City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2025-042

Tuesday, November 18, 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, comuniquese con la oficina,"City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the 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 Planning Commission Determination of General Plan Consistency for property identified as Lettered Lots E and I, Assessor Parcel Numbers 0228-151-66-0000 and 0228-151-62-0000, pursuant to the State CEQA Guidelines Section 15303. **25-0653**

RECOMMENDATION:
Staff recommends that the Planning Commission consider the locations, purpose, and extent of the proposed real property disposition described herein as required under Government Code Section 65402 and adopt Resolution No. PC 2025-042 finding that the proposed disposition is in conformance with the City's General Plan, making CEQA findings pursuant to the State CEQA Guidelines Section 15303 and directing staff to file a Notice of Exemption.

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

LOCATION:
Lettered lots E and I adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive. Assessor's Parcel Numbers 0228-151-66-0000 and 0228-151-62-0000.

PROJECT PLANNER:
DeLisa Bryant, Associate Engineer

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Planning Commission Resolution No. PC 2025-042
Resolution Exhibit A & B - LEGAL & PLAT_CITRUS_TAMAYO
Attachment No. 3 - Government Code 65402

CC-B Planning Commission Determination of General Plan Consistency under Government Code section 65402 for the Vacation, Abandonment and Disposition of a portion of Boyle Avenue, located on the south side of Boyle Avenue east of Citrus Avenue, pursuant to the State CEQA Guidelines Section 15061(b)(3). **25-0656**

RECOMMENDATION:
Staff recommends that the Planning Commission consider the

proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopt Resolution No. PC 2025-043 finding that the proposed vacation, abandonment and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15061(b)(3) and directing staff to file a Notice of Exemption.

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

LOCATION:
A portion of Boyle Avenue, located on the south side of Boyle Avenue east of Citrus Avenue.

PROJECT PLANNER:
DeLisa Bryant, Associate Engineer

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Planning Commission Resolution PC 2025-043
Exhibit A - PM 20834
Attachment No. 3 - Government Code 65402

CC-C Approval of Minutes of November 4, 2025. **25-0660**

Attachments: Draft Planning Commission Minutes of November 4, 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 (e) oral - favor

(b) written communication (f) oral - opposition

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

(d) applicant comments

PH-A Master Case No. (MCN) 25-0056; Design Review (DRP) No. 25-0025; A request for the site and architectural review for a proposed mixed-use development consisting of approximately 10,440 square feet of commercial space on the first floor and 30 transitional housing units on the second and third floors, with associated site improvements, on 3.16 acres, located at16029 Arrow Boulevard (APNs: 0232-201-13), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332. 25-0643

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

2. Approve Design Review (DRP) No.25-0025.

APPLICANT:
Mark Nuaimi
Water of Life Community Church
14418 Miller Avenue, Suite K
Fontana, CA 92336

LOCATION:
The project site is located at 16029 Arrow Boulevard (APN: 0232-201-13).

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

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

PH-B **Master Case No. (MCN) 24-0060: General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DR) No. 24-0031; a request to change the General Plan Land Use Designation from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF), a request to change the zoning designation from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3), a request to subdivide 35 parcels to establish a condominium map and abandon a portion of Knox Avenue, a request to create a Planned Unit Development (PUD), and a request for site and architectural review of , a new 393 multi-family unit development with associated improvements on approximately 31.0 gross acres, located at APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05, pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.** **25-0659**

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 forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and,

2. Adopt a resolution approving General Plan Amendment (GPA) No. 24-0004; and,

3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 24-0004; and,

4. Adopt a resolution approving Tentative Tract Map (TTM) No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DRP) No. 24-0031.

APPLICANT:
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

LOCATION:
The project site is located north of Walnut Avenue, west of Almeria Avenue, south of South Highland Avenue, and at the terminus of Knox Avenue (APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05).

PROJECT PLANNER:
Alexia Barberena, Associate Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Existing and Proposed General Plan Designations
Attachment No. 3 - Existing and Proposed Zoning
Attachment No. 4 - Project Plans
Attachment No. 5 - Planned Unit Development Document
Attachment No. 6 - Planning Commission Resolution, and Conditions of Approval
Attachment No. 7 - Notice of Determination
Attachment No. 8 - Public Hearing Notice

PH-C **Master Case No. (MCN) 25-0082: General Plan Amendment (GPA) No. 25-0001 and Municipal Code Amendment (MCA) No. 25-0012: General Plan Amendment to modify the Community Mobility and Circulation Element to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goals 2 and 7 of the Circulation Element to meet the requirements of Assembly Bill 98. Fontana Municipal Code amendments to Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments, pursuant to an Addendum to the General Plan Final Environmental Impact Report (FEIR).** **25-0665**

RECOMMENDATION:
Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution

No. PC 2025-____, and forward a recommendation to the City Council to:

1. Adopt the Addendum to the City of Fontana General Plan Final Environmental Impact Report (FEIR), and direct staff to file a Notice of Determination; and,

2. Adopt a resolution approving General Plan Amendment (GPA) No. 25-0001; and,

3. Adopt an ordinance approving Municipal Code Amendment (MCA) No. 25-0012.

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

LOCATION:
Citywide

PROJECT PLANNER:
Ruben Hovanesian, Engineering Manager

Attachments: Attachment No. 1 - Planning Commission Resolution
Attachment No. 2 - General Plan Updates and Additional Considerations Memo
Attachment No. 3 - Notice of Determination
Attachment No. 4 - 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. **25-0661**

An update of future City Council agenda items for November 25, 2025 and December 9, 2025 for the Planning

Commission's information.

An update of future Planning Commission agenda items for December 2, 2025 for the Planning Commission's information.

Attachments: Upcoming Items CC Memo
Upcoming Items PC Memo

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, December 2, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

File #: 25-0653
Agenda #: CC-A

Agenda Date: 11/18/2025
Category: Consent Calendar

FROM:
Engineering

TITLE:
Planning Commission Determination of General Plan Consistency for property identified as Lettered Lots E and I, Assessor Parcel Numbers 0228-151-66-0000 and 0228-151-62-0000, pursuant to the State CEQA Guidelines Section 15303.

RECOMMENDATION:
Staff recommends that the Planning Commission consider the locations, purpose, and extent of the proposed real property disposition described herein as required under Government Code Section 65402 and adopt Resolution No. PC 2025-042 finding that the proposed disposition is in conformance with the City's General Plan, making CEQA findings pursuant to the State CEQA Guidelines Section 15303 and directing staff to file a Notice of Exemption.

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

LOCATION:
Lettered lots E & I adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive. Assessor's Parcel Numbers 0228-151-66-0000 and 0228-151-62-0000

REQUEST:
Determination by the Planning Commission that the disposition of the property described herein is consistent with the goals and policies of the City of Fontana General Plan.

PROJECT PLANNER:
DeLisa Bryant, Associate Engineer

BACKGROUND INFORMATION:
Government Code section 65402 (attached) provides that a local agency's acquisition or disposal of real property shall be submitted to and reported upon by the planning agency with respect to conformity with the adopted general plan.

PROJECT DESCRIPTION:
The City intends to declare certain parcels located along the east side of LCPL Fernando Tamayo Drive (APNs 0228-151-66-0000 and 0228-151-62-0000) as surplus and dispose of them. See vicinity map attached as Attachment No. 1.

ANALYSIS:
Government Code section 65402 (attached) provides that the City's acquisition or disposal of real property shall be submitted to and reported upon by the planning agency with respect to conformity with the adopted general plan. The City of Fontana acquired the subject parcels as lettered lots through Final Tract Map 17389. The purpose of the lettered lots was to provide internal future access to LCPL Fernando Tamayo Drive for the lot located between LCPL Fernando Tamayo and Citrus Avenue. Access from LCPL Fernando Tamayo Drive is the preferred access route of the City for public safety reasons. These lots were set aside and dedicated to the City in fee by the recorded final map.

Staff has concluded that the best course of actions is to sell the uneconomic remnants (totaling approximately 798 square feet) for fair market value as determined via property appraisal to the contiguous property owner, Saber Awad. This would allow the assemblage of these two (2) lettered lots with the property located on Citrus Avenue. The City's Access Management Standards discourage any front-loaded driveways off of any arterial roadway, therefore, the preferred access to this lots would be from the internal street, LCPL Fernando Tamayo Drive. The City of Fontana's objective will be met through this action by improving the aesthetics of the community through elimination of underutilized parcels and for use in a development that will enhance and promote future economic development.

The General Plan's Housing Element supports a consistency finding for the disposition of the property as identified within multiple general plan goals and policies. Applicable goals within the Housing Element supportive of the consistency finding include:

Housing Goal No. 1: Adequate housing to meet the needs of all residents in Fontana.

> Housing Policy No. 1.1: Establish a range of rental and for sale housing opportunities in the city.
> Housing Policy No. 1.3: Promote the development and access to housing affordable to all income levels in Fontana.

The General Plan's Land Use, Zoning, and Urban Design element further supports a consistency finding for the disposition of the property as follows:

Goal No. 2: Fontana development patterns support a high quality of life and economic prosperity."

Government Code section 65402 (attached) provides that the City's disposal of the real property shall be submitted to and reported upon by the planning agency with respect to conformity with the

adopted general plan. The General Plan goals and policies cited provide the basis for the Planning Commission to find that the City's disposal of the subject properties is consistent with the General Plan.

California Environmental Quality Act (" CEQA")
The proposed Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction of small structures). Section 15303 covers the construction and location of limited numbers of new, small facilities or structures, including single family residences. Because this project is limited to the construction of a single-family residence, it falls under this specific categorical exemption. Therefore, no environmental review is required. Therefore, no environmental review is required and staff is directed to file a Notice of Exemption.

CONCLUSION
Based on Based on the General Plan goals and policies cited, staff concludes that the disposition of the subject properties is consistent with the City of Fontana General Plan.

MOTION:
Approve Staff's recommendations.

ATTACHMENTS:
Attachment No. 1: Vicinity Map
Attachment No. 2: Planning Commission Resolution No. PC 2025-042
Attachment No. 3: Government Code Section 65402(c)



VICINITY MAP

DATE: November 18, 2025

CASE: **General Plan Consistency Determination**
APNs: 0228-151-62 & 66

ATTACHMENT NO. 1

RESOLUTION NO. PC 2025-042

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, PURSUANT TO STATE CEQA GUIDELINES SECTION 15303, MAKING CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE DISPOSITION OF LETTERED LOTS E AND I, ASSESSOR'S PARCEL NUMBERS 0228-151-66 AND 0228-151-62, ADJACENT TO 7028 CITRUS AVENUE AND LCPL FERNANDO TAMAYO DRIVE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, the lettered lots are located adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive, and is more particularly described and depicted in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the City proposes to vacate, abandon, and dispose of Lettered Lots E and I as the lots were intended to provide internal circulation taken from LCPL Fernando Tamayo Drive with the development of the property at 7028 Citrus Avenue; and

WHEREAS, Government Code Section 65402 states that a local agency may not vacate, abandon, nor dispose of real property or a street within the City until the location, purpose and extent of the vacation, abandonment, or disposition have been reported upon by the planning agency of the City regarding the conformity with the General Plan; and

WHEREAS, the Fontana City Council adopted the City of Fontana 2018-2035 General Plan (General Plan) on November 13, 2018and

WHEREAS, the disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element, which supports initiatives for entrepreneurship in potential growth; and

WHEREAS, the disposition of the Property aligns with the objectives of Goal Number 1 and Goal Number 3 of the General Plan's Community Mobility and Circulation Element which provides for a comprehensive and balanced transportation system and multimodal accessibility and transportation planning, as well as accommodating freight movement; and

WHEREAS, disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element in that it promotes a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors; and

WHEREAS, the purpose of the Resolution is for the Planning Commission of the City of Fontana ("Planning Commission") to make a determination of General Plan conformance in accordance with California Government Code Section 65402 (a); and .

WHEREAS, on November 18, 2025, the Planning Commission reviewed the General Plan conformance findings.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Fontana as follows:

SECTION 1. Recitals: the forgoing recitals are true, correct and incorporated herein.

SECTION 2. CEQA. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15303. Section 15303 covers the construction and location of limited numbers of new, small facilities or structures, including single-family residences. Because this project is limited to the construction of a single-family residence, it falls under this specific categorical exemption. Therefore, no environmental review is required and staff is directed to file a Notice of Exemption.

SECTION 3. General Plan Conformance. Based upon the entire record before it, the Planning Commission finds there is substantial evidence supporting a finding that the proposed disposition of the Property, in accordance with the details listed in the above recitals, is consistent with the goals, objectives and policies of the General Plan. This finding is based on the fact that Lettered Lots E and I are not part of the City's General Plan Community Mobility and Circulation Element, and in part, on the follow General Plan policies:

Community Mobility and Circulation Element Policy: Chapter 9, Section E: Policies and Actions to Achieve the Goals, Goal No. 1: "The City of Fontana has a comprehensive and balanced transportation system and multimodal accessibility the top of citywide transportation planning, as well as accommodating freight movement."

Economy, Education, and Workplace Development Element Policy: Chapter13: Section E: Policies and Actions to Achieve the Goals, Goal No. 1, Policy: 2nd Bullet, "Support initiatives for entrepreneurship in potential growth."

The disposition of Lettered Lots E and I located adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive will support initiatives for entrepreneurship in potential growth for future developers and business owners that will establish and expand their businesses.

SECTION 4. Applicability of General Plan Conformance. The Planning Commission's General Plan conformance determination applies only to the vacation, abandonment, and disposition of the Lettered Lots as described in this Resolution, and to no other public street.

SECTION 5. Approval: Based on the foregoing, the Planning Commission hereby adopts this resolution and for purposes of reporting General Plan conformance pursuant to Government Code Section 65402 and finds that the proposed disposition of Lettered Lots E and I, located adjacent to 7028 Citrus Avenue and LCPL Fernando Tamayo Drive to be in conformance with the City of Fontana General Plan.

SECTION 6. Resolution Regarding Custodian of Record. The documents and materials that constitute the record proceeding 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 7. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon adoption.

SECTION 9. Severability. If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions or application of this Resolution are severable.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 18th day of November 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 18th day of November, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Joseph Armendarez, Secretary

ATTACHMENT NO. 2

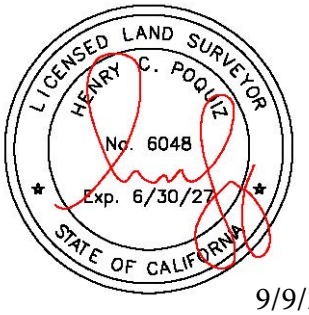
EXHIBIT “A”

LEGAL DESCRIPTION

PROPERTY ACQUISITION

LOTS “E” AND “I” OF TRACT MAP NO. 17389, RECORDED IN MAP BOOK 335, PAGES 70 THROUGH 72, RECORDS OF SAN BERNARDION COUNTY, STATE OF CALIFORNIA

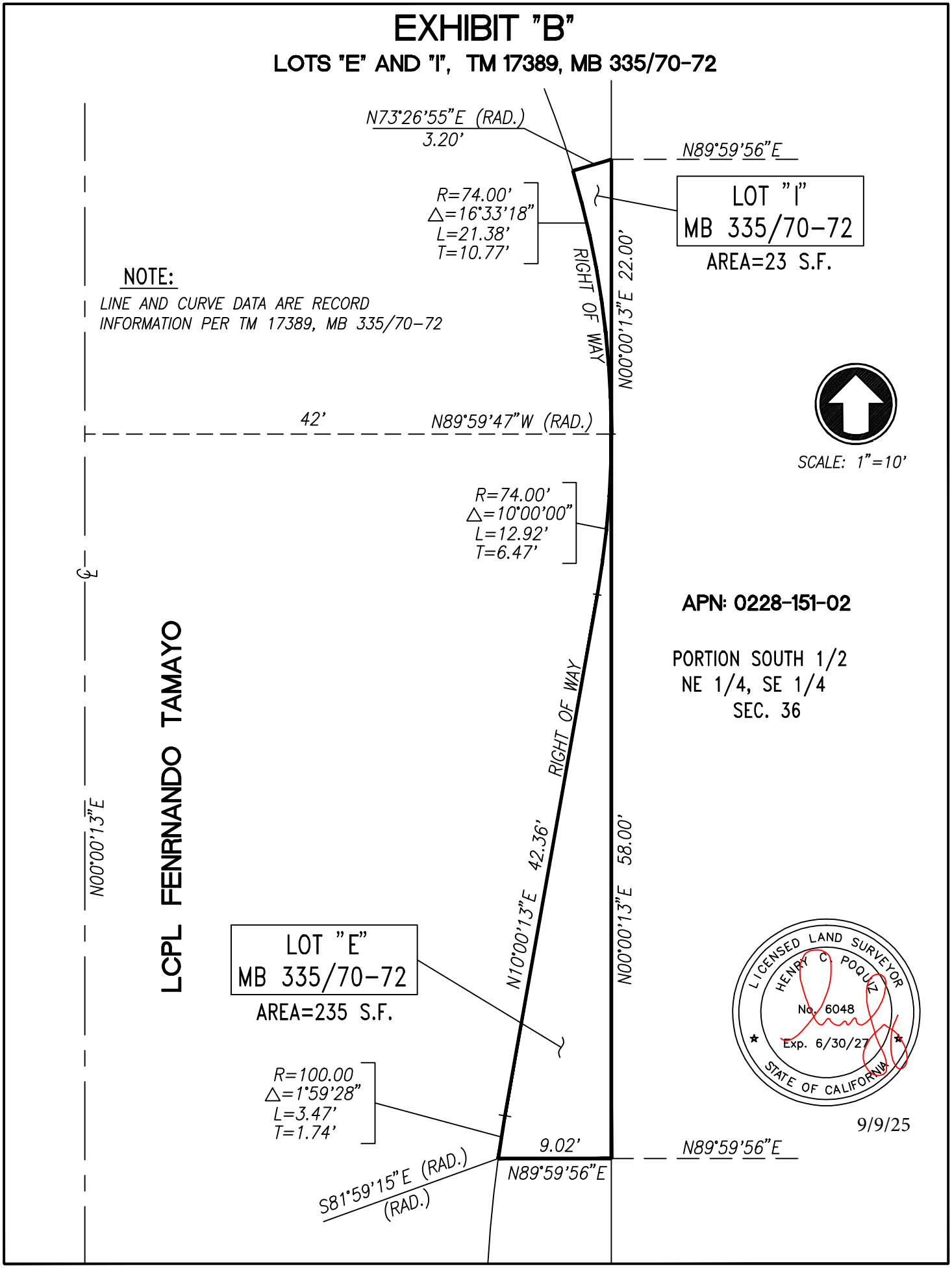
ATTACHED HERETO AND MADE A PART OF THIS LEGAL DESCRIPTION IS A PLAT LABELED EXHIBIT “B”.



9/9/25

EXHIBIT "B"

LOTS "E" AND "I", TM 17389, MB 335/70-72



STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

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.

ATTACHMENT NO. 3

(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.)

File #: 25-0656
Agenda #: CC-B

Agenda Date: 11/18/2025
Category: Consent Calendar

FROM:
Engineering

TITLE:
Planning Commission Determination of General Plan Consistency under Government Code section 65402 for the Vacation, Abandonment and Disposition of a portion of Boyle Avenue, located on the south side of Boyle Avenue east of Citrus Avenue, pursuant to the State CEQA Guidelines Section 15061(b)(3).

RECOMMENDATION:
Staff recommends that the Planning Commission consider the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402 (a) and adopt Resolution No. PC 2025-043 finding that the proposed vacation, abandonment and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15061(b)(3) and directing staff to file a Notice of Exemption.

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

LOCATION:
A portion of Boyle Avenue, located on the south side of Boyle Avenue east of Citrus Avenue.

REQUEST:
That the Planning Commission find and determine that the vacation, abandonment, and disposition of the property described herein is consistent with the goals and policies of the City of Fontana General Plan and that the adoption of Resolution No. PC 2025-043 (Attachment 2) is exempt from CEQA review.

PROJECT PLANNER:
DeLisa Bryant, Associate Engineer

BACKGROUND INFORMATION:
Public right-of-way may be vacated by the City Council after making certain findings and following the process set forth in California Streets and Highways Code sections 8300 *et seq*. The process of vacating a right-of-way may be initiated by the City or upon a petition or request of an interested

person.

California Streets and Highways Code sections 8320 through 8325 allows the City Council to vacate a public right-of-way following a public hearing on the matter, including notice as provided for by the statute when a summary vacation procedure is unavailable. A right-of-way may be vacated through the summary vacation procedure when it meets the requirements of California Streets and Highways Code sections 8330 et seq.

Public right-of-way may be abandoned by the City Council with the approval of final map or parcel map and filed with the county recorder as set forth in Government Code 66499.20.2.

However, before the City Council takes action to vacate or abandon a public right-of-way, the Planning Commission, as the City's designated planning agency, must first consider the City's General Plan and find that the proposed vacation is consistent with the City's General Plan pursuant to Streets and Highways Code section 8313 and Government Code section 65402.

Specifically, Government Code Section 65402 provides that if a general plan or part thereof has been adopted, then 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 Commission as to conformity with said adopted general plan or part thereof, and that the Planning Commission 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 City Council.

Therefore, the Planning Commission must determine whether the proposed vacation, abandonment and proposed disposition are consistent with the City's General Plan.

PROJECT DESCRIPTION:
The City intends to vacate or abandon the portion of Boyle Avenue on the south side of Boyle Avenue east of Citrus Avenue as depicted in Attachment No. 1 (Vicinity Map). The abandonment of an easement to the City of Fontana for street and highway purposes will eliminate said easement. The Planning Commission must determine whether the vacation, abandonment and disposition is consistent with the City's General Plan.

ANALYSIS:
The abandonment of an existing easement to the City of Fontana for street and highway purposes on Boyle Avenue will eliminate an easement that is not consistent with future development. The easement area that is being eliminated will be replaced with a new easement dedication as part of a final parcel map that is being processed by a new development.

Government Code section 65402 provides that the City's disposal of the real property shall be submitted to and reported upon by the planning agency with respect to conformity with the adopted General Plan. Accordingly, staff has analyzed whether the proposed vacation, abandonment and

disposition conform with the City's adopted General Plan.

General Plan Consistency, Vacation and Abandonment

The proposed vacations are consistent with:

- General Plan, Economy, Education, and Workplace Development Element (Chapter 13), Section E, Policies and Actions to Achieve the Goals, Goal No. 1, 2nd policy, reads: "Support initiatives for entrepreneurship in potential growth."
  The vacation and abandonment will support developers and business owners' ability to establish and expand business in Fontana.

General Plan Consistency, Disposition

The proposed disposition is consistent with:

- General Plan, Economy, Education, and Workplace Development Element (Chapter 13), Section E, Policies and Actions to Achieve the Goals, Goal 1, which reads: "Promote a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors."
  The disposition of this area will allow the city to vacate underutilized land, as well as attract and retain future businesses and create additional jobs. By authorizing the vacation, this underutilized land can be used toward economic development.

CEQA

The proposed action by the Planning Commission is exempt from CEQA pursuant to CEQA Guidelines Section(b)(3) (the common-sense exemption) and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA in that the activity is covered by the common-sense exemption which states 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 vacation, abandonment and disposition of property will not involve nor approve any physical change nor any reasonably foreseeable future change. Therefore, no environmental review is required, and staff is directed to file a Notice of Exemption.

CONCLUSION

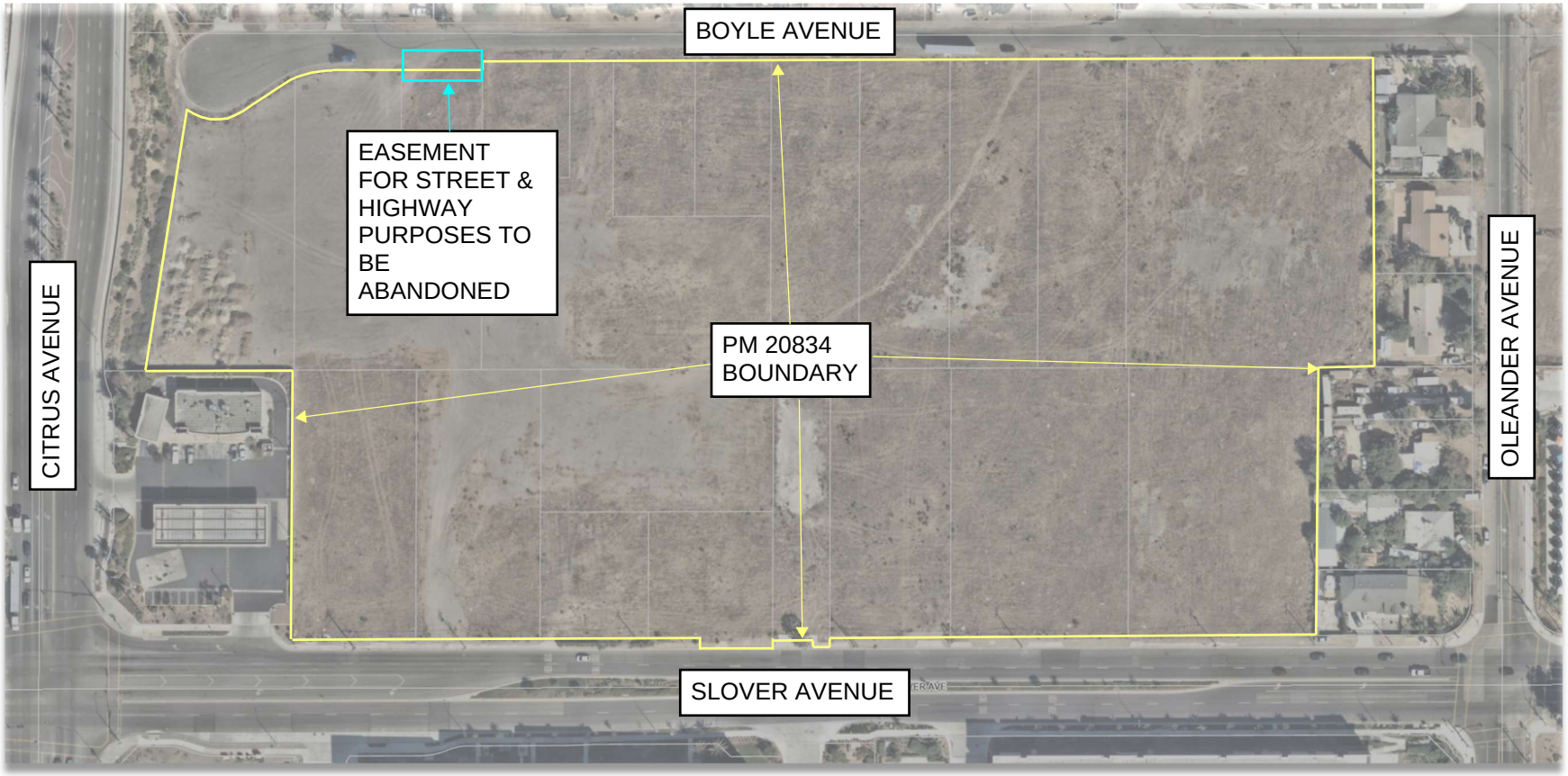
Based on the General Plan goals and policies cited, staff concludes that the disposition of the subject property is consistent with the City of Fontana General Plan.

MOTION:

Approve Staff's recommendation.

ATTACHMENTS:

Attachment No. 1: Vicinity Map
Attachment No. 2: Planning Commission Resolution No. PC 2025-043
Attachment No. 3: Government Code Section 65402(c)



VICINITY MAP

DATE: November 18, 2025

CASE: **General Plan Consistency Determination**
Boyle Avenue

RESOLUTION NO. PC 2025-043

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(B)(3), MAKING CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE VACATION, ABANDONMENT, AND FUTURE DISPOSITION OF A STREET AND HIGHWAY EASEMENT OVER A PORTION OF BOYLE AVENUE ON THE SOUTH SIDE OF BOYLE AVENUE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, the street and highway easement over a portion of Boyle Avenue on the south side of Boyle Avenue (the "Property"), as shown in Attachment 1 (Vicinity Map); and

WHEREAS, the City proposes to vacate, abandon, and dispose of the street and highway easement over a portion of Boyle Avenue on the south side of Boyle Avenue to allow the land to be better utilized, and that land is shown on the attached Exhibit "A" (see Attachment No. 2); and

WHEREAS, Government Code Section 65402(a) states that a local agency may not vacate, abandon, nor dispose of real property or a street within the City until the location, purpose and extent of the vacation, abandonment, or disposition have been reported upon by the planning agency of the City regarding the conformity with the General Plan; and

WHEREAS, the Fontana City Council adopted the City of Fontana 2018-2035 General Plan (General Plan) on November 13, 2018; and

WHEREAS, the vacation, abandonment, and disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element, which supports initiatives for entrepreneurship in potential growth; and

WHEREAS, the vacation, abandonment and disposition of the Property aligns with the objectives of Goal Number 1 and Goal Number 3 of the General Plan's Community Mobility and Circulation Element which provides for a comprehensive and balanced transportation system and multimodal accessibility and transportation planning, as well as accommodating freight movement; and

WHEREAS, vacation, abandonment, and disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element in that it promotes a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors; and

WHEREAS, the purpose of this Resolution is for the Planning Commission of the City of Fontana ("Planning Commission") to make a determination of General Plan conformance in accordance with California Government Code Section 65402(a); and

WHEREAS, the Planning Commission has considered the entire administrative record, including the staff report and oral and written testimony from interested persons; and

WHEREAS, on November 18, 2025, the Planning Commission reviewed the General Plan conformance findings.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission:

SECTION 1. Recitals: the forgoing recitals are true, correct and incorporated herein.

SECTION 2. CEQA. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) (the activity does not have the potential for causing a significant effect on the environment and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA. 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. A determination that a vacation, abandonment, or disposition is consistent with a City's adopted General Plan and has no potential for resulting in physical change to the environment, directly or indirectly. The vacation and abandonment of streets and disposition will not involve nor approve any physical change to the environment nor any reasonably foreseeable future change. Therefore, no environmental review is required and staff is directed to file a Notice of Exemption.

SECTION 3. General Plan Conformance. Based upon the entire record before it, the Planning Commission finds there is substantial evidence supporting a finding that the proposed vacation, abandonment, and disposition of the Property, in accordance with the details listed in the above recitals, is consistent with the goals, objectives and policies of the General Plan. The Planning Commission hereby directs staff to report this finding to the City Council. This finding is based on the fact that this right-of-way is not part of the City's General Plan Community Mobility and Circulation Element, and in part, on the following General Plan policies:

Community Mobility and Circulation Element Policy: Chapter 9, Section E: Policies and Actions to Achieve the Goals, Goal No. 1: "The City of Fontana has a comprehensive and balanced transportation system and multimodal accessibility the top of citywide transportation planning, as well as accommodating freight movement."

Economy, Education, and Workplace Development Element Policy: Chapter 13: Section

E: Policies and Actions to Achieve the Goals, Goal No. 1, Policy: 2nd Bullet, “Support initiatives for entrepreneurship in potential growth.”

The abandonment of the street and highway easement over a portion of Boyle Avenue on the south side of Boyle Avenue will support initiatives for entrepreneurship in potential growth for future developers and business owners that will establish and expand their businesses.

SECTION 4. General Plan Conformance Disposition. Based upon the entire record before it, the Planning Commission finds there is substantial evidence supporting a finding that the proposed disposition of the Property, in accordance with the details listed in the above recitals, is in conformance with the General Plan. The Planning Commission hereby directs staff to report this finding to the City Council. This finding is based on the following General Plan policies:

Economy, Education, and Workplace Development Element Policy: Chapter 13: Section E: Policies and Actions to Achieve the Goals, Goal 1: “Promote a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors.”

The disposition of this area will allow the city to vacate and abandon underutilized land in which it can attract and retain future businesses and create additional jobs. By authorizing this vacation and abandonment, this underutilized land can be used toward economic development.

SECTION 5. Applicability of General Plan Conformance. The Planning Commission’s General Plan conformance determination applies only to the vacation, abandonment, and disposition of the right-of-way as described in this Resolution, and to no other public street.

SECTION 6. Approval: Based on the foregoing, the Planning Commission hereby adopts this resolution and for purposes of reporting General Plan conformance pursuant to Government Code Section 65402 and finds that the street and highway easement over a portion of Boyle Avenue on the south side of Boyle Avenue to be in conformance with the City of Fontana General Plan.

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

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

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

SECTION 10. Severability. If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions or applications of this Resolution are severable.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 18th day of November 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 18th day of November, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

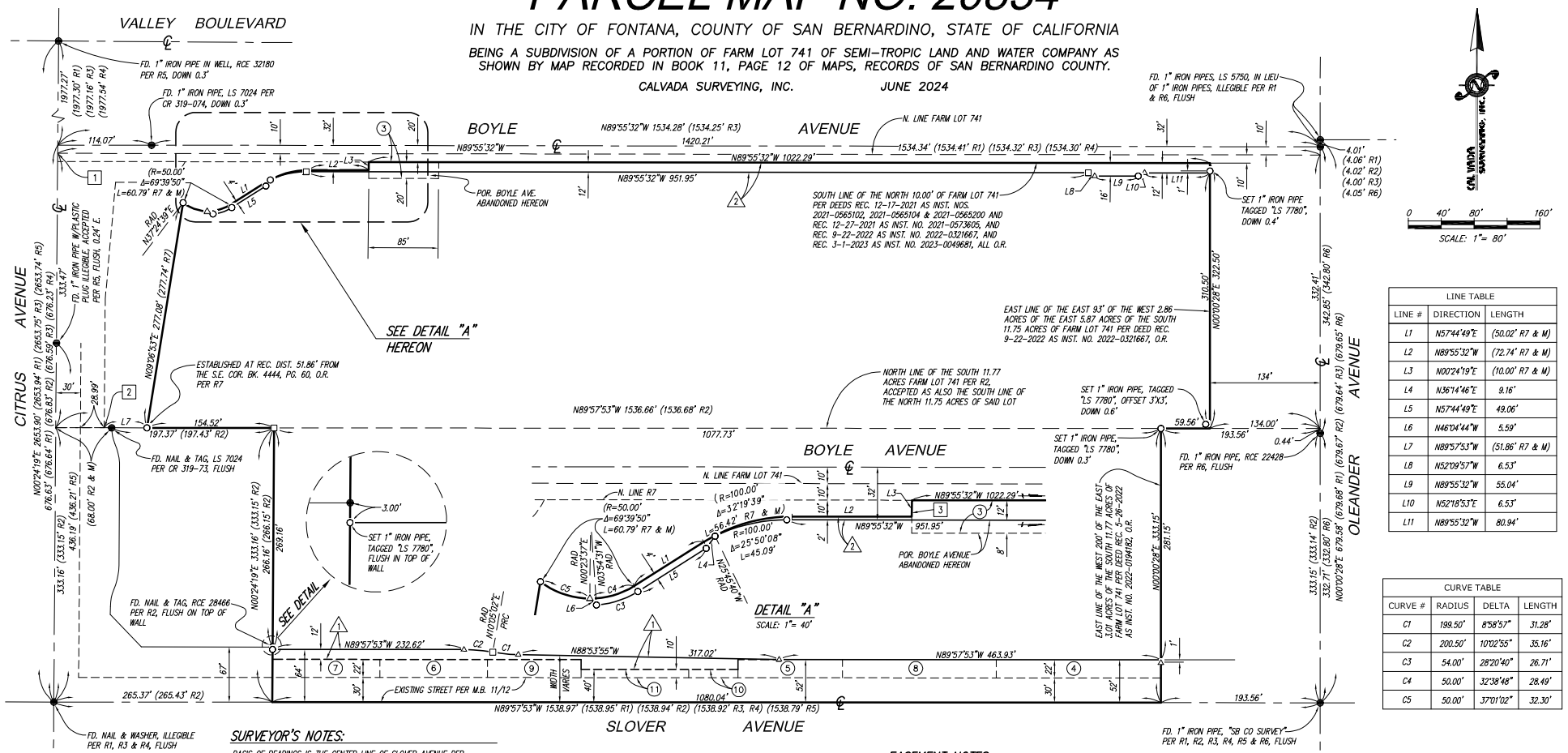
NUMBER OF PARCELS: 1
GROSS AREA = 17.493 AC
NET AREA = 15.805 AC

PARCEL MAP NO. 20834

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF FARM LOT 741 OF SEMI-TROPIC LAND AND WATER COMPANY AS SHOWN BY MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

CALVADA SURVEYING, INC. JUNE 2024



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N57°44'49"E	(50.02' R7 & M)
L2	N89°55'32"W	(72.74' R7 & M)
L3	N00°24'19"E	(10.00' R7 & M)
L4	N36°14'46"E	9.16'
L5	N57°44'49"E	49.06'
L6	N46°04'44"W	5.59'
L7	N89°57'53"W	(51.86' R7 & M)
L8	N52°09'57"W	6.53'
L9	N89°55'32"W	55.04'
L10	N52°18'53"E	6.53'
L11	N89°55'32"W	80.94'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	199.50'	8°58'57"	31.28'
C2	200.50'	10°02'55"	35.16'
C3	54.00'	28°20'40"	26.71'
C4	50.00'	32°38'48"	28.49'
C5	50.00'	37°01'02"	32.30'

SURVEYOR'S NOTES:

BASIS OF BEARINGS IS THE CENTER LINE OF SLOVER AVENUE PER RECORD OF SURVEY 20-0053, RSB 169/31, BEING N89°57'53"W

- ● = FOUND MONUMENT AS NOTED
- ○ = SET 1" IRON PIPE, TAGGED "LS 7780", FLUSH (UNLESS OTHERWISE NOTED)
- □ = SET 1" IRON PIPE, TAGGED "LS 7780", DOWN 0.1'
- △ = SET 1" IRON PIPE, TAGGED "LS 7780", DOWN 0.2'
- (R1) = RECORD DATA PER RECORD OF SURVEY 20-0053, R.S.B. 169/31
- (R2) = RECORD DATA PER PARCEL MAP NO. 16055, P.M.B. 232/75-77
- (R3) = RECORD DATA PER RECORD OF SURVEY 14-100, R.S.B. 155/95
- (R4) = RECORD DATA PER RECORD OF SURVEY 14-040, R.S.B. 154/5
- (R5) = RECORD DATA PER RECORD OF SURVEY 15-118, R.S.B. 156/98-102
- (R6) = RECORD DATA PER PARCEL MAP NO. 19755, P.M.B. 249/68-69
- (R7) = RECORD DATA PER GRANT DEED TO THE CITY OF FONTANA REC. 6-28-2010 AS INST. NO. 2010-0257563, O.R.
- M = MEASURED
- SNF = SEARCHED NOTHING FOUND

EASEMENT DEDICATIONS:

1. SLOVER AVENUE DEDICATED HEREON.
2. BOYLE AVENUE DEDICATED HEREON.

ESTABLISHMENT NOTES:

1. NORTHWEST CORNER FARM LOT 741, M.B. 11/12, ESTABLISHED BY PROPORTION PER R1.
2. S.E. COR. BK. 4444, PG. 60, O.R., ESTABLISHED AT REC. DIST. 28.99' PER SAID DEED.
3. WEST LINE OF THE EAST 85.00' OF THE WEST 3.555 ACRES OF THE NORTH 11.75 ACRES OF FARM LOT 741.

EASEMENT NOTES:

1. RIGHTS OF WAY ACROSS PREMISES FOR CONSTRUCTION & MAINTENANCE OF PIPES FOR WATER CONDUITS RECORDED JANUARY 10, 1925 IN BOOK 877, PAGE 316 AND MAY 5, 1925 IN BOOK 875, PAGE 472, BOTH OF DEEDS. (CANNOT PLOT FROM RECORD)
2. RIGHTS OF WAY ACROSS PREMISES FOR CONSTRUCTION & MAINTENANCE OF PIPES FOR WATER CONDUITS RECORDED JUNE 6, 1934 IN BOOK 970, PAGE 51, O.R. (CANNOT PLOT FROM RECORD)

(3) AN EASEMENT TO THE CITY OF FONTANA FOR STREET & HIGHWAY PURPOSES RECORDED OCTOBER 21, 1985 AS INST. NO. 85-260205, O.R.

(4) AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED JUNE 22, 1999 AS INST. NO. 19990263413, O.R.

(5) AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED AUGUST 30, 1999 AS INST. NO. 19990367123, O.R.

(6) AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INST. NO. 19990429935, O.R.

(7) AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED OCTOBER 14, 1999 AS INST. NO. 19990429939, O.R.

(8) AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED OCTOBER 20, 1999 AS INST. NO. 19990437563, O.R.

(9) AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED DECEMBER 21, 1999 AS INST. NO. 19990522409, O.R.

(10) AN EASEMENT TO COUNTY OF SAN BERNARDINO FOR HIGHWAY & ROAD PURPOSES RECORDED JANUARY 18, 2000 AS INST. NO. 20000016032, O.R.

(11) AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY & PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 11, 2000 AS INST. NO. 20000048694, O.R.

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

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.

ATTACHMENT NO. 3

(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.)

File #: 25-0660
Agenda #: CC-C

Agenda Date: 11/18/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of November 4, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of November 4, 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, November 4, 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, November 4, 2025. Chair Sanchez called the meeting to order at 6:05 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 Daniel Vasquez, the Pledge of Allegiance was led by Secretary Armendarez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of October 21, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commis sioner 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. 24-0059: Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) and Design Review No. 24-0030; A request to consolidate twenty-nine parcels into four parcels for the development of a multi-family project, and a request for site and architectural approval of a 595 multi-family unit project on a 27-acre site at Assessor Parcel Numbers: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30, pursuant to an Addendum to the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) prepared for this proposed project.

Chair Sanchez opened the Public Hearing.

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

Rina Leung, Senior Planner, presented the staff report.

Secretary Armendarez inquired whether written communications are available online and accessible to the public. Deputy City Clerk, Gallardo clarified that written correspondence received are available for public viewing upon submission of a records request.

A discussion ensued regarding the water tank area. Chair Sanchez inquired about how the developer plans to shield the tank from view. Senior Planner, Leung explained that the existing fence between the water tank and the development site will remain in place

and that the developer will add a new block wall adjacent to it to enhance privacy. When asked about the elevation and placement of the wall, staff clarified that it would align with the existing retaining wall and fencing, with a six-foot-high fence on the applicant's side to provide full screening and maintain privacy.

The applicant, Karen Alves with BCT Development**,** stated that she read and agreed to the Conditions of Approval. Ms. Alves introduced the company as new to Fontana but with extensive industry experience. She described the project as a townhome community designed to serve aging millennials and downsizing empty nesters, offering three- and four-bedroom units with direct-access garages and private patio or deck spaces. She noted a strong on-site management program with staff present daily to address maintenance, resident concerns, and parking.

Commissioners inquired about parking control, gating, and screening near the existing water tank. The applicant confirmed two of the three neighborhoods will be gated and that parking exceeds city standards. Regarding the retaining wall and screening near the water tank, Ms. Alves stated a six-foot split-face block wall with landscaping is proposed and expressed willingness to work with staff on taller plantings or adjustments if desired. In response to questions on schedule, the applicant stated grading is anticipated to begin in late spring 2026, followed by vertical construction. Commissioners expressed appreciation for the project design, open spaces, and amenities, noting the development will be a positive addition to the community.

The following individual spoke in opposition:

- Kelly Ivie
- Kevin Hall

Commissioner Lozano noted she that meet with the applicants to go over their plans.

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 2025-041, and,

1. **Adopt an Addendum and Mitigation Monitoring, and Reporting Program (MMRP) to the General Plan Update Final Environmental Impact Report (SCH No. 2016021099) and direct staff to file a Notice of Determination; and,**

2. **Approve Vesting Tentative Parcel Map No. 24-0019 (TPM 20910), and**

3. **Approve (DRP) No.24-0030.**

ACTION: Motion was made by Secretary Armendarez and seconded by Vice Chair Quintana and passed by a vote of 4-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2025-041; Approve Vesting Tentative Parcel Map No. 24-0019 (TPM 20910), and Design Review (DRP) No.24-0030.

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:

Planning Director Nevins acknowledged the Veterans Day holiday and noted that city offices were closed in observance. She expressed gratitude to all current and former service members for their service.

COMMENTS:

A. Public Communication Commission Comments:

Secretary Armendarez thanked the planning commission for their hard work in ensuring projects are thoroughly vetted and easy to understand. He also expressed appreciation to his colleagues for supporting city development initiatives. As a veteran himself, he wished all other veterans a happy Veterans Day.

Commissioner Lozano expressed gratitude to the planning department for their support and presentations. She also extended Veterans Day wishes to all veterans, including her husband, and wished everyone a great evening.

Vice Chair Quintana thanked the staff for their excellent presentations and highlighted a project that embodies the city's "live, work, and play" philosophy, noting the many amenities it offers. He expressed pride in the commission's work and appreciation for veterans.

Chair Sanchez began by emphasizing the importance of veterans in protecting the liberties of the country and wished them a happy Veterans Day. He praised the project for its extensive amenities, noting it sets a high standard for future developments. He reflected on personal experiences with housing and growth in the city and concluded with thanks and well-wishes.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:41 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 18th, 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 18th DAY OF NOVEMBER 2025.

_____
Idilio Sanchez
Chair

File #: 25-0643
Agenda #: PH-A

Agenda Date: 11/18/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 25-0056; Design Review No. 25-0025; A request for the site and architectural review for a proposed mixed-use development consisting of approximately 10,440 square feet of commercial space on the first floor and 30 transitional housing units on the second and third floors, with associated site improvements, on 3.16 acres, located at 16029 Arrow Boulevard (APNs: 0232-201-13), pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

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

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

2. Approve Design Review (DRP) No. 25-0025.

APPLICANT:
Mark Nuaimi
Water of Life Community Church
14418 Miller Avenue, Suite K
Fontana, CA 92336

LOCATION:
The project site is located at 16029 Arrow Boulevard (APN: 0232-201-13)

REQUEST:
Design Review (DRP) No. 25-0025 - A request for site and architectural approval for a mixed-use development project, totaling 30 transitional units and approximately 10,440 square feet of commercial space within a three-story building, and associated site improvements on approximately 3.16 acres.

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

On June 21, 2022, the Planning Commission heard and approved Conditional Use Permit No. 22-0014 and Design Review No. 22-0024, for Phase One of the development plan. Phase One includes the first building on the CityLink campus and other associated site improvements. Phase One has been permitted, constructed, and currently in operation as a result of this approval, including all on and off-site improvements. The current operations include social services, ministry services and other support functions.

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Form Based Code (FBC) Transitional District	Vacant (Phase 1 of the CityLink campus already constructed)
North:	Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Form Based Code (FBC) Transitional District	Service Station, commercial uses
South:	Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Form Based Code (FBC) Multi-Family District	Multi-family residential
East:	Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Form Based Code (FBC) Transitional District	Commercial uses
West:	Walkable Mixed-Use Corridor and Downtown (WMUX-1)	Form Based Code (FBC) Transitional District	Phase 1 of the CityLink campus

PROJECT DESCRIPTION:

A. Site Area: 138,024 square feet/3.17 acres

B. Density: Maximum Allowed: 36 units
Proposed: 30 units

C. Parking:
Required: 156 spaces (including Phase 1 and Phase 2)
Provided: 174 spaces (including Phase 1 and Phase 2)

ANALYSIS:

The applicant, Mark Nuaimi on behalf of Water of Life Community Church, is requesting that the Planning Commission review and approve Design Review No. 25-0025 for development of a mixed-use building consisting of commercial space and transitional housing units, with associated site improvements on approximately 3.16 acres.

Design Review (DRP) No. 25-0025:

The development seeks site and architectural approval of a new multi-use building totaling approximately 30,000 square feet, with 10,440 square feet of commercial space on the first floor, and 30 transitional housing units on the second and third floors. The proposed 30 transitional units will feature five (5) unit types and will be a mixture of studios, one-bedrooms, two-bedrooms and three-bedrooms, ranging in size from 390 square feet to 1,030 square feet. There will be eight (8) studios, sixteen (16) one-bedrooms, two (2) one-bedroom with an elevator, two (2) two-bedrooms, and two (2) three-bedrooms.

The applicant proposes a multiplex building type designed with a Modern architectural style. The building will feature an exterior light tan color palette scheme, with rust and dark brown accents. The architectural style will be exemplified with ample glazing, metal awnings and railing, and a flat and varying roofline. The project will be aesthetically pleasing and be complementary to the existing building on the southwest portion of the site. The proposed project includes associated on and off-site improvements, including parking spaces, new landscaping, lighting, curb, gutter, sidewalks, and utilities related to the project.

The proposed project is phase two of the CityLink campus. Phase one includes provides support services such as a food pantry, counseling services, ministry support rooms etc. Phase two will provide transitional and supportive housing on top of retail and office uses. The commercial uses will provide services for both the residents and surrounding community by providing local service providers and on the job training for residents.

Grading/Walls:
The project site is vacant and undeveloped. The topography of the project site is relatively flat. The existing drainage pattern flows from north to south. A six-foot tall block wall is existing on the southern property line and will remain in place. Existing split-rail fencing is located along the northern and eastern property lines and will be removed at the time of construction.

Site Access/Circulation/Parking:
Access onto the project site will be provided from Citrus Avenue, Tokay Avenue and Arrow Boulevard. The internal circulation has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use. Parking provided on site will serve both buildings on the site and exceeds the requirements in the Zoning and Development Code.

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

MOTION:
Approve staff's recommendation.

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

CITY OF FONTANA PLANNING DEPARTMENT



NORTH

VICINITY MAP

DATE: November 18, 2025

CASE: Master Case No. 25-0056
Design Review No. 25-0025

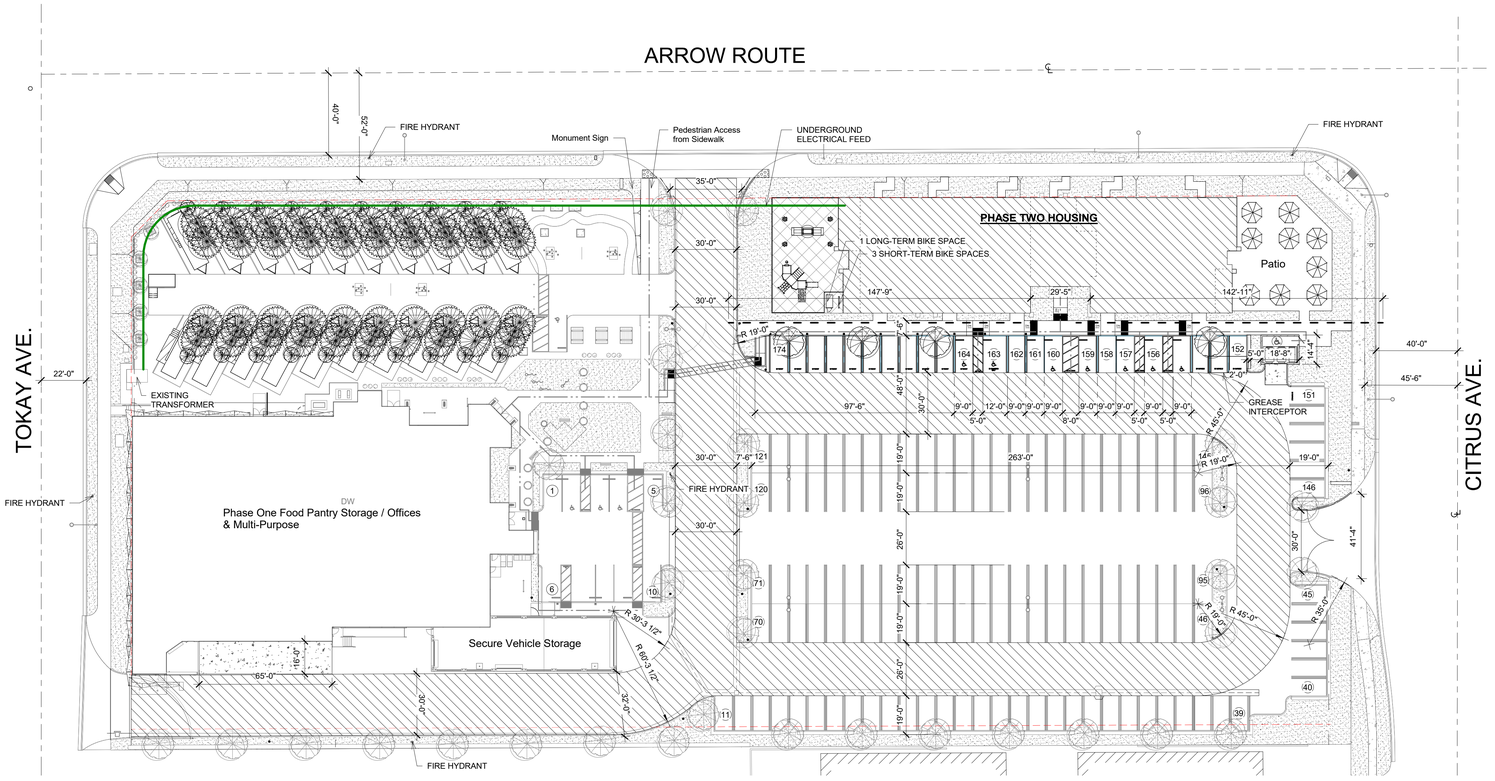
ATTACHMENT NO. 1

ATTACHMENT NO. 2

Proposed Mixed-Use Development For:

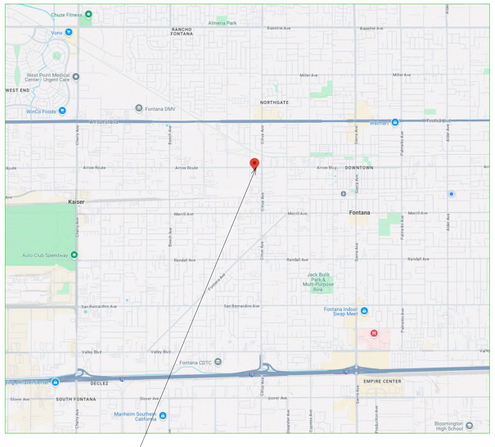
CITYLINK - Water of Life

16029 Arrow Blvd., Fontana, CA 92335



Site Plan - Phase Two

1" = 30'-0"



Vicinity Map

LOT AREA: 168,448 SQ. FT.
BUILDING FOOTPRINT (PHASE 1): 20,043 SQ. FT.
BUILDING FOOTPRINT (PHASE 2): 10,381 SQ. FT.
NET LOT AREA: 138,024 SQ. FT. (100%)

LANDSCAPE AREA: 23,075 SQ. FT. (16%)
HARDSCAPE AREA: 114,949 SQ. FT. (84%)

LOT COVERAGE: 18 %

TOTAL SPACES REQUIRED:
PARKING ANALYSIS PHASE 1:
MULTI-PURPOSE ROOM (3,625 SF / 40) = 91 SPACES
TRANSITIONAL DISTRICT REDUCED PARKING (65%) = 59 SPACES (WEEKENDS & WEEKNIGHTS)

OFFICE 15,360 SF / 250 = 61.4 SPACES
WAREHOUSE 8,405 SF / 1000 = 8.4 SPACES
TRANSITIONAL DISTRICT REDUCED PARKING (65%) = 46 SPACES (WEEKDAYS)

PARKING ANALYSIS PHASE 2:
RETAIL & LOBBY FIRST 5,000 SF / 175 = 29 SPACES
RETAIL & LOBBY 2,760 SF / 200 = 14 SPACES
FAST CASUAL RESTAURANT 1,781 SF / 75 = 24 SPACES
FAST CASUAL RESTAURANT OUTDOOR SEATING 2,542 SF / 75 = 34 SPACES
TRANSITIONAL DISTRICT REDUCED PARKING (65%) = 65 SPACES
3 BEDROOM APARTMENTS (2 X 1.5) = 3 SPACES
2 BEDROOM APARTMENTS (2 X 1.5) = 3 SPACES
1 BEDROOM APARTMENTS (12 X 1) = 12 SPACES
STUDIO APARTMENTS (18 X 1) = 18 SPACES
TOTAL SPACES FOR APARTMENTS: 36 SPACES

TOTAL SPACES REQUIRED:
PHASE 1:
= 59 SPACES (WEEKENDS & WEEKNIGHTS)
= 46 SPACES (WEEKDAYS)

PHASE 2: (CURRENT PHASE)
97 SPACES (PHASE 2) **+ 59 SPACES** (PHASE 1)(WEEKENDS & WEEKNIGHTS)
= 156 SPACES (WEEKENDS & WEEKNIGHTS)
97 SPACES (PHASE 2) **+ 46 SPACES** (PHASE 1)(WEEKDAYS) **= 143 SPACES** (WEEKDAYS)

TOTAL SPACES PROVIDED:
PHASE 1 & 2 **= 174 SPACES**
(INCLUDING 5 (4 REG. + 1 VAN) ACCESSIBLE SPACES)

SERVICE VEHICLE PARKING: 4 SPACES

SHORT-TERM BICYCLE PARKING:
REQUIRED: 174 PARKING SPACES x 5% = 9- BIKE CAPACITY RACK
PROVIDED: 9 - BIKE CAPACITY RACK

LONG-TERM BICYCLE PARKING:
REQUIRED: 174 PARKING SPACES x 5% = 9- BICYCLE PARKING FACILITY
PROVIDED: 9 (EXTERIOR LOCKER)

BUILDING AREAS (PHASE 2):

1ST FLOOR

FAST CASUAL RESTAURANT	2,259 SF
RETAIL JOB TRAINING	1,511 SF
LEASE SPACE	4,755 SF
LOBBY	1,136 SF
ELECTRICAL ROOM	261 SF
FIRE RISER ROOM	33 SF
STAIR #1	257 SF
STAIR #2	230 SF
TOTAL	10,442 SF

2ND FLOOR

(4) STUDIO (390 SF)	1,560 SF
(8) 1-BEDROOM (571 SF)	571 SF
(1) 1-BEDROOM W/ ELEVATOR (561 SF)	561 SF
(1) 2-BEDROOM (814 SF)	814 SF
(1) 3-BEDROOM (1,030 SF)	1,030 SF
HALLWAY	1,021 SF
LAUNDRY	115 SF
LOUNGE	302 SF
TOTAL	5,974 SF

3RD FLOOR

(4) STUDIO (390 SF)	1,560 SF
(8) 1-BEDROOM (571 SF)	571 SF
(1) 1-BEDROOM W/ ELEVATOR (561 SF)	561 SF
(1) 2-BEDROOM (814 SF)	814 SF
(1) 3-BEDROOM (1,030 SF)	1,030 SF
HALLWAY	1,021 SF
LAUNDRY	115 SF
LOUNGE	302 SF
JANITOR ROOM/ROOF ACCESS	48 SF
TOTAL	6,022 SF

TOTAL UNIT BREAKDOWN:

A - (8) STUDIO (390 SF)	3,120 SF
B - (16) 1-BEDROOM (571 SF)	9,136 SF
B.1 - (2) 1-BEDROOM W/ ELEVATOR (561 SF)	1,122 SF
C - (2) 2-BEDROOM (814 SF)	1,628 SF
D- (2) 3-BEDROOM (1,030 SF)	2,060 SF

Sequence of Drawings - DR

Number	*Description*
A-1	Site Plan
PL0	Site Plan
PL1	CityLink Narrative
PL2	Enlarged Site Plan
PL3	Floor Plan
PL4	Floor Plan
PL5	Exterior Elevations Option 1
PL5.1	Signage Option 1
PL5.2	Exterior Elevations Option 2
PL5.3	Signage Option 2
PL6	3D Views
1 OF 1	Concept Grading Plan
1	Planting Plan

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Project Information

OWNER:	WATER OF LIFE COMMUNITY CHURCH 14418 MILLER AVENUE, SUITE K FONTANA, CA 92336 (909) 463-0103 x4133
CONTACT:	MARK NUAIMI markn@wateroflifecc.org
PROJECT ADDRESS:	16029 ARROW BLVD. FONTANA, CA 92335
ARCHITECT:	ANDRESEN ARCHITECTURE, INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688
CONTACT:	DOUG ANDRESEN doug.andresen@aaifirm.com
STRUCTURAL:	TANG STRUCTURAL ENGINEERS, INC. 7950 CHERRY AVE, SUITE 114 FONTANA, CA 92336 (909) 429-0450 CHE TANG che@tang-se.com
MECHANICAL, ELECTRICAL, PLUMBING: MECHANICAL CONTACT:	RPM ENGINEERS 102 DISCOVERY, IRVINE, CA 92618 JAY KIM (949) 880-2503 jayk@rpmpe.com
PLUMBING CONTACT:	CHITAI CHUNG (949) 880-2519 chitaic@rpmpe.com
ELECTRICAL CONTACT:	LAN NGUYEN (949) 880-2509 lann@rpmpe.com
CIVIL:	ALLARD ENGINERING 16866 SEVILLE AVENUE FONTANA, CA 92335 (909) 356-1815 RAY ALLARD rallard@allardeng.com
LANDSCAPING:	LANDSCAPE DYNAMICS (951) 264-8195 SARA ZOLL sarazoll@landscapedynamics.net
GENERAL CONTRACTOR:	
CONTACT:	
SOILS ENGINEER:	
CONTACT:	
REPORT NO.	

Building Data

APN:	0232-201-12 & 13
ZONING:	FBC - TRANSITIONAL DISTRICT
OCCUPANCY GROUP:	R-2 (APARTMENTS), A-2 (RESTAURANT), M (RETAIL), B (LEASE SPACE - OFFICE)
CONSTRUCTION TYPE:	V-A
BUILDING TYPE:	COURTYARD
FRONTAGE:	DOORYARD
FIRE SPRINKLERS:	NFPA 13 SPRINKLERS REQUIRED. FIRE ALARM SYSTEM NOT REQUIRED PER CBC 907.2.1
EASEMENTS:	NONE
PROJECT DESCRIPTION:	PROPOSED 3-STORY MIXED-USE RESIDENTIAL AND RETAIL SPACES. THE RETAIL USES WOULD PROVIDE SERVICES FOR BOTH THE RESIDENTIAL UNITS AND THE SURROUNDING COMMUNITY, SUCH AS SOCIAL SERVICE PROVIDERS AND ON-THE-JOB TRAINING FOR RESIDENTS. THE 30 UNITS (3 BR, 2 BR, 1 BR AND STUDIOS) ARE TRANSITIONAL HOMELESS HOUSING. ALL ON-SITE AND OFF-SITE WORK WAS COMPLETED ON A PREVIOUS PERMIT APPLICATION EXCEPT FOR AN ADDITONAL 27 PARKING SPACES AND ONE REFUSE ENCLOSURE.
BUILDING HEIGHT:	R-2 = 40'-0" (504.3) A, B, M = 60'-0"
NUMBER OF FLOORS:	R-2 - 3 B - 3 A-2 - 2 M - 2
	- EXIT ACCESS STAIRWAYS ARE NOT RATED PER 1019.3 EX.1 - MAXIMUM EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250 FEET (TABLE 1017.2) - ELEVATOR TO HAVE 1-HOUR FIRE BARRIER (PER SEC 713.2) SHAFT ENCLOSURE PER SEC 713.4 AND OPENINGS PROTECTED WITH 1-HOUR DOOR & FRAME ASSEMBLY PER TABLE 716.1(2)

Proposed Mixed-Use Development For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025
24-5156

LICENSED ARCHITECT Douglas Andresen C-13504 12/31/25 RENEWAL DATE STATE OF CALIFORNIA

Site Plan

PL0

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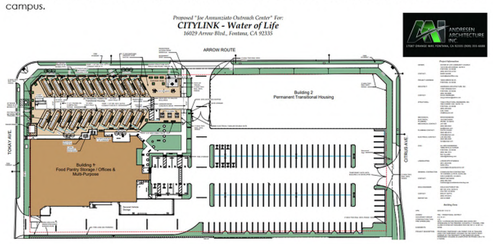
C:\Users\MicaelaCruz\Andresen Architecture Inc\AAI - Access\Projects\4_Projects 2020-2029\2024\24-5156 Water of Life Phase 2\Revit\24-5156 WOL P2 (Site) - R25.rvt
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Project Name: CITYLINK PERMANENT TRANSITIONAL HOUSING (BUILDING 2)

CITYLINK CAMPUS DEVELOPMENT

CITYLINK has launched an exciting campus development in the heart of the city of Fontana. Located at the corner of Arrow & Citrus, the goal is to create a multi-use, residential community that meets the housing and support service needs of Fontana's homeless community. Our CityLink campus development has completed the construction of the Support Services Building (Building 1) and the development of the Temporary Use Permit site – home to 20 trailers that serve as transitional homeless housing.

In order to meet the City & County's stated goal to "to accelerate the production of new housing units to address and prevent homelessness," Water of Life Community Church altered the CityLink campus development to add 20 trailers as transitional housing for a period of up to 3 years, until such time that a 3-story residential mixed-use building is designed, financed, and constructed at the northeast corner of the campus.



BUILDING 2 -- 3-Story Mixed Use Development -- The purpose of the 3-story mixed use development is to design, finance, and construct 30 permanent transitional housing units within the useful life of the interim trailers. Much of the site development and infrastructure was constructed during the Support Services building construction to support the 3-story mixed use development.

This development in the northeast corner of the site is conceptually a three-story structure. The site is entitled for up to 36 apartments or a combination of mixed use residential and retail spaces. These retail uses would provide beneficial services for both the residential units and surrounding community. These may also house social service providers, and hands on job training opportunities becoming truly a one-stop shop within the community.

In addition to the construction of the 3-story mixed-use residential facility, the installation of an additional 25+ parking spaces, development of architectural plans and final engineering are required for permitting and bidding.

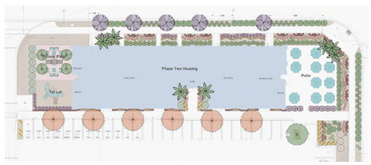
3-STORY MIXED USE DEVELOPMENT (BUILDING 2)

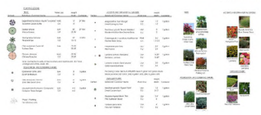
Water of Life has begun conceptual design of the 3-story mixed-use development to assess the potential uses and the costs to construct this building. The preliminary concept (shown below) includes development of 30 units (3BR, 2BR, 1BR & studio units) for transitional homeless housing on top of a ground floor for retail / office uses. This 30,000 sq-ft building represents a considerable investment for the community and would bring a much-needed addition of housing and job training opportunities to address the homelessness challenge in Fontana.





The 10,000 sq-ft of retail uses are envisioned to provide employment / job training opportunities to those residing in the homeless units. Part of the space will be allotted to operation of CITYLINK's Retail Store which has operated for over a decade at the former CityLink campus in downtown Fontana. Given the high visibility of the corner, we believe an eatery is also a viable opportunity. The balance of the retail/office space will be available for supportive uses to the campus. The income from these retail / office uses will provide a portion of the funding required to operate & maintain the transitional housing units for the homeless.





PROJECT SUSTAINABILITY

Ultimately, Water of Life is focused on the development & operations of the 30 supportive housing units included in the Mixed Use development project. While the details of that development are being finalized, WOL bases project sustainability through a combination of funding sources:

- **Water of Life Community Church:** For over 30 years, Water of Life has contributed 10% of its annual operating budget to supporting others outside our church. This "tithe" has provided support to our CITYLINK operation for the past 14 years and is a Core Value of our church. The annual tithe amount from the church exceeds $1.4 million annually and a significant portion of that is invested in CARING for the poor locally;
- **Development Revenue:** Office space in Fontana is leasing at $20 - $30/sf per year. By dedicating the bottom floor of Building 2 to such uses, lease income from the site approaches $200k - $300k annually. Operation of the CITYLINK Thrift Store will also generate tens of thousands a year in revenue to the project. Finally, if WOL operates the eatery, new revenues from that operation would also be used to sustain the development;
- **Continued Grant funding:** WOL has a long track record of success in securing grant funding towards the delivery of services associated with homeless support services, training, food insecurity, etc. The City of Fontana has also demonstrated a commitment to funding services / housing solutions to address the challenges within the community and we are confident that this campus development will play a significant role in achieving the City's goals of eradicating homelessness in the community.
- **Foundations/Philanthropy:** Water of Life is engaged in multiple requests to local & regional foundations who have expressed interest in supporting this area of need in the community. CITYLINK continues to expand grant writing within the organization. In the past 4 months, CITYLINK has submitted to Bank of America, Chick-Fil-A, Brotherhood Mutual insurance, and Union Pacific. We have a goal of developing 10-12 proposals per year;
- **Community Health Services:** As a means of addressing social determinants of health and health disparities, Medi-Cal managed care plans (IEHP & Molina) are able to earn incentive funds for making investments and progress in addressing homelessness and keeping people housed. CITYLINK is positioned to be a recipient of these funds. We have ongoing discussions with IEHP and are evaluating this expanding source of private healthcare funding to address homelessness and increase the supply of housing in the region;
- **Rental income:** While our current plan is to operate the entirety of the Phase 3 development as supportive/transitional housing, if the conditions demand that a portion of the project become income generating, we will work with our partners at the city, county and foundations to evaluate the benefits to implementing such an approach;
- **God** has sustained us: If you are public agency reading this request, this is probably an unusual strategy to include in a pro-forma. For Water of Life, our trust in God providing for us has been at the core of our testimony. We are confident that as we remain faithful stewards to what God is entrusting to us, He will entrust more to us!

MORE ABOUT THE NEW CITYLINK CAMPUS

Building 1 – Support Services Building



The Support Services Building (Building 1) is a 27,000 square foot multi-use facility that houses our CITYLINK ministries. The first floor of the building includes over 8,000 square feet of food pantry and ministry storage, almost 3,000 square feet of ministry support classrooms, a 3,625 sq-ft Multi-Purpose Room (MPR), public restrooms, a small healing kitchen, and a secure reception area equipped with counselling rooms and restrooms / shower facilities for the homeless.

The second floor consists primarily of office space to house the CITYLINK ministries and Pathway to Housing program team. This building also includes an attached secure vehicle storage where our refrigerated truck, mobile medical unit, and the Showers of Blessing (mobile homeless showers) trailer are stored.

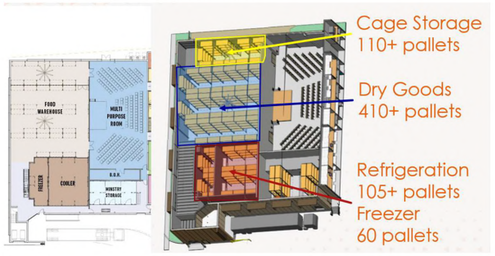
For a complete listing and further information on CITYLINK ministries, you can access an online flipbook at:
https://user-5frv2sr.cld.bz/CityLink-book-singlepages-nobleed

Here you will learn about our Food Distribution, Mobile Medical Unit, Cherish, Embrace Met, and Pathway to Housing ministries. We also provide an overview of our Special Events in the community, including our annual Thanksgiving Turkey Distribution and Christmas Toy Store.



Expanded Food Storage Capacity

Key to this building is the expanded capacity available for storage for both dry goods and refrigerated food items. This is going to allow CITYLINK to expand food ministry in the community and partner with additional smaller entities, serving as a food warehouse for their needs.



SITE SAFETY / SECURITY

Site Safety & Security is monitored and maintained through a number of means:

- Security Cameras – the CityLink campus has a number of security cameras throughout the parking lot and on the Support Services building;
- Security Services – Water of Life will have overnight security monitoring for the site. At this time, the decision hasn't been finalized on whether it will be provided remotely or through on-campus security personnel;
- Active Staff Presence – throughout the week, CityLink is an active campus with over 20 staff members, including the case managers, local outreach team members, and campus pastors who are there to address issues if / when they arise;

BUILDING 2 SAFETY / SECURITY

Building 2 Safety & Security is monitored and maintained through a number of means:

- Security Cameras – additional security cameras will be integrated into the common spaces of the mixed-use development. These cameras will be viewed both within the Support Services building as well as in the lobby of the mixed-use development;
- Security Services – The Mixed-Use development lobby has space for a security presence (if needed);
- Access Control – guests residing in the transitional homeless housing will be provided access control devices that will allow CityLink staff to monitor the arrivals of clients to the campus.
- Active Staff Presence – throughout the week, CityLink is an active campus with over 20 staff members, including the case managers, local outreach team members, and campus pastors who are there to address issues if / when they arise;

OPERATIONAL PLAN FOR TRANSITIONAL HOUSING – Once completed, the Transitional Housing units provide housing for homeless clients who are part of our Pathway to Housing Program. By being adjacent to our Support Services building, our clients will have direct access to our Pathway to Housing services.

- Starting with the screening and assessment, individuals and/or families connect with our Street Outreach & Engagement team. This dedicated team meets and greets clients to initiate the intake process. Utilizing the HMIS system through the County of San Bernardino, the outreach team gathers pertinent information using documents such as the Vulnerability Index Prioritization Decision Assistance Tool (VI-SPDAT) to establish immediate risks the clients face.
- After the intake, street outreach may refer clients to any of the Pathway to Housing programs for which they qualify. Each program is equipped with dedicated case management who partner with clients to develop an Individual Housing Action Plan (IHAP). Taking a trauma informed approach, case managers create a safe environment where clients feel secure and can trust the team. Together, the team works closely with clients to shape the IHAP, incorporating their goals and input. From there, case managers implement the IHAP and continually evaluate the progress and success of the client.
- Case managers are housing focused and simultaneously provide robust wrap-around services that address varying degrees of needs. These services include document readiness, basic needs (such as clothing, food, hygiene), financial literacy, budgeting, credit repair, job readiness (including job training, motivational interviewing, and resume writing), continued education, healthcare (with a focus on mental and emotional wellness, substance use disorder), life skills, and transportation.
- Our entire team actively gathers and utilizes resources. We also look to partner with outside agencies such as the City of Fontana, Fontana Police Department, County agencies, Quality Management Group (QMG), and collaborate with various Water of Life ministries led by volunteers that provide services such as mentorship, spiritual counseling, Celebrate Recovery programs, Money Matters (financial literacy counseling) and River's Edge Ranch, a men's substance abuse rehabilitation center in Lucerne Valley.
- Once clients are identified as potential residents for one of the units, they undergo a background check, complete a financial assessment (to confirm income limit qualifications), and then enter into an agreement with Pathway to Housing identifying the "House Rules" for the complex. Once they move in, case managers continue working with them on their IHAP and address any behavior issues that are in violation of the "House Rules".

COMMUNITY AMENITIES

- Additional Showers -- the Support Services building also has two (2) showers integrated in the lobby for additional access for the clients. Use of these facilities will be scheduled through the case managers / CityLink support staff;
- Multi-purpose Room – the Support Services building has a multi-purpose room that will have activities programmed throughout the week / weekend that allow both the clients in the trailers and from the surrounding community to participate;

ABOUT CITYLINK

Since 2009, CITYLINK has provided support services to low income, under-employed residents within the community. In addition to receiving boxes of food from the warehouse, there are support services housed within CITYLINK to assist clients in securing job training, education, parenting skills, language skills, rental assistance, homeless prevention and other services to our community.

For the past thirteen years, the staff at CITYLINK has administered and delivered our Pathway to Housing homelessness services to the Fontana community under the HPRP Program, the ESG Program, the ESG-CV program, and other programs in collaboration with the City of Fontana, County of San Bernardino, and other funding entities. The programs have funded wrap-around services that include:

- **Rapid Re-housing Tenant-Based Rental Assistance --** short-term, medium-term rental assistance, security deposits, utility deposits/payments, financial assistance, and moving costs assistance.
- **Rapid Re-housing Housing Relocation and Stabilization Services --** housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair and more.
- **Homeless Prevention Tenant-Based Rental Assistance --** Short-term (up to three months) and medium-term rental assistance, including up to six months of rental arrears, to individuals and families at imminent risk of homelessness.
- **Homeless Prevention Housing Relocation and Stabilization Services --** Homelessness prevention housing relocation and stabilization services, including financial assistance such as rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair.
- **HMIS Reporting --** HMIS and data collection, including staff costs for contributing data to the HMIS designated by the local CoC, including time to complete data entry, monitoring, and reviewing of data quality.

In 2020 CITYLINK was able to expand its scope of services with the administration of the ESG-CV program in the following areas:

- **Street Outreach & Engagement --** essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. Services include engagement, case management, emergency health and mental health services, transportation, and services for special populations.
- **Emergency Shower Unit --** Providing access to showers with a portable shower unit to help mitigate the spread of the Corona Virus and other related diseases. Providing showers on a monthly and weekly basis. Engagement with the homeless population using services and providing case management.
- **Emergency Shelter Program --** Providing emergency shelter in the form of hotel vouchers for up to 30 days while providing essential services, including case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. Additionally, under the Family Homelessness Challenge grant, CITYLINK in partnership with the City of Fontana is opening the Bridge of Home Emergency Shelter in September 2023.

Each of these services represent a piece of our "Pathway to Housing" program (see below) and the final piece of that program is the development of additional supportive housing as part of our CITYLINK campus development.



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Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025
24-5156

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

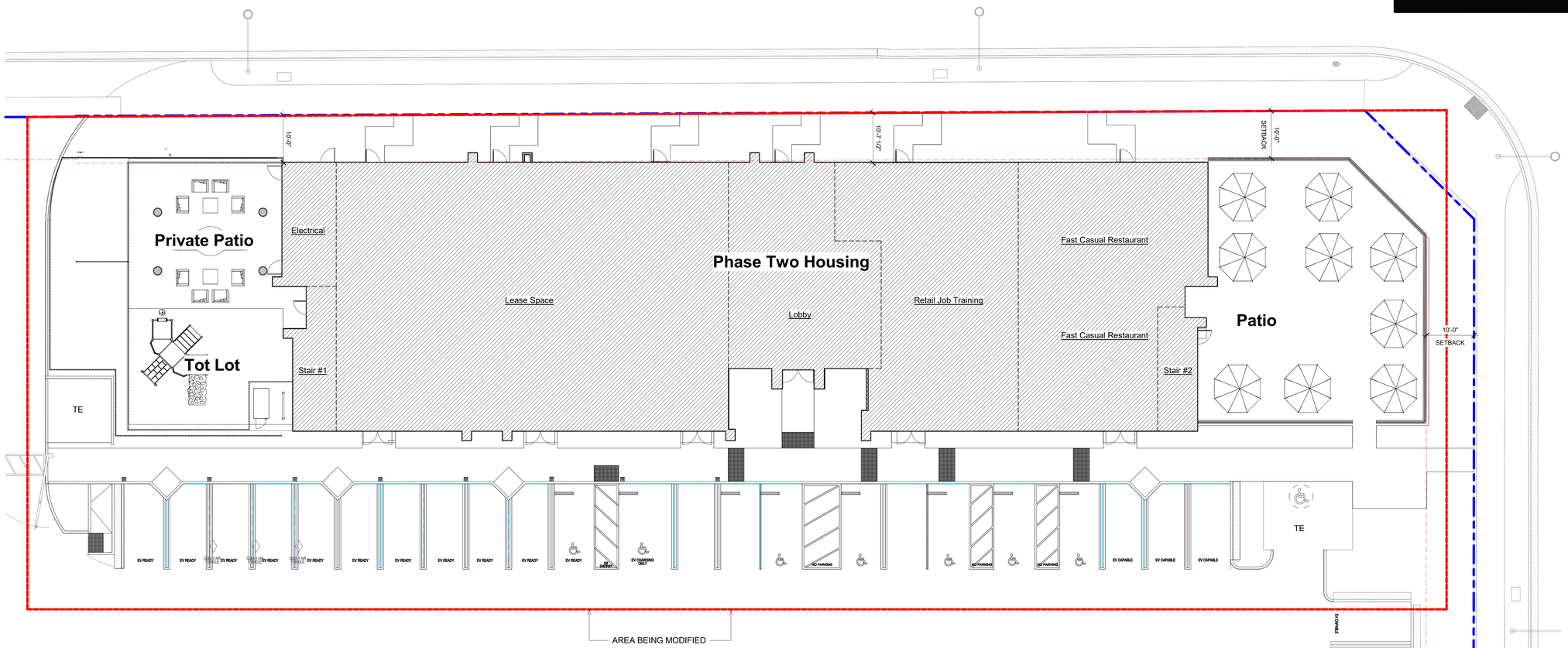
CityLink Narrative

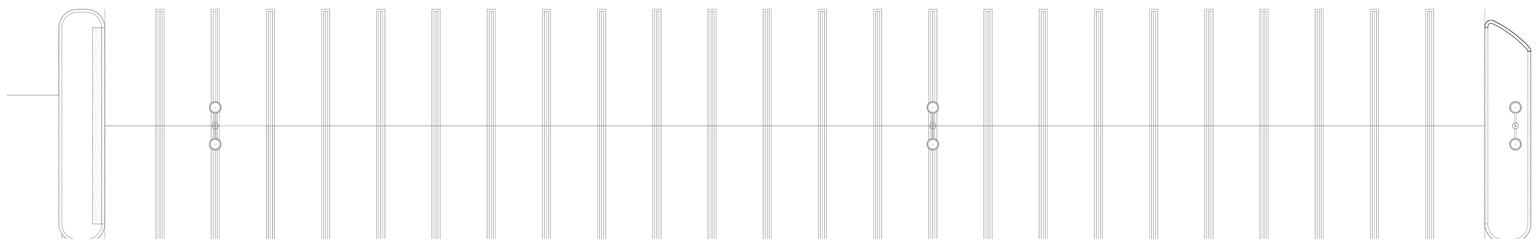
PL1

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17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688





Enlarged Site Plan
1" = 10'-0"

Area Schedule	
Name	Area
All-Gender	76 SF
All-Gender	78 SF
All-Gender	78 SF
All-Gender	76 SF
All-Gender	76 SF
All-Gender	75 SF
All-Gender	76 SF
All-Gender	76 SF
Electrical	261 SF
Elevator	94 SF
Fast Casual Restaurant #1	1042 SF
Fast Casual Restaurant #2	1065 SF
Fire Riser	33 SF
Hallway	228 SF
Lease Space	4527 SF
Lobby	236 SF
Machine Rm.	55 SF
Mail Room	106 SF
Manager's Office	136 SF
Retail Job Training	1356 SF
Security	205 SF
Stair #1	257 SF
Stair #2	230 SF
Level 01	10440 SF

Area Schedule	
Name	Area
1-Bedroom	571 SF
1-Bedroom	571 SF
1-Bedroom	561 SF
1-Bedroom	571 SF
1-Bedroom	585 SF
1-Bedroom	571 SF
1-Bedroom	571 SF
1-Bedroom	571 SF
1-Bedroom	572 SF
2-Bedroom	814 SF
3-Bedroom	1030 SF
Hallway	1021 SF
Laundry	115 SF
Lounge	302 SF
Studio	388 SF
Studio	388 SF
Studio	389 SF
Studio	390 SF
Level 02	9979 SF

Area Schedule	
Name	Area
1-Bedroom	571 SF
1-Bedroom	571 SF
1-Bedroom	388 SF
1-Bedroom	571 SF
1-Bedroom	571 SF
1-Bedroom	585 SF
1-Bedroom	571 SF
1-Bedroom	571 SF
1-Bedroom	572 SF
2-Bedroom	814 SF
3-Bedroom	1030 SF
Hallway	1019 SF
Janitor/Roof Access	48 SF
Laundry	115 SF
Lounge	302 SF
Studio	561 SF
Studio	388 SF
Studio	390 SF
Studio	389 SF
Level 03	10026 SF
Grand total	30446 SF

Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

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24-5156

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Enlarged Site Plan

PL2

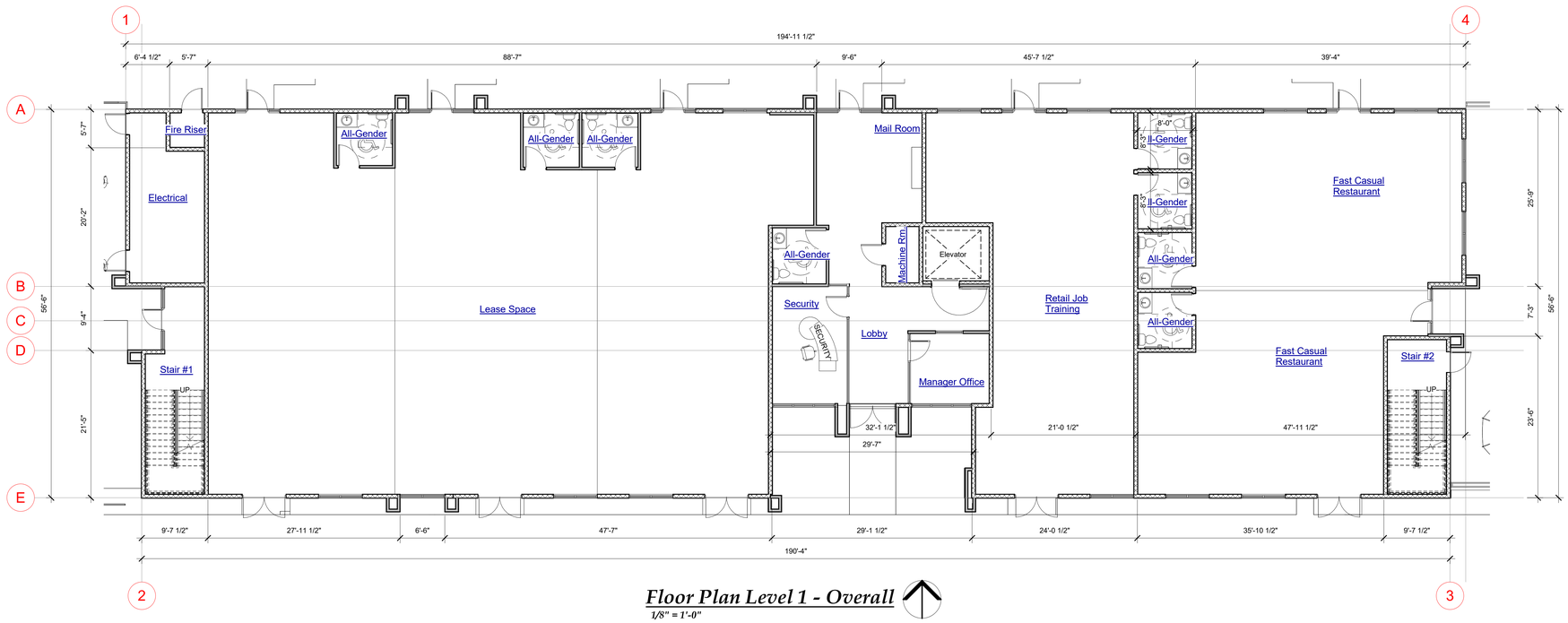
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Floor Plan Level 2 - Overall

1/8" = 1'-0"

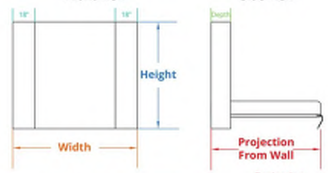


Floor Plan Level 1 - Overall

1/8" = 1'-0"

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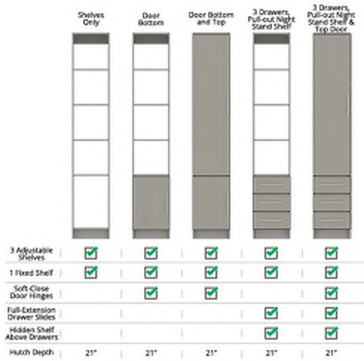
Studio Murphy Bed W/ Side Hutches Dimensions



Mattress	Width	Height	Depth	Projection From Wall
Twin	79"	83"	21"	85"
Twin X-Long	79"	88"	21"	90"
Full	94"	83"	21"	85"
Queen	100"	88"	21"	90"
King	116"	88"	21"	90"

Side Hutches are 18" Wide

Accommodates any standard U.S. mattress sizes up to 11" thick.





Murphy Bed

Proposed "Joe Annunziato Outreach Center" For:

CITYLINK - Water of Life

16029 Arrow Blvd., Fontana, CA 92335

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24-5156	

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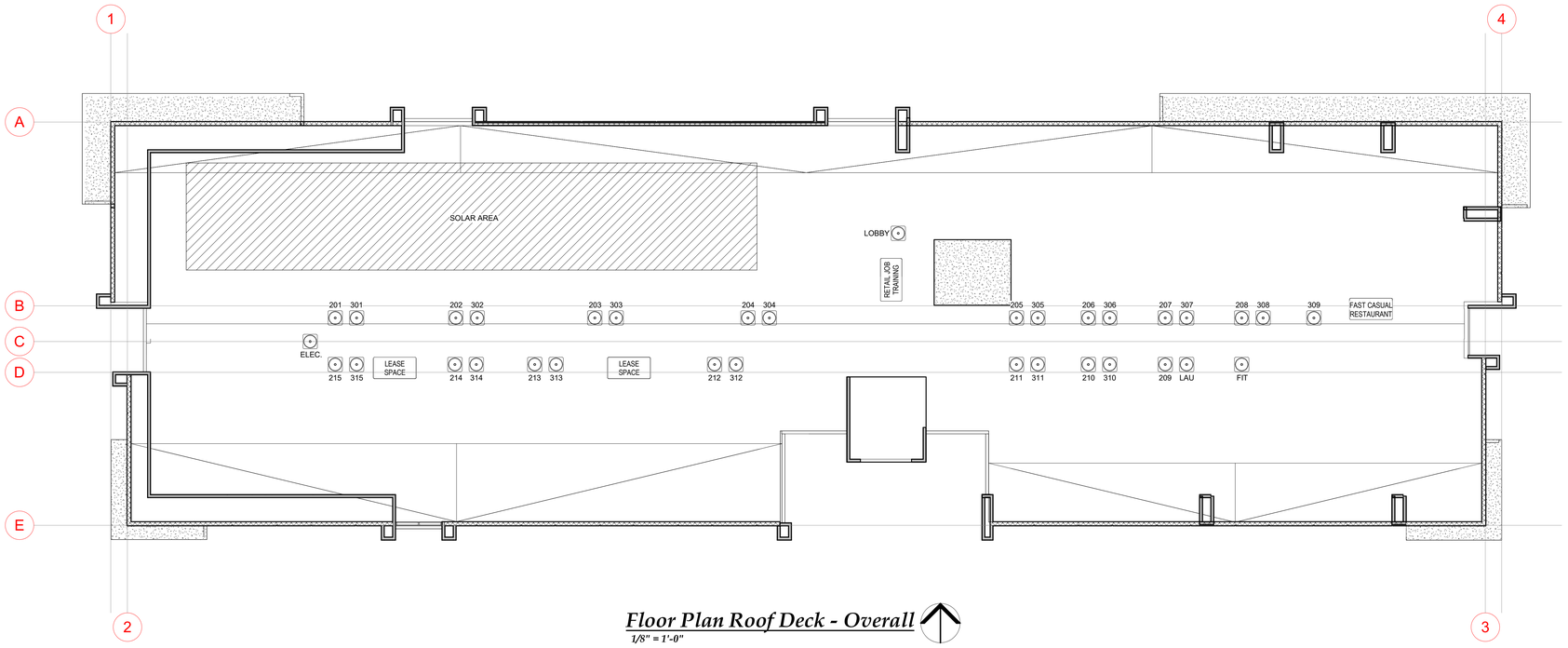
Floor Plans

PL3

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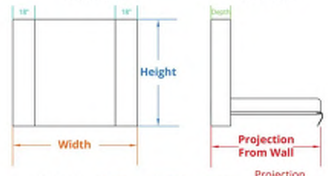


Floor Plan Roof Deck - Overall
1/8" = 1'-0"



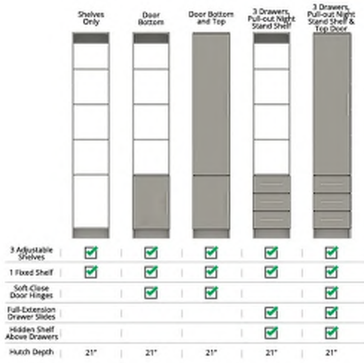
Floor Plan Level 3 - Overall
1/8" = 1'-0"

Studio Murphy Bed W/ Side Hutches Dimensions



Mattress	Width	Height	Depth	Projection From Wall
Twin	79"	83"	21"	85"
Twin X-Long	79"	88"	21"	90"
Full	94"	83"	21"	85"
Queen	100"	88"	21"	90"
King	116"	88"	21"	90"

Side Hutches are 18" Wide
Accommodates any standard U.S. mattress sizes up to 11" thick.





Murphy Bed

Proposed "Joe Annunziato Outreach Center" For:
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Floor Plans

PL4

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2,535 SF FACING ARROW
x 40%
1,014 SF GLASS REQUIRED

595 SF GLASS PROVIDED (23.5%)

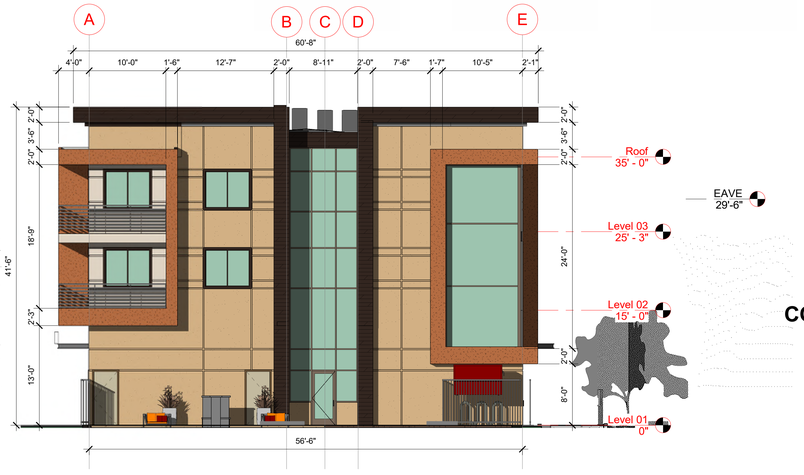
North Elevation (Arrow Blvd.)
1/8" = 1'-0"



South Elevation (Facing Parking)
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

COLORS AND MATERIALS TO MATCH EXISTING

Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

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C-14504
12-31-25
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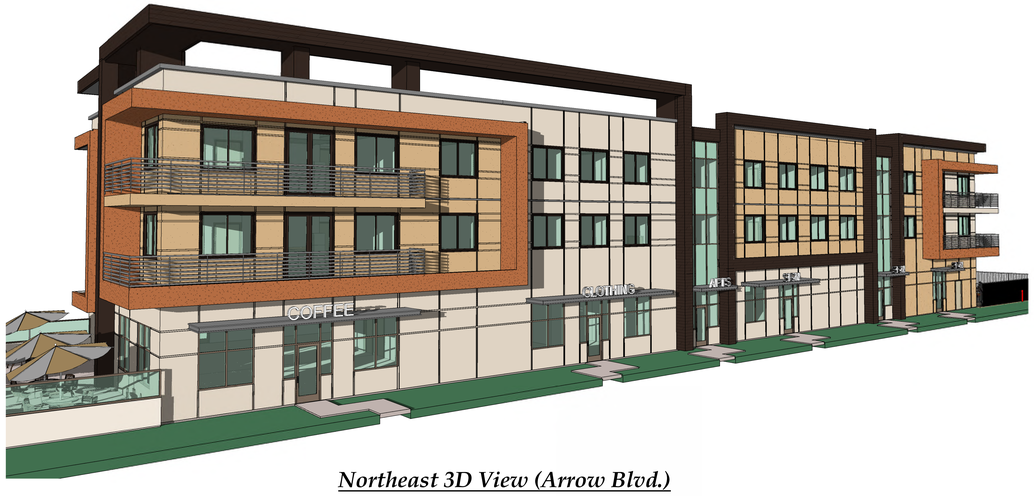
Ext. Elevations Option 1

PL5

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Northeast 3D View (Arrow Blvd.)



North Elevation (Arrow Blvd.)
1/8" = 1'-0"

Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

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24-5156

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Signage Option 1 PL5.1

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2,535 SF FACING ARROW
x 40%
1,014 SF GLASS REQUIRED

1,033 SF GLASS PROVIDED

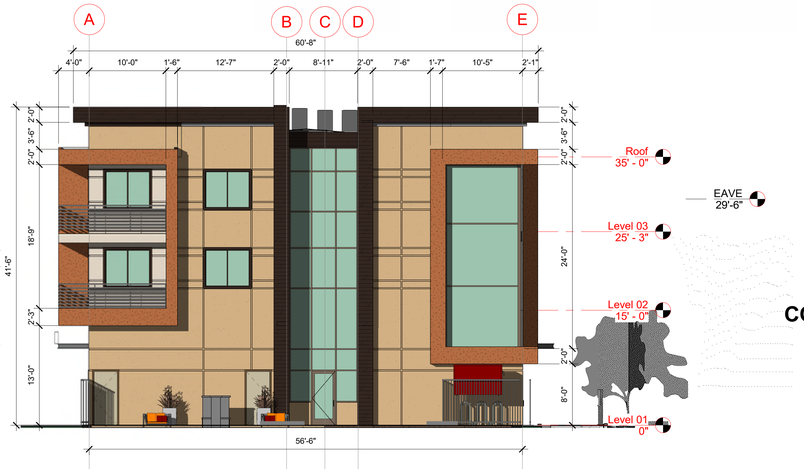
North Elevation (Arrow Blvd.)
1/8" = 1'-0"



South Elevation (Facing Parking)
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

COLORS AND MATERIALS TO MATCH EXISTING

Proposed Mixed-Use Development For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

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Douglas Andresen
C-14504
12-31-25
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STATE OF CALIFORNIA

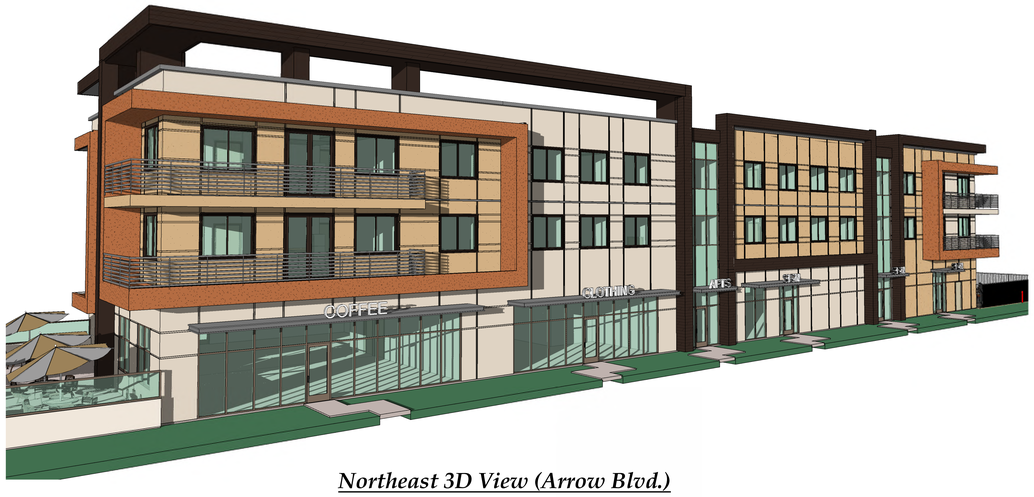
Ext. Elevations Option 2

PL5.2

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Northeast 3D View (Arrow Blvd.)



North Elevation (Arrow Blvd.)
1/8" = 1'-0"

Proposed Mixed-Use Development For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

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Signage Option 2 PL5.3

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Southwest 3D View



Northeast 3D View

Courtyard 3D View

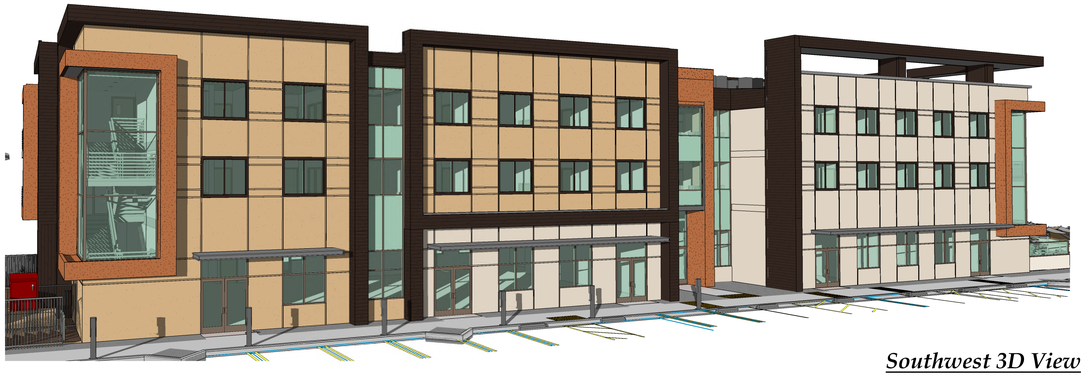




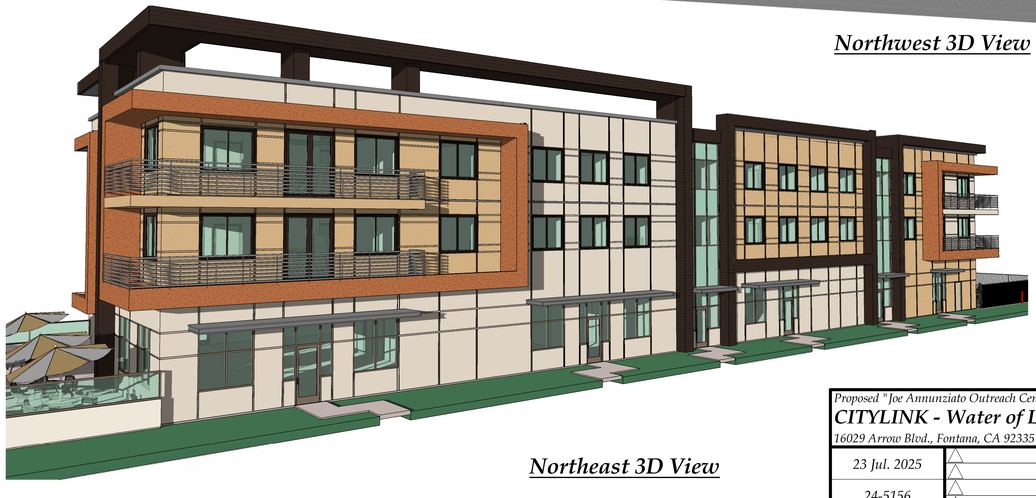
Southeast 3D View



Northwest 3D View



Southwest 3D View



Northeast 3D View

Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

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3D Views

PL6

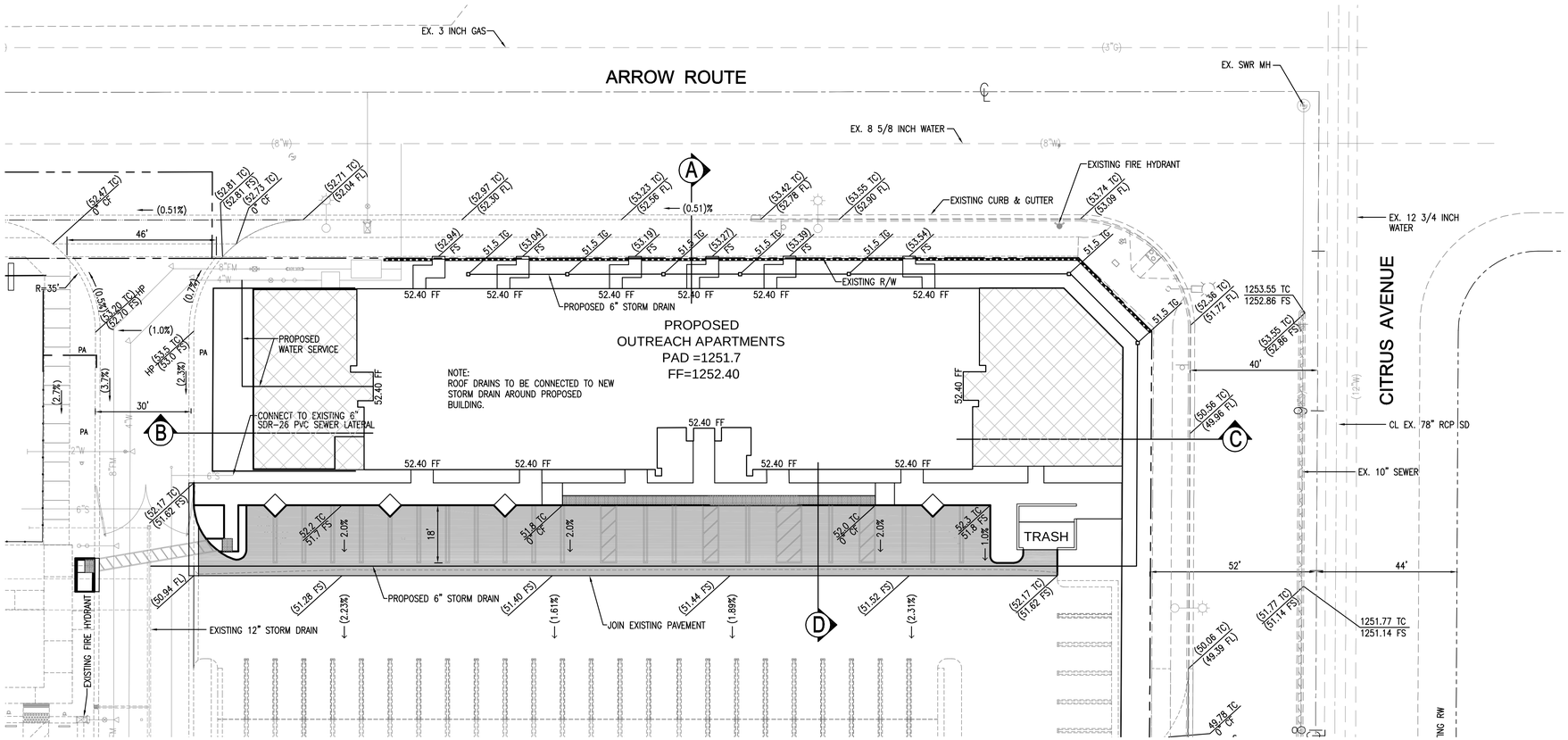
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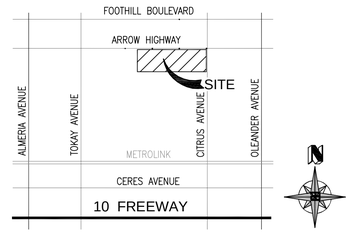
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CITY OF FONTANA

CONCEPTUAL GRADING PLAN

CITY LINK PHASE 2





VICINITY MAP
NTS

LEGEND:

PROJECT BOUNDARY	
CENTERLINE	
PAD=1250	PAD ELEVATION
FF=	FINISHED FLOOR
⟶	DRAINAGE FLOW
TC	TOP OF CURB
FS	FINISH SURFACE

DEVELOPER / OWNER:

WATER OF LIFE
7625 EAST AVENUE
FONTANA, CA 92336
PHONE (909) 463-0103

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
PHONE (909) 356-1815

LEGAL DESCRIPTION:

LOT 193 ACCORDING TO MAP OF ETIWANDA VINEYARDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF FONTANA, UTILITY NOTIFICATION LIST

CITY OF FONTANA
8353 SIERRA AVE
FONTANA, CA 92335
(909) 350-6632

SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374
(909) 335-7967
EMERGENCIES: (800) 427-2200

SO. CALIF. EDISON COMPANY
300 N. PEPPER AVE
RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND
(909) 875-5100 - TRANSMISSION
(213) 637-1233 - PIPELINES
(909) 357-6505 - DISTRIBUTION

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

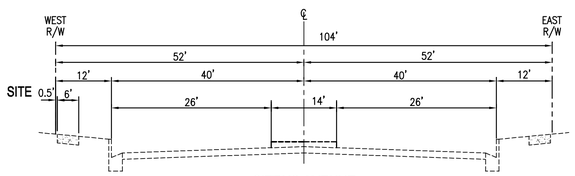
AT&T
22311 BROOKHURST ST SUITE 203
HUNTINGTON BEACH, CA 92646
(714) 963-7964

SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

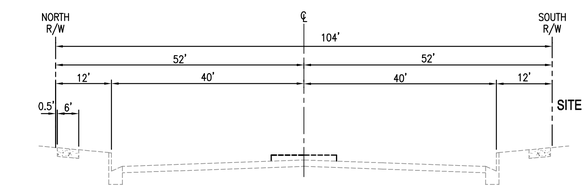
TIME WARNER CABLE
1500 AUTO CENTER DR
ONTARIO, CA 91761
(909) 975-3439

SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

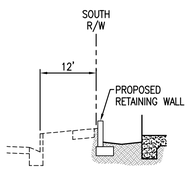
UNDERGROUND SERVICE ALERT
(800) 422-4133



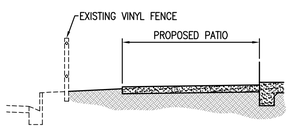
CITRUS AVENUE
PRIMARY HIGHWAY - 104' R/W
NTS



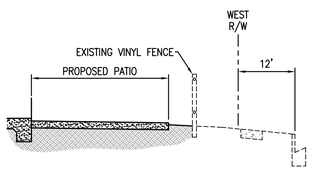
ARROW ROUTE
PRIMARY HIGHWAY - 104' R/W
NTS



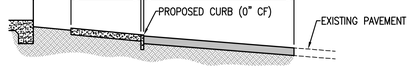
SECTION A
NTS



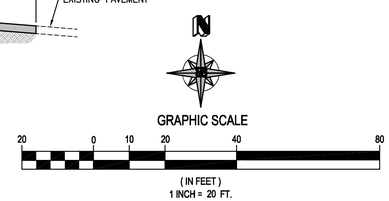
SECTION B
NTS



SECTION C
NTS



SECTION D
NTS



MCN25-0056

Prepared For:
WATER OF LIFE
7625 EAST AVENUE
FONTANA, CA 92336
(909) 463-0103

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Sevilla Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 356-1795
Raymond J. Allard, R.C.E. 65549 Date

ROBERT K. ALLARD — No. 65549 — REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

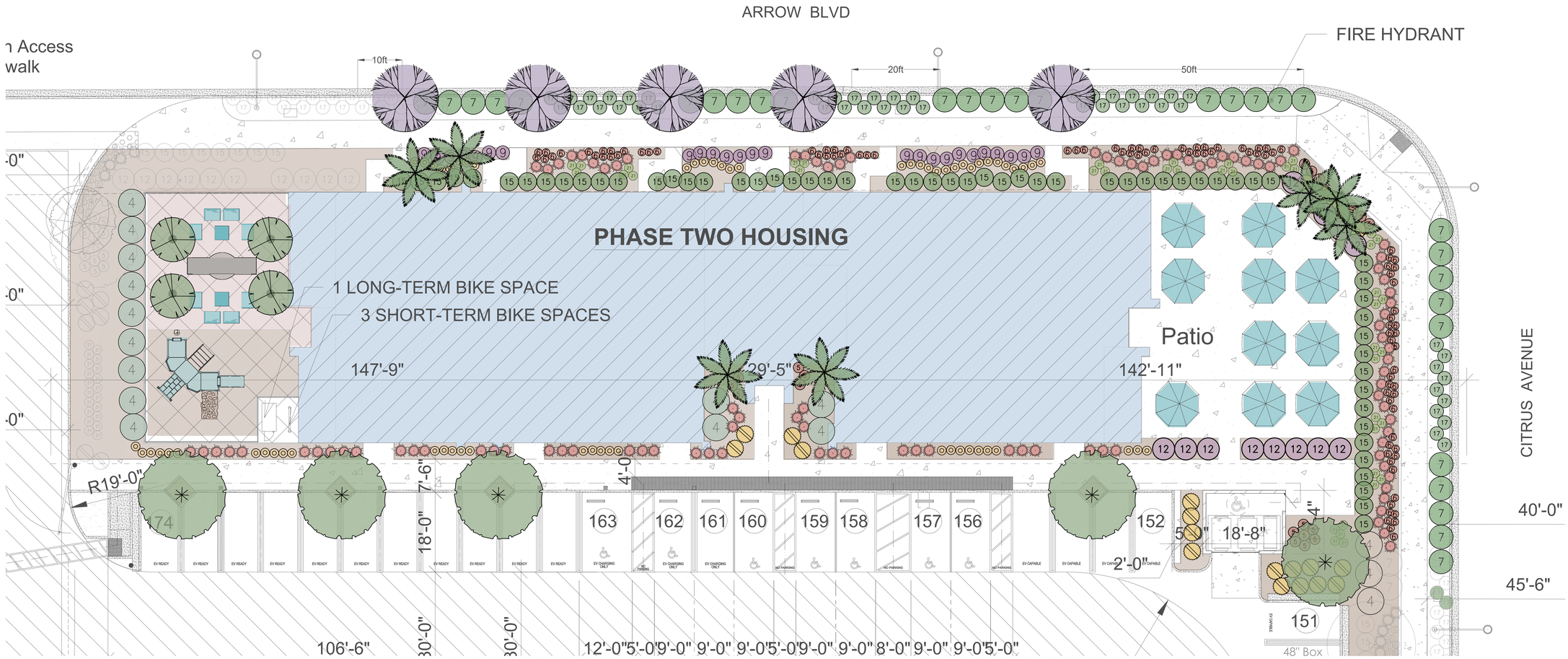
DATE	SCALE	DRAWN	CHECKED
September, 2025	1"=20'	C.V. / DBW	R.K.A.

SHEET TITLE: CONCEPT GRADING PLAN
PROJECT: CITY LINK
APN 0232-201-13
WATER OF LIFE
JOB NO.

SHEET NO.
1 OF 1

PLOT DATE: September 17, 2025 David Warren

Filename: I:\Water of Life Community Church - 303\City Link\DWG\Entitlement\Concept Grading\Ph02\CG_01.dwg



PLANTING LEGEND

TREES

Symbol	Botanical / Common Name	Water Use Kc	Height Width	Container
	Lagerstroemia indica x fauriei 'Tuscarora' Tuscarora Crape Myrtle	Mod. 0.5	15' 15'	24" Box
	Searsia lancea African Sumac	Low 0.2	30' 20-35'	24" Box
	Trachycarpus fortunei Windmill Palm	Low 0.2	25' 10-15'	15' BTH
	Olea europaea 'Swan Hill' Fruitless Olive	Low	25-35' 20-30'	

Note: Contractor to verify all tree locations and maintain min. 10-ft from underground utilities, sewer, etc.

FOUNDATION AND SCREENING SHRUBS

Symbol	Botanical / Common Name	Water Use	Height Width	Container
	Callistemon 'Little John' Dwarf Bottlebrush	Low 0.2	3' 5'	5 gallon
4	Olea europaea 'Montra' Little Ollie Dwarf Olive	Low 0.2	6' 6'	5 gallon
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	Low 0.2	4-5' 4-5'	5 gallon
	Phase 1 Planting For reference only			

ACCENTS AND ORNAMENTAL GRASSES

Symbol	Botanical / Common Name	Water Use	Height Width	Container
	Anigozanthos 'Bush Ranger' Dwarf Kanagroo Paw	Low 0.2	1-2' 1-2'	1 gallon
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	Low 0.2	3' 3'	1 gallon
	Calamagrostis × acutiflora 'Karl Foerster' Feather Reed Grass	Mod. 0.5	3-5' 1.5'-2.5'	5 gallon
	Hesperaloe parviflora Red Yucca	Low 0.2	2-3' 2-3'	5 gallon
6	Lantana camara 'Bandana' Bandana Lantana	Low 0.2	16-20" 16-20"	1 gallon
	Lantana camara 'Gold Mound' Gold Mound Lantana	Low 0.2	2-3' 3-4'	5 gallon

Per Zoning Code: minimum 50%/50% mix of 1 gallon to 5 gallon shrubs
Shrubs provided: 627 total: (333) 5-gallon, 53%, (294) 1-gallon, 47%

GROUNDCOVERS

Symbol	Botanical / Common Name	Water Use	Height Width	Container
7	Baccharis pilularis 'Pigeon Point' Dwarf Coyote Bush	Low 0.2	1-2' 8-10'	1 gallon
	Rosmarinus officinalis 'Prostratus' Creeping Rosemary	Low 0.2	2' 4-8'	1 gallon
	Verbena peruviana Peruvian Verbena	Low 0.2	6" 3-6'	1 gallon

TREES



FOUNDATION AND SCREENING SHRUBS



ACCENTS AND ORNAMENTAL GRASSES



GROUNDCOVERS



0' 10' 20'
Scale 1"=10'

Ecosystem Urban UES Solutions
LandscapeDynamics.net
Landscape Architecture - Consulting
Water Management - Certified Arboriculture
(951) 264-4839
DESIGN PROJECT MANAGER
Greg Zoli
gregzoli@urbanecosystemsolutions.net
(951) 264-4839

Landscape Architectural Plans
CITYLINK - Water of Life: Phase 2
16029 Arrow Blvd, Fontana, CA 92335

DIGALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST THREE DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
GREGORY PAUL ZOLI
5204
April 30, 2026
Renewal Date
Sept. 3, 2025
STATE OF CALIFORNIA

PLANTING PLAN

Sept. 3, 2025

DESCRIPTION
JOB NO. 527

SHEET 1 of 1

PLOT DATE: 9/3/2025 12:55 PM

RESOLUTION NO. PC 2025 - _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 25-0025 FOR DEVELOPMENT OF A MIXED-USE BUILDING INCLUDING COMMERCIAL SPACE AND 30 TRANSITIONAL UNITS LOCATED AT 16029 ARROW BOULEVARD, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0232-201-13, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332.

WHEREAS, 16029 Arrow Boulevard, identified as Assessor Parcel Number 0232-201-13, ("Project Site"), was annexed from San Bernardino County into the City of Fontana on July 21, 1965; and

WHEREAS, on July 30, 2025, the City of Fontana ("City") received a Design Review application (DRP No. 25-0025) (the "Project") from Water of Life Community Church. ("Applicant"), for site and architectural review of a mixed-use building including commercial and 30 transitional units at the Project Site; and

WHEREAS, the Project Site has a General Plan land use designation of Walkable Mixed-Use Corridor and Downtown (WMXU-1) and is located within the Transitional District of the Form Based Code (FBC) district which allows for such projects; and

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

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

WHEREAS, the Conditions of Approval for Design Review (DRP) No. 25-0025 are attached hereto as "Exhibit A" and incorporated herein by reference; and

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

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing, a notice of the public hearing was published in the Fontana Herald newspaper on November 7, 2025, and a notice of the public hearing was simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on November 18, 2025, a duly noticed public hearing on DRP No. 25-0025 was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff and other interested parties; and

WHEREAS, on November 18, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on DRP No. 25-0025; and

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

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

Section 2. CEQA. The Planning Commission hereby determines that the project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). This project site is considered In-Fill Development and meets the CEQA requirements of Infill: (1) The project is consistent with the WMXU-1 General Plan land use designation, and the Transitional District of the Form Based Code (FBC) district regulations; (2) The project site is less than five (5) acres at approximately 3.16 adjusted gross acres; (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed residential development. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project. The Planning Commission further directs Staff to file a Notice of Exemption pursuant to this Finding.

Section 3. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 25-0025 in accordance with Section 30-120 “Findings for approval” of the Fontana Zoning and Development Code:

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

Finding of Fact: The Project consists of a mixed-use building including commercial space on the first floor and 30 transitional units on the second and third floors, that is consistent with the General Plan designation for the Project Site, which is Walkable Mixed-Use Corridor and Downtown (WMXU-1). The WMXU-1 land use designation category is described by the General Plan as a land use category that is intended to provide for the creation of residential development. The transitional units will meet all the zoning and development standards set forth in the Zoning and Development Code. The Project Site is not located in a Specific Plan.

Finding No. 2. The proposal meets or exceeds the criteria contained in this

chapter and will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.

Finding of Fact: The project site is 3.16 acres in size, and is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use. The applicant has proposed to establish a mixed-use development consisting of commercial uses on the ground floor and transitional housing units on the upper floors. The project has been determined to be aesthetically and architecturally pleasing and compatible with the existing building on the site and the surrounding area.

The proposed development has been reviewed by the Planning, Fire Prevention, Building and Safety, and Engineering Departments for site circulation, access, and safety. The project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for public use and access.

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

Finding of Fact: The mixed-use building including commercial space and 30 transitional units has been thoughtfully designed to enhance and complement the existing building on the campus as well as the surrounding area. Its architectural theme is characterized as Modern with a color scheme and materials that exemplify the style. This combination results in a high-quality architectural design that is both suitable and appealing for the area. The development aims to enrich the neighborhood's character through a strong focus on aesthetics and design.

Architectural relief for the buildings will feature a smooth stucco coated exterior, varied roof line, metal railings and awnings, and ample glazing. The color palette will be a light tan neutral tone color with dark accent colors.

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

Finding of Fact: The development has been determined to be appropriate and will result I a safe, well-designed facility. Pedestrian and vehicular access will be provided from Arrow Boulevard and Citrus Avenue. The development meets or exceeds the standards in the Zoning and Development Code.

Section 4. Approvals. Based upon the foregoing, the Planning Commission hereby approves Design Review No. 25-0025, subject to the Conditions of Approval attached hereto as **"Exhibit A"** and incorporated herein by this reference.

Section 5. Resolution Regarding Custodian of Record: The documents and materials

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

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

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

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 18th day of November 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 this 18th day of November, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

EXHIBIT "A"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

CASE: Master Case No. (MCN) 25-0056
Design Review (DRP) No. 25-0025

November 18, 2025

LOCATION: The project site is located at 16029 Arrow Boulevard (APN:0232-201-13)

PLANNING DEPARTMENT:

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

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

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

Applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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

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

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

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

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

8. Historic Archaeological Resources
   A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be

assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

9. The construction contractor will use the following source controls at all times:
   A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.
   B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
   C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
   D. Have only necessary equipment onsite.
   E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
      1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
      2. Temporarily enclose localized and stationary noise sources.

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

11. The current Development fees must be paid prior to issuance of building/construction permits.

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

13. All landscaping shall be adequately maintained at all times.

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

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

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 (under 14 feet) shall be covered with concrete or similar durable material a minimum of ½ inch thick, or as determined by the Director of Planning.

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

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

21. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or

other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

BUILDING AND SAFETY

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

23. 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.

24. 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.

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

26. 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.

27. 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

28. 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

ENGINEERING LAND DEVELOPMENT

29. 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.

30. 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.

31. 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 CONSTRUCTION PERMITS

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

33. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

34. 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.

35. 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.

36. 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.

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

38. The Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

39. 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.

40. 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.

41. 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.

END OF CONDITIONS OF APPROVAL

FONTANA
CALIFORNIA

NOTICE OF EXEMPTION

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

1. Project Title:	**Master Case No. 25-0056; Design Review No. 25-0025**
2. Project Applicant (include address, telephone number and email address):	**Mark Nuaimi** **Water of Life Community Church** **14418 Miller Avenue, suite K** **Fontana, CA 92336** **(909) 463-0103** **markn@wateroflifecc.org**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The project site is located at 16029 Arrow Boulevard (APN: 0232-201-13)**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**Site and architectural review and approval of a new mixed-use development consisting of retail space and 30 transitional housing units and associated site improvements.**
6. Name of Public Agency approving project:	City of Fontana

7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public	Water of Life Community Church 14418 Miller Avenue, Suite K Fontana, CA 92336
Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Infill Development) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	

9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 – Infill Development). The project meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Use (WMXU-1) designation of the General Plan and the Transitional District of the FBC zoning district; (2) The Project Site is less than five (5) acres; (3) The Project Site has previously been developed, and is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project.**

10. Lead Agency Contact Person: Telephone:	Cecily Session-Goins, Associate Planner 909-350-6723
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was: November 18, 2025	

Date:

_____
Signature

Name: Rina Leung

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

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

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

In compliance with Section 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. 25-0056/Design Review No. 25-0025

A request for site and architectural review for a proposed mixed-use development consisting of approximately 10,440 square feet of commercial space on the first floor and a total of 30 transitional housing units on floors two and three with associated improvements on an approximately 3.16-acre site.

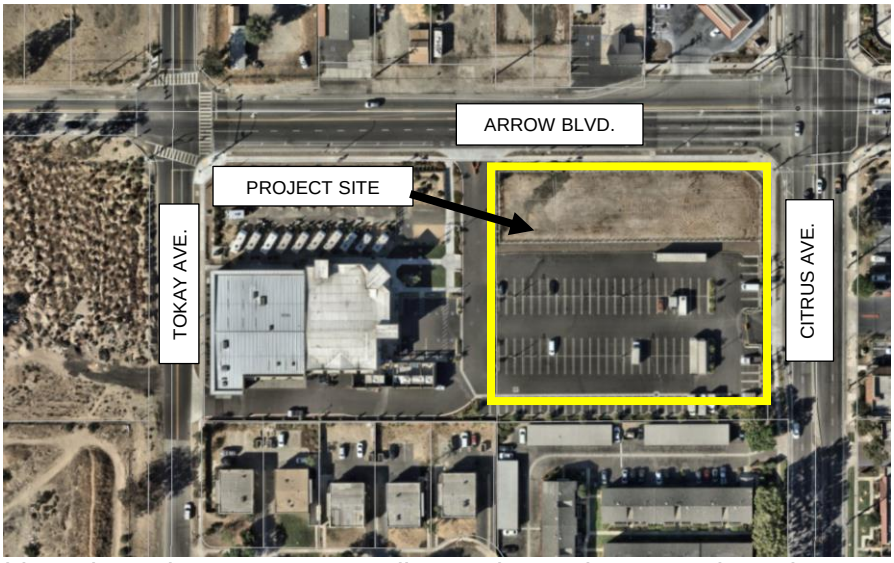
Environmental Determination: This project is Categorically Exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 of the 2019 Local Guidelines for Implementing CEQA.

Location of Property: 16029 Arrow Blvd. (APN 0232-201-13)

Date of Hearing: November 18, 2025

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.



Should you have any questions concerning this project, please contact Cecily Session-Goins, Associate Planner, at (909) 350-6723 or by email: csgoins@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

FONTANA
CALIFORNIA

HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: November 7, 2025

ATTACHMENT NO. 5

File #: 25-0659
Agenda #: PH-B

Agenda Date: 11/18/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 24-0060: General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DR) No. 24-0031; a request to change the General Plan Land Use Designation from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF), a request to change the zoning designation from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3), a request to subdivide 35 parcels to establish a condominium map and abandon a portion of Knox Avenue, a request to create a Planned Unit Development (PUD), and a request for site and architectural review of , a new 393 multi-family unit development with associated improvements on approximately 31.0 gross acres, located at APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05, pursuant to an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

RECOMMENDATION:
Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025 -____, and forward a recommendation to the City Council to:

1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP), and direct staff to file a Notice of Determination; and

2. Adopt a resolution approving General Plan Amendment (GPA) No. 24-0004, and

3. Adopt an ordinance approving Zoning District Map Amendment (ZCA) No. 24-0004, and

4. Adopt a resolution approving Tentative Tract Map (TTM) No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DRP) No. 24-0031

APPLICANT:
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

LOCATION:
The project site is located north of Walnut Avenue, west of Almeria Avenue, south of South Highland Avenue, and at the terminus of Knox Avenue (APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and

0228-311-05).

REQUEST:
General Plan Amendment (GPA) No. 24-0004 - A request to change the General Plan Land Use Designation of APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05 from Multi-Family Medium/High Residential (R-MFMH) to Multi-Family Residential (R-MF) to allow for the development of 393 multi-family residential units.

Zoning District Map Amendment (ZCA) No. 24-0004 - A request change the land use zoning of APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05 from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3) to accommodate the development of 393 multi-family residential units.

Tentative Tract Map No. 24-0009 (TTM No. 20712) - The proposed Tentative Tract Map No. 24-0009 will subdivide 35 parcels to establishment of condominium map and abandon a portion of Knox Avenue for the development of 393 multi-family units.

Conditional Use Permit (CUP) No. 24-0023 - A request to form a Planned Unit Development (PUD) for a 393 multi-family residential unit development within an R-3 zone.

Design Review (DR) No. 24-0031 - A request to review architecture, site design and associated improvements for a new 393 multi-family unit development with site improvements, on approximately 31.0 gross acres.

PROJECT PLANNER:
Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:
Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Multi-family Medium High Residential (R-MFMH)	Multi -family Medium High Residential (R-4)	Vacant
North:	Multi-family Medium High Residential / Single-Family Residential (R-SF)	Multi-family Medium High Residential (R-4) / Single-Family (R-1)	Vacant Parcels and Residential
South:	Residential Planned Community (R-PC)	Low Density Residential District of the Rancho Fontana Specific Plan (SP)	Residential
East:	Single-Family Residential (R-SF)	Single-Family (R-1)	Residential

West:	Residential Planned Community (R-PC)	California Landings Specific Plan (SP)	Residential

PROJECT DESCRIPTION:

A. Project Area: Approximately 31.0 gross acres
B. Proposed Units: 393
C. Proposed Density: 12.8 dwelling units per acre
D. Building Analysis:

Architectural Style	Home Style	Square Foot Range	# Bedrooms	# of Units
Attached Townhomes	Spanish, w/2 color schemes for each style	1,393 to 1,855 SF	2 to 4	177
Detached Cluster Units	Spanish, Cottage, Farmhouse w/3 color schemes for each style	1,690 to 1,936 SF	3 to 4	103
Detached Motor Court	Spanish, Cottage, Farmhouse, with 3 color schemes for each style	1,688 to 1,960 SF	3 to 4	113

E. Parking Analysis:

Required:	786 spaces
Provided	786 spaces
Guest Spaces Required:	226 spaces
Guest Spaces Provided:	226 spaces

F. Landscaping:

Required:	202,515 square feet (15 percent)
Provided:	204,980 square feet (15.8% percent)

ANALYSIS:

The applicant, Diversified Pacific Communities, is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a General Plan Amendment, Zoning District Map Amendment, Tentative Tract Map, Conditional Use Permit, and Design Review to facilitate the construction of a 393-unit multi-family development and associated site-improvements on approximately 30.99 gross acres.

General Plan Amendment (GPA) No. 24-0004

General Plan Amendment (GPA) No. 24-0004 is a request to change the General Plan Land Use Designation of APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05 from R4 Multi-Family Medium/High Residential (R-MFMH, 24.1 - 39 dwelling units per acre) to R3 Multi-Family Residential

(R-MF, 12.1 - 24 dwelling units per acre). The amendment would allow the development of multi-family dwellings at a lower density on the project site.

This development will help to alleviate the state-identified housing shortage in California and will contribute to more diversity of housing types within the City

The proposed amendment is consistent with the City's General Plan Housing Element goal of providing adequate housing to meet the needs of all residents in Fontana. Furthermore, the proposed project will meet the following policies of the General Plan Housing Element:

- Goal No. 1, Policy No. 1.1: "Establish a range of rental and for sale housing opportunities in the city"; and
- Goal No. 1, Policy No. 1.3 - "Promote the development and access to housing affordable to all income levels in Fontana."

Zoning District Amendment (ZCA) No.24-0004:

The proposal will amend the zoning district map from R-4 (Multi-Family Medium/High Residential, 24.1 - 39 dwelling units per acre) to R-3 (Multi-Family Residential, 12.1 - 24 dwelling units per acre). The amendment would allow the development of multi-family dwellings at a lower density on the project site of APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05, approximately 31.0 gross acres. The Zoning District Map amendment would ensure that zoning for the project site is consistent across the subject areas, as well as consistent with the proposed General Plan Amendment.

Tentative Tract Map No. 24-0009 (TTM No. 20712):

The proposed Tentative Tract Map 24-0009 will subdivide 35 residential parcels for the establishment of a condominium map for the development of 393 multi-family units. Each dwelling unit will be sold separately, and a homeowner's association will be created for the maintenance of all common areas, including the amenities and landscaping.

Additionally, as part of the tentative tract map, Tentative Tract Map No. 20712 includes the abandonment of a portion of Knox Avenue. The purpose of this abandonment is to facilitate the efficient development of the property directly supporting the creation of new housing units. This aligns with the vision set forth in the City's General Plan Chapter 5 (Housing), which seeks a housing stock that meets the needs of families and individuals at every stage of life and all income levels through the promotion of various housing types. In accordance with Government Code Section 65402, staff finds that the proposed abandonment is conformity with the General Plan.

Conditional Use Permit (CUP) No. 24-0023:

The Project is seeking to form a Planned Unit Development (PUD) within a Multi-Family Residential (R-3) zone. The purposes of a PUD are to encourage a more desirable living environment by application of modern site planning and to encourage the use of greater open space and amenities for visual enjoyment and recreational use. The proposed PUD will help create a desirable living environment for future residents by allowing developers to achieve the required density in a creative building arrangement, while also providing quality amenity space that would not necessarily be permitted with the strict application of the current Development Code. The project will include 177

attached townhomes, 103 detached cluster units, and 113 detached motor court units. The developer has arranged the three building types with allowable building setback reductions and reduced distance between buildings as allowed in Section No. 30-326 (Development Regulations) for Planned Unit Developments (PUDs). Additionally, Section 30-444(10)(c) requires a minimum of five (5) amenities. This project is providing ten (10) different types of amenities. The resulting site plan provides both additional housing along with greater amenities as envisioned by the planned unit development regulations.

Design Review (DRP) No. 24-0031:

The Design Review Project requests review and approval of the architecture, site design and associated improvements for a new 393 multi-family unit development with site improvements on approximately 31.0 gross acres. The proposed development will comply with the standards set in the Planned Unit Development section and all other sections of the Fontana Zoning and Development Code. No unit will exceed the maximum height of 55 feet. The maximum lot coverage, height, unit sizes, and all applicable development standards will comply with those specified in the Fontana City Code.

The applicant proposes three architectural styles that include Spanish, Cottage, and Farmhouse. The architectural features of the three style buildings will feature an exterior light neutral color tone palette with light blue and dark brown accents on some styles. The architectural home styles include concrete tile roof, concrete flat tile roofs, shutters, stucco exterior, board and batten, metal sectional garage doors, vinyl windows, brick veneer, and exterior decorative lighting.

Project site amenities will include an approximately 1,659 square foot recreational building with a gathering space. The gated amenity area will include a pool (58’ x 30’), and spa (10’ x 14’), cabanas, fire pits with lounge seating and BBQ areas with shaded sitting lounging areas. Outside of the main amenity area will be two tot lots, additional BBQ and picnic areas, a 60’ x 12’ bocce ball court and cornhole, multiple large open grass areas, four parks, and a paseo with outdoor fitness stations. By allowing the Planned Unit Development (PUD), the site is providing more amenities than normally required. Section 30-444(10)(c) requires five (5) amenities, and this development is providing ten (10) types of amenities.

The variations to the building’s faces, varying roof lines and building’s height ranging from 23 feet to just under 28 feet high, will make the project architecturally pleasing and will be complementary with the surrounding area.

The Project includes associated on and off-site improvements including grading, parking spaces, undergrounded utilities, curb and gutter, new landscaping, enhanced paving, and lighting. In addition, the project will provide a new public sidewalk along South Highland Avenue and on the west side of Knox Avenue. There is an existing public sidewalk along Walnut Avenue that will remain as is.

The proposal has been designed to be compatible with surrounding residential uses. The project site is physically suitable in size and shape to support the development of the multi-family residential project. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and pedestrians in the area.

Grading/Walls:
The topography of the Project Site is relatively flat. The existing drainage pattern flows from the northwest to the southwest with the drainage pattern to direct the water to the south into multiple underground infiltration/detention chamber systems installed as part of the project. There are proposed storm drains along Walnut Avenue to catch any excess water runoff.

The project site will be a gated community. A new 6-foot-high block wall with pilasters is proposed on the east, south, and north property boundary. The existing 6-foot-high block wall will remain along the westerly property boundary. A condition of approval as part of the design review (Condition No. 22) has been added requiring the developer to maintain the height of the existing westerly 6-foot-high block wall after grading is complete.

Site Access/Circulation/Parking:
Vehicle access to the Project Site will be provided by a gated entry off Knox Avenue with a second gated access off Walnut Avenue. The internal circulation has been reviewed by the Planning, Building and Safety, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Environmental:
An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (MMRP) <https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1824790&dbid=0&repo=FontanaRecords> has been prepared for this Project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. The IS concluded that no impacts would be caused by the Project, therefore, a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program and a Notice of Determination have been prepared for the Planning Commission's consideration.

In addition the 393 multi-family condominium unit development project with the request to amend the General Plan land use designation from R-MFMH (Multi-Family Medium/High Residential) to R-MF (Multi-Family Residential), and zoning from R-4 (Multi-Family Medium/High Residential) to R-3 (Multi-Family Residential), The IS/MND project description includes a request to increase densities by upzoning two off-site properties (APNs: 0194-391-20 and 0256-131-16) from Residential Planned Community (R-PC) to Multi-Family Medium High Residential (R-MFMH). The request was intended to replace the loss of units identified for the city's Regional Housing Needs Allocation (RHNA) numbers due to the loss of density from the proposed general plan amendment. However, the City has a sufficient buffer of units at the R-4 density range to support the project (excess RHNA units in its Housing Element), therefore an adequate buffer exists for this project. As a result and based on concerns expressed by the upzone site property owners the City is not currently moving forward with the off-site upzone properties. Additionally, this project is not required to comply with SB330 upzoning requirements because the existing R-4 zoning was not in place on or before January 1, 2018.

The IS/MND prepared for this project is still adequate for the 393-multi-family unit development project and the associated General Plan and Zoning District Map amendment requests. The overall project effect will be less than anticipated in the IS/MND.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
Attachment No. 1 - Vicinity Map
Attachment No. 2 - Existing and Proposed General Plan Land Use Designation
Attachment No. 3 - Existing and Proposed Zoning District
Attachment No. 4 - Project Plans
Attachment No. 5 - Planned Unit Development Document
Attachment No. 6 - Planning Commission Resolution, and Conditions of Approval
Attachment No. 7 - Notice of Determination
Attachment No. 8 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

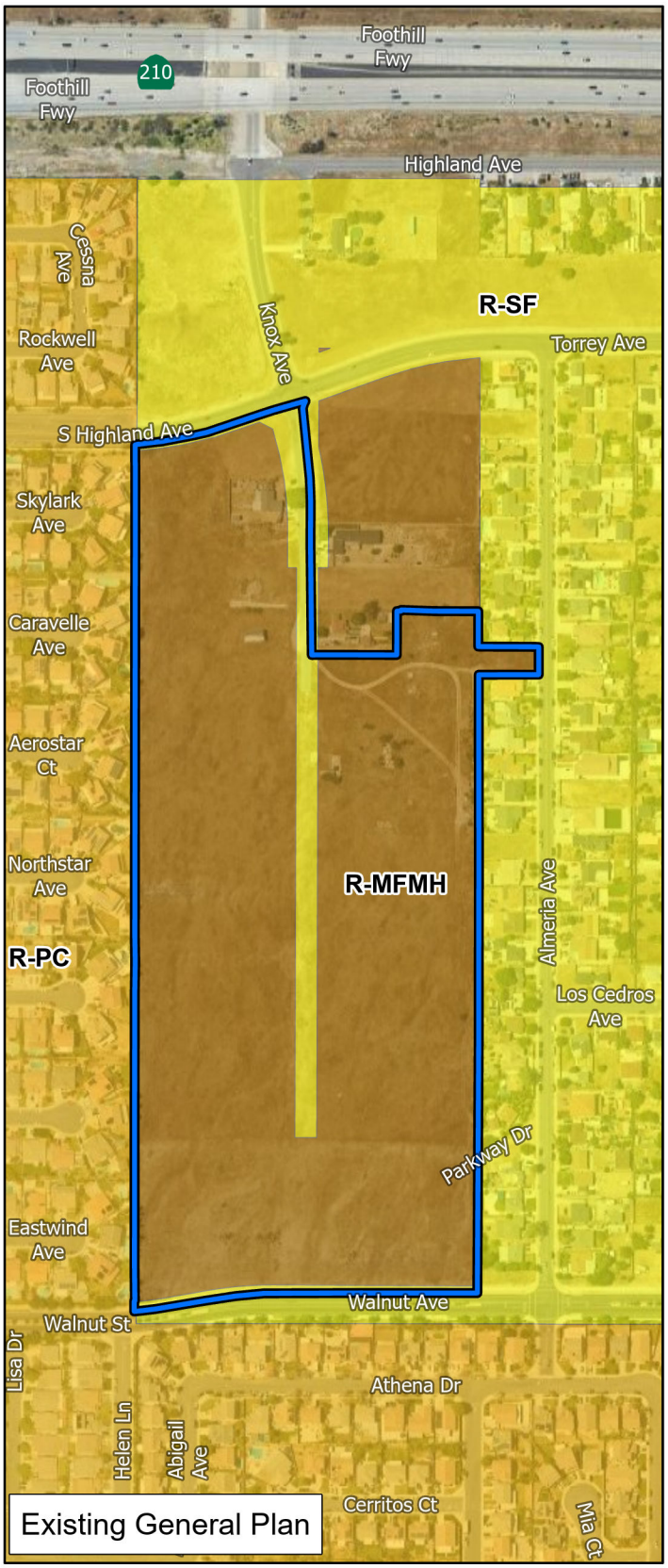


VICINITY MAP

DATE: November 18, 2025

CASE: Master Case No. 24-0060
General Plan Amendment No. 24-0004
Zoning District Map Amendment No. 24-0004
Tentative Tract Map No. 24-0009
Conditional Use Permit No. 24-0023
Design Review No. 24-0031

ATTACHMENT NO. 1



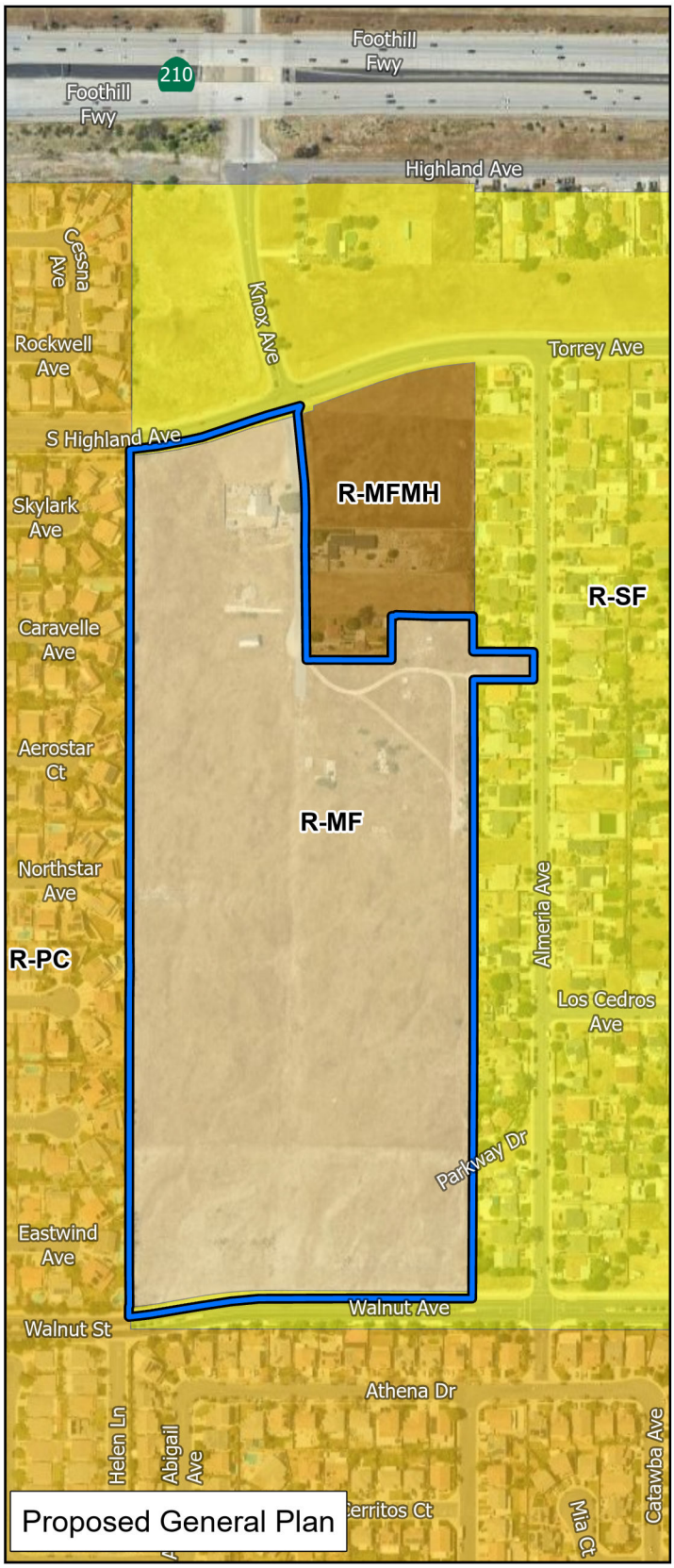


FIGURE 2a-1

LSA

Project Location

General Plan Designations

- Multi Family Residential (R-MF)
- Multi Family Median/High Residenerial (R-MFMH)
- Residential Planned Community (R-PC)
- Single Family Residential (R-SF)

0 250 500
FEET

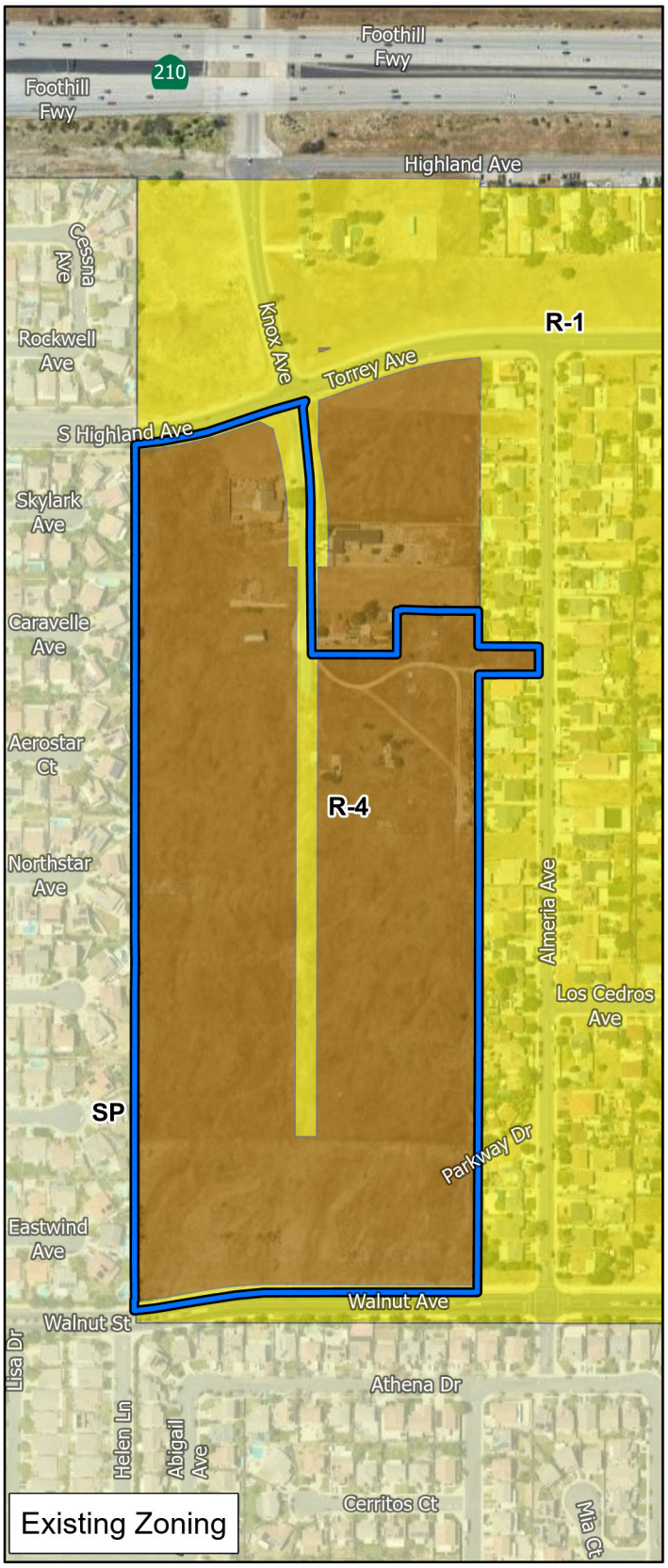
SOURCE: Google (2024)

Fontana Walnut Residential Project

Existing and Proposed General Plan Designations

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ATTACHMENT NO. 2



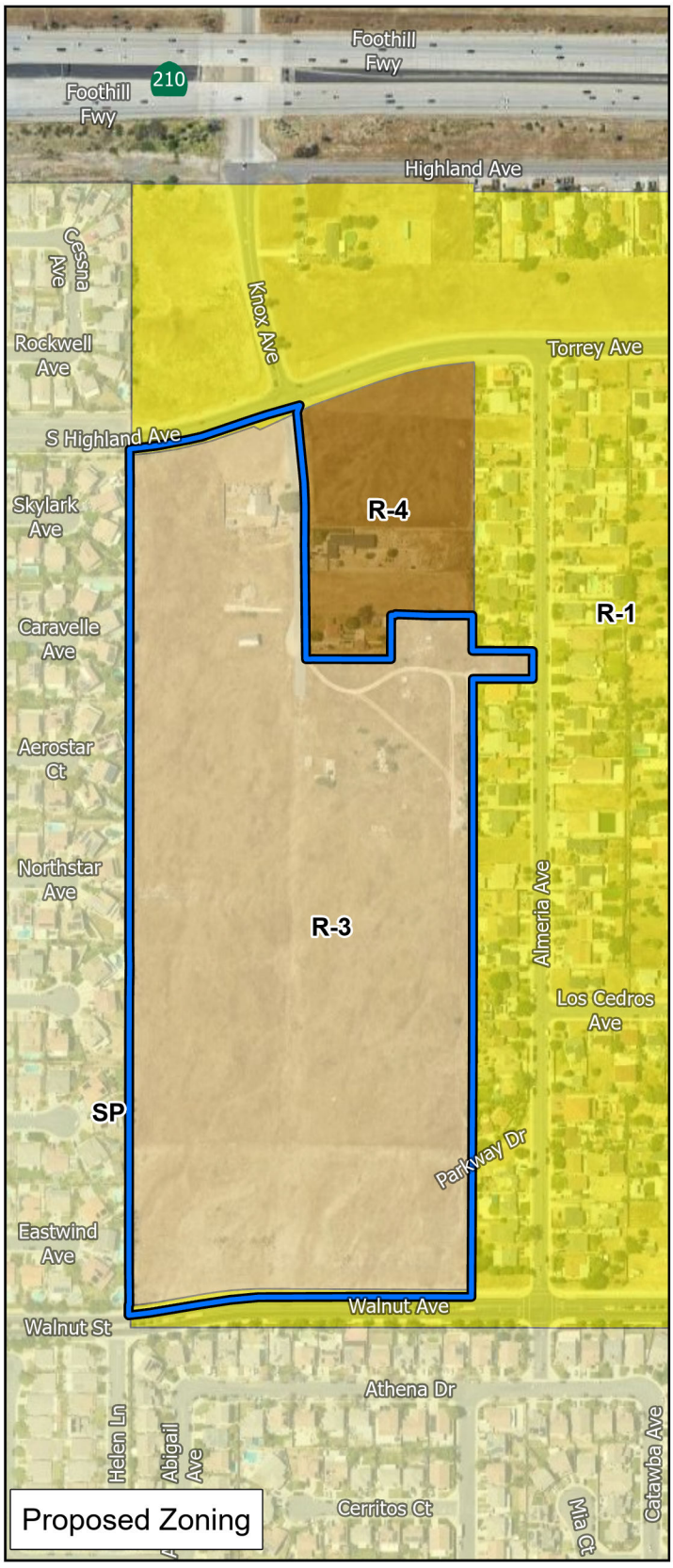


FIGURE 2a-2

LSA

Project Location

Zoning Designations

- Single Family (R-1)
- Multiple Family (R-3)
- Multi Family Medium/High Density Residential (R-4)
- Specific Plan (SP)

0 250 500
FEET

SOURCE: Google (2024)

Fontana Walnut Residential Project
Existing and Proposed Zoning

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ATTACHMENT NO. 3

ATTACHMENT NO. 4

CITY OF FONTANA

SITE PLAN

FONTANA WALNUT

TRACT NO. 20712

DEVELOPER / OWNER:

DIVERSIFIED PACIFIC COMMUNITIES
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

PROJECT AREA:

GROSS: 31.0 AC
NET: 30.5 AC

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF THE N 1 /2 OF SECTION 36, T1N, R6W, S.B.M.

ASSESSOR'S PARCEL NO:

0228-061-02, 03-14, 16-18, 20-25
0228-051-01, 16, 17, 19, 20, 21
0228-052-01, 25, 26, 27

UTILITY NOTIFICATION LIST:

PRIVATE DOMESTIC WATER SYSTEM
HOA MAINTAINED

PRIVATE FIRE MAIN WATER SYSTEM
HOA MAINTAINED

PRIVATE STORM DRAIN SYSTEM
HOA MAINTAINED

IN-TRACT STORM DRAIN SYSTEM
CITY OF FONTANA MAINTAINED
A PORTION OF.

PRIVATE WQMP SYSTEM
HOA MAINTAINED

PRIVATE SEWER SYSTEM
HOA MAINTAINED

BENCHMARK:

BENCHMARK # E 4

ELEVATION: 1345.43 (FEET)

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

SOILS ENGINEER:

PETRA,
40880 COUNTY CENTER DRIVE SUITE M,
TEMECULA, CALIFORNIA 92591

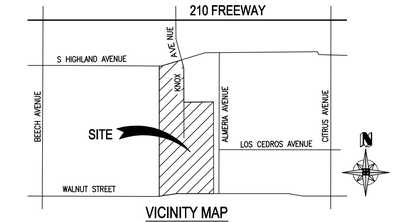
BASIS OF BEARINGS:

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

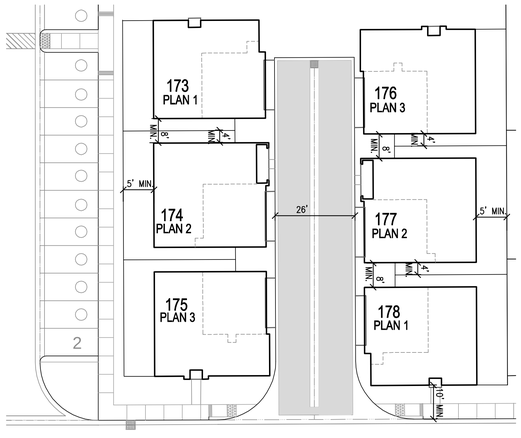
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999158411

LEGEND

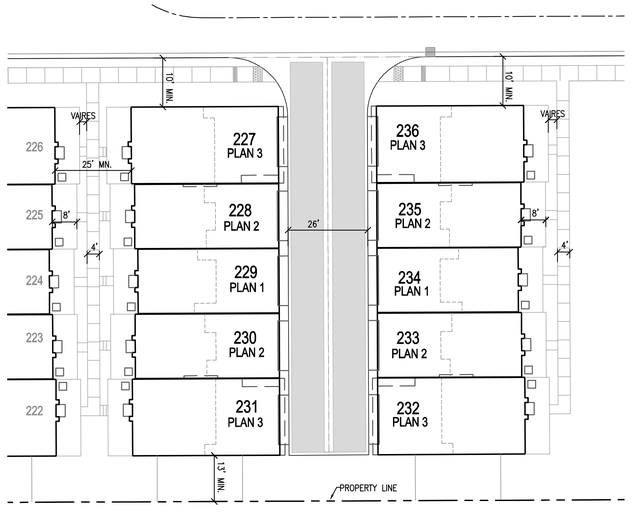
21	LOT NUMBER
(1)	UNIT PLAN NUMBER
	PROPOSED SLOPE
	PROPOSED PARKING STALL
(*)	PROPOSED LIMITED PARKING STALL DOES NOT COUNT TOWARD PROVIDED STALL COUNT
	PROPOSED FIRE DEPARTMENT TURING RADIUS



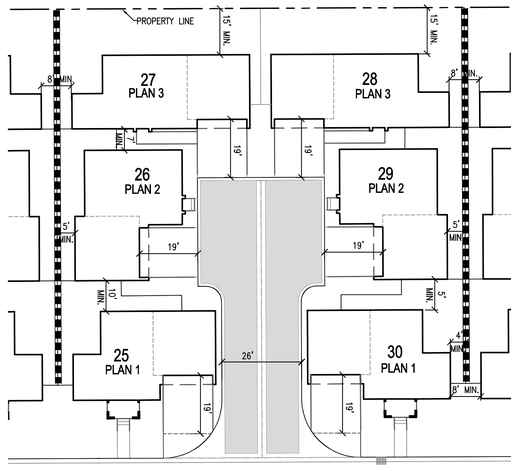
VICINITY MAP
NTS



TYPICAL DETACHED CLUSTER
SCALE: 1"=20'



TYPICAL TOWNHOUSE COURT
SCALE: 1"=20'



TYPICAL MOTOR COURT
SCALE: 1"=20'

UTILITY NOTIFICATION LIST:

CITY OF FONTANA
8353 SIERRA AVE
FONTANA, CA 92335
(909) 350-6632

SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374
(909) 335-7967
EMERGENCIES: (800) 427-2200

SO. CALIF. EDISON COMPANY
300 N. PEPPER AVE
RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND
(909) 875-5100 - TRANSMISSION
(213) 637-1233 - PIPELINES
(909) 357-6505 - DISTRIBUTION

SAN GABRIEL VALLEY
WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 201-7856
(909) 201-7377

AT&T
22311 BROOKHURST ST SUITE 203
HUNTINGTON BEACH, CA 92646
(714) 963-7964

SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

TIME WARNER CABLE
1500 AUTO CENTER DR
ONTARIO, CA 91761
(909) 975-3439

SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

UNDERGROUND SERVICE ALERT
1-800-227-2600

RESIDENTIAL SETBACK CHART

BUILDING TO PUBLIC R/W WALNUT AVENUE	15' MIN.
BLOCK WALL/ VIEW FENCE TO PUBLIC R/W WALNUT AVENUE	6' MIN.
BUILDING TO PUBLIC R/W SOUTH HIGHLAND AVENUE	20' MIN.
BUILDING TO PUBLIC R/W KNOX AVENUE	5' MIN.
BUILDING TO EAST AND WEST PROPERTY LINE	10' MIN.
SIDE YARDS BUILDING TO CENTER OF BLOCK WALL	4' MIN.
REAR YARDS BUILDING TO CENTER BLOCK WALL	5' MIN.
SIDEYARD BUILDING TO CURB FACE CORNER LOTS ONLY. EXCLUDES MOTOR COURTS	10' MIN.
DRIVEWAY WITH PARKING ALLOWED	19' MIN.

1. POP-OUTS ALLOWED TO ENCROACH 2'
2. ALL SETBACKS WILL BE MEASURED FROM MAIN STRUCTURE NOT OVERHANG OR OPEN PATIOS
3. ALL GARAGES WILL HAVE A ROLL-UP DOORS

OPEN SPACE

PROVIDED PUBLIC COMMON AREAS

REC CENTER AREA	19,000 SF.
PASEO AREA	13,100 SF.
PARK #1	6,100 SF.
PARK #2	3,300 SF.
PARK #3	13,700 SF.
PARK #4	10,200 SF.
TOTAL	65,400 SF.

PROVIDED PRIVATE

TOWN HOUSES	160 SF MIN. EACH
MOTOR COURTS	325 SF MIN. EACH
DETACHED CLUSTERS	350 SF MIN. EACH

* ADA ACCESSIBLE UNITS

PROPOSED ATTACHED UNITS	169
10% REQUIRED ADA ACCESSIBLE	17
PROVIDED	17

NOTE: LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

PARKING

DETACHED CLUSTER PARKING REQUIREMENT 103 TOTAL UNITS

REQUIRED
2 PER UNIT = 206

PROVIDED GARAGE
2 PER UNIT = 206

GUEST PARKING
REQUIRED
1/2 PER UNIT = 52

PROVIDED
TOTAL= 53

MOTOR COURT PARKING REQUIREMENT 113 TOTAL UNITS

REQUIRED
2 PER UNIT = 226

PROVIDED GARAGE
2 PER UNIT = 226

GUEST PARKING
REQUIRED
1/2 PER UNIT = 57

PROVIDED
113 IN OPEN DRIVEWAY

TOWNHOUSE PARKING REQUIREMENT 177 TOTAL UNITS

REQUIRED
2 PER UNIT = 354

PROVIDED GARAGE
2 PER UNIT = 354

GUEST PARKING
REQUIRED
1/3 PER 3 UNITS = 59

PROVIDED
TOTAL= 60

UNIT MIX SUMMARY:

Total Net Area: 30.0 Acres
Total Units: 393
Density: 12.8 Units / Acre
Product:

Townhomes

Plan	Type	SF		Number on Site
1	2Br/ 2.5 Ba	1,393	=	45
2	3 Br/ 2.5 Ba	1,432	=	72
3	4 Br/ 2.5 Ba	1,855	=	60
TOTAL				177

Cluster

Plan	Type	SF		Number on Site
1	3Br/ 2.5 Ba	1,690	=	28
2	3 Br/ 2.5 Ba	1,779	=	47
3	4 Br/ 3 Ba	1,936	=	28
TOTAL				103

Motor Court

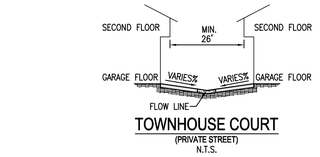
Plan	Type	SF		Number on Site
1	3Br/ 2.5 Ba	1,688	=	32
2	4 Br/ 2.5 Ba	1,893	=	49
3	4 Br/ 3 Ba	1,960	=	32
TOTAL				113

ADA PARKING STALL

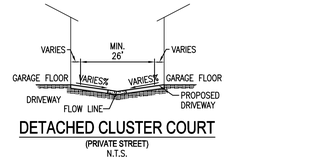
PROVIDED
CAR = 4
VAN = 4
TOTAL PROVIDED = 8

PARKING STALL DIMENSIONS

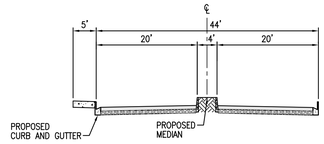
STANDARD STALLS 9'x19'
PARALLEL STREET STALLS 8'x22'



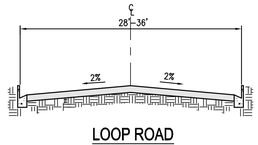
TOWNHOUSE COURT
(PRIVATE STREET)
N.T.S.



DETACHED CLUSTER COURT
(PRIVATE STREET)
N.T.S.



TRACT ENTRANCE
PRIVATE STREET
N.T.S.



LOOP ROAD
(PRIVATE STREET)
N.T.S.

MCN 240060

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

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
1656 Sierra Avenue, Suite 202
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349
Date

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

DATE October, 2025
SCALE PER PLAN
DRAWN C.V.
CHECKED R.K.A

SHEET TITLE SITE PLAN
PROJECT FONTANA WALNUT TRACT NO. 20712
JOB NO. CITY OF FONTANA, CALIFORNIA

SHEET NO. 1 OF 2

PLOT DATE: October 04, 2025 Bobby

Filename: i:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\SITE PLAN\SITE PLAN_01.dwg

TRACT 15655-21 | TRACT 15655-14 | TRACT 15655-20 | TRACT 15655-11 | TRACT 15655-10 | TRACT 15655-7

N00°14'36"W 1565.54'

"C" STREET | "D" STREET | "E" STREET | "F" STREET | "A" STREET | "B" STREET

"H" STREET | WALNUT STREET | "I" STREET | "J" STREET | "K" STREET | "L" STREET | "M" STREET | "N" STREET | "O" STREET | "P" STREET | "Q" STREET | "R" STREET | "S" STREET | "T" STREET | "U" STREET | "V" STREET | "W" STREET | "X" STREET | "Y" STREET | "Z" STREET | "AA" STREET | "BB" STREET | "CC" STREET | "DD" STREET | "EE" STREET | "FF" STREET | "GG" STREET | "HH" STREET | "II" STREET | "JJ" STREET | "KK" STREET | "LL" STREET | "MM" STREET | "NN" STREET | "OO" STREET | "PP" STREET | "QQ" STREET | "RR" STREET | "SS" STREET | "TT" STREET | "UU" STREET | "VV" STREET | "WW" STREET | "XX" STREET | "YY" STREET

PARK #1 | PARK #3 | PARK# 4 | PARK# 2 | REC CENTER | PASEO

CHAMBER 22 | CHAMBER 11

PROPOSED BLOCK WALL | PROPOSED SEWER | EXISTING STRIPING | PROPOSED STORM DRAIN | PROPOSED MEDIAN | EXISTING MEDIAN | EXISTING R/W | PROPOSED R/W | PROPOSED TURF BLOCKS | MOUNTABLE CURB EVA 26' WIDE | PROPOSED GATE | CALL BOX | VEHICLE STACKING | EXISTING R/W TO BE VACATED | PROPOSED BLOCK WALL | POWERPOLE | POWERPOLE PROTECT IN PLACE

KNOX AVENUE | HIGHLAND AVENUE | ALMERIA AVENUE

NAP LOT 12 | NAP LOT 11 | NAP LOT 10 | NAP LOT 9 | NAP | TRACT 3348

N00°14'43"W 400.00' | N89°42'52"E 183.97' | N89°42'53"E 183.97' | N00°14'47"W 100.02' | N00°14'50"W 1393.17' | N89°45'10"E 126.00' | N89°45'10"E 126.00' | N00°14'50"W 84.93' | N00°14'50"W 60.00' | N89°41'48"E 65.95' | N53°03'04"W 33.67' | N11°30'02"W 26.67' | N89°42'54"E 55.00'

R=19' TYP. | R=150' TYP. | R=45' | R=45.55' | R=880.00' Δ=6°00'00" L=92.19' | R=805.00' Δ=6°36'44" L=92.79' | R=60.00' Δ=90°00'00" L=94.25'

EXISTING N'LY R/W | PROPOSED S'LY R/W | FUTURE | EXISTING | 104' | 52' | 40' | 12' | SITE | 0.5' | FUTURE MEDIAN | EXISTING EDGE OF PAVEMENT | PROPOSED SIDEWALK | EXISTING CURB & GUTTER

HIGHLAND AVENUE
PRIMARY HIGHWAY 104'
PUBLIC STREET
N.T.S.

PROPOSED N'LY R/W | EXISTING S'LY R/W | 86' | 43' | 18' | 20' | 10' | PROPOSED PAINTED OR RAISED MEDIAN | SITE | EXISTING CURB & GUTTER | EXISTING MEANDERING SIDEWALK

WALNUT STREET
MODIFIED COLLECTOR
PUBLIC STREET
N.T.S.

ULTIMATE W'LY R/W | ULTIMATE E'LY R/W | 64' | 32' | 12' | 20' | 0.5' | PROPOSED AC PAVEMENT | PROPOSED 5' SIDEWALK | PROPOSED CURB & GUTTER

KNOX AVENUE
PROJECT FRONTAGE - ULTIMATE
LOCAL STREET
PUBLIC STREET
N.T.S.

ULTIMATE W'LY R/W | EXISTING W'LY R/W | EXISTING E'LY R/W | 64' | 32' | 12' | 26' MIN. ALIGNMENT VARIES | 0.5' | EXISTING R/W WIDTH VARIES | PROPOSED 5' SIDEWALK | EXISTING AC BERM | PROPOSED CURB & GUTTER | PROPOSED AC PAVEMENT | PROPOSED GRIND AND OVERLAY MIN. 26' AC OVER EXISITNG PAVEMENT

KNOX AVENUE
BEYOND PROJECT FRONTAGE - INTERIM
LOCAL STREET
PUBLIC STREET
N.T.S.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.

Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
9326 ARCHIBALD AVENUE, SUITE 100
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

Prepared By:
ALLARD ENGINEERING
Civil Engineering – Land Surveying – Land Planning
8349 Sierra Avenue
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349 — Date

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

DATE	October, 2025
SCALE	1"=60'
DRAWN	C.V.
CHECKED	R.K.A

SHEET TITLE: SITE PLAN
PROJECT: FONTANA WALNUT TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA
JOB NO.

SHEET NO. 2 OF 2

PLOT DATE: October 04, 2025 Bobby

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\SITE PLAN\SITE PLAN_02.dwg

IN THE CITY OF FONTANA
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

TENTATIVE TRACT NO. 20712

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF THE N 1 /2 OF SECTION 36, T1N, R6W, S.B.M.

ALLARD ENGINEERING FEBRUARY, 2025

BASIS OF BEARINGS:

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

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

BENCHMARK:

BENCHMARK # E 4

ELEVATION: 1345.43 (FEET)

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

ENGINEER/SURVEYOR:

ALLARD ENGINEERING
16866 SEVILLE STREET
FONTANA, CA
(909) 356-1815

DEVELOPER/OWNER:

DIVERSIFIED PACIFIC COMMUNITIES
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
(909) 481-1150

ASSESSOR'S PARCEL NO.:

0228-061-02	0228-052-01	0228-051-01
0228-061-03	0228-052-25	0228-051-14
0228-061-04	0228-052-26	0228-051-15
0228-061-05	0228-052-27	0228-051-16
0228-061-06		0228-051-17
0228-061-07		0228-051-19
0228-061-08		0228-051-20
0228-061-09		0228-051-21
0228-061-10		
0228-061-11		0228-311-05
0228-061-12		
0228-061-13		
0228-061-14		
0228-061-16		
0228-061-17		
0228-061-18		
0228-061-20		
0228-061-21		
0228-061-22		
0228-061-23		
0228-061-24		
0228-061-25		

ZONING:

PROPOSED: RESIDENTIAL MEDIUM
EXISTING: COMMERCIAL GENERAL (CG-1)

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 36, T1N, R6W, S.B.M.

SEE SHEET 2 FOR EASEMENTS

ABANDONMENT / VACATION NOTE:

PORTIONS OF THE EXISTING PUBLIC RIGHT OF WAY OF KNOX AVENUE ARE TO BE VACATED / ABANDONED VIA THE FINAL MAP ITSELF. THE AREAS TO BE VACATED / ABANDONED ARE SHOWN HEREON.

PROJECT AREA:

GROSS: 30.99 AC
NET: 30.52 AC

TOPOGRAPHY:

AERIAL TOPOGRAPHY PROVIDED BY INLAND AERIAL SURVEYS. DATE OF MAPPING: 6/5/2023.

FLOOD ZONE:

ZONE X, FEMA FLOOD PANEL 06071C7915H
EFFECTIVE DATE: 8/28/2008

UTILITIES:

WATER & SEWER:
CITY OF SAN BERNARDINO
MUNICIPAL WATER DEPARTMENT
P.O. BOX 710
SAN BERNARDINO, CA 92402
(909) 384-5391

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1918 LUGONIA AVENUE
REDLANDS, CA 92373
(909) 335-7926

TELEPHONE:
VERIZON
1980 ORANGE TREE LANE, SUITE 100
REDLANDS, CA 92374
(909) 748-6642

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON
287 TENNESSEE STREET
REDLANDS, CA 92373
(909) 307-6791

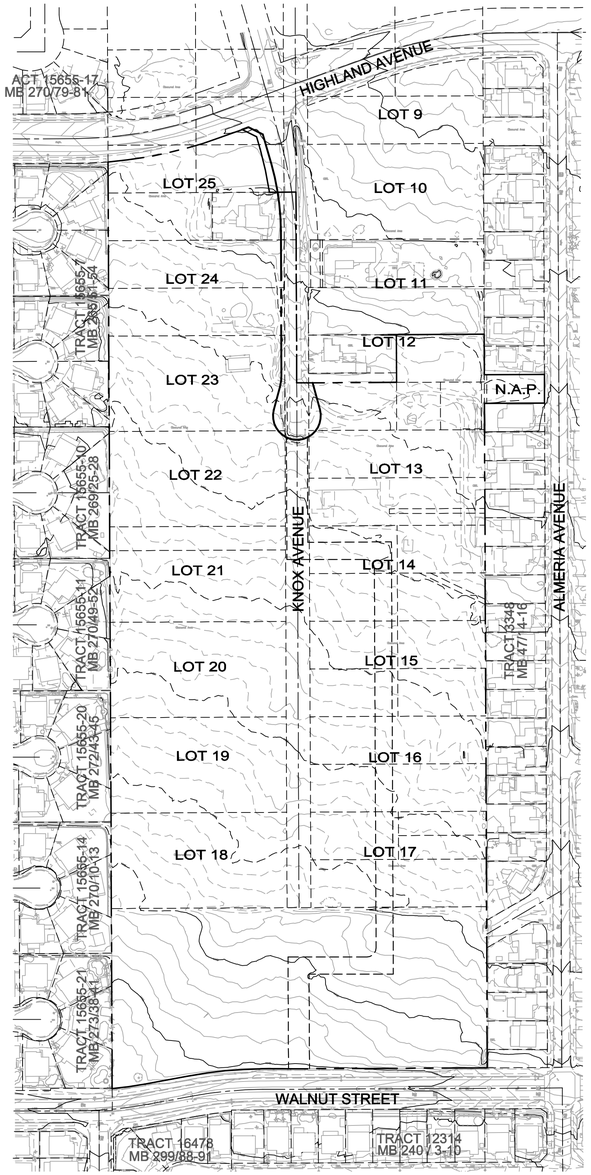
SCHOOL DISTRICT:
SAN BERNARDINO UNIFIED
SCHOOL DISTRICT
777 NORTH "F" STREET
SAN BERNARDINO, CA 92401
(909) 381-1239

SHEET INDEX:

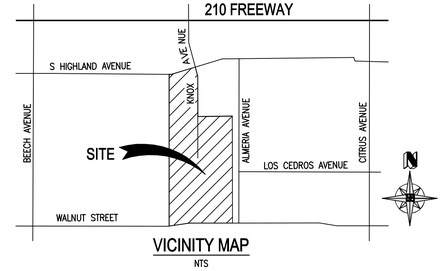
1. TITLE SHEET
2. TENTATIVE TRACT MAP

LEGEND:

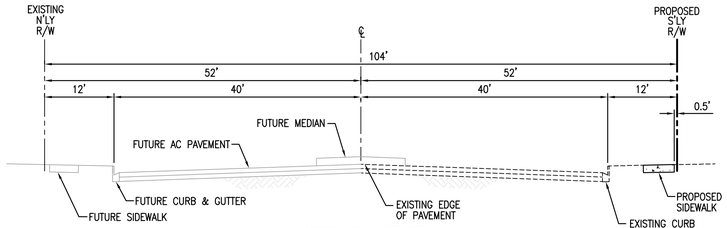
- PROJECT BOUNDARY
- EXISTING PARCEL LINE
- CENTERLINE
- EXISTING CONTOUR
- EXISTING R/W TO BE ABANDONED



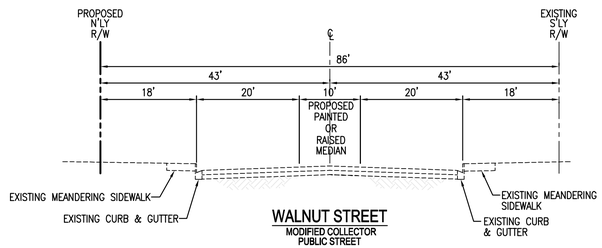
INDEX MAP
SCALE: 1"=150'



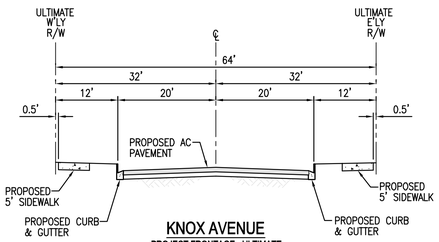
VICINITY MAP
NTS



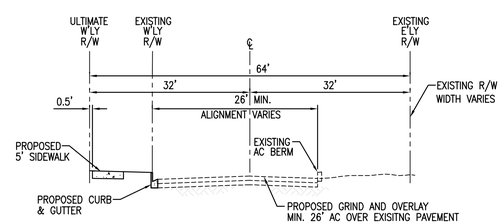
HIGHLAND AVENUE
PRIMARY HIGHWAY 104'
PUBLIC STREET
N.T.S.



WALNUT STREET
MODIFIED COLLECTOR
PUBLIC STREET
N.T.S.



KNOX AVENUE
PROJECT FRONTAGE - ULTIMATE
LOCAL STREET
PUBLIC STREET
N.T.S.



KNOX AVENUE
BEYOND PROJECT FRONTAGE - INTERIM
LOCAL STREET
PUBLIC STREET
N.T.S.

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

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

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
(909) 356-1815 Fax (909) 356-1795
Robert K. Allard, R.C.E. 85349 Date

DATE October, 2025
SCALE AS SHOWN
DRAWN C.V. / DBW
CHECKED R.K.A.

TENTATIVE TRACT MAP NO. 20712

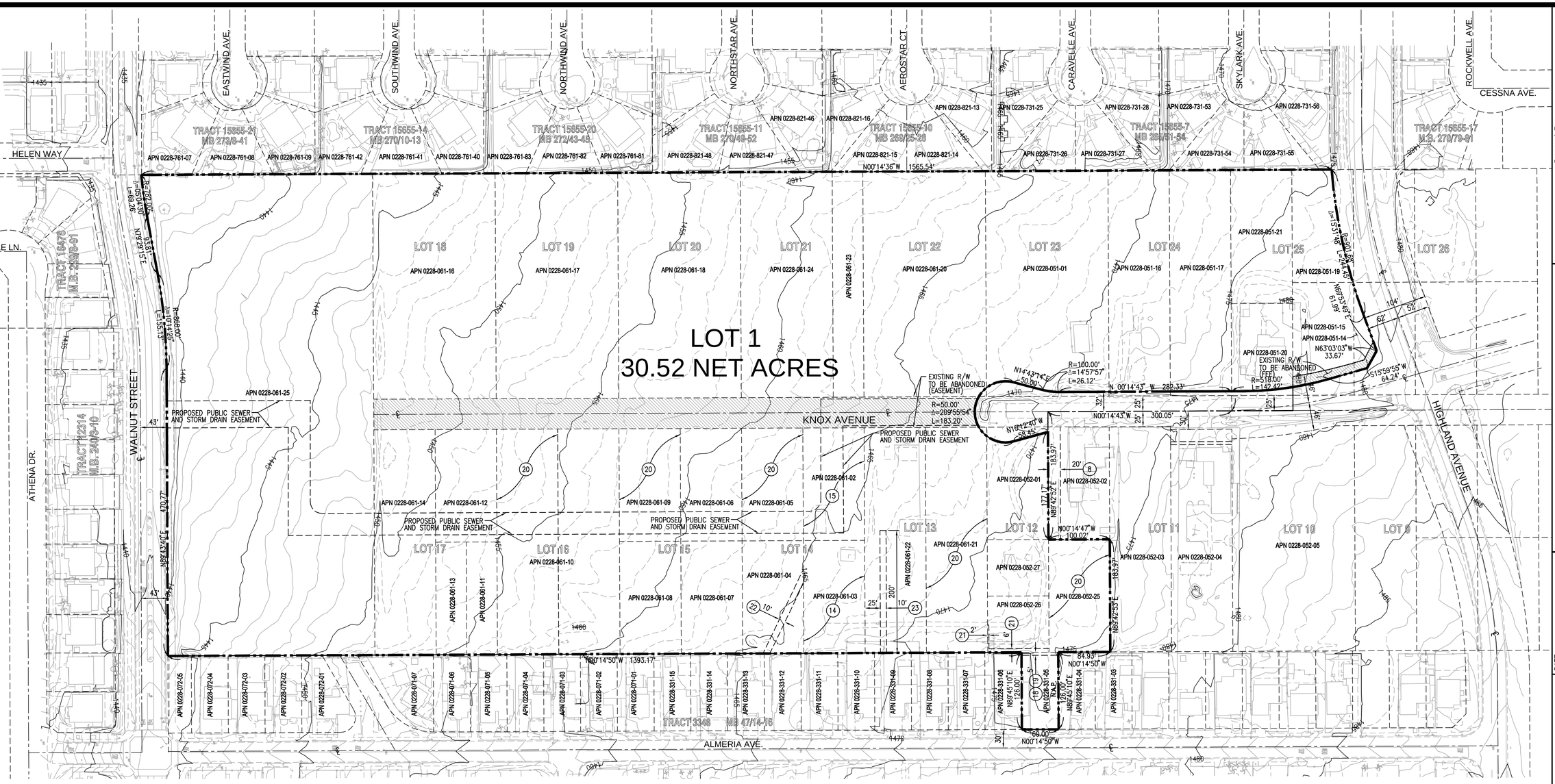
KNOX AVENUE
BETWEEN HIGHLAND AVENUE & WALNUT STREET

CITY OF FONTANA, CALIFORNIA

SHEET NO. 1 OF 2

PLOT DATE: October 29, 2025 rcamarillo

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\TENTATIVE TRACT MAP\1 TTM.dwg



EASEMENTS

(8) EXISTING EASEMENT FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.

(14) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2490/559, O.R

(15) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2502/392, O.R.

(18) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2609/195, O.R.

(19) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2612/438, O.R.

(20) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2627/201, O.R.

(21) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2849/491, O.R.

(22) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2859/244, O.R.

(23) SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 3781/325, O.R.

Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
16621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

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

Prepared By:
ALLARD ENGINEERING
Civil Engineering · Land Surveying · Land Planning
1866 Seville Avenue
Fontana, California 92335
(909) 356-1815 Fax (909) 356-1795
Robert K. Allard, R.C.E. 85349 Date

DATE	September, 2025
SCALE	
DRAWN	C.V. / DBW
CHECKED	R.K.A

TENTATIVE TRACT MAP NO. 20712

KNOX AVENUE

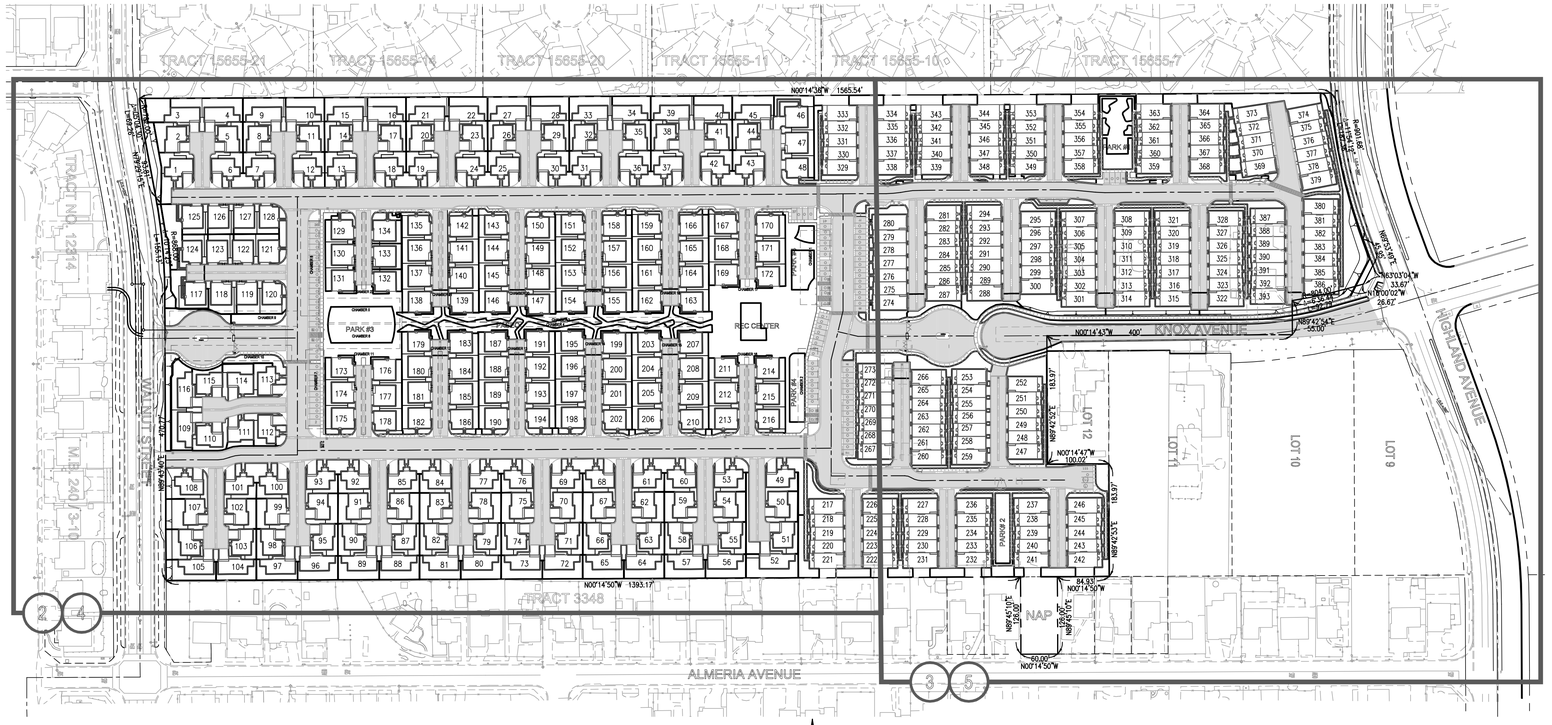
BETWEEN HIGHLAND AVENUE & WALNUT STREET

CITY OF FONTANA, CALIFORNIA

SHEET NO. 2 OF 2

PLOT DATE: September 29, 2025 Admin

Filename: i:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\TENTATIVE TRACT MAP\2 TTM.dwg


TRACT 15655-21
TRACT 15655-18
TRACT 15655-20
TRACT 15655-11
TRACT 15655-10
TRACT 15655-7
TRACT NO. 12814
M.B. 240/3-10
TRACT 3348
WALNUT STREET
KNOX AVENUE
HIGHLAND AVENUE
ALMERIA AVENUE
PARK #3
REC CENTER
PARK #4
PARK #2
PARK #1
LOT 12
LOT 11
LOT 10
LOT 9
NAP
N00°14'38"W 1565.34'
N00°14'50"W 1393.17'
N00°14'43"W 400'
N89°42'54"E 1633.97'
N89°42'53"E 183.97'
N00°14'47"W 100.00'
N89°45'10"E 126.00'
N89°45'10"E 126.00'
84.33'
N00°14'50"W
66.00'
N00°14'50"W
N87°03'04"W 33.67'
N19°00'02"W 28.67'
N89°42'54"E 35.00'
N89°42'54"E 35.00'
N89°42'54"E 35.00

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING_02.dwg

SHEET TITLE: CONCEPTUAL GRADING PLAN

PROJECT: WALNUT & SOUTH HIGHLAND TRACT NO. 20712

JOB NO.

CITY OF FONTANA, CALIFORNIA

SHEET NO. 2 OF 6

DATE: October, 2025

SCALE: 1"=40'

DRAWN: C.Y.

CHECKED: R.K.A

Prepared By:
ALLARD ENGINEERING
Civil Engineering – Land Surveying – Planning
16886 Sierra Avenue
Fontana, California 92335
Phone (909) 356-1815

Robert K. Allard, R.C.E. 85349
04/5/2024
Date

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

GRAPHIC SCALE
1 INCH = 40 FT.
(IN FEET)
0 20 40 80 160

SEE SHEET 3

PARK #1
PARK #2
PARK #3
PARK #4
RCC CENTER
PASEO
WALNUT STREET
TRACT 15655-10
TRACT 15655-11
TRACT 15655-20
TRACT 15655-14
TRACT 15655-21
TRACT 3348
TRACT NO. 12314
M.B. 240 / 3-10
HELEN WAY
PROJECT BOUNDARY
PROPOSED RETAINING WALL (TYP.)
EXISTING BLOCK WALL
PROPOSED BLOCK WALL
EXISTING MEDIAN
PROPOSED MEDIAN
EXISTING R/W
EXISTING CURB AND GUTTER
PROPOSED PAINTED MEDIAN WITH BROKEN INSIDE STRIPING
PROPOSED CURB AND GUTTER
PROPOSED EVA W=26'
PROPOSED TURF BLOCK
POWERPOLE PROTECT IN PLACE
PROPOSED BLOCK WALL
Δ=10°07'27"
L=153.00'
R=866.00'
Re=45'
L.O.S.=250'
L.O.S.=150'

WALNUT STREET
MODIFIED COLLECTOR
W=69'
EXISTING R/W
EXISTING MEANDERING SIDEWALK
EXISTING CURB & GUTTER
PROPOSED MEDIAN OR PAINTED MEDIAN
PROPOSED R/W

PLOT DATE: October 03, 2025 dwarren

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING_03.dwg

SHEET TITLE	CONCEPTUAL GRADING PLAN	SHEET NO.	3 OF 6
PROJECT	WALNUT & SOUTH HIGHLAND TRACT NO. 20712	JOB NO.	CITY OF FONTANA, CALIFORNIA
DATE	October, 2025		
SCALE	1"=40'		
DRAWN	C.V.		
CHECKED	R.K.A		

Prepared By:
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Robert K. Allard, R.C.E. 53549 — Date 04/5/2024

REGISTERED PROFESSIONAL ENGINEER — ROBERT K. ALLARD — No. 53549 — CIVIL — STATE OF CALIFORNIA

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10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FT.
40 0 20 40 80 160

N

HIGHLAND AVENUE
EXISTING EDGE OF PAVEMENT
FUTURE CURB AND GUTTER
EXISTING STREET LIGHT
EXISTING R/W
EXISTING CURB & GUTTER
EXISTING SIDEWALK
PROPOSED SIDEWALK
PROPOSED STREET LIGHT
PROPOSED BLOCK WALL
PROPOSED R/W
PROPOSED HOA MAINTAINED AREA
EXISTING R/W TO BE VACATED
EXISTING AC BERM
L.O.S.=360'
KNOX AVENUE
PROPOSED CURB & GUTTER
PROPOSED BLOCK WALL
PROPOSED STREET LIGHT
PROPOSED SIDEWALK
"G" STREET
PROPOSED R/W
PROPOSED EVA W=26'
JOIN EXISTING
EXISTING STREET LIGHT PROTECT
PROPOSED BLOCK WALL
POWERPOLE PROTECT IN PLACE
RELOCATE POWERPOLE
RELOCATE FENCE
RELOCATE BLOCK WALL
RELOCATE OUTDO WIRE
PROPOSED RETAINING WALL (TYP.)
PARK #1
PARK#2
PARK#3
PARK#4
REC CENTER
TRACT 15655-7
TRACT 15655-10
TRACT 3348
NAP LOT 9
NAP LOT 10
NAP LOT 11
NAP LOT 12

SEE SHEET 2

PLOT DATE: October 04, 2025 Bobby

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING_04.dwg

SHEET TITLE	UTILITIES PLAN	JOB NO.	CITY OF FONTANA, CALIFORNIA	SHEET NO. 4 OF 6
PROJECT	WALNUT & SOUTH HIGHLAND TRACT NO. 20712			
DATE	October, 2025			
SCALE	1"=40'			
DRAWN	C.V.			
CHECKED	R.K.A			

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Sheridan Avenue
Fontana, California 92335
Phone (909) 356-1815

Robert K. Allard, R.C.E. 83549 — 04/5/2024 Date

CIVIL ENGINEER — No. 83549 — ROBERT K. ALLARD — STATE OF CALIFORNIA

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

SEE SHEET 5

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

N

TRACT 15655-10
TRACT 15655-11
TRACT 15655-20
TRACT 15655-14
TRACT 15655-21
TRACT NO. 12314
TRACT 3348

REC.CENTER
PARK #3
PASEO
CHAMBER 1
CHAMBER 2
CHAMBER 3
CHAMBER 4
CHAMBER 5
CHAMBER 6
CHAMBER 7
CHAMBER 8
CHAMBER 9
CHAMBER 10
CHAMBER 11
CHAMBER 12
CHAMBER 13
CHAMBER 14
CHAMBER 15
CHAMBER 16
CHAMBER 17
CHAMBER 18
CHAMBER 19
CHAMBER 20
CHAMBER 21
CHAMBER 22

WALNUT STREET (42' W)
HELEN WAY

PROPOSED PUBLIC SEWER (TYP.)
PROPOSED PUBLIC STORM DRAIN (TYP.)
PROPOSED HOA SEWER (TYP.)
PROPOSED WATER (TYP.) HOA
PROPOSED STORM DRAIN (TYP.) HOA
PROPOSED FIRE MAIN (TYP.) HOA
PROPOSED CITY EASEMENT CURB TO CURB
PROPOSED HOA'S SEWER (TYP.)
PROPOSED BLOCK WALL
PROPOSED 36" STORM DRAIN (TYP.) PUBLIC
PROPOSED OFF-SITE 48" RCP STORM DRAIN
CAP EXISTING SEWER
JOIN EXISTING SEWER
EXISTING STREET LIGHT
EXISTING WATER
PROPOSED WATER METER VAULTS BY OTHERS
PROPOSED 8" SEWER
JOIN EXISTING SEWER MANHOLE WITH 8" VCP SEWER MAIN
REMOVE EXISTING CAP RISER AND JOIN WITH 48" RCP STORM DRAIN
EXISTING 48" RCP STORM DRAIN PER DWG. NO. 1949
REMOVE EXISTING 8" VCP SEWER PER DWG. NO. 3699 AND REPLACE WITH NEW 8" SEWER AT MODIFIED ELEV.
REMOVE EXISTING CAP RISER AND JOIN WITH 36" RCP STORM DRAIN PER DWG. NO. 3700
EXISTING 36" RCP STORM DRAIN
EXISTING STREET LIGHT
PROPOSED BLOCK WALL
PROPOSED WATER METER VAULTS BY OTHERS
EXISTING STREET LIGHT

M.B. 240 / 3-10

Obscured Area



Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
9225 ARCHIBALD AVENUE, SUITE 200
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Robert K. Allard, R.C.E. 85349 — 04/5/2024 Date

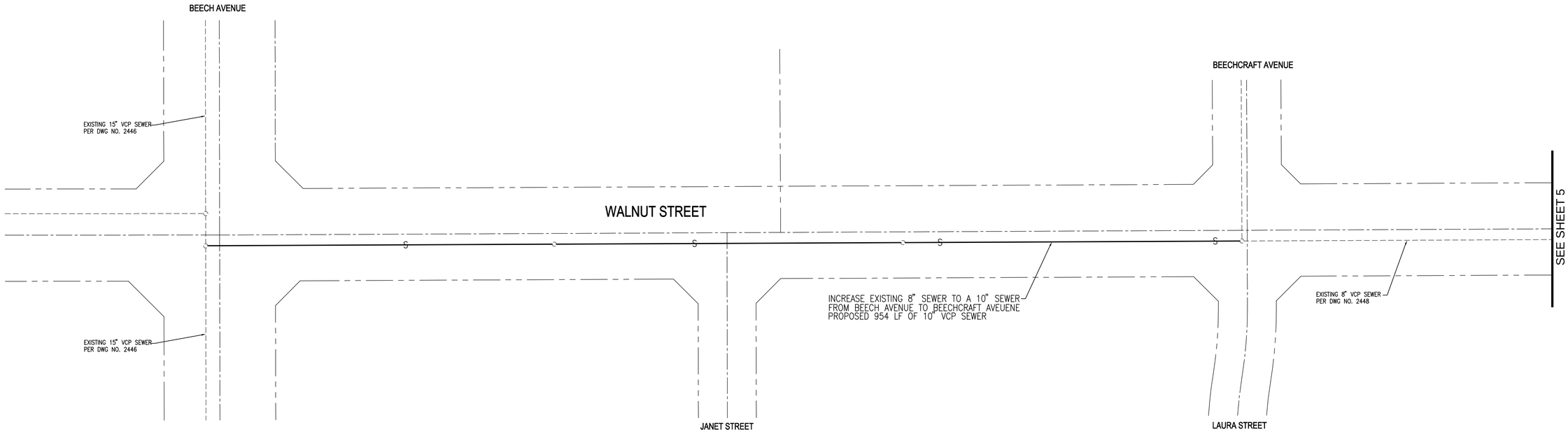
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SCALE	1"=40'
DRAWN	C.V.
CHECKED	R.K.A

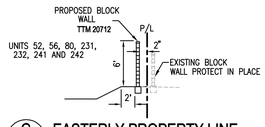
SHEET TITLE: UTILITIES PLAN
PROJECT: WALNUT & SOUTH HIGHLAND TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA
JOB NO.

SHEET NO. 5 OF 6

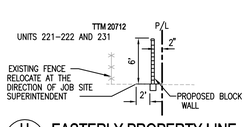
PLOT DATE: October 04, 2025 Bobby

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING_05.dwg

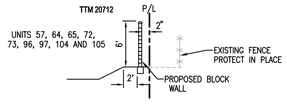




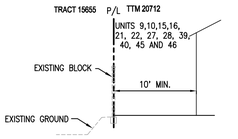
G - EASTERLY PROPERTY LINE
NTS



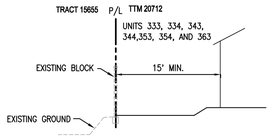
H - EASTERLY PROPERTY LINE
NTS



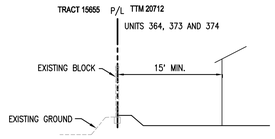
I - EASTERLY PROPERTY LINE
NTS



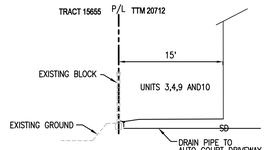
J - WESTERLY PROPERTY LINE
NTS



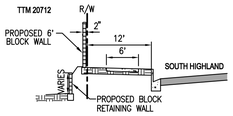
K - WESTERLY PROPERTY LINE
NTS



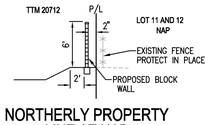
L - WESTERLY PROPERTY LINE
NTS



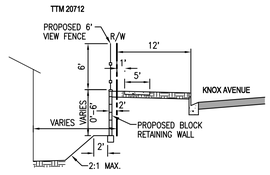
M - WESTERLY PROPERTY LINE
NTS



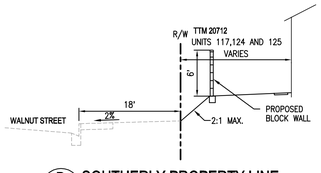
A - NORTHERLY PROPERTY LINE ALONG SOUTH HIGHLAND AVENUE
NTS



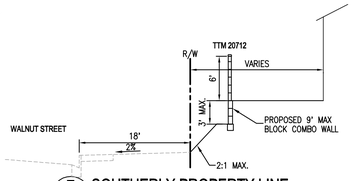
B - NORTHERLY PROPERTY LINE AT NAP
NTS



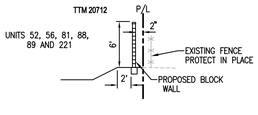
C - EASTERLY PROPERTY KNOX AVENUE
NTS



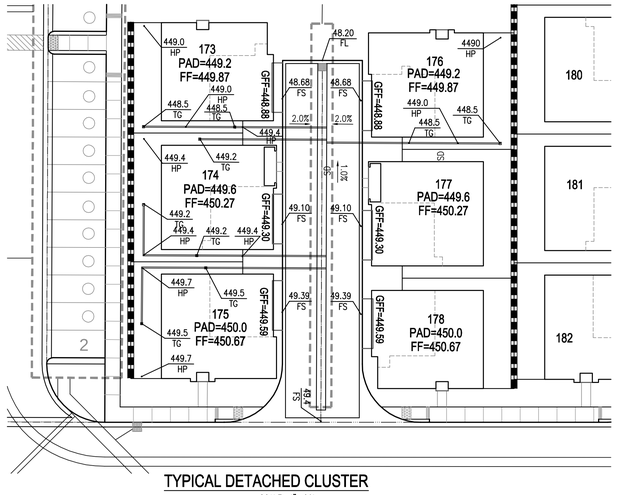
D - SOUTHERLY PROPERTY LINE
NTS



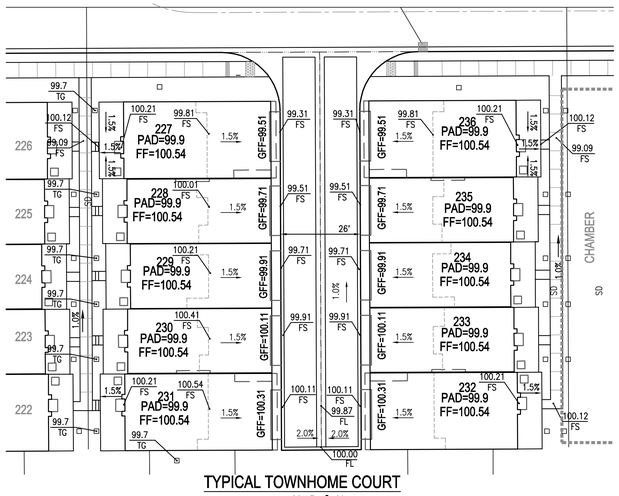
E - SOUTHERLY PROPERTY LINE
NTS



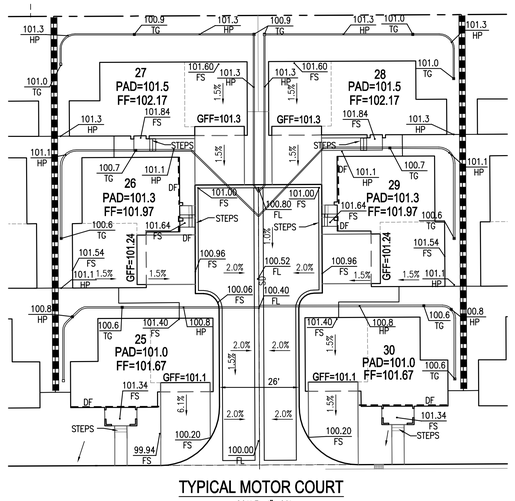
F - EASTERLY PROPERTY LINE
NTS



TYPICAL DETACHED CLUSTER
SCALE: 1"=20'



TYPICAL TOWNHOME COURT
SCALE: 1"=20'



TYPICAL MOTOR COURT
SCALE: 1"=20'



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40 FT.

PLOT DATE: August 12, 2025 cvego

Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
10681 FOOTHILL BLVD., SUITE 300
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

Prepared By:
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1556 Sierra Ave.
Fontana, California 92335
Phone (909) 356-1815
04/5/2024
Date
Robert K. Allard, R.C.E. 85349

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

DATE	August, 2025
SCALE	1"=40'
DRAWN	C.V.
CHECKED	R.K.A

SHEET TITLE: CONCEPTUAL GRADING PLAN
PROJECT: WALNUT & SOUTH HIGHLAND TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA
JOB NO.
SHEET NO. 6 OF 6

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING_06.dwg



IRRIGATION SYSTEM NOTE:

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

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

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

SITE LIGHTING NOTE:

Uplighting shall be provided at the monument sign located at the intersection of Highland and Knox Avenue, within landscape areas at the site entrances and at the recreation building. Additional lighting (i.e. walkway, accent, landscape lighting) shall be provided within all amenity areas to ensure sufficient light levels are met.

HIGHLAND AVENUE

WALNUT AVENUE

KNOX AVENUE

STREET TREES

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
MAGNOLIA 'SAMUEL SOMMER'	'SAMUEL SOMMER' MAGNOLIA	24" BOX	25'-45' x 20'-40'	LOW
PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	70'-90' x 35'-40'	LOW
KOELREUTERIA PANICULATA	GOLDENRAIN TREE	24" BOX	20'-30' x 20'-30'	LOW
PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	70'-90' x 35'-40'	LOW
GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	40'-60' x 35'-45'	LOW
PODOCARPUS GRACILOR	FERN PINE	24" BOX	40'-60' x 20'-25'	LOW

TREES

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	20'-40' x 20'-30'	MOD
CAESALPINIA CACALACO	CASCALOTE	24" BOX	15-20' x 15'-20'	LOW
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	40'-60' x 8'-12'	LOW
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	25'-30' x 15'-20'	MOD
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	6'-30' x 10'-30'	LOW
MAGNOLIA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	36" BOX	30'-40' x 30'	MOD
OLEA EUROPAEA	FRUITLESS OLIVE	36" BOX	25'-30' x 25'-30'	LOW
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	24" BOX	30'-40' x 15'-25'	MOD
PINUS ELDARICA	AFGHAN PINE	24" BOX	30'-80' x 15'-25'	LOW
QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	25'-60' x 25'-60'	LOW
QUERCUS SUBER	CORK OAK	24" BOX	30'-60' x 40'-50'	LOW

PALMS

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	10'-20' x 10'-20'	LOW
PHOENIX DACTYLIFERA	DATE PALM	12' B.T.H.	50'-80' x 20'-40'	LOW
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8' B.T.H.	50'-60' x 10'-15'	LOW

SHRUBS & GROUNDCOVER

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL @ 24" O.C.	1'-3' x 2'	LOW
BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL @ 72" O.C.	1'-3' x 8'	LOW
BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	1 GAL @ 48" O.C.	2'-4' x 4'-6'	LOW
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL @ 72" O.C.	10'-20' x 6'-12'	LOW
CAREX DIVULSA	EUROPEAN GRAY SEDGE	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
CEANOTHUS 'JOYCE COULTER'	CREEPING MOUNTAIN LILAC	5 GAL @ 72" O.C.	2' x 8'	LOW
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 24" O.C.	2'-4' x 1'-2'	LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL @ 72" O.C.	3'-6' x 3'-6'	LOW
ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL @ 72" O.C.	5'-6' x 6'-10'	LOW
FESTUCA 'SISKIYOU BLUE'	BLUE FESCUE	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL @ 30" O.C.	2'-3' x 4'-5'	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL @ 48" O.C.	2'-3' x 4'-5'	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL @ 48" O.C.	1'-2' x 2'-4'	LOW
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL @ 72" O.C.	6' x 6'	LOW
PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL @ 48" O.C.	2'-3' x 2'-3'	LOW
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GAL @ 72" O.C.	15'-20' x 15'-20'	LOW
ROMNEYA COULTERI	MATILIJA POPPY	15 GAL @ 48" O.C.	6'-10' x 2'-4'	LOW
ROSMARINUS OFF. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL @ 48" O.C.	1'-2' x 4'-8'	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL @ 72" O.C.	3'-4' x 4'-6'	LOW
SENECIO REPENS	BLUE CHALKSTICKS	1 GAL @ 36" O.C.	<1' x 2'-4'	LOW
TEUCRIUM FRUTICANS	GERMANDER	15 GAL @ 60" O.C.	4'-8' x 4'-8'	LOW

HYBRID BERMUDA SODDED TURF

PRIVATE BACKYARDS

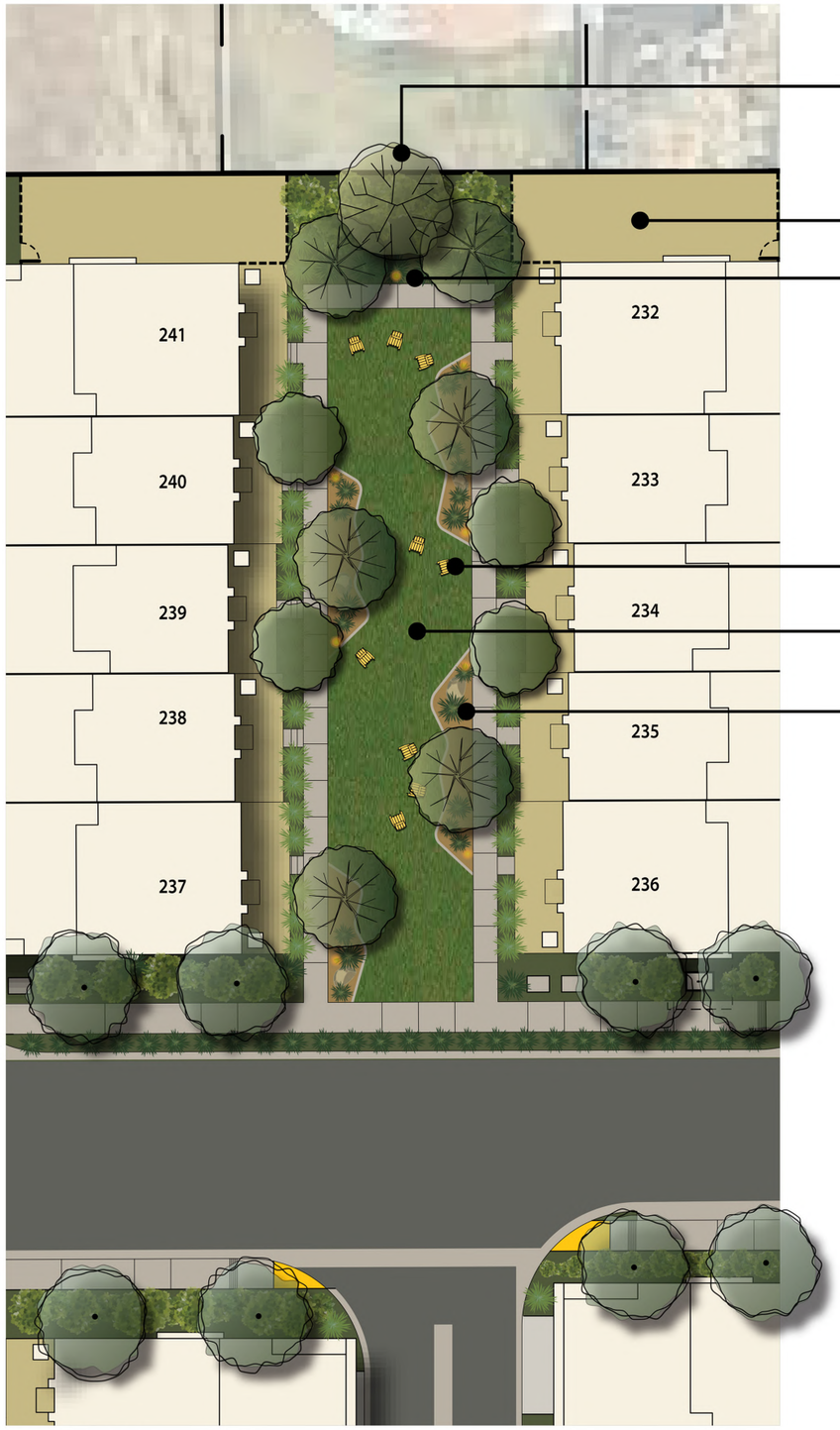
LANDSCAPE SITE PLAN
FONTANA WALNUT

L-1

DIVERSIFIED Pacific

DATE: 02-06-2025

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(951) 369-0700



36" BOX TREES ALONG EAST PROPERTY LINE

PRIVATE BACKYARD

AMENITY LIGHTING (TYP.)

CAUSAL LAWN SEATING

NATURAL GRASS LAWN

DROUGHT TOLERANT LANDSCAPE WITH BOULDERS

PARK 'A'

N 0 10' 20' 40'



DECORATIVE LOW WALL

NATURAL GRASS LAWN

BBQ GRILLS

COVERED PICNIC AREA

AMENITY LIGHTING (TYP.)

DROUGHT TOLERANT LANDSCAPE WITH BOULDERS

TOT LOT

PRIVATE BACKYARD

PARK 'B'

N 0 10' 20' 40'

PARK ENLARGEMENTS

FONTANA WALNUT

DIVERSIFIED Pacific

L-2

DATE: 02-06-25

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POOL ENLARGEMENT

FONTANA WALNUT

DIVERSIFIED Pacific

L-3

DATE: 02-06-25

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(951) 369-0700



PASEO & PARK 'C' ENLARGEMENTS

FONTANA WALNUT

DIVERSIFIED Pacific

L-4

DATE: 02-06-2025

COMMUNITY WORKS DESIGN GROUP
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(951) 369-0700

97



LEGEND

1	6'TALL TAN CMU BLOCK WALL (SPLIT-FACE ONE SIDE) ATOP 3'TALL (MAX.) RETAINING WALL	6	5.5'TALL VINYL FENCE
2	6'TALL TAN CMU BLOCK WALL (SPLIT-FACE ONE SIDE)	7	5.5'TALL VINYL FENCE ATOP RETAINING WALL
3	EXISTING CMU BLOCK WALL	8	MONUMENT SIGN
4	6'TALL TUBULAR STEEL POOL FENCE	9	6.5'TALL TAN SPLIT FACE CMU PILASTER *(50' O.C. ALONG HIGHLAND AVENUE, KNOX AVENUE & WALNUT STREET)*
5	2'TALL DECORATIVE WALL ALONG ACTIVE SPACE AMENITIES		

WALL & FENCE PLAN

FONTANA WALNUT

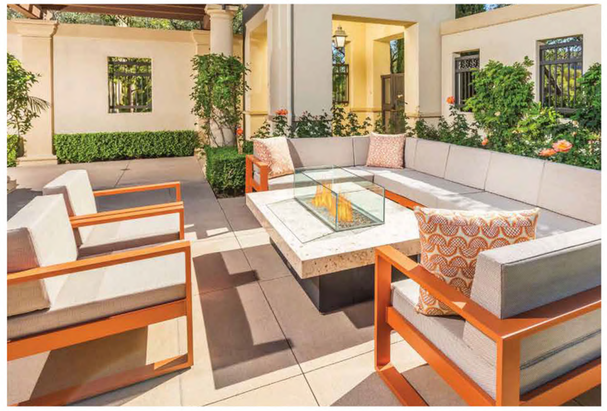
DIVERSIFIED Pacific

L-5

DATE: 02-06-2025

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













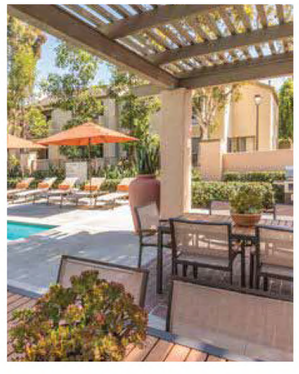


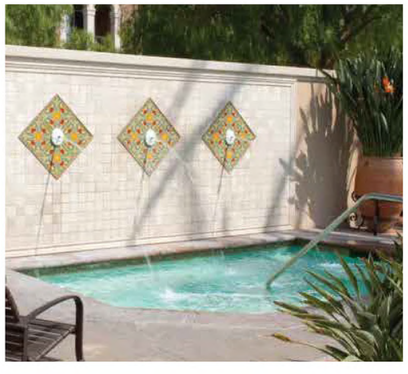


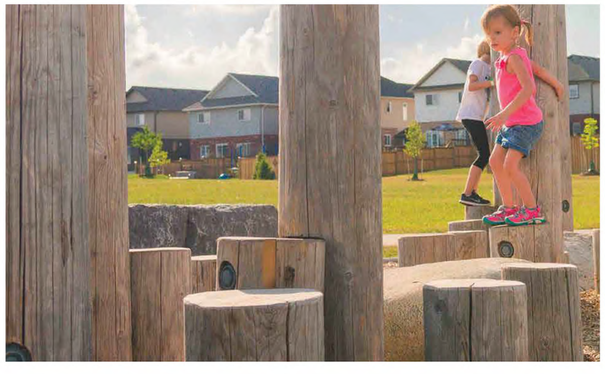














AMENITIES

FONTANA WALNUT

DIVERSIFIED Pacific

L-6

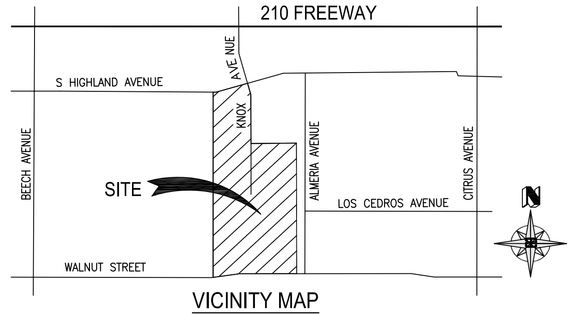
DATE: 02-06-2025

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

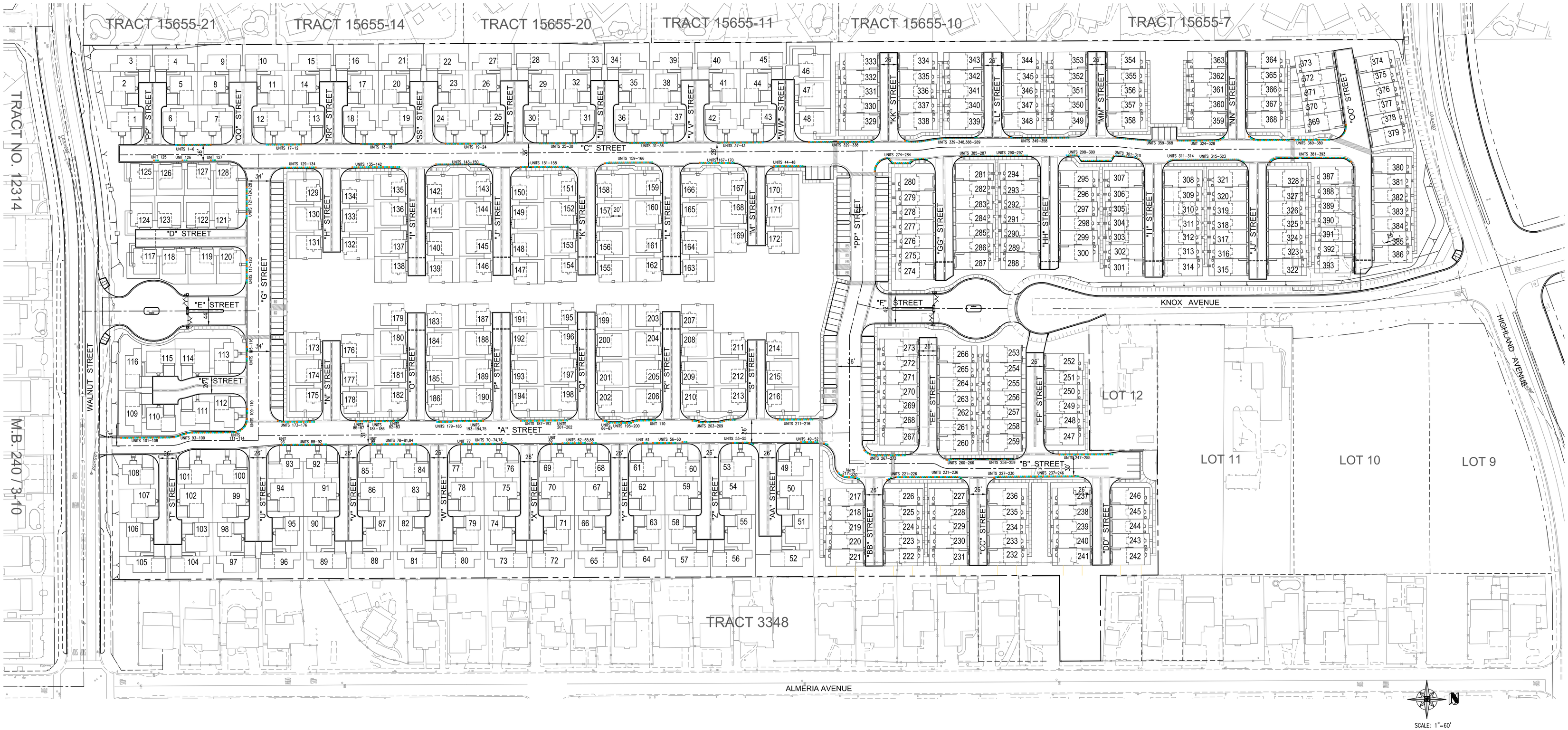
CITY OF FONTANA

TRASH PICKUP EXHIBIT

WALNUT FONTANA



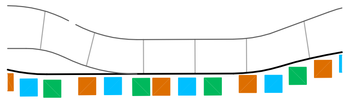
VICINITY MAP
NTS



SCALE: 1"=60'



TRASH CAN SPACING
N.T.S.



TRASH PICK UP AREA
N.T.S.

LEGEND

- 385 BURRTEC TRASH BIN (65 GALLON)
- 385 BURRTEC RECYCLE BIN (65 GALLON)
- 385 BURRTEC ORGANIC WASTE BIN (35 GALLON)

1,155 TOTAL

CITY OF FONTANA

TRASH PICKUP EXHIBIT

APN: 0243-142-01

Prepared For:

DIVERSIFIED PACIFIC COMMUNITIES

DIVERSIFIED PACIFIC COMMUNITIES
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

Prepared By:

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Civil Engineering - Land Surveying - Land Planning
16986 Saville Avenue
Fontana, California 92335
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PLOT DATE: February 06, 2025 denni

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\EXHIBITS\TRASH-PICKUP.dwg

FONTANA
WALNUT

DIVERSIFIED Pacific

FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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A-3 Typical Cluster Plan (8-PACK)

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A-6 Plan 1A (1690) - “A” Spanish Elevations
A-7 Plan 1B (1690) - “B” Cottage Elevations
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A-47 Written Color Schemes
A-48 Color Boards - “A” Spanish
A-49 Color Boards - “B” Cottage
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A-52 501A Building Composite (5-PLEX) - Floor Plan
A-53 501A Building Composite (5-PLEX) - Spanish Elevations
A-54 501A Building Composite (5-PLEX) - Roof Plan

A-55 601A Building Composite (6-PLEX) - Floor Plan
A-56 601A Building Composite (6-PLEX) - Spanish Elevations
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A-61 Written Color Schemes
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A-64 Recreational Building - Floor Plan
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A-67 Written Color Scheme & Color Board

DIVERSIFIED Pacific

Builder:
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Contact: Jason Holt
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FONTANA

WALNUT

CLUSTER

DIVERSIFIED Pacific

FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



TYPICAL CLUSTER PLAN (6-PACK)

0 4 8 16 32

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FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-2

Kevin L. Crook Architect Inc #24042
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TYPICAL CLUSTER PLAN (8-PACK)

0 4 8 16 32

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Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH

CARRIAGE LIGHTS



"A" BRENTWOOD
BLACK - XELESGEX0115



"B" SHEPHERD
MDWZ - XELEFSEX0007



"C" HUNNINGTON
BLACK - XELESGEX0010



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Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



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Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 1 (1690)

FRONT ELEVATIONS

0 2 4 8 12

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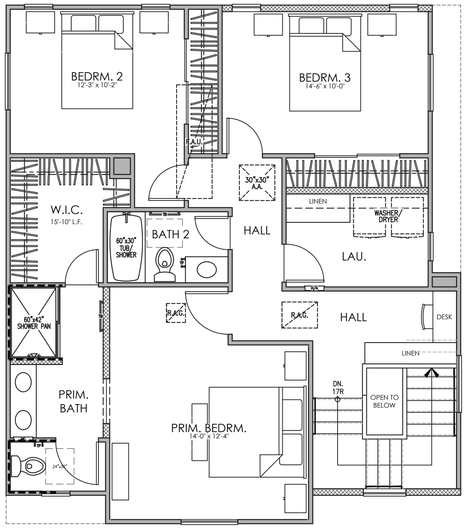
FONTANA **WALNUT**

FONTANA, CA

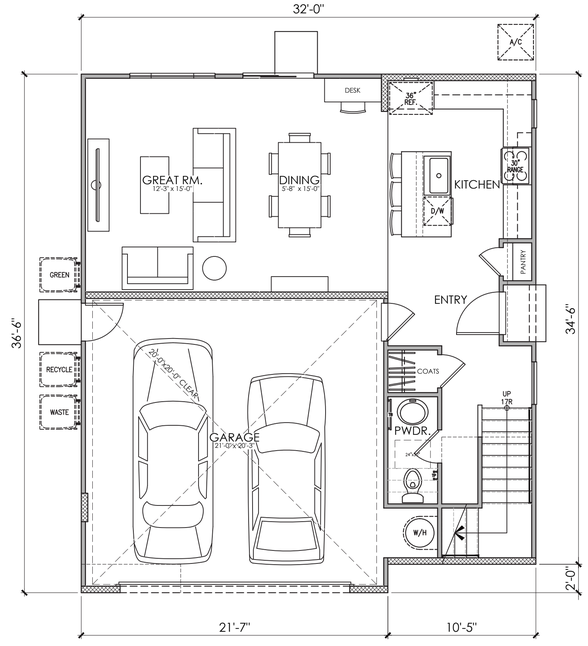
CLUSTER

02.24.2025
A-4

Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



6-PACK

8-PACK

KEYMAP

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	681 SQ. FT.
SECOND FLOOR AREA	1,009 SQ. FT.
TOTAL DWELLING	1,690 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	457 SQ. FT.
PORCH	9 SQ. FT.

PLAN 1A (1690)

3 BEDROOM, 2.5 BATH FLOOR PLAN

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-5

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1690)

"A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-6

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FRONT



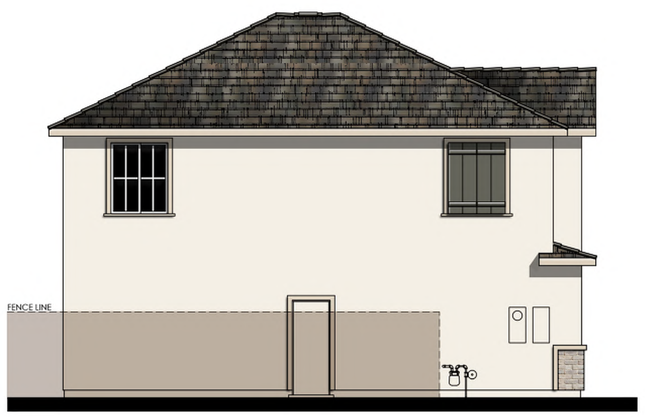
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1690)

"B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-7

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PLANNING + ARCHITECTURE



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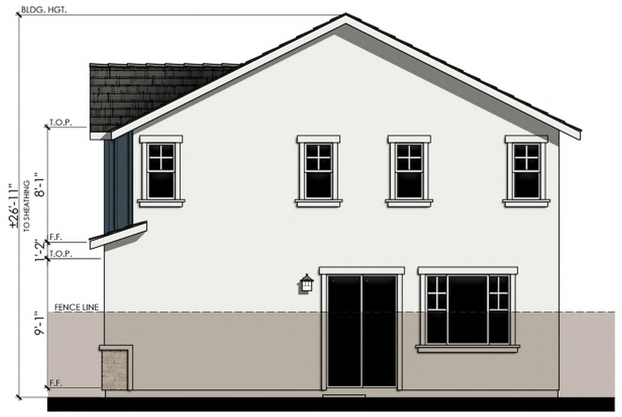
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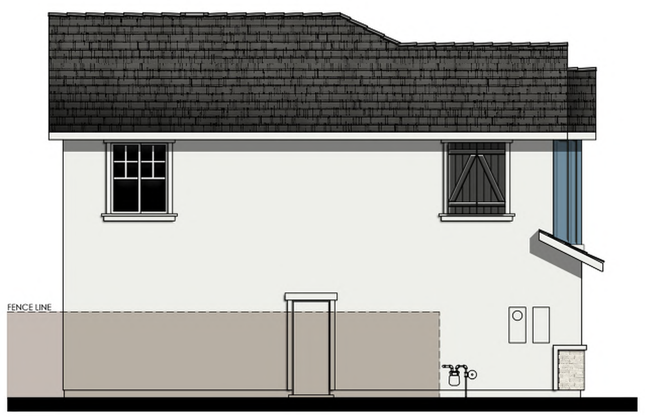
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1690)

"C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

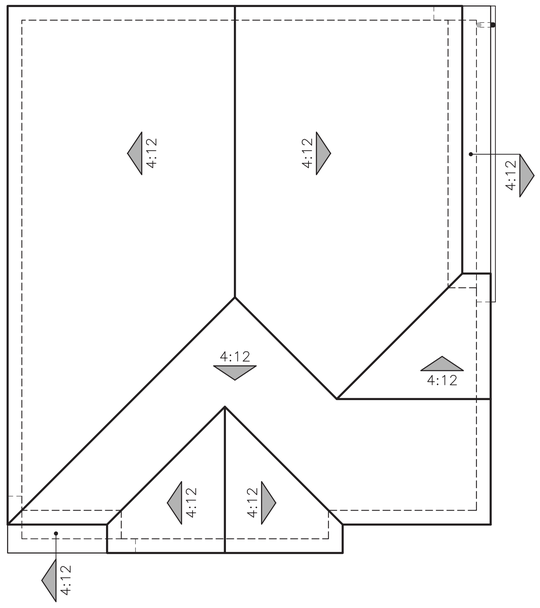
FONTANA WALNUT

FONTANA, CA

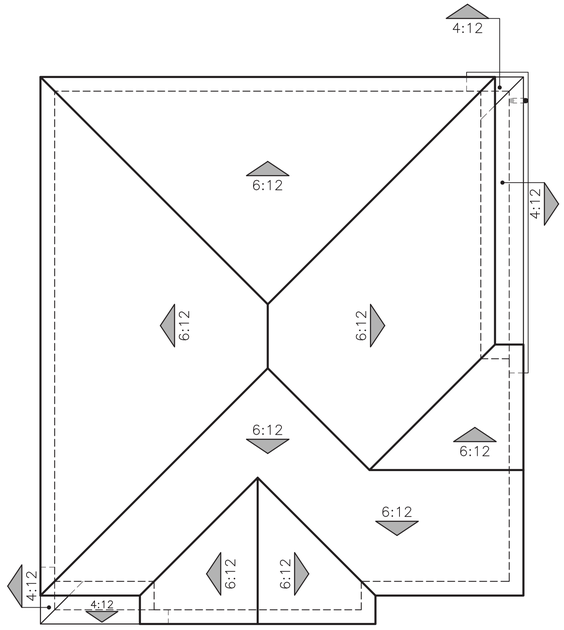
CLUSTER

02.24.2025
A-8

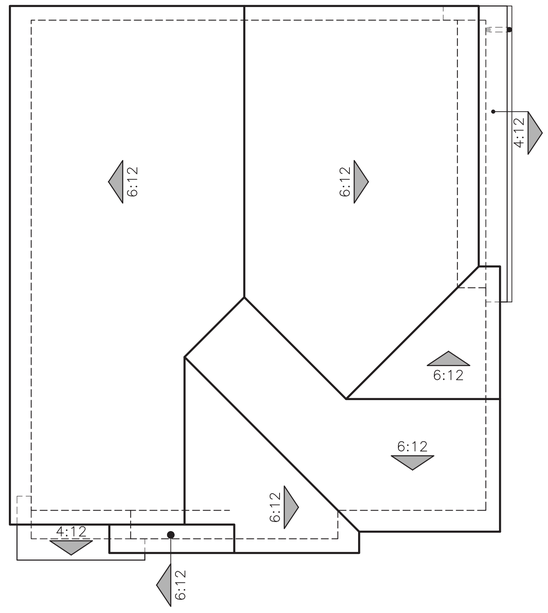
Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



A - SPANISH



B - COTTAGE

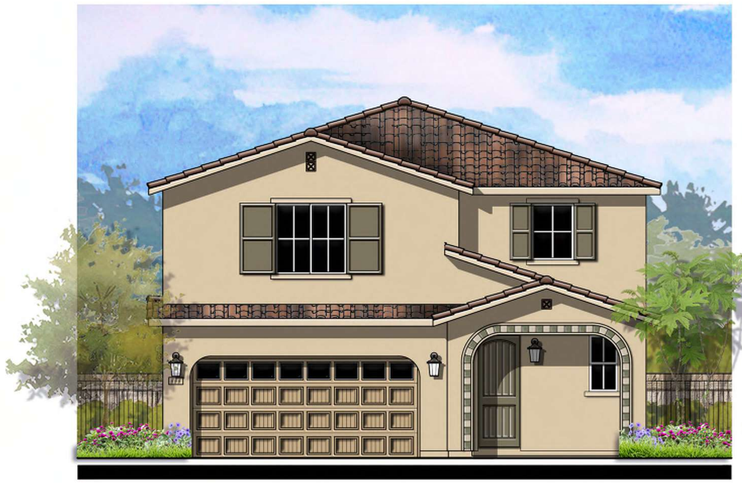


C - FARMHOUSE

PLAN 1 (1690)

ROOF PLANS

0 2 4 8 12



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A - SPANISH

CARRIAGE LIGHTS



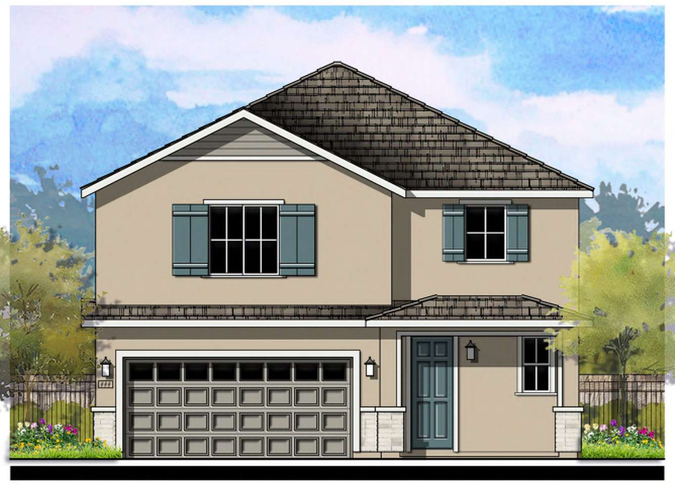
"A" BRENTWOOD
BLACK - XELESGEX0115



"B" SHEPHERD
MDWZ - XELEFSEX0007

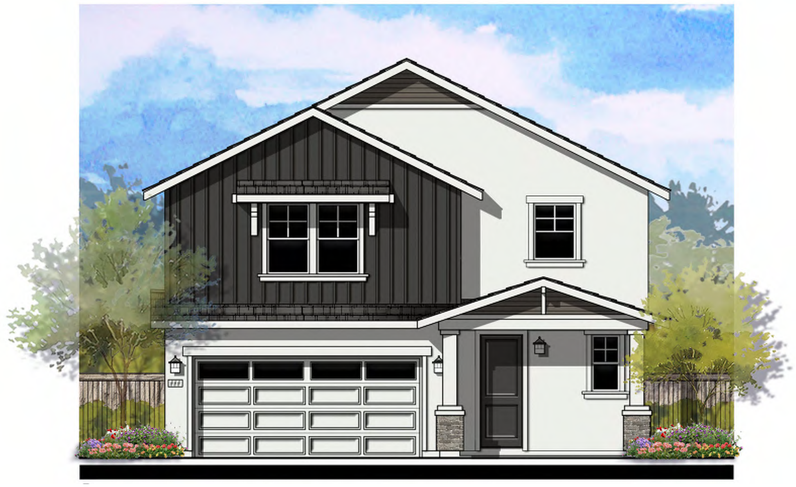


"C" HUNNINGTON
BLACK - XELESGEX0010



Ⓒ 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



Ⓒ 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 2 (1779)

FRONT ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

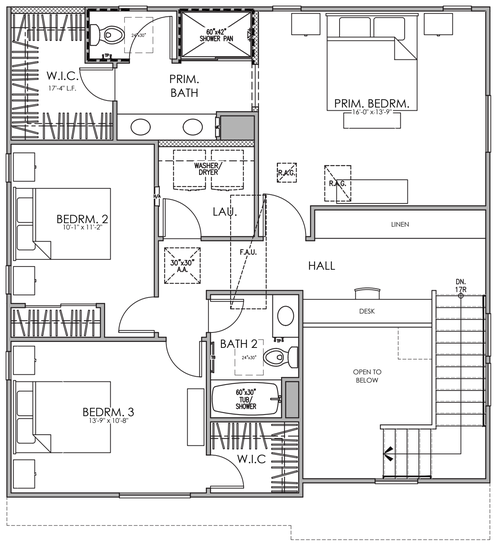
FONTANA **WALNUT**

FONTANA, CA

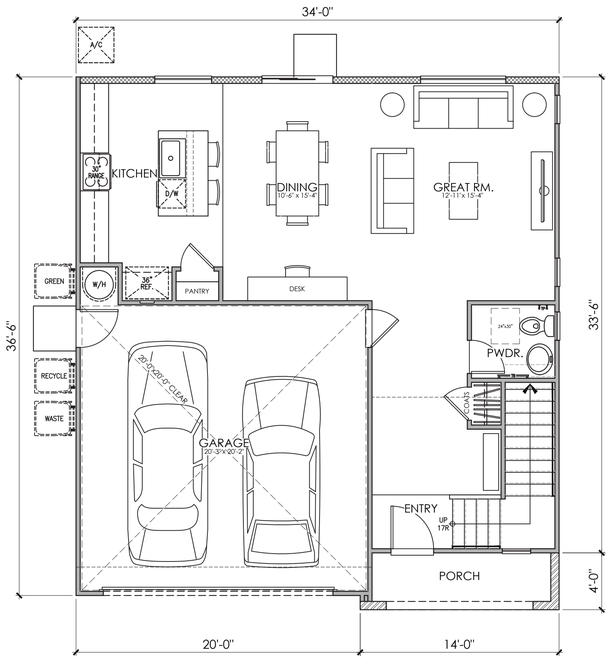
CLUSTER

02.24.2025
A-10

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PLANNING + ARCHITECTURE



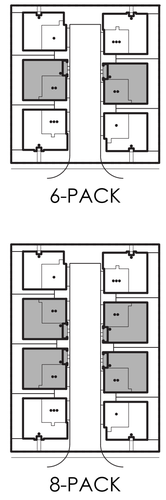
SECOND FLOOR



FIRST FLOOR

PLAN 2A (1779)

3 BEDROOM, 2.5 BATH FLOOR PLAN



PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	772 SQ. FT.
SECOND FLOOR AREA	1,007 SQ. FT.
TOTAL DWELLING	1,779 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	429 SQ. FT.
PORCH	53 SQ. FT.

0 2 4 8 12

DIVERSIFIED Pacific

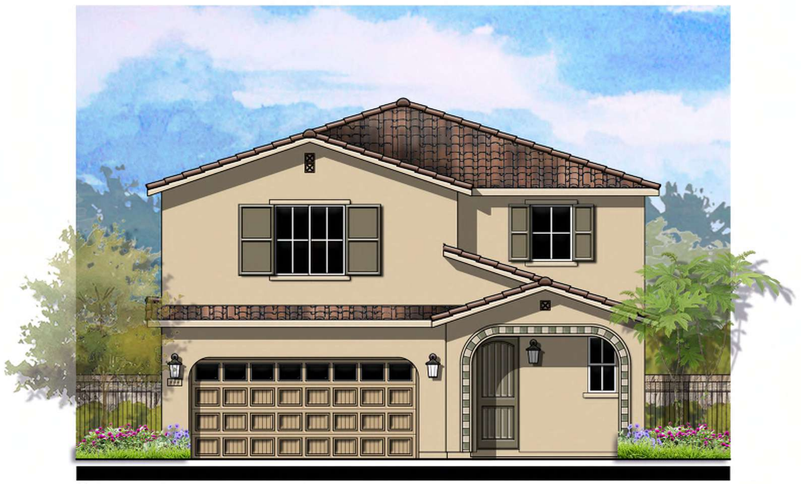
FONTANA **WALNUT**

FONTANA, CA

CLUSTER

02.24.2025
A-11

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PLANNING + ARCHITECTURE



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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1779)

"A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

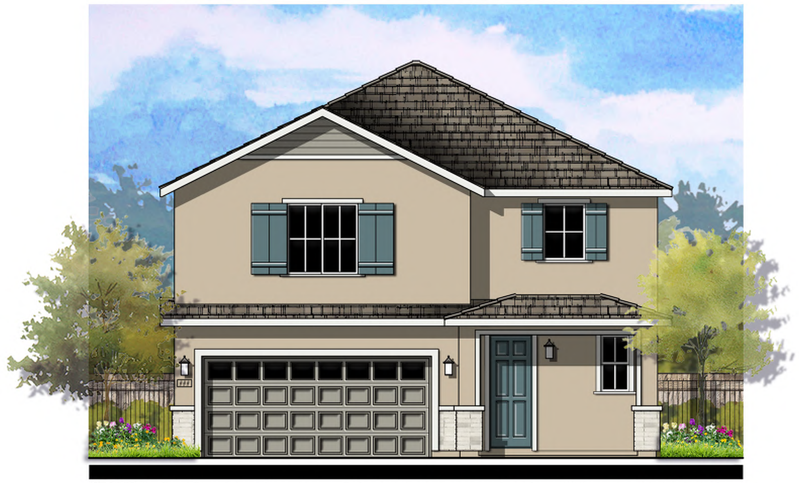
FONTANA **WALNUT**

FONTANA, CA

CLUSTER

02.24.2025
A-12

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PLANNING + ARCHITECTURE



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FRONT



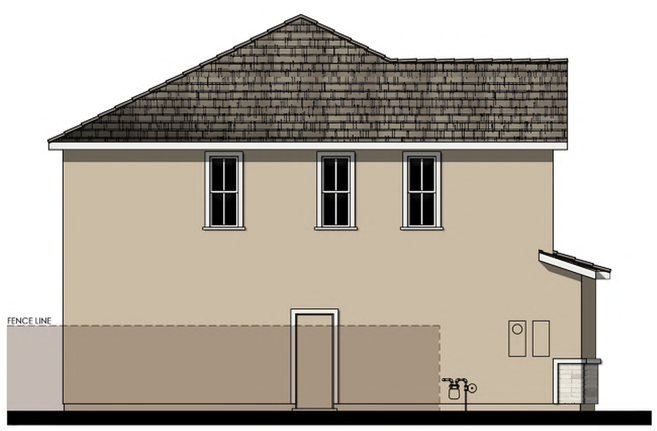
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1779)

"B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

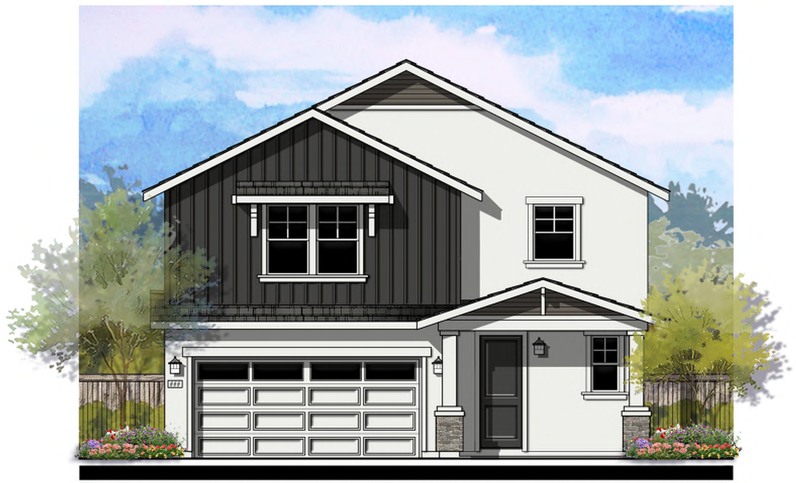
FONTANA **WALNUT**

FONTANA, CA

CLUSTER

02.24.2025
A-13

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1779)

"C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

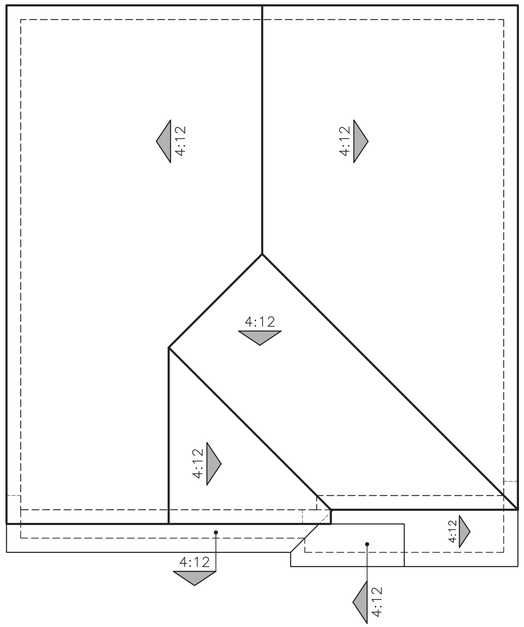
FONTANA **WALNUT**

FONTANA, CA

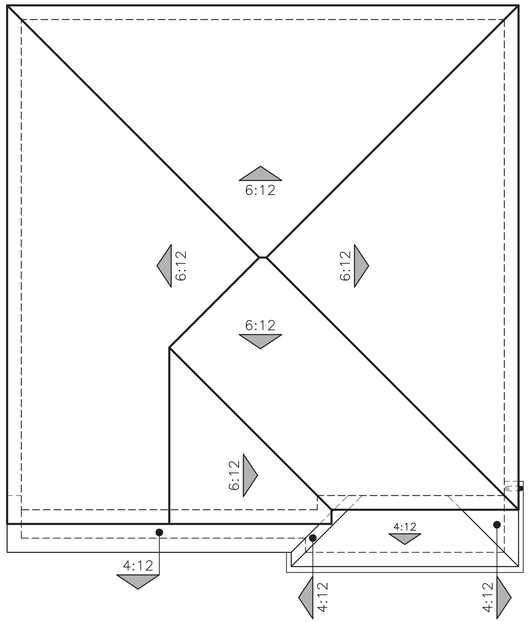
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02.24.2025
A-14

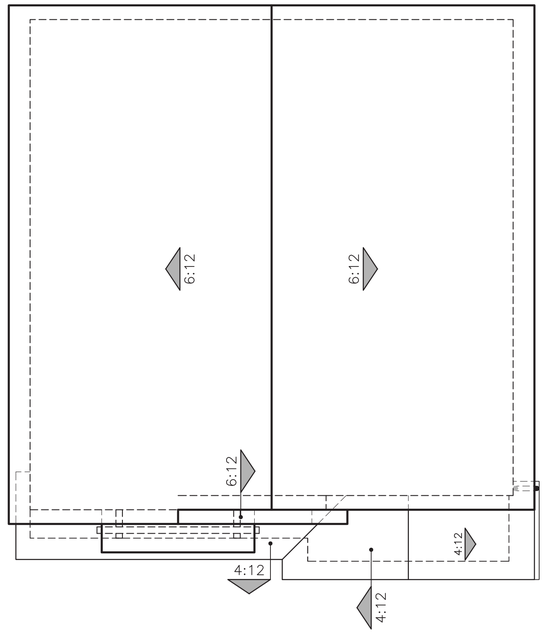
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PLANNING + ARCHITECTURE



A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 2 (1779)

ROOF PLANS

0 2 4 8 12



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A - SPANISH

CARRIAGE LIGHTS



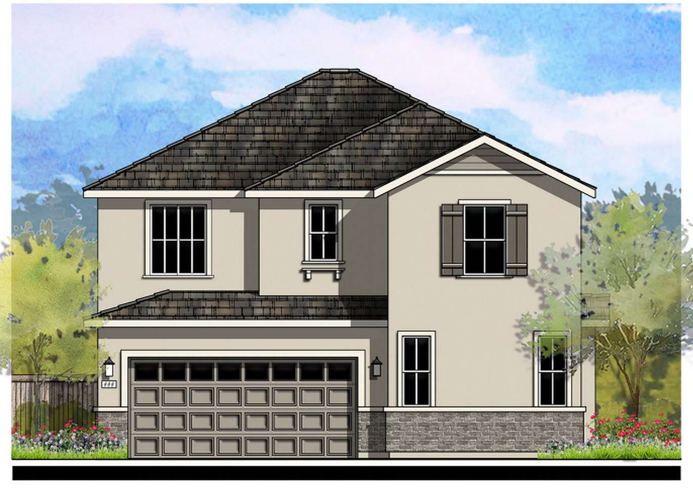
"A" BRENTWOOD
BLACK - XELESGEX0115



"B" SHEPHERD
MDWZ - XELEFSEX0007



"C" HUNNINGTON
BLACK - XELESGEX0010



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B - COTTAGE



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C - FARMHOUSE

PLAN 3 (1936)

FRONT ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

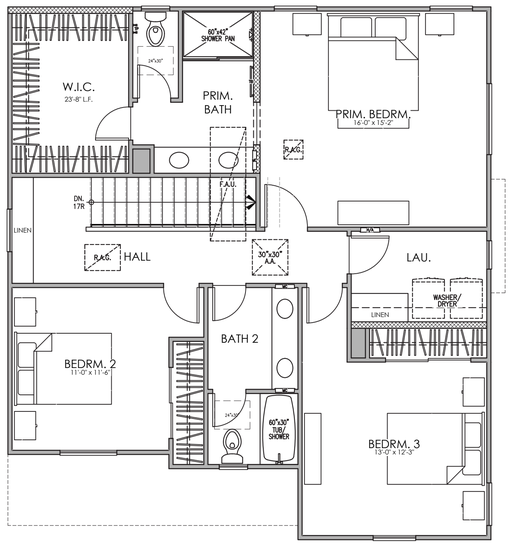
FONTANA **WALNUT**

FONTANA, CA

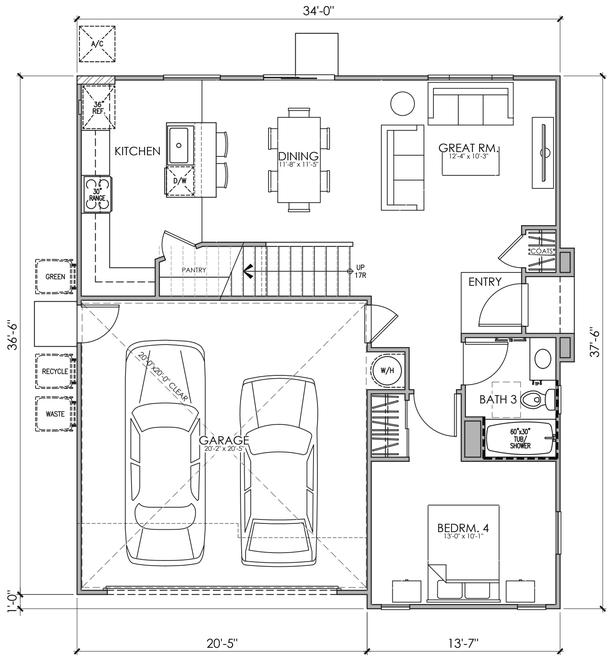
CLUSTER

02.24.2025
A-16

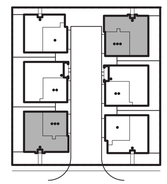
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PLANNING + ARCHITECTURE



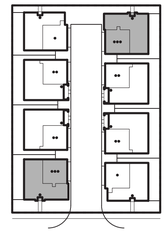
SECOND FLOOR



FIRST FLOOR



6-PACK



8-PACK

KEYMAP

PLAN 3A (1936)

4 BEDROOM, 3 BATH FLOOR PLAN

PLAN 3
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	815 SQ. FT.
SECOND FLOOR AREA	1,121 SQ. FT.
TOTAL DWELLING	1,936 SQ. FT.

UNCONDITIONED SPACE

GARAGE	430 SQ. FT.
PORCH	14 SQ. FT.

0 2 4 8 12

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FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-17

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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)
WAINSCOT:	STUCCO



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (1936)

"A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

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A-18

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FRONT



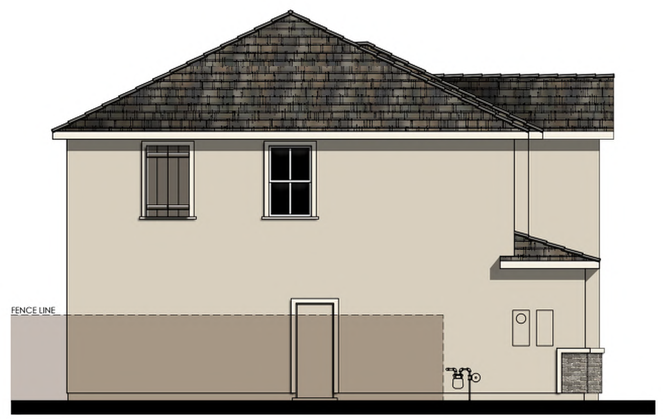
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (1936)

"B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

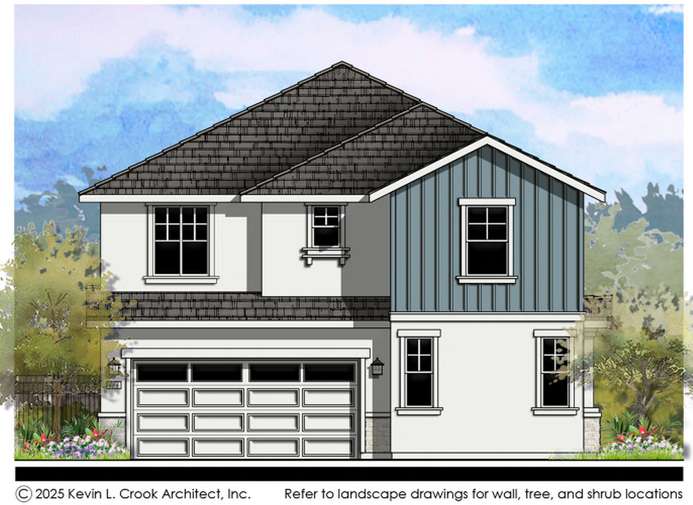
FONTANA **WALNUT**

FONTANA, CA

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A-19

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FRONT



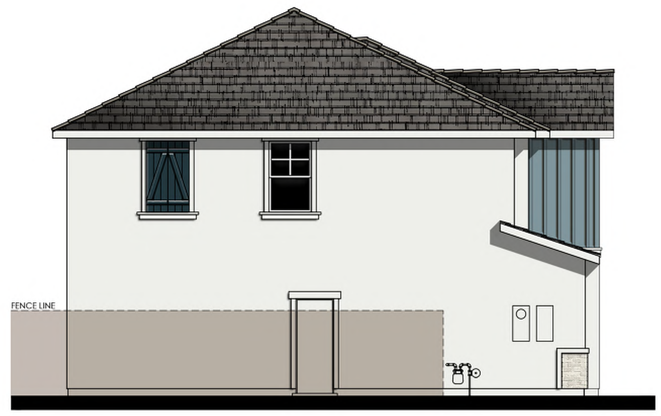
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (1936)

"C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

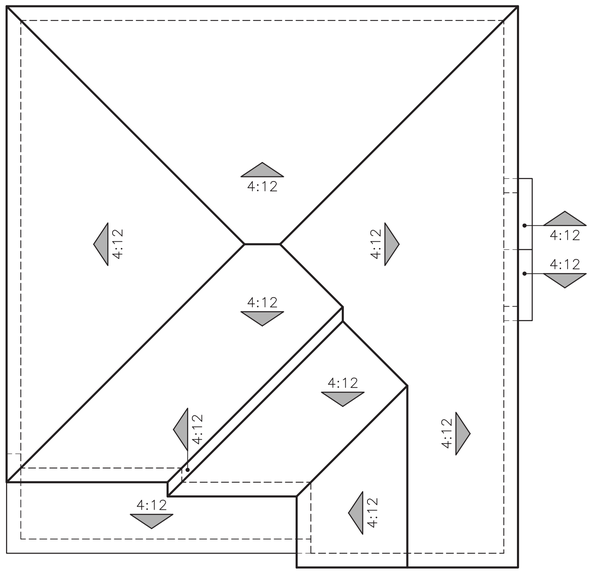
FONTANA **WALNUT**

FONTANA, CA

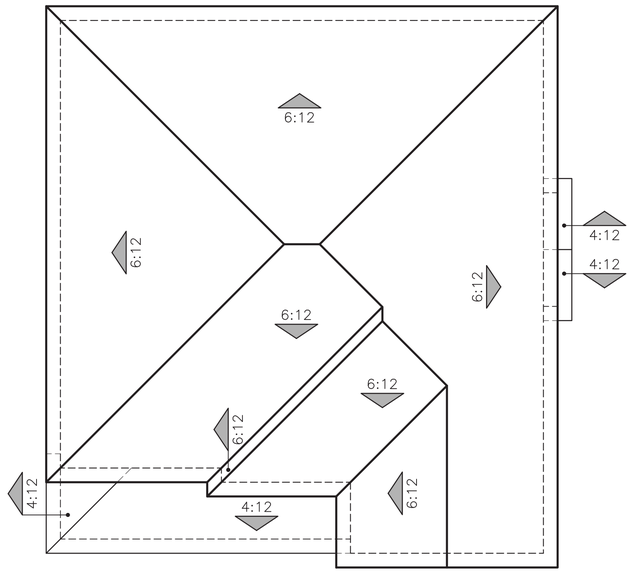
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02.24.2025
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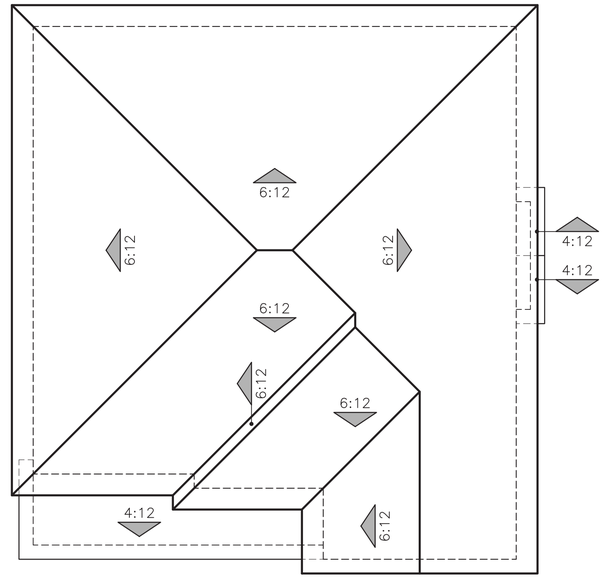
Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 3 (1936)

ROOF PLANS

0 2 4 8 12

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FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025

A-21

Kevin L. Crook Architect Inc #24042

PLANNING + ARCHITECTURE

FONTANA WALNUT

FONTANA, CA

JOB #	24042
CREATED	7/30/24
Client Rev	8/15/24
Planning Rev.	11/14/24
Planning Rev.	1/29/2025

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1628	1580
STUCCO PAINT MATCH***	SW7566 WESTHIGHLAND WT	*SW6120 BELIEVABLE BUFF*	SW7012 CREAMY
SECONDARY STUCCO / GARAGE DOOR	SW7547 SANDBAR	SW6122 CAMELBACK	SW7534 OUTERBANKS
FASCIA / TRIM	SW7550 RESORT TAN	SW7537 IRISH CREAM	SW7550 RESORT TAN
FRONT DOOR / SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6169 CASA GRANDE BLD	1VICS7970 RED CASTLE	1VICS6464 CALIFORNIA MISS BLD
CERAMIC TILE AT ARCHES: 6" x 6"	ELEMENTAL TAN 0166	URBAN PUTTY 0161	ARTISAN BROWN 0144
CERAMIC TILE AT ARCHES: 6" x 6"	WATERFALL 0169	GARDEN SPOT 0141	URBAN PUTTY 0161

"B" ELEVATIONS COTTAGE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	432	5/8 A-85	1 1/4 237
STUCCO PAINT MATCH***	SW7102 WHITE FLOUR	SW2822 DOWNING SAND	SW7541 GRECIAN IVORY
FASCIA / TRIM	SW7526 MAISON BLANCHE	SW7006 EXTRA WHITE	SW7562 ROMAN COLUMN
GARAGE DOOR	SW7526 MAISON BLANCHE	SW2821 DOWNING SAND	SW7045 INTELLECTUAL GRAY
LAP SIDING AT GABLES	SW9126 HOANED SOAPSTONE	SW2821 DOWNING SAND	SW7045 INTELLECTUAL GRAY
FRONT DOOR / SHUTTERS	SW6202 CAST IRON	SW7617 MEDITERRANEAN	SW7047 PORPOISE
ROOF: FLAT SLATE	1FACS0330 APPALACHIAN BLEND	1FECY4070 SEA PEARL BLEND	1FACS0330 APPALACHIAN BLEND
BRICK: TUNDRA	LATIGO	CHALKDUST	ASHLAND

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1572	1572	1572
STUCCO PAINT MATCH***	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING / CORNER BOARDS	SW9148 SMOKY AZURITE	SW7069 IRON ORE	SW9135 WHIRLPOOL
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7069 IRON ORE	SW6237 DARK KNIGHT
ROOF: FLAT SHAKE	1FRCJ1020 SHADOW BLACK	1FRCJ1020 SHADOW BLACK	1FRCJ1430 CHARCOAL BLEND
BRICK: TUNDRA	CHALK DUST	ASHLAND	CHALK DUST

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
VENEER:	ELDORADO
CERAMIC TILE:	DALTILE

DIVERSIFIED Pacific

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024

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SPANISH
SCHEME #2



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FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024

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SPANISH
SCHEME #3



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FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024

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*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - “A” SPANISH

COTTAGE
SCHEME #4



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FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
JULY 30, 2024

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COTTAGE
SCHEME #5



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
JULY 30, 2024

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COTTAGE
SCHEME #6



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

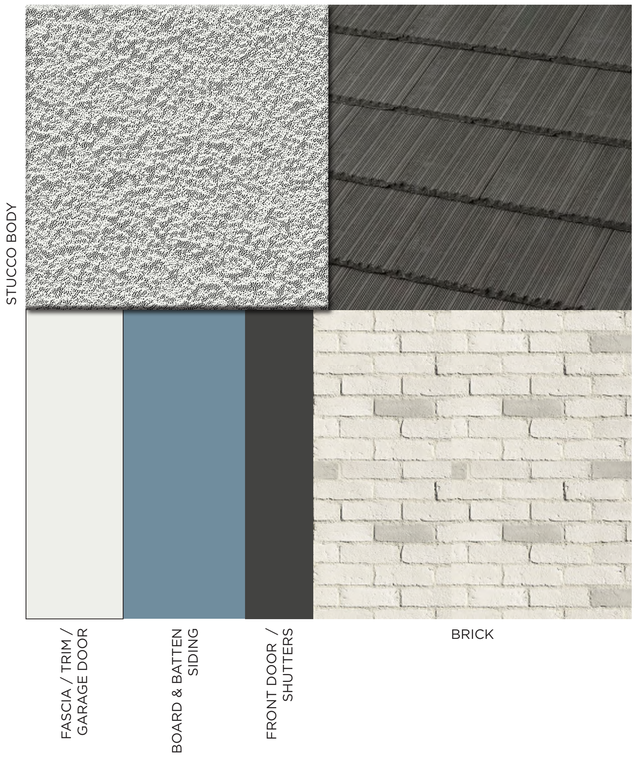
#24042 / CLUSTER
JULY 30, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - “B” COTTAGE

FARMHOUSE
SCHEME #7



DIVERSIFIED Pacific

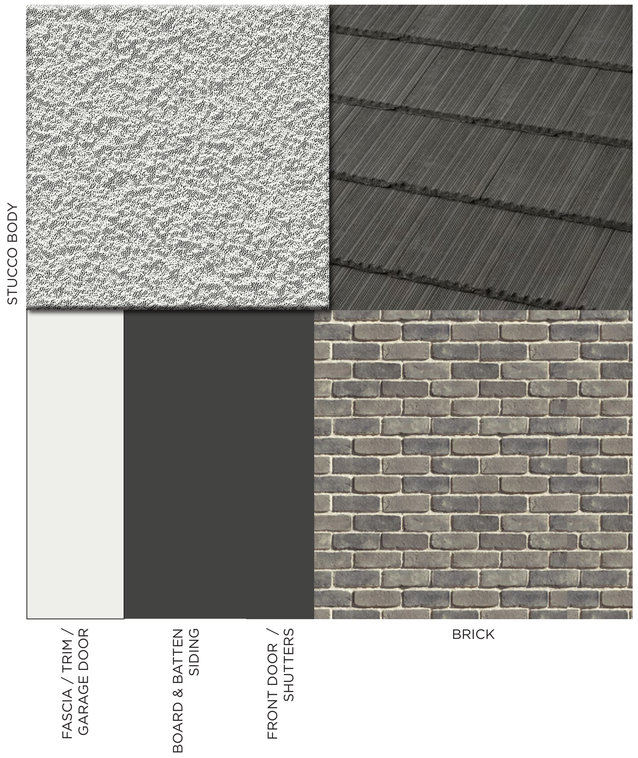
FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

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FARMHOUSE
SCHEME #8



DIVERSIFIED Pacific

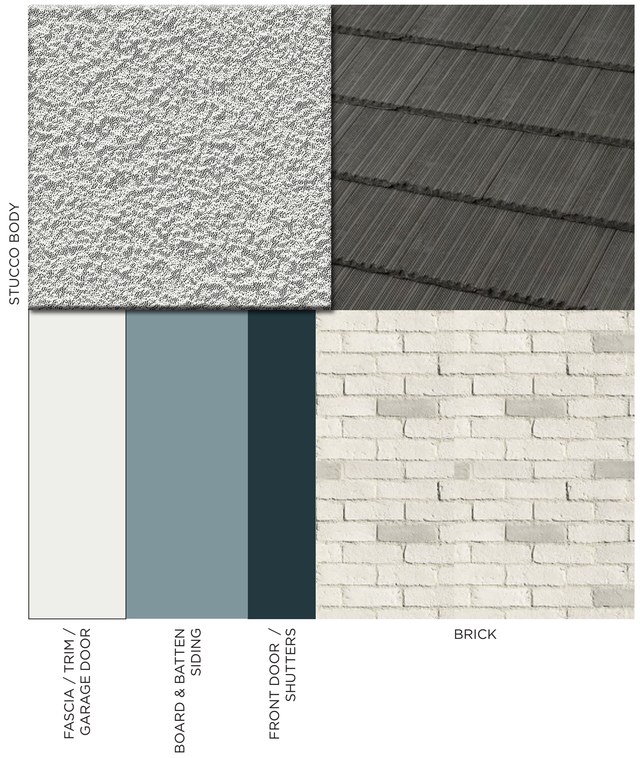
FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "C" FARMHOUSE

FONTANA WALNUT

MOTOR COURT

DIVERSIFIED Pacific

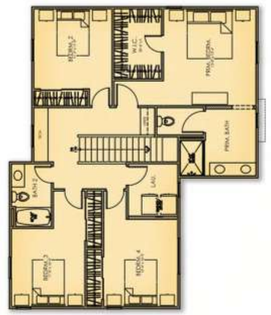
FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



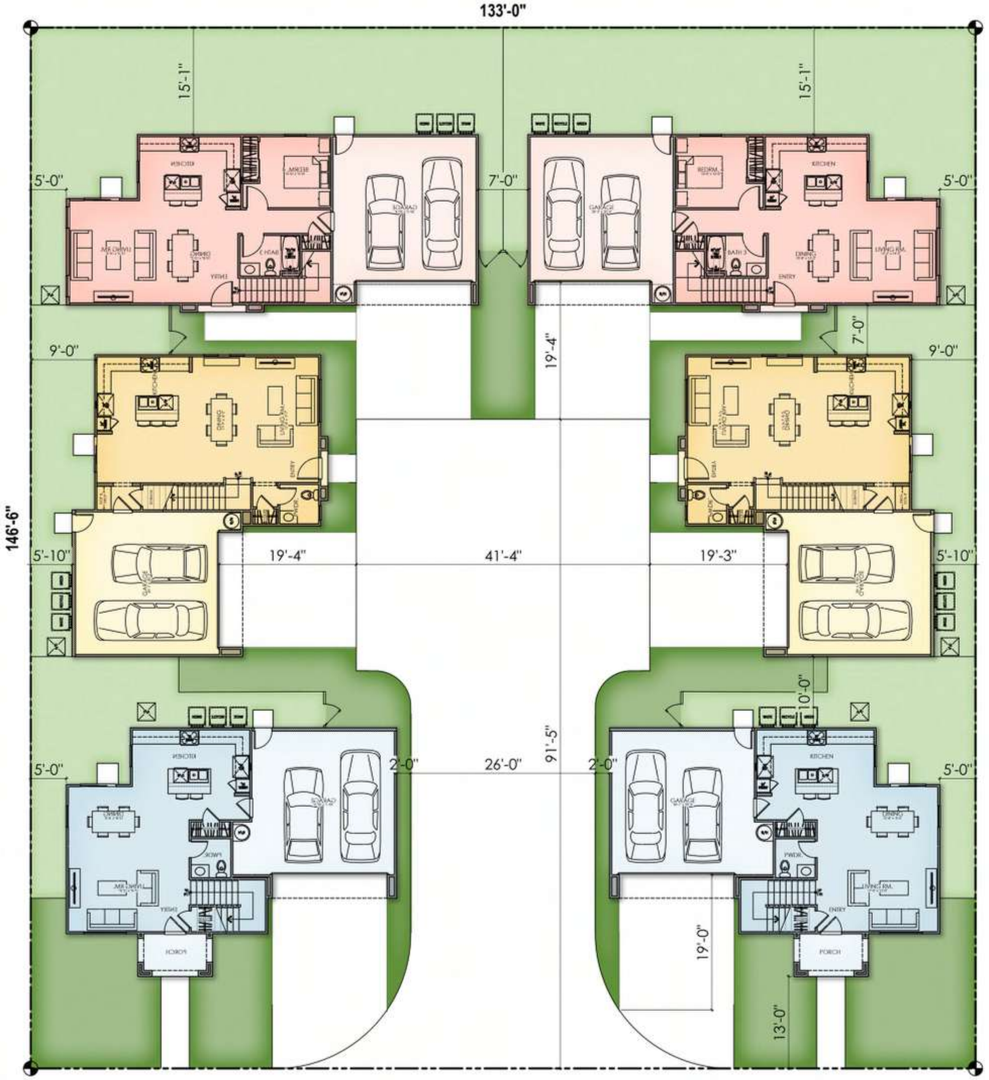
PLAN 3
4 BR, 3 Ba
(1,960 sq.ft.)



PLAN 2
4 BR, 2.5 Ba
(1,893 sq.ft.)



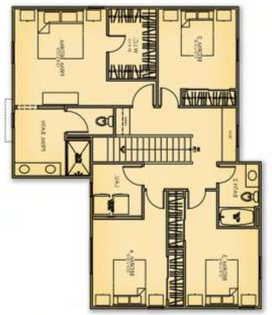
PLAN 1
3 BR, 2.5 Ba
(1,688 sq.ft.)



PLAN 3
4 BR, 3 Ba
(1,960 sq.ft.)



PLAN 2
4 BR, 2.5 Ba
(1,893 sq.ft.)



PLAN 1
3 BR, 2.5 Ba
(1,688 sq.ft.)



TYPICAL MOTOR COURT PLAN (6-PACK)

0 4 8 16 32

DIVERSIFIED Pacific

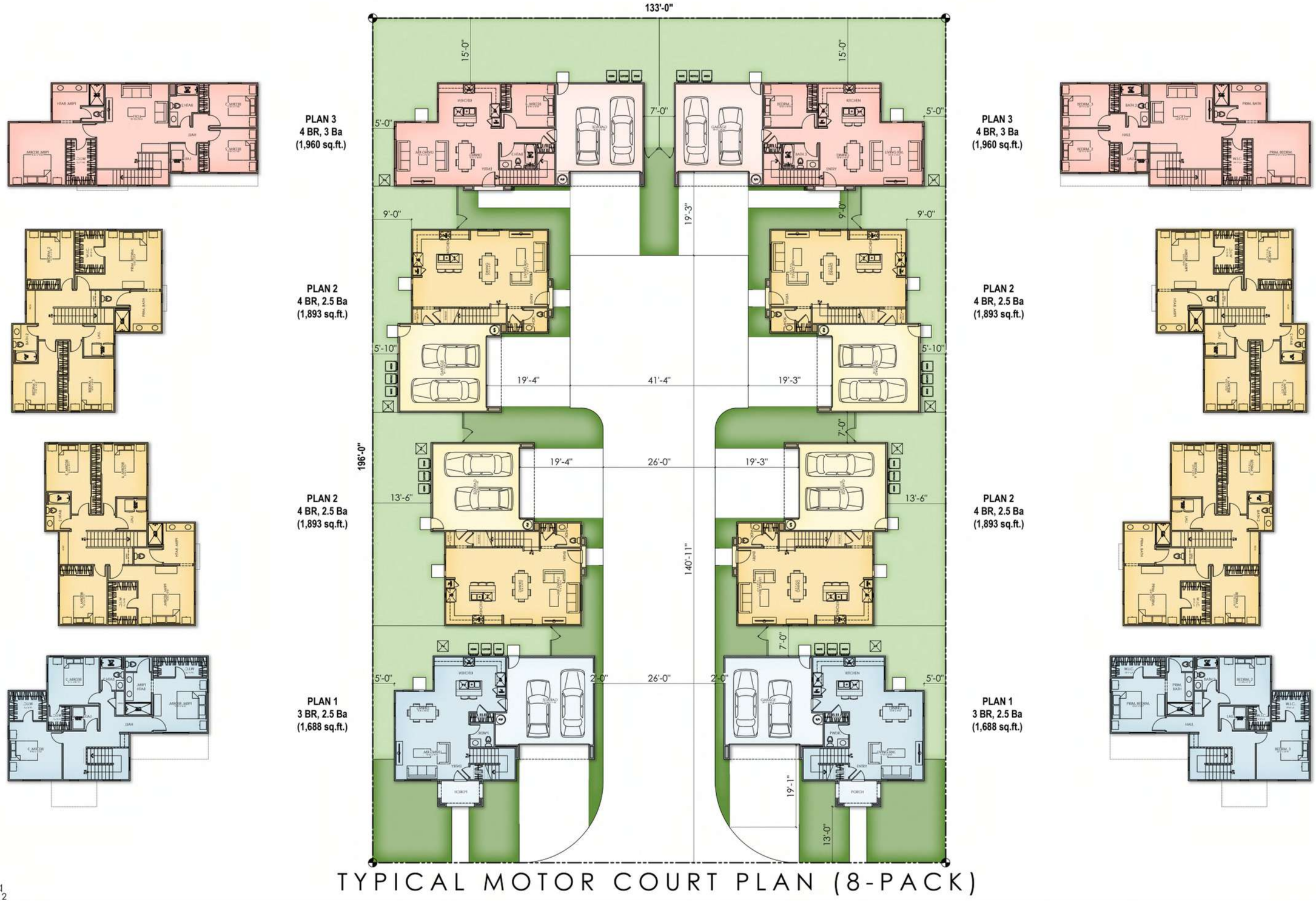
FONTANA **WALNUT**

FONTANA, CA

MOTOR COURT

02.24.2025
A-27

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



TYPICAL MOTOR COURT PLAN (8-PACK)

0 4 8 16 32

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-28

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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



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Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 1 (1688)

FRONT ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

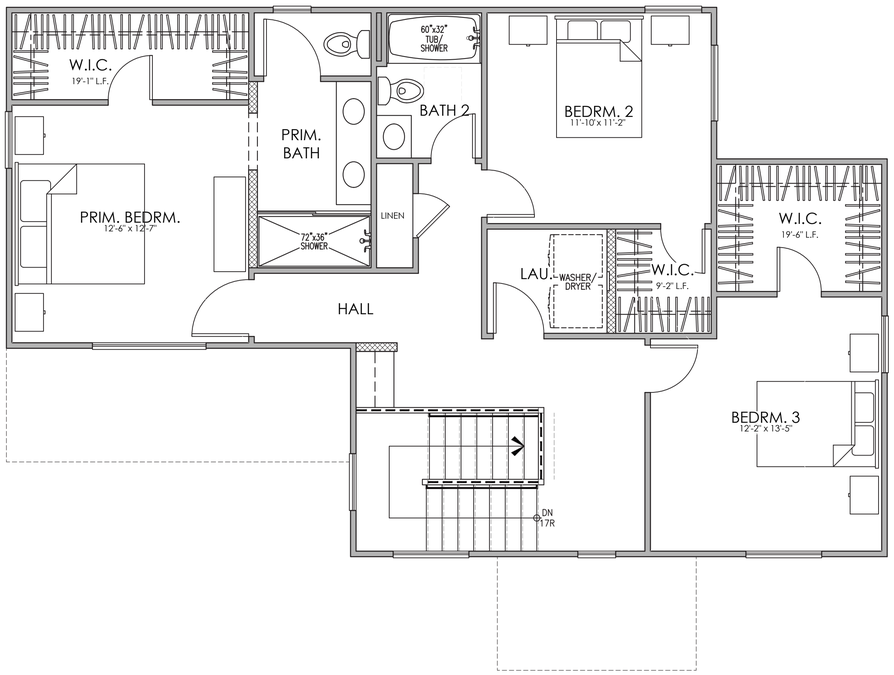
FONTANA **WALNUT**

FONTANA, CA

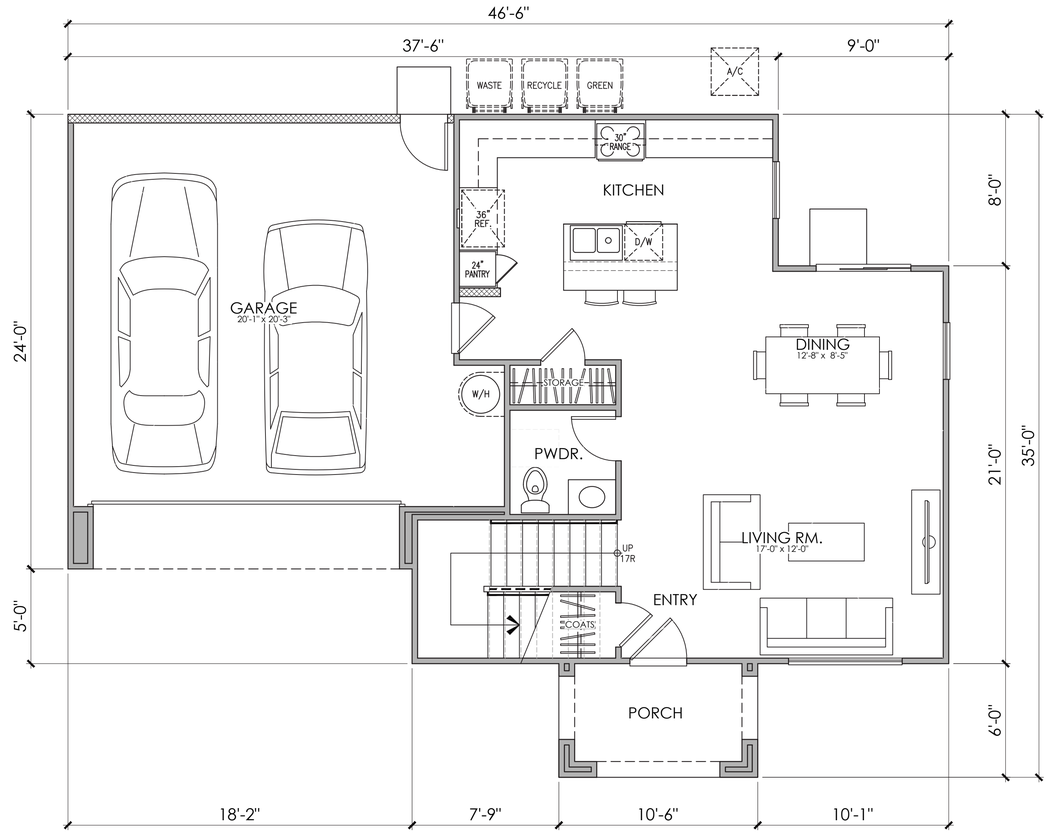
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SECOND FLOOR



FIRST FLOOR

PLAN 1A (1688)

3 BEDROOM, 2.5 BATH FLOOR PLAN



KEYMAPS

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	687 SQ. FT.
SECOND FLOOR AREA	1,001 SQ. FT.
TOTAL DWELLING	1,688 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	447 SQ. FT.
PORCH "A"	63 SQ. FT.

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)



REAR



LEFT

COLOR SCHEME 1

PLAN 1A (1688)

"A" SPANISH ELEVATIONS

0 2 4 8 12

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FONTANA **WALNUT**

FONTANA, CA

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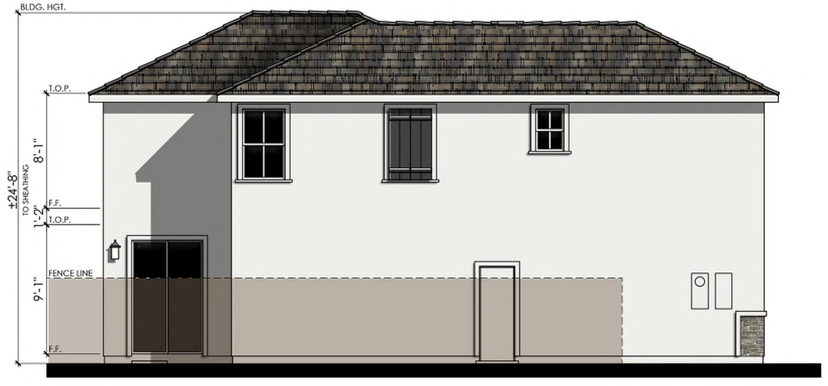
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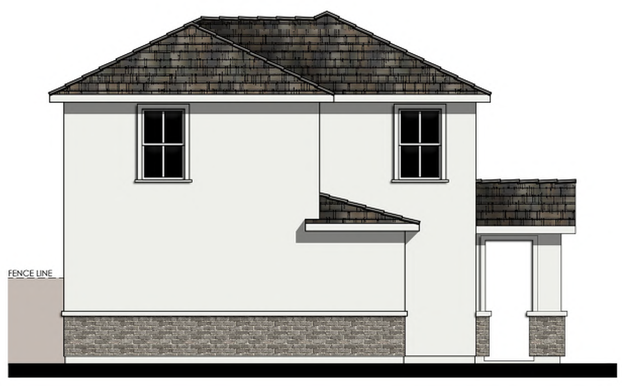
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 4

PLAN 1B (1688)

"B" COTTAGE ELEVATIONS

0 2 4 8 12

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FONTANA **WALNUT**

FONTANA, CA

MOTOR COURT

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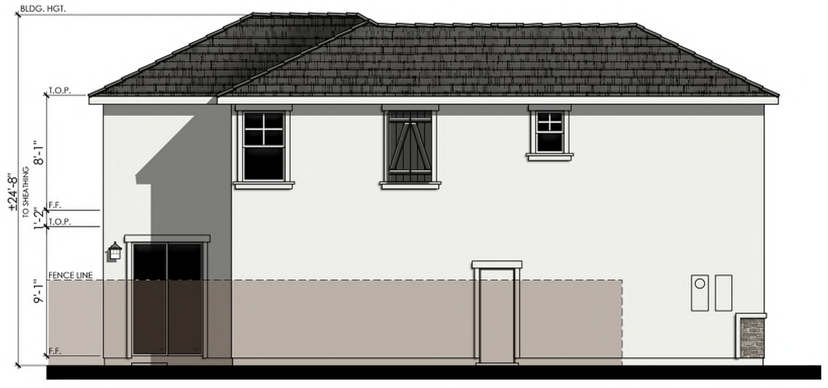
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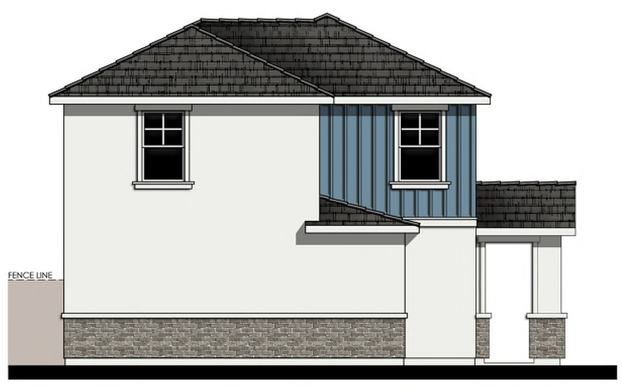
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 7

PLAN 1C (1688)

"C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

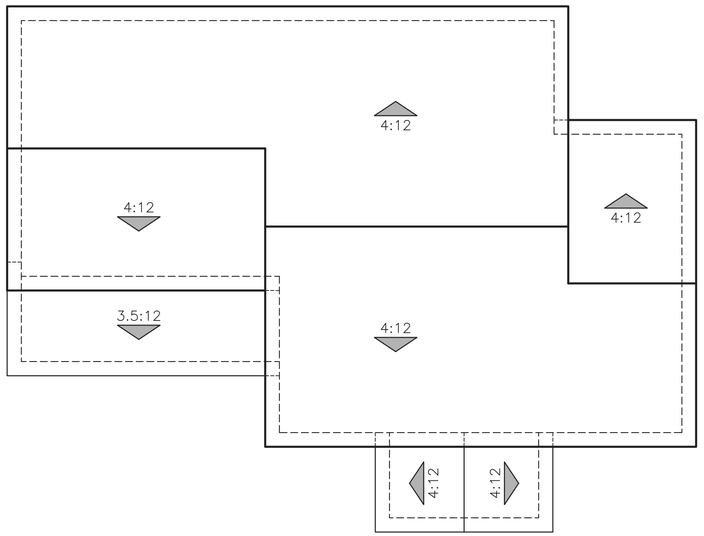
FONTANA **WALNUT**

FONTANA, CA

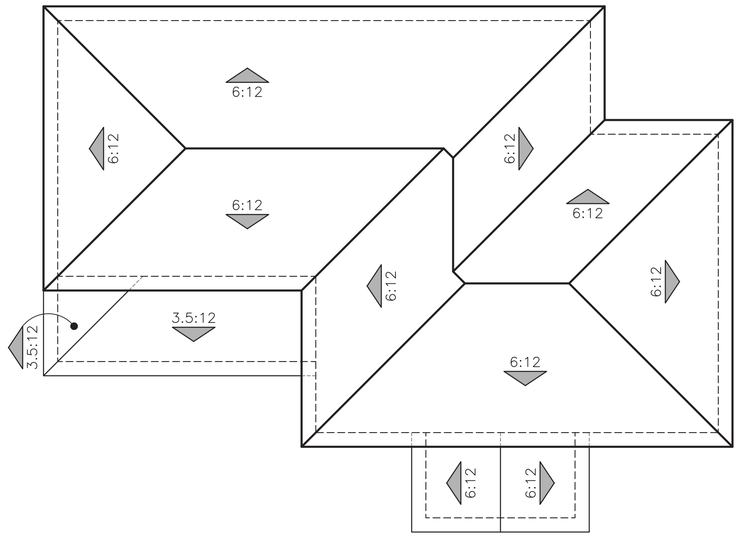
MOTOR COURT

02.24.2025
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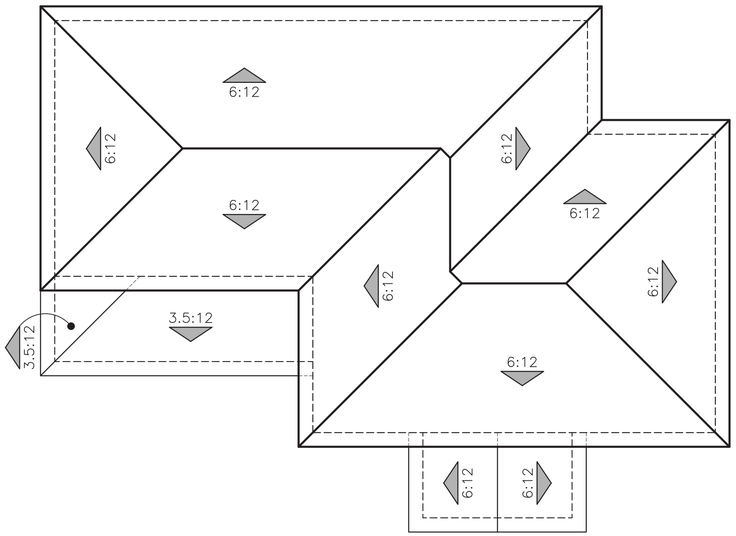
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PLANNING + ARCHITECTURE



A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 1 (1688)

ROOF PLANS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

MOTOR COURT

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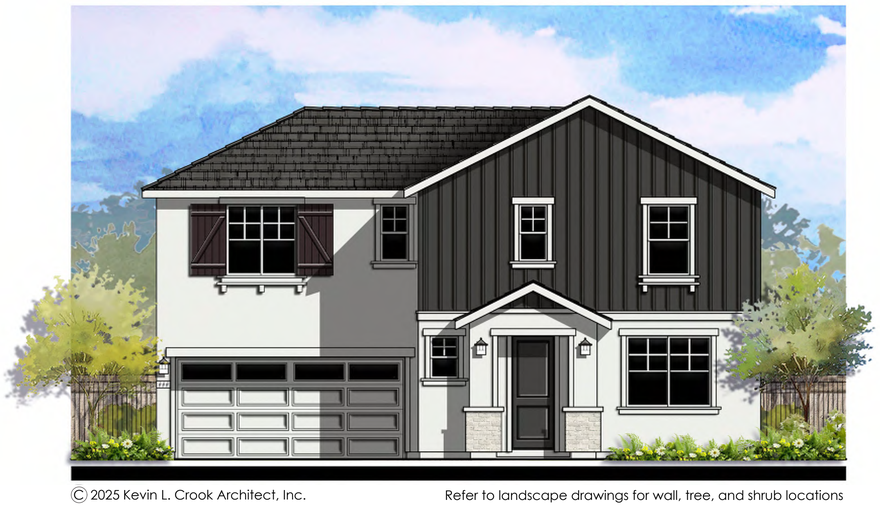
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A - SPANISH



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



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C - FARMHOUSE

PLAN 2 (1893)

FRONT ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

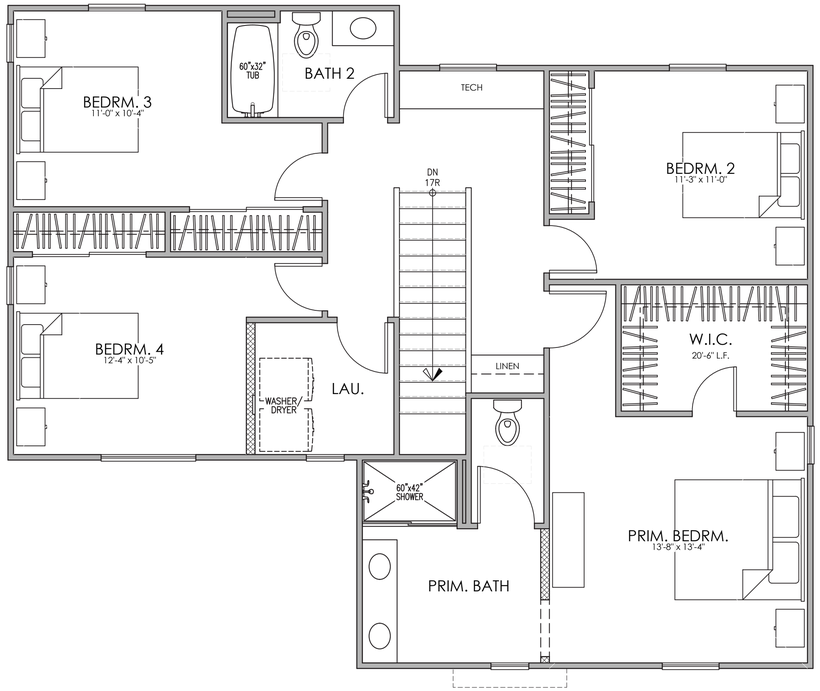
FONTANA **WALNUT**

FONTANA, CA

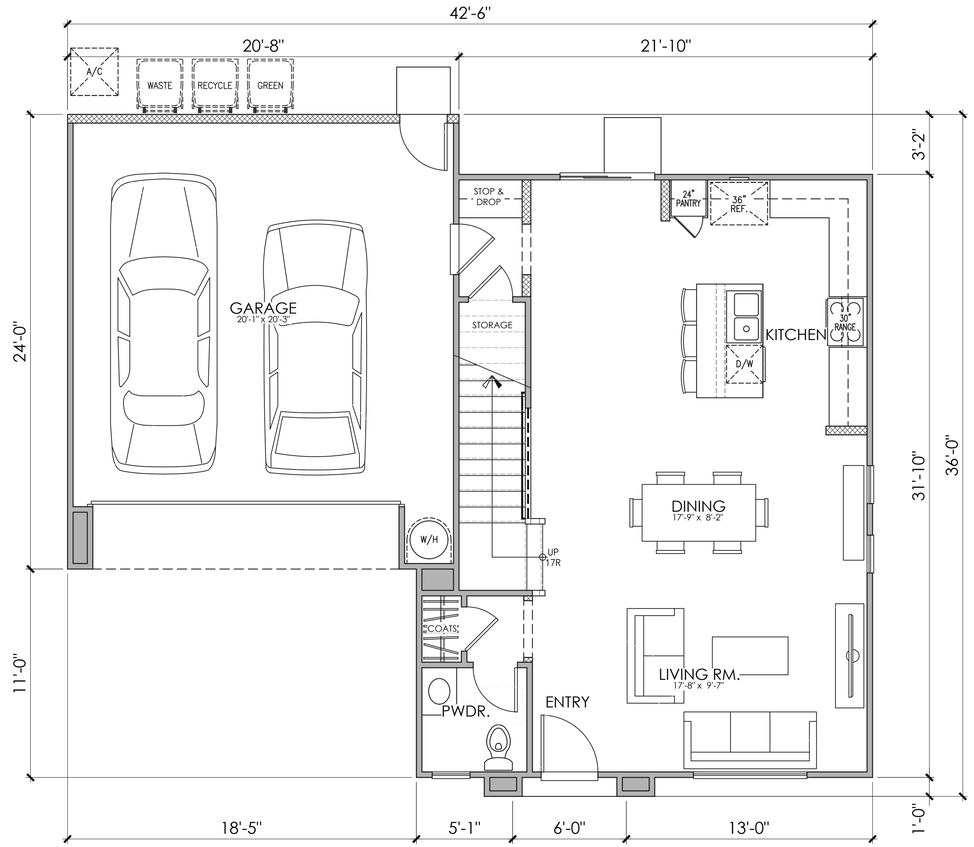
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SECOND FLOOR



FIRST FLOOR



KEYMAPS

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	726 SQ. FT.
SECOND FLOOR AREA	1,167 SQ. FT.
TOTAL DWELLING	1,893 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	438 SQ. FT.

0 2 4 8 12

PLAN 2A (1893)

4 BEDROOM, 2.5 BATH
FLOOR PLAN

DIVERSIFIED Pacific

FONTANA **WALNUT**

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)



REAR



LEFT

COLOR SCHEME 2

PLAN 2A (1893)

"A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

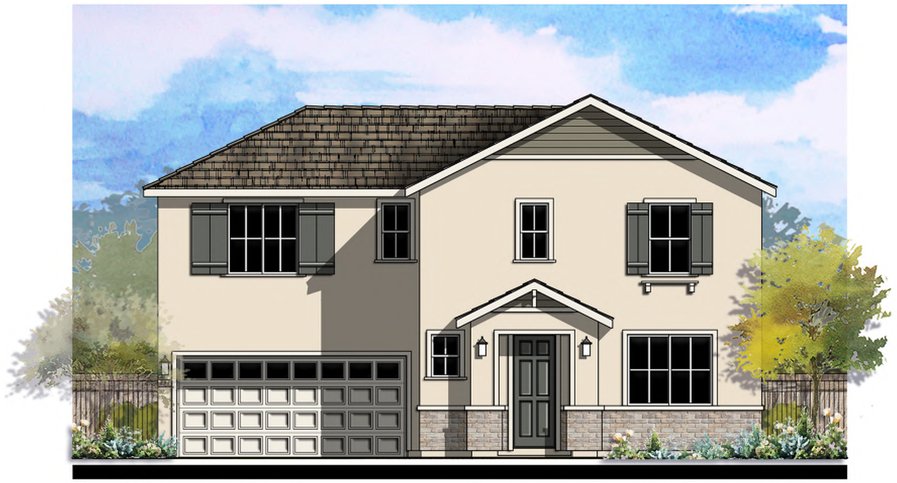
FONTANA **WALNUT**

FONTANA, CA

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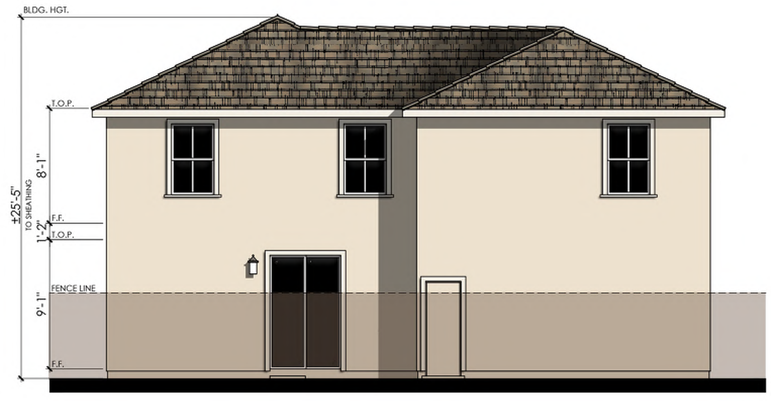
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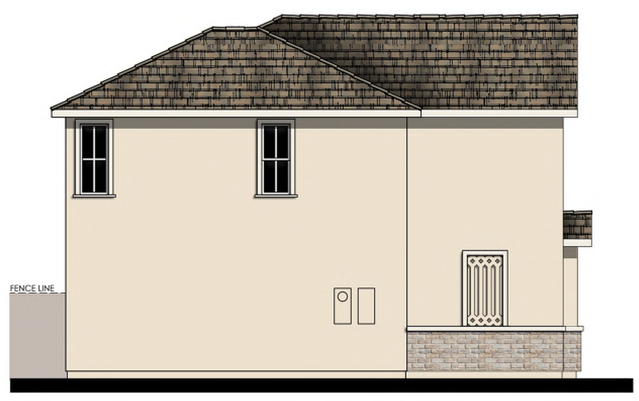
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 5

PLAN 2B (1893)

"B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

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Refer to landscape drawings for wall, tree, and shrub locations

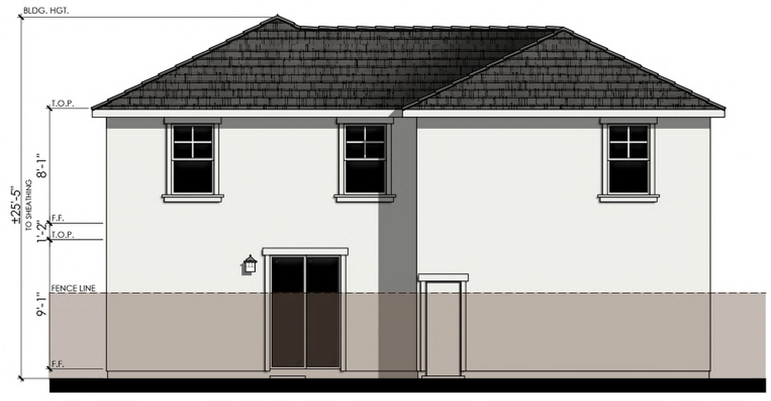
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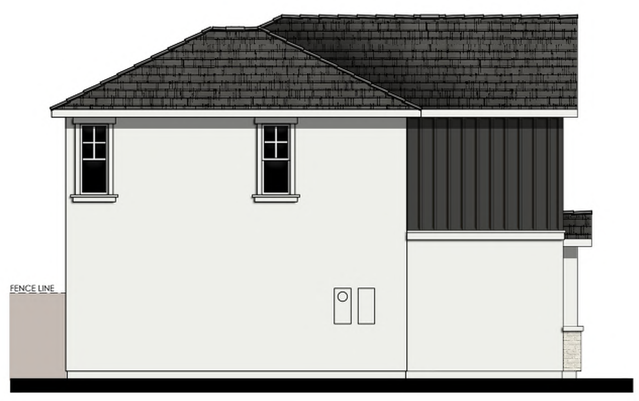
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 8

PLAN 2C (1893)

"C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

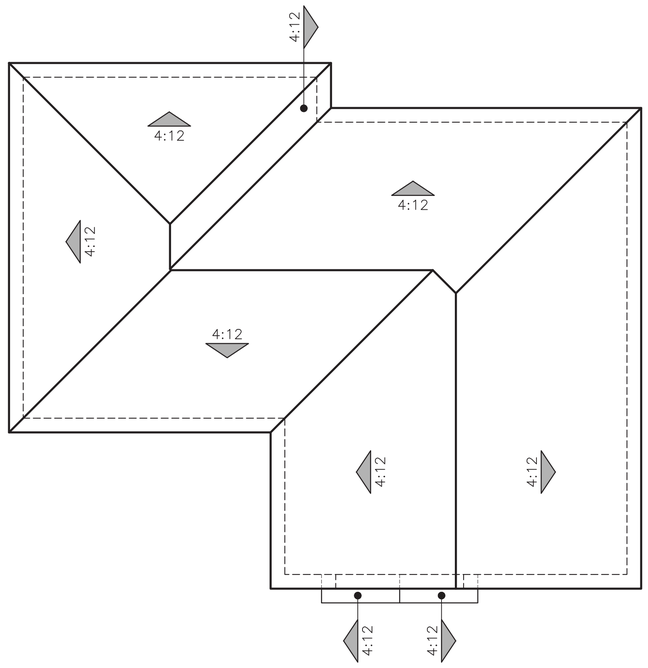
FONTANA **WALNUT**

FONTANA, CA

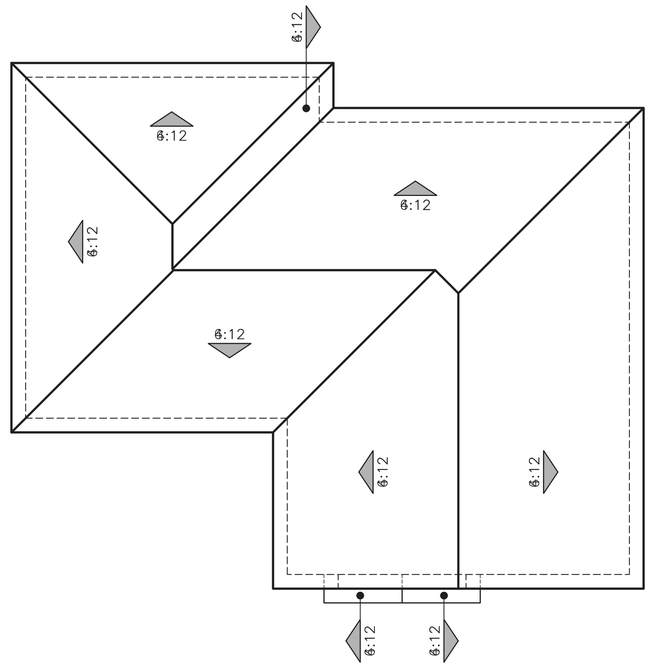
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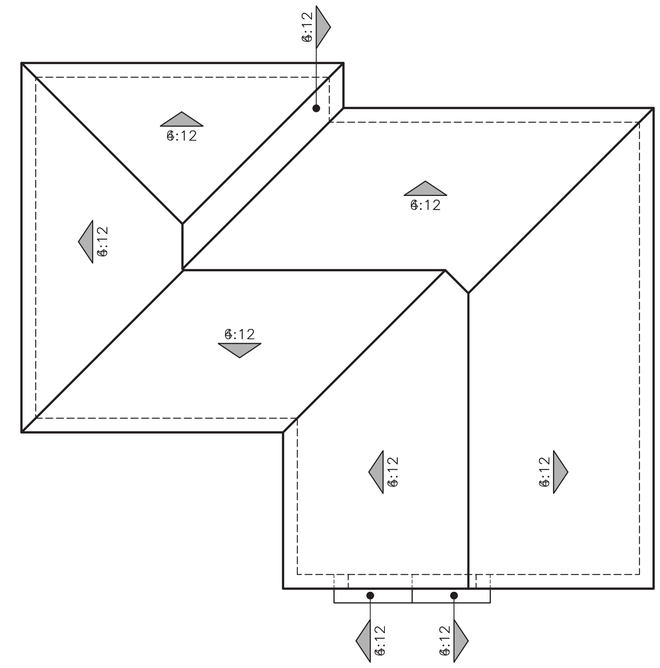
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PLANNING + ARCHITECTURE



A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 2 (1893)

ROOF PLANS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

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02.24.2025
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Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



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Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 3 (1960)

FRONT ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

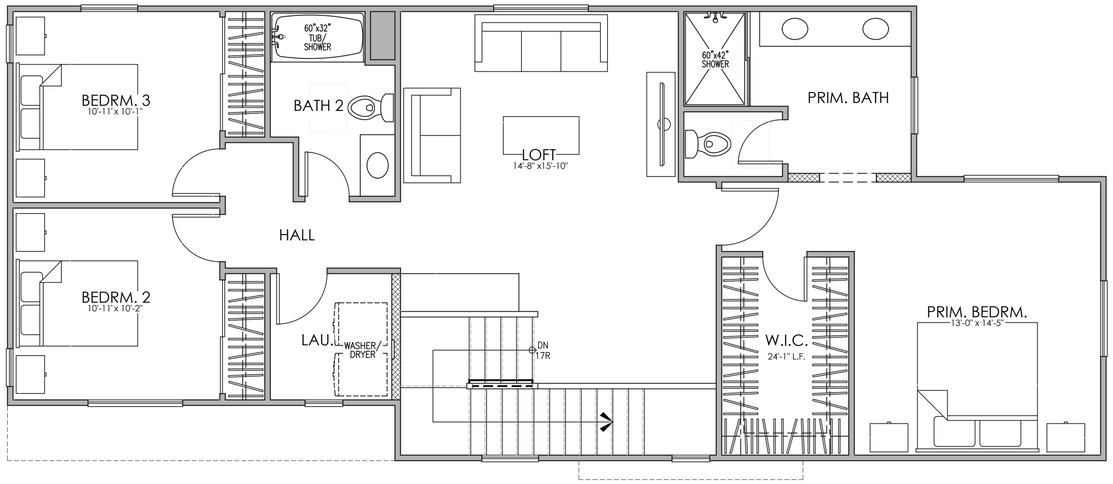
FONTANA **WALNUT**

FONTANA, CA

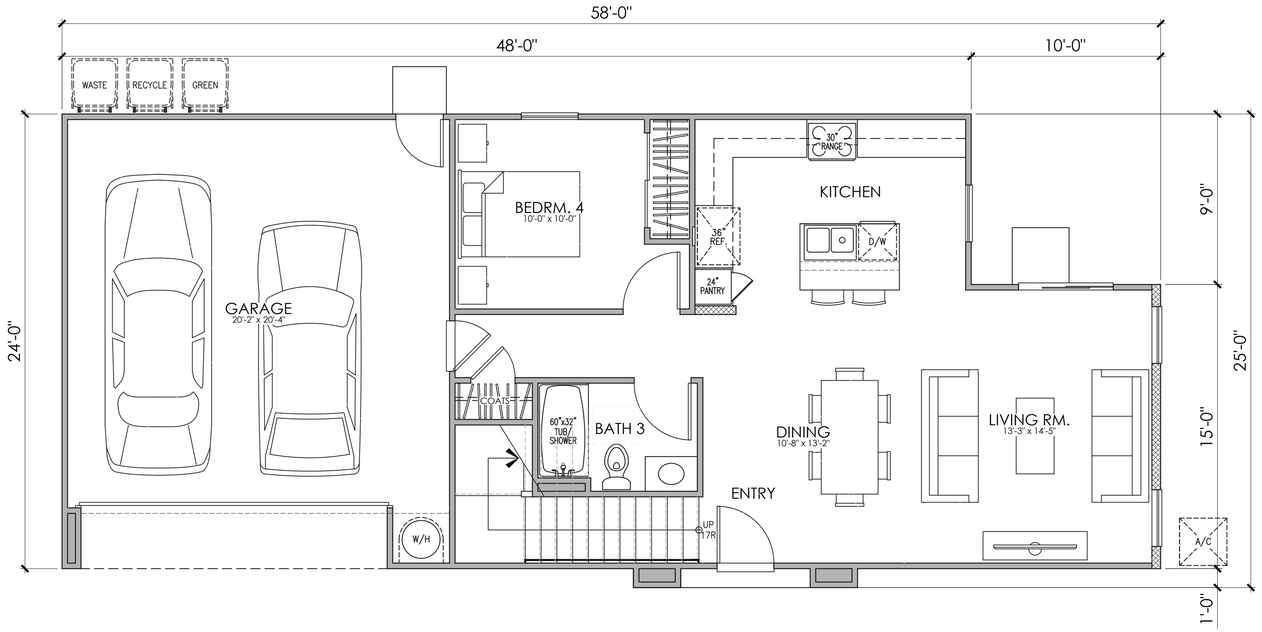
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02.24.2025
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SECOND FLOOR



FIRST FLOOR



KEYMAPS

PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	811 SQ. FT.
SECOND FLOOR AREA	1,149 SQ. FT.
TOTAL DWELLING	1,960 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	441 SQ. FT.

0 2 4 8 12

PLAN 3A (1960)

4 BEDROOM, 3 BATH, LOFT FLOOR PLAN

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)



REAR



LEFT

COLOR SCHEME 3

PLAN 3A (1960)

"A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

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Refer to landscape drawings for wall, tree, and shrub locations

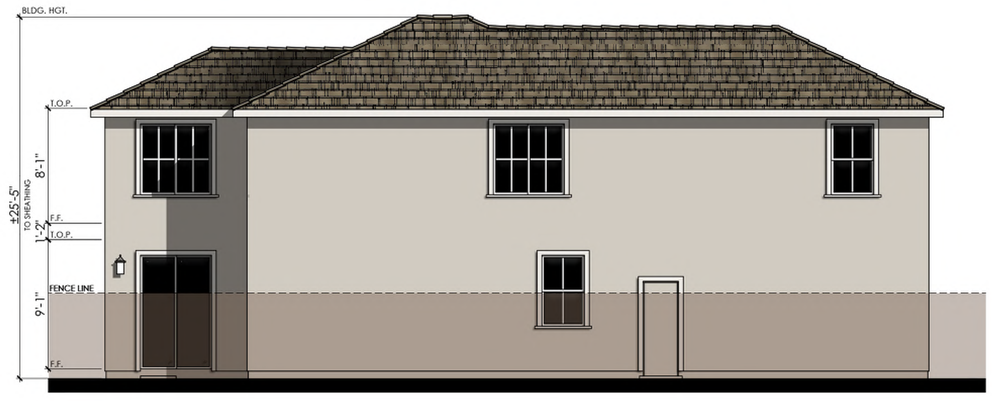
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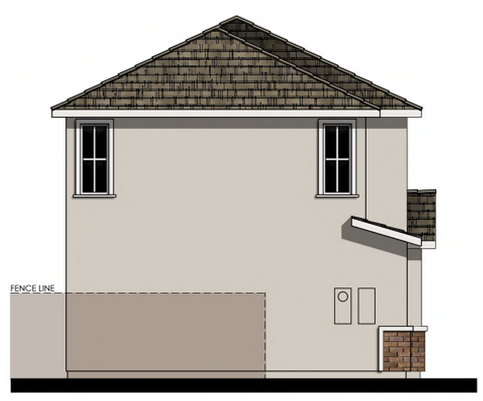
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 6

PLAN 3B (1960)

"B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

MOTOR COURT

02.24.2025
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



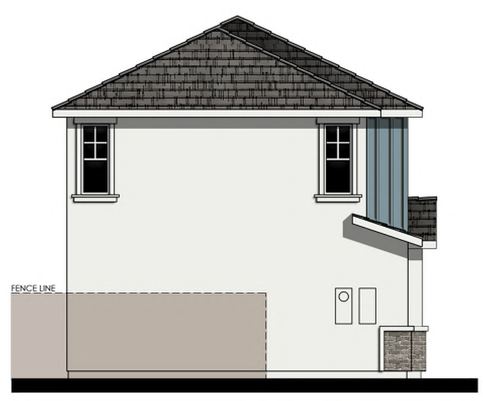
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 9

PLAN 3C (1960)

"C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

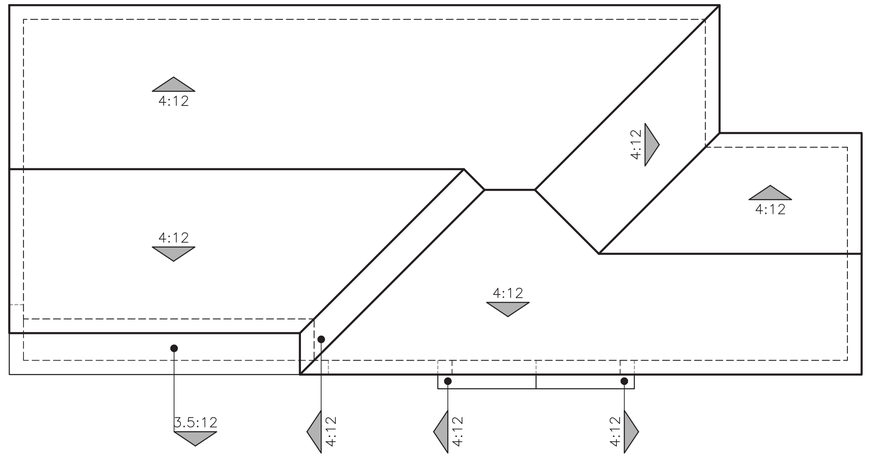
FONTANA **WALNUT**

FONTANA, CA

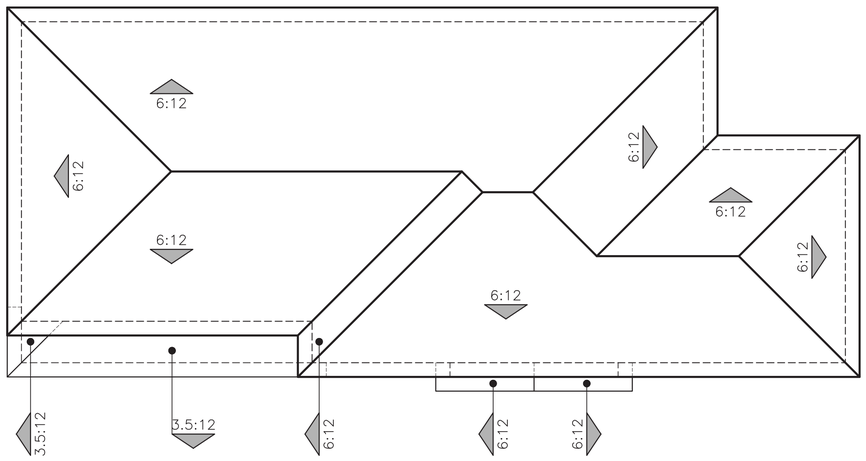
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02.24.2025
A-45

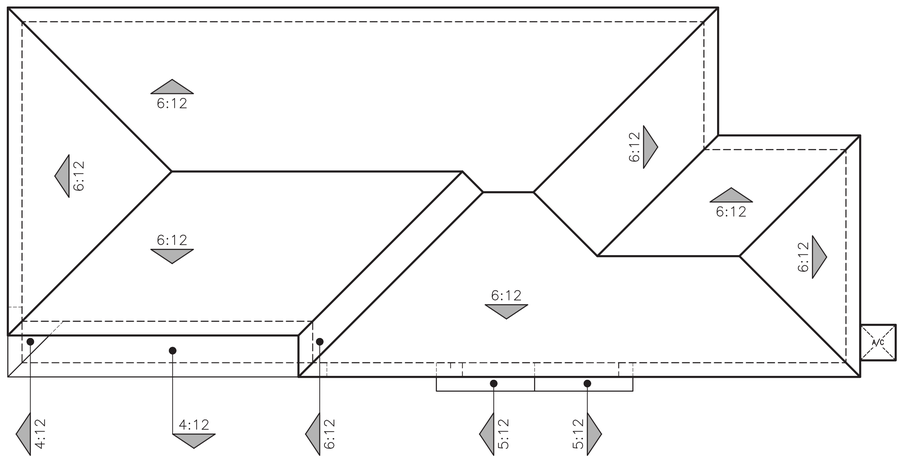
Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 3 (1960)

ROOF PLANS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

MOTOR COURT

02.24.2025
A-46

Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE

FONTANA WALNUT

FONTANA, CA

JOB #	24042
CREATED	7/31/24
Client Rev	8/15/24
Client Rev	11/26/24
Planning Rev	2/4/25
Removed Brick	2/6/25
Planning Rev	**2/19/2025**

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
VENEER:	ELDORADO
TILE:	DALTILE
GROUT:	ORCO or EQUAL

"A" ELEVATIONS SPANISH	**SCHEME 1**	**SCHEME 2**	**SCHEME 3**
STUCCO	1502	1503	1579
STUCCO PAINT MATCH***	SW7571 - CASA BLANCA	SW7028 INCREDIBLE WHITE	SW7011 - NATURAL CHOICE
FASCIA / TRIM / GARAGE DOOR	SW6152 SUPERIOR BRONZE	SW7525 TREE BRANCH	SW7034 STATUS BRONZE
FRONT DOOR / SHUTTERS	SW2824 RENWICK GOLD	SW7580 CARNELIAN	SW7605 GALE FORCE
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROF. "S" VILLA	1VICS3940 CLIFFSIDE	1VICS7970 RED CASTLE	1VICS0431 APPLE BARK
CERAMIC TILE: 6" x 6"	ARTISAN BROWN 0144	ARTISAN BROWN 0144	GALAXY 1469
CERAMIC TILE: 6" x 6"	ELEMENTAL TAN 0166	ELEMENTAL TAN 0166	ARTISAN BROWN 0144

"B" ELEVATIONS COTTAGE	**SCHEME 4**	**SCHEME 5**	**SCHEME 6**
STUCCO	1572	1542	1565
STUCCO PAINT MATCH**	SW7006 EXTRA WHITE	SW7571 CASA BLANCA	SW7029 AGREEABLE GRAY
SECONDARY STUCCO	SW7017 DORIAN GRAY	SW7546 PRAIRIE GRASS	SW9163 TIN LIZZIE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7566 WESTHIGHLAND WT	SW7004 SNOWBOUND
LAP SIDING AT GABLES	SW9170 ACIER	SW6165 CONNECTED GRAY	SW7004 SNOWBOUND
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7061 NIGHT OWL	SW9182 ROJO MARRON
ROOF: FLAT SLATE	1FACS0330 APPALACHIAN BLEND	1FECY0300 BRONZE PEARL BLD	1FACS1132 CHARCOAL BRWN BLD
BRICK: TUNDRA	**ASHLAND**	**LATIGO**	**RIVERBED**
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"C" ELEVATIONS FARMHOUSE	**SCHEME 7**	**SCHEME 8**	**SCHEME 9**
STUCCO	1572	1572	1572
STUCCO PAINT MATCH**	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
SECONDARY STUCCO	SW6255 MORNING FOG	SW6255 MORNING FOG	SW6255 MORNING FOG
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING / CORNER BOARDS	SW9148 SMOKY AZURITE	SW7069 IRON ORE	SW9135 WHIRLPOOL
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7069 IRON ORE	SW6237 DARK KNIGHT
ROOF: FLAT SHAKE	1FRCJ1020 SHADOW BLACK	1FRCJ1020 SHADOW BLACK	1FRCJ1430 CHARCOAL BLEND
BRICK: TUNDRA	**ASHLAND**	**CHALK DUST**	**ASHLAND**
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

DIVERSIFIED Pacific

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
NOV. 26, 2024

Kevin L. Crook Architect Inc
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SPANISH
SCHEME #2



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
NOV. 26, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

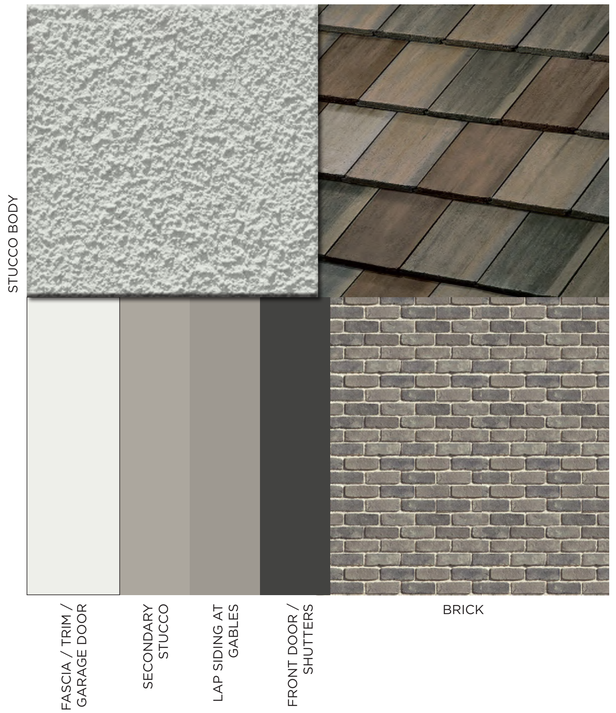
#24042/MOTORCOURT
NOV. 26, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - “A” SPANISH

COTTAGE
SCHEME #4



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
JULY 31, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COTTAGE
SCHEME #5



DIVERSIFIED Pacific

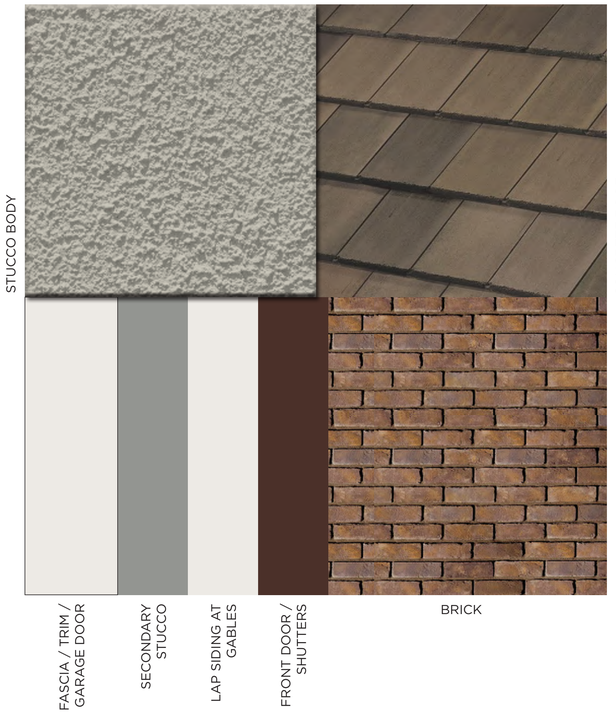
FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
JULY 31, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COTTAGE
SCHEME #6



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

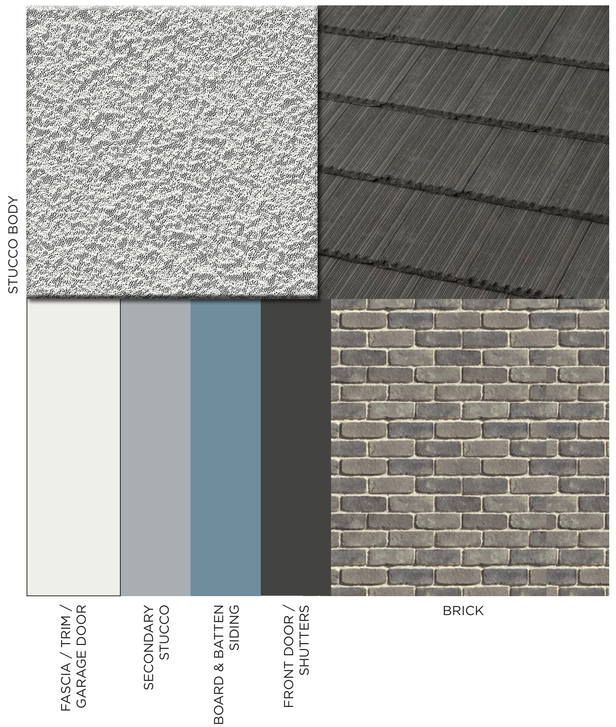
#24042/MOTORCOURT
JULY 31, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "B" COTTAGE

FARMHOUSE
SCHEME #7



DIVERSIFIED Pacific

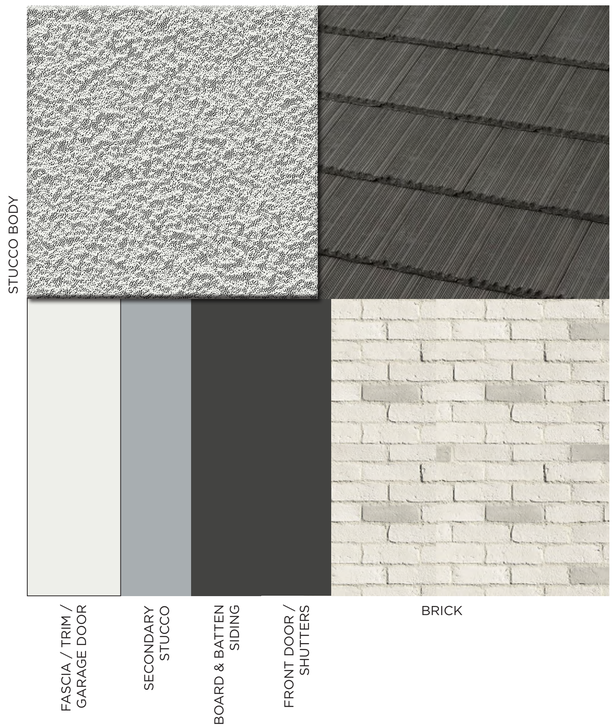
FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8



DIVERSIFIED Pacific

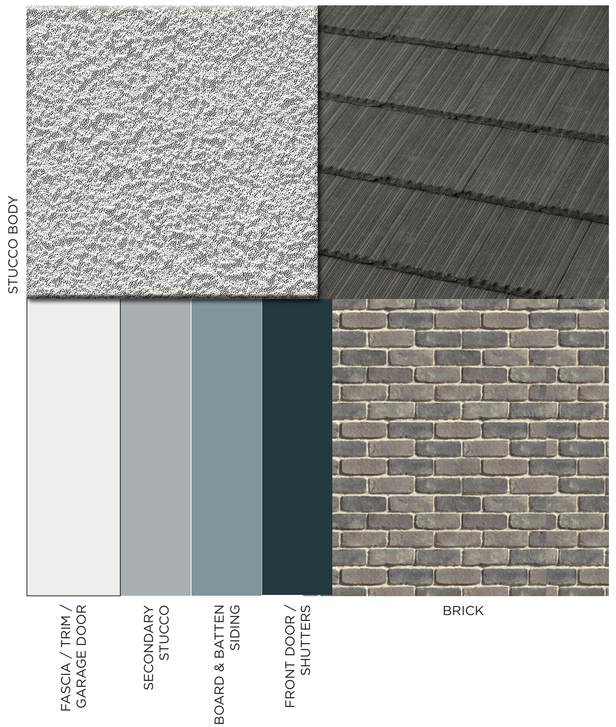
FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "C" FARMHOUSE

FONTANA

WALNUT

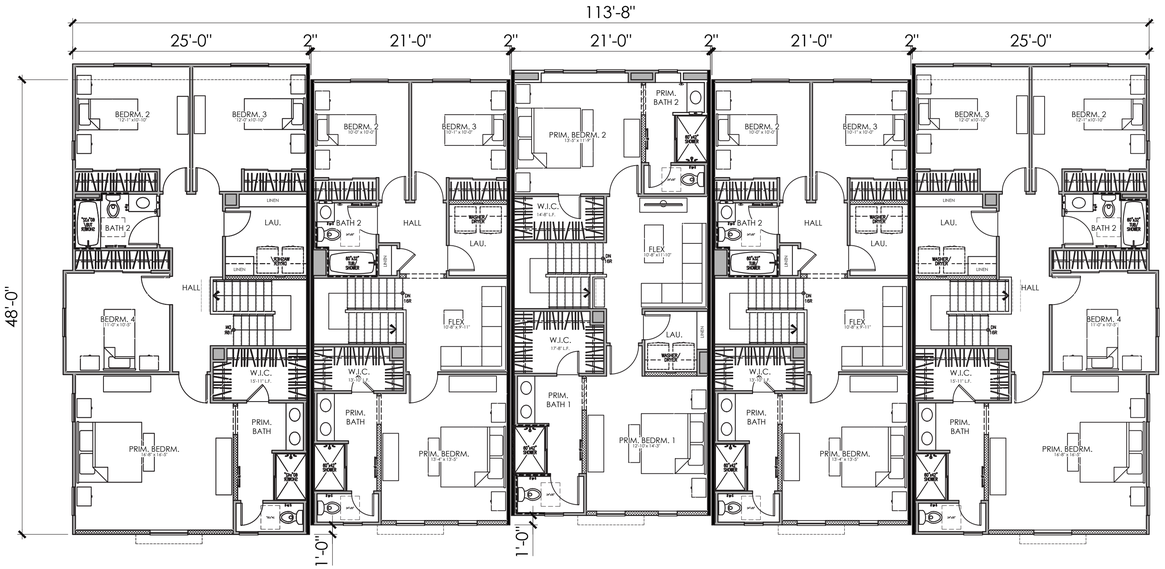
TOWNHOMES

DIVERSIFIED Pacific

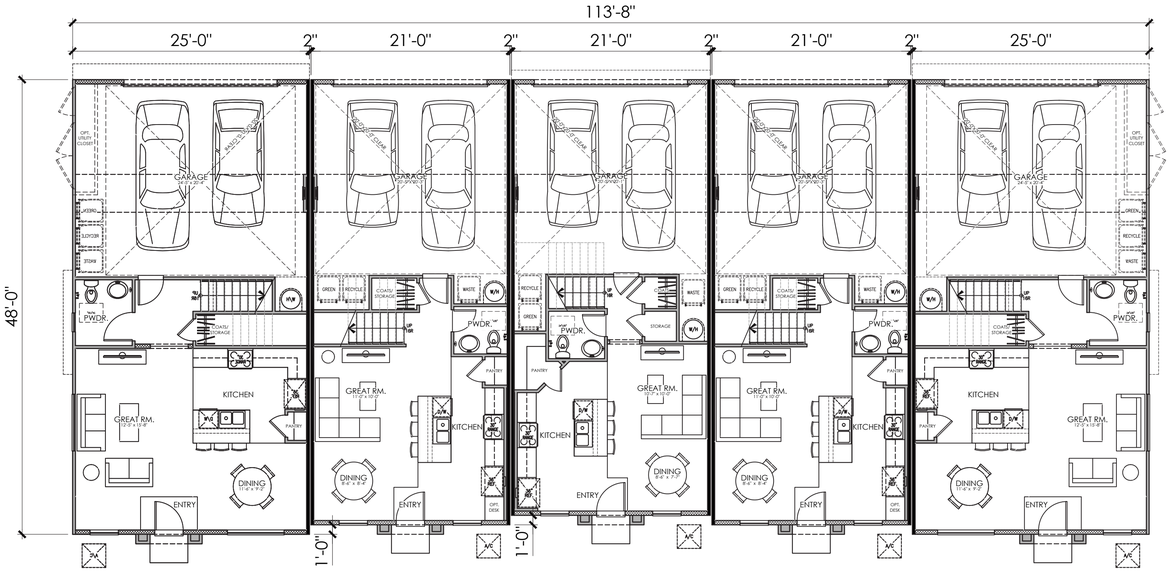
FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



UNIT 3.0R	UNIT 2.0	UNIT 1.1	UNIT 2.0	UNIT 3.0
1,855 S.F.	1,432 S.F.	1,393 S.F.	1,432 S.F.	1,855 S.F.
4 BDRM., 2.5 BATH, LOFT	3 BDRM., 2.5 BATH	2 BDRM., 2.5 BATH	3 BDRM., 2.5 BATH	4 BDRM., 2.5 BATH

OCCUPANCY: R2/S2
SPRINKLER SYSTEM: FULL NFPA 13
CONSTRUCTION: VB

FIRST FLOOR PLAN

501A BUILDING COMPOSITE (5-PLEX)

NOTE: UNIT 3.0 MAY BE ADAPTABLE

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

TOWNHOMES

02.24.2025
A-52

Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

UNIT 3.0R UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)



UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0R

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

LEFT

COLOR SCHEME 1

SPANISH ELEVATIONS

501A BUILDING COMPOSITE (5-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

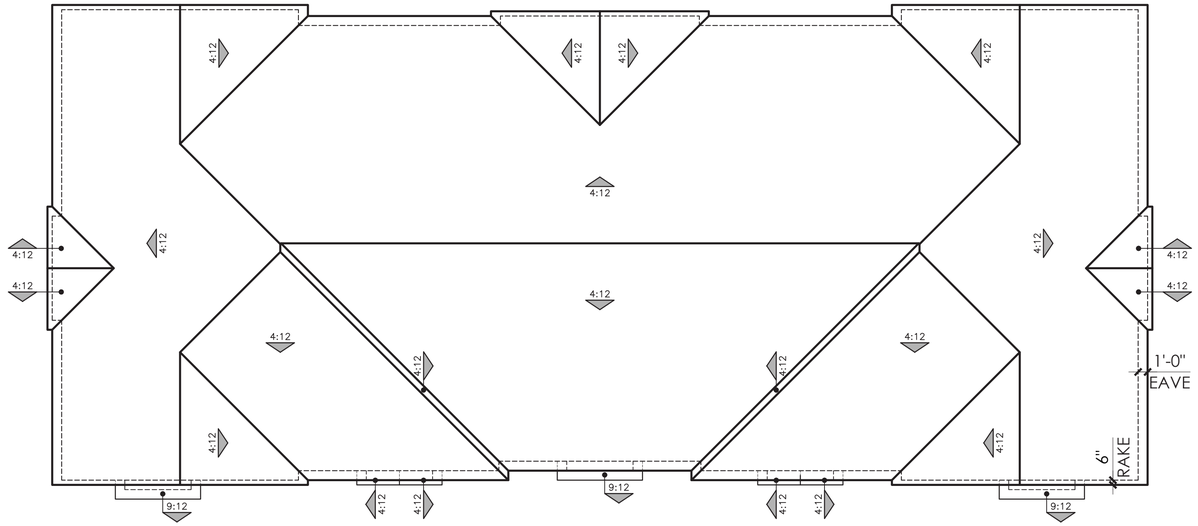
FONTANA **WALNUT**

FONTANA, CA

TOWNHOMES

02.24.2025
A-53

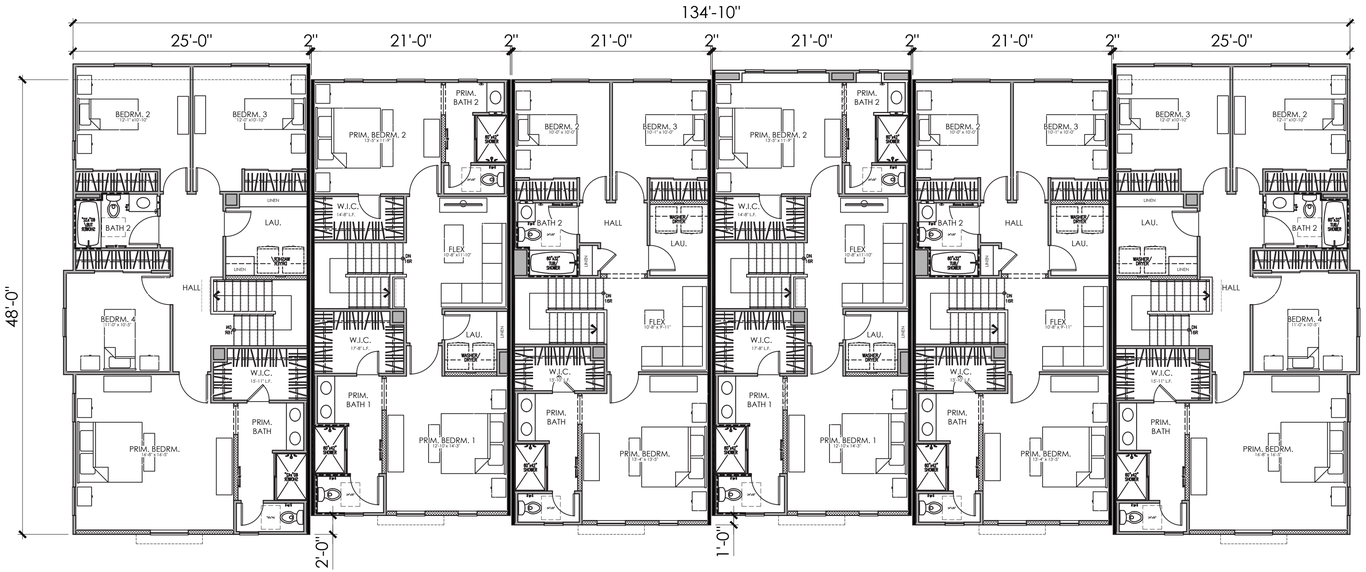
Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



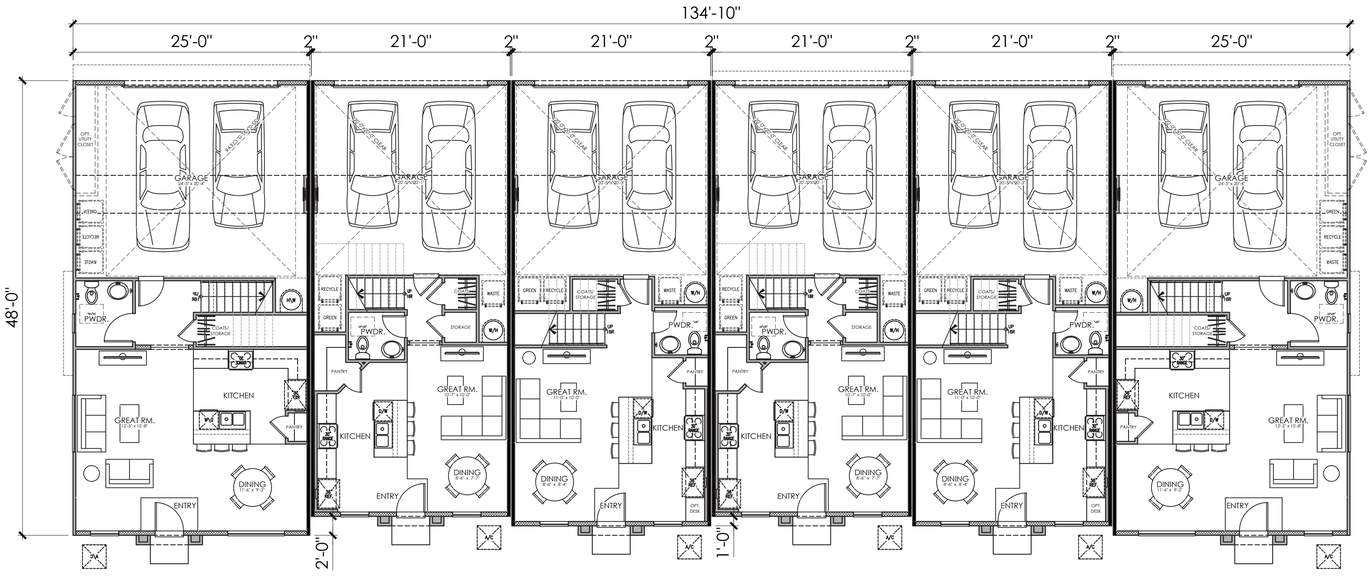
ROOF PLAN

501A BUILDING COMPOSITE (5-PLEX)

0 2 4 8 12



SECOND FLOOR PLAN



UNIT 3.0R	UNIT 1.0	UNIT 2.0	UNIT 1.1	UNIT 2.0	UNIT 3.0
1,855 S.F.	1,393 S.F.	1,432 S.F.	1,393 S.F.	1,432 S.F.	1,855 S.F.
4 BDRM., 2.5 BATH, LOFT	2 BDRM., 2.5 BATH	3 BDRM., 2.5 BATH	2 BDRM., 2.5 BATH	3 BDRM., 2.5 BATH	4 BDRM., 2.5 BATH

OCCUPANCY: R2/S2
SPRINKLER SYSTEM: FULL NFPA 13
CONSTRUCTION: VB

FIRST FLOOR PLAN

601A BUILDING COMPOSITE (6-PLEX)

NOTE: UNIT 3.0 MAY BE ADAPTABLE

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

TOWNHOMES

02.24.2025
A-55

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

UNIT 3.0R UNIT 1.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)



UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 1.0 UNIT 3.0R

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

LEFT

COLOR SCHEME 2

SPANISH ELEVATIONS

601A BUILDING COMPOSITE (6-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

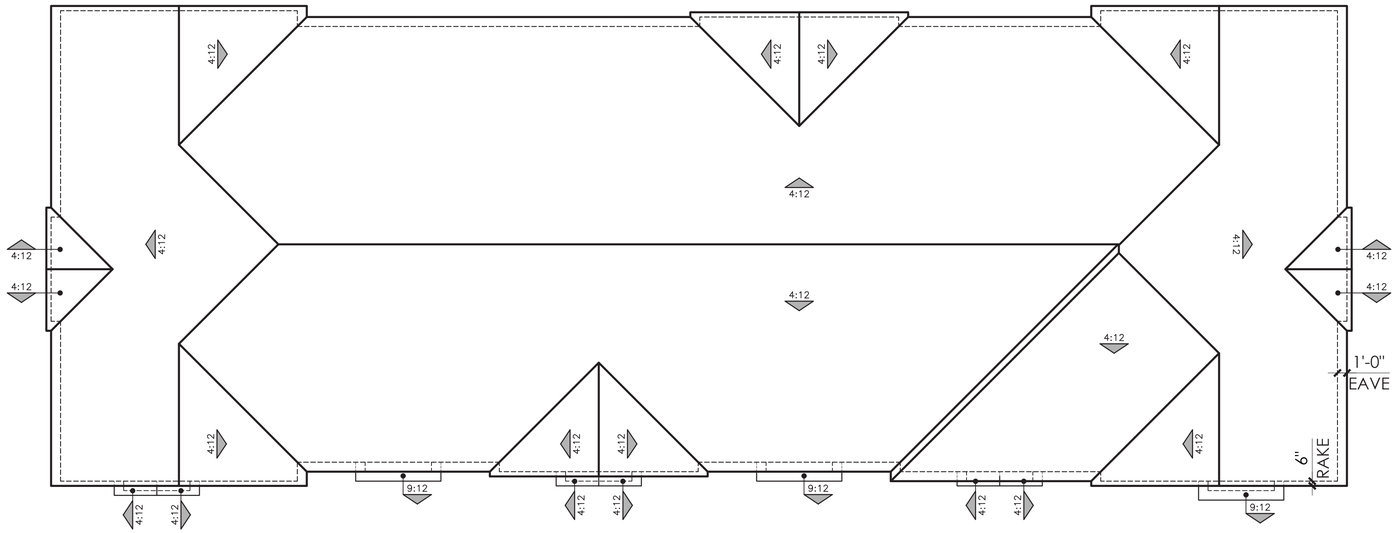
FONTANA **WALNUT**

FONTANA, CA

TOWNHOMES

02.24.2025
A-56

Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



ROOF PLAN

601A BUILDING COMPOSITE (6-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

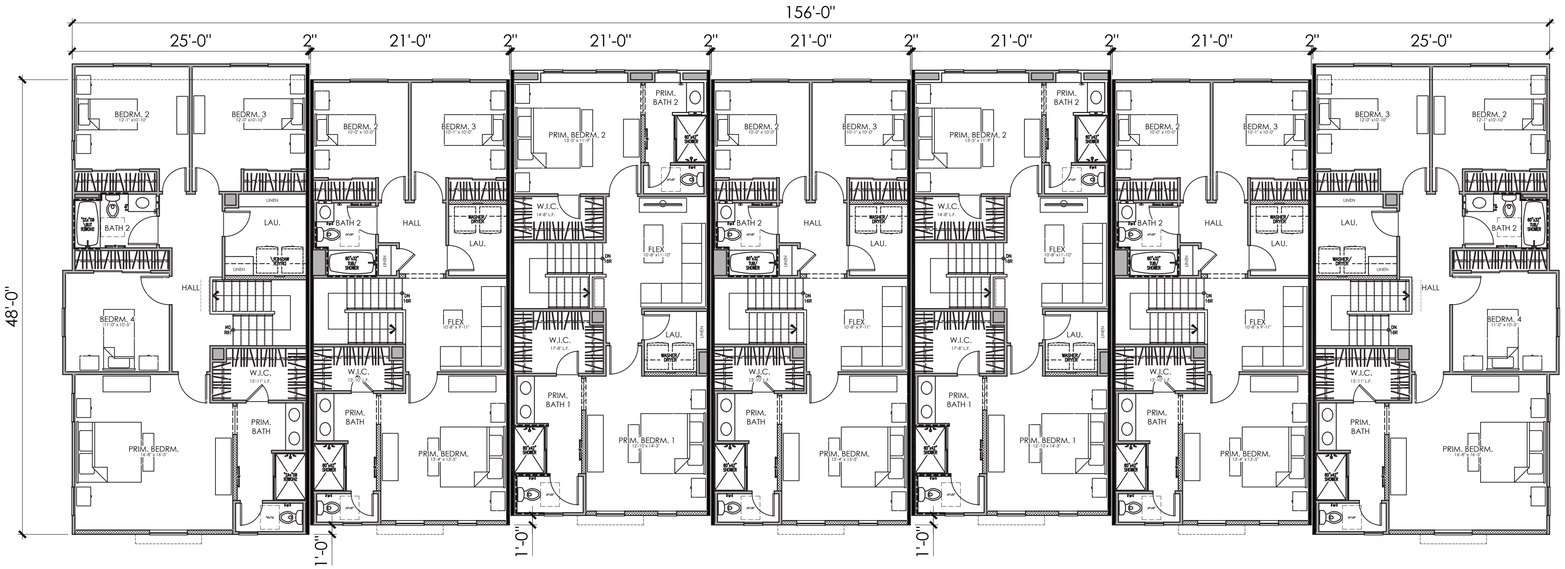
FONTANA WALNUT

FONTANA, CA

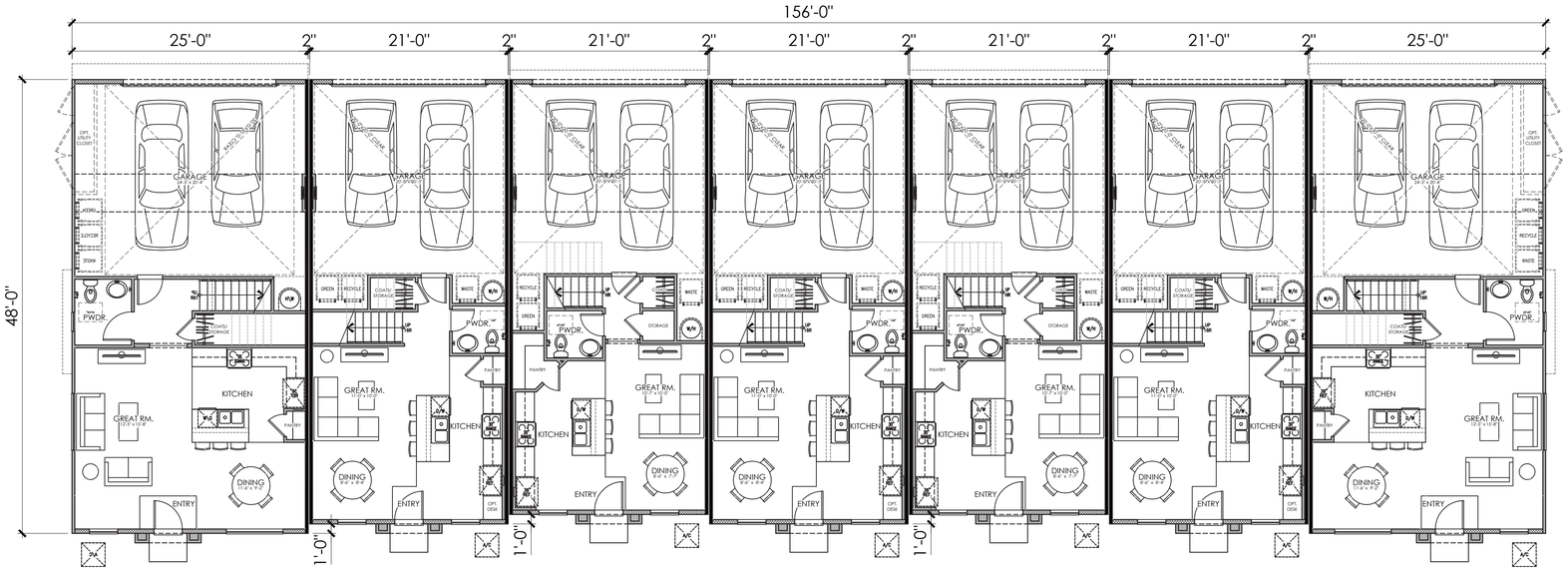
TOWNHOMES

02.24.2025
A-57

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



UNIT 3.0R	UNIT 2.0	UNIT 1.1	UNIT 2.0	UNIT 1.1	UNIT 2.0	UNIT 3.0
1,855 S.F.	1,432 S.F.	1,393 S.F.	1,432 S.F.	1,393 S.F.	1,432 S.F.	1,855 S.F.
4 BDRM., 2.5 BATH, LOFT	3 BDRM., 2.5 BATH	2 BDRM., 2.5 BATH	3 BDRM., 2.5 BATH	2 BDRM., 2.5 BATH	3 BDRM., 2.5 BATH	4 BDRM., 2.5 BATH

OCCUPANCY: R2/S2
SPRINKLER SYSTEM: FULL NFPA 13
CONSTRUCTION: VB

FIRST FLOOR PLAN

701A BUILDING COMPOSITE (7-PLEX)

NOTE: UNIT 3.0 MAY BE ADAPTABLE

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

TOWNHOMES

02.24.2025
A-58

Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

UNIT 3.0R | UNIT 2.0 | UNIT 1.1 | UNIT 2.0 | UNIT 1.1 | UNIT 2.0 | UNIT 3.0

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)



UNIT 3.0 | UNIT 2.0 | UNIT 1.1 | UNIT 2.0 | UNIT 1.1 | UNIT 2.0 | UNIT 3.0R

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

LEFT

COLOR SCHEME 1

SPANISH ELEVATIONS

701A BUILDING COMPOSITE (7-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

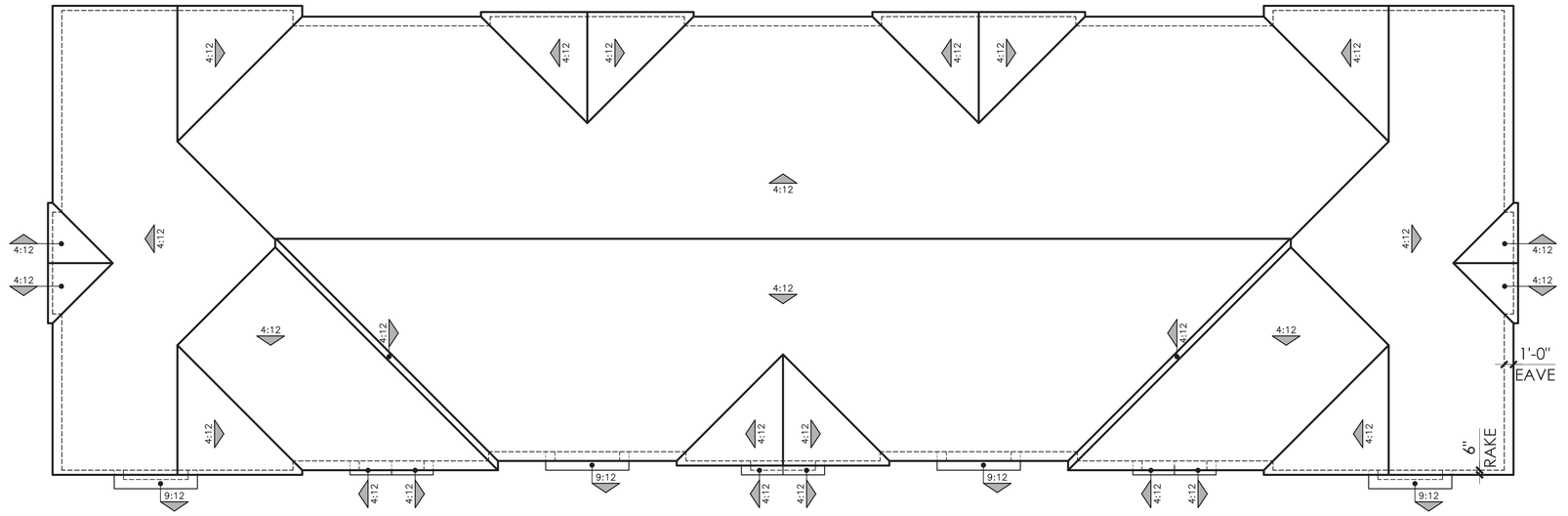
FONTANA **WALNUT**

FONTANA, CA

TOWNHOMES

02.24.2025
A-59

Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE



ROOF PLAN

701A BUILDING COMPOSITE (7-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

TOWNHOMES

02.24.2025
A-60

Kevin L. Crook **Architect** Inc #24042
PLANNING + ARCHITECTURE

FONTANA WALNUT

FONTANA, CA

PROJECT 24042
CREATED 7/31/24

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2
PRIMARY STUCCO	1503	5/8 A 668
STUCCO PAINT MATCH***	SW7028 INCREDIBLE WHITE	SW7566 WESTHIGHLAND WT
SECONDARY STUCCO	SW9084 COCOA WHIP	SW7031 MEGA GREIGE
FASCIA / TRIM / GARAGE DOOR	SW6083 SABLE	SW7034 STATUS BRONZE
FRONT DOORS / SHUTTERS	SW2848 ROYCROFT PEWTER	SW7580 CARNELIAN
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS7970 RED CASTLE	1VICS6464 CA MISSION BLEND

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
CONCRETE ROOF:	NEWPOINT

DIVERSIFIED Pacific

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / TOWNHOMES
JUL. 30, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #2



DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / TOWNHOMES
JUL. 30, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - "A" SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FONTANA

WALNUT

RECREATION BUILDING

DIVERSIFIED Pacific

FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

PLUMBING FIXTURES REQUIRED - SWIMMING POOL												C.B.C. SECTION 3116B
	WATER SURFACE AREA	TOTAL (SQ FT)	BATHERS (1 PER 15 SQ FT OF WATER SURFACE AREA)			WATER CLOSETS		URINALS	SINKS			SHOWERS
			TOTAL	MALE	FEMALE	MALE	FEMALE	MALE	1/80 TOTAL	MALE	FEMALE	
SWIMMING POOLS	1,984	2,056	138	69	69	1/75	1/60	1/75	1.6	.8	.8	1/50
SPA	72					.9	1.2	.9				2.7
TOTAL REQUIRED						1	2	1		1	1	3

PLUMBING FIXTURES PROVIDED				
	TOILETS	LAVATORIES	URINALS	SHOWERS
MEN'S RESTROOM	1	1	1	3
WOMEN'S RESTROOM	2	1		

PLUMBING FIXTURES REQUIRED											C.P.C. TABLE 422.1
OCCUPANCY GROUP	ROOM	AREA		RATIO (SQ FT/OCCUPANT)	OCCUPANTS			WATER CLOSETS		LAVATORIES		URINALS
			TOTAL		TOTAL	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE
A-2	KITCHEN, GATHERING ROOM	628	628	1/30	21	11	11	1/50 = 0.22	1/25 = .44	1/150= 0.07	1/150= 0.07	1/200= 0.06
S-2	STORAGE	213	213	1/5000	.04	.02	.02	1/100 = 0	1/100 = 0	1/200= 0	1/200= 0	
TOTAL REQUIRED								.22	.44	0.07	0.07	0.06

PLUMBING FIXTURES PROVIDED			
	WATER CLOSETS	LAVATORIES	URINALS
MEN'S RESTROOM	1	1	1
WOMEN'S RESTROOM	1	1	
UNISEX RESTROOM	1	1	

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT								C.B.C. TABLE 1004.5
OCCUPANCY GROUP	ROOM	AREA TOTAL	RATIO (SQ FT/OCCUPANT)	OCCUPANTS TOTAL	EXITS REQUIRED	EXITS PROVIDED	PANIC HARDWARE	MAX HEIGHT
A-2	GATHERING ROOM	384	1/15	26	1	1	NO	60'
	KITCHEN	244	1/200	2	1	1	NO	
S-2	STORAGE	213	1/300	1	1	1	NO	
MAXIMUM OCCUPANCY				29				

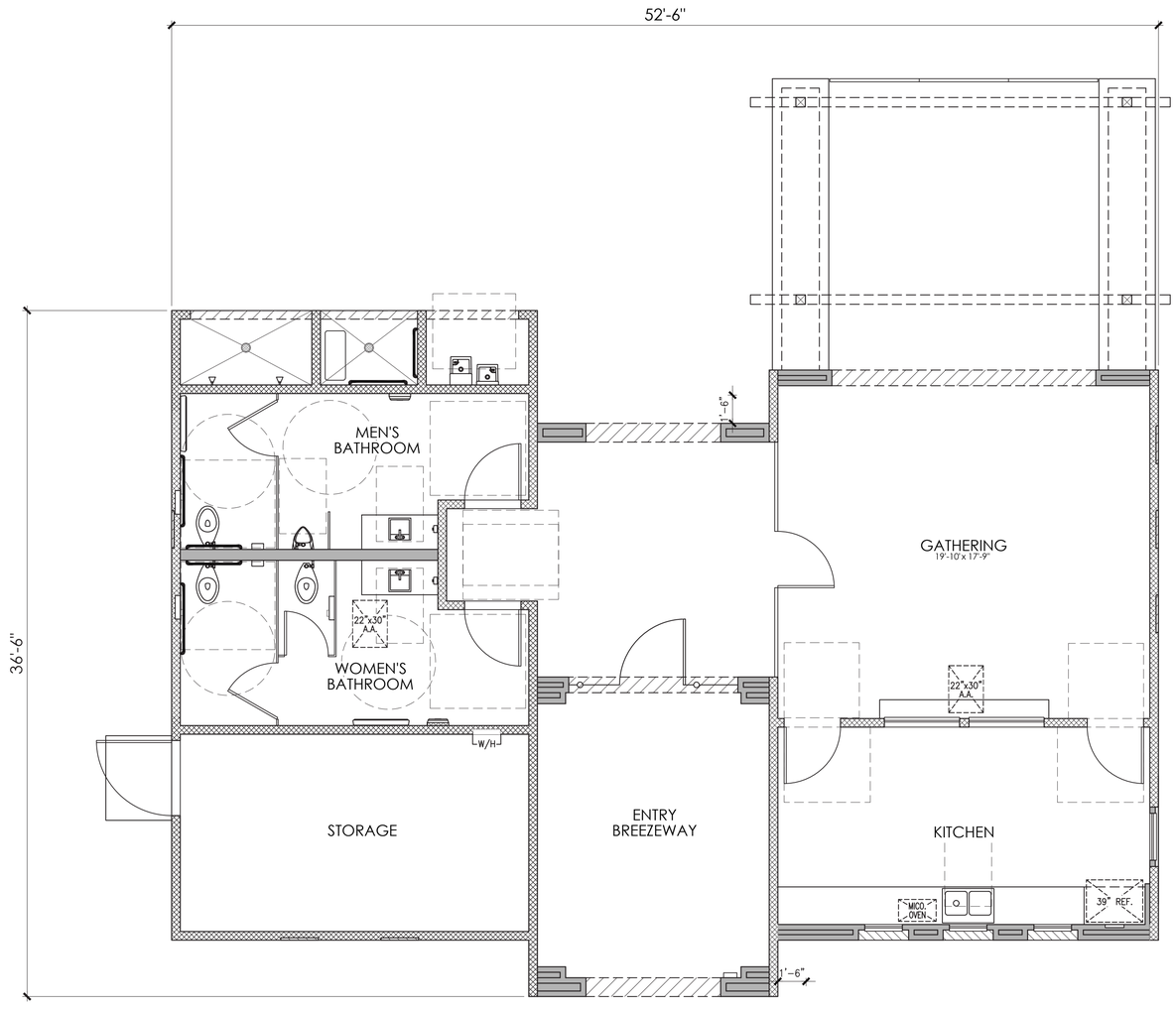
AREA TABULATION

CONDITIONED SPACE

KITCHEN	239 SQ. FT.
TOTAL:	239 SQ. FT.

UNCONDITIONED SPACE

BREEZE WAY	403 SQ. FT.
GATHERING AREA	384 SQ. FT.
STORAGE	213 SQ. FT.
RESTROOMS	338 SQ. FT.



FLOOR PLAN

RECREATIONAL BUILDING

239 SQ FT CONDITIONED AREA
1659 SQ FT UNDER ROOF

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

RECREATION BUILDING

02.24.2025
A-64

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR



LEFT

SPANISH ELEVATIONS

RECREATIONAL BUILDING

DIVERSIFIED Pacific

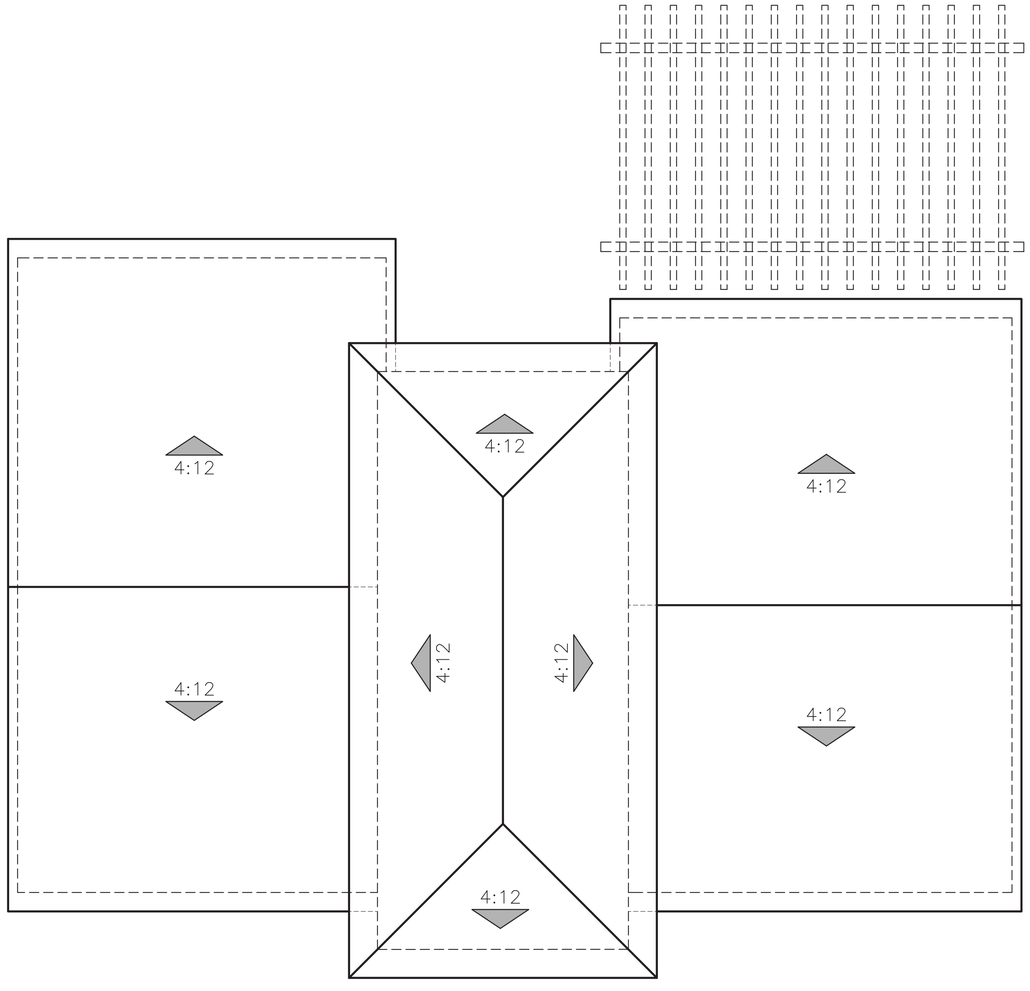
FONTANA WALNUT

FONTANA, CA

RECREATION BUILDING

02.24.2025
A-65

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



ROOF PLAN

RECREATIONAL BUILDING

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

RECREATION BUILDING

02.24.2025
A-66

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FONTANA WALNUT

FONTANA, CA

EXTERIOR COLOR SCHEME	
STUCCO	1572
STUCCO PAINT MATCH***	SW7005 PURE WHITE
FASCIA / TRIM	SW7514 FOOTHILLS
KITCHEN & GATHERING DOORS	SW6221 MOODY BLUE
GABLE END DETAIL	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6464 CA MISSION BLEND
TILE AT SHOWERS	KEYSTONES D617 ARCTIC WHITE
CERAMIC TILE AT ARCHES: 6" x 6"	ELEMENTAL TAN 0166
CERAMIC TILE AT ARCHES: 6" x 6"	OCEAN BLUE 1049
GUTTERS:	WOOD BEIGE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO. TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

PROJECT	24042
CREATED	8/12/24
Planning Rev.	11/14/24

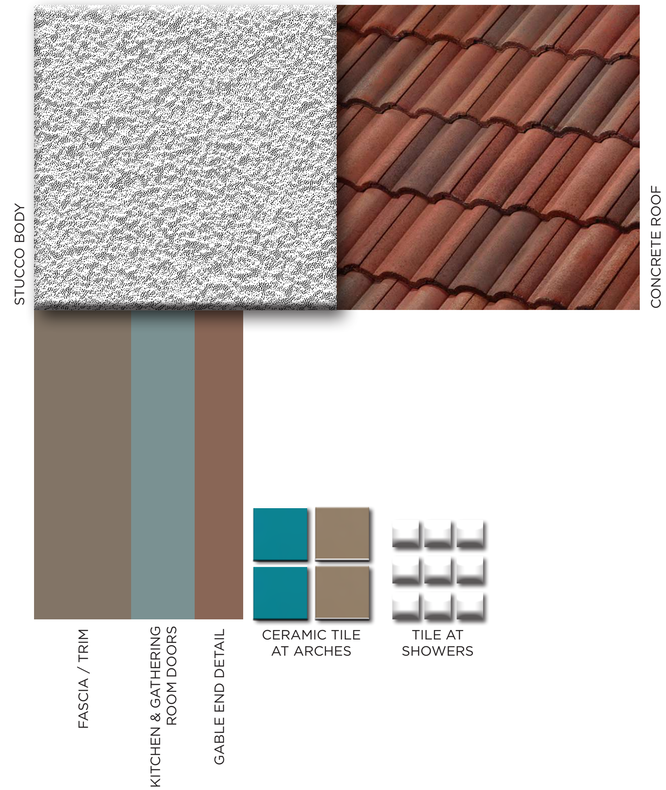
STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
TILE:	DALTILE
ROOF:	NEWPOINT
GUTTERS:	RGS

DIVERSIFIED Pacific

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

COLOR BOARD



FONTANA WALNUT
RECREATION BUILDING
FONTANA, CA

#24042
NOV. 14, 2024

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEME

COLOR BOARD

FONTANA WALNUT

Planned Unit Development (PUD)

TTM No. 20712

MCN 24-0060

Developed by:

DIVERSIFIED Pacific

10621 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 481-1150

Prepared by:

ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning

16866 Seville Avenue
Fontana, CA 92335
(909) 356-1815

PROJECT DESCRIPTION

The project is proposed to be a gated community with ingress and egress off Knox Avenue and Walnut Street. The entries will open up to the recreational and common areas located throughout the project. Proposed amenities include a recreational center with a pool, spa, BBQ's and lounging areas. Then there are large open grass areas, shaded sitting areas, tot lots & paseo with playground equipment.

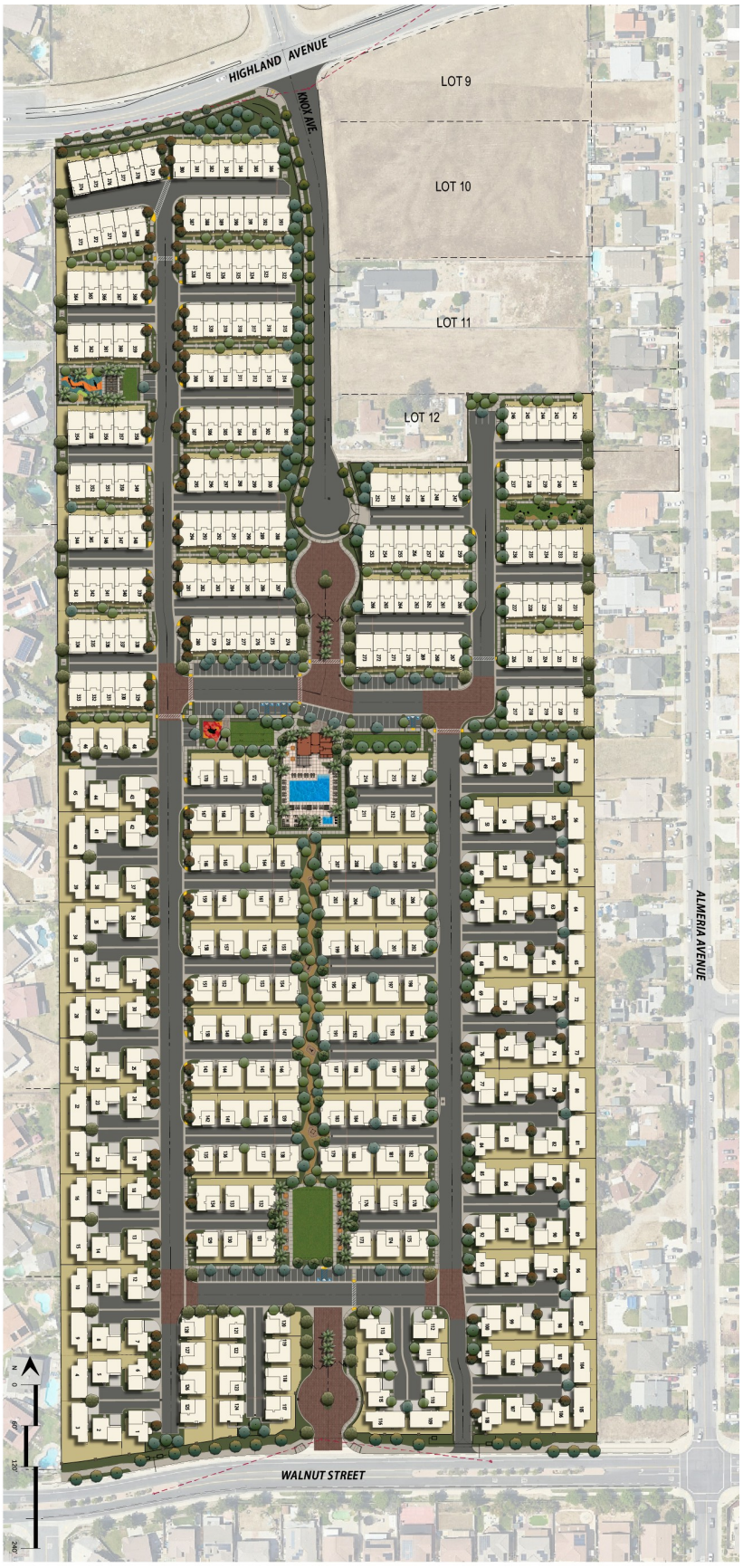
A variety of homes types are proposed. It will feature a combination of two-story cluster homes, two-story motor court, and two-story townhomes. The unit mix will be 103 detached cluster units in 6 and 8 pack configurations with sizing from 1,700 to 1,900 SF. Then 113 detached motor court units clustered in 6 and 8 packs with sizing from 1,600 to 1,900 SF. Lastly, 177 attached townhome units arranged in 5, 6, and 7 packs; sizing will range from 1,400 to 1,900 SF.

The site is designed with walkability in mind. This is seen in the sidewalks around the perimeter streets and the paseo running down the spine that provides front door access to the cluster units. Building placement and style allows for variation in design in the community as a whole and entices community connection as well as private spaces.

IMPLEMENTATION

The proposed project is located on approximately 30 gross acres, located north of Walnut Street and south of Highland Avenue in the City of Fontana. The property is currently designated R-MFMH in the City's General Plan and zoned R-4 (24.1-39 du/ac). The proposed project will downzone to R-3 and amend the General Plan land use to R-MF (Multi Family Residential) and apply for a Major PUD.

DEVELOPMENT PLAN



UNIT MIX

Project will be composed of three product type that will offer a more traditional style single family residential home with private driveway and back yards to a more modern style attached townhome that are alley loaded. Unit mix is seen below:

TOWNHOMES

Plan	Type	SF		Number on Site
1	2Br/ 2.5 Ba	1,393	=	45
2	3 Br/ 2.5 Ba	1,432	=	72
3	4 Br/ 2.5 Ba	1,855	=	60
		TOTAL	=	**177**

DETACHED CLUSTER

Plan	Type	SF		Number on Site
1	3Br/ 2.5 Ba	1,690	=	28
2	3 Br/ 2.5 Ba	1,779	=	47
3	4 Br/ 3 Ba	1,936	=	28
		TOTAL	=	**103**

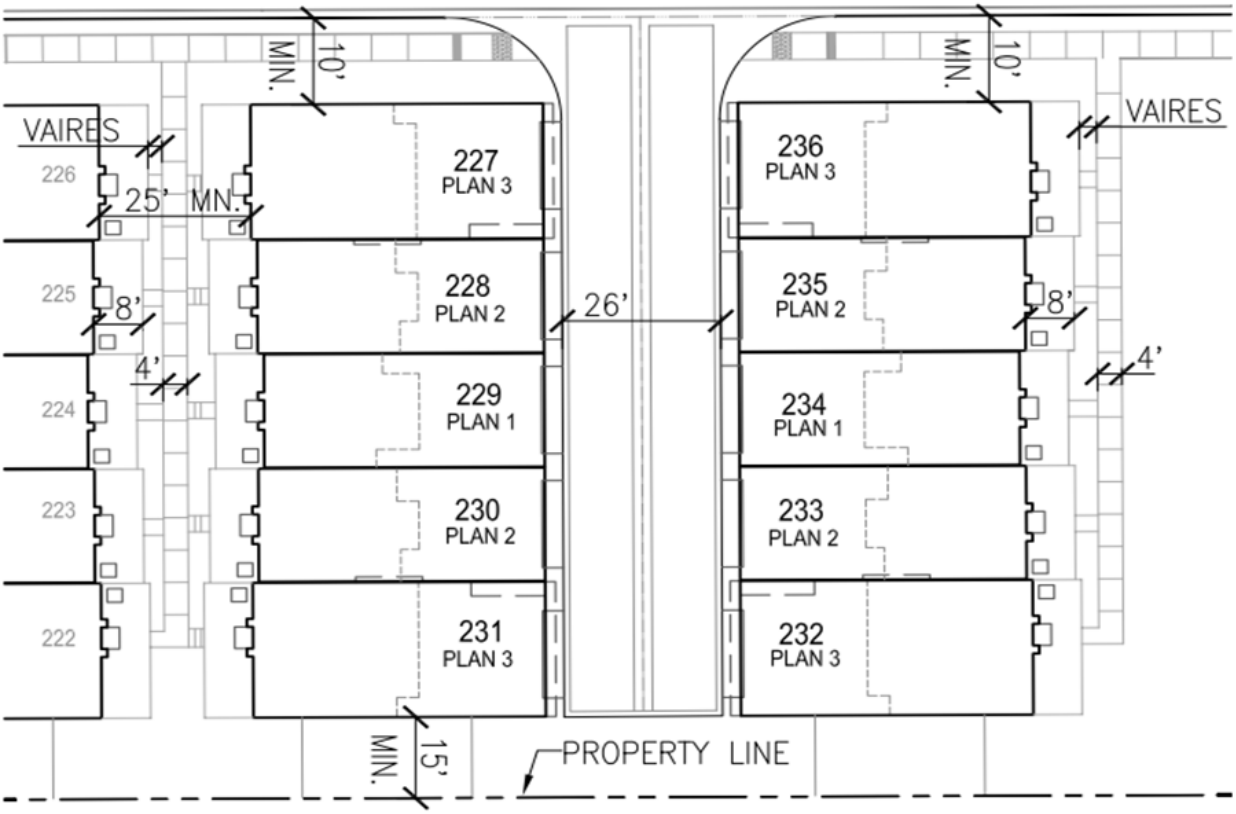
MOTOR COURT

Plan	Type	SF		Number on Site
1	3Br/ 2.5 Ba	1,688	=	32
2	4 Br/ 2.5 Ba	1,893	=	49
3	4 Br/ 3 Ba	1,960	=	32
		TOTAL	=	**113**

GRAND TOTAL = 393

DEVELOPMENT STANDARDS

LOT TYPICALS – TOWNHOUSE COURT – PLOTTING SETBACKS



TYPICAL TOWNHOUSE COURT

Building (Living Area) Setback	Building to Public R/W South Highland Avenue	20' Minimum
	Building to Public R/W Knox Avenue	7.5' Minimum
	Building to East & West Property Line	15' Minimum

Building (Living Area) Side Setback	From Property Line	To Building	10' Minimum
	From Parkway curb (Private)	To Building	10' Minimum

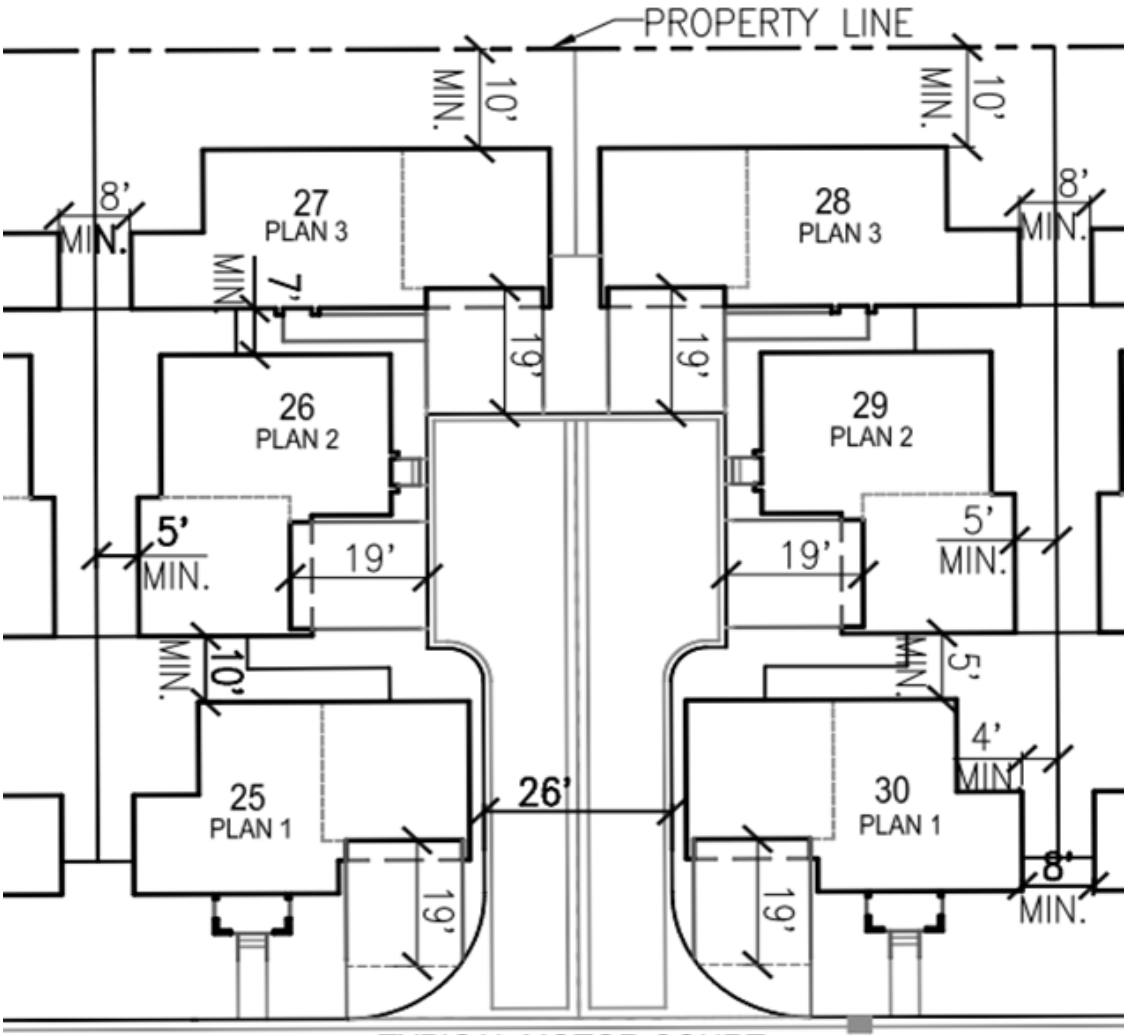
Building to Building Setback	Front to Front (living area)	To Front (living area)	25' Minimum
	Front to Front (porch area)	To Front (porch area)	9' Minimum

Notes:

1. Pop-Outs allowed to encroach 2'
2. All setbacks will be measured from main structure not overhang or open patios
3. All garages will have a roll-up doors

DEVELOPMENT STANDARDS

LOT TYPICALS – MOTOR COURT – PLOTTING SETBACKS



TYPICAL MOTOR COURT

Rear Setback	From center of Wall	To Building	5' Minimum
Side Setback	From center of Wall	To Building	4' Minimum

Rear Setback	From PL Wall	To Building	10' Minimum
	From Walnut Avenue R/W	To Building	20' Minimum

Side Setback	From Walnut Avenue R/W	To Building	15' Minimum

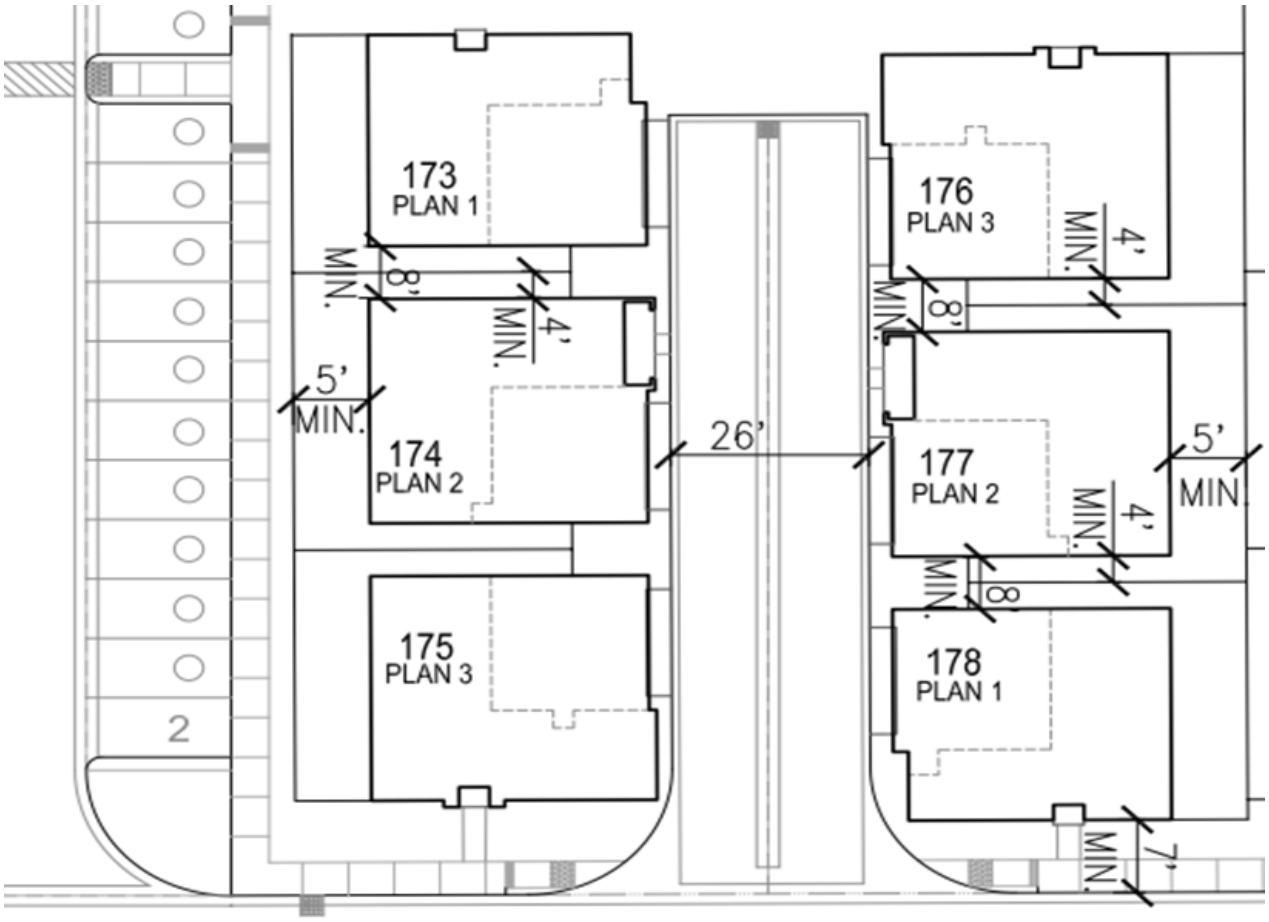
Garage Door Setback	From edge of Fireline	To Garage Door	19' Minimum
Garage Side Setback	From curb face	To Building	2' Minimum

Notes:

1. Pop-Outs allowed to encroach 2'
2. All setbacks will be measured from main structure not overhang or open patios
3. All garages will have a roll-up doors
4. Majority of Rear Setbacks to PL Wall are 15' Minimum

DEVELOPMENT STANDARDS

LOT TYPICALS – DETACHED CLUSTER – PLOTTING SETBACKS



TYPICAL DETACHED CLUSTER

Front Garage Door Setback	From edge of Pavement (Fireline)	To Garage Door	3' Minimum
Front Porch Setback	From edge of Pavement (Fireline)	To Porch	2' Minimum

Rear Setback	From center of Wall	To Building	5' Minimum
Side Setback	From center of Wall	To Building	4' Minimum

Corner Building Setback	From front curb face	To Building	7' Minimum

Building Setback	From Building to Public R/W Walnut Avenue	To Building	10' Minimum

Notes:

1. Pop-Outs allowed to encroach 2'
2. All setbacks will be measured from main structure not overhang or open patios
3. All garages will have a roll-up doors

PATIOS

Patios are allowed for the detached cluster and motor court units. However setbacks will need to be followed to ensure a cohesive neighborhood. Setback standards for the patios will be a minimum of 5ft from the rear and side property line of the detached cluster and motor court units.

Patios will not be allowed on the townhome units or in the front private courtyards. No additional structures will be allowed in these locations.

OPEN SPACE

Open space is seen as a combination of public and private throughout the community. Public open space is seen in the recreational center with a pool and spa, turf areas, tot lots, and walking paths located throughout the community. Private open space is seen as the front yard, side yards and rear yards maximized to give the most available space to the residents.

PUBLIC OPEN SPACE	**SPACE PROVIDED**
REC CENTER AREA	19,000 SF.
PASEO AREA	13,100 SF.
PARK #1	6,100 SF.
PARK #2	3,300 SF.
PARK #3	13,700 SF.
PARK #4	10,200 SF.

TOTAL = 65,400 SF. MINIMUM

PRIVATE OPEN SPACE	**SPACE PROVIDED**
TOWN HOUSES	177 UNITS X 160 SF.= 28,320 SF. MINIMUM
MOTOR COURTS	113 UNITS X 325 SF.= 36,725 SF. MINIMUM
DETACHED CLUSTERS	103 UNITS X 350 SF.= 36,050 SF. MINIMUM

TOTAL = 101,095 SF. MINIMUM

PARKING

Parking is proposed as a combination of street parking located at the north and south ends of the project and full driveways for the motor court units.

DETACHED CLUSTER PARKING REQUIREMENT – 103 TOTAL UNITS

RESIDENCE PARKING	**GUEST PARKING**
REQUIRED	REQUIRED
2 PER UNIT = 206	1/2 PER UNIT = 52
PROVIDED GARAGE	PROVIDED
2 PER UNIT = 206	TOTAL = 53

MOTOR COURT PARKING REQUIREMENT – 113 TOTAL UNITS

RESIDENCE PARKING	**GUEST PARKING**
REQUIRED	REQUIRED
2 PER UNIT = 226	1/2 PER UNIT = 57
PROVIDED GARAGE	PROVIDED
2 PER UNIT = 226	TOTAL = 113 IN OPEN DRIVEWAY

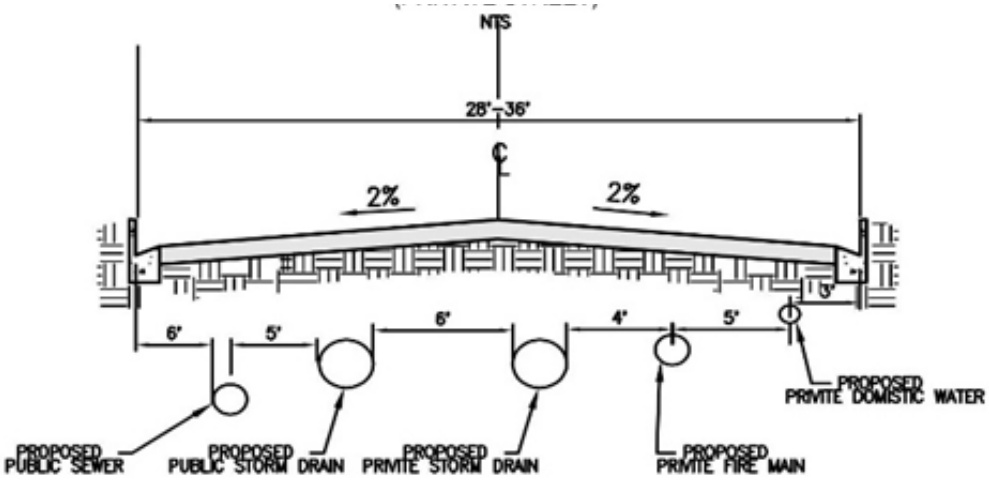
TOWNHOUSE PARKING REQUIREMENT – 177 TOTAL UNITS

RESIDENCE PARKING	**GUEST PARKING**
REQUIRED	REQUIRED
2 PER UNIT = 354	1/3 PER 3 UNITS = 59
PROVIDED GARAGE	PROVIDED
2 PER UNIT = 354	TOTAL = 60

CIRCULATION

Project access will be taken from Walnut St to the south and Knox Ave to the north through a community gate located on either side of the community. The gates leads into back bone private streets allowing for access into the alley ways or courtyards of each residence.





NOTE: WHEN PUBLIC UTILITIES ARE PRESENT
THE ROAD BED NEEDS TO BE 36' CURB FACE TO CURB FACE.

LOOP ROAD
(PRIVATE STREET)
N.T.S.

ARCHITECTURE

The community of Fontana Walnut offers a variety of architecture and elevation styles. The home types include Townhomes, Cluster Homes, and Motor court Homes and the amenity includes a Recreational Building. The elevation styles will be Spanish, Cottage, and Farmhouse.

The Townhome buildings are located at the northerly edge of the site. Pedestrian access is either along the street or paseos. The buildings range from 5 plex's to 7 plex's. There are planned to be 177 Townhomes. Each home is 2 stories and has a 2-car garage which is accessed from the alley. The plan square footages of the townhomes range from 1,393 to 1,855 SF and 2 to 4 bedrooms. Each Townhome Building is articulated in a Spanish Style and there are 2 color schemes used throughout the community.



FRONT



REAR

The Cluster Homes are primarily located in the center of the site and orient to either the street or the common paseo. There are planned to be 103 Cluster Homes. The typical cluster module is composed of 8 single family detached homes which are 2 stories. Each home has a 2-car garage which is accessed from the alley. The floor plan square footages range from 1,690 to 1,936 SF and 3 to 4 bedrooms. The cluster homes are articulated in a Spanish, Cottage, and Farmhouse Styles and there are 3 color schemes for each of those styles.



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C - FARMHOUSE

The Motor Court Homes wrap the east, south, and west edges of the site. The typical motor court module is composed of 8 single family detached homes. There are planned to be 113 Motor Court Homes. Each of the homes is 2 stories and has a 2-car garage which is accessed from the alley. The floor plan square footages range from 1,688 to 1,960 SF and 3 to 4 bedrooms. The Motor Court Homes are articulated in a Spanish, Cottage, and Farmhouse Styles which includes 3 color schemes for each of those styles.



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Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE

The Recreational Building is located at the heart of the site adjacent to the pool area. Programmatic elements include an entry breezeway, kitchen, gathering space, men's and women's restrooms and a storage area. The Recreation building is articulated in a timeless Spanish style.



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Refer to landscape drawings for wall, tree, and shrub locations



REAR

LANDSCAPE

The proposed development is designed to foster an inviting and engaging outdoor environment, seamlessly integrating recreation, leisure, and community gathering spaces. At the heart of the community, a thoughtfully designed recreation building serves as a central hub, featuring a resort-style pool, spa, private cabanas, firepits, and outdoor dining areas equipped with BBQ grills and lounge seating, creating an ideal setting for relaxation and social interaction.

Beyond the recreation center, a diverse range of open space areas enhances the community's outdoor experience. These include tot lots and picnic areas tailored for families, casual seating and dining spaces, and a network of trails with integrated exercise equipment to encourage outdoor fitness. Open lawn areas provide versatile spaces for pets, recreational activities, and friendly gatherings, accommodating games such as cornhole, bocce ball, and informal soccer or football matches.

The landscape design and site furnishings reflect a modern Spanish aesthetic, harmonizing with the architectural character of the development. Carefully selected plant species and high-quality materials contribute to a cohesive and timeless design, reinforcing a strong sense of place and community identity. Through this comprehensive approach, the development offers a dynamic and welcoming outdoor experience, promoting active lifestyles and social engagement for residents and visitors alike.



AMENITIES

This will be a Planned Unit Development with numerous amenities spread throughout the community that will be open to all the residents. The community entrance on the north will open up to the recreational building that has spaces for community gatherings, celebration, BBQs, swimming and lounging. Adjacent to this are large open green spaces that allow for flexible use for cornhole, bocce ball and more. Furthermore there are two tot lots located within the community and seating and BBQs adjacent. On the southern end of the community is a larger green open space with minimum dimensions of 50' by 100'. Through the back bone of the community is a green paseo with decomposed granite trail with scattered exercise equipment to connect the two main amenities. Community is designed to be walkable with these amenities as well as the extensive sidewalks that run through it.



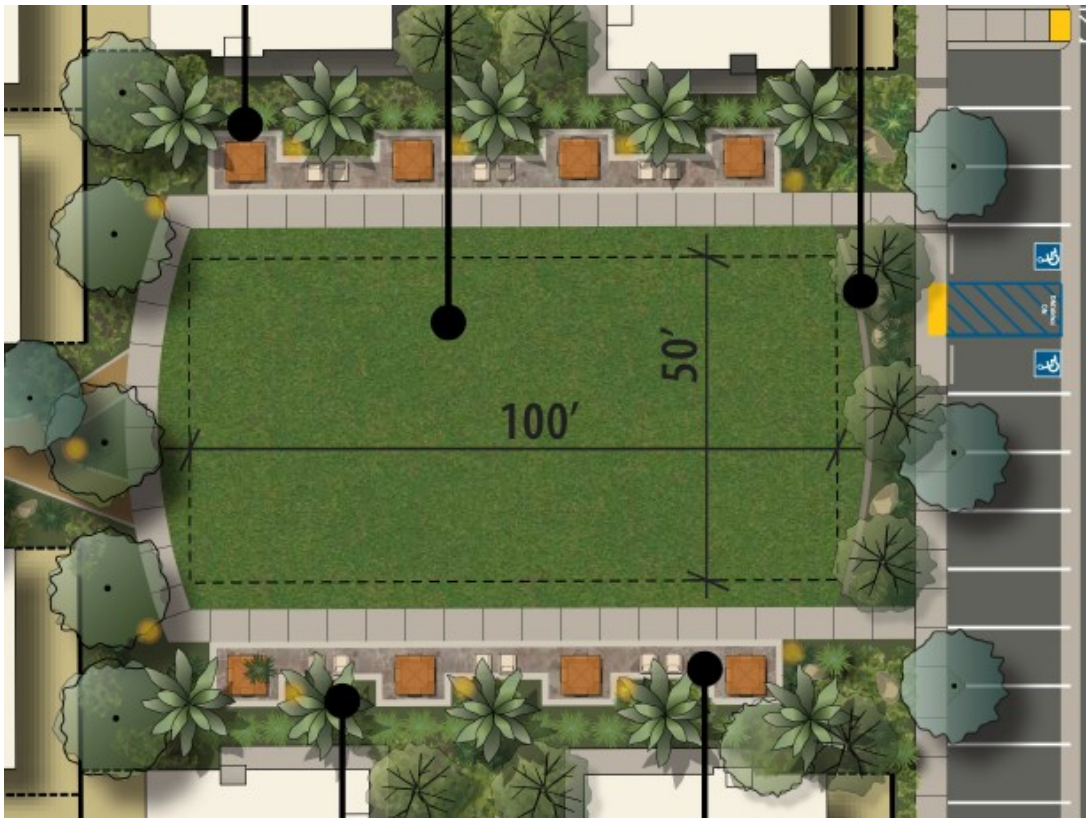
Sample illustrations of the amenities

AMENITIES

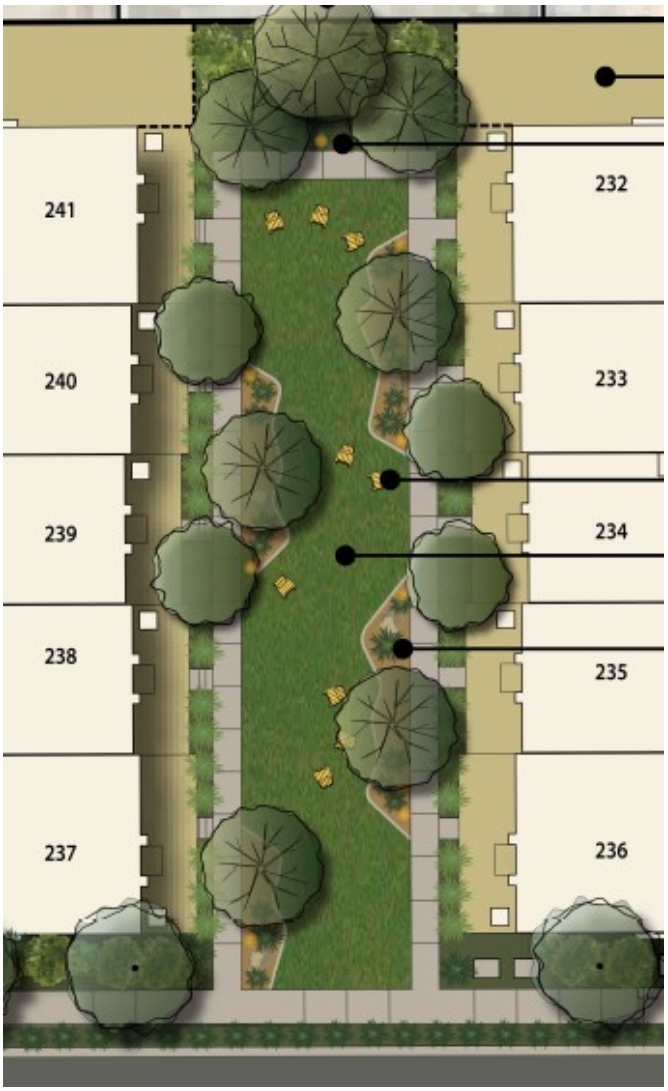


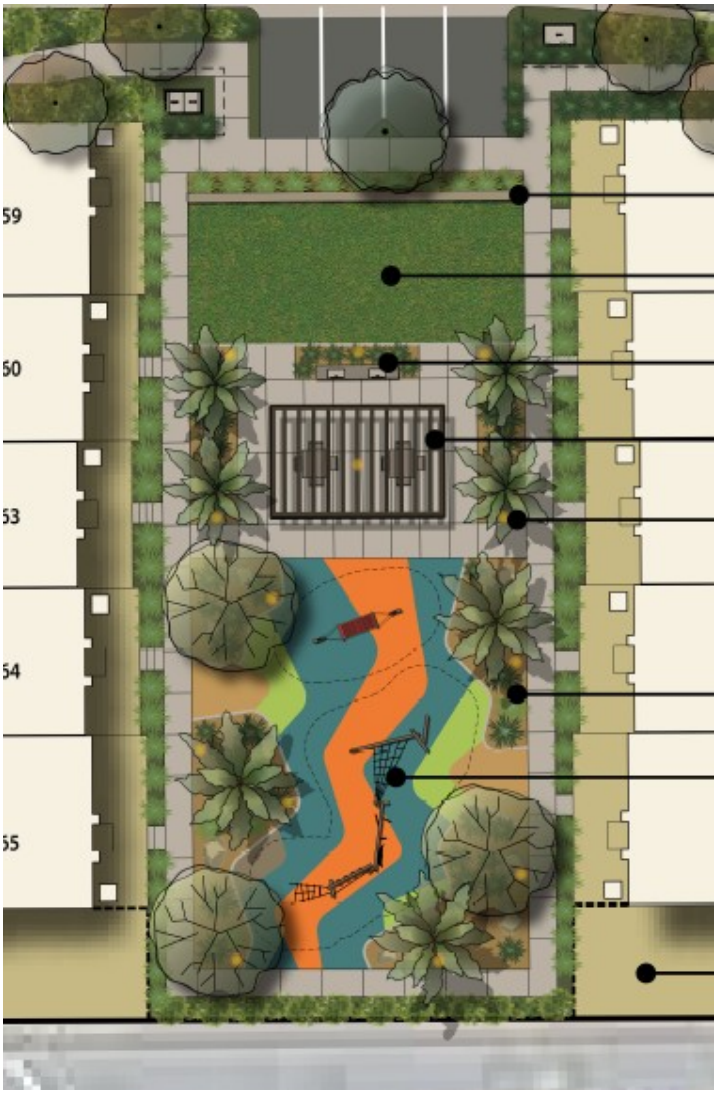
Above: Recreational building with fire pit, lounge seating, pool and spa.

Below: Large Open green space for multiple activities and sports.



AMENITIES

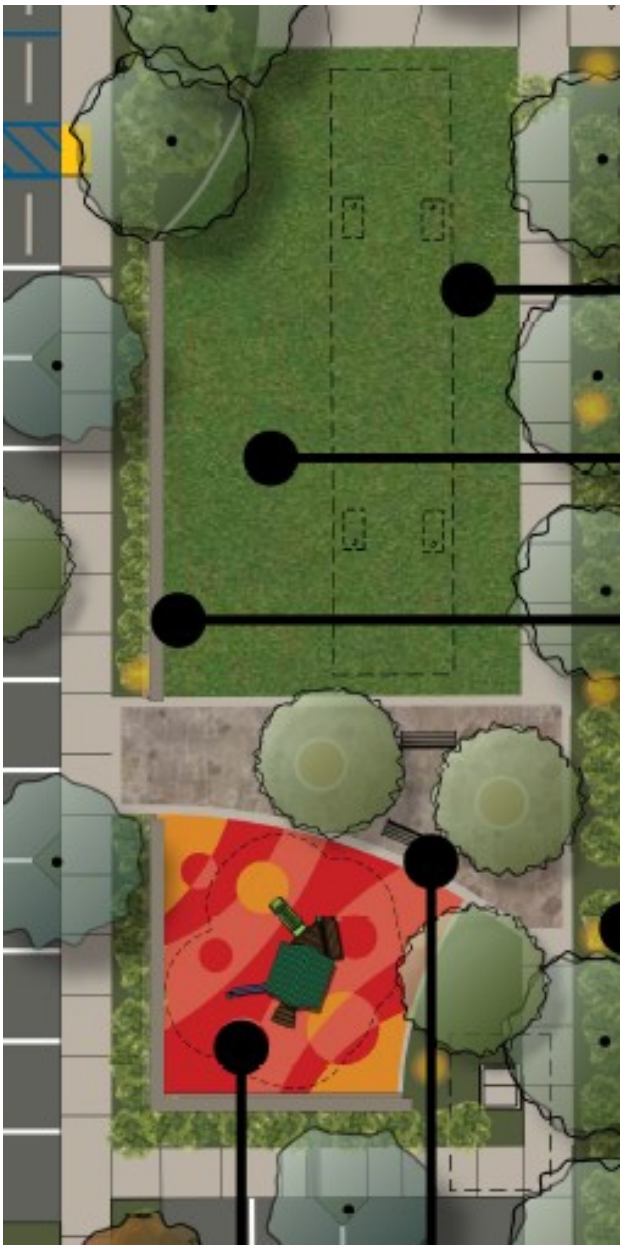


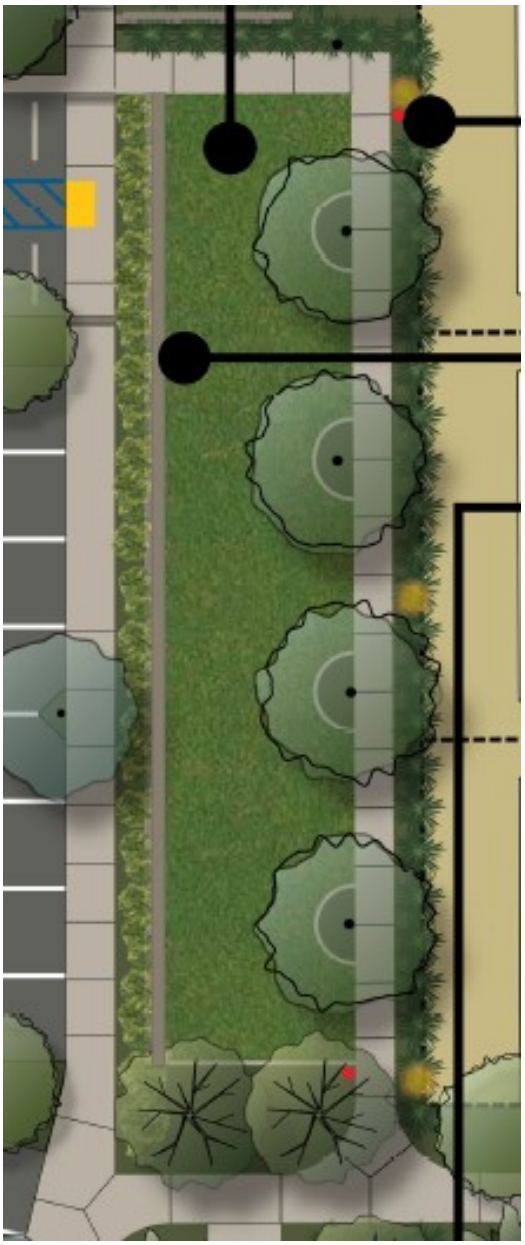


Left: Passive Park with lawn seating and open space.

Right: Tot lot with a covered picnic area, BBQ's and grass.

AMENITIES





Left: Tot lot with seating and a large open green space for games like corn hole or Bocce Ball.

Right: Open green space with dog waste station and a low wall.

CONCEPTUAL MONUMENTATION



Walnut Avenue



South Highland Avenue

WALL AND FENCE PLAN

Project will have 6’ high block CMU walls on the perimeter and incorporate vinyl fencing in the interior to separate units.



MAINTENANCE PLAN



RESOLUTION NO. PC 2025-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, A MITIGATION MONITORING AND REPORTING PROGRAM, ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 24-0004, AN ORDINANCE APPROVING ZONING DISTRICT MAP AMENDMENT NO. 24-0004, AND A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 24-0009 (TTM NO. 20712), CONDITIONAL USE PERMIT NO 24-0023, AND DESIGN REVIEW NO. 24-0031 FOR THE CONSTRUCTION OF A 393 MULTI-FAMILY UNIT DEVELOPMENT, WITH ON-SITE AND OFF-SITE IMPROVEMENTS ON A SITE OF APPROXIMATELY 31.0 GROSS ACRES LOCATED NORTH OF WALNUT AVENUE, WEST OF ALMERIA AVENUE, SOUTH OF SOUTH HIGHLAND AVENUE, AND AT THE TERMINUS OF KNOX AVENUE (APNS 0228-051-01, -14, -15, -16, -17, -19, -20 and -21; 0228-052-01, -25, -26, -27; AND 0228-061-02 THROUGH -14, -16, -17, -18, -20 THROUGH -25 AND 0228-311-05).

WHEREAS, Assessor Parcel Numbers ("APNs") 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05 were annexed from San Bernardino County into the City of Fontana on October 8, 1981, encompassing a site comprised of approximately 31 gross acres (hereinafter referred to as the "Project Site"); and

WHEREAS, on September 11, 2024, the City of Fontana ("City") received an application from Diversified Pacific Communities ("Applicant") for a General Plan Amendment ("GPA No. 24-0004"), Zoning District Code Map Amendment ("ZCA No. 24-0004"), Tentative Tract Map ("Tentative Tract Map No. 24-0009 (TTM No. 20712)"), Conditional Use Permit ("CUP No. 24-0023"), and Design Review ("DRP No. 24-0031"). The Applicant has proposed to change the General Plan land use designation for the Project Site from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF), modify the Zoning District Map from Multiple-Family Medium/High (R-4) to Multiple-family residential (R-3), subdivide multiple parcels to establish a condominium map for the Project Site, establish a Planned Unit Development (PUD) within an R-3 zone, and undergo architectural and site design review for the development of 393 multi-family residential units (hereinafter referred to as the "Project"); and

WHEREAS, Tentative Tract Map No. 24-0009 (TTM No. 20712) includes the abandonment of a portion of Knox Avenue; and

WHEREAS, California Government Code Section 65402 provides that no street shall be vacated or abandoned unless the location, purpose, and extent of such street vacation or abandonment have been submitted to and reported upon by the city's

planning agency as to conformity with the adopted general plan; and

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

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

WHEREAS, the Draft MND was prepared in accordance with CEQA and circulated for public review and comment between October 17, 2025 to November 18, 2025 by: (1) filing a Notice of Intent to Adopt a Mitigated Negative Declaration ("NOI") with the State Clearinghouse; (2) filing a NOI with the San Bernardino County Clerk; (3) placing a NOI in the Sun, a newspaper of general circulation; (4) mailing a NOI to various interested persons, agencies and tribes; and (5) posting a NOI on the City's website; and

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

WHEREAS, the proposed abandonment of a portion of Knox Avenue is necessary to implement the design and land division contemplated by the Project, thereby supporting the creation of new housing units that align with City's goals; and

WHEREAS, Chapter 5 of the City's General Plan establishes a vision that the City's housing stock meet the needs of families and individuals at every stage of life and all income levels through the promotion of various housing types; and

WHEREAS, pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the MMRP has been prepared and includes mitigation measures for biological resources and cultural resources; and

WHEREAS, the Conditions of Approval are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 24-0009 (TTM No. 20712), and **Exhibit** "**B**" for CUP No. 24-0023 and DRP No. 24-0031; and

WHEREAS, on October 18, 2025, a notice of the public hearing was published in The Sun newspaper and simultaneously displayed at City Hall and at the Project Site; and

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

WHEREAS, on November 18, 2025, a duly noticed public hearing on the Project, was before the Fontana Planning Commission ("Planning Commission") to consider

testimony and evidence presented by the Applicant, City staff, and other interested parties; and

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

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

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

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

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

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

Section 2. CEQA. The Planning Commission has reviewed and considered the Initial Study ("IS"), MND, and MMRP, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission recommends that the City Council find that the IS/MND and MMRP contain a complete and accurate reporting of all the environmental impacts associated with the project. The Planning Commission further recommends that the City Council find that the MND and MMRP have been completed in compliance with the State CEQA Guidelines and Section 6.21 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

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

b. The Planning Commission has also reviewed and considered the MMRP for the project that has been prepared pursuant to the requirements of Public

Resources Code Section 21081.6 and recommends that the City Council find that such MMRP is designed to ensure compliance with the mitigation measures during project implementation.

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

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

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

Section 3. General Plan Amendment Findings. The Planning Commission hereby makes the following findings for GPA No. 24-0004 in accordance with Section 30-31 "Purpose" of the Fontana Zoning and Development Code:

Finding: **The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: The General Plan Land Use Designation for the Project Site will be amended from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF) to accommodate the development of 393 multi-family residential units. The Project will help address the growing demand for residential housing within the City.

This proposed General Plan amendment is consistent with the goals and policies of the Housing Element in the General Plan. Specifically, the Project supports the following Housing Element goals and policies:

- Provide adequate housing to meet the needs of all residents in the City.
- Provide a high standard of quality in existing affordable housing.
- Establishing a range of rental and for sale housing opportunities in the City."
- Promoting the development and access to housing affordable to all income levels in the City."

Section 4. Zoning District Map Amendment Findings. The Planning Commission hereby makes the following findings for ZCA No. 24-0004 in accordance with Section 30-40 "Purpose" of the Fontana Zoning and Development Code:

Finding: **The Zoning and Development Code may be amended by changing the development standards or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: A Zoning District Map amendment will rezone the Project from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3) to accommodate the development of 393 multi-family residential units. This Project will feature attractive development with quality modern architecture and landscaping. This type of development is consistent with generally accepted planning principles, surrounding land uses and the General Plan because it enhances the area's visual character through an attractive street scene and high-quality landscaping.

Section 5. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for Tentative Tract Map No. 24-0009 (TTM No. 20712) pursuant to Section 30-293 of the Fontana Zoning and Development code, and in accordance with Section No. 26-55(e) "Processing of application," of the Fontana Municipal Code:

Finding No. 1: **That the proposed map is consistent with the city's general plan and any applicable specific plan.**

Findings of Fact: Tentative Tract Map No. 24-0009 (TTM No. 20712) is consistent with the General Plan Land Use designation for the Project Site, which will change from R-MFMH to R-MF. The tentative tract map consolidate thirty-four (34) existing parcels into a condominium map to facilitate the construction of a 393 multi-family unit residential development, which is permitted under the land use designation change. The Project Site is not within a specific plan. Additionally, as part of the tentative tract map, a portion of Knox Avenue will be abandoned. The purpose of this abandonment is to facilitate the efficient development of the property directly supporting the creation of new housing units. This aligns with the vision set forth in the City's General Plan Chapter 5 (Housing), which seeks a housing stock that meets the needs of families and individuals at every stage of life and all income levels through the promotion of various housing types. In accordance to Government Code Section 65402, staff finds that the proposed abandonment is conformity with the General Plan.

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

Findings of Fact: The site design for Tentative Tract Map No. 24-0009 (TTM No. 20712) is consistent with the General Plan. The lot size and street configuration conform to the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the General Plan. The Project includes all on-site and off-site improvements to meet the goals and objectives of the General Plan; as well as all applicable R-3 zoning requirements. Improvements include public sewer, public storm drain, streets, gutters, sidewalks, drainage, and grading to provide a safe and well-designed Development. The Project Site is not within a specific plan.

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

Findings of Fact: The Project Site consists of approximately 31.0 gross acres, which is adequate in size to accommodate the development. The Project site is vacant and relatively flat. The existing topography is conducive for the Project and development of the site did not require setback variances. Additionally, the Project will have access to two different public streets that will support the type and density proposed.

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

Findings of Fact: The design of Tentative Tract Map No. 24-0009 (TTM No. 20712) is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The area surrounding the Project Site has been developed with residential uses.

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

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

Findings of Fact: The design of Tentative Tract Map No. 24-0009 (TTM No. 20712) will not cause public health problems. The development will comply with the Zoning and Development Code and General Plan. Improvements include connection to the public sewer and public storm drain systems, modifications to the existing sidewalks, and drainage and grading improvements to ensure a safe and well-designed Project. These enhancements will promote the public health, safety, and welfare of the surrounding community and are designed so that the Project will not create conditions that could cause serious public health problems.

Finding No. 6: **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to easements previously acquired by the public.**

Findings of Fact: The design of Tentative Tract Map No. 24-0009 (TPM No. 20712) and public improvements will not conflict with access easements acquired by the public. Access to and from the Project Site would be provided from driveways on Highland Avenue and Walnut Street.

Section 6. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for the CUP No. 24-0031 in accordance with Section 30-150 "Finding for Approval" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, general plan, any applicable specific plan, or area plan, and City regulations/standards.**

Findings of Fact: The Applicant proposes to change the land use designation and zoning for the Project Site to Multi-Family Residential (R-MF) and to Multi-Family Residential (R-3), respectively, to ensure consistency with the proposed development and the establishment of a new PUD which is permitted within then R-3 zone subject toa conditional use permit.

The Project supports Goal 7 of Chapter 16 "Stewardship and Implementation," of the General Plan, which encourages a diversified housing stock that serves Fontana residents across the range of incomes, household types, and age groups. In alignment

with this goals the Project will provide three distinct housing types to offer a variety of housing options to Fontana residents.

The Project will comply with all the applicable building, zoning, and fire codes as well as other relevant standards. The Project is not within a specific plan.

Finding No. 2. **The site is physically suited for the type, density and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The site is proposed to be built pursuant to all applicable building and fire codes standards, access, and in addition to the conditions of approval as referenced herein. The project will underground the required utilities, stormdrains, sewer, curb, gutter, and sidewalk. Therefore, the Project Site is physically suited for the type, density and intensity for the proposed Planned Unit Development. The Project will meet all the PUD development standards.

There will be no adverse effect on the neighboring sites or their permitted uses. The density is consistent with the Zoning and Development Code. The Project is compatible with the surrounding area.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: The development will be built in compliance with all applicable building and fire codes standards, access, and in accordance with the Conditions of Approval attached hereto as Exhibit A and B and referenced herein. The project will provide residence an opportunity for a unique and modern living environment. The development is also consistent with the vision of the General Plan and therefore, shall promote the public health, safety and welfare of the surrounding community.

The Project will include a new sidewalk along South Highland Avenue, enhancing the safe walking routes in the area and promoting public health and safety.

The Project Site is currently vacant, and the new development will bring an aesthetically pleasing gated community that enhances the surrounding area. The ornamental landscape and new lighting will improve the overall area

Section 7. Planned Unit Development Findings. The Planning Commission hereby makes the following findings for a Planning Unit Development (CUP No. 24-0031) in accordance with Section 30-331 "Finding for Approval" for planned unit development of the Fontana Zoning and Development Code:

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

Findings of Fact: The Applicant proposes to amend the General Plan land use designation for the Project Site from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF) to Multi-Family Residential (R-MF), respectively, to ensure consistency with the proposed development and the establishment of a new PUD, which is permitted within the R-MF zone subject to a conditional use permit.

The applicant is proposing a Conditional Use Permit application for the purpose of establishing a Planned Unit Development (PUD). The purpose of a PUD is to encourage creative and desirable livable communities that incorporate modern site plan techniques and building grouping and arrangements that would not necessarily be permitted with the strict application of the current Zoning and Development Code. The proposed development is consistent with the vision of the General Plan to develop a unique and desirable living environment for future residents.

The Project supports Goal 7 of Chapter 16 "Stewardship and Implementation," of the General Plan, which encourages a diversified housing stock that serves Fontana residents across the range of incomes, household types, and age groups. In alignment with this goal, the Project will provide three distinct housing types to offer a variety of housing options to Fontana residents.

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

Findings of Fact: The proposal has been designed to enhance and compliment the community with a multitude of amenities and to also be compatible with the surrounding neighborhood.

The Project is to create a PUD for the proposed 393-unit multi-family development within an R-3 zone which is allowed with a conditional use permit. The density proposed as part of this Project is consistent with the Zoning and Development Code. Additionally, there are several single-family residential developments directly adjacent to the Project, which will be compatible with the proposed development.

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

Findings of Fact: The project meets the criteria contained in the design review section of the Fontana Zoning and Development Code. The buildings for the 393-unit multi-family development are compatible in scale, mass, bulk, and orientation with the structures in the surrounding vicinity. The adjacent properties are developed with single-family residences. The Project two-story multi-family buildings are compatible with the scale, mass, bulk and orientation of the surrounding developments. The Project as described, will have a high quality architecture and will be a nice addition to the neighborhood.

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

Findings of Fact: The Project is a 393 multi-family unit development located on 31.0 gross acres. The amendments to the General Plan and Zoning Amendment will facilitate the development of the Project. The PUD will comply with the development regulations set forth in Section 30-326 of the Zoning and Development Code. The Project will also comply with all applicable building, zoning, and fire codes, as well as all other relevant standards.

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

Findings of Fact: The Project will be a gated community consisting of 393-units. The Project will feature three distinct types of housing with a variety of color and architectural styles that include Spanish, Cottage, and Farmhouse. The Project will also include a 1,659 square foot recreational building that will serve as the pool amenity area. There will be amenity spaces throughout the site, as well as an ornamental paseo for residents to enjoy. The Project has been designed to reflect high level development and design quality by providing choices for architectural styles and homes that reflect quality development.

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

Findings of Fact: The Project Site has adequate utilities and services available to meet the needs of the proposed development. Ingress and egress into the gated Project Site will have two access points: Knox

Avenue from South Highland Avenue and Walnut Street. The Project has been reviewed by the Planning Department, Engineering Department, Building and Safety Department and County Fire Prevention for site circulation, access, and safety. Based on the review from the various departments, the project will meet all the applicable building, fire, and planning codes. The Project has been designed to be compatible with the surrounding uses while also providing a development that has been designed with architectural features to enhance the character of the surrounding neighborhood. The Project will not be detrimental to the public health, safety, and welfare.

Section 8. Design Review Findings. The Planning Commission hereby makes the following findings for a DRP No. 24-0031 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

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

Findings of Fact: The proposal is to amend the land use designation of the General Plan for the Project Site from Multi-Family Medium/High Residential (R-MFMH) to Multi-Family Residential and change the zoning from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3) to allow for the construction of the multi-family residential development. With the General Plan Amendment, the project is consistent with the General Plan Land Use designation for the project site. Based on the GPA and ZCA the project will comply with the City of Fontana's General Plan and Zoning and Development Code. The site is compatible with the surrounding residential land uses to be developed in the future. The residential development provides for a consistent blend of well-designed residential development in the immediate vicinity because it provides consistency with the residential uses' south, east, and west of the project site.

Finding No. 2: **This proposal meets or exceeds the criteria contained in Chapter 30 and will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The Project will result in the construction of 393 multi-family residential units (condominium), with three distinct types of homes to choose from: Cluster units (103 detached), Townhome units (177 attached), and Motor Court units (113 detached). The site design for the multi-family residential development have been designed with two gated entries. Access to and from the Project Site will be provided from driveways on Knox Avenue off of South Highland Avenue, and Walnut Street. There is an existing public sidewalk along Walnut Avenue that will remain as is, however, the

development will include a new public sidewalk along South Highland and on the west side of Knox Avenue. All new improvements such as driveways, streets, sidewalks, drive aisles, and setbacks will comply with all applicable building, zoning, and fire codes and will promote the public health, safety, and welfare of the surrounding community. As described this project meets the criteria contained in the design review section of the Fontana City Code. The project has high quality architectural design, appropriate screening from the public right-of-way and will be an appropriate and desirable development.

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

Findings of Fact: The Project has been designed with the use of brick veneer, a combination of siding and stucco exterior, shutters, decorative lighting, and accent colors that will add structural and visual interest to the building. Additionally, variations to the building's face and roof lines will be architecturally pleasing. Landscaping will be ornamental in nature and features trees, shrubs, and drought-tolerant accent plants in addition to a variety of ground covers. There will be sidewalks and enhanced paseos within the Project Site that will promote safe walkability. The Project will be compatible with the residential developments to the south, east and west of the Project Site and will provide a quality, aesthetically pleasing development for the surrounding neighborhood.

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

Findings of Fact: The development complies with the Zoning and Development Code standards and General Plan. The improvements include sewer and storm drain systems, site circulation, parking, landscaping, parks, curbs and gutters, lighting, driveways, sidewalks and decorative paving. Currently, the Project Site is vacant and this new development will provide an aesthetically pleasing gated community with new safe routes to walk. The gated community will also have safe walking sidewalks for the future residents to access the entire community. With the use of lighting and ornamental landscape designs, the site will encourage future residents to walk and use the amenities. The Project Site will be gated and will have access off Walnut Avenue and Knox Avenue. The Project will provide a newly paved street for Knox Avenue, and a new sidewalk for South Highland Avenue improving the overall community. The site improvements will result in a safe, and well-designed community.

Section 9. Approval. Based on the foregoing, the Planning Commission forwards a recommendation to the City Council as follows:

1. Adopt a resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and direct staff to file the Notice of Determination.

2. The Planning Commission finds that GPA No. 24-0004 is necessary to protect and promote the public health, safety and general welfare and is appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan. Based on this, the Planning Commission recommends that the City Council adopts a resolution approving GPA No. 24-0004.

3. The Planning Commission finds that ZCA No. 24-0004 substantially promotes the Goals of the City's General Plan. Based on this, the Planning Commission recommends that the City Council adopt an ordinance approving ZCA No. 24-0004.

4. Adopt a resolution approving Tentative Tract Map No. 24-0009 (TTM No. 20712) subject to the Conditions of Approval attached hereto as **Exhibit "A."**

5. Adopt a resolution approving CUP No. 24-0023 and DRP No. 24-0031 subject to the Conditions of Approval attached hereto as **Exhibit "B."**

Section 10. General Plan Consistency Finding. Based on the foregoing, the Planning Commission formally finds and determines that the location, purpose and extent of the abandonment of a portion of Knox Avenue as depicted in Tentative Tract Map No. 24-0009 (TTM No. 20712), are in full conformity with the goals, policies, and objectives of the City's adopted General Plan.

Section 11. 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 12. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 13. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 14. Severability. If any provision of this Resolution or the application of any 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 18th day of November 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 this 18th day of November 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

EXHIBIT "A"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 24-0060 November 18, 2025
Tentative Tract Map No. 24-0009 (TTM No. 20712)

LOCATION: The project site is located north of Walnut Avenue, west of Almeria Avenue, south of South Highland Avenue, and at the terminus of Knox Avenue

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

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

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

4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any

approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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

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

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

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

10. The developer shall comply with the mitigation measures identified in the CEQA IS/MND (SCH No. 2025100627) identified in the Mitigation Monitoring and Reporting Program (MMRP).

EXHIBIT "B"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 24-0060
Conditional use Permit (CUP) 24-0023
Design Review (DRP) No. 24-0031

DATE: November 18, 2025

LOCATION: The project site is located north of Walnut Avenue, west of Almeria Avenue, south of South Highland Avenue, and at the terminus of Knox Avenue

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

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

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

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

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

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

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

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

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

8. The developer shall comply with the mitigation measures identified in the CEQA IS/MND (SCH No. 2025100627) identified in the Mitigation Monitoring and Reporting Program (MMRP).

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

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

11. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

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

13. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.

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

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

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

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

18. Design Review No. 24-0031 shall become null and void two (2) years from the original date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

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

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

21. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

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

23. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

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

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

26. All built in BBQ's shall be electric with underground electrical lines and shall be installed with safety locks to the satisfaction of the Director of Planning.

27. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

28. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.

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

30. The existing block wall along the westerly boundary (Page L-5 of the landscape plan, No. 3 on the wall & fence plan legend) shall be at least six feet tall on the project side; any deviations are subject to approval by the Director of Planning. In the event that the wall height is less than six feet on the project side, the applicant/developer/property owner shall make best efforts to coordinate with the adjacent property owner to maintain screening of six feet on the project side.

31. The development shall comply with the Planned Unit Development (PUD) guidelines as part of this project.

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

33. The construction contractor shall use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    D. Have only necessary equipment onsite.
    E. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
        1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        2. Temporarily enclose localized and stationary noise sources.
        3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

34. Historic Archaeological Resources
    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the

qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

35. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning. Existing Southern California Edison (SCE) aboveground utility poles located along the east side of Knox Avenue not along the project frontage, and those along the eastern project boundary that directly service existing single-family homes, shall not be required to be undergrounded.

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

BUILDING & SAFETY DEPARTMENT

37. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Residential Code
    C. California Electrical Code

D. California Mechanical Code
E. California Plumbing Code
F. California Energy Code
G. California Fire Code
H. California Green Building Standards Code
I. City of Fontana Ordinance
J. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

38. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

39. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

40. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

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

42. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

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

44. The applicant shall comply with the following grading requirements:

A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

E. No water course or natural drainage shall be obstructed.
F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
   The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.
I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
   A. 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
   B. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
   C. All proposed drainage structures; and
   D. Any proposed and/or required walls or fencing.

45. In addition to approval from Building & Safety, the applicant is required to obtain approval from the County of San Bernardino, Department of Public Health and the California Regional Water Quality Control Board, Santa Ana Region for the Private Sewage Disposal System.

46. The applicant shall modify the existing private sewage system to accommodate the new use. Plans and/or supporting data will have to be submitted to and approved by Building & Safety regarding the new use and necessary modifications. Additionally, approval from the Regional Water Quality Control Board, Santa Ana Region, is required for the new use.

47. 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

48. 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

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

FIRE DEPARTMENT

50. 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.

51. 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.

52. 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.

53. Street Signs. Approved temporary or permanent street signs shall be installed throughout the project prior to any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

54. 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.

55. 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: 1625 GPM for a three-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 13,401-15,601 Square Foot structure.

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

57. 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.

58. 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.

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

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

61. 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.

62. 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.

63. 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 For Multi-Family Buildings.

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

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

66. 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

67. 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

68. 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

69. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

ENGINEERING DEPARTMENT

70. 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.

71. 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. Existing Southern California Edison (SCE) aboveground utility poles located along the east side of Knox Avenue not along the project frontage, and those along the eastern project boundary that directly service existing single-family homes, shall not be required to be undergrounded.

72. 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.

73. The project shall be in compliance with all Public Works Conditions of Approval and requirements for maintenance of any public sewer and storm drain on private streets.

74. Knox Ave north of the cul-de-sac to South Highland Ave shall include curb, gutter, sidewalk, and new ac pavement on the west side of the centerline and 12' of ac pavement on the east side of the centerline or as approved by the City Engineer.

PRIOR TO ISSUANCE OF GRADING PERMIT

75. 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.

76. 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 MAP RECORDATION

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

78. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the

development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

79. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

80. 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 conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

82. 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.

83. 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.

84. 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.

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

86. The Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

87. 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.

88. 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.

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

PUBLIC WORKS DEPARTMENT

90. All roadways providing access shall maintain a minimum width of thirty-six feet (36') measured from curb to curb inside of the public sewer and storm drain easement.

91. On-street parking shall not be permitted along designated access routes.

92. The roadway shall be designed and constructed to support the weight of Public Works maintenance vehicles, up to twenty (20) tons.

93. Applicant shall install access gates at all designated entry points.

94. Gates shall be constructed of tubular steel fencing or an approved alternate.

95. Each gate shall provide a minimum clear width of twelve feet (12') for equipment entry.

96. Gates shall swing inward or, if sliding style, be equipped with rollers for smooth operation.

97. Applicant shall provide the Public Works Department with gate access codes/keys before final certificate of occupancy and the development is accepted by the City of Fontana

98. Once the development is accepted the development must notify the Public Works Department immediately if any changes occur for gate codes or access at (909) 350-6760.

99. Project to provide up to date signage for owner/HOA contact information to allow for Public Works to Access easement area.

100. A hammerhead-style turnaround shall be constructed at the end of each roadway with no outlet or cul-de-sac that extends one hundred fifty feet (150') or more in length, to accommodate Public Works maintenance equipment.

TRAFFIC DEPARTMENT

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

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

    C. Where emergency vehicle access to the public Right-of-Way is required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

102. 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.

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

104. 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. Sight distances shall comply with current AASHTO requirements.

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

106. The Applicant shall reconstruct the raised median along Walnut Street to provide a 150-foot left-turn lane west of the Walnut Street driveway and a 25-foot two-way left-turn lane east of the Walnut Street driveway.

107. The signal shall be operational at the time of the Project's first issuance of an occupancy permit. If prior to the first issuance of an occupancy permit, the applicant selects to provide, and is able to receive approval of, a supplemental analysis that indicates the signal being operational may be deferred to a later occupancy threshold while maintaining the appropriate Level of Service at the intersection, such a deferral may be granted subject to the approval of the City Engineer. The traffic signal shall be in operation no later than the issuance of the 150th occupancy permit for the project, calculated as the cumulative total of both single-family and multi-family dwelling unit occupancy permits, regardless of any supplemental analysis.

108. The project shall coordinate with the City Traffic Engineer to conduct a signal timing and coordination analysis for the intersection of Citrus Avenue and Highland Avenue.
    A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.

    B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.

    C. Where signals are encountered that are owned and/or operated by agencies other than the City of Fontana, the project shall coordinate with those agencies and prepare the required material in order to implement any signal timing changes.

    D. Where recommended changes will require equipment or infrastructure modifications or new installation, the Project shall be responsible for the design, construction, and implementation of such, subject to the approval of the City Engineer.

109. The Applicant shall provide a striping and signing plan for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans.

110. The Applicant shall pay the applicable Development Impact Fees in the amount that is in effect at the time such fees are to be collected.

111. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' bicycle parking guidance.

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

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or X County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Alexia Barberena Phone: (909) 350-6568
			Email: abarberena@fontanaca.gov
TO:	X 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): 2025100627
Project Title: Master Case No. (MCN) 24-0060; General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DR) No. 24-0031
Project Applicant (include address, telephone number and email address): Jake Sowder, Project Manager jsowder@divpac.com Diversity Pacific Communities 10621 Civic Center Drive Rancho Cucamonga, CA (909)373-2637
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): The project site is located south of South Highland Avenue, north of Walnut Street, west of Almeria Avenue and at the terminus of Knox Avenue. (APN: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request to amend the General Plan Land Use Designation of from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF), a request to change the zoning designation from Multi-Family Medium/High Residential (R-4) to Multi-Family Residential (R-3), a request to subdivide 35 parcels for the establishment of a condominium map and abandon a portion of Knox Avenue, a request to create a Planned Unit Development (PUD), and a request to review the architecture, site design and associated improvements for a new 393 multi-family unit (condominium) development with site improvements, on approximately 31.0 gross acres.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐Responsible Agency) has approved the above described project on November 18, 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 Addendum to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
X	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: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335

Date:	_____ **Salvador Quintanilla** **Senior Planner**

Clerk's File Stamp:

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

FONTANA
CALIFORNIA

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

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:

Fontana Walnut Residential Project
(Master Case Number (MCN) 24-0060, General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map (TTM) No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) 24-0023, and Design Review Project (DRP) No. 24-0031)

A request to amend the General Plan land use designation from R-MFMH (Multi-Family Medium/High Residential) to Multi-Family Residential (R-MF) and a Zoning District Map amendment to amend the zoning from R-4 (Multi-Family Medium/High Density Residential) to R-3 (Multi-Family Residential) on approximately 31 acres, Tentative Tract Map for the consolidation of 35 parcels, a Conditional Use Permit for the establishment of a Planned Unit Development and Design Review for the construction of a 393-unit residential development and associated parking, drive aisles, fencing, landscaping, utilities, and site amenities on approximately 31 gross acres. The proposed residential units would consist of two-story cluster homes, motor court homes, and townhomes. The unit mix would consist of 103 detached cluster units, 113 detached motor court units, and 177 attached townhomes. The residential development site would also include 786 garage parking spaces, 113 private driveway spaces, and 113 guest parking spaces.



Date of Hearing: November 18, 2025

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Location of Property: The project site is located between South Highland Avenue and Walnut Avenue, west of Almeria Avenue in the north-central portion of

Fontana and is comprised of 35 parcels of land on approximately 31 gross acres (30.53 net acres) on Assessor's Parcel Numbers (APNs) 0228-051-01, -16, -17, -19 through -21, 0228-052-01, -25 through -27, 0228-061-02, -03 through -14, -16 through -18, and -20 through -25, and 0228-311-05.

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

Environmental Determination:

Pursuant to Section 15070 of the California Environmental Quality Act (CEQA) and pursuant to Section 6.04 of the 2019 Local Guidelines for Implementing CEQA, an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program have been prepared for this project.

The IS/MND is available for public review from **October 17, 2025 to November 18, 2025**. Written comments on the IS/MND should be submitted to Ms. Alexia Barberena at the address listed below no later than **5:00 p.m. November 18, 2025**. A copy of the Initial Study can be reviewed at the City's Planning Department listed below and on the City's website at: https://www.fontana.org/2137/Environmental-Documents

Alexia Barberena, Associate Planner
City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, California 92335
Phone: (909) 350-6568
abarberena@fontanaca.gov

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

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

Publish: October 18, 2025
S.B. Sun Newspaper

AVISO DE INTENCIÓN DE ADOPTAR UNA DECLARACIÓN NEGATIVA MITIGADA Y AVISO DE AUDIENCIA PÚBLICA

En cumplimiento con la Seccion No. 202 de la Acta de Americanos con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en la implementacion de esta, la agenda de esta audiencia estara disponible en formatos alternativos apropiados para las personas con una discapacidad. Si necesita asistencia especial para participar en esta audiencia, comuníquese con el Departamento de la Secretaria Municipal llamando al (909) 350 -7602. La

notificacion debera realizarse 48 horas antes de la audiencia para permitir que la Ciudad haga arreglos razonables para garantizar la accesibilidad a esta audiencia.

SE HA PROGRAMADO UNA AUDIENCIA PUBLICA ANTE LA COMISION DE PLANIFICACION DE LA CIUDAD DE FONTANA PARA LO SIGUIENTE:

Proyecto Residencial Fontana Walnut – MCN No. 24-0060, GPA No. 24-0004, ZCA No. 24-0004, TTM No. 24-0009 (20712), CUP No. 24-0023, y DRP No. 24-0031

Una solicitud para enmendar la designación de uso de suelo del Plan General (GPA) de R-MFMH (Residencial Multifamiliar Medio/Alto) a Residencial Multifamiliar (R-MF) y una enmienda al Mapa del Distrito de Zonificación (ZCA) para modificar la zonificación de R-4 (Residencial Multifamiliar de Densidad Media/Alta) a R-3 (Residencial Multifamiliar) en aproximadamente 31 acres, un Plano de Fraccionamiento Tentativo (TTM) para la consolidación de 35 parcelas, un Permiso de Uso Condicional (CUP) para el establecimiento de un Desarrollo de Unidad Planificada (PUD) y Revisión de Diseño (DRP) para la construcción de un desarrollo residencial de 393 unidades y el estacionamiento asociado, carriles de circulación, cercado, paisajismo, servicios públicos y comodidades del sitio en aproximadamente 31 acres. Las unidades residenciales propuestas consistirían en casas agrupadas de dos pisos (cluster homes), casas con patio de motor (motor court homes) y casas adosadas (townhomes). La mezcla de unidades consistiría en 103 unidades agrupadas (cluster units) independientes, 113 unidades con patio de motor (motor court units) independientes y 177 casas adosadas (townhomes) adjuntas. El sitio de desarrollo residencial también incluiría 786 espacios de estacionamiento en garaje, 113 espacios de estacionamiento privados en la calzada y 113 espacios de estacionamiento para visitas.

Fecha de Audiencia: 18 de noviembre de 2025

Lugar de Audiencia: Ayuntamiento de la Ciudad de Fontana, 8353 Sierra Avenue, Fontana, CA 92335

Hora de Audiencia: 6:00 p.m.

Ubicacion de la Propiedad: El sitio del proyecto se encuentra ubicado entre South Highland Avenue y Walnut Avenue, al oeste de Almeria Avenue, en la porción centro-norte de Fontana, y está compuesto por 35 parcelas de tierra en aproximadamente 31 acres (30.53 acres netos). Números de Parcela del Evaluador/Tasador (APNs): 0228-051-01, -16, -17, -19, -20 & -21, 0228-052-01, -25, -26 & -27, 0228-061-02, -03 hasta -14, -16, -17, -18, y -20 hasta -25, y 0228-311-05.

Determinacion Ambiental: De conformidad con la Sección 15070 de la Ley de Calidad Ambiental de California (CEQA) y con la Sección 6.04 de las Pautas Locales de 2019 para la Implementación de CEQA, se ha preparado un Estudio Inicial (IS), una Declaración Negativa Mitigada (MND) y un Programa de Monitoreo e Informe de Mitigación para este proyecto.

El IS/MND está disponible para revisión pública desde el 17 de octubre de 2025 hasta el 18 de noviembre de 2025. Los comentarios por escrito sobre el IS/MND deben enviarse a Alexia Barberena a la dirección que se indica a continuación a más tardar el martes 18 de noviembre de 2025 a las 5:00 p.m. Se puede revisar una copia del Estudio Inicial en el Departamento de Planificación de la Ciudad que se indica a continuación y en el sitio web de la Ciudad en la pagina: https://www.fontana.org/2137/Environmental-Documents

Alexia Barberena, Associate Planner
City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, California 92335

Phone: (909) 350-6568
abarberena@fontanaca.gov

El sitio del proyecto no está catalogado como sitio de residuos peligrosos descrito en ninguna de las listas enumeradas en la Sección 65962.5 del Código Gubernamental.

Si tiene alguna pregunta sobre este proyecto, comuníquese al (909) 350-6728 o por correo electrónico a planning@fontanaca.gov.

Cualquier persona o grupo interesado en aportar informacion lo puede hacer mediante a una carta o correo electronico dirigido a La Comision de Planificacion. La solicitud y la documentación Ambiental está disponible para inspección en las Oficinas de Ayuntamiento de la Ciudad de Fontana.

Si usted contradice ante el tribunal cualquier acción tomada con respecto a un tema de la Audiencia Publica, usted puede estar limitado a plantear solamente aquellas cuestiones que usted o alguien más planteo en la Audiencia Publica mencionada en este aviso o por correspondencia escrita a la Ciudad de Fontana antes de la fecha de la Audiencia establecida en este aviso.

File #: 25-0665
Agenda #: PH-C

Agenda Date: 11/18/2025
Category: Public Hearing

FROM:
Engineering

TITLE:
Master Case No. (MCN) 25-0082: General Plan Amendment (GPA) No. 25-0001 and Municipal Code Amendment (MCA) No. 25-0012: General Plan Amendment to modify the Community Mobility and Circulation Element to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goals 2 and 7 of the Circulation Element to meet the requirements of Assembly Bill 98. Fontana Municipal Code amendments to Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments, pursuant to an Addendum to the General Plan Final Environmental Impact Report (FEIR).

RECOMMENDATION:
Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2025 - _____, and forward a recommendation to the City Council to:

1. Adopt the Addendum to the City of Fontana General Plan Final Environmental Impact Report (FEIR), and direct staff to file a Notice of Determination; and,

2. Adopt a resolution approving General Plan Amendment (GPA) No. 25-0001; and,

3. Adopt an ordinance approving Municipal Code Amendment (MCA) No. 25-0012.

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

LOCATION:
Citywide

REQUEST:
General Plan Amendment (GPA) No. 25-0001 - a request to amend the City of Fontana General Plan Community Mobility and Circulation Element to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goal 2 of the Circulation Element to meet the requirements of Assembly Bill 98.

Municipal Code Amendment (MCA) No. 25-0012 - a request to amend Chapter 17 (Motor Vehicles

and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments

PROJECT PLANNER:
Ruben Hovanesian, Engineering Manager

BACKGROUND INFORMATION:
On September 24, 2024, Assembly Bill (AB) 98 was signed into law requiring all cities and counties in the warehouse concentration region, which includes Fontana, to update their General Plan Circulation Elements with specific requirements for truck routes. More specifically, AB 98 requires the City to identify and establish specific travel routes for the transport of goods, materials, or freight for storage, transfer, or redistribution to safely accommodate truck traffic and avoid residential areas and sensitive receptors. The City is also required to maximize the use of interstate or state divided highways as preferred routes for truck routes, and maximize use of arterial roads, major thoroughfares, and predominantly commercially oriented City streets when state or interstate highways are not utilized. The law's Circulation Element requirement goes into effect by January 1, 2028. However, jurisdictions in the State's warehouse concentration region (such as the City of Fontana) must meet this requirement by January 1, 2026

PROJECT DESCRIPTION:
General Plan Amendment No. 25-0001 amends the Community Mobility and Circulation Element, as summarized below. A detailed list of the proposed amendments is provided within Exhibit "A" of the Planning Commission Resolution provided as Attachment No. 1.

Municipal Code Amendment No. 25-0012 provides updates to Chapter 17 (Motor Vehicles and Traffic), Article X (Truck Routes) to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments, as summarized below. A detailed list of the proposed amendments is provided within Exhibit "B" of the Planning Commission Resolution provided as Attachment No. 1.

ANALYSIS:
The City's Community Mobility and Circulation Element would be amended primarily to incorporate AB 98 requirements for a designated truck-route network, while keeping the broader multi-modal framework established in the Fontana Forward General Plan Update 2015-2035. The City's existing Truck Route Map (Exhibit 9.7, Truck Routes) would be updated to shift truck traffic away from residential uses and sensitive receptors to major City streets and state freeways and highways, while improving direct connectivity between regional transportation facilities and industrial and related uses. The update also clarify what facilities are officially part of the City-controlled local truck route network, removing references to streets under the jurisdiction of the County of San Bernardino or Cities adjacent to Fontana. The proposed updated truck route network would continue to provide access for industrial and similar uses, with parcels being within a short drive to either local or regional truck routes.

In addition, the General Plan Amendment proposes minor text changes to existing policies and actions in the Community Mobility and Circulation Element, as well as the addition of new policies and actions. The changes and additions would further address AB 98 requirements to provide specific truck route requirements and avoid residential areas and sensitive receptors, as well as

direct the City towards meeting other AB 98 requirements. A detailed summary of the proposed text changes to General Plan policies and actions is provided as Attachment No. 2.

Chapter 17, Article X of the City's Municipal Code would modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments.

As part of the process, the City engaged with community members and stakeholders. The engagement process consisted of three components. First, as part of Senate Bill 18 (SB 18) requirements, staff mailed local California Native American tribes to inform them of these changes and allow them to request further consultation. Second, online map surveys provided an opportunity for the public to comment on the proposed changes to the truck route map. Four versions of the survey were available: English- and Spanish-language surveys for residents and community members, and English- and Spanish-language surveys for industrial/logistics stakeholders. Third, virtual workshops were held to provide an additional opportunity to provide input. Two workshops were held - one for residents and community members, and one for industrial/logistics stakeholders. Social Media and direct email communication were used to notify individuals and groups of the surveys and workshops.

Environmental:
Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the General Plan Final Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared for this proposed project. The aforementioned FEIR was adopted by the City Council on November 13, 2018, and this project does not propose any major revisions to the General Plan FEIR and none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of additional CEQA documentation has occurred. This Addendum to this FEIR determined that there are no new additional impacts beyond what was anticipated in the environmental document mentioned above. The General Plan FEIR Addendum can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
Attachment No. 1 - Planning Commission Resolution/Exhibit A and B
Attachment No. 2 - General Plan Updates and Additional Considerations Memorandum
Attachment No. 3 - Notice of Determination
Attachment No. 4 - Public Hearing Notice

RESOLUTION NO. PC 2025 -____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF FONTANA, PURSUANT TO THE ADOPTION OF AN ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, ADOPT GENERAL PLAN AMENDMENT NO 25-0001 TO AMEND CHAPTER 9, COMMUNITY MOBILITY AND CIRCULATION ELEMENT OF THE GENERAL PLAN, AND MUNICIPAL CODE AMENDMENT NO. 25-0012 TO AMEND CHAPTER 17 OF THE FONTANA MUNICIPAL CODE TO ESTABLISH A TRUCK ROUTE NETWORK CONSISTENT WITH THE REQUIREMENTS OF ASSEMBLY BILL 98

WHEREAS, on September 29, 2024, the State of California enacted Assembly Bill 98 ("AB 98"); and

WHEREAS, AB 98 establishes statewide standards and planning requirements intended to ensure that the development and operation of warehouses and logistics facilities occur in a manner that minimizes adverse impacts on surrounding communities and sensitive receptors; and

WHEREAS, the law identifies certain jurisdictions, including those located within the State's "warehouse concentration region," as being required to complete these Circulation Element updates by January 1, 2026, while all other jurisdictions must comply by January 1, 2028; and

WHEREAS, the City of Fontana ("City") is located within the State-designated warehouse concentration region as defined by AB 98 and, as such, is required to update its Circulation Element to comply with the bill's truck route planning requirements by January 1, 2026; and

WHEREAS, in compliance with AB 98, the City initiated General Plan Amendment ("GPA") No 25-0001 to amend Chapter 9 ("Community Mobility and Circulation") of the City of Fontana General Plan ("General Plan"), thereby incorporating an updated truck route and effectuating necessary modifications, and additions, to existing policies and actions under Goals 2 and 7; and

WHEREAS, the City also initiated Municipal Code Amendment ("MCA") No. 25-0012 to modify Chapter 17 ("Motor Vehicles and Traffic") of the Fontana Municipal Code ("FMC") to ensure the listed city commercial truck route system is consistent with the amendments to the General Plan; and

WHEREAS, the proposed General Plan and Municipal Code amendments are collectively considered a "Project" as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, an Addendum to the City of Fontana General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016020199) ("FEIR") which was adopted by the City Council on November 13, 2018 has been prepared for this proposed project pursuant to Sections 15162 and 15164 of the CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines; and

WHEREAS, a duly noticed public hearing was held by the City of Fontana Planning Commission ("Planning Commission") was held on November 18, 2025, at which time all interested persons were given an opportunity to be heard concerning GPA No. 25-0001 and MCA No. 25-0012; and

WHEREAS, by ensuring that the City's planning and zoning regulations are consistent with State law, the amendments substantially promote the goals of the General Plan by protecting public welfare and providing clear guidance for future land use decisions; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have been met.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Fontana, California, as follows:

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

Section 2 CEQA. The Planning Commission has reviewed and considered the City of Fontana General Plan EIR and Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the Addendum and City of Fontana General Plan EIR contain a complete and accurate reporting of all of the environmental impacts associated with the 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. Having considered the Addendum, the administrative record, the City of Fontana General Plan EIR and all written and oral evidence presented to the Planning Commission Commission finds that all environmental impacts of the proposed project have been addressed within the City of Fontana General Plan EIR and the Addendum. The Planning Commissin 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 project may result in any significant environmental impacts beyond those analyzed in the City of Fontana General EIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the project and reflects the independent judgment and analysis of the Planning Commission.

Section 4. The Planning Commission hereby recommends that the City Council adopts the Addendum to the EIR for the City of Fontana General Plan (SCH No.

2016021099) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA and direct staff to file and post a Notice of Determination.

Section 5: General Plan Amendment. The Planning Commission finds that GPA No. 25-0001 substantially promotes the goals of the City's General Plan and recommends that the City Council approve GPA No. 25-0001 to amend Chapter 9 of the General Plan in order to comply with the requirements of AB 98, as detailed in Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 6: Municipal Code Amendment. The Planning Commission finds that MCN No. 25-0012 substantially promotes the goals of the City's General Plan and recommends that the City Council approve MCN No. 25-0012 to amend Chapter 17 of the FMC to comply with the requirements of AB 98, as detailed in Exhibit B, attached hereto and incorporated herein by this reference.

Section 7: Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Planning Commission declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

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

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

Section 10: Custodian of Records. 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 **PASSED, APPROVED, AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 18th day of November 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 this 18th day of November 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Joseph Armendarez, Secretary

“EXHIBIT A”

AMENDMENT TO GENERAL PLAN CHAPTER 9: COMMUNITY MOBILITY AND CIRCULATION

(*Additions shown in underline, deletions shown in ~~strikeout~~)

Goal 2: Fontana's street network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.

POLICIES:

- When constructing or modifying roadways, design the roadway space for use by all users when feasible, including motor vehicles, buses, bicyclists, mobility devices, and pedestrians, as appropriate for the context of the area.
- ~~Support~~ Maintain a designated truck route~~s~~ network that avoids ~~negative impacts on~~ residential ~~and commercial~~ areas and other sensitive uses, ~~while~~ with arterial streets accommodating the efficient movement of trucks ~~on designated truck routes and arterial streets~~.

ACTIONS:

G. Vigorously and consistently enforce speed limits, truck use of designated truck routes, and other traffic laws.

O. Develop and maintain a citywide system of clear and conspicuous signage denoting truck routes and other truck requirements and restrictions.

P. Maintain an up-to-date online map of citywide truck routes, and make available maps and source data to local warehouse operators, fleet operators, and truck drivers.

Q. Regularly review the citywide truck route map to see if changes in land use or other conditions require updates to accommodate truck access and avoid sensitive uses.

EXHIBIT 9.7 TRUCK ROUTES

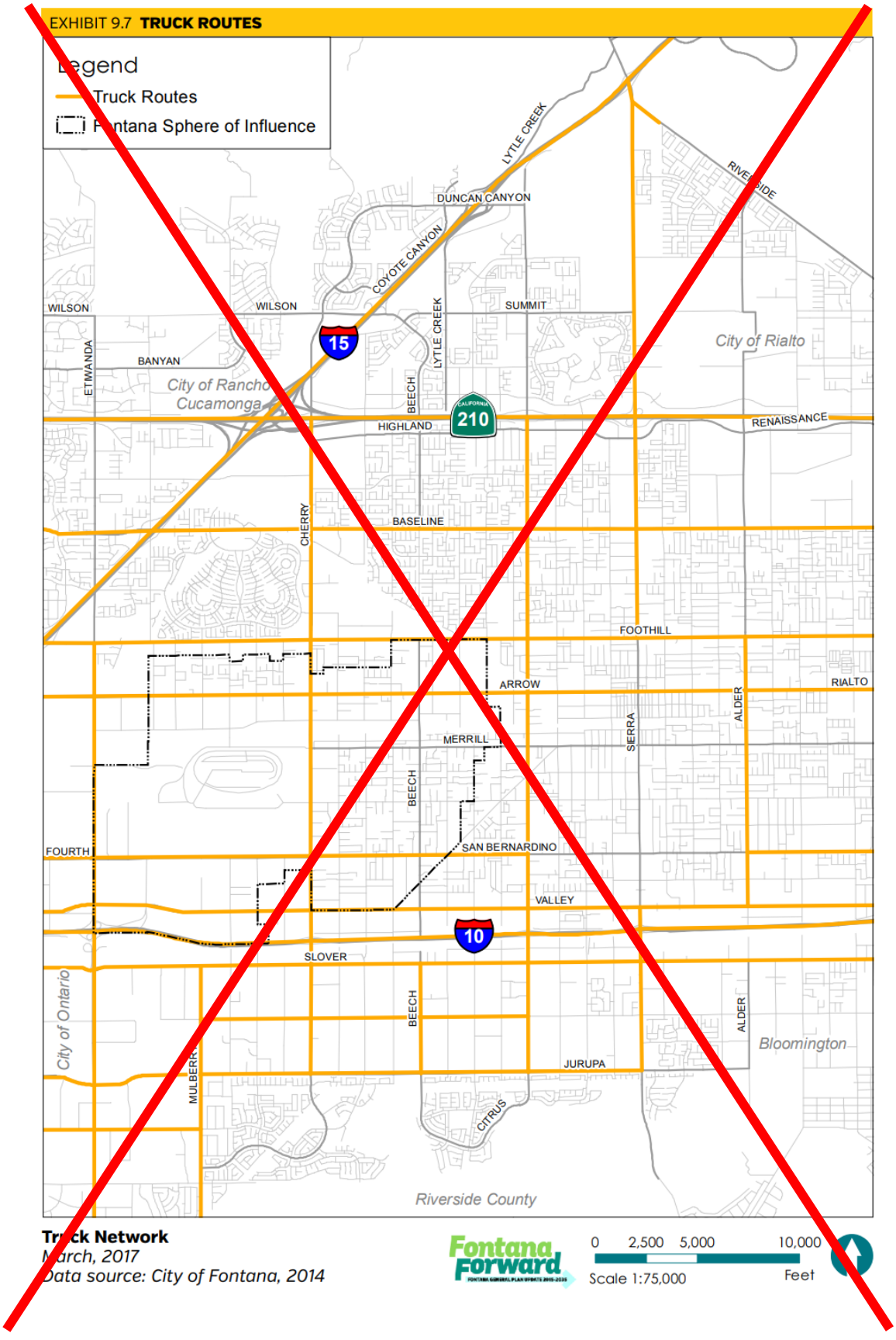
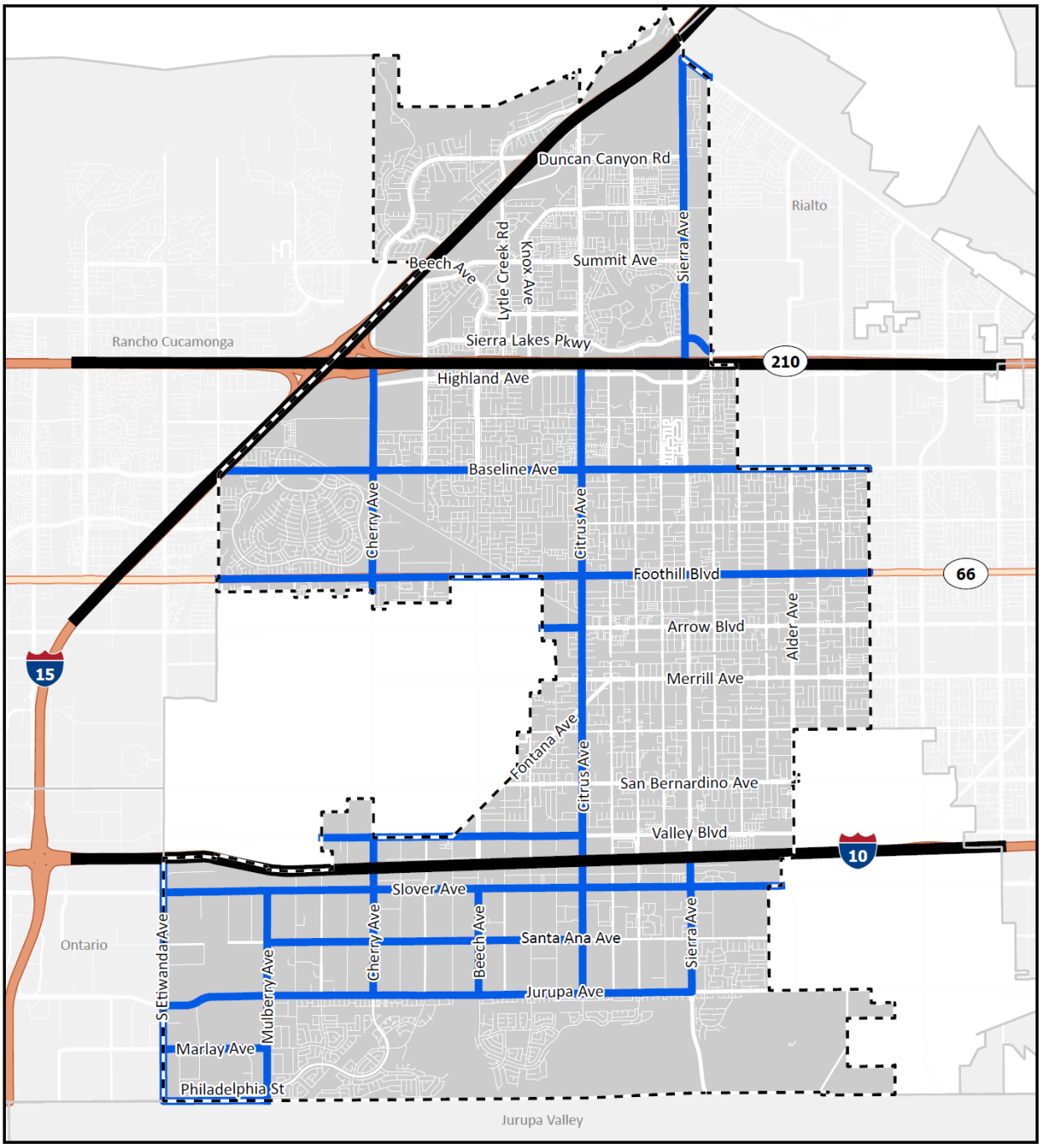


EXHIBIT 9.7 TRUCK ROUTES



Legend

- City of Fontana
- Other Incorporated Areas
- City of Fontana Local Truck Routes
- Freeways and Highways

0 ½ 1 Miles

Sources: San Bernardino County GIS; ESRI Community Map. Map date: August 13, 2025.

“EXHIBIT B”

AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 17
(*Additions shown in underline, deletions shown in ~~strikeout~~)

Chapter 17 – TRUCK ROUTES

Sec. 17-428. Street segments that are part of city commercial truck route system.

~~Alder Avenue~~	~~Foothill Boulevard to Valley Boulevard~~
Arrow Boulevard	~~Ilex~~ Almeria Avenue to ~~Maple~~ Citrus Avenue
Baseline Avenue	Interstate 15 to Maple Avenue
~~Beech Avenue~~	~~Foothill Boulevard to Whittram Avenue~~
Beech Avenue	Slover Avenue to Jurupa Avenue
Cherry Avenue	~~Interstate 15~~ State Route 210 to ~~Jurupa Avenue~~ 150 feet south of Owen Street
Cherry Avenue	50 feet north of Andel Drive to Jurupa Avenue
Citrus Avenue	~~Baseline Avenue~~ State Route 210 to Jurupa Avenue
Etiwanda Avenue	~~¼ mile south of Whittram Avenue~~ Interstate 10 to Philadelphia Avenue
Foothill Boulevard	East Avenue to Maple Avenue
~~Interstate 10~~	~~Etiwanda Avenue to Alder Avenue~~
~~Interstate 15~~	~~Baseline Avenue to Sierra Avenue~~
~~I-15 East Frontage Road~~	~~Cherry Avenue to Beech Avenue~~
Jurupa Avenue	Etiwanda Avenue to Sierra Avenue
Marlay Avenue	Etiwanda Avenue to Mulberry Avenue
Mulberry Avenue	Slover Avenue to Philadelphia Avenue

Philadelphia Avenue	Etiwanda Avenue to Mulberry Avenue
Riverside Avenue	Sierra Avenue to 1650 feet southeast of Sierra Avenue
~~State Route 30~~	~~Interstate 15 to Palmetto Avenue~~
~~San Bernardino Avenue~~	~~Etiwanda Avenue to Citrus Avenue~~
~~San Bernardino Avenue~~	~~Alder Avenue to Locust Avenue~~
Santa Ana Avenue	Mulberry Avenue to Citrus Avenue
Sierra Avenue	Interstate 15 to ~~Foothill Boulevard~~ State Route 210
Sierra Avenue	~~Valley Boulevard~~ Interstate 10 to Jurupa Avenue
Sierra Lakes Parkway	Sierra Avenue to 525 feet east of Mango Avenue
Slover Avenue	Etiwanda Avenue to 660 feet west of Alder Avenue
~~South Highland Avenue~~	~~Sierra Avenue to Palmetto Avenue~~
~~South Highland Avenue~~	~~West of Sierra Avenue (temporary - Route 30 construction)~~
~~Summit Avenue~~	~~Interstate 15 to Beech Avenue~~
Valley Boulevard	~~Interstate 10~~ Banana Avenue to ~~Alder Avenue~~ Citrus Avenue

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Technical Memorandum

November 5, 2025 Project# 304410.003

To: Ruben Hovanesian – City of Fontana
From: Michael Sahimi, Sam Liu – Kittelson & Associates
RE: City of Fontana AB 98 Compliance – General Plan Updates and Additional Considerations Memo

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Kittelson & Associates (Kittelson) is assisting the City of Fontana (City) in complying with the State's recent passage of Assembly Bill (AB) 98. To date, Kittelson has prepared an updated designated truck route map for the City. To supplement the updated truck route map and fulfill other AB 98 requirements, this memo details recommended edits to the Fontana General Plan's circulation goals, policies, and actions, as well as provides an overview of design considerations for the updated citywide truck route network. This memo is organized into the following sections:

- Background
- Updates to General Plan Goals, Policies, and Actions
- Truck Route Design Considerations
- Conclusions and Next Steps

BACKGROUND

Signed by the governor in 2025, AB 98 addresses new limitations on warehousing/logistics uses, as well as relevant updates to local jurisdictions' General Plan Circulation Elements. Components of the law include:

- Local agencies are prohibited from approving new or expanded "logistics uses" near sensitive receptors, unless state standards are met.
- Requires local jurisdictions to update their General Plan Circulation Element with specific requirements for truck routes.

The law's requirements for updates to General Plan Circulation Elements are as follows:

- Identify truck routes to accommodate truck traffic and avoid residential areas and sensitive receptors, which include uses such as residences, nursing homes and long-term care facilities, K-12 schools, pre-schools, daycare facilities, publicly-owned parks and recreational areas, and hospitals.
- Maximize use of highways, arterial roads, major thoroughfares, and local commercial streets.
- Require logistic use projects to be accessible by truck routes.
- Other requirements such as truck route signage, available maps, and public involvement.

The law's Circulation Element requirement goes into effect by January 1, 2028. However, jurisdictions in the state's warehouse concentration region (such as the City of Fontana) must meet this requirement by January 1, 2026.

To date, Kittelson has prepared an updated designated truck route map for the City, which is documented in the *Truck Route Update Recommendations Memo* (dated June 12, 2025) and illustrated in Figure 1.

AB 98 requires General Plans to identify truck routes. Therefore, the City's Community Mobility and Circulation Element, approved and adopted by the City Council in July 2023, will need to be updated to incorporate the updated truck route map. This will require replacing the element's **Exhibit 9.7 Truck Routes** (provided in this memo as Figure 2) with the map shown in Figure 1.

Figure 1: Updated City of Fontana Truck Route Map

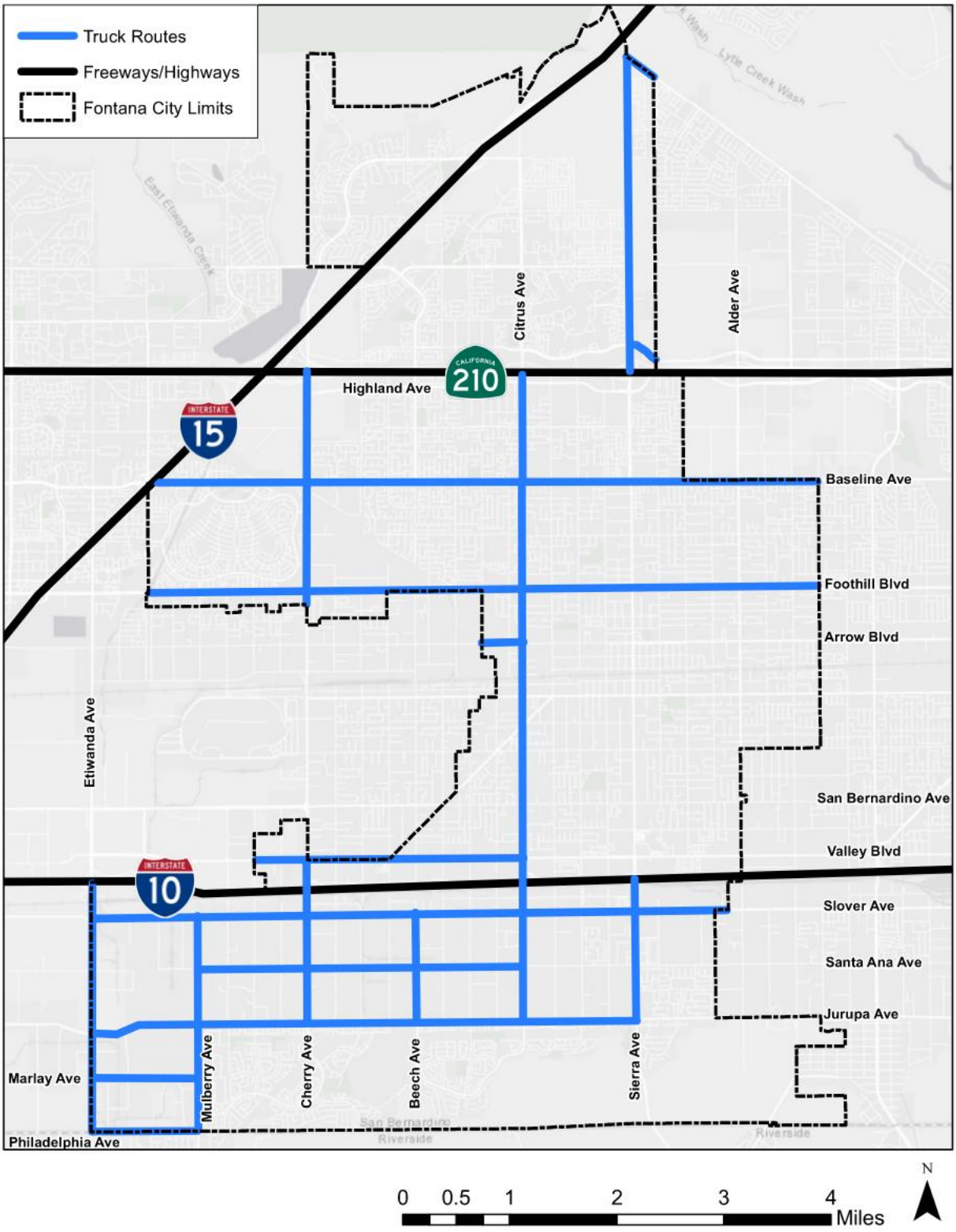
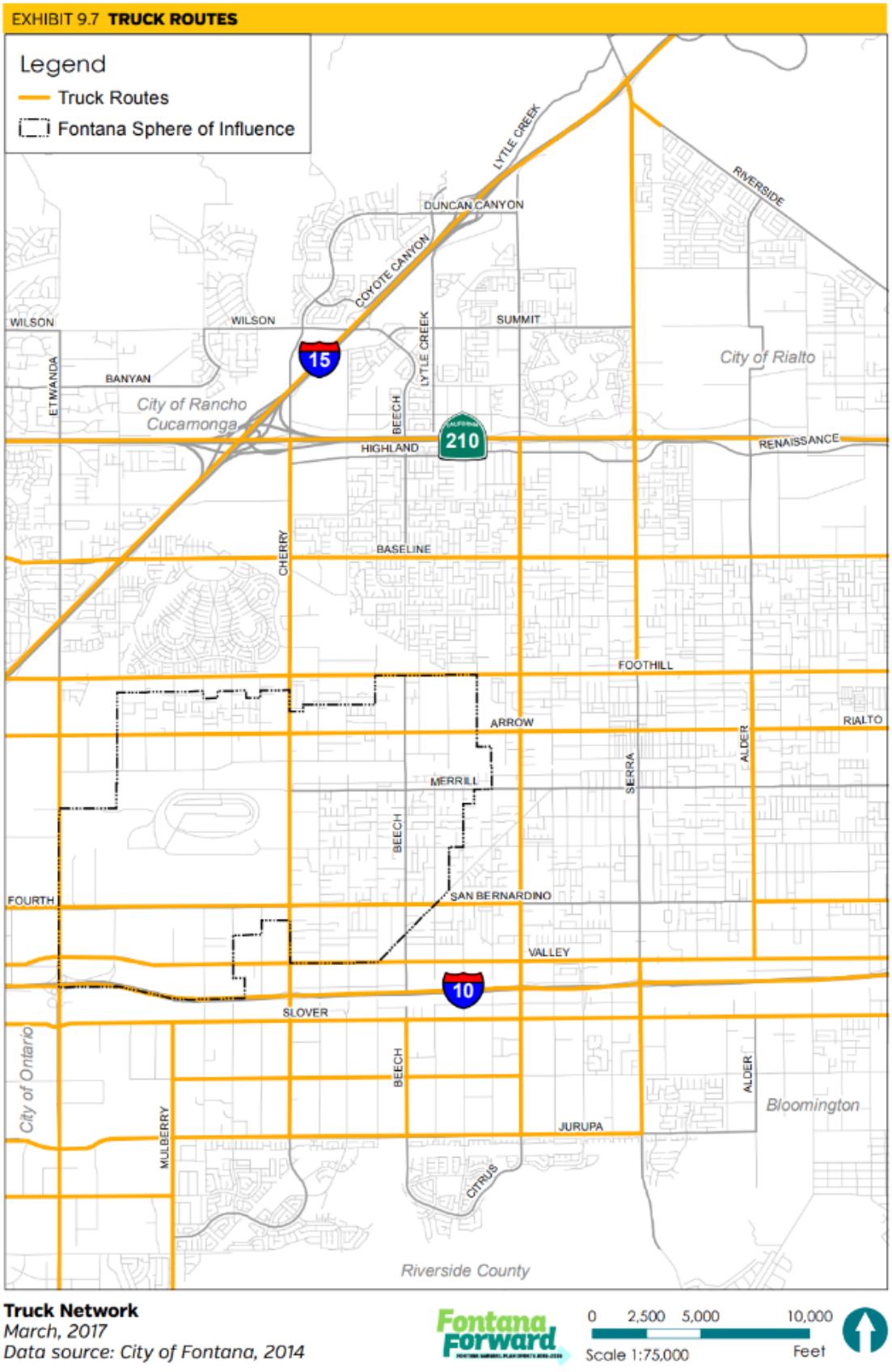


Figure 2: Current General Plan Truck Route Map



UPDATES TO GENERAL PLAN GOALS, POLICIES, AND ACTIONS

In addition to the updated map, AB 98 requires cities to update their General Plans with specific requirements for truck routes that accommodate truck traffic and avoid residential areas and sensitive receptors. The following sections review the current Community Mobility and Circulation Element goals, policies, and actions, and provides recommended modifications and additions to fulfill the State's AB 98 requirements.

Existing General Plan

The Fontana Community Mobility and Circulation Element consists of seven goals, each supplemented by policies and actions to achieve that goal. The seven goals and their accompanying policies are documented below. In addition, actions relevant to this effort that could potentially be modified, replaced, or expanded are also listed below.

Goal 1: The City of Fontana has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement.

- Policy: Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways.
- Policy: Apply the six "E's" of the Safe Routes to School program to transportation planning and implementation— Encouragement, Education, Engineering, Enforcement, Evaluation, and Equity.
- Policy: Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2016- 2040 Regional Transportation Plan and Sustainable Communities Strategy.
- Policy: Monitor the development of autonomous vehicle systems and potential benefits and impacts on Fontana.
- Policy: Make safety and multimodal accessibility the top priority of citywide transportation planning.
- Action 1-C: Integrate Complete Streets principles into street design guidelines, standards, and other construction guides to create a safe, comfortable, and efficient transportation system that is sensitive to the context of the area it serves.
- Action 1-J: Continue to designate and enforce truck routes to provide freight access while mitigating air pollution impacts on neighborhoods
- Action 1-K: Continue to support freight railroad access to serve Fontana industry.
- Action 1-BB: Monitor the development of autonomous vehicles (cars, trucks, and shared vehicles) and its potential impacts on Fontana.

Goal 2: Fontana's street network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.

- Policy: Design roadway space for all users, including motor vehicles, buses, bicyclists, mobility devices (such as senior scooters), and pedestrians, as feasible and appropriate for the context.
- Policy: Support designated truck routes that avoid negative impacts on residential and commercial areas while accommodating the efficient movement of trucks on designated truck routes and arterial streets.
- Action 2-B: Design streets, intersections, and parking areas with safety and all users in mind.
- Action 2-G: Vigorously and consistently enforce speed limits and other traffic laws.

Goal 3: Local transit within the City of Fontana is a viable choice for residents, easily accessible and serving destinations throughout the City.

- Policy: Maximize the accessibility, safety, convenience, and appeal of transit service and transit stops.
- Policy: Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership

Goal 4: The neighborhood streets of Fontana maintain a residential character and support a range of transportation options.

- Policy: Balance neighborhood traffic circulation needs with the goal of creating walkable and bike-friendly neighborhoods.
- Policy: Develop and implement Best Practice Street Design standards for new residential street development projects.
- Action 4-B: Implement traffic-calming measures to slow traffic on local and collector streets in residential neighborhoods when supported by affected residents.

Goal 5: Fontana's commercial and mixed-use areas include a multi-functional street network that ensures a safe, comfortable, and efficient movement of people, goods, and services to support a high quality of life and economic vitality.

- Policy: Provide a transportation network that is compatible with the needs of commerce and those who live, work and shop in mixed-use areas.
- Policy: Encourage mixed use and commercial developments that support walking, bicycling, and public transit use while balancing the needs of motorized traffic to serve such developments.
- Action 5-A: Maintain levels of service for passenger vehicles, transit vehicles, trucks, bicyclists, and pedestrians that are appropriate for the context of the area.
- Action 5-C: Implement access management techniques in commercial and mixed-use areas that allow for smooth traffic flow while creating a safe environment for non-motorized users.
- Action 5-E: Integrate Complete Streets principles into street design guidelines for mixed-use and commercial areas.

Goal 6: The city has attractive and convenient parking facilities, including electric charging stations, for both motorized and non- motorized vehicles that meet needs that fit the context.

- Policy: Provide sufficient motor vehicle and secure bicycle parking in commercial and employment centers to support vibrant economic activity.
- Policy: Encourage approaches that reduce the overall number of new parking spaces that must be provided on-site for new development.

Goal 7: The City of Fontana participates in shaping regional transportation policies to reduce traffic congestion, pollution and greenhouse gas emissions.

- Policy: Lead and participate in initiatives to manage regional traffic.
- Policy: Coordinate with regional agencies and Caltrans to participate in regional efforts to maintain transportation infrastructure in Fontana.
- Policy: Participate in the efforts of the Southern California Association of Governments (SCAG) to coordinate transportation planning and services that support greenhouse gas reductions.
- Policy: Participate in the efforts by Caltrans to reduce congestion and improve traffic flow on area freeways.
- Action 7-A: Use the City's annual Legislative Platform to define positions on regional and statewide transportation policies.
- Action 7-D: Support the adoption and use of technologies that reduce emissions from passenger and transit vehicles.

As shown here, the City's Community Mobility and Circulation Element already contains multiple goals, policies, and/or actions related to meeting goods movement needs while minimizing negative effects on the local community, as well as providing a multimodal transportation network that meets the needs of all modes, including vulnerable users. The following section provides suggested modifications to specifically meet AB 98 requirements.

Recommended Updates

In addition to replacing Exhibit 9.7 with the updated truck route map (illustrated on pages 7 and 8 of this memo), there are opportunities to modify existing policies and actions as well as add new policies and actions under Goal 2 and Goal 7. While the Community Mobility and Circulation Element currently has policies and actions related to providing a sufficient truck route network and providing a safe multimodal network for all users, these modifications and additions will further address AB 98 requirements to provide specific truck route requirements and avoid residential areas and sensitive receptors, as well as direct the City towards meeting other AB 98 requirements. Modifications are provided under each goal below with tracked changes.

Goal 2*: Fontana's street network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.*

Recommended changes to Goal 2 policies and actions are as follows:

- Modified Policy: ~~Support~~ Maintain a designated truck route~~s~~ network that avoids ~~negative impacts on~~ residential ~~and commercial~~ areas and other sensitive uses, ~~while~~ with arterial streets accommodating the efficient movement of trucks ~~on designated truck routes and arterial streets~~.
- Modified Action G: Vigorously and consistently enforce speed limits, truck use of designated truck routes, and other traffic laws.
- New Action O: Develop and maintain a citywide system of clear and conspicuous signage denoting truck routes and other truck requirements and restrictions.
- New Action P: Maintain an up-to-date online map of citywide truck routes, and make available maps and source data to local warehouse operators, fleet operators, and truck drivers.
- New Action Q: Regularly review the citywide truck route map to see if changes in land use or other conditions require updates to accommodate truck access and avoid sensitive uses.

Goal 7*: The City of Fontana participates in shaping regional transportation policies to reduce traffic congestion, pollution and greenhouse gas emissions.*

Recommended changes to Goal 7 policies and actions are as follows:

- New Policy: Coordinate with regional agencies and adjacent jurisdictions on regional goods movement planning and cross-jurisdictional consistency.
- Modified Action D: Support the adoption and use of technologies that reduce emissions from passenger, ~~and~~ transit, and goods movement vehicles.

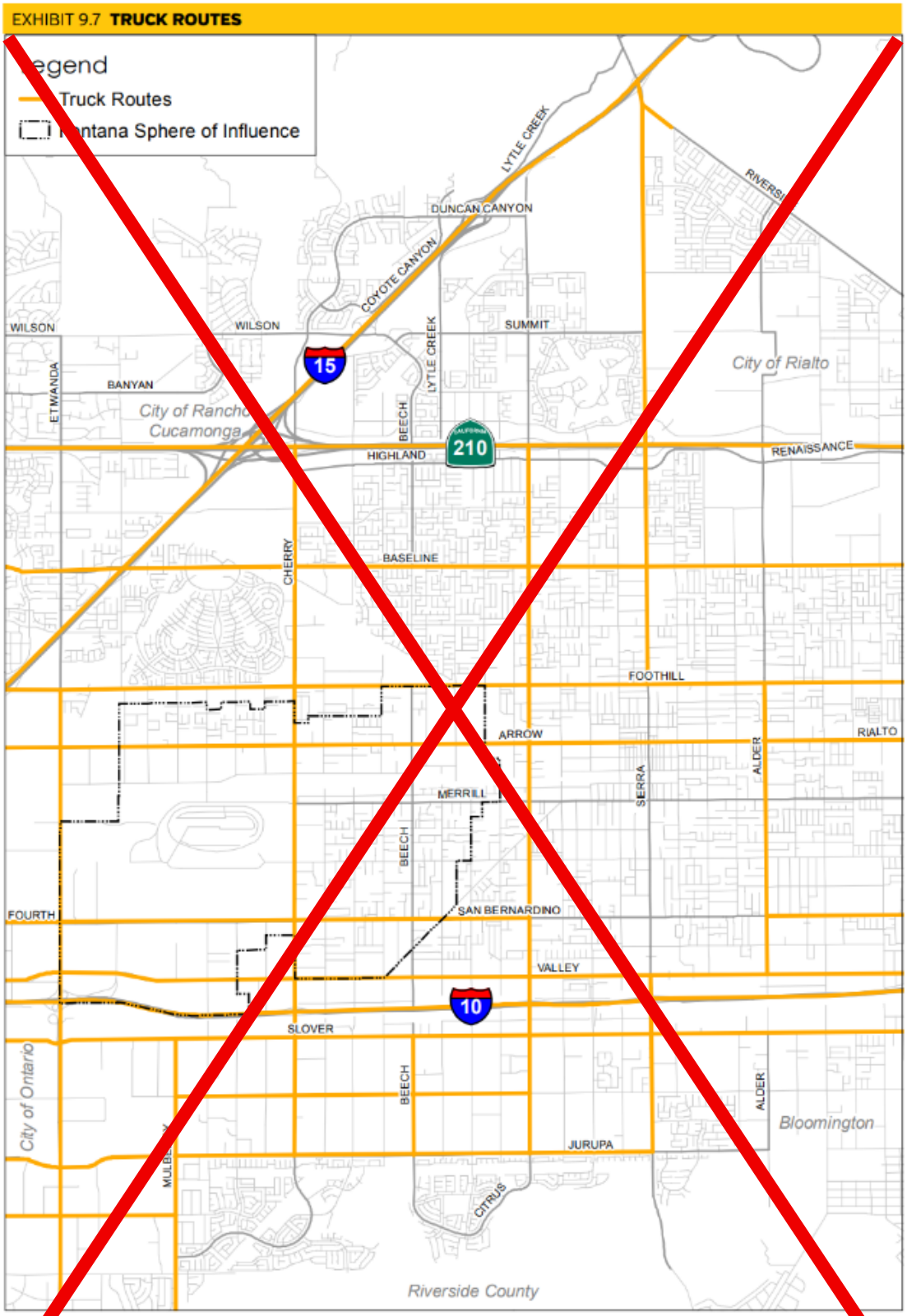
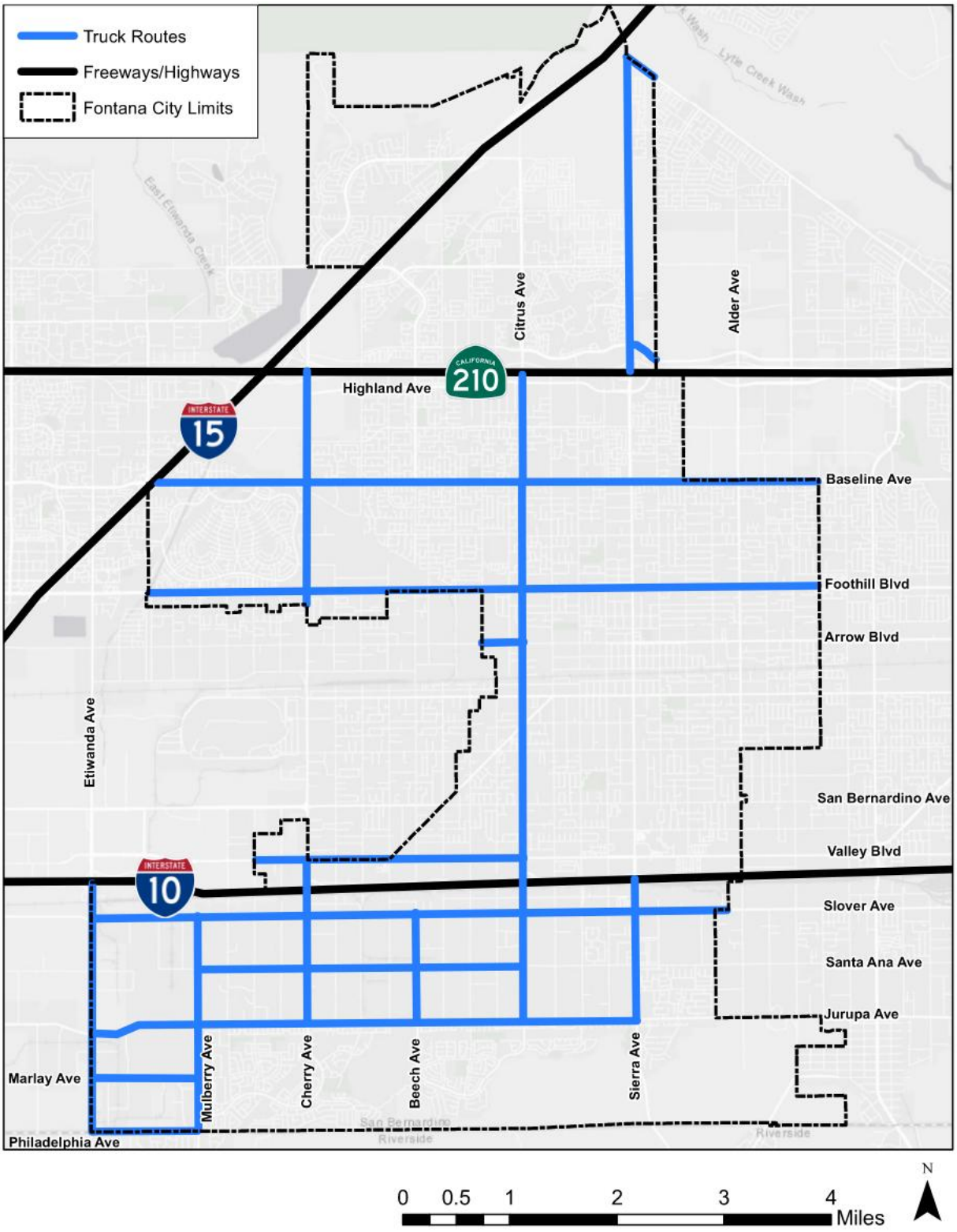

EXHIBIT 9.7 TRUCK ROUTES
egend
Truck Routes
ntana Sphere of Influence
LYTLE CREEK
DUNCAN CANYON
COYOTE CANYON
WILSON
WILSON
SUMMIT
15
LYTLE CREEK
City of Rialto
ETIWANDA
BANYAN
City of Ranch
Cucamonga
BEECH
HIGHLAND
210
RENAISSANCE
CHERRY
BASELINE
FOOTHILL
ARROW
RIALTO
ALDER
SIERRA
MERRILL
BEECH
FOURTH
SAN BERNARDINO
VALLEY
10
SLOVER
City of Ontario
BEECH
ALDER
Bloomington
JURUPA
CITRUS
Riverside County
Truck Network
March, 2017
Data source: City of Fontana, 2014
Fontana Forward
0 2,500 5,000 10,000
Scale 1:75,000
Feet

EXHIBIT 9.7 TRUCK ROUTES



TRUCK ROUTE DESIGN CONSIDERATIONS

The City will need to continue planning for a multimodal network that supports trucks and other users even after these proposed modifications are made to the truck route map and to the General Plan. To support these efforts, this memo includes an overview of design considerations as the City plans for existing and future goods movement needs.

Trucks are larger and less maneuverable than passenger vehicles, requiring roadway designs that account for their greater width, length, and turning radii. To ensure efficient goods movement and minimize conflicts with other road users and land uses, truck routes in the City of Fontana should incorporate the following geometric and operational design considerations:

- **Signage and Regulatory Compliance:** All designated truck routes shall be clearly signed per the California MUTCD and California Vehicle Code (CVC) Section 35701. Signage shall be posted prior to enforcement. The City should establish enforceable maximum weight and dimensional restrictions, including provisions for local deliveries.
- **Geometric Design (Turning Movements, Lane Widths, and Storage):** Adequate curb return radii, turn lane widths, and intersection geometry must accommodate the largest design vehicle expected to use the route regularly. Intersections where two-lane roads meet larger arterials, such as Etiwanda Avenue at Marley Avenue and Etiwanda Avenue at Philadelphia Avenue, may have difficulty accommodating large truck turning movements if appropriate curb radii are not already in place. Travel lanes used by trucks should be at least 12 feet wide, excluding any portion used for parking. Storage lengths for turn lanes and driveway throats should be designed to prevent spillback into through lanes, particularly at interchange areas, while accommodating higher truck volumes which could be 2 to 3 times longer than passenger vehicles depending on the truck.
- **Pavement and Structural Capacity:** Pavement conditions should be evaluated along each truck route segment to ensure the roadway can support anticipated axle loads in accordance with California Vehicle Code (CVC) Section 35550. Where conditions are found to be insufficient, pavement upgrades may be necessary to accommodate regular truck traffic. This is particularly relevant for local roadways with higher truck volumes, such as Etiwanda Avenue, Mulberry Avenue, Slover Avenue, and Jurupa Avenue.
- **Curb Space and Loading Needs:** As demand for curbside space increases, designated loading zones should be considered where off-street loading areas are unavailable. Without these provisions, delivery trucks may obstruct travel lanes (including bicycle facilities), creating safety and operational issues.
- **Minimize Multimodal Conflict:** Where truck routes overlap with pedestrian and bicycle corridors (like along Citrus Avenue), designs should aim to minimize modal conflicts. For pedestrians, curb-attached sidewalks should be avoided along truck routes. A minimum buffer of at least 2 feet between the sidewalk and the travel lane is recommended. For bicyclists, conflict reduction can be achieved through off-street multi-use paths, buffered bike lanes with a minimum 3-foot buffer, or widened bike lanes. Routes with frequent truck stops are generally undesired for standard bike lanes.
- **Railroad Grade Crossings:** Where there are railroad crossings along a truck route (like along Philadelphia Avenue and Marlay Avenue), adequate clearance between the crossing and adjacent intersections is essential to ensure that trucks are not forced to stop across the tracks. The spacing should either allow full truck storage or be short enough to pass through both without stopping. The vertical profile of the crossing must also accommodate low-clearance trucks to prevent undercarriage contact.

For additional guidance, refer to *NCHRP Research Report 943: Design and Access Management Guidelines for Truck Routes*.[1]

[1] Available at: https://nap.nationalacademies.org/catalog/25950/design-and-access-management-guidelines-for-truck-routes-planning-and-design-guide

FINDINGS AND CONCLUSIONS

AB 98, which goes into effect in 2026 for the City of Fontana, include requirements such as updating the General Plan with specific requirements for truck routes, identifying a truck route network that avoids residential areas and sensitive receptors, and other requirements to support goods movement while minimizing negative effects on the community and other modes. To date, Kittelson has prepared an updated designated truck route map for the City. To supplement the updated truck route map and fulfill other AB 98 requirements, this memo details recommended edits to the Fontana General Plan's circulation goals, policies, and actions, as well as provides an overview of design considerations for the updated citywide truck route network. This memo's findings and recommendations are summarized below.

The City's Community Mobility and Circulation Element currently contains multiple goals, policies, and/or actions related to meeting goods movement needs while minimizing negative effects on the local community, as well as providing a multimodal transportation network that meets the needs of all modes, including vulnerable users. However, there are opportunities to modify existing policies and actions as well as add new policies and actions to further address AB 98 requirements to provide specific truck route requirements and avoid residential areas and sensitive receptors, as well as direct the City towards meeting other AB 98 requirements.

Recommended changes to Goal 2 policies and actions are as follows, presented with tracked changes:

- Modified Policy: ~~Support~~ Maintain a designated truck route~~s~~ network that avoids ~~negative impacts on~~ residential ~~and commercial~~ areas and other sensitive uses, ~~while~~ with arterial streets accommodating the efficient movement of trucks ~~on designated truck routes and arterial streets~~.
- Modified Action G: Vigorously and consistently enforce speed limits, truck use of designated truck routes, and other traffic laws.
- New Action O: Develop and maintain a citywide system of clear and conspicuous signage denoting truck routes and other truck requirements and restrictions.
- New Action P: Maintain an up-to-date online map of citywide truck routes, and make available maps and source data to local warehouse operators, fleet operators, and truck drivers.
- New Action Q: Regularly review the citywide truck route map to see if changes in land use or other conditions require updates to accommodate truck access and avoid sensitive uses.

Recommended changes to Goal 7 policies and actions are as follows, presented with tracked changes:

- New Policy: Coordinate with regional agencies and adjacent jurisdictions on regional goods movement planning and cross-jurisdictional consistency.
- Modified Action D: Support the adoption and use of technologies that reduce emissions from passenger, ~~and~~ transit, and goods movement vehicles.

The City will need to continue planning for a multimodal network that supports trucks and other users even after these proposed modifications are made to the truck route map and to the General Plan. To ensure efficient goods movement and minimize conflicts with other road users and land uses, truck routes in the City of Fontana should incorporate the geometric and operational design considerations to account for trucks' greater width, length, and turning radii compared to passenger vehicles.

Attachment A: Existing Goals, Policies, and Actions

B. Goals and Policies

GOALS	POLICIES
The City of Fontana has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement.	• Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways. • Apply the six "E's" of the Safe Routes to School program to transportation planning and implementation—Encouragement, Education, Engineering, Enforcement, Evaluation, and Equity. • Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2016- 2040 Regional Transportation Plan and Sustainable Communities Strategy. • Monitor the development of autonomous vehicle systems and potential benefits and impacts on Fontana.
Fontana's road network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.	• Design roadway space for all users, including motor vehicles, buses, bicyclists, mobility devices (such as senior scooters), and pedestrians, as feasible and appropriate for the context. • Support designated truck routes that avoid negative impacts on residential and commercial areas while accommodating the efficient movement of trucks.
Local transit within the City of Fontana is a viable choice for residents, easily accessible and serving destinations throughout the City.	• Maximize the accessibility, safety, convenience, and appeal of transit service and transit stops. • Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership.
The neighborhood streets of Fontana maintain a residential character and support a range of transportation options.	• Balance neighborhood traffic circulation needs with the goal of creating walkable and bike-friendly neighborhoods. • Develop and implement Best Practice Street Design standards for new residential street development projects.
Fontana's commercial and mixed- use areas include a multi-functional street network that ensures a safe, comfortable, and efficient movement of people, goods, and services to support a high quality of life and economic vitality.	• Provide a transportation network that is compatible with the needs of commerce and those who live, work and shop in mixed-use areas. • Encourage mixed use and commercial developments that support walking, bicycling, and public transit use while balancing the needs of motorized traffic to serve such developments.
The city has attractive and convenient parking facilities, including electric charging stations, for both motorized and non- motorized vehicles that meet needs that fit the context.	• Provide sufficient motor vehicle and secure bicycle parking in commercial and employment centers to support vibrant economic activity. • Encourage approaches that reduce the overall number of new parking spaces that must be provided on-site for new development.

GOALS	POLICIES
The City of Fontana participates in shaping regional transportation policies to reduce traffic congestion, pollution and greenhouse gas emissions	• Lead and participate in initiatives to manage regional traffic. • Coordinate with regional agencies and Caltrans to participate in regional efforts to maintain transportation infrastructure in Fontana. • Participate in the efforts of the Southern California Association of Governments (SCAG) to coordinate transportation planning and services that support greenhouse gas reductions. • Participate in the efforts by Caltrans to reduce congestion and improve traffic flow on area freeways.

E. Policies and Actions to Achieve the Goals

Goal 1: The City of Fontana has a comprehensive and balanced transportation system with safety and multimodal accessibility the top priority of citywide transportation planning, as well as accommodating freight movement.

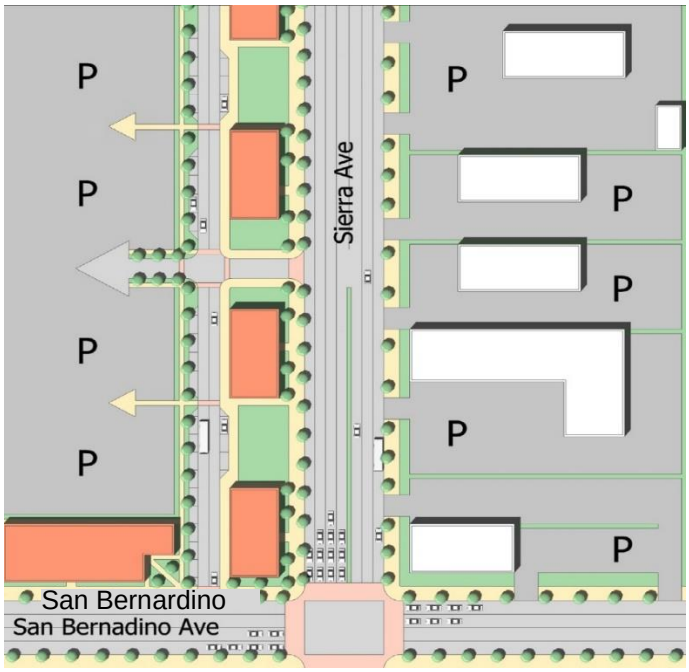
POLICIES

- Provide roadways that serve the needs of Fontana residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and walkways.
- Make safety and multimodal accessibility the top priority of citywide transportation planning.
- Apply the six "E's" of the Safe Routes to School program to transportation planning and implementation—Encouragement, Education, Engineering, Enforcement, Evaluation, and Equity.
- Make land use decisions that support walking, bicycling, and public transit use, in alignment with the 2014-2040 Regional Transportation Plan and Sustainable Communities Strategy.

ACTIONS

A. Establish and implement an integrated program of transportation management and intelligent transportation systems to maximize the efficiency of the existing street system and provide travel options to single-occupancy vehicles.

EXHIBIT 9.8 **MULTI-WAY SEGMENTS FOR THE LIVABLE CORRIDORS**



B. Make multimodal transportation a high priority by promoting pedestrian access, bicycle use, and transit options within Fontana and to the surrounding communities.

C. Integrate Complete Streets principles into street design guidelines, standards, and other construction guides to create a safe, comfortable, and efficient transportation system that is sensitive to the context of the area it serves.

▶ Encourage pedestrian-friendly design features such as sidewalks, bulb-outs, bollards, street trees, on- street parking, public spaces, gardens, outdoor furniture, art, and interesting architectural details.

D. Use Multimodal Level of Service as a measurement in the rating of the performance of streets. Balance provisions for transit, bicycle, and pedestrians with vehicle level of service.

E. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.

F. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the city and access to regional destinations and employment centers.

G. Support car sharing services and the use of ride-hailing apps to reduce the need for households to own multiple vehicles.

H. Encourage the provision of amenities such as seating, lighting, and signage (including real-time arrival information) at bus stops, shuttle stops and the Metrolink station to increase rider comfort, safety, and convenience.



Complete Streets practices assure that streets serve all users equally—including people who walk, bike, and take transit.

I. Collaborate with employers, the school districts, Omnitrans and other agencies to develop and expand programs to reduce dependence on single- passenger auto use and develop shared shuttle services, or provide transit passes, or partner with Omnitrans to provide service to employment areas with multimodal transit stations.

J. Continue to designate and enforce truck routes to provide freight access while mitigating air pollution impacts on neighborhoods.

K. Continue to support freight railroad access to serve Fontana industry.

L. Make land use decisions that support walking, bicycling, and public transit use.

M. Encourage and require, where feasible, new private developments to dedicate easements and provide improvements for bicycle and pedestrian paths.

- Create connecting paths for pedestrians and bicycles not identified within but supportive of Fontana's Active Transportation Plan when opportunities arise in new developments.

N. Encourage walkable, compact, higher-density, mixed-use development in downtown and on Livable Corridor areas through land use and zoning adjacent to and within walking distance of the Metrolink Station.

O. Explore the potential for multi-way boulevard segments along Livable Corridors (see Exhibit 9.8).

- As revitalization and redevelopment occur along Sierra Avenue and Foothill

Boulevard, explore opportunities to provide bus pull-outs or side access lanes in private property, keeping middle lanes for through traffic.

P. Encourage retrofits of connections internally and externally in established, master-planned neighborhoods to encourage safe walking, biking, and connections to neighborhood and city destinations.

Q. Ensure that new development proposals include pedestrian and bicyclist connections within and between developments as an integral component of the site design, which may include seating, shading, lighting, directional signage, accessibility, bicycle parking and convenience.

R. Rely on the recently adopted Active Transportation Plan to guide the implementation of Complete Streets practices that improve transportation options for everyone—especially those who walk, bike and take transit.

S. Include options for non-work trips that connect neighborhoods to schools, parks, civic destinations, shopping, and entertainment.

- ▶ Safe and convenient pedestrian and bicycle routes encourage people to engage in healthy exercise rather than drive to access nearby city destinations. Identify pedestrian- and bike-shed areas (typically 1/2-mile radius and 3-mileradius) in neighborhoods to connect to destinations. This is the Neighborhood Mobility Area approach included in SCAG's2016-2040 Regional Transportation Plan/Sustainable Communities Strategy.

T. Maintain and enhance the existing trails such as Pacific Electric Trail (PET) and develop new trails.

- ▶ During the General Plan Update process, participants expressed concern about security in some parts of the PET and requested additional lighting and amenities. The trail needs public education and signage about the security features that already exist: each of the lights on the PET is numbered and functions as an address for the 911 emergency service (create a "know your number" campaign).

U. Implement the San Sevaine Trail Master Plan through design and construction.

V. Create an "Eastside Trail" Master Plan as north-south designated pedestrian and bicycle route in the eastern part of the city that connects with the Pacific Electric Trail.

- ▶ Unlike the San Sevaine Trail, a separated route on the east side of the city is not feasible. However, design of a bicycle boulevard route on streets parallel to Sierra Avenue and enhanced pedestrian conditions with signage as the "Eastside Trail," could provide a comfortable, convenient, and safe citywide link.

W. For existing walled subdivisions, support community efforts to enhance pedestrian and bicycle access to connect these neighborhoods to transit and services through public education and by facilitating retrofitted improvements.

X. Add attractive, secure bicycle parking at both public and private facilities.

Y. Maintain bicycle and pedestrian infrastructure at high levels to encourage use.

Z. Improve amenities such as seating, lighting, secure bicycle parking, street trees, and interpretive stations along public bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the perception ofsafety.

AA. Cooperate with surrounding communities and other agencies to establish and maintain interjurisdictional bicycle facilities, pedestrian paths and multi-use trails using creek, utility, railroad rights-of-way and green spaces.

*

BB. Monitor the development of autonomous vehicles (cars, trucks, and shared vehicles) and its potential impacts on Fontana.

- ▶ As a city of commuters, Fontana may eventually be transformed by the rise of the driverless vehicle. The future impact of autonomous vehicles (AVs), particularly in communities like Fontana, remains a matter for debate in 2017, when this document is being written. Shared autonomous shuttles in campus-style or higher-density environments are expected to be operating by 2020. The use of AVs in freight transportation may affect Fontana before driverless cars become common for the average user.



The design of streets, intersections and parking should give priority to safety for all users.

Goal 2: Fontana's street network is safe and accessible to all users, especially the most vulnerable such as children, youth, older adults and people with disabilities.

POLICIES

- When constructing or modifying roadways, design the roadway space for use by all users when feasible, including motor vehicles, buses, bicyclists, mobility devices, and pedestrians, as appropriate for the context of the area.
- Support designated truck routes that avoid negative impacts on residential and commercial areas while accommodating the efficient movement of trucks on designated truck routes and arterial streets.

ACTIONS

A. Avoid major increases in street capacity beyond existing programmed projects unless necessary to remedy severe traffic congestion or critical neighborhood traffic problems.

- ▶ Where capacity is increased, balance the needs of motor vehicles with those of pedestrians and bicyclists.

B. Design streets, intersections, and parking areas with safety and all users in mind.

C. Maintain acceptable levels of service for transit vehicles, bicyclists, and pedestrians on roads in Fontana.

D. Prioritize pedestrian, bicycle, automobile safety and transit accessibility over vehicle level of service at intersections.

E. Continue to work with Metrolink to increase safety at train crossings, including improving gate technology, grade separation, and signal coordination.

F. Work with Metrolink and local bus service providers to identify opportunities to enhance bicycle and pedestrian accessibility to stations.

G. Vigorously and consistently enforce speed limits and other traffic laws.

H. Continue to give high priority to safe school travel routes and the safety and comfort of school children through Safe Routes to Schools projects and in-street modification projects that affect school travel routes.

I. Identify and address the needs of people with disabilities and meet or exceed the requirements of the Americans with Disabilities Act (ADA) during the planning and implementation of transportation and parking improvement projects.

J. Provide bicycle facilities and sidewalks on new streets when feasible and in a manner consistent with the context and needs of the area.

K. Ensure that additional through lanes are not installed at the expense of bicycle lanes, sidewalks, or landscaping.

L. Design intersections to minimize conflicts between motorized vehicles and the more vulnerable roadway users, such as pedestrians and bicyclists.

M. Consider pedestrians and bicyclists when designing road surfaces, curbs, crossings, signage, landscaping, signals, and sight lines.

N. In new commercial development, provide for direct, clearly delineated, and landscaped pedestrian walkways from transit stops and parking areas to building entries, and avoid placement of uses (such as drive-through facilities) in locations that would obstruct pedestrian pathways.

Goal 3: Local transit within the City of Fontana is a viable choice for residents, easily accessible and serving destinations throughout the city.

POLICIES

- Maximize the accessibility, safety, convenience, and appeal of transit service and transit stops.
- Promote concentrated development patterns in coordination with transit planning to maximize service efficiency and ridership.

ACTIONS

A. Work with Omnitrans to improve service and expand service to underserved parts of Fontana.

B. Use emerging technologies to expand and enhance traditional fixed-route/

fixed-schedule transit service to include on-demand transit ride-sharing services and similar improvements.

C. Support efforts to decrease wait times for local buses to a maximum of 15 minutes on heavily traveled corridors.

D. Provide easy transit access to grocery stores, schools, health facilities, and other necessary destinations and services by public transportation.

E. Promote extending transit service to major commercial areas and major parks and community centers north of SR-210 in order to serve groups who may not have access to a car such as retail workers, senior citizens, and youth.



Well designed furnishings for transit stops—including benches, lighting, and bike parking—will improve users' comfort and safety.

F. Work with Metrolink and Omnitrans to enhance pedestrian and bicycle accessibility to stations and safety, comfort and convenience at transit stations and stops, as well as train crossings.

G. Continue to work with Metrolink to increase safety at train crossings, including improving gate technology, grade separation, and signal coordination

H. Ensure that public transportation facilities are fully accessible to people with disabilities.

I. Implement consistent design standards for transit shelters, benches, lighting, bicycle parking and other improvements for transit stops that are aesthetically pleasing and consistent with community character.

J. Enhance way-finding signage along walkways to direct pedestrians to transit stops.

K. Encourage the provision of amenities such as seating, lighting, and signage (including real-time arrival information) and bicycle parking areas at bus stops, shuttle stops and the Metrolink station to increase rider comfort, safety, and convenience.

L. Support continued development and improvement of the Fontana Metrolink Station as an important transportation node for the city and access to regional destinations, and employment centers.

M. Create a Bus Stop Master Plan to include bus shelters and other amenities and improvements for accessing and using bus stops.

N. Explore the establishment of Quiet Zones to reduce train-horn noise at railroad crossings.

Goal 4: Fontana's neighborhood streets maintain a residential character and support a range of transportation options.

POLICIES

- Balance neighborhood traffic circulation needs with the goal of creating walkable and bike friendly neighborhoods.
- Develop and implement Best Practice Street Design standards for new residential street development projects.

ACTIONS

A. Minimize noticeable increases in traffic from new development within existing residential neighborhoods through traffic-mitigation measures.

B. Implement traffic-calming measures to slow traffic on local and collector streets in residential neighborhoods when supported by affected residents.

C. Where sidewalks are directly adjacent to curbs and no planting strip exists, explore ways to add planting pockets with street trees to increase shade and reduce the apparent width of wide streets.

D. To preserve connectivity, keep neighborhood streets open to all traffic movements unless there is a demonstrated safety or overwhelming cut-through traffic problem and there are no acceptable alternatives; or the street is a part of a designated bicycle boulevard.

Goal 5: Fontana's commercial and mixed-use areas include a multifunctional street network that ensures a safe, comfortable, and efficient movement of people, goods, and services to support a high quality of life and economic vitality.

POLICIES

- Provide a transportation network that is compatible with the needs of commerce and those who live, work and shop in mixed-use areas.
- Encourage mixed use and commercial developments that support walking, bicycling, and public transit use while balancing the needs of motorized traffic to serve such developments.

ACTIONS

A. Maintain levels of service for passenger vehicles, transit vehicles, trucks, bicyclists, and pedestrians that are appropriate for the context of the area.

B. Maximize available roadway capacity through technologies such as connected vehicle communication systems that link vehicles, the infrastructure, and personal communication devices.

C. Implement access-management techniques in commercial and mixed-use areas that allow for smooth traffic flow while creating a safe environment for non-motorized users.

D. Optimize traffic flow through the use of coordinated and synchronized traffic signals.

E. Integrate Complete Streets principles into street design guidelines for mixed-use and commercial areas.

F. Encourage existing development and require new mixed-use and commercial development to create pedestrian and bicyclist connections within and between developments as an integral component of the site design.

G. Widen sidewalks where intensive commercial, recreational, or institutional activity is present; where sidewalks are congested; where sidewalks are not wide enough to provide appropriate pedestrian amenities; or where residential densities are high.

H. Require safe and convenient off-street bicycle parking as part of the approval process for new mixed-use development

Goal 6: The city has attractive and convenient parking facilities for both motorized and non-motorized vehicles that fit the context.

POLICIES

- Provide the right amount of motor vehicle and bicycle parking in commercial and employment centers to support vibrant economic activity.
- Encourage approaches that reduce the overall number of new parking spaces that must be provided on-site for new development.

ACTIONS

A. Design vehicle parking to have multiple benefits.

B. Design vehicle parking areas to reduce stormwater runoff, increase



Lancaster Boulevard in Lancaster supports a variety of travel methods. Its design allows easy conversion for festivals and special events, boosting activity for nearby merchants.

compatibility with street trees and add visual interest to streets and other public locations.

- ▶ Eliminate large expanses of parking as the principal feature of street frontage. Provide parking at the side or rear, with one parking row at the frontage allowed on arterial streets.

C. Where needed, design parking areas to include some spaces for oversized vehicles.

D. Increase the number of electric vehicle charging stations in parking areas around the city.

E. Update the Zoning and Development Code to require the installation of electric vehicle charging stations in new commercial, mixed-use, or multifamily developments over 20,000 square feet.

F. Require installation of electric vehicle charging stations in existing non-residential, multifamily, or mixed-use developments over 25,000 square feet (or other suitable size threshold) when they seek permits for significant expansion.

G. Establish electric-vehicle charging stations at public sites such as community centers and other City facilities and encourage installation of charging stations at schools.

H. Right-size parking requirements for non-residential and multifamily land uses to meet needs but avoid over-building parking.

- ▶ Surface car storage—otherwise known as surface parking—will continue to be necessary in Fontana, both because cars will continue to be essential for most people and because of the cost of structured parking. However, required parking ratios often result in more parking spaces than are typically needed. More land is then taken up by parking that could be occupied by higher-value uses.

I. Review and evaluate required parking ratios to "right size" parking. New proposed projects should be evaluated for parking needs and compared with existing requirements to evaluate if changes would be beneficial.

- ▶ The Center for Neighborhood Technology is developing a tool for use all types of communities—urban, suburban, and rural—and a range of project types to right-size parking. (www.cnt.org/tools/right-size-parking- calculator)

J. Promote and organize shared parking agreements in downtown and other areas where there are adjacent underutilized private parking areas and complementary land uses.

K. Discourage provision of parking above the minimum required.

- ▶ Project proponents who wish to provide more than the minimum required parking should be asked to provide parking in phases, with a requirement



Parking can provide multiple benefits, such as stormwater infiltration, visual interest, and shade.

to show data that additional parking is necessary.

L. Require safe and convenient off street bicycle parking as part of the approval process for new development.
   - In general, increase the number of safe, secure, attractive and well-designed public bicycle parking spaces available in the city.

M. Create public parking areas or, when feasible, a public parking structure downtown to provide a "park once" amenity for downtown visitors as part of the downtown revitalization program.

N. Require shade strategies such as covered parking in parking lots or parking structures through the use of tree canopies or decorative (architecturally compatible) photovoltaic panel canopies.

Goal 7: The city of Fontana participates in shaping regional transportation policies to reduce traffic congestion and greenhouse gas emissions.

POLICIES

- Lead and participate in initiatives to manage regional traffic.
- Coordinate with regional agencies and Caltrans to participate in regional efforts to maintain transportation infrastructure in Fontana.
- Participate in the efforts of the Southern California Association of Governments (SCAG) to coordinate transportation planning and services that support greenhouse gas reductions.
- Participate in the efforts by Caltrans to reduce congestion and improve traffic flow on area freeways.

ACTIONS

A. Use the City's annual Legislative Platform to define positions on regional and statewide transportation polices.

B. Work with Metrolink and other regional transit providers to support efforts to expand the regional rail system to connect a greater number of Fontana residents and businesses with other cities and counties in Southern California.

C. Collaborate with public interest groups, academic institutions, and local, state, and the federal government to study and advocate for transportation regulatory changes that meet the needs of Fontana residents and businesses.

D. Support the adoption and use of technologies that reduce emissions from passenger and transit vehicles.

E. Reduce greenhouse gas emissions associated with transportation by reducing vehicle miles traveled and per-mile emissions through use of vehicle technologies to meet the City's goals for greenhouse gas reductions by 2035.

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or X County Clerk Address:	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Ruben Hovanesian Phone: **(909) 350-7613**
			Email: rhovanesian@fontanaca.gov
TO:	X 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): **2016021099**
Project Title: **Master Case No. 25-0082; General Plan Amendment No. 25-0001; Municipal Code Amendment No. 25-0012**
Project Applicant (include address, telephone number and email address): **City of Fontana, Ruben Hovanesian – Engineering Manager, rhovanesian@fontanaca.gov, 8353 Sierra Ave, Fontana CA, 92335, (909) 350-7613**
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): **Citywide**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**
Project Description: **Master Case No. 25-0082; General Plan Amendment No. 25-0001; Municipal Code Amendment No. 25-0012 - A request to amend the Community Mobility and Circulation Element of the General**

Plan to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goals 2 and 7 of the Community Mobility and Circulation Element to meet the requirements of Assembly Bill 98. Along with a request to amend Fontana Municipal Code Chapter 17, Article X to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments.
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 **November 18, 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 General Plan Final Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on November 13, 2018, and this project does not propose any major revisions to the General Plan FEIR and none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of additional CEQA documentation has occurred. The Ordinance change is not a project within the meaning of Section 15378 of the CEQA Guidelines, Section No. 3.22 and 3.07 of the 2019 Local Guidelines for Implementing CEQA, because it does not have potential for resulting in physical change in the environment, directly or indirectly. Where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.**	
☐	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**

Clerk's File Stamp:

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

FONTANA
CALIFORNIA

NOTICE PUBLIC HEARING

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 NUMBER (MCN) NO. 25-0082; GENERAL PLAN AMENDMENT (GPA) NO. 25-0001; MUNICIPAL CODE AMENDMENT (MCA) NO. 25-0012

A request to amend the Community Mobility and Circulation Element of the General Plan to incorporate the updated truck route map and modify existing policies and actions, as well as add new policies and actions under Goals 2 and 7 of the Community Mobility and Circulation Element to meet the requirements of Assembly Bill 98. A request to amend Fontana Municipal Code Chapter 17, Article X to modify the listed city commercial truck route system to be consistent with the proposed Community Mobility and Circulation Element amendments.

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 General Plan Final Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on November 13, 2018, and this project does not propose any major revisions to the General Plan FEIR and none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of additional CEQA documentation has occurred.
The Ordinance change is not a project within the meaning of Section 15378 of the CEQA Guidelines, Section No. 3.22 and 3.07 of the 2019 Local Guidelines for Implementing CEQA, because it does not have potential for resulting in physical change in the environment, directly or indirectly. Where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Location of Property: Citywide

Date of Hearing: November 18, 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 Ruben Hovanesian, Engineering Manager, at (909) 350-7613 or by email at rhovanesian@fontanaca.gov

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION AT THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE ENGINEER 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: November 7, 2025
S.B. Sun Newspaper

AVISO DE AUDIENCIA PUBLICA

En cumplimiento con la Seccion No. 202 de la Acta de Americanos con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en la implementacion de esta, la agenda de esta audiencia estara disponible en formatos alternativos apropiados para las personas con una discapacidad. Si necesita asistencia especial para participar en esta audiencia, comuníquese con el Departamento de la Secretaria Municipal llamando al (909) 350 -7602. La notificacion debera realizarse 48 horas antes de la audiencia para permitir que la Ciudad haga arreglos razonables para garantizar la accesibilidad a esta audiencia.

SE HA PROGRAMADO UNA AUDIENCIA PUBLICA ANTE LA COMISION DE PLANIFICACION DE LA CIUDAD DE FONTANA PARA LO SIGUIENTE:

MCN No. 25-0082; GPA No. 25-0001 y MCA No. 25-0012

Una solicitud para modificar el Elemento de Movilidad y Circulación Comunitaria del Plan General para incorporar el mapa actualizado de rutas de camiones y modificar las pólizas y acciones existentes, así como añadir nuevas pólizas y acciones bajo los Objetivos 2 y 7 del Elemento de Movilidad y Circulación Comunitaria para cumplir con los requisitos de la Asamblea Ley 98 (Assembly Bill 98). Una solicitud para modificar el Capítulo 17, Artículo X del Código Municipal de Fontana para ajustar el sistema de rutas de camiones comerciales de la ciudad y hacerlo coherente con las modificaciones propuestas al Elemento de Movilidad y Circulación Comunitaria.

Determinacion Ambiental: De conformidad con las Secciones 15162 y 15164 de las Normas de la Ley de Calidad Ambiental de California (CEQA) y la Sección 8.06 de las Normas Locales de CEQA de 2019 de la Ciudad de Fontana, se ha preparado una Enmienda al Informe Ambiental Final (FEIR) del Plan General (Centro de Procesamiento Estatal [SCH] No. 2016021099) para este proyecto propuesto. Dicho EIR fue adoptado por el Consejo Municipal el 13 de noviembre de 2018, y este proyecto no propone ninguna revisión importante al FEIR del Plan General y no ha ocurrido ninguna de las condiciones descritas en la Sección 15162 de las Normas Estatales de CEQA que exijan la preparación de documentación CEQA adicional.

El cambio de ordenanza no constituye un proyecto dentro del significado de la Sección 15378 de las Normas de CEQA, ni de las Secciones 3.22 y 3.07 de las Normas Locales de 2019 para la Implementación de CEQA, porque no tiene el potencial de producir un cambio físico en el medio ambiente, ya sea directa o indirectamente. Cuando se puede asegurar con certeza que no existe la posibilidad de que la actividad en cuestión tenga un efecto significativo en el medio ambiente, la actividad no está sujeta a CEQA.

Ubicacion de la Propiedad: En toda la ciudad

Fecha de Audiencia: 18 de noviembre de 2025

Lugar de Audiencia: Ayuntamiento de la Ciudad de Fontana, 8353 Sierra Avenue, Fontana, CA 92335

Hora de Audiencia: 6:00 p.m.

Si tiene alguna pregunta sobre este proyecto, comuníquese al (909) 350-6728 o por correo electrónico a planning@fontanaca.gov.

Cualquier persona o grupo interesado en aportar informacion lo puede hacer mediante a una carta o correo electronico dirigido a La Comision de Planificacion. La solicitud y la documentación Ambiental está disponible para inspección en las Oficinas de Ayuntamiento de la Ciudad de Fontana.

Si usted contradice ante el tribunal cualquier acción tomada con respecto a un tema de la Audiencia Publica, usted puede estar limitado a plantear solamente aquellas cuestiones que usted o alguien más planteo en la Audiencia Publica mencionada en este aviso o por correspondencia escrita a la Ciudad de Fontana antes de la fecha de la Audiencia establecida en este aviso.

8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 25-0661
Agenda #: DC-A

Agenda Date: 11/18/2025
Category: Director Comments

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

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming City Council Items**

DATE: **November 18, 2025**

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

CITY COUNCIL NOVEMBER 25, 2025	**PLANNER**	**PLACEMENT**

Meeting Cancelled.

CITY COUNCIL DECEMBER 9, 2025	**PLANNER**	**PLACEMENT**
1. (Item Continued from October 28, 2025) Appeal No. 25-0002; (MCN#23-0101 - CUP#24-0022; DRP#23-0024; VAR#23-0003; TPM#23-0015) 163 Multi-Family Units with 41 Dwelling Units and 5 Retail Units 8011 Sultana Avenue	Salvador Quintanilla	Public Hearing
2. MCN#24-0060; GPA#24-0004; ZCA#24-0004; TTM 20712 (TTM#24-0009); CUP#24-0023; DRP#24-0031 Multi-Family Development of 393 Units 6820 Knox Avenue	Alexia Barberena	Public Hearing
3. MCN#25-0080; MCA#25-0011 Urgency Ordinance for Amendments to Section 30-467 of the Zoning and Development Code to align with State Law Citywide	Cecily Session-Goins	Public Hearing

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming Planning Commission Items**

DATE: **November 4, 2025**

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

PLANNING COMMISSION DECEMBER 2, 2025	**PLANNER**	**PLACEMENT**
1. MCN#23-0095; CUP#23-0025; ASP#23-0039 Request to convert an existing 15,593 square foot church into a private school Southwest corner of Arrow Blvd. and Tamarind Avenue	Alexia Barberena	Public Hearing
2. MCN#25-0078; MCA#25-0010 Amendment to Ch. 30 – Emergency Shelter Overlay District 11109 Jasmine Street	Cecily Session-Goins	Public Hearing
3. MCN#22-000124-R1; DRP#22-000057-R1 Revision to previously approved ASP and Elevations for Senior Apartment Complex North of Baseline Avenue and east of Citrus Avenue	Salvador Quintanilla	Public Hearing