date _____	
Sheet 2 of 05	Sheets

PREPARED FOR:
ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995





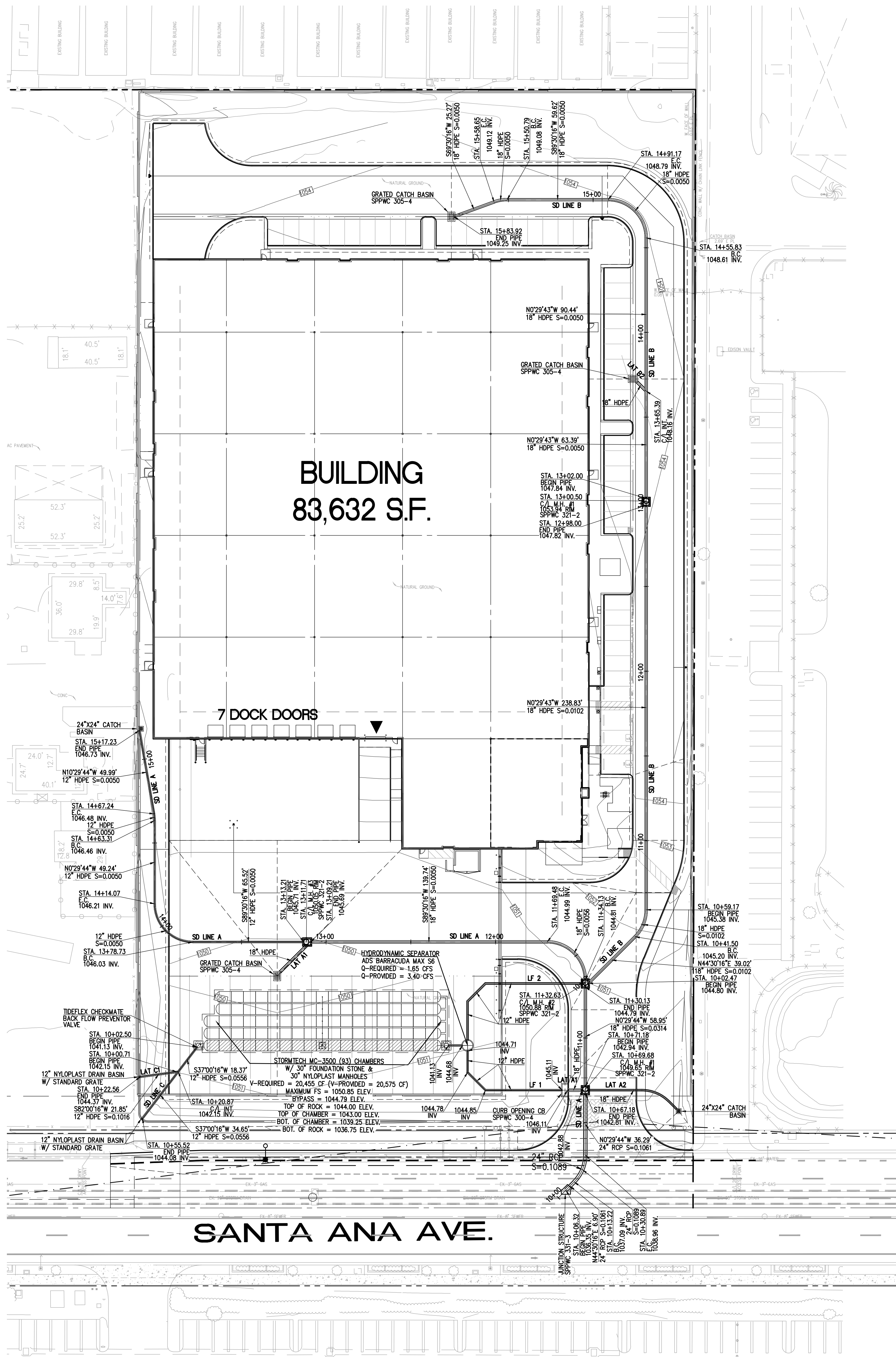
WB-67		
Tractor Width	: 8.00	Lock to Lock Time : 6.0
Tractor Track	: 8.50	Steering Angle : 28.4
Tractor Track	: 8.50	Articulating Angle : 75.0

PREPARED FOR:
ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995

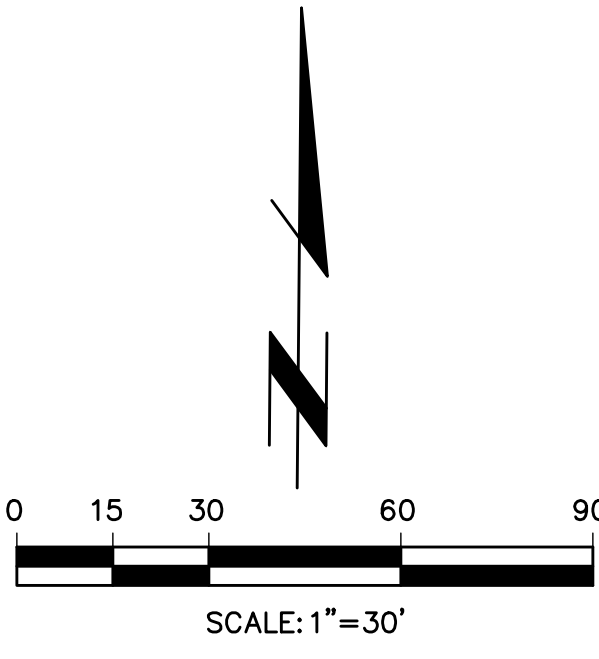
T*e*i Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14140 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4011 FAX: (714) 521-4173

CITY OF FONTANA ENGINEERING DEPARTMENT	
TRUCK TURNING EXHIBIT	
SANTA ANA CENTER SANTA ANA AVE FONTANA, CA	
Designed by _____ Checked by _____ Designed by _____ Checked by _____ Date _____	Approved by _____ Date _____ Public Works Director _____ R.C.E. XXXXX Sheet 3 of 05 Sheets

4325 3 OF 05 SHEETS



SANTA ANA AVE.



CITY OF FONTANA ENGINEERING DEPARTMENT	
CONCEPTUAL STORM DRAIN PLAN	
SANTA ANA CENTER SANTA ANA AVE FONTANA, CA	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. _____
Designed by _____	Sheet 4 of 05 Sheets
Checked by _____	

PREPARED FOR:

ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995

T*e*i Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14340 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4011 FAX: (714) 521-4173

4325 4 OF 05 SHEETS



North Elevation



West Elevation



South Elevation



East Elevation



Conceptual Building Elevations - 36' Clear Ht.

OLEANDER AVE. AND SANTA ANA AVE.

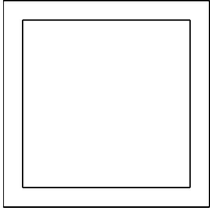
Fontana, CA

#21636 | 08.21.2025

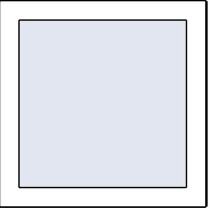




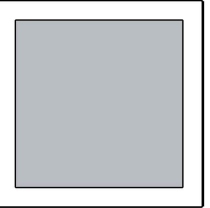
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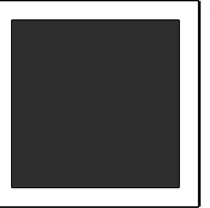
SHERWIN WILLIAMS
SW 7006
PURE WHITE (255-C1)
- 2



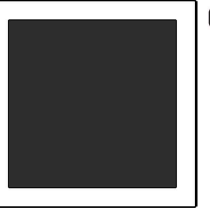
SHERWIN WILLIAMS
SW 7064
PASSIVE (236-C1)
- 3



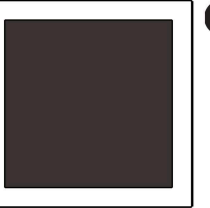
SHERWIN WILLIAMS
SW 7066
GRAY MATTERS (236-C3)
- 4



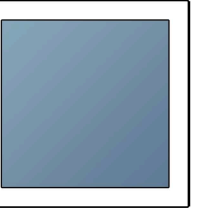
SHERWIN WILLIAMS
SW 7674
PEPPERCORN (236-C7)
- 5



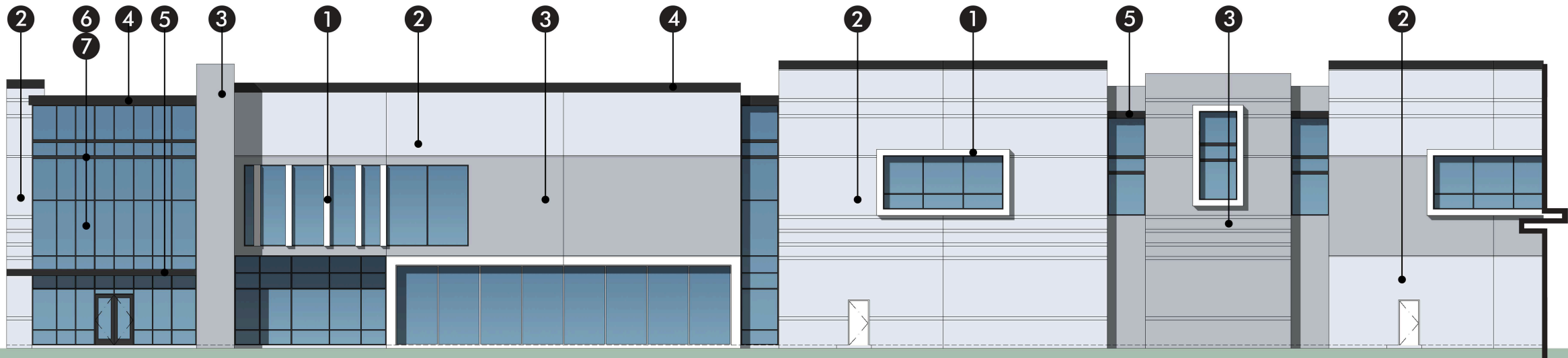
BLACK METAL
CANOPY
- 6



BLACK
MULLIONS
- 7



BLUE GLAZING



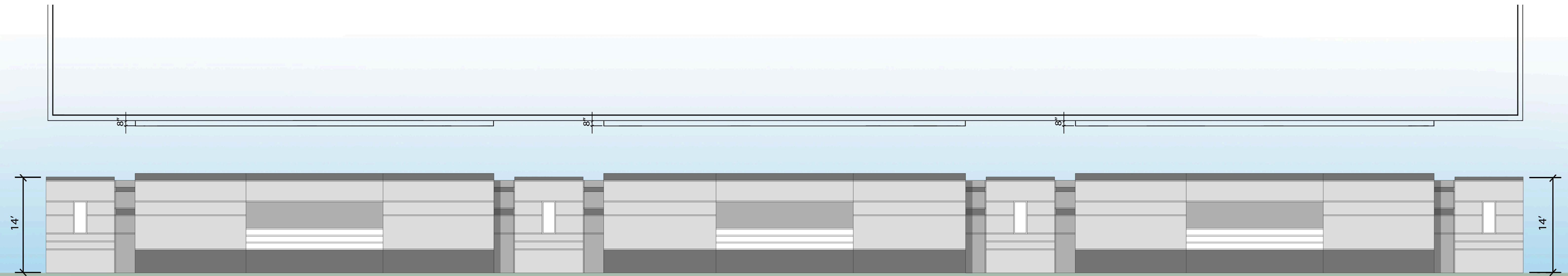
Conceptual Building Elevations & Materials Board - 36' Clear Ht.

OLEANDER AVE. AND SANTA ANA AVE.

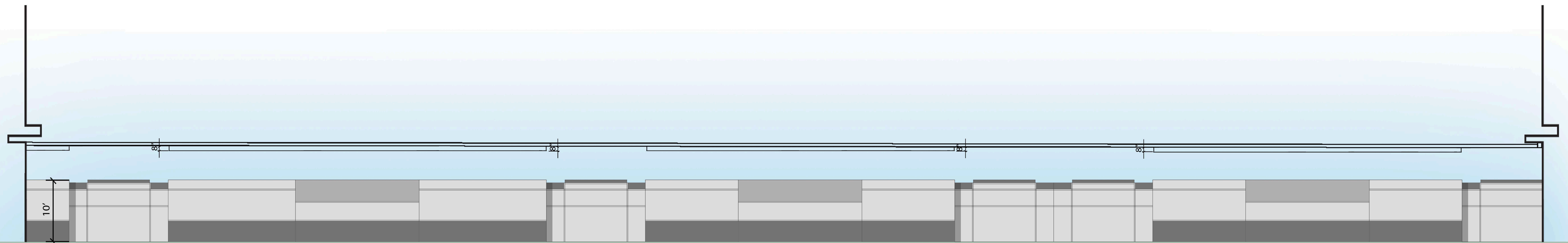
Fontana, CA

#21636 | 07.29.2025





Typical 14'H Screenwall Elevation



Typical 10'H Screenwall Elevation



Conceptual Building Elevations - 36' Clear Ht.

OLEANDER AVE. AND SANTA ANA AVE.

Fontana, CA

#21636 | 08.26.2025



RESOLUTION NO. PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA ADOPTING AN ADDENDUM TO THE PREVIOUSLY CERTIFIED CITRUS AND OLEANDER AVENUE AT SANTA ANA AVENUE PROJECT ENVIRONMENTAL IMPACT REPORT (SCH NO. 2022110389) AND MITIGATION, MONITORING, REPORTING PROGRAM, AND APPROVING AN AMENDMENT TO A DESIGN REVIEW FOR THE CONSTRUCTION OF AN APPROXIMATELY 83,623 SQUARE FOOT INDUSTRIAL COMMERCE CENTER BUILDING WITH IMPROVEMENTS ON 4.6 ACRES OF LAND LOCATED ON THE NORTH SIDE OF SANTA ANA AVENUE, EAST OF OLEANDER AVENUE, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 0255-021-17

WHEREAS, Assessor Parcel Number ("APN") 0255-021-17 ("Project Site") totaling approximately 4.6 acres, was annexed from San Bernardino County and incorporated into the City of Fontana on April 23, 1966; and

WHEREAS, on November 15, 2023, the City certified the Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2022110389) for a project that anticipated various types of industrial uses; and

WHEREAS, on June 26, 2025, the City of Fontana (City") received an application from HPA Inc., ("Applicant"), for a Design Review Amendment ("DRP No. 22-000062-R2"), for the site and architectural review of a new 83,632 square foot industrial warehouse building on a portion of the Citrus and Oleander Avenue at Santa Ana Avenue Project site ("Modified Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of General Industrial (I-G) and is located within the Southwest Industrial Park Specific Plan/Slover East Industrial District (SED), which allows for such projects; and

WHEREAS, 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, an Addendum to the previously certified Citrus and Oleander Avenue at Santa Ana Avenue Project EIR (SCH No. 2022110389) has been prepared for this Proposed Modified Project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the environmental document mentioned above; 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 DRP No. 22-000062-R2 and incorporated herein by this reference; and

WHEREAS, all 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 Modified Project Site were

notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on October 11, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on October 21, 2025, a duly noticed public hearing on DRP No. 22-000062-R2 was held by the City of 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 pertaining to the Project, and all of the information, evidence and testimony presented at its public hearing on October 21, 2025; and

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

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

Section 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Modified Project, the Planning Commission has reviewed and considered the Citrus and Oleander Plan EIR and Addendum and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the Modified Project. The Planning Commission finds that the Addendum and Citrus and Oleander FEIR contain a complete and accurate reporting of all the environmental impacts associated with the Modified Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR, the Addendum, and all related information presented to the Planning Commission, the Commission finds that pursuant to State CEQA sections 15162 and 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR is the appropriate document for the Project.

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

- A. Will not result in substantial changes that would require major revisions of the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- B. Will not result in substantial changes with respect to the circumstances under which the Modified Project are developed that would require major revisions of the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- C. Does not present new information of substantial importance that was not known and

could not have known with the exercise of reasonable diligence at the time the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR documents were certified showing any of the following:

- (i) The Modified Project would have one or more significant effects not discussed in the EIR;
- (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
- (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
- (iv) That mitigation measures or alternatives are considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the Modified Project have been addressed within the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record that the Modified Project may result in any significant environmental impacts beyond those analyzed in the Citrus and Oleander Avenue at Santa Ana Avenue EIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Modified Project and reflects the independent judgement and analysis of the Planning Commission.

Section 5. Adoption of the Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR. The Planning Commission hereby adopts the Addendum to the EIR for the Citrus and Oleander Avenue at Santa Ana Avenue Project Environmental Impact Report (SCH No. 2022110389) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant to State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Commission further directs staff to file a Notice of Determination with the County Clerk's Office and the Office of Land Use and Climate Innovation within five (5) working days of adoption of this Resolution.

Section 6. Design Review Amendment Findings. The Planning Commission hereby makes the following findings for DRP No. 22-000062-R2 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 applicable Specific Plan.

Findings of Fact: The amendment is consistent with the Modified Project Site's General Industrial ("I-G") Land Use Designation, as the of General Plan explicitly allows for industrial projects within this designation.

Additionally, the Modified Project is located within the Slover East District of the Southwest Industrial Park ("SWIP") Specific Plan. The reduction in warehouse development and meets all zoning and development standards

set forth in the Fontana Municipal Code and the Southwest Industrial Park Specific Plan. The new design is consistent with the specific plan because it provides broken roof lines, modern design to the building, and modern color scheme which is consistent with the design guidelines identified in the SWIP specific plan.

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

Findings of Fact: The amendment will result in the construction of a new 83,632 square foot industrial warehouse building with necessary site improvements. The new building, which includes improvements such as sidewalks, drainage, and grading, will provide a safe and well-designed project. Additionally, the development meets all requirements of the SWIP specific plan, including height, landscaping, design, parking, access, and safety requirements.

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

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

Findings of Fact: The Modified Project has been designed to enhance and complement the surrounding neighborhood. The architectural style for the Project is described as Modern.

Architectural relief utilized for the building consists of light warm white/grey color palette with a blue accent. The architectural style includes a concrete tilt-up building, with metal doors and canopies, glazed windows, aluminum storefront framing, variations to the building face, varied roof lines, steel accent panels and metal canopies and other features appropriate to the style that will make the Modified Project architecturally pleasing and consistent with the surrounding area.

The Modified Project will include off-site improvements such as sidewalks, curbs, gutters, and landscaping. The Modified Project has been reviewed by the Engineering, Building and Safety, and Fire Departments for safety. During the review process, changes were made to the plans to ensure that the Modified Project is well designed.

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

Findings of Fact: The Modified Project complies with the Zoning and Development Code. The

improvements include sidewalks, drainage, and grading, which will provide a safe and well-designed development in the neighborhood. 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. The Modified Project improvements has been reviewed by the Fire, Building and Safety, and Engineering Departments for circulation, access and safety and were determined to meet all applicable requirements and will result in a safe, well-designed project.

Section 7. Approval. Based on the foregoing, the Planning Commission hereby approves DRP No. 22-000062-R2 subject to the Conditions of Approval attached hereto as “**Exhibit A**” and incorporated herein by this reference as though fully set forth herein.

Section 8. 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 9. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 10. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 11. 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 21st day of October 2025.

City of Fontana

Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 21st day of October 2025, by the following vote, to-wit:

Resolution PC No. 2025-

AYES:

NOES:

ABSENT:

ABSTAIN:

Joseph Armendarez, Secretary

Exhibit “A”



**CITY OF FONTANA
CONDITIONS OF APPROVAL**

PROJECT: Master Case No. 23-0100-R1
Design Review No. 22-000062-R2

DATE: October 21, 2025

LOCATION: The project site is located north of Santa Ana Avenue and east of Oleander Avenue, (APN: 0255-021-17)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until all of the following have occurred:
 - A. All requirements of the Fontana Municipal Code shall be complied with.
 - B. All other Conditions of Approval imposed by this project have been fulfilled.
2. 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.
3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana and 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 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 its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing 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, attorney's 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. This or any other applicable City of Fontana Resolution approving DRP No. 22-000062-R2, together with the Conditions of Approval, shall be recorded against the subject property in the Office of the San Bernardino County Recorder promptly following final approval of DRP No. 22-000062-R2. This Design Review shall become null and void two (2) years from the date of approval, unless: (a) the project is subject to a fully executed and effective Development Agreement with the City, in which case, the vesting and expiration periods set forth in that agreement shall govern; or (b) in the absence of an executed Development Agreement, the appropriate permits have been obtained and construction has demonstrated by 1. The obtainment of all necessary building permits; 2. The commencement of physical construction of the primary building structure on the site; and 3 the successful completion of the first required inspection by the Building and Safety Division) has commenced.
5. The applicant/developer shall comply with the mitigation measures identified in the Mitigation (SCH No. 2022110389) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.
6. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these condition shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.
7. Color combinations and color schemes for buildings approved under a Design Review application shall not be modified or changed without approval from the original approving body by an amendment/modification to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.
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. The applicant shall adhere to the city light standard of one foot candle minimum of light for all entrances, exits, pedestrian walkways, parking lots and activity areas of the storage facility. Show all light fixtures on the site plan. The type of illumination shall be either florescent, metal halide or white L.E.D.'s., and the luminaries shall be vandal resistant. All luminaries shall remain lit from dusk until dawn. Applicant shall provide a photometric layout under separate exhibit to ensure the minimum light standard is met.
10. The applicant shall post a publicly visible sign on the construction 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 resources to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

11. Sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
12. Bicycle parking racks or secured bicycle lockers shall be provided for all nonresidential developments pursuant to the Zoning and Development Code.
13. There shall be no refrigerated uses on site unless, a future tenant follows any applicable studies/memorandums to amend this Condition of Approval.
14. The applicant shall meet all requirements of the Trip Reduction Measures of the Zoning and Development Code (Section 30-962).
15. The applicant shall depict step outs in the landscaping areas as required pursuant to the Zoning and Development Code Section No. 30-670, on the Site and Landscaping plans prior to submittal of Building Department plan check.
16. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
17. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
18. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours from notice.
19. The applicant shall depict step outs in the landscaping areas as required pursuant to the Zoning and Development Code Section No. 30-670, on the Site and Landscaping plans prior to submittal of Building Department plan check.
20. 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.
21. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping. No parking spaces shall be designated in a commercial/retail parking facility, except for disabled persons parking, van pool, carpool, or any other designated parking as required by law.
22. All signs shall be reviewed under a separate Design Review Sign application.
23. All landscaping shall be healthy and maintained in a reasonable manner as determined by

the Director of Planning or his/her designee.

24. The transformer shall be screened to the extent feasible on all sides by decorative screen wall not less than the height of the equipment being screened in conjunction with landscaping, subject to approval of the Director of Planning and his/her designee. The decorative screen wall shall be located between the street and the mechanical equipment not less than three-foot. The decorative screen wall shall be well incorporated into the design of the building. The other side of the equipment shall be screened with landscaping not less than ten-gallon shrubs or approved landscaping.
25. A Register of Professional Archaeologists (RPA)-qualified archeologist experienced with Native American artifact identification and approved by the City of Fontana shall be present to monitor the first two (2) days of site preparation/ grubbing; the first two (2) days of mass grading; and the first two (2) days of utility trenching. Such monitoring activities may be reduced or terminated depending on the findings and recommendations of the archeologist. In the event that prehistoric or historic cultural resources be uncovered during these activities, representatives of the tribal entity(s) whom consider the project site to be within their traditional use area shall be contacted and invited to the site to review the find, and monitoring shall be continued at the discretion of archeologist.
26. Historical 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 of 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, is 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 me 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.

27. All the construction contractor shall use the following source controls at all times:
 - a) Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Municipal Code.
 - b) For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
 - c) The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
 - d) The construction shall only have necessary equipment onsite.
 - e) The construction shall 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.
 - a. The construction contractor shall install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - b. The construction contractor shall temporarily enclose localized and stationary noise sources.
 - c. The construction contractor shall store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
 - f) The construction contractor shall temporarily enclose localized and stationary noise sources,
 - g) The construction contractor store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
28. Up-lighting shall be provided throughout the project site to complement the architectural detail of the building and the landscaped areas, except where the building is adjacent to residential properties.
29. 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.
30. 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 sign deposit, the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.
31. The applicant shall meet all guidelines identified in the Industrial Commerce Sustainability Ordinance (Ordinance No. 1891).
32. The applicant shall install a minimum 10-foot wide landscape planter along the easterly side of the property (adjacent sensitive receptors), pursuant Fontana Municipal Code Section 9-71(a).
33. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

34. There shall be five (5) feet of landscaping and two (2) feet of decorative concrete for passengers to step out of vehicles, total of seven (7) feet, at end of automobile parking aisles.
35. On or about December 12, 2023, the City Council of the City adopted Ordinance No. 1935, thereby approving a certain Development Agreement (“Development Agreement”) by and between the Applicant or its related party, and the City. The Applicant agrees to the enforceability of the Development Agreement and agrees with the following Condition of Approval regarding the current design review application. On or before issuance by the City of the first permit for any development or construction on that certain real property located north of Santa Ana Avenue, east of Oleander Avenue and west of Cypress Avenue and known as APN 0255-021-17 (the “Property”), the Applicant shall pay to the City the sum of Three Million One Hundred Ninety-Two Thousand Six Hundred Twenty-Four Dollars (\$3,192,624) (“First installment of Public Benefit Fee”). Additionally, prior to the issuance by the City of the first Certificate of Occupancy for a building constructed within the Property, the Applicant shall remit payment to the City of an additional One Million Five Hundred Thousand Dollars (\$1,500,000) (“Second Installment of Public Benefit Fee”) to fund the City’s design and construction of an Action Sports Park, as otherwise described or provided for in Section 4.4 of the Development Agreement. In the event that either the First or the Second Installment of Public Benefit Fee is not timely received by the City when due, or if the Applicant fails to amend the Development Agreement and cause its recordation as described in the immediately following Condition of Approval, then this design review approval and any prior design review approvals by the City of prior design review applications for the Property shall be deemed automatically rescinded and of no further force or effect.
36. Notwithstanding anything to the contrary contained in the prior condition, the City understands it is the Applicant’s desire to amend the Development Agreement to share the burden of the Public Benefit Fee with the Additional Property, as described below. In order to effectuate such amendment, within Sixty (60) days following final approval by the City of the current design review application, the Applicant shall prepare and submit to the City, fully executed by the owner of legal or equitable interest in fee title to the Property and in a form and substance acceptable to the City for submission to the City Council for its approval and for recordation against the Property in the Office of the San Bernardino County Recorder, an amendment to the Development Agreement (as referenced in the immediately preceding Condition of Approval) which shall be recorded in said Office of Recorder within thirty (30) days after City Council approval. The amendment to the Development Agreement shall provide, among other provisions, for revision of Section 1.1.9 (“Existing Development Approvals”) to include the current design review approval, of Section 2.2 to the effect that the Applicant or party executing the amendment to the Development Agreement warrants and represents that it remains the legal or equitable owner of fee title to the Property, and of Section 4.3 to more specifically reflect the requirements of the immediately preceding Condition of Approval. The Applicant acknowledges and agrees that the City shall not be required to consider an amendment to the Development Agreement for the Property unless, concurrently, a Development Agreement amendment is processed, fully executed, approved by the City Council and recorded in said Office of Recorder for the additional properties subject to the Development Agreement, which are generally located north of Santa Ana Avenue, east of Citrus Avenue

and west of Oleander Avenue, more specifically described as APN 0255-011-25 through 0255-011-32, 0255-011-13, 0255-011-14, 0255-011-15, 0255-011-18, and 0255-011-19 (collectively, the “Additional Property”). Any amendment to the Development Agreement by the Applicant for the Property and the applicant for the Additional Property shall include, among other provisions, the requirement for cumulative payment to the City of a Public Benefit Fee of not less than \$4,300,000 with 50% due at building permit and 50% due at certificate of occupancy which will be split between a payment by the owner of the Property in the amount of \$881,678 and payment by the owner of the Additional Property in the amount of \$3,418,322 unless agreed otherwise between the owner of the Property and the owner of the Additional Party. In the event that both an amendment to the Development Agreement regarding the Property and an amendment to the Development Agreement regarding the Additional Property are not timely recorded as required pursuant to this and the immediately preceding Conditions of Approval, then this design review approval by the City shall be deemed automatically rescinded and of no further force or effect.

PRIOR TO ISSUANCE OF GRADING PERMIT

37. All Conditions of Approval and Mitigation, Monitoring, and Reporting Program (MMRP) contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

38. The current Development fees must be paid prior to issuance of building/construction permits.
39. The applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

POLICE DEPARTMENT

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

BUILDING & SAFETY: **General Conditions**

41. 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 Electrical Code
 - C. California Mechanical Code
 - D. California Plumbing Code
 - E. California Energy Code
 - F. California Fire Code
 - G. California Green Building Standards Code
 - H. City of Fontana Ordinance

- I. Disable access for the site and building must be in accordance to the State of CA and ADA regulations.
42. 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.
43. 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.
44. 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 to the lot line as possible. 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.
45. The applicant shall comply with the following grading requirements:
 - A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
 - B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
 - C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
 - D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
 - E. No water course or natural drainage shall be obstructed.
 - F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
 - G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
 - H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

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

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

- pavement, plant material, etc.); and
 - 3. All proposed drainage structures; and
 - 4. Any proposed and/or required walls or fencing.
46. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

47. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
- A. Precise grading plans shall be approved
 - B. Rough grading completed
 - C. Compaction certification
 - D. Pad elevation certification
 - E. Rough grade inspection signed off by a City Building Inspector
48. When the entitlement review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes including all local ordinances and standards.
49. If hazardous substances are used and/or stored, the applicant shall provide a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, maybe 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.
50. Please be aware that Construction Waste Management Plan (CWMP) will be required at time of plan check submittal. For more information regarding waste diversion, please contact Burrtec Waste at (909) 889-0911.
51. Project must comply with City of Fontana's warehouse sustainability ordinance. For more information related to Building & Safety, please visit our web page at <https://www.fontana.org/136/Building-Safety>

ENVIRONMENTAL CONTROL:

Prior to Certificate of Occupancy or Permit Approval:

52. All industrial facilities shall submit an Industrial Wastewater Discharge Permit application to Environmental Control. (FMC 23-218) To obtain or submit an application, please contact Sal Romero at 909-428-8809 or sromero@fontana.org.
53. All commercial facilities conducting activities listed below shall submit an Industrial Wastewater Discharge Permit application to Environmental Control. (FMC 23-218) To obtain or submit an application, please contact Sal Romero at 909-428-8809 or sromero@fontana.org.
54. Any facility maintained for the servicing, washing, cleaning or repair of vehicles, construction equipment, industrial transportation or power equipment. (FMC 23-218).

55. All restaurants or other food processing facilities. (FMC 23-218)
56. All facilities maintained for the processing, filtering, softening or conditioning of water. (FMC 23-218).
57. Any facility which has a projected wastewater discharge that exceeds 25,000 gallons of water per day, or which may be categorized as a Federal Categorical discharger, or which is requesting a permit to discharge to the Inland Empire Utilities Agency (IEUA) Non-Reclaimable Wastewater Line (NRW) shall submit a Uniform Industrial Wastewater Survey and Permit Application to IEUA and Environmental Control. (FMC 23-216) To obtain or submit an application, please contact Sal Romero at 909-428-8809 or sromero@fontanaca.gov

Prior to the Issuance of Construction Permits:

58. Any facility proposing the discharge of non-domestic wastewater to the sanitary sewer shall demonstrate in the plan check process, through the submittal of detailed plans showing pretreatment facilities and operating procedures, that the user will pretreat wastewater to a level required to comply with FMC 23-136 - Concentration Limitations and/or FMC 23-138 – Applicability of Federal Categorical Pretreatment Standards, and/or any other applicable standard as established. (FMC 23-186).
59. All commercial or industrial facilities within the following categories must install a gravity separation interceptor to comply with the requirements of the Fontana Municipal Code (FMC Section 23-190) unless the requirement is modified by a variance issued by the Public Works Manager.
60. All commercial or industrial facilities within the following categories must install a gravity separation interceptor to comply with the requirements of the Fontana Municipal Code (FMC Section 23-190) unless the requirement is modified by a variance issued by the Public Works Manager.
61. Any facility maintained for the washing and/or cleaning of vehicles, construction equipment, industrial transportation or power equipment. The facility is required to have a designated covered area with all service bay doors protected by floor/trench drains connected to sand/oil separator to prevent the washout and/or discharge of liquids. (FMC 23-161).
62. Any facility maintained for the servicing of vehicles, construction equipment, industrial transportation or power equipment and has installed trench or floor drains in service bays is required to connect to a sand/oil separator. (FMC 23-161).
63. All restaurants or other food processing facilities (FMC 23-163). Conditional waivers for the grease interceptor requirement may be granted by the Public Works Manager in accordance with section 23-52 for those restaurants or food processing facilities determined not to have adverse effects on the Publicly Owned Treatment Works (POTW).
64. Any facility proposing the discharge of non-domestic wastewater to a septic system, holding tank, closed-loop system, or similar equipment, and is not connected to the sanitary sewer, is required to obtain written approval from the Santa Ana Regional Water Quality Control Board (SARWQCB).

65. Per the State Water Resources Control Board Resolution No. 2012-0032 all Onsite Wastewater Treatment Systems must be approved by the SARWQCB beginning May 13, 2018. A copy of the policy is available at: http://www.waterboards.ca.gov/water_issues/programs/owts/index.shtml.
66. Submit drawings to the SARWQCB for approval. Provide a copy of the SARWQCB approval letter and their approved plans to the City of Fontana.
67. For more information, or to submit your plans, please contact Susan Beeson at sbeeson@waterboards.ca.gov or 951-782-4902.

Storm Water

Upon Certificate of Occupancy or Permit Approval and during Occupancy:

68. All Commercial, Industrial, Institutional, and/or other facilities deemed to have the potential to discharge pollutants to the storm drain system shall implement source control and pollution prevention practices to prevent unauthorized, non-storm water discharges, at all times.
69. Vehicle, equipment and/or exterior washing activities are prohibited unless a wastewater recovery system is in place. All wastewater shall be recovered, stored and disposed of by proper and legal means through a waste disposal facility. Contractors hired for washing activities shall maintain a current City of Fontana Business License Tax Certificate to operate as a mobile washing business.
70. Facilities that conduct regular and routine washing and/or cleaning of vehicles, construction equipment, industrial transportation or power equipment are required to have a designated wash rack area. (See Pretreatment Conditions above).

Prior to Business License and C of O approval:

71. All industrial / warehousing facilities are required to obtain coverage under the State Industrial General Permit and shall file with the State Board a Notice of Intent (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Industrial Activity.
72. Applicants shall be required to provide a copy of the Waste Discharger Identification Number (WDID) issued by the State Board as evidence of coverage under the Industrial General Permit to Sal Romero 909-428-8809 or sromero@fontana.org.
73. 40 CFR, CA-WQCB Order No 2014-0057-DWQ, CA-RWQCB Order No. R8-2010-0036, FMC 23-520, SB205)
74. For further information about the Industrial General Permit, please visit the following website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/indusfaq.shtml

FIRE DEPARTMENT:

75. **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.

76. **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.
77. **Turnaround:** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.
78. **Street Signs:** Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.
79. **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 shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.
80. **Water System Commercial:** Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 3000 GPM for a four-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 83,632 Square Foot structure.

81. **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 and largest building square footage. 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.
82. **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.

83. **Fuel Modification Zones.** A Fire Protection Plan has been designed specifically for the subject project and approved by the Fire Department. All requirements of the Plan shall be adhered to, and any landscaping or construction within these areas shall be submitted to the Fire Department for review and approval in compliance with appropriate standards. California Fire Code Chapter 49.
84. **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. California Fire Code Chapter 9 & SBCoFD Standard F-1.
85. **Fire Alarm, Waterflow Monitoring:** A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.
86. **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.
87. **Commercial Addressing:** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1
88. **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.
89. **Security Gates:** In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3.
90. **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.
91. **High-Piled Storage:** The applicant shall submit an application for a High-Piled Storage permit for storage of over 12' in height of Class I-IV commodities and/or over 6' in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall

submit to the Fire Department concurrently with any racking permits to the Building and Safety division. California Fire Code Chapter 32 & SBCoFD Standard S-1.

92. **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.

ENGINEERING DEPARTMENT:

93. 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. Onsite Sewer shall be privately maintained.
94. 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.
95. 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.

PRIOR TO ISSUANCE OF GRADING PERMIT

96. 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.
97. The Applicant shall submit, and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

98. The Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
99. The Applicant shall record right-of-way dedications, easements as required for the development.
100. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's condition of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.
101. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for Santa Ana Avenue and Banana Avenue for the City to review and approve. Depending on the results, Santa Ana Avenue and Banana Avenue along the project

frontage may need to be fully replaced to bring the pavement structural section into conformance with City standards. Any remedial action less than full replacement shall be justified by the pavement analysis and shall bring the pavement condition to a 20 year pavement life. Santa Ana Avenue must be suitable for heavy traffic loads (T.I.=10).

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

102. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
103. 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.
104. 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.
105. 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.
106. 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.
107. 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.
108. 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 Practice transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

ENGINEERING (TRAFFIC)

109. The project shall utilize only the dock-doors that are feasible for truck ingress/egress without causing queuing within the public Right-of-Way.
110. 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.

111. Intersection sight distance and 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.
112. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.

END OF CONDITIONS

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Ave, Fontana CA 92335 Contact: Salvador Quintanilla Phone: (909) 350-6656
			Email: squintanilla@fontanaca.gov
TO:	☒ 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): 1981052210
Project Title: Master Case No. 23-0100-R1 and Design Review No. 22-000062-R2
Project Applicant (include address, telephone number and email address): Jocelyn Wan, Architect, jocelyn@hparchs.com, HPA Inc., 18831 Bardeen Avenue, Suite 100, Irvine, CA 92612, (626) 319-1634
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): Located north of Santa Ana Avenue and east of Oleander Avenue
General Project Location (City and/or County): City of Fontana, County: San Bernardino
Project Description: Master Case No. 23-0100-R1, and Design Review No. 22-000062-R2 - A request to revise a previously approved site and architectural design for a new 83,632 square foot industrial warehouse building, with office space and associated site improvements on 4.6 acres located on the east side of Oleander Avenue and

north of Santa Ana Avenue, on property identified as Assessor's Parcel Number 0255-011-15, pursuant to an Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR.

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 **October 21, 2025** and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2.	☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. 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 an Addendum to the Citrus and Oleander Environmental Impact Report (State Clearinghouse [SCH] No. 2022110389) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on November 15, 2023 and it anticipated the development of a warehouse and also adequately identified any potential impacts associated with this project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.	
	☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
	☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3.	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4.	A Mitigation Monitoring or Reporting Plan [☐ was ☒ was not] adopted for this project.	
5.	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6.	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian:	Location:

Date:	DiTanyon Johnson Planning Manager
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Clerk's File Stamp:

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



NOTICE OF PUBLIC HEARING

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

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

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

Master Case (MCN) No. 23-0100-R1; Design Review Project (DRP) No. 22-000062-R2.

A request to amend the previously approved Design Review, to construct and reduce the size of the industrial commerce center building from 193,462 square feet to approximately 83,632 square feet along with reducing the size of the property from 8.7 acres to 4.6 acres, including the construction of the associated site improvements located on the parcel (APN: 0255-021-17) of approximately 4.6-acres.

Environmental Determination:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2022110389) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on November 15, 2023, and it anticipated the development of a warehouse building and also adequately identified any potential impacts associated with this project. No new additional impacts beyond what was anticipated in the EIR mentioned above were identified and an addendum was prepared for the project.



Project Site

Location of Property:

The project site is located north of Santa Ana Avenue and east of Oleander Avenue, (APN:0255-021-17)

Date of Hearing:

October 21, 2025

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335



Time of Hearing: 6:00 PM

Should you have any questions concerning this project, please contact Salvador Quintanilla, Senior Planner, at (909) 350-6656 or by email at squintanilla@fontanaca.gov

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

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

Publish: October 11, 2025
S. B. Sun Newspaper



City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 25-0609
Agenda #: DC-A

Agenda Date: 10/21/2025
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: October 21, 2025

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

<u>CITY COUNCIL OCTOBER 28, 2025</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
2 nd Reading of:		
1. MCN#25-0047; MCA#25-0008 Amendments to Chapter 30 – Restaurants, Multi-Family; ASP and DRP Entitlements, Time Extensions for Tentative Maps Development Standards in R-4 zones, Temporary Use Permits for Temporary Commercial Buildings Curbside Delivery for Cannabis Retail Citywide	Cecily Session-Goins	Public Hearing
2. APL#25-002 (MCN#23-0101) Mixed Use Project Development of Multi-Family and Commercial 8011 Sultana Avenue	Salvador Quintanilla	Public Hearing



MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning *PN*

RE: Agenda for Upcoming Planning Commission Items

DATE: October 21, 2025

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

<u>PLANNING COMMISSION NOVEMBER 4, 2025</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#24-0059; TPM#20910 (TPM#24-0019); DRP#24-0030 595 Multi-Family Project and Consolidate 29 parcels into four (4) 5852 Edward Avenue	Rina Leung	Public Hearing
2. MCN#25-0018; TTM#25-0001; DRP#25-0006 Development of 219 Townhome Units on a 4.41-acre lot South of Duncan Canyon Road, west of Citrus Avenue, and east of John Previti Avenue	Alexia Barberena	Public Hearing