

# **City of Fontana**

8353 Sierra Avenue  
Fontana, CA 92335



## **Regular Agenda**

**Resolution No. PC 2025-022**

**Tuesday, July 1, 2025**

**6:00 PM**

**Grover W. Taylor Council Chambers**

## **Planning Commission**

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

**Welcome to a meeting of the Fontana Planning Commission.**

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

**CALL TO ORDER/ROLL CALL:****A. Call To Order/Roll Call:****INVOCATION/PLEDGE OF ALLEGIANCE:****A. Invocation/Pledge of Allegiance:****PUBLIC COMMUNICATIONS:**

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

**A. Public Communications:****CONSENT CALENDAR:**

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

**A. Approval of Minutes**

Approve the Adjourned Regular Planning Commission Meeting Minutes of June 24, 2025.

**CC-A Approval of Minutes of June 24, 2025.**

**[25-0357](#)**

**Attachments:** [Draft Planning Commission Minutes of June 24, 2025](#)

**Approve Consent Calendar Item as recommended by staff.**

**PUBLIC HEARINGS:**

To comment on Public Hearing Items, you may submit comments via e-mail at [planning@fontanaca.gov](mailto:planning@fontanaca.gov). In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

**All Public Hearings will be conducted following this format:**

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

**PH-A Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report.**

**[25-0353](#)**

**RECOMMENDATION:**

**Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025-\_\_\_\_ ; and, recommend that the City**

**Council:**

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) and direct staff to file a Notice of Determination; and,
2. Adopt an ordinance approving Specific Plan Amendment No. 24-0001; and,
3. Adopt a resolution approving Tentative Tract Map No. 20729 (TTM No. 24-0010); and,
4. Adopt a resolution approving Design Review No. 24-0035.

**APPLICANT:**

Bryan Avilla  
NewBridge Homes  
500 Newport Center Drive, Suite 570  
Newport Beach, CA 92660

**LOCATION:**

The project site is located south of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APN: 1110-171-02)

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**Attachments:** [Attachment No. 1 - Vicinity Map](#)  
[Attachment No. 2 - Project Plans](#)  
[Attachment No. 3 - Specific Plan Amendment Document](#)  
[Attachment No. 4 - Planning Commission Resolution](#)  
[Attachment No. 5 - Notice of Determination](#)  
[Attachment No. 6 - Public Hearing Notice](#)

**PH-B Master Case No. 25-0019 and Municipal Code Amendment (MCA) No. 25-0007: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) for amendments to multiple sections of the Fontana Municipal Code, Chapter 30 - Zoning and Development Code, to revise signage regulations within the Downtown Core, streamline the approval process for various sign types, and to prohibit feather and yard signs pursuant to the certified General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3.** [\*\*25-0366\*\*](#)



**RECOMMENDATION:**

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025-\_\_\_\_; and, forward the recommendation to the City Council to:

1. Determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183 and Section 7 of the Local 2019 Guidelines for implementing CEQA, as the proposed amendments will have no new or more severe significant environmental effects “peculiar to” the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and,

2. Approve a Resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0007 and amend Chapter 30 of the Municipal Code.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

The Downtown Core is comprised of six districts. The boundaries of the Downtown Core are between Foothill Boulevard on the north, Randall Avenue on the south, Juniper Avenue on the east and Mango Avenue on the west. A map of the district is included in Exhibit “A” to Attachment No. 1.

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

**Attachments:** [Attachment No. 1 - Planning Commission Resolution Recommendation for City Council](#)  
[Attachment No. 2 – Exhibit A](#)  
[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. [25-0358](#)

An update of future City Council agenda items for July 8, 2025 and July 22, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for July 15, 2025 for the Planning Commission's information.

Attachments: [Upcoming City Council Items Memo](#)  
[Upcoming Planning Commission Items Memo](#)

**COMMISSION COMMENTS:**

- A. Planning Commission Remarks:

**WORKSHOP:**

- A. None

**ADJOURNMENT:**

- A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, July 15, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0357  
**Agenda #:** CC-A

**Agenda Date:** 7/1/2025  
**Category:** Consent Calendar

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**FROM:**  
Planning

**TITLE:**  
Approval of Minutes

**RECOMMENDATION:**  
Approve the minutes of the Adjourned Regular Planning Commission Meeting of June 24, 2025.

**DISCUSSION:**  
The Planning Commission will consider approval of the minutes of a Adjourned Regular Planning Commission meeting of June 24, 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

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**Tuesday, June 24, 2025**

**6:00 P.M.**

**Grover W. Taylor Council Chambers**

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**CALL TO ORDER/ROLL CALL:**

**A. Call to Order/Roll Call:**

An adjourned meeting of the City of Fontana Planning Commission, originally scheduled for June 17, 2025, was held on Tuesday, June 24, 2025. Chair Sanchez called the meeting to order at 6:03 p.m.

**Present:** Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano.

**Absent:** None

**INVOCATION/PLEDGE OF ALLEGIANCE:**

**A. Invocation/Pledge of Allegiance:**

Following the Invocation by Chaplain Binca Pescina, 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 June 3<sup>rd</sup>, 2025.

**ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve the Consent Calendar.**

**The motion carried by the following vote:**

**Aye:** Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano

**Absent:** None

**Abstain:** None

**PH-A A Resolution of the Planning Commission Recommending that City Council Adopt the 2025 State of California Fire Hazard Severity Zone Map Pursuant to California Government Code Sections 51177-51179 and Amend Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the City of Fontana Zoning and Development Code pursuant to Public Resources Code section 21065, CEQA Guidelines section 15378(a) and (b)(5), and section 10.59 of the City's 2019 Local CEQA Guidelines.**

Chair Sanchez opened the public hearing before recusing himself from this item due to a conflict of interest, as he owns real estate property within one of the mapped areas. Chair Sanchez turned the meeting over to Vice Chair Quintana and exited the Council Chambers.

Director of Building & Safety, Jeffrey Baughman, presented the staff report.

The commission requested clarification on how this map would affect previously approved projects. Director Baughman explained that projects previously approved were grandfathered under the map in place at their time of plan check and therefore would not be affected.

Another discussion ensued regarding requirements for newly remodeled homes.

No written correspondence was received.

The Public Hearing was closed.

**RECOMMENDATION:**

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025-021; and forward the recommendation to the City Council to;

1. Designate Fire Hazard Severity Zones (FHSZ) within the Local Responsibility Area identified by the 2025 State of California Fire Hazard Severity Zone Map updated by the California Department of Forestry and Fire Protection (CALFIRE) as required by Government Code Sections 51177-51179; and,
2. Amend Chapter 30, Article IX (Overlay Districts), Division 8 (Fire Hazard Overlay District), Section 30-656(a) of the City of Fontana Zoning and Development Code in its entirety to reference the updated FHSZ maps and associated text; and,
3. Determine that the Adoption of the 2025 State of California Fire Hazard Severity Zone Map is not a project subject to the California Environmental Quality Act (CEQA) pursuant. It has no potential to result in a physical change to the environment or a reasonably foreseeable indirect change to the environment, and it does not commit the City to any project that could have a significant effect on the environment.

**ACTION:** Motion was made by Secretary Armendarez and seconded by Commissioner Lozano and passed by a vote of 4-0 to approve Public Hearing Item “A” and adopt Resolution No. PC 2025-021.

The motion carried by the following vote:

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

Chair Sanchez returned to the dais.

**PH-B Master Case No. 25-020 and Municipal Code Amendment (MCA) No. 25-005: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) to adopt objective design standards for residential and mixed-use development projects subject to streamlined and ministerial review under State of California law, pursuant to Section 15378 of the California Environmental Quality Act (CEQA) Guidelines, Section No. 3.22 and 3.07 of the 2019 Local Guidelines for Implementing CEQA.**

Chair Sanchez opened the Public Hearing.

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

The Commission and staff discussed whether developers could deviate from established standards. Associate Planner Sessions-Goins clarified that the standards are objective, and any deviation would require entering a discretionary review process. To follow the streamlined process, developers must adhere to both the zoning development standards and objective design standards.

Associate Planner Session-Goins also commented on how new bills have been introduced and signed into law making it easier to produce housing. She explained that these standards are intended to fast-track the process and that affordable housing and density bonus projects would also be subject to these standards.

Lastly, the Commission and staff discussed the reasoning for selecting two building styles instead of three.

No written correspondence was received.

Associate Planner Session- Goins recommended that this item be continued to a date uncertain.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission continue this item to a date uncertain.**

**ACTION: Motion was made by Commissioner Keetle and seconded by Vice Chair Quintana and passed by a vote of 5-0 to continue Public Hearing Item “B” to a date uncertain.**

**The motion carried by the following vote:**

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

**DIRECTOR COMMUNICATIONS:**

**A. Director Communications:**

Director of Planning, Patty Nevins, reminded the Commission of the upcoming, Regular Planning Commission Meeting scheduled for July 1<sup>st</sup>, 2025.

**COMMENTS:**

**A. Public Communication Commission Comments:**

Commissioner Keetle wished the public a happy Fourth of July holiday; thanked city staff for their staff reports and closed his comments by thanking the City Council for trusting him to serve.

Secretary Armendarez thanked staff for their hard work and dedication; wished the public a happy Fourth of July Holiday and asked the public to pray for our nation and city.

Commissioner Lozano thanked the presenters, planning staff, and extended warm wishes for a safe and enjoyable Fourth of July holiday.

Vice Chair Quintana expressed his enthusiasm for the upcoming Planning Commission meeting, echoed the comments of his fellow commissioners, and remarked that it is an honor to serve on the Commission.

Chair Sanchez wished the public a happy Fourth of July holiday and asked them to pray for our country. He thanked the Planning Department staff for their presentations and concluded by expressing that it is a pleasure to serve on this commission.

**ADJOURNMENT:**

Chair Sanchez adjourned the meeting at 6:33 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 1<sup>st</sup>, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

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Susana Gallardo  
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION  
ON THE 1<sup>st</sup> DAY OF JULY 2025.**

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Idilio Sanchez  
Chair





# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0353  
**Agenda #:** PH-A

**Agenda Date:** 7/1/2025  
**Category:** Public Hearing

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report

**RECOMMENDATION:**

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution PC No. 2025- ; and recommend that the City Council:

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) and direct staff to file a Notice of Determination; and,
2. Adopt an ordinance approving Specific Plan Amendment No. 24-0001; and,
3. Adopt a resolution approving Tentative Tract Map No. 20729 (TTM No. 24-0010); and,
4. Adopt a resolution approving Design Review No. 24-0035.

**APPLICANT:**

Bryan Avilla  
NewBridge Homes  
500 Newport Center Drive, Suite 570  
Newport Beach, CA 92660

**LOCATION:**

The project site is located south of Baseline Avenue, east of Orlando Drive and west of Lime Avenue (APN: 1110-171-02)

**REQUEST:**

Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached residential condominium

dwellings and associated improvements.

**PROJECT PLANNER:**

Cecily Session-Goins, Associate Planner

**BACKGROUND INFORMATION:**

**Land Use Table:**

	General Plan	Zoning/Specific Plan	Existing Use
Site	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Vacant/Undeveloped
North	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwellings
South	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwellings
East	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Single-Family Residential
West	Residential Planned Community (R-PC)	Rancho Fontana Specific Plan	Single-Family Dwelling

**PROJECT DESCRIPTION:**

Net Site Area: 3.33 acres

Proposed Units: 54

Density: 16.3 dwelling units per acre

Building Height: 27'-1"

On-Site Parking: 96 garage spaces  
45 open spaces  
141 total spaces

**ANALYSIS:**

The applicant, NewBridge Homes, is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a Specific Plan Amendment to the Rancho Fontana Specific Plan, a Tentative Tract Map to subdivide the project site for condominium purposes, and a Design Review for the development of the project site with 54 attached condominiums and associated improvements.

**Specific Plan Amendment (SPA) No. 24-0001:**

The project site is located in Planning Area 18 of the Rancho Fontana Specific Plan, which has an allowable residential density of 6 dwelling units per acre. The applicant is requesting to amend the specific plan to create Planning Area 18A with an allowable residential density of 16.3 dwelling units per acre. The applicant is also proposing to include development standards in the Rancho Fontana Specific Plan for Planning Area 18A. The proposed development standards are specific to multi-family residential development and are consistent with the development standards in other specific

plans in the city.

The applicant, NewBridge Homes, is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a Specific Plan Amendment to the Rancho Fontana Specific Plan, a Tentative Tract Map to subdivide the project site for condominium purposes, and a Design Review for the development of the project site with 54 attached condominiums and associated improvements.

Specific Plan Amendment (SPA) No. 24-0001:

The project site is located in Planning Area 18 of the Rancho Fontana Specific Plan, which has an allowable residential density of 6 dwelling units per acre. The applicant is requesting to amend the specific plan to create Planning Area 18A with an allowable residential density of 16.3 dwelling units per acre. The applicant is also proposing to include development standards in the Rancho Fontana Specific Plan for Planning Area 18A. The proposed development standards are specific to multi-family residential development and are consistent with the development standards in other specific plans in the city. .

The Rancho Fontana Specific Plan and corresponding Environmental Impact Report originally contemplated a maximum of 2,445 dwelling units for the specific plan area. There are currently 2,360 dwelling units in the specific plan area, with Planning Area 18A being the last remaining undeveloped area. The additional 54 dwelling units will increase the total development in the specific plan area to 2,414 and will not increase development in excess of what was originally contemplated for the specific plan area.

The surrounding area is developed with detached single-family residential dwellings. While the proposed attached condominium development is higher in density than the residential areas in the immediate vicinity, it is not expected that it will have a detrimental effect on the surrounding area. Parking (resident and guest) will be provided on-site to eliminate strain on the surrounding streets. Additionally, the proposed condominium development will be similar in shape and scale to two-story single-family homes. Therefore, there would not be impacts on the surrounding neighborhoods, either aesthetically or functionally.

Tentative Tract Map No. 20729 (TTM 24-0010): The proposed project includes the subdivision of the project site for condominium purposes, as well as the required street dedication and improvements consistent with the surrounding area. Each dwelling unit will be sold separately and a homeowners association will be created for the maintenance of all common areas, amenities and landscaping.

Design Review (DRP) No. 24-0024: The development will be comprised of 54 attached condominiums. The applicant proposes a Spanish style of architecture. The architectural features for the proposed buildings incorporate a light earth tone color palette with accent colors to be used for entry doors, shutters, and garage doors. The architectural style includes a smooth stucco finish, tile roof, shutters, awnings, decorative clay pipes, decorative metal accents, and Spanish tile accents.

The proposed dwellings will be two to three bedrooms. Two-bedroom units are proposed to be 925 square feet and three-bedroom dwellings will range from 1,413 square feet to 1,668 square feet. Resident and guest parking is provided on-site at a rate of 2.6 parking spaces per unit. Dwelling units consist of either a one- or two-car garage. A total of 96 garage spaces are to be provided. Guest

parking will be provided as surface parking and located throughout the development. A total of 45 guest parking spaces are to be provided.

The Rancho Fontana Specific Plan does not currently include standards for recreational amenities for multi-family residential development. Therefore, the type, number and size of the amenities proposed are consistent with other similarly sized attached condominium projects in the city. The proposed development includes four barbecue areas located throughout the community. The barbecue areas feature dining tables and built-in barbecue grills. The proposed project also features a play area with play equipment, a rubberized play surface, benches, and a shade structure.

#### Grading/Walls:

The project site is vacant and undeveloped. The topography of the project site is generally flat, with a less than two (2) percent grade from north to south.

The project plans indicate that the existing six-foot high masonry wall on the site's southern property line will remain in place. Additionally, a drainage channel will run along the southern property line adjacent to the wall. A combination wall (two-foot-high retaining wall and four-foot high tubular steel fencing) will be constructed between the drainage channel and the adjacent northerly private and common open spaces within the site. A six-foot high split face block wall with pre-cast cap and pilasters will be constructed near the northern property line/Baseline Avenue with a three- to five-foot landscape buffer between the existing sidewalk and the wall.

#### Site Access/Circulation/Parking:

Access to and from the project site will be provided from Orlando Drive and Lime Avenue via a central drive aisle. The central drive aisle will connect to alleys for access to unit garages and some guest parking spaces. Additional guest parking spaces are to be located off of the central drive aisle.

#### 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 Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan Program Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 1981100211) has been prepared for this proposed project. The aforementioned PEIR adopted by the City Council on December 7, 1982, anticipated a maximum of 2,445 residential units for the specific plan area and the proposed project does not cause the specific plan area to exceed the originally studied number of residential units.

The proposed project does not represent significant changes to the approved Rancho Fontana Specific Plan EIR relative to CEQA since it does not change the assumptions, analysis, conclusions, or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, an Addendum to the EIR has been prepared for this proposed project

and no further/additional CEQA review is required.

A MMRP was adopted as a part of the Approved Project FEIR that ensures the measures identified in the FEIR to mitigate impacts associated with implementation of the Approved Project are applied to subsequent development projects in the Rancho Fontana Specific Plan Update area. The previously adopted mitigation measures applicable to the Approved Project will be imposed as conditions of the Proposed Project, and the MMRP, as applicable to the Approved Project, is contained in Appendix A.

The Final Rancho Fontana Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 1981100211) and the Addendum are posted on the City's website. The Rancho Fontana Specific Plan PEIR can be found at

[<https://www.fontanaca.gov/1293/Rancho-Fontana-Specific-Plan>](https://www.fontanaca.gov/1293/Rancho-Fontana-Specific-Plan)

The Addendum to the Rancho Fontana Specific Plan PEIR can be found at

[<https://www.fontanaca.gov/2137/Environmental-Documents>](https://www.fontanaca.gov/2137/Environmental-Documents).

**MOTION:**

Approve staff's recommendation.

**ATTACHMENTS:**

1. Vicinity Map
2. Project Plan Set
3. Specific Plan Amendment Document
4. Planning Commission Resolution, Findings, and Conditions of Approval
5. Notice of Determination
6. Public Hearing Notice



Project Site

## VICINITY MAP

**DATE:** July 1, 2025  
**CASE:** Master Case No. 24-0065  
Specific Plan Amendment No. 24-0001  
Tentative Tract Map No. 24-010  
Design Review No. 24-035



# Citrus Walk

FONTANA, CALIFORNIA



# Citrus Walk

FONTANA, CALIFORNIA

#24025

05.08.2025

- A-1 Conceptual Site Plan
- A-2 Conceptual Renderings - View 1 - Orlando Drive (Daytime)
- A-3 Conceptual Renderings - View 1 - Orlando Drive (Nighttime)
- A-4 Conceptual Renderings - View 2 - Lime Avenue
- A-5 Conceptual Renderings - View 3 - Courtyard
  
- A-6 300A Building Composite (3-Plex) - Floor Plan
- A-7 300A Building Composite (3-Plex) - Roof Plan
- A-8 300A Building Composite (3-Plex) - Spanish Elevations
  
- A-9 600A Building Composite (6-Plex) - Floor Plan
- A-10 600A Building Composite (6-Plex) - Roof Plan
- A-11 600A Building Composite (6-Plex) - Spanish Elevations
  
- A-12 Written Color Schemes
- A-13 Color Boards - Spanish

- LP-1 Overall Landscape Plan
- LP-2 Enlargements
- LP-3 Wall and Fence Plan
  
- C-1 Tentative Tract Map
- C-2 Conceptual Grading Plan
- C-3 Conceptual Grading Plan
- C-4 Fire Plan



Developer: New Bridge Homes  
500 Newport Center Dr., Suite 570  
Newport Beach, CA 92660

Contact: Bryan Avilla  
Business: (949) 344-2705  
[www.newbridgehomes.com](http://www.newbridgehomes.com)



Architect: Kevin L. Crook Architect, Inc.  
1360 Reynolds Ave. Suite 110  
Irvine, CA 92614

Contact: Jeff Addison  
Business: (949) 660-1587  
[www.klcarch.com](http://www.klcarch.com)



Civil Engineer: Allard Engineering  
16866 Seville Avenue,  
Fontana, CA 92335

Contact: Reynold Allard  
Business: (909) 356-1815  
[www.allardeng.com](http://www.allardeng.com)



Landscape: BMLA, Inc.  
310 North Joy Street,  
Corona, CA 92879

Contact: Nicholas J Aceves  
Business: (951) 737-1124  
[www.bmla.net](http://www.bmla.net)



Project Summary:

Gross Site Area: ±4.53 Ac (Per RFSP)

Net Site Area: ±3.33 Ac

Total Units: 54 Units

Density: 11.92 Du/Ac (Per RFSP)

Parking Required:

135 Spaces (2.5 Spaces per home)

Provided:

141 Spaces (2.6 Spaces per home)

-Garage = 96 Spaces

-Head In = 45 Spaces

Provided Open Space

Private: 12,785 sq.ft.

Recreational Open Space

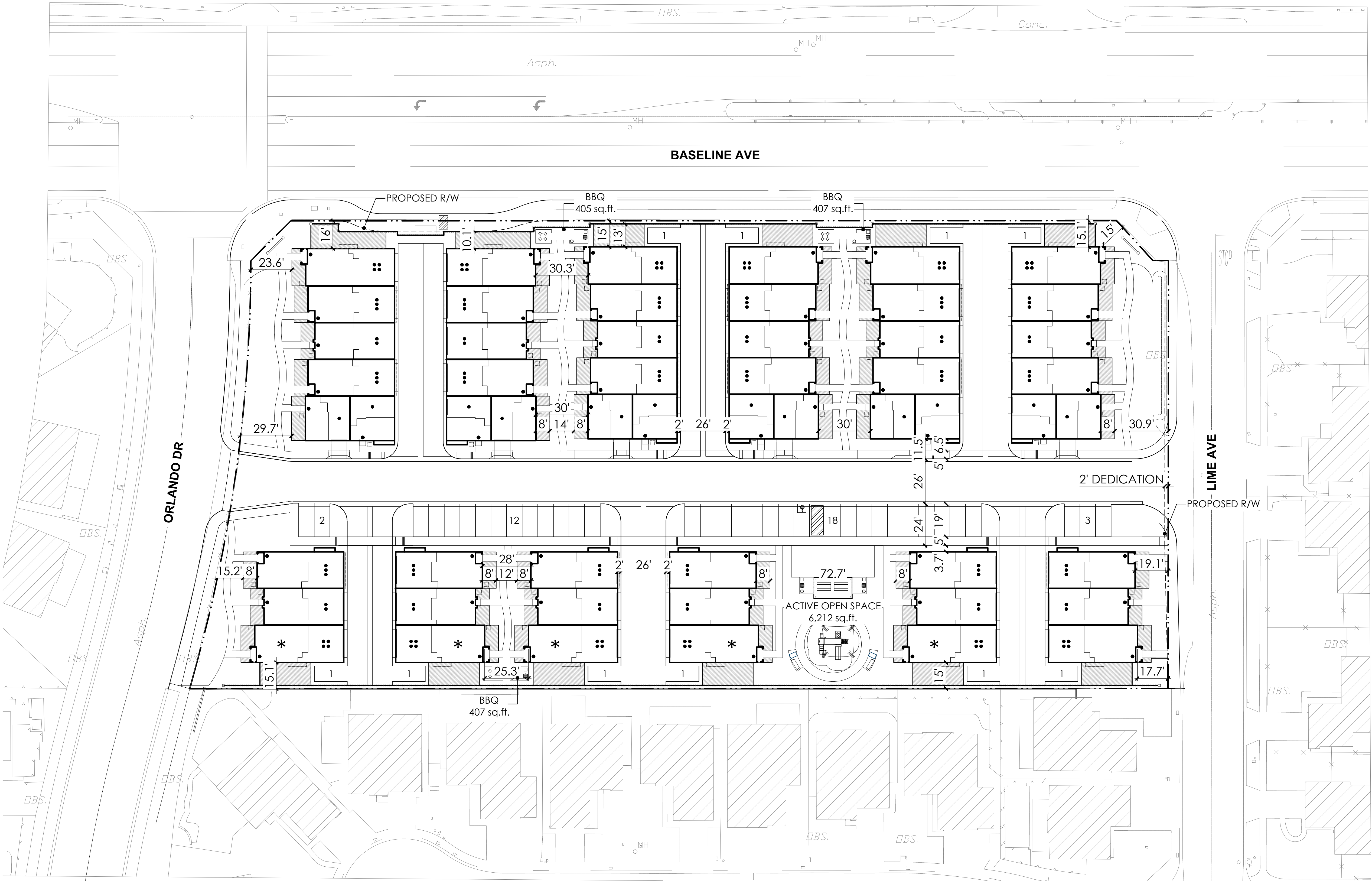
Active Open Space: 6,212 sq.ft.

BBQ: 1,219 sq.ft.

Passive Open Space HOA: 21,632 sq.ft.

Total: 29,063 sq.ft.

\* Adaptable Units



Notes:  
1. Site plan is for conceptual purposes only.  
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.  
3. Base information per parcel map.  
4. Civil engineer to verify all setbacks and grading information.  
5. Building Footprints may change due to the final design elevation style.  
6. Open space area is subject to change.  
7. Building setbacks are measured from property lines to building foundation lines.

CONCEPTUAL SITE PLAN



Citrus Walk  
FONTANA, CA

05.08.2025  
A-1

Kevin L. Crook  
Architect  
Inc  
#24025  
PLANNING + ARCHITECTURE





VIEW 1 - ORLANDO DRIVE (Daytime)  
CONCEPTUAL RENDERINGS





VIEW 1 - ORLANDO DRIVE (Nighttime)  
CONCEPTUAL RENDERINGS





VIEW 2 - LIME AVENUE  
CONCEPTUAL RENDERINGS

*Citrus Walk*  
FONTANA, CA

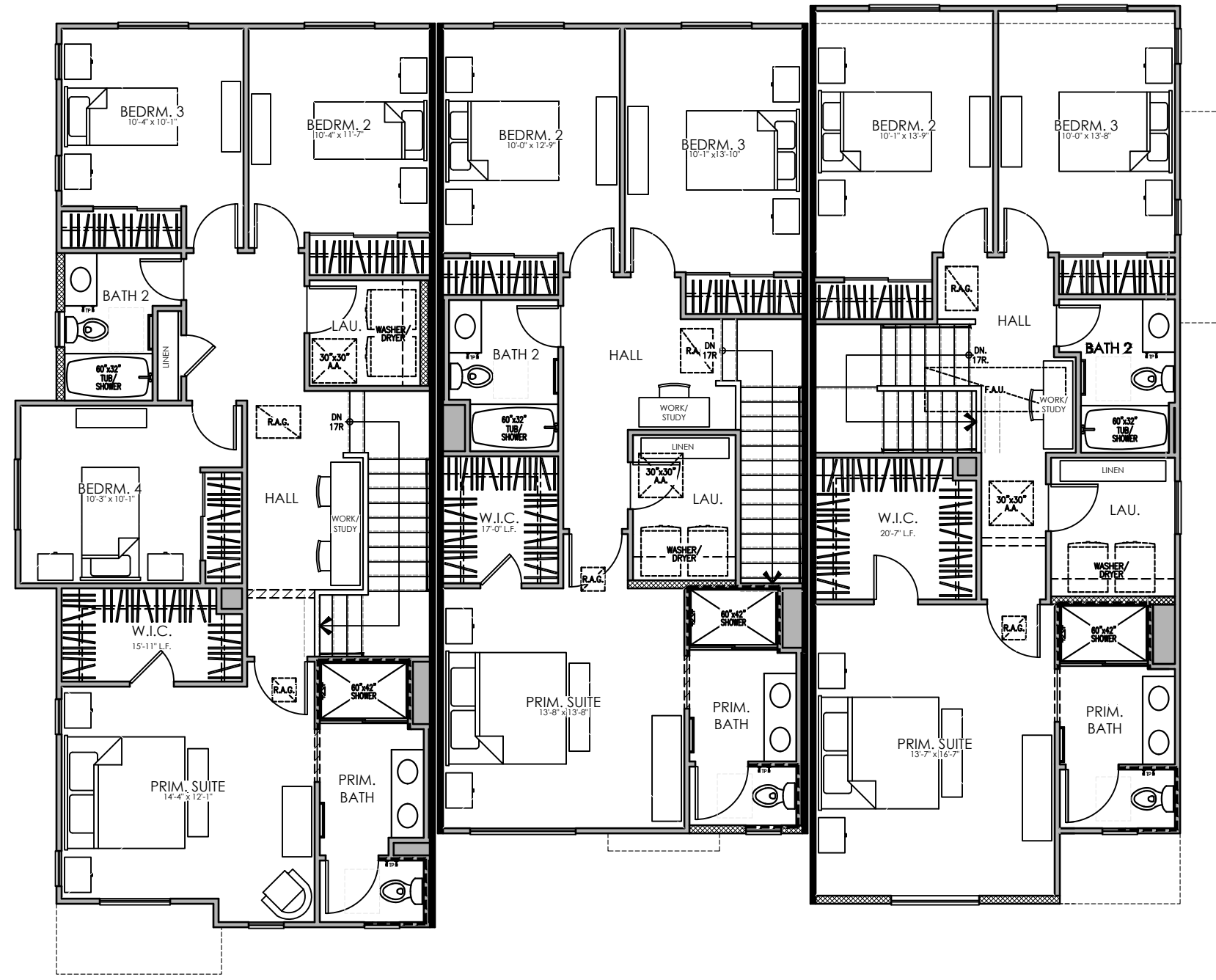




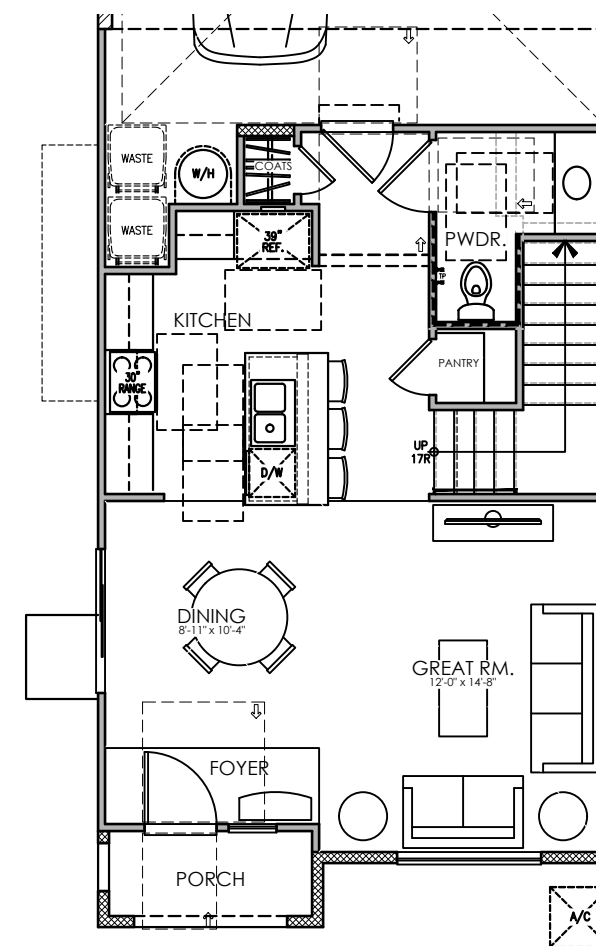
VIEW 3 - COURTYARD  
CONCEPTUAL RENDERINGS

*Citrus Walk*  
FONTANA, CA

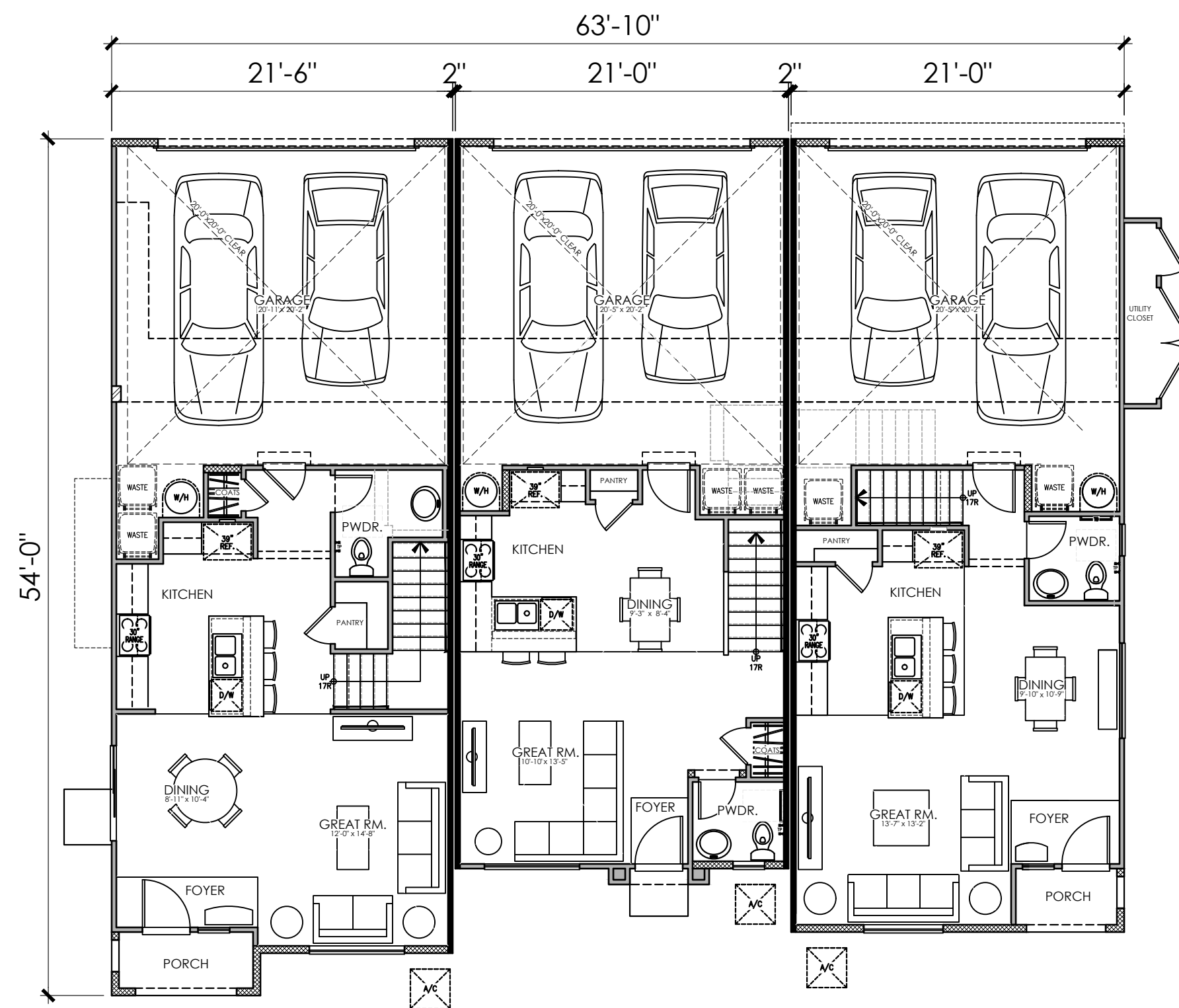




SECOND FLOOR PLAN



UNIT 4.0  
ADAPTABLE



UNIT 4.0  
1,668 S.F.  
4 BDRM., 2.5 BATH

UNIT 2.0  
1,413 S.F.  
3 BDRM., 2.5 BATH

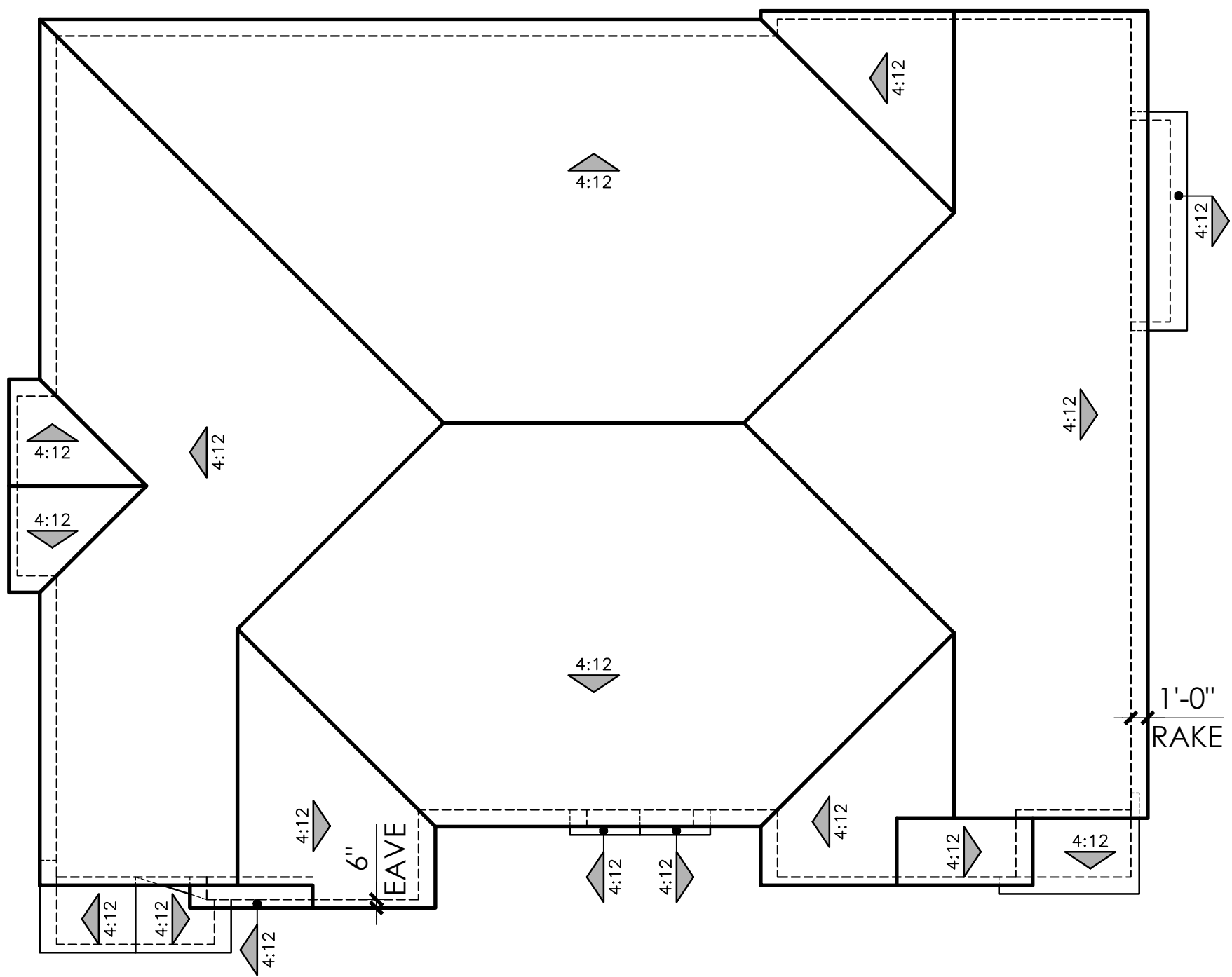
UNIT 3.1  
1,535 S.F.  
3 BDRM., 2.5 BATH

FIRST FLOOR PLAN

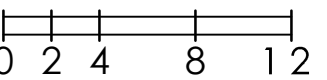
# 300A BUILDING COMPOSITE (3-PLEX) FLOOR PLAN

NOTE:  
REFER TO CIVIL PLANS FOR REQUIRED STEPS,  
NOT TO EXCEED 7.5"

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB  
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



300A BUILDING COMPOSITE (3-PLEX)  
ROOF PLAN



OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB  
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS





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 PIPES   |
| WALL:        | STUCCO                 |
| WINDOWS:     | VINYL W/ GRIDS         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR

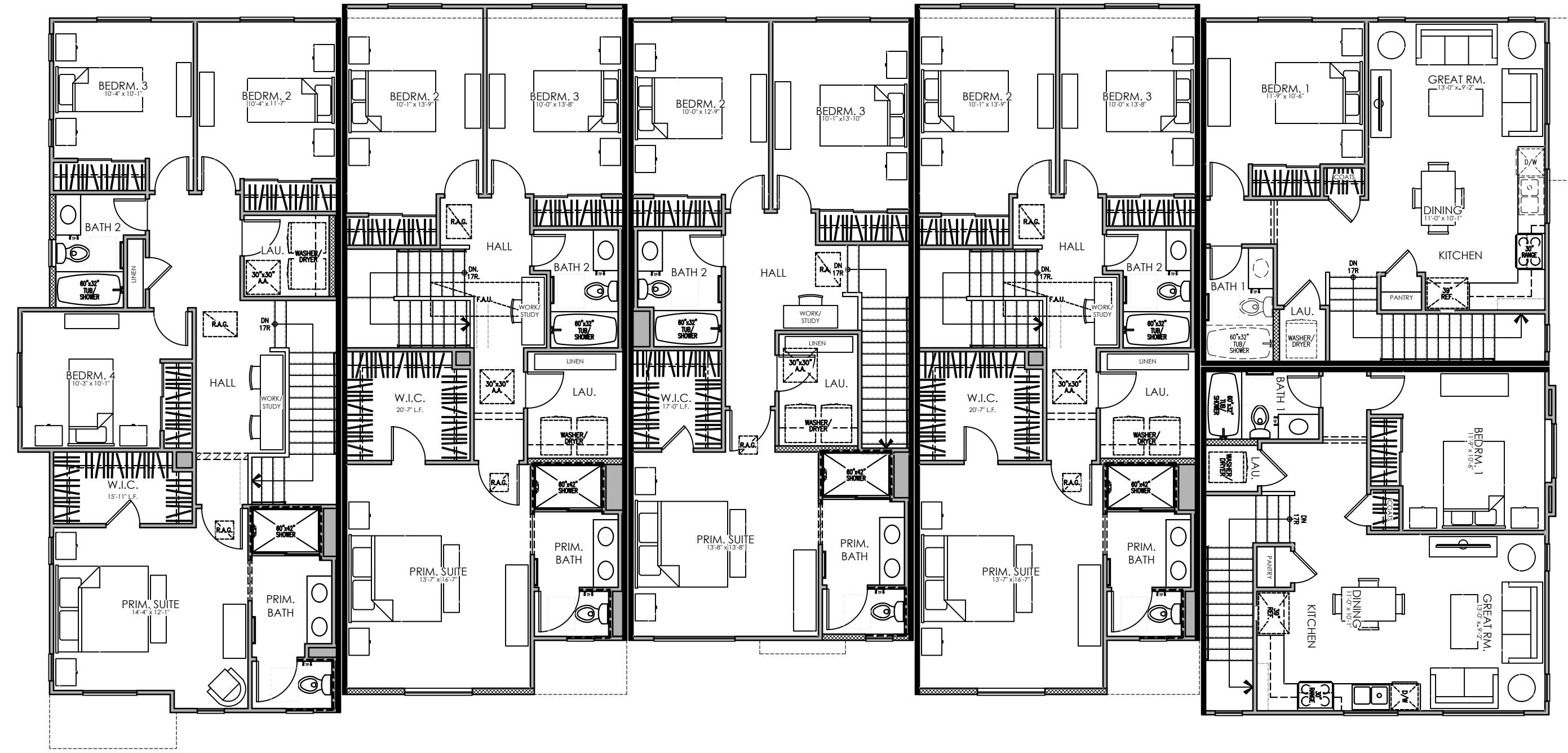


LEFT

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB  
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS

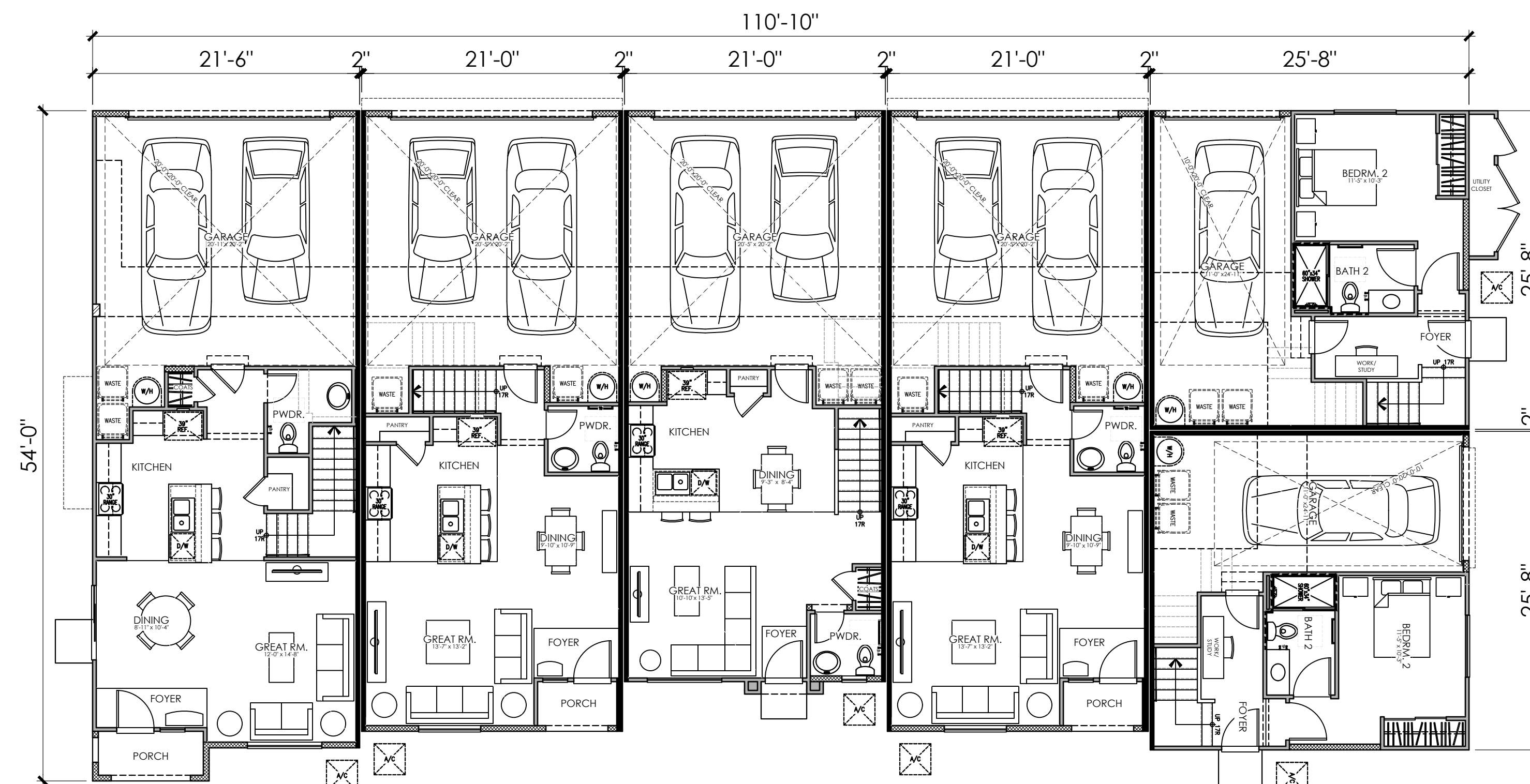
COLOR SCHEME 1  
300A BUILDING COMPOSITE (3-PLEX)  
SPANISH ELEVATIONS





SECOND FLOOR PLAN

UNIT 1.0  
925 S.F.  
2 BDRM., 2 BATH

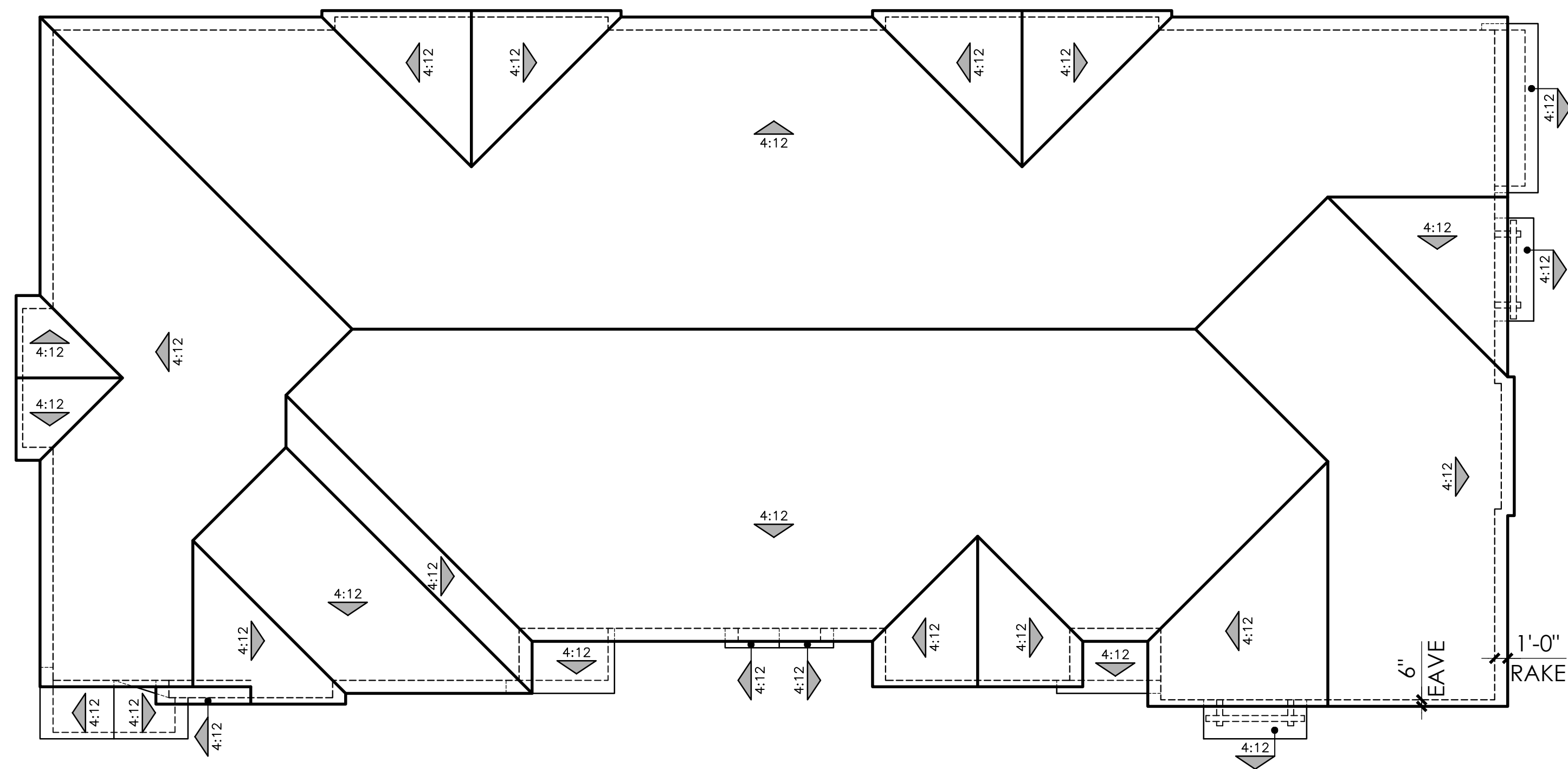


FIRST FLOOR PLAN

## 600A BUILDING COMPOSITE (6-PLEX) FLOOR PLAN

NOTE:  
REFER TO CIVIL PLANS FOR REQUIRED STEPS,  
NOT TO EXCEED 7.5"

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB  
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



600A BUILDING COMPOSITE (6-PLEX)  
ROOF PLAN

0 2 4 8 12

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB  
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS





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 PIPES   |
| WALL:        | STUCCO                 |
| WINDOWS:     | VINYL W/ GRIDS         |
| SHUTTERS:    | SIMULATED WOOD         |
| TRIM:        | STUCCO OVER RIGID FOAM |



REAR



LEFT

COLOR SCHEME 2  
600A BUILDING COMPOSITE (6-PLEX)  
SPANISH ELEVATIONS

OCCUPANCY: R3 TOWNHOME/U  
SPRINKLER SYSTEM: NFPA 13D  
CONSTRUCTION: VB  
SQUARE FOOTAGE MEASUREMENT TAKEN FROM OUTSIDE WALLS



CITRUS WALK  
FONTANA, CA

PROJECT 24025  
CREATED 6/7/24  
Client Rev 12/11/24

SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO 1	1503	1585	1580
STUCCO PAINT MATCH***	SW 7028 INCREDIBLE WHITE	SW6386 NAPERY	SW7551 GREEK VILLA
FASCIA / TRIM / GARAGE DOOR	SW6083 SABLE	SW9115 COWBOY BOOTS	SW7034 STATUS BRONZE
FRONT DOORS / SHUTTERS	SW9178 IN THE NAVY	SW2803 RKWD TERRA COTTA	SW7580 CARNELIAN
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: LOW	SMM8402	2702	SCM 8823
PROF. "S" MALIBU	SANTA BARBARA BLD	CALABAR BLEND	PEBBLE BEACH BLD
BORAL ROOF: LOW	1VICS3182	1VICS0431	1VICS0431
PROF. "S" VILLA	GARNET BLEND	APPLE BARK	APPLE BARK
GUTTERS:	RUSTIC BROWN	RUSTIC BROWN	RUSTIC BROWN

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

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

STUCCO:	OMEGA
PAIN:	SHERWIN
CONCRETE	WILLIAMS
ROOF:	EAGLE /
	WESTLAKE
GUTTERS:	RGS



WRITTEN COLOR SCHEMES



SPANISH  
SCHEME #1

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

CLAY PIPES

CITRUS WALK  
FONTANA, CA

Kevin L. Crook  
Architect  
Inc

#24025  
DEC. 11, 2024

PLANNING + ARCHITECTURE

SPANISH  
SCHEME #2

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

CLAY PIPES

CITRUS WALK  
FONTANA, CA

Kevin L. Crook  
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#24025  
DEC. 11, 2024

PLANNING + ARCHITECTURE

SPANISH  
SCHEME #3

STUCCO BODY

CONCRETE ROOF

FASCIA / TRIM /  
GARAGE DOOR

FRONT DOOR /  
SHUTTERS

CLAY PIPES

CITRUS WALK  
FONTANA, CA

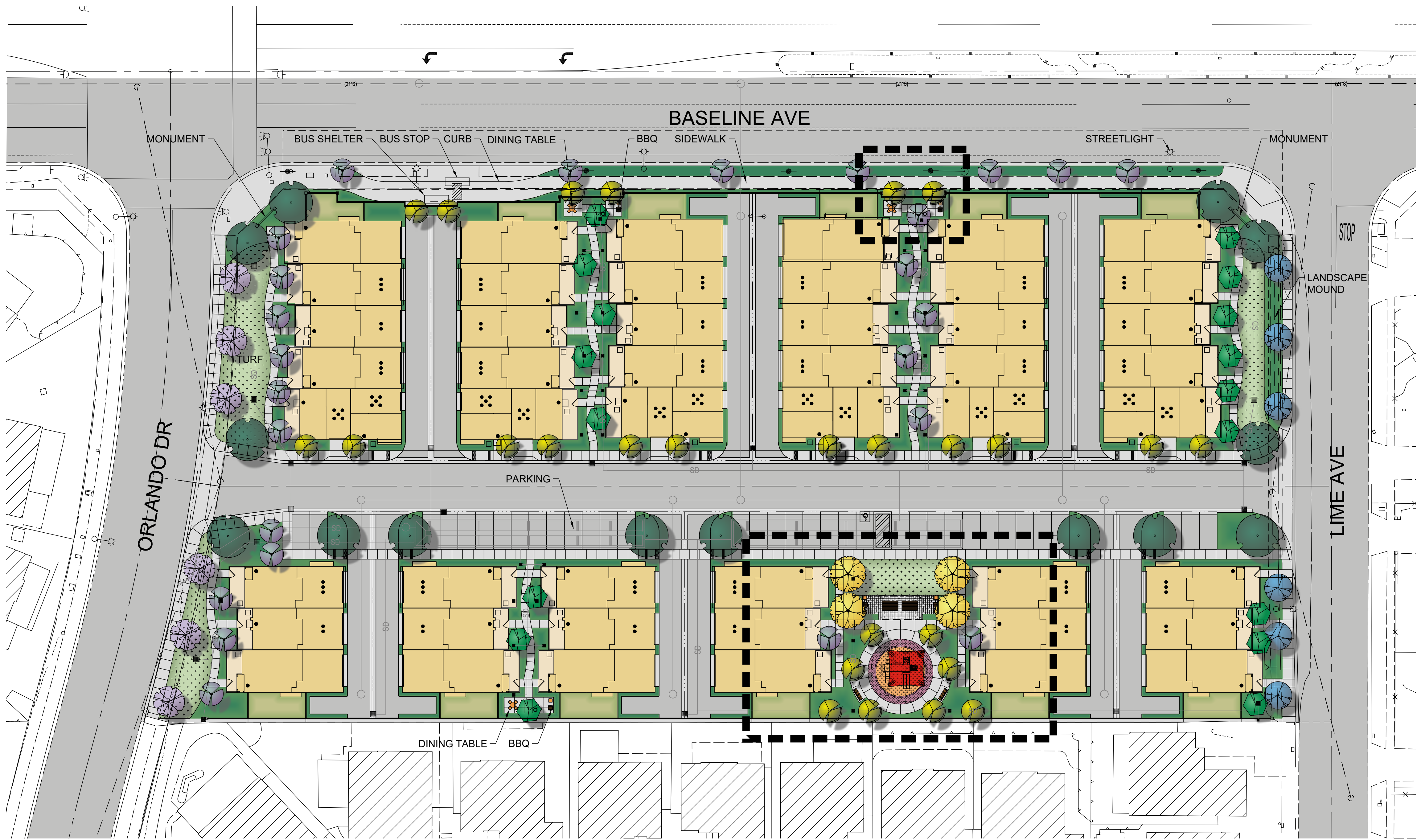
Kevin L. Crook  
Architect  
Inc

#24025  
DEC. 11, 2024

PLANNING + ARCHITECTURE

COLOR BOARDS - SPANISH



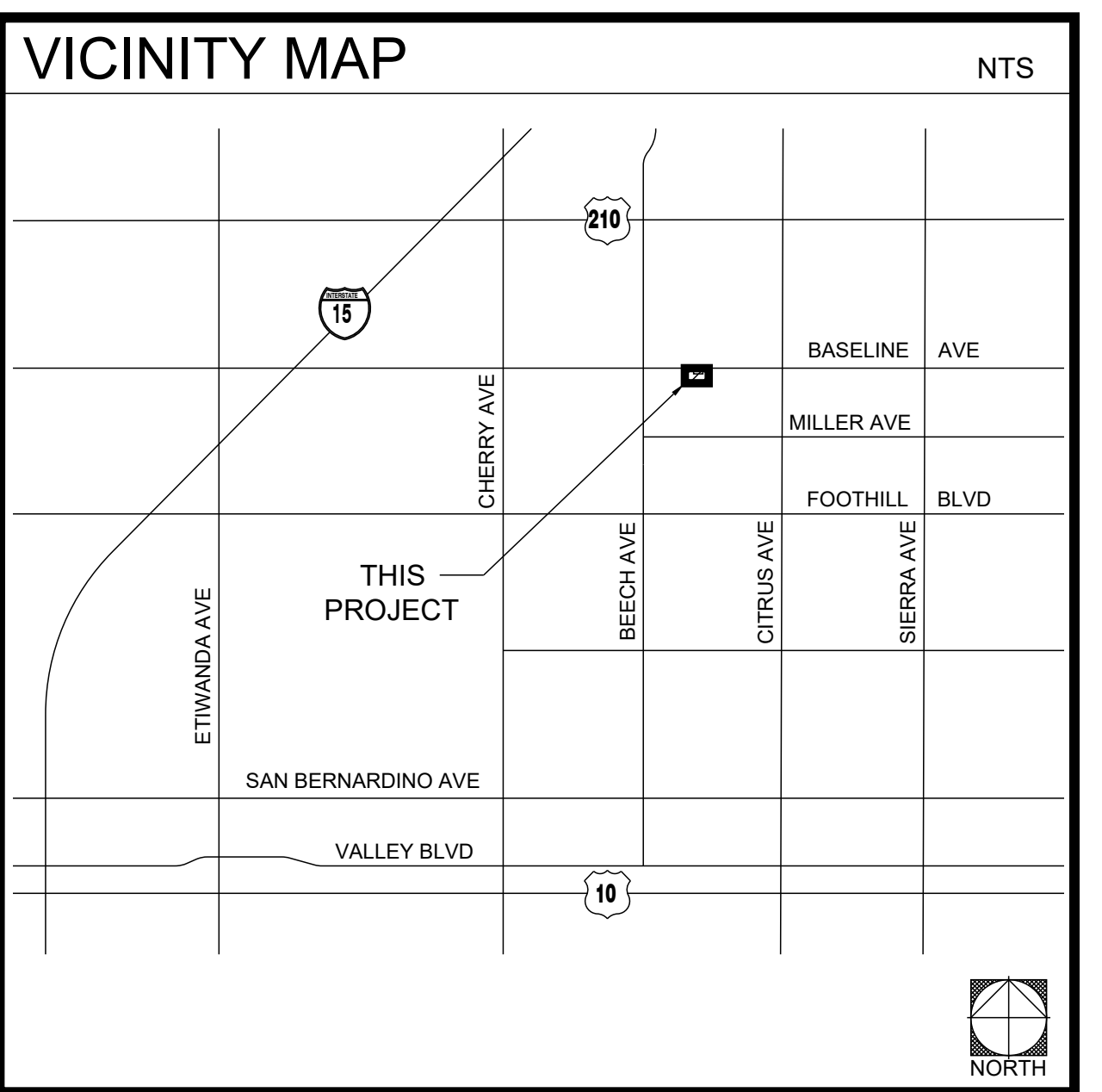


PLANTING LEGEND					
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	Lophostemon confertus	Brisbane Box	36" BOX	M	26
	Lagerstroemia indica	Crape Myrtle	36" BOX	M	25
	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	36" BOX	M	17
	Platanus racemosa	California Sycamore	36" BOX	M	4
	Cinnamomum camphora	Camphor Tree	36" BOX	M	14
	Brachychiton populneus	Bottle Tree	36" BOX	L	6
	Koeleruteria paniculata	Golden Flame Tree	36" BOX	L	6

NO TREES IN SIGHT DISTANCE ZONE AND NO SHRUBS OVER 12".

**SHEET INDEX**

SHEET LP-1 :OVERALL LANDSCAPE PLAN  
 SHEET LP-2 :ENLARGEMENTS  
 SHEET LP-3 :WALL AND FENCE PLAN



**LANDSCAPE CONCEPT:**  
 TO CREATE A SPACE THAT HARMONIZES WITH THE LOCAL LANDSCAPE. THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A LAYER OF BARK MULCH WILL BE USED IN ALL LANDSCAPE AREAS CONSISTENT WITH COUNTY STANDARDS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF FONTANA STANDARDS AND THE SPECIFIC PLAN LANDSCAPE REQUIREMENT GUIDELINES.

# CITRUS WALK

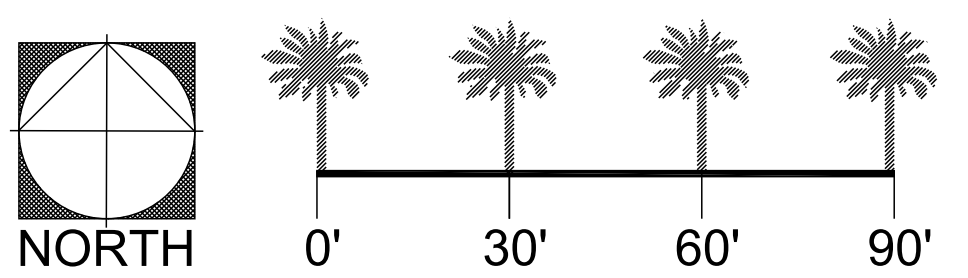


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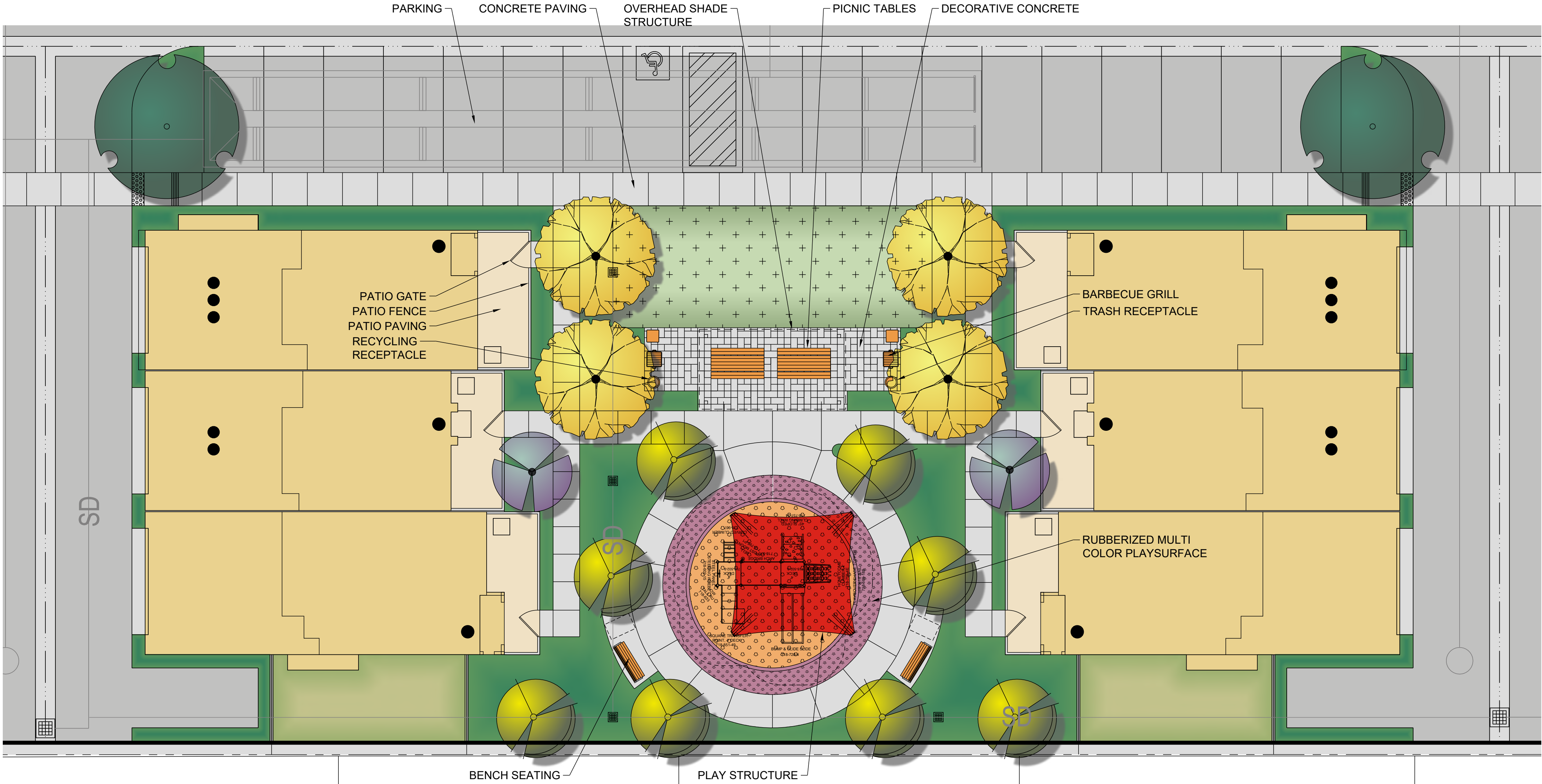
## OVERALL LANDSCAPE PLAN LP-1

# CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR NEWBRIDGE HOMES  
 500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660







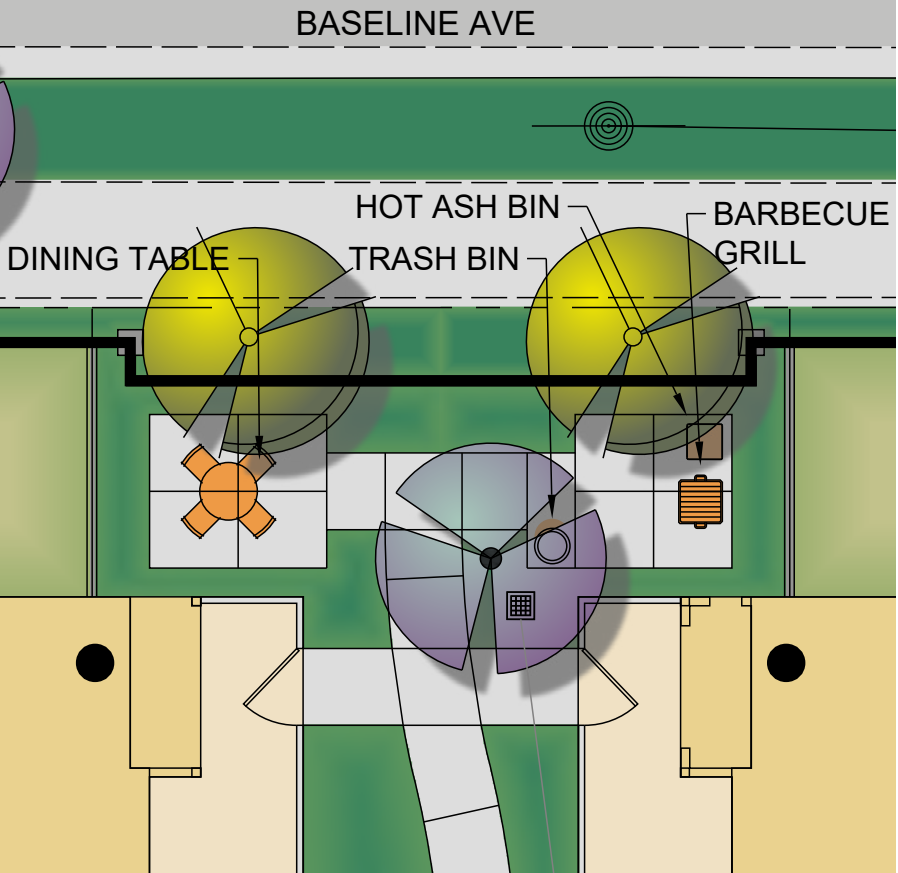
**PARK ENLARGEMENT**  
SCALE: 1"=10'-0"

**IRRIGATION SYSTEM DESIGN STATEMENT:**  
A PERMANENT AUTOMATIC, WEATHER/EVAPOTRANSPIRATION-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA RULES AND REGULATIONS FOR RECYCLED WATER USE.

**DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF FONTANA, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FONTANA ORDINANCE OF LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS.**

**FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA STANDARDS AND REQUIREMENTS.**

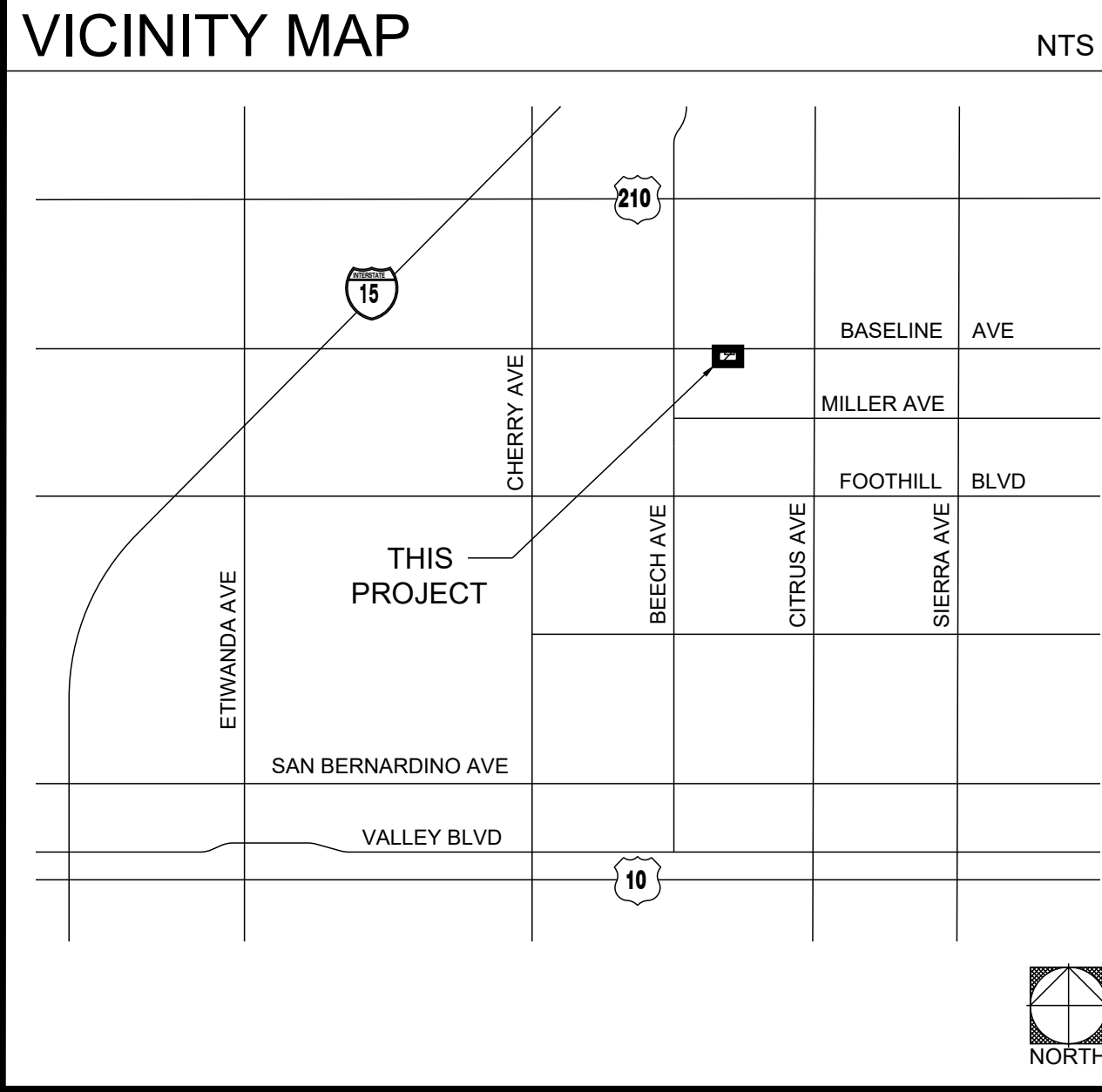
WATER EFFICIENT LANDSCAPE WORKSHEET							DATE: 2024-07-30	
PROJECT: BASELINE AND LIME CONCEPTUAL LANDSCAPE PLAN - OVERALL								
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.								
Reference Evapotranspiration (ET <sub>0</sub> )				56.4				
Conversion Factor				0.62				
Hydrozone # /Planting Description <sup>a</sup>	Plant Factor (PF)	Irrigation Method <sup>b</sup>	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PRIIE)	Landscape Area (s.q. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
<b>Regular Landscape Areas</b>								
Low water use plantings	0.3	Drip	0.81	0.37	12686	4699	164,298	
Medium water use plantings	0.5	Drip	0.81	0.62	5636	3479	121,654	
High water use turf	0.7	Drip	0.81	0.86	5763	4980	174,154	
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0	
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0	
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0	
TOTALS					24,085	13158	460,105	
<b>Special Landscape Areas</b>								
Turf areas parks				1	0	0	0	
irrigated w/ recycled water				1	0	0	0	
Water features				1	0	0	0	
TOTALS					0	0	0	
ETWU Total (Gallons/year)							460,105	
Maximum Allowed Water Allowance (MAWA) <sup>e</sup> (Gallons/year)							463,212	
<b>MAWA</b>								
ETAF for residential areas is 0.55 or 0.62 for non-residential areas.								
MAWA =	ET <sub>0</sub> *	Conv Factor *	((ETAF	*	LA)	+	((1-ETAF) *	SLA))
	56.4	0.62	0.55		24,085		0.45	0
MAWA=							463,212	
<b>ETAF Calculations</b>								
Regular Landscape Areas				All Landscape Areas				
Total ETAF x Area				Total ETAF x Area				
24,085				24,085				
Total Area				Total Area				
24,085				24,085				
Average ETAF				Site-wide ETAF				
0.55				0.55				
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.62 or below for non-residential areas.								



**RESPITE ENLARGEMENT**  
SCALE: 1"=10'-0"

ACCENT SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Anigozanthos x Big Red	Big Red Kangaroo Paw	5 Gal	L	36" oc
	Salvia leucantha	Santa Barbara Sage	5 Gal	L	36" oc
	Westringia fruticosa	Coast Rosemary	5 Gal	L	36" oc
	Muhlenbergia dubia	Pine Muhly	5 Gal	L	24" oc
	Salvia greggii	Autumn Sage	5 Gal	L	36" oc
	Rosmarinus officinalis	Rosemary	5 Gal	L	36" oc
	Diets bicolor	Fortnight Lily	5 Gal	M	36" oc
	Lavandula stoechas	Spanish Lavander	5 Gal	L	36" oc
	Rhaphiolepis indica 'clara'	Indian Hawthorn	5 Gal	M	24" oc
	Callistemon 'Little John'	Little John	5 Gal	L	36" oc
	Nandina domestica	Heavenly Bamboo	5 Gal	M	36" oc
	Convolvulus cneorum	Bush Morning Glory	5 Gal	L	24" oc
	Juncus patens	California Gray Rush	5 Gal	L	24" oc
	Olea europaea 'Little Ollie'	Little Ollie	5 Gal	L	48" oc
	Hesperaloe parviflora	Red Yucca	5 Gal	L	36" oc
BACKGROUND/ SCREENING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 Gal	L	48" oc
	Laurus nobilis 'MontRik'	Little Ragu Sweet Bay	5 Gal	L	48" oc
	Rhamnus californica	Coffeeberry	5 Gal	L	60" oc
	Ligustrum japonicum	Japanese Privet	5 Gal	M	60" oc
	Xylosma congestum	Shiny Xylosma	5 Gal	M	60" oc
SPREADING GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	Baccharis pilularis 'Twin Peaks'	Twin Peaks Coyote Brush	1 Gal	L	48" oc
	Lonicera japonica 'Halliana'	Halls Japanese Honeysuckle	1 Gal	L	48" oc
	Myoporum parvifolium	Creeping Myoporum	1 Gal	L	48" oc
	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	1 Gal	L	48" oc
	Acacia redolens	Trailing Acacia	1 Gal	L	48" oc
	Carex divulsa	Berkeley Sedge	1 Gal	L	24" oc
	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1 Gal	L	48" oc
VINES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
	Ficus pumila	Creeping Fig	5 Gal	M	8" oc
	Cynodon dactylon	Common Bermuda	Sod	H	
TURF SCHEDULE	BOTANICAL NAME	COMMON NAME			
	Cynodon dactylon	Common Bermuda	Sod	H	

NOTE: VINES TO BE INSTALLED AT BLOCK WALLS



**CITRUS WALK**



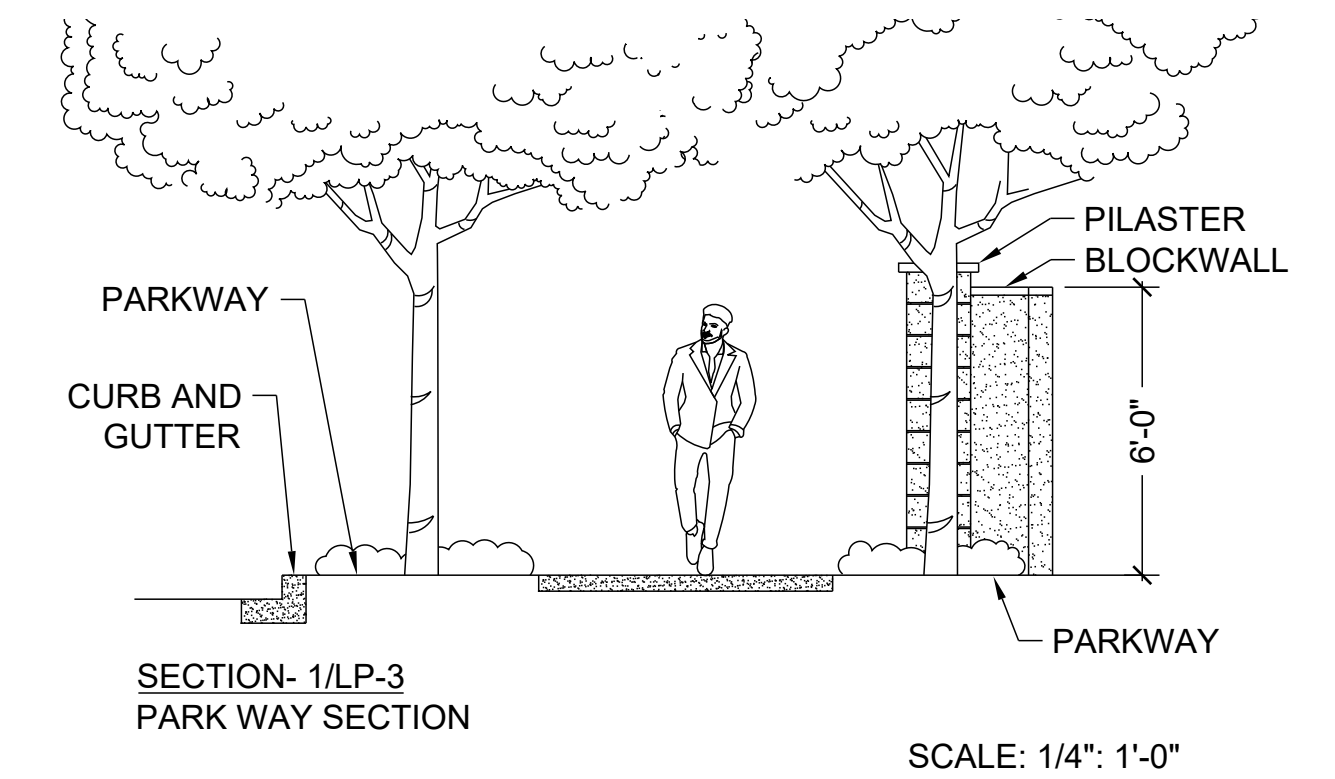
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**ENLARGEMENTS LP-2**  
**CONCEPTUAL LANDSCAPE PLAN**  
PREPARED FOR NEWBRIDGE HOMES  
500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660





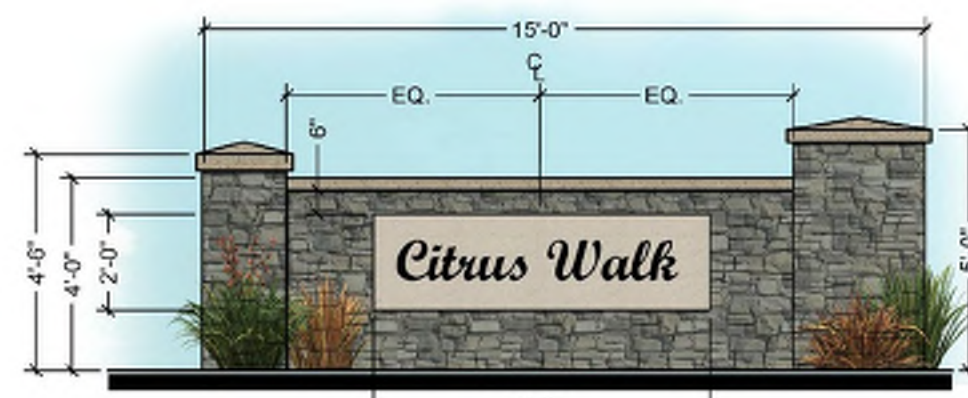
WALL AND FENCE LEGEND	
CODE/SYMBOL	DESCRIPTION
W-01	6'-0" TALL SPLIT-FACE BLOCK WALL W/ PRECISION BLOCK CAP, COLOR TAN
W-02	6'-6" TALL SPLIT-FACE BLOCK PILASTER W/ PRECISION BLOCK CAP
W-03	MONUMENT WALL
W-04	4'-0" TALL STUCCO PATIO WALL WITH TUBE STEEL GATE, WALL COLOR MATCH ARCH.
W-05	3'-0" WIDE TUBULAR STEEL GATE, COLOR BLACK
W-06	RETAINING WALL WITH PATIO WALL
W-07	RETAINING WALL WITH 6'-0" TALL TUBE STEEL FENCE
W-08	6'-0" TALL 3'-0" WIDE TUBULAR STEEL ACCESS GATE, COLOR BLACK



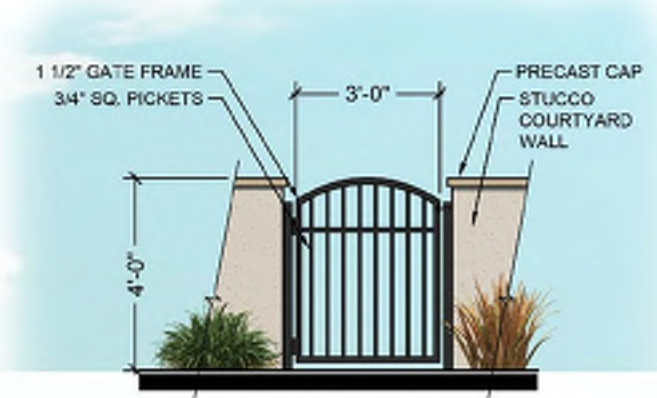
#### WALL AND FENCE ELEVATIONS



WALL: W-01  
PILASTER: W-02  
6'-0" TALL SPLIT-FACE BLOCK WALL W/  
PRECISION BLOCK CAP



MONUMENT WALL: W-03  
4'-0" TALL STONE VENEER BLOCK WALL W/  
PRECISION BLOCK CAP



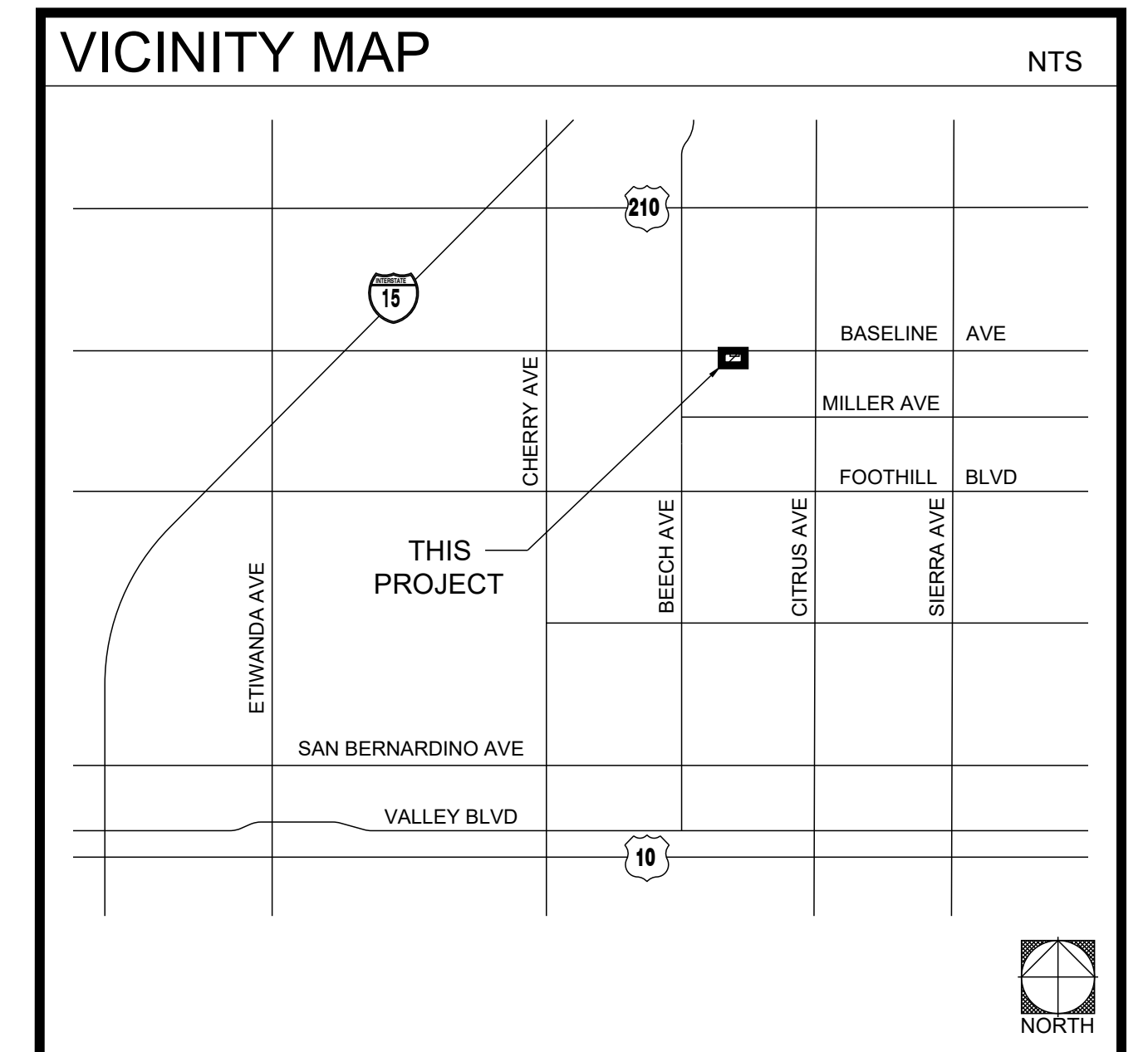
PATIO FENCE: W-04  
PATIO GATE: W-05  
4'-0" TALL STUCCO PATIO WALL W/ TUBULAR  
STEEL GATE, WALL COLOR MATCH ARCH.



WALL: W-07  
6'-0" TALL TUBULAR STEEL FENCE W/  
RETAINING WALL



GATE: W-08  
6'-0" TALL 3'-0" WIDE TUBULAR STEEL  
ACCESS GATE



# CITRUS WALK



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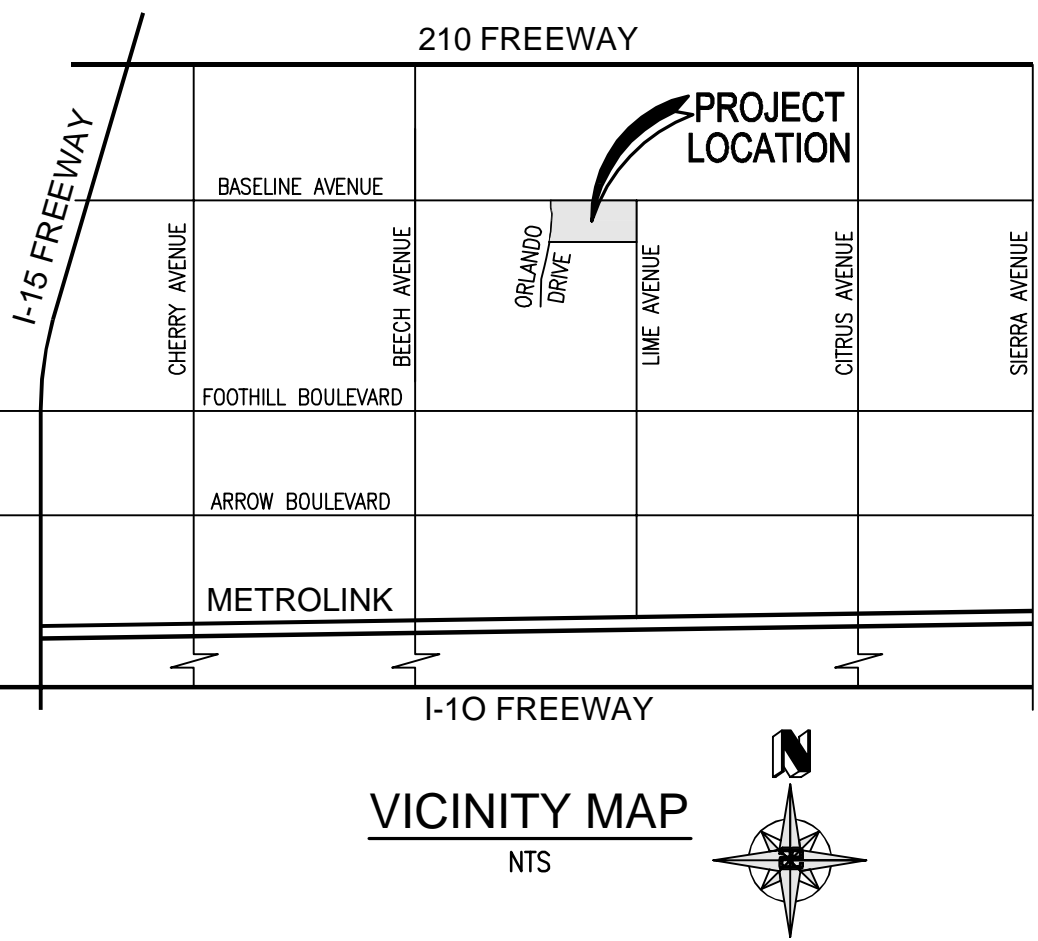
## WALL AND FENCE PLAN LP-3

# CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR NEWBRIDGE HOMES  
500 NEWPORT CENTER DR, SUITE 570, NEWPORT BEACH, CA 92660



CITY OF FONTANA  
TENTATIVE TRACT MAP NO. 20729  
FOR CONDOMINIUM PURPOSES



UTILITIES:

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

GAS:  
SOUTHERN CALIFORNIA GAS CO.  
7000 INDIANA AVENUE  
RIVERSIDE, CA 92506  
(800) 427-2200

CABLE/TELEPHONE:  
SPECTRUM  
6461 PATS RANCH ROAD  
JURUPA VALLEY, CA 91752  
(888) 406-7063

CABLE/TELEPHONE:  
FRONTIER COMMUNICATIONS  
PO BOX 740407 CINCINNATI, OH  
45274-0407  
(877) 744-7083

SEWER:  
CITY OF FONTANA-SEWER SERVICE  
8353 SIERRA AVE FONTANA, CA 92335  
(909) 350-7670

SOLID WASTE:  
BURRTEC  
9820 CHERRY AVENUE  
FONTANA, CA, 92335  
(909) 987-3717

ELECTRIC:  
SOUTHERN CALIFORNIA EDISON CO.  
ROSEMead, CA 91770  
(800) 655-4555

CABLE/TELEPHONE:  
AT&T  
8052 LIMONITE AVENUE #101  
RIVERSIDE, CA 92509  
(951) 360-2142

BENCHMARK:

CITY OF FONTANA BM NO. 508 TOP OF 1"IP, LOCATED AT THE CENTERLINE INTERSECTION OF MILLER AVE. AND TOKAY AVE.  
ELEVATION: 1342.37

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF ORLANDO DRIVE, PER TRACT NO. 15964-1, M.B. 284/48-51.  
BEING: N00°03'38"E LOT ACCESS WILL BE RESTRICTED ALONG

LEGAL DESCRIPTION

AREA SUMMARY:

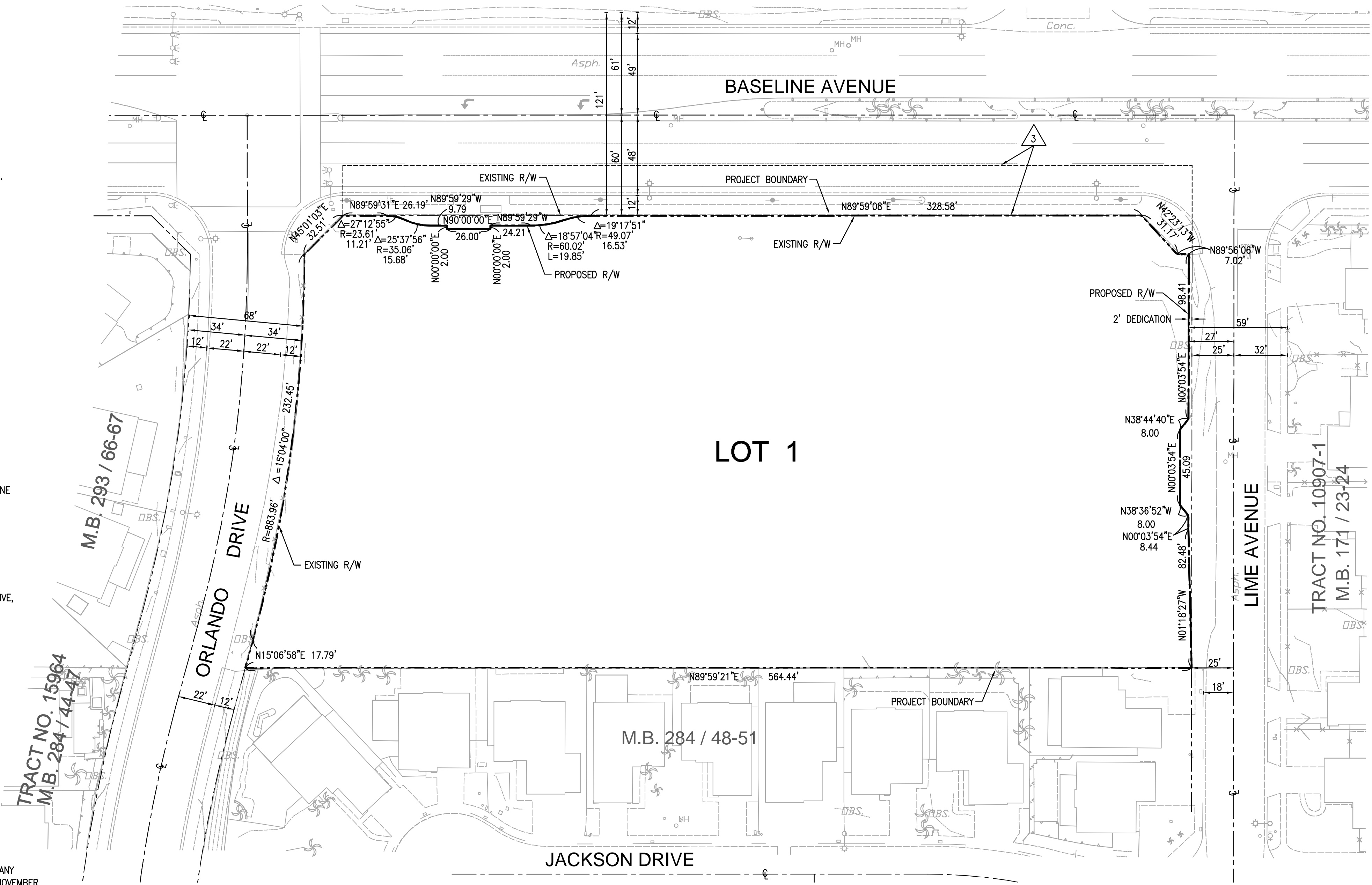
GROSS: 4.52 AC  
NET: 3.30 AC

EASEMENTS:

EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PURPOSES OF POLE LINES AND/OR CONDUITS DATED: NOVEMBER 15, 1962.

ENGINEER'S NOTES:

- THIS DEVELOPMENT WILL REQUIRE A SEWER BACK FLOW VALVE FOR EACH UNIT IF DEVELOPMENT SEWERS TO BASELINE AVENUE.
- UNDERGROUND ALL EXISTING OVERHEAD UTILITY SERVICE LINES ADJOINING THE PROJECT SITE AND ANY ADJACENT FACILITIES NECESSARY AS DETERMINED BY THE UTILITY COMPANY.



ASSESSOR'S PARCEL NO:

1110-171-02

PROPOSED ZONING:

MULTIPLE FAMILY (R-3)

ADJACENT LAND USE:

NORTH RESIDENTIAL PLANNED COMMUNITY  
SOUTH SINGLE FAMILY RESIDENTIAL  
EAST RESIDENTIAL PLANNED COMMUNITY  
WEST SINGLE FAMILY RESIDENTIAL

OWNER:

NH ORLANDO, LLC  
500 NEWPORT CENTER DR. #570  
NEWPORT BEACH, CA 92660  
(949)344-2701

DEVELOPER:

NEWBRIDGE HOMES  
500 NEWPORT CENTER DR. #570  
NEWPORT BEACH, CA 92660  
(949)344-2701

ENGINEER:

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

SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT  
9680 CITRUS AVENUE,  
FONTANA, CA 92335  
(909) 357-7600

CITY OF FONTANA  
TENTATIVE TRACT MAP NO. 20729  
FOR CONDOMINIUM PURPOSES

Prepared For:

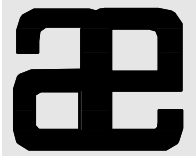
NEWBRIDGE HOMES

500 NEWPORT CENTER DR. #570  
NEWPORT BEACH, CA 92660  
PHONE (949) 344-2701

Prepared By:

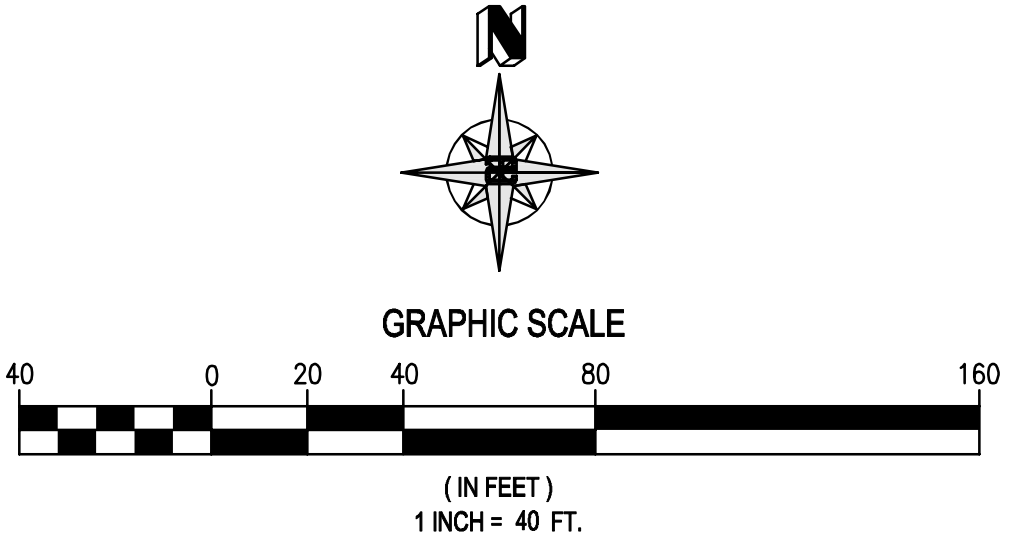
ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning  
16866 Seville Avenue  
Fontana, California 92335  
Phone (909) 356-1815



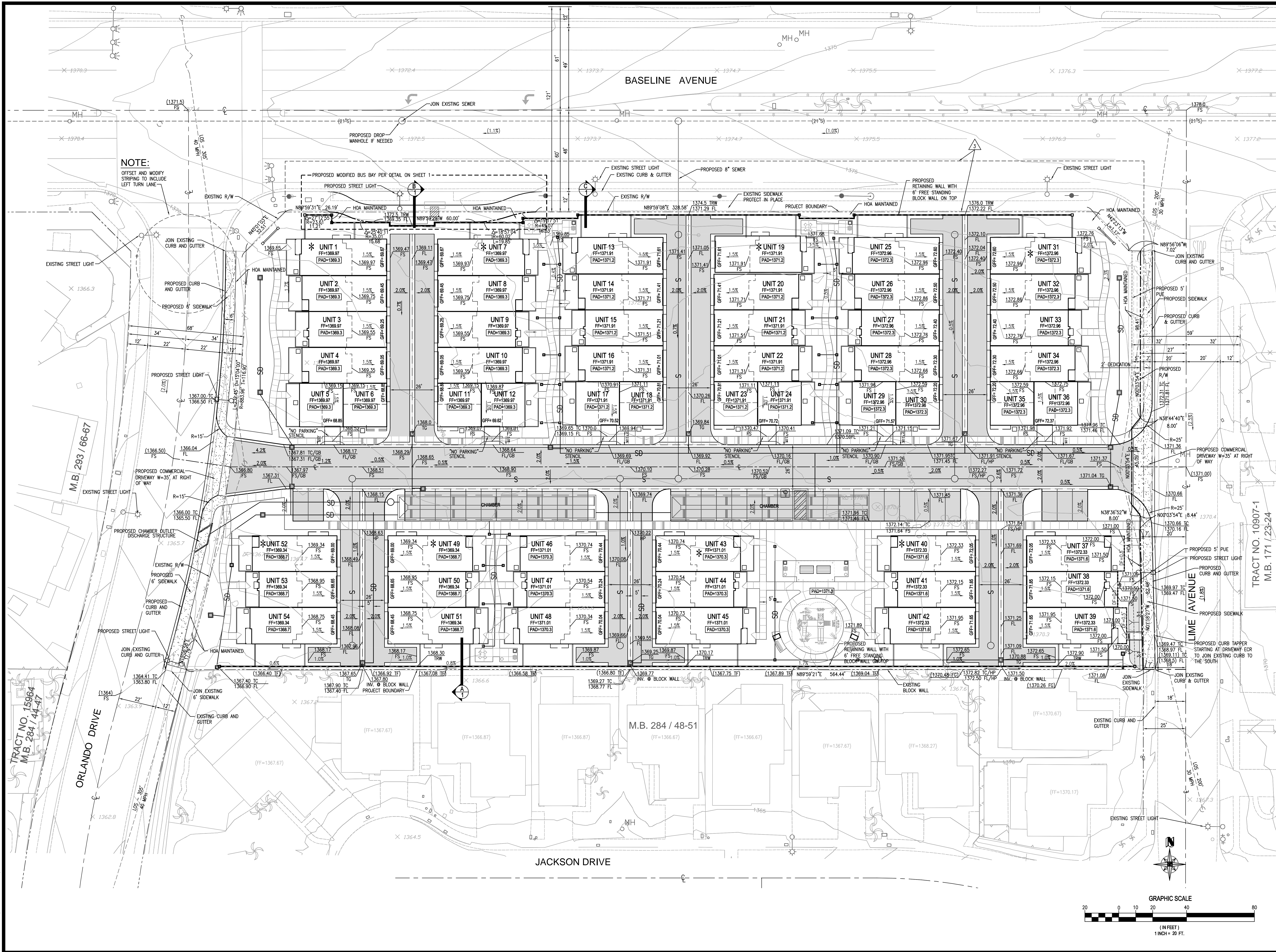
Robert K. Allard, R.C.E. 85349

2-5-25  
Date

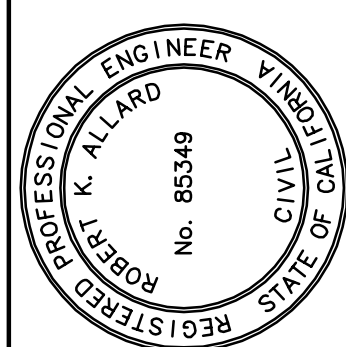




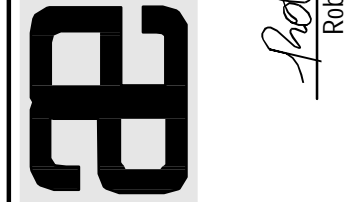




Prepared For:  
**NEWBRIDGE HOMES**  
500 NEWPORT CENTER DR. #570  
NEWPORT BEACH, CA 92660  
PHONE (949) 344-2701



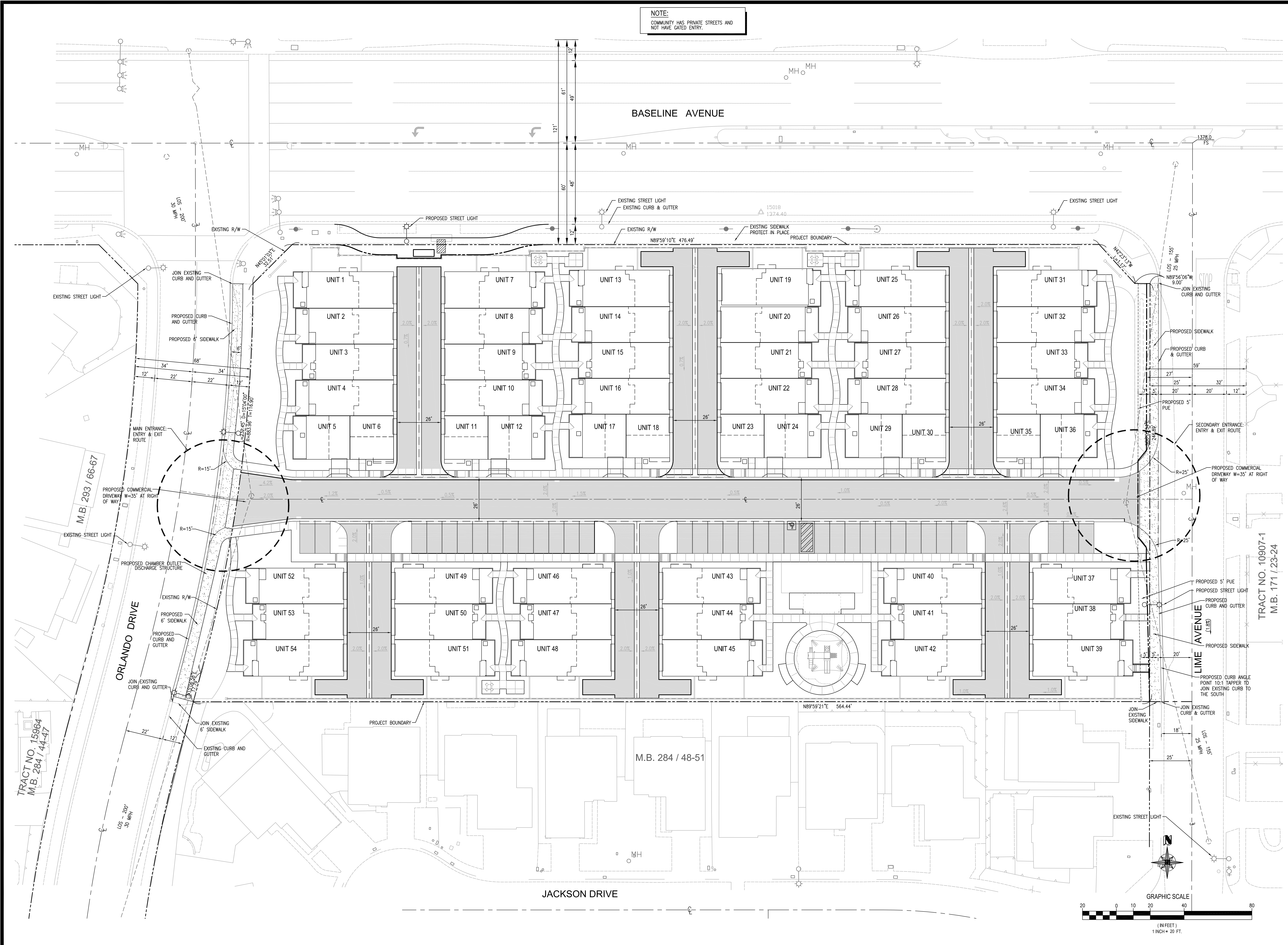
Prepared By:  
**ALLARD ENGINEERING**  
Civil Engineering - Land Planning  
16800 Serrano Avenue  
Folsom, CA 95630  
Phone (916) 350-1815  
Fax (916) 350-1815



BASE OF BEARINGS:  
THE BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF  
ORLANDO DRIVE, PER TRACT NO. 15964-1, M.B. 284/48-51.  
BENCH: NAD83 38'E  
CITY OF FONTANA BM 508  
TOP OF T.I.P. LOCATED AT THE CENTERLINE INTERSECTION OF  
MILLER AVE. AND ORLANDO AVE.  
ELEVATION: 1342.37

SHEET TITLE	CONCEPTUAL GRADING PLAN	DATE	May, 2025
PROJECT	TTM NO. 20729 APN: 1110-171-02	SCALE	1"=20'
JOB NO.	CITY, CALIFORNIA	DRAWN	AE
		CHECKED	RKA
			2





NOTE:  
COMMUNITY HAS PRIVATE STREETS AND  
NOT HAVE GATED ENTRY.

DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_

SHEET NO. 1 OF 1

SCALE: \_\_\_\_\_

DRAWN: \_\_\_\_\_

CHECKED: \_\_\_\_\_

PROJECT TITLE: FIRE PLAN

TTM NO. 20729

APN: 1110-171-02

PREPARED BY: ALLARD ENGINEERING

REYNOLD R. ALLARD, R.C.E. 79086

PROFESSOR OF ENGINEERING

CIVIL ENGINEER

PREPARED FOR: NEWBRIDGE HOMES

500 NEWPORT CENTER DR #370

NEWPORT BEACH, CA 92660

PHONE (949) 344-2701

TRACT NO. 15964

M.B. 284 / 44-47

TRACT NO. 293 / 66-67

TRACT NO. 10907-1

M.B. 171 / 23-24

TRACT NO. 284 / 48-51

GRAPHIC SCALE

1 INCH = 20 FT.

GRAPHIC SCALE

1 INCH = 20 FT.

GRAPHIC SCALE

1 INCH = 20 FT.



RANCHO FONTANA SPECIFIC PLAN  
CITY OF FONTANA  
LAND USE DEVELOPMENT PLAN (EXISTING)  
PLANNING UNIT AREAS





RANCHO FONTANA SPECIFIC PLAN  
CITY OF FONTANA  
LAND USE DEVELOPMENT PLAN (PROPOSED)  
PLANNING UNIT AREAS



Development Plan Statistical Summary

Planning Unit	Land Use Designation	Gross Acreage	Max Density (DU/AC)	Existing (Approved) Units	Proposed Units	TOTAL # OF UNITS
1	Low Density Residential	15.30	6.0	89	0	89
2	Low Density Residential	5.00	6.0	23	0	23
3	Low Density Residential	30.00	4.5	134	0	134
4	Low Density Residential	9.50	6.0	49	0	49
5	Low Density Residential	10.00	6.0	56	0	56
6	Low Density Residential	20.50	6.0	122	0	122
7	School/Park	10.00	N/A	0	0	0
8	Low Density Residential	18.20	4.5	82	0	82
9	Low Density Residential	20.00	4.5	90	0	90
10	Low Density Residential	22.50	4.5	101	0	101
11	Park	10.00	N/A	0	0	0
12	Low Density Residential	20.00	6.0	114	0	114
13	Low Density Residential	5.00	6.0	29	0	29
14	Low Density Residential	15.00	6.0	83	0	83
15	Low Density Residential	20.00	6.0	111	0	111
16	Low Density Residential	4.50	6.0	27	0	27
17	Low Density Residential	10.00	6.0	55	0	55
18	Low Density Residential	14.67	6.0	88	0	88
18A	High Density Residential	4.53	12.0	0	54	54
19	Low Density Residential	30.50	4.5	132	0	132
20	Low Density Residential	10.00	4.5	41	0	41
21	Low Density Residential	15.00	6.0	83	0	83
22	Low Density Residential	9.80	6.0	41	0	41
23	Low Density Residential	20.00	4.5	90	0	90
24	Low Density Residential	19.50	6.0	92	0	92
25	Low Density Residential	20.50	4.5	92	0	92
26	Low Density Residential	20.00	4.5	90	0	90
27	School/Park	10.00	N/A	0	0	0
28	Low Density Residential	10.00	4.5	45	0	45
29	Low Density Residential	20.00	4.5	87	0	87
30	Low Density Residential	20.00	4.5	77	0	77
31	Low Density Residential	20.00	4.5	86	0	86
32	Low Density Residential	20.00	N/A	102	0	102
33	Low Density Residential	10.00	4.5	49	0	49
		520.0		2,360	54	2,414
		Existing Approved Units				
SP TOTALS				Proposed Units	TOTAL	
Total		2,360		54	2,414	
Remaining Undesignated					31	
Max Permitted per EIR					2,445	

ATTACHMENT TO ORDINANCE NO. \_\_\_\_\_  
(Rancho Fontana Specific Plan Amendment #10 (SPA #24-0010))

Amend Section 4.3.1.2 Residential as follows:

The residential portion of the plan proposes a total of **2445 total** dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit **without an amendment to the Rancho Fontana Specific Plan**, and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit**. Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit cannot be exceeded **without an amendment to the Rancho Fontana Specific Plan reallocating units to a specific planning unit**. For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of the village with the village loop street acting to tie the activity centers within this area together. The three highest density categories occur within the loop and the planning units outside the loop are almost exclusively the lowest density category.

Amend Section 6.3.5 as follows:

All areas designated for residential use may not exceed the maximum dwelling unit yield as indicated in the statistical analysis **summary without the approval by the City of Fontana of a density transfer**. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis **summary without the approval by the City of Fontana of a density**



transfer, but may be developed below those densities without an amendment to the Rancho Fontana Specific Plan.

Add back Section 6.3.11: High Density Residential as follows:

High density residential shall be defined as areas in which the gross density is twelve (12) dwelling units per acre.

Amend Section 6.3.18: Density as follows:

- a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.
- b) The total number of dwelling units in any residential planning unit as shown on the statistical analysis summary in Section 6.2 of this Specific Plan shall not be exceeded without the approval by the City of Fontana of a density transfer. Development of any individual planning unit to a lower density may occur without an amendment to the Rancho Fontana Specific Plan.

Amend Section 6.5.1.5: Off Street Parking as follows:

- a) Parking for High-Density Residential uses shall require a minimum of two (2) and one-half (.5) spaces for each dwelling unit. All required parking spaces shall be located off-street. Parking for all other uses shall be as required by City of Fontana Zoning Ordinance.

Add and Amend Section 6.5.3.6: Setback from Street as follows:

- a) The following minimum setbacks shall apply to maintain structures abutting streets.

Said setbacks shall be measured from the ultimate right-of-way line.

<u>i. Street Designation</u>	<u>Min. Setback from ROW</u>
Major	25 ft. <b>15 ft.</b>
Primary	20 ft. <b>15 ft.</b>
Collector	15 ft.
Local	15 ft.

- b) Projection into Setbacks along Public Rights-of-Way. A setback along public rights-of-way may be reduced by up to 50 percent where a deceleration lane or bus bay would result in an encroachment into the required setback area, provided:

(1) The reduced setback area shall be no more than the length of the required deceleration lane or bus bay, as determined by the City Engineer.

(2) Does not include any reduction of the landscaped area requirement or landscape screening requirement for any parking areas.

**RESOLUTION PC NO. 2025 - \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THE CITY COUNCIL OF THE CITY OF FONTANA ADOPT THE ADDENDUM TO THE RANCHO FONTANA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 24-0001, ADOPT A RESOLUTION APPROVING TENTATIVE TRACT MAP NO. 24-0010, AND ADOPT A RESOLUTION APPROVING DESIGN REVIEW NO. 24-0035 FOR THE DEVELOPMENT OF AN ATTACHED CONDOMINIUM DEVELOPMENT CONSISTING OF 54 DWELLING UNITS AND ASSOCIATED IMPROVEMENTS ON A SITE OF APPROXIMATELY 3.3 ACRES AT APN 1110-171-02, AND DIRECT STAFF TO FILE THE NOTICE OF DETERMINATION**

**WHEREAS**, on February 16, 1968, Assessor Parcel Number (“APN”) 1110-171-02 was annexed from San Bernardino County into the City of Fontana; and

**WHEREAS**, the most recent edition of the City of Fontana General Plan was adopted by the Fontana City Council (“City Council”) on November 13, 2018; and

**WHEREAS**, on October 3, 2024, the City of Fontana (“City”) received an application from NewBridge Homes (“Applicant”), encompassing a Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035 to amend the Rancho Fontana Specific Plan to increase the residential density for the project site, subdivide the site for condominium purposes, and seeking the design review approval for the development of a 54-unit attached condominium development and the associated improvements on 3.3 acres at the Subject Property; and

**WHEREAS**, the City previously prepared and certified the Final Environmental Impact Report (FEIR) for the Rancho Fontana Specific Plan project on December 7, 1982, consisting of comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions and errata to the Draft EIR and subsequently approved the Rancho Fontana Specific Plan. For the purposes of this Resolution, the “FEIR” shall refer to the Draft EIR, as revised by the Final EIR’s errata section together with the other sections of the Final EIR; and

**WHEREAS**, on December 7, 1982, the City Council approved the Rancho Fontana Specific Plan and the Rancho Fontana Specific Plan Environmental Impact Report; and

**WHEREAS**, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

**WHEREAS**, by way of preparation of an addendum for the project, staff evaluated the project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana's 2019 Local Guidelines for Implementing CEQA by preparing an Initial Study and accompanying technical reports (Addendum); and

**WHEREAS**, based on that evaluation, staff concluded that the FEIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the proposed project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

**WHEREAS**, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

**WHEREAS**, the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 24-0010 (TTM No. 20729) and **Exhibit "B"** for Design Review No. 24-0035; and

**WHEREAS**, on June 20, 2025, a notice of the public hearing was published in the *Fontana Herald* newspaper and simultaneously displayed at City Hall and at the Subject Property; and

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

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

**WHEREAS**, on July 1, 2025, a duly noticed public hearing on Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035 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 July 1, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 24-0010 (TTM No. 20729) and Design Review No. 24-0035; 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 and correct and incorporated herein by reference.



**Section 2. Compliance with California Environmental Quality Act.** The Planning Commission has reviewed and considered the Rancho Fontana Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any recommendation on the Proposed Project. The Planning Commission finds that the Addendum and Rancho Fontana Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed Project. The Planning Commission further finds that the Addendum have been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

**Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report.** Based on the substantial evidence set forth in the record, including but not limited to, the Rancho Fontana Specific Plan FEIR, the Addendum, and all related information presented to the Planning Commission, the Commission finds that the Proposed Project necessitates only minor modifications to the Rancho Fontana Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Rancho Fontana Specific Plan FEIR is the appropriate document for the project.

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

- A. Will not result in substantial changes that would require major revisions of the Rancho Fontana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- B. Will not result in substantial changes with respect to the circumstances under which the Proposed Project are developed that would require major revisions of the Rancho Fontana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Rancho Fontana Specific Plan FEIR documents were certified showing any of the following:
  - (i) The Proposed Project would have one or more significant effects not discussed in the EIR;
  - (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
  - (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
  - (iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

**Section 4. Findings on Environmental Impacts.** Having considered the Addendum, the administrative record, the Rancho Fontana Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental

impacts of the Proposed Project have been addressed within the Rancho Fontana Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Rancho Fontana Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgment and analysis of the Planning Commission.

**Section 5. Adoption of the Addendum to the Rancho Fontana Specific Plan FEIR.**

The Planning Commission hereby adopts the Addendum to the EIR for the Rancho Fontana Specific Plan Program Environmental Impact Report (SCH No. 1981100211) 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

**Section 6. Specific Plan Amendment Findings.** The Planning Commission hereby makes the following finding for Specific Plan Amendment No. 24-0001 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

**Finding:**                    **A specific plan may be amended by changing the development standards or zoning designation 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 view as appropriate in the context of generally accepted planning principles, surrounding land uses, and the general plan.**

**Finding of Fact:**        The Applicant is proposing to amend the Rancho Fontana Specific Plan to create an additional land use designation. The project site is currently located in planning area 18, which allows "low medium density residential" and a maximum residential density of six dwelling units per acre. The Applicant is proposing to create an additional planning area (18A) to allow for "high density residential", which allows for a maximum residential density of 16.3 dwelling units per acre. Planning Area 18A includes development standards specific to the higher density residential, such as setbacks and parking standards. The amendment to the specific plan will allow for the development of the only remaining vacant area in the specific plan and will diversify the densities and residential product types in the specific plan. The amendment to the Rancho Fontana Specific Plan will not be detrimental to any of the surrounding land uses.

**Section 7. Tentative Tract Map Findings.** The Planning Commission hereby makes the following findings for Tentative Tract Map No. 24-0010 (TTM No. 20729) in accordance with Section No. 26-218(d) of the FMC:

**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. 24-0010 (TTM No. 20729) is consistent with the existing General Plan Land Use Designation for the project site. The lot size meets the lot standards of the existing and proposed designation in the Rancho Fontana Specific Plan. The tentative tract map is a request to subdivide approximately 3.3 acres (APN: 1110-171-02) for condominium purposes for the construction of a 54-unit attached condominium development with associated improvements, which is a land use permitted in the proposed specific plan designation.

**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. 24-0010 (TTM No. 20729) is consistent with the General Plan. The lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the City of Fontana General Plan, and Chapter No. 26 of the FMC. The lot size and street configuration also conform to the standards of the proposed land use designation in the Rancho Fontana Specific Plan. The project includes all on-site and off-site improvements to meet all the General Plan goals and objectives as well as all the zoning and Rancho Fontana Specific Plan requirements. Improvements consist of curb, gutter and sidewalks on Orlando Drive and Lime Avenue, drainage, and grading to provide a safe and well-designed project for the area.

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

**Findings of Fact:** The project site, which consists of approximately 3.3 adjusted gross acres, is adequate in size to accommodate the development of a 54-unit attached condominium development with associated improvements. The existing topography is conducive for the project, and development of the site will not require setback variances. Therefore, the site is suitable for this type of development.

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

**Findings of Fact:** The design of Tentative Tract Map No. 20729 (TTM No. 20729) is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. There will be no significant effect on the environment with mitigation as a result of project implementation. An Addendum to the Rancho Fontana Specific Plan Environmental Impact Report has been prepared and made a part of the environmental documentation and Conditions of Approval for this project.

**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. 24-0010 (TTM No. 20729) will not cause public health problems. The development complies with the general plan and specific plan land use requirements. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. Therefore, the project promotes the public health, safety, and welfare of the surrounding community.

**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.**

**Findings of Fact:** The design of Tentative Tract Map No. 24-0010 (TTM No. 20729) and public improvements will not conflict with access easements acquired by the public. The site is accessed from Orlando Drive and Lime Avenue, which are publicly maintained streets. Currently, there are no other public access easements through or within the project site.

**Section 8. Design Review Findings.** The Planning Commission of the City of Fontana hereby makes the following findings for Design Review No. 24-0035 in accordance with Section No. 30-120. "Findings for approval" of the Fontana Zoning and Development Code:

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

**Findings of Fact:** The project proposes a site and architectural design for the 54-unit condominium development. The project will be an appropriate and desirable development for the area. The areas surrounding the project site are developed with detached single-family dwellings. While the proposed condominiums are attached, the development will function similarly to the adjacent single-family neighborhoods with sufficient private open space, common open space and parking. The condominium buildings are similar in height to the two-story dwellings in the vicinity and will be similar in scale.

The proposed development is located in the Residential Planned Community (R-PC) general plan land use designation. The designation is used for master-planned communities with specific plans and is considered as a "legacy" land use category linked to the zoning and density approved in specific plans. The project site is located in the Rancho Fontana Specific Plan and with the requested associated specific plan amendment, the project will meet or exceed the criteria contained in the specific plan and Zoning and Development Code. Further the development project is consistent with the existing general plan land use designation.

**Finding No. 2:** **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable**

**development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The project consists of the development of a 54-unit attached condominium project. The development will be built pursuant to all applicable building, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibit A and B and referenced herein. Architectural features such as a light neutral color palette, decorative clay pipe, metal accents and smooth stucco will accentuate the Spanish architectural style. Additionally, variations to the building face and roof lines are architecturally pleasing. The project includes improvements along Orlando Drive and Lime Avenue. Therefore, the project promotes the public health, safety and welfare of the occupants and surrounding community.

**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 project is aesthetically and architecturally pleasing and compatible with the surrounding area. The project site is approximately 3.3 acres adjusted gross acres and is physically suitable in size and shape to support an attached condominium development. Applicable building, zoning, and fire codes will make for a safe, attractive, and well-designed project. The project will create visual interest with architectural features of the Spanish style, such as smooth stucco, a light neutral color palette, decorative clay pipes, metal accents, and shutters. The character of the surrounding neighborhood reflects both one- and two-story single-family dwellings. The project is compatible with the surrounding uses and provides a development that is designed with features (architectural relief, landscaping, street improvements, and lighting) to enhance the character of the surrounding area.

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

Finding of Fact: The development has appropriate improvements, not only for the project site but the surrounding area. Project features include sidewalks, drainage, grading, perimeter and privacy walls, and fencing to provide a safe and well-designed neighborhood. The project has been reviewed by the Planning, Engineering, Building and Safety Departments, as well as Fontana Fire Prevention for site circulation, access, and safety and it was determined the project exceeds the standards of the Zoning and Development Code and will provide a safe design for public access.

**Section 9. Approval.** Based on the foregoing, the Planning Commission recommends that the City Council:

1. Adopt an ordinance approving Specific Plan Amendment No. 24-0001 to amend the Rancho Fontana Specific Plan to create an additional planning area and corresponding development standards;
2. Adopt a resolution approving Tentative Tract Map No. 24-0010 (TTM No. 20729) to subdivide the project site for condominium purposes, subject to the Conditions of Approval attached hereto as **Exhibit "A"** and incorporated herein;
3. Adopt resolution approving Design Review No. 24-0035 for site and architectural review of a 54-unit attached condominium project, subject to the Conditions of Approval attached hereto as **Exhibit "B"** and incorporated herein; and

**Section 10. Resolution Regarding Custodian of Record.** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.

**Section 11. Certification.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**Section 12. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**Section 13. 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.

**APPROVED AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 1st day of July 2025.

**City of Fontana**

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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 1st day of July 2025, by the following vote, to-wit:

**AYES:**  
**NOES:**



Resolution PC No. 2025-

**ABSENT:**

**ABSTAIN:**

---

Joseph Armendarez, Secretary

**EXHIBIT “A”**



**CITY OF FONTANA  
CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. 24-0065  
Tentative Tract Map 24-0010 (TTM No. 20729)

**DATE:** July 1, 2025

**LOCATION:** South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue  
(APN: 1110-171-02)

**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 requirements of the Fontana City’s Municipal Code shall be complied with.
  - B. All Conditions of Approval imposed on this project have been fulfilled.
2. The applicant/developer/property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicants 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 for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney fees, which may be incurred by the city in defense of such action or proceeding. This indemnification shall also include but not be limited to, damages, fees and or costs awarded against the city, if any, and cost of suit attorney’s fees, and other costs awarded against the city liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the city and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with

respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. Tentative Tract Map No. 24-0010 (TTM No. 20729) shall comply with all applicable development standards of, Chapter 26 (Subdivisions), Rancho Fontana Specific Plan, Chapter 30 (Zoning and Development), Fontana Municipal Code (FMC) and the Subdivision Map Act.
4. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.
5. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
6. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.
7. Tentative Tract Map No. 24-0010 (TTM No. 20729) 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 Department inspection, has commenced within this period.
8. 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.
9. The applicant shall post a publicly visible sign on the Subject Property 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 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

10. 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.

11. The construction contractor shall use the following source controls at all times:

- A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Municipal Code.
- B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
- C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
- D. 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:

- i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
- ii. Temporarily enclose localized and stationary noise sources.
- iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

### **ENGINEERING DEPARTMENT**

12. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility, and will not be maintained by the City.
13. 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.
14. 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 and release of security by the City.
15. The Applicant shall construct a Bus Bay. The Applicant shall coordinate with Omnitrans to install or relocate a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.
16. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
17. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
18. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.
19. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be necessary to achieve this.
20. The Applicant shall prepare signing and striping plans for Orlando Drive to include the installation of parking restrictions between Baseline Avenue and the project driveway.

21. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

PRIOR TO ISSUANCE OF GRADING PERMIT

22. 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.
23. 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

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

25. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.
26. 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. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

27. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
28. 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 new streetlight electric bill.
29. 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.
30. 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.

31. 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.
32. 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.
33. 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.
34. 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.

#### **BUILDING AND SAFETY DEPARTMENT**

35. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
  - A. California Building Code
  - B. California Residential Code
  - C. California Electrical Code
  - D. California Mechanical Code
  - E. California Plumbing Code
  - F. California Energy Code
  - G. California Fire Code
  - H. California Green Building Standards Code
  - I. City of Fontana Ordinance
  - J. Disabled access for the site and building must be in accordance with the State of CA and ADA regulations
36. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.



37. The applicant shall 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.
38. 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.
39. Except as specifically shown in the approved project plans, 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. Except as specifically shown in the approved project plans, in any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
40. 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.
41. The applicant shall have the tract map recorded prior to the issuance of any building permits.
42. 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:

- i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
- ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
- iii. All proposed drainage structures; and
- iv. Any proposed and/or required walls or fencing.

43. 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 PERMITS**

44. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for the 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

#### **END OF CONDITIONS**

**EXHIBIT “B”**



**CITY OF FONTANA  
CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. 24-0065  
Design Review No. 24-0035

**DATE:** July 1, 2025

**LOCATION:** South of Baseline Avenue, east of Orlando Drive and west of Lime Avenue  
(APNs: 0255-101-24 and -30)

**PLANNING DEPARTMENT:**

1. 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 Department inspection, has commenced within this period.
2. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
  - A. All requirements of the Fontana City's Municipal Code shall be complied with.
  - B. All Conditions of Approval imposed on this project have been fulfilled.
3. The applicant/developer/property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicants 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 for and reimburse the city for such legal fees and costs, in their entirety, including actual attorney fees, which may be incurred by the city in defense of such action or proceeding. This indemnification shall also include but not be limited to, damages, fees and or costs awarded against the city, if any, and cost of suit attorney's fees, and other costs awarded against the city 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.

4. This project shall comply with all applicable provisions, regulations, and development standards of the Rancho Fontana Specific Plan and Chapter 30 (Zoning and Development).
5. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
6. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 1981100211) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.
7. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.
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 applicant shall post a publicly visible sign on the Subject Property 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 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

11. 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.

12. The construction contractor shall use the following source controls at all times:

- A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Municipal Code.
- B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
- C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

- D. 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:
  - i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
  - ii. Temporarily enclose localized and stationary noise sources.
  - iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
- 13. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of 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 may refer minor hue color changes to the original approving body for consideration under a revision to the original application.
- 14. 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.
- 15. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
- 16. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.
- 17. 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.
- 18. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

#### **ENGINEERING DEPARTMENT**

- 19. 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 the master sanitary sewer plan or as approved by the City Engineer. The onsite sewer system is a private facility and will not be maintained by the City.
- 20. 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.



21. 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 and release of security by the City.
22. The Applicant shall construct a Bus Bay and install a Bus Stop Shelter along Baseline Avenue, as required by the City Engineer.
23. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress location including consideration for walls, landscaping, grading, and vegetation.
24. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
25. Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered.
26. The project shall create a northbound left-turn and a northbound right-turn lane for the northbound Orlando Dr approach to Baseline Ave. This shall include any and all signing, striping, street improvement, or signal modification work that may be necessary to achieve this.
27. The project shall prepare signing and striping plans along Orland Dr to include the installation of parking restrictions along Orlando Dr between Baseline Ave and the project driveway, and along Lime Ave between Baseline Ave and the project driveway.
28. The project applicant shall provide a payment as part of the project mitigation fees to ensure that the signal timing at the intersection of Orlando Dr and Baseline Ave is monitored and optimized after project opening to ensure queues on the northbound approach are minimized.

#### **PRIOR TO ISSUANCE OF GRADING PERMIT**

29. 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.
30. 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**

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

#### **PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS**

32. The Applicant shall record All map's, lot line adjustments, right-of-way dedications,

easements, reciprocal access agreement as required for the development.

33. 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. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

**PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY**

34. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
35. 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.
36. 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.
37. 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.
38. 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.
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 Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

**BUILDING AND SAFETY DEPARTMENT**

42. 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 with the State of CA and ADA regulations
43. 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.
44. 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.
45. 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.
46. Except as specifically shown in the approved project plans, 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. Except as specifically shown in the approved project plans, 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.
47. 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.
48. The applicant shall have the tract map recorded prior to the issuance of any building permits.
49. 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:

- i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
- ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
- iii. All proposed drainage structures; and



- iv. Any proposed and/or required walls or fencing.
- 50. 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 PERMITS**

- 51. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for the 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

**END OF CONDITIONS**

## NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Cecily Session-Goins Phone: (909) 350-6723
			Email: csgoins@fontanaca.gov
TO:	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)  Address:  Contact:  Phone:	

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

State Clearinghouse Number (If submitted to SCH): 1981100211
Project Title: Baseline Townhomes – Citrus Walk
Project Applicant (include address, telephone number and email address):  NewBridge Homes 500 Newport Center Drive, Suite 570 Newport Beach, CA 92660 Bryan Avilla, <a href="mailto:bavilla@newbridgehomes.com">bavilla@newbridgehomes.com</a> , (949) 344-2705
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):  South of Baseline Avenue, West of Lime Avenue and East of Orlando Drive (APN: 1110-171-02)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements.

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

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

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

\_\_\_\_\_  
**Rina Leung**  
**Senior Planner**

**Clerk's File Stamp:**

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





## NOTICE OF PUBLIC HEARING

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

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

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

**Master Case (MCN) No. 24-0065; Specific Plan Amendment (SPA) No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) & Design Review Project (DRP) No. 24-0035**

A request for a Specific Plan Amendment to amend Rancho Fontana Specific Plan for Planning Area 18 (PA 18) and 18A (PA 18A) to revise density from Low Density (6du/ac) to High Density Residential (12du/ac) along with revisions to the development standards (parking and setback requirements). The proposal also includes site and architectural review of a new residential development consisting of 54 attached multiple family dwellings and associated improvements along with a request for a Tentative Tract Map for residential condominium purposes.

**Environmental Determination:**

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8 of the City of Fontana's 2019 Local Guidelines an Addendum to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) has been prepared for the proposed project. The aforementioned EIR was adopted by the City Council on December 7, 1982, is consistent with the proposed project. The Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

**Location of Property:**

South side of Baseline Avenue  
between Lime Ave. and Orlando Dr.  
(APN: 1110-171-02)

**Date of Hearing:**

July 1, 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 Cecilly Session-Goins, Associate Planner, at (909) 350-6723 or by email: [csgoins@fontanaca.gov](mailto: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 HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: June 20, 2025



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0366  
**Agenda #:** PH-B

**Agenda Date:** 7/1/2025  
**Category:** Public Hearing

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**FROM:**

Planning Department

**TITLE:**

Master Case No. 25-0019 and Municipal Code Amendment (MCA) No. 25-0007: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) for amendments to multiple sections of the Fontana Municipal Code, Chapter 30 - Zoning and Development Code, to revise signage regulations within the Downtown Core, streamline the approval process for various sign types, and to prohibit feather and yard signs pursuant to the certified General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3.

**RECOMMENDATION:**

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025-\_\_\_\_; and, forward the recommendation to the City Council to:

1. Determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183 and Section 7 of the Local 2019 Guidelines for implementing CEQA, as the proposed amendments will have no new or more severe significant environmental effects "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and
2. Approve a Resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0007 and amend Chapter 30 of the Municipal Code.

**APPLICANT:**

City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

**LOCATION:**

The Downtown Core is comprised of six districts. The boundaries of the Downtown Core are between Foothill Boulevard on the north, Randall Avenue on the south, Juniper Avenue on the east and Mango Avenue on the west. A map of the district is included in Exhibit "A" to Attachment No. 1.

**REQUEST:**

A Municipal Code Amendment (MCA) No. 25-0007 for amendments to multiple sections of the Fontana Municipal Code, Chapter 30 - Zoning and Development Code, to revise signage regulations within the Downtown Core, streamline the approval process for various sign types, and to prohibit feather and yard signs.

**PROJECT PLANNER:**

Alejandro Rico, Associate Planner

**BACKGROUND INFORMATION:**

1. The City of Fontana Zoning and Development Code regulates the development of commercial, industrial, and residential projects. Staff conducts ongoing reviews of the municipal code to determine where language within the code would benefit from updates, clarifications, and/or redefinition to help streamline zoning and facilitate the development process.
2. In 2018, the City adopted the current General Plan, which includes goals and objectives aimed at making a positive visual image of the Downtown Core area through new sign programs to allow attractive, creative signage.
3. In 2019, the City adopted the Form Based Code, which established mixed-use districts throughout the City to encourage residential and commercial uses with a focus on walkability and the pedestrian experience.
4. In 2023, the City amended Chapter 30 of the FMC ("the Zoning and Development Code") for the Downtown Core Project under the SB2 Grant to focus on creating a more viable area through amendments to the Zoning and Development Code, including signage.

**PROJECT DESCRIPTION:**

The City initiated Zoning Code Amendment (ZCA) No. 25-002 to update Chapter 30 (Zoning and Development Code) as summarized below; a detailed list of the proposed amendments is provided within Exhibit "A" of the Planning Commission Resolution as referenced in Attachment No. 1.

**ANALYSIS:**

The amendments to the Zoning and Development code will add regulations for Sign Programs and allow creative signs within the Downtown Core with greater flexibility and streamlined approval. Other signs such as awnings, wall signs, projecting signs, canopy signs being modified to allow flexibility in size and location. The amendments will align with the 2015-2035 General Plan goal of making a positive visual image to the Downtown Core and integrating clear way finding, artistic signage, scaled for the pedestrian visibility to help explore the Downtown area on foot. Clear signage helps to attract local and regional visitors that would help drive economic growth for the city.



### **Municipal Code Amendment No. 25-0007:**

The Zoning Code Amendment will modify the Sign Regulations (Article XII) of the Zoning and Development Code to allow for attractive signage in the Downtown Core. The following is a summary of the sign code amendments:

Although the following sign types referenced below are currently permitted throughout the City of Fontana, including the Downtown Core, the following amendments are intended to provide greater flexibility and a more streamlined approval process to facilitate a dynamic Downtown Core. This Zoning Code Amendment is limited to allowing this type of signage in the Downtown Core where a more expansive and dynamic visual interest is appropriate on a larger scale.

**Downtown Core Creative Sign:** Creative signs currently allow any deviates from the regulations of the Zoning and Development Code as it relates to signage as long as the signs are creative in design and match or enhance the architecture of the building. Businesses may implement commercial murals, which reflect the imagery of their brand, products or services. The proposed amendment will allow greater enhancements such as façade improvements in close proximity to the area in which the creative sign is located. Businesses have often requested façade modifications with signage to enhance the aesthetics of storefronts but would have to apply for an Administrative Site Plan (ASP) or Design Review Modifications (DRP) for new buildings. ASP's and DRP's can often take anywhere from six (6) months to a year to process, require a public hearing and can cost thousands of dollars. Instead, all Downtown Core Creative Signs and façade improvements will require a Design Review Sign application which are reviewed ministerially with no public hearing at a lower cost. High quality electronic signs are permitted for advertising of screenings and live events which are common for movie theaters and event venues. A Minor Use Permit (MUP) will be required for electronic signs to ensure no other types of businesses or unauthorized images are displayed. MUP's require discretionary action from the Director of Planning with a public hearing. The intent is to limit the impact of electric signs which can be intrusive to a Downtown, if they become too abundant.

**Downtown Core Sign Programs:** Sign Programs currently allow commercial areas to set their own development standards for signage. This allows shopping centers to have a uniform design to signage which can have signage not permitted in the Zoning Code. This amendment will lower the requirement for commercial sites to have a sign program. Currently, the Zoning Code requires that commercial sites be six (6) acres and must be located on certain streets. The Downtown Core will require that commercial sites must be either at least one acre in size or be made up of a two-story building. Like the Downtown Core Creative Sign, Downtown Core Sign Programs would permit façade changes in close proximity to signage. Electronic signs for screenings and live events will require an MUP, and commercial murals would be permitted. The standards set for all these types of signage must be attractive and compatible with the buildings and area. Lastly, Sign Programs require approval from the Planning Commission, but this amendment for the Downtown Core will only require Planning staff approval with a Design Review Sign Application with no public hearing requirement.

**Wall Signs:** The most common type of signage that businesses utilize are walls signs. Fortunately, the Zoning Code currently provides flexibility for wall signs throughout the City of Fontana. The Zoning Code allows up to 100 square feet for a wall sign with height limits placed on letters for tenant spaces less than fifty feet (50) in width. Tenant spaces wider than fifty (50) feet do not have this height limit and other areas of the sign do not have any other limitation. Secondary signs are

permitted for frontages longer than 100 feet. This has given commercial businesses flexibility in having large wall signs and secondary signs throughout the City. The amendment will allow commercial tenants in the Downtown Core the ability to add a secondary sign regardless of frontage space. Secondary signs are often used to add graphics or slogans which often enhance the design of the frontage. Similar to the signs mentioned above, wall sign applicants have the opportunity to modify facade areas in close proximity to the wall sign to enhance the visual aesthetics of a building.

**Downtown Core Projecting Signs:** Projecting signs are popular in Downtowns throughout the world. These signs extend from building facades and run vertically. They often have a marquee look with attractive lighting that can make a great impression on the nightlife of an area. The current code only allows a limit of fifteen square feet for this type of signage. This Downtown Core amendment will allow them to be one and a half square feet per adjacent building frontage. However, given their size, Downtown Core Projecting Signs are limited to businesses that are at least 5,000 square feet and have a frontage of at least fifty (50) feet. Downtown Core Projecting Signs must also be located fifty (50) away from each other.

Other changes to the sign requirements:

- **Awning Signs**
  - *Current:* Allowed 25% square footage of awning area.
  - *Current:* Allowed 25% square footage of awning area.
- **Canopy Signs**
  - *Current:* Allowed 25% square footage of surface area of canopy.
  - *Proposed:* Allowed one square foot of sign area per each lineal foot of tenant frontage.
- **Driveway/on-site traffic directional sign:**
  - *Current:* Only allowed on driveways.
  - *Proposed:* Allowed along the right-of-way to help locate parking areas.
- **Floor Inlay Sign:**
  - *Current:* Must be located within tenant's parcel.
  - *Proposed:* Allowed in right-of-way with City Engineer approval
- **Graphic Project Sign:**
  - *Current:* Allowed up to ten square feet.
  - *Proposed:* Allowed up to twenty square feet.
- **Roof Sign:**
  - *Current:* Not permitted.
  - *Proposed:* Allowed for larger buildings and may only be used to name the local area or building.
- **Yard and Feather Signs:**
  - *Current:* Permitted.
  - *Proposed:* Not permitted.

### **California Environmental Quality Act**

The proposed amendments in the Ordinance are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualify for an exemption pursuant to the from California Environmental Quality Act (CEQA),

specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183, as the proposed amendments in the Ordinance will have no new or more severe significant environmental effects “peculiar to” the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken

**MOTION:**

Approve staff's recommendation

**ATTACHMENTS:**

Attachment No. 1 - Planning Commission Resolution Recommendation for City Council

Attachment No. 2 - Exhibit A to Planning Commission Resolution

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, PURSUANT TO THE CERTIFIED GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE [SCH] NO. 2016021099) AND PUBLIC RESOURCES CODE SECTION 21083.3, THAT THE FONTANA CITY COUNCIL ADOPT AN ORDINANCE APPROVING AMENDMENTS TO MULTIPLE SECTIONS OF THE FONTANA MUNICIPAL CODE, CHAPTER 30 - ZONING AND DEVELOPMENT CODE, TO REVISE SIGNAGE REGULATIONS WITHIN THE DOWNTOWN CORE, STREAMLINE THE APPROVAL PROCESS FOR VARIOUS SIGN TYPES, AND TO PROHIBIT FEATHER AND YARD SIGNS.**

**WHEREAS**, pursuant to Government Code Section 37100, the legislative body of a city may pass ordinances not in conflict with the Constitution and laws of the State or the United States; and

**WHEREAS**, Government Code Sections 50022.1 to 50022.10 authorizes a city to codify and recodify its ordinances; and

**WHEREAS**, through Municipal Code Amendment (“MCA”) No. 25-0007, the City of Fontana (“City”) desires to restate without substantive revision, amend and recodify certain ordinances codified in the Fontana Municipal Code (“FMC”); and

**WHEREAS**, the General Plan includes policies and action calling for numerous updates to the FMC; and

**WHEREAS**, in 2018, the City adopted its current General Plan, which includes goals that promote a high quality of life and a positive visual image of the Downtown Core through the use of clear way-finding and artistic signage to enhance the aesthetics of the Downtown area; and

**WHEREAS**, in 2019, the City adopted the Form Based Code, which established mixed-use districts throughout the City to encourage residential and commercial uses with a focus on walkability and the pedestrian experience; and

**WHEREAS**, in 2023, the City amended Chapter 30 of the FMC (“the Zoning and Development Code”) for the Downtown Core Project under the SB2 Grant to create a more viable area through amendments to the Zoning and Development Code, including signage; and

**WHEREAS**, Table No. 30-721.A. is amended to allow projecting and holiday window signs within the Downtown Core; and

**WHEREAS**, Table No. 30-725.A. is amended to allow three new categories of sign permits, designate of the bodies responsible for their review, and designate appeal bodies; and

**WHEREAS**, Sections 30-731 and 30-731.1 are amended to establish comprehensive regulations for Downtown Core Sign Programs, encompassing specific requirements, standards and permitted uses; and



**WHEREAS**, Sections 30-732 and 30-732.1 are amended to regulate Downtown Core Sign Programs, specifically detailing their requirements, standards and permitted uses; and

**WHEREAS**, Table 30-742.A. is amended to include Downtown Core regulations for residential uses; and

**WHEREAS**, Table 30-743.A. is amended to incorporate Downtown Core- specific regulations for signage pertaining to nonresidential uses for in commercial, mixed-use, and form-based zoning districts; and

**WHEREAS**, Sections 30-746(a)(2), (b)(2), (b)(3), (b)(4) and (f)(5) are amended to establish specific standards for permanent sign types within the Downtown Core; and

**WHEREAS**, Table 30-747.A. is amended to incorporate Downtown Core standards for permanent signs, specifically for nonresidential uses within the Downtown boundary; and

**WHEREAS**, Table No. 30-751.A. is amended to incorporate Downtown Core standards for nonresidential zoning districts; and

**WHEREAS**, on July 1, 2025, following the publication of the public hearing notice, the City of Fontana Planning Commission ("Planning Commission") conducted a public hearing and received testimony and information from all parties regarding the adoption of MCA No. 25-0007, to amend multiple sections of Chapter 30 (Zoning and Development Code) as specified in Exhibit "A" that is attached hereto and incorporated herein by this reference; and

**WHEREAS**, all notices as required by statute and the FMC have been given as required; and

**WHEREAS**, pursuant staff's review, the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption pursuant to the from California Environmental Quality Act (CEQA), specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183, as the proposed amendments in the Ordinance will have no new or more severe significant environmental effects "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and

**WHEREAS**, on July 1, 2025, the Planning Commission carefully considered all information pertaining to MCN No. 25-0007 including the staff report and all information, evidence, and testimony presented at its public hearing; and

**WHEREAS**, amendments are in conformity with appropriate land use practices and will establish appropriate development standards for the land use designations; and

**WHEREAS**, the amendments in MCA No. 25-0007 are not detrimental to the public health, safety, and general welfare; will not adversely affect the orderly development of

property; will better express the City's policies; and will generally promote good land use planning and regulation; 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 recital are true, correct and incorporated herein by this reference.

**Section 2. CEQA.** The Planning Commission hereby recommends that the proposed amendments in the Ordinance are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183, as the proposed amendments will have no new or more severe significant environmental effects "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken.

**Section 3. Municipal Code Amendment.** The Planning Commission hereby makes the following finding for MCA No. 25-0007 in accordance with Section 30-45(b) "Hearing Planning Commission" of the Fontana Zoning and Development Code.

**Finding:**                      **The proposal substantially promotes the goals of the City's general plan.**

**Finding of Fact:**        The proposed Municipal Code Amendment will modify the sign code in the Downtown Core area to allow for sign programs and regulations for creative signage, along with other changes in Chapter 30 of the Zoning and Development Code that aligns with the General Plan goal of attracting local and regional visitors that would drive economic growth in Fontana.

**Section 4. Recommendation of Approval:** Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt an ordinance approving MCA No. 25-0007 amending multiple sections of Chapter 30 of the FMC as indicated in Exhibit "A" which is attached hereto and incorporated herein by reference.

The Planning Commission further recommends that the forthcoming ordinance, not apply to development applications deemed complete prior to the ordinance's effective date and that any such completed pre-adoption applications not conforming to these amendments after the ordinance's effective date, once approved by the appropriate approving body, be granted legal non-conforming status, with all applications deemed complete on or after the ordinance's adoption being subject to its provisions.

**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 Resource 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 any 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 1st day of July, 2025.

**City of Fontana**

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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 1st day of July 2025, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Joseph Armendarez, Secretary

## AMENDMENT TO FONTANA MUNICIPAL CODE CHAPTER 30

(\*Additions shown in underline, deletions shown in ~~strikeout~~)

(Divisions not referenced are to remain)

### ARTICLE XII. SIGN REGULATIONS

#### DIVISION 2. APPLICABILITY

(Sections 30-719 to 30-721 to remain)

<b>Table No. 30-721.A.</b> <b>Exempt Signs with Limitations</b> <i>Exempt signs do not require design review sign approval, but may require building permits</i>				
<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Additional Requirements</b>
<b>1. Permanent Signs</b>				
a. Projecting signs (Downtown only)	In addition to wall signs: 1 per tenant space	15 sf	Must be below eave line and maintain a minimum vertical clearance of at least eight feet from bottom of such sign to highest finished grade shall be maintained	<ul style="list-style-type: none"><li>• Permitted within downtown boundary only.</li><li>• <u>A tenant space shall be allowed either a Downtown Core Projecting Sign or a Projecting Sign otherwise permitted under the provisions of this Section, but not both. (Refer to the Table in Section 30-743.A(h) for specific regulations pertaining to Downtown Core Projecting Signs.)</u></li><li>• Such signs shall project no more than four feet from the face of the building wall upon which the sign is</li></ul>



				<p>mounted.</p> <ul style="list-style-type: none"> <li>Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit.</li> <li>Such signs, including supporting structures, shall be designed as an integral design element of a building's architecture and shall be architecturally compatible with any building to which the sign is to be attached. Where more than one sign is provided, all signs shall be complementary to each other.</li> </ul>
b. Suspended signs	1 per each street frontage per nonresidential tenant	4 sf	A minimum vertical clearance of at least eight feet from bottom of such sign to highest finished grade shall be maintained	<ul style="list-style-type: none"> <li>Such signs shall be limited to building frontages on the ground floor of nonresidential buildings.</li> <li>Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit.</li> <li>Such signs, including supporting structures, shall be designed as an integral design element of a building's architecture and shall be architecturally compatible with any building to which the sign is to be attached. Where more than one sign is provided, all signs shall be complementary to each other.</li> </ul>

c. Window signs	N/A	25 percent of the total window glass area of the first floor, including glass doors, of the building frontage.	N/A	<ul style="list-style-type: none"> <li>• Such signs shall be placed so that law enforcement and public safety personnel have a clear and unobstructed view of the interior of the establishment, including cash registers.</li> <li>• Signs inside the building not mounted to windows shall not be located within three feet of the window.</li> <li>• Illuminated and electronic message window signs shall comply with Section 30-734.</li> </ul>
				<ul style="list-style-type: none"> <li>• Perforated and/or transparent window signs shall count towards the cumulative allowable sign area.</li> <li>• Window signs shall not be located on any window above the second story.</li> <li>• Window signs shall be maintained in good condition.</li> </ul>
<u>d. Downtown Core Holiday Window Signs</u>	<u>For all window areas</u>	<u>Fifty percent of window area</u>	<u>N/A</u>	<ul style="list-style-type: none"> <li>• <u>Only permitted in the Downtown Core</u></li> <li>• <u>Windows signs as specified in subsection (c) above are permitted.</u></li> <li>• <u>Signs shall be positioned so as to ensure a clear and unobstructed view of the interior of the establishment.</u></li> </ul>

				<ul style="list-style-type: none"> <li>• <u>Signs located inside the building, but not mounted on windows, must be placed at least three feet from the window.</u></li> <li>• <u>Illuminated and electronic message window signs shall comply with Section 30-734.</u></li> <li>• <u>Sign display is restricted to federal and state recognized holidays</u></li> <li>• <u>Display of these signs are limited to the period beginning forty-five (45) days before a federal or state recognized holiday and ending fifteen (15) days after that holiday.</u></li> </ul>
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#### ***DIVISION 4. DESIGN REVIEW SIGN REQUIREMENTS***

##### **Sec. 30-725. Reviewing bodies.**

The following reviewing bodies shall make decisions on the design review sign applications provided for in this article. All reviewing bodies shall be responsible for the design review sign applications indicated in Table No. 30-725.A.

DCD—Director of Community Development—Approval Body

PC—Planning Commission—Approval Body

CC—City Council—Approval Body

X—Indicates the reviewing and/or the Approval Body

<b>Table No. 30-725.A. Responsible Reviewing Bodies</b>					
	<b>Reviewing Body</b>			<b>Appeal Body</b>	
<b>Permit Type</b>	<b>DCD</b>	<b>PC</b>	<b>CC</b>	<b>PC</b>	<b>CC</b>
Design Review Temporary Sign	X			X	
Design Review Permanent Sign—General	X			X	
Design Review Permanent Sign—Freeway Sign		X			X
Design Review Permanent Sign—Electronic Message Sign	X			X	
Design Review Creative Sign (Minor)	X			X	
Design Review Creative Sign (PC)		X			X
<u>Downtown Core Creative Sign</u>	<u>X</u>			<u>X</u>	
<u>Downtown Core Sign Program</u>	<u>X</u>			<u>X</u>	

(Sections 30-726 to 30-731 to remain)

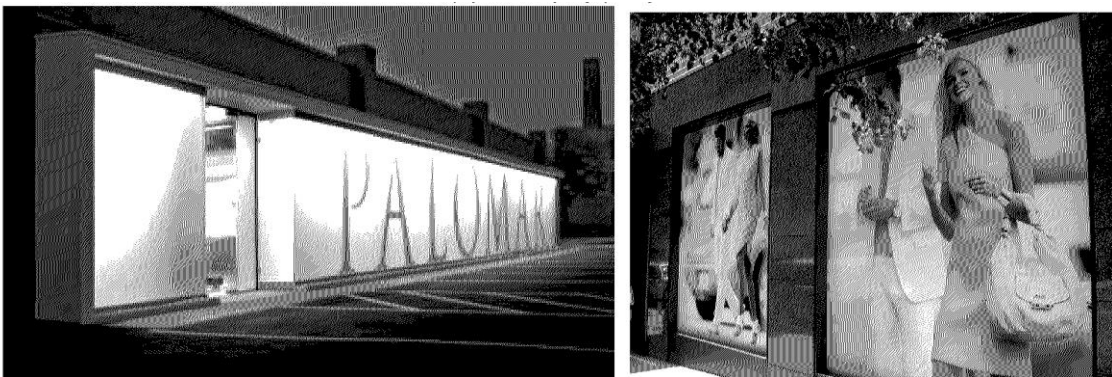


**Sec. 30-731. Design review creative sign (PC).**

(a) Purpose. The purposes of design review creative sign (PC) approvals are to:

- (1) Encourage signs of unique design and signs that exhibit a high degree of thoughtfulness, imagination, and inventiveness;
- (2) Provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of Fontana, while mitigating the impacts of large or unusually designed signs; and
- (3) Provide a process for the approval of commercial murals and other emerging sign types that portray Fontana in a positive light and enhance the local aesthetic.

**Figure No. 30-731.1**



*Examples of possible design review creative sign (PC) applications*

(b) Applicability.

- (1) Location. An applicant may request design review creative sign (PC) approval to authorize one on-site permanent creative sign in the following areas:
  - a. Within the downtown boundary. For creative signs in the **Downtown Core**, Section 30-371.1 shall apply; or
  - b. On properties with frontage on Baseline Avenue, Foothill Boulevard, Sierra Avenue, or Valley Boulevard.

(The rest of Section 30-731 to remain)

**Sec. 30-731.1. Downtown Core Creative Sign.**

(a) Purpose. The purpose of this section is to :

- (1) Encourage distinctive signage that demonstrates unique design and exhibits a high degree of thoughtfulness, imagination, and inventiveness thereby creating a dynamic and attractive Downtown Core;

- (2) Establish a process for implementing sign regulations that facilitate the approval of creatively designed signs that shall make a positive visual contribution to the overall image of the Downtown Core, while mitigating the impacts of large or unusually designed signs; and
- (3) Provide a process for the approval of commercial or residential murals and other novel sign types that positively represent Fontana and enhance the local aesthetic.

(b) Applicability.

- (1) Location. An applicant may seek approval to authorize the installation of one (1) on-site permanent creative sign within the Downtown Core.
  - (2) Requirements. An applicant may request approval to utilize standards that deviate from the requirements applicable to signs established in this Article, provided such deviation complies with the specific provisions of this Section, subject to the following conditions:
    - a. A Downtown Core Creative Sign may deviate from the applicable standards established in this article with façade modifications, when approved by the Director of Planning through a *Design Review Sign Application*.
      - i. Only one Downtown Core Creative Sign may be requested per Design Review Sign Application.
    - b. This subsection shall not authorize general advertising where it is not otherwise allowed.
    - c. A Downtown Core Creative Sign approval shall not authorize any prohibited sign type or feature set forth in Section 30-722 except where specifically authorized.
    - d. Electronic message signs are only permitted to promote live events and screenings. The site must have a business associated with live events and/or screenings. In addition, the electronic message sign must comply with Section 30-734(c).
    - e. Applicants proposing an electronic message sign must have the approval of a Minor Use Permit to ensure compliance with the findings below.
- (c) Findings . The following findings are required to be made by the responsible reviewing body for the approval of a Downtown Core Creative Sign application:
- (1) Design criteria.

The proposed creative sign shall meet the following design criteria:

    - a. The sign complies with the design principles set forth in Section 30-727;



- b. The sign exhibits a unique design and a high degree of imagination, inventiveness, spirit, and thoughtfulness through the use of color, graphics, proportion, quality materials, scale, and texture;
- c. The sign contributes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area;
- d. The sign utilizes or enhances the architectural elements of the building and is placed in an appropriate location in relation to the overall composition of the building's façade;
- e. Any proposed façade modifications are demonstrably necessary for the structural integration of the sign or are located in the immediate vicinity of the sign to enhance its visual interest;
- f. Any proposed commercial mural must depict imagery directly connected with the business and project a positive impression; and
- g. Electronic message signs may only be used for businesses to promote live events and screenings and must comply with Section 30-734.

(2) Contextual criteria. The creative sign shall be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses. The sign shall also contain at least one of the following elements:

- a. Creative image reflecting current or historic character of Fontana; or
- b. Inventive representation of the logo, name, or use of the structure or business.

#### **Sec. 30-731.12. - Sign programs.**

(a) Purpose. The purpose of the sign programs are to:

- (1) Provide coordinated signage within a development project;
- (2) Create common design elements;
- (3) Provide customized tailored site-specific standards; and
- (4) Integrate the design of signs with the overall building and landscape design to form an architectural statement.

(b) Applicability.

- (1) Location. An applicant may submit a comprehensive sign program application (design review sign program) if they meet the following criteria:
  - a. A new or existing shopping center with a site area of six acres or more;
  - b. Mixed-use or commercially zoned properties; ~~and~~
  - c. On properties with frontage on Baseline Avenue, Foothill Boulevard, Sierra Avenue, or Valley Boulevard; and
  - d. For sign programs within the **Downtown Core**, Section 30-732.1 shall apply.

(Remaining text Section 30-732 to remain)

### **Sec. 30-731.3. – Downtown Core Sign Program.**

(a) Purpose. The purpose of Downtown Core Sign Program is to:

- (1) Provide coordinated signage within a Downtown Core site;
- (2) Create common design elements;
- (3) Provide custom tailored site-specific standards;
- (4) Integrate the design of signs with the overall building and landscape design to form an architectural statement; and
- (5) Allow façade improvements in direct vicinity of proposed signage.

(b) Applicability and Eligibility.

(1) Location. The Downtown Core Sign Program must pertain to sites situated within the Downtown Core.

(2) Eligibility. In addition to the general location requirement above, the site for which a Downtown Core Sign Program application is submitted must satisfy at least one of the following criteria:

- a. The site is a commercial or mixed-use property with commercial or office space measuring one (1) acre or larger, excluding any stand-alone single-family residences (including ADU's); or
- b. The site is a commercial, mixed-use, or residential property that is two (2) stories or higher.

(3) Requirements. An applicant may request Director's approval of a Downtown Core Sign Program through a Design Review Sign Application, consistent with the following:

- a. A site plan showing the location of buildings, parking lots, driveways, lot size, building height, and landscaped area;
- b. The maximum total sign area, the maximum area for individual signs, the height of signs and the number of signs allowed;
- c. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;
- d. Show areas of all façade changes including color and material which must be architecturally compatible with the proposed signage and close proximity to proposed signage;
- e. Lighting and sign construction materials;
- f. Sign dimensions (if tenants are not known, generic dimensions may be presented);
- g. Where proposed signage does not meet the requirements of existing sign regulations, the sign program shall provide enhanced design or other elements;
- h. Sites along Route 66 must meet the requirements of Section 30-727; and



- i. Electronic message signs are only permitted to promote live events and screenings. The site must have a business associated with live events and/or screenings. In addition, the electronic message sign must comply with Section 30-734(c).
- i. Applicants proposing an electronic message sign must have the approval of a Minor Use Permit to ensure compliance with this section.

## ***DIVISION 6. PERMANENT SIGNS***

### **Sec. 30-741. Permanent sign standards by zoning district/use.**

All permanent signs shall comply with the standards set forth in this division. Additional permitted signs are included for specific uses listed under Section 30-747. Table No. 30-742.A, Table No. 30-743.A, Table No. 30-744.A, and Table No. 30-745.A identify the sign type, number, location, area, and height allowed within each zoning district, along with any applicable additional regulations. The standards contained in this section are maximums, unless otherwise stated.

### **Sec. 30-742. Permanent sign standards for residential uses in all zoning districts.**

<b>Table No. 30-742.A. Residential Uses in All Zoning Districts</b>				
<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Additional Regulations</b>
<b>1. Single-Family Residential Subdivision Development in Residential Zoning Districts</b>				
a. Monument sign	1 per major neighborhood entrance	30 sf	5 ft (includes decorative base and cap)	<ul style="list-style-type: none"> <li>Permitted only at major neighborhood entrances</li> <li>See subsection 30-746(d)</li> <li>See subsection 30-736(f)</li> </ul>
<b>2. Multiple-Family Uses</b>				
a. Monument sign	1 per street frontage with entrance	24 sf	5 ft (includes decorative base and cap)	<ul style="list-style-type: none"> <li>Permitted only at major neighborhood</li> </ul>

				entrances <ul style="list-style-type: none"> <li>• See subsection 30-746(d)</li> <li>• See subsection 30-736(f)</li> </ul>
b. Wall sign	1 per street frontage	16 sf  <b><u>Downtown Core:</u></b> <u>16 sf for channel letters and 16 ft for logo</u>	Shall not be displayed above second story and shall not extend above eave line	<ul style="list-style-type: none"> <li>• See subsection 30-746(f)</li> <li>• See subsection 30-736(g)</li> </ul>
c. Driveway/on-site traffic directional sign	1 per driveway  <b><u>Downtown Core:</u></b> <u>1 per frontage and 1 per driveway</u>	8 sf	4 ft	<ul style="list-style-type: none"> <li>• Permitted only for developments with more than 12 dwelling units</li> <li>• See subsections 30-736(f) and 30-736(g)</li> </ul>



**Sec. 30-743. Permanent sign standards for nonresidential uses in commercial, mixed use, and form-based zoning districts (C-1, C-2, RMU, FBC).**

<b>Table No. 30-743.A. Nonresidential Uses in Commercial, Mixed Use, and Form-Based Zoning Districts (C-1, C-2, RMU, FBC) and Specific Plans Without Sign Programs</b>				
<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Additional Regulations</b>
a. Awning sign	N/A	25 percent of the surface area of the awning, including all valances  <u><b>Downtown Core:</b></u> <u>30 percent of the area above the valance and 90 percent of valance areas</u>	Awning shall not extend above eave line	<ul style="list-style-type: none"> <li>• See subsection 30-746(a)</li> </ul>
b. Canopy sign	Single Tenant: 1 per building frontage  Multiple Tenant: 1 per tenant space	25 percent of the surface area of the canopy  <u><b>Downtown Core:</b></u> <u>1 square foot of sign area permitted per each lineal foot of tenant frontage</u>	24 inches, as measured from the lowest point on the sign	<ul style="list-style-type: none"> <li>• See subsection 30-746(b)</li> </ul>
c. Monument sign	1 for each 200 ft (lineal) of street frontage	45 sf	6 ft (includes decorative base and cap)	<ul style="list-style-type: none"> <li>• See subsection 30-746(d)</li> <li>• See subsection 30-736(f)</li> </ul>
d. Pylon sign	Single Tenant: 1 per street frontage with a minimum of 165 lineal ft of street	100 sf	25 ft (includes decorative base and cap)	<ul style="list-style-type: none"> <li>• Pylon signs permitted only on lots with minimum area of two acres</li> </ul>

	<p>frontage</p> <p>Multiple Tenant: 1 per street frontage</p> <p>Street frontages of 300 ft or greater may have a second pylon sign</p>			<ul style="list-style-type: none"> <li>• Pylon signs for single tenants permitted only for those lots with frontage along Baseline Avenue, Foothill Boulevard, Sierra Avenue, or Valley Boulevard</li> <li>• See subsection 30-746(e)</li> <li>• See subsection 30-736(f)</li> </ul>
e. Wall sign	<p>Business frontages less than 100 ft: 1 primary wall sign per business frontage</p> <p>Business frontages 100 ft or more: 1 primary wall sign and 2 optional secondary wall signs per business frontage.</p> <p><b><u>Downtown Core:</u></b> <u>Secondary wall signs are permitted on every frontage with a wall sign.</u></p>	<p>Business frontages less than 100 ft: 1 sf of sign area per lineal foot of business frontage up to 100 sf.</p> <p>Business frontages 100 ft or more: 1 sf of sign area per lineal foot of business frontage up to 150 sf of combined primary and optional secondary wall sign areas per business frontage. Optional secondary wall signs shall not exceed 40 percent of the total wall sign area per business frontage.</p> <p><b><u>Downtown Core:</u></b> <u>Secondary wall sign is</u></p>	Shall not extend above eave line	<ul style="list-style-type: none"> <li>• See subsection 30-746(f)</li> <li>• See subsection 30-736(g)</li> <li>• <b><u>Downtown Core:</u></b> <u>Secondary wall signs must promote the primary business. Can be located below a canopy or façade, but must have a minimum vertical clearance of at least eight feet from bottom of the secondary sign to highest finished grade.</u></li> </ul>



		<u>permitted up to 40 square feet maximum</u>		
f. Driveway/on-site traffic directional sign	<p>1 per driveway or drive-through lane, plus:</p> <ul style="list-style-type: none"> <li>• Single Tenant: 1 for every 300 parking spaces</li> <li>• Multiple Tenant: 1 for every 200 parking spaces</li> </ul> <p><b><u>Downtown Core:</u></b> <u>1 per right-of-way frontage</u></p>	<p>Single Tenant: 8 sf per sign face</p> <p>Multiple Tenant: 10 sf per sign face</p>	4 ft	<ul style="list-style-type: none"> <li>• Such signs may be in the form of a monument sign, pylon sign, <u>projecting</u> or wall sign.</li> <li>• See subsections 30-736(f) and 30-736(g)</li> </ul>
g. Freeway sign	1 per parcel having a minimum of 800 ft of freeway frontage, and is developed as a single entity	<p>150 sf for businesses occupying less than 250,000 sf of building area</p> <p>300 sf for businesses occupying 250,000 sf or more building area</p>	50 ft (includes decorative base and cap)	<ul style="list-style-type: none"> <li>• See subsection 30-746(c)</li> <li>• See subsection 30-736(f)</li> </ul>
h. Projecting signs ( <u>Downtown Core</u> )	<ul style="list-style-type: none"> <li>• <u>1 per tenant space with 50 feet of linear frontage adjacent to the public right-of-way and 5,000 square feet of floor space</u></li> <li>• <u>May exist instead of, but not in addition to, a freestanding ground sign</u></li> </ul>	<u>Shall not exceed one and one-half (1½) square feet for each linear foot of building frontage facing the right-of-way (Area is measured by maximum width by maximum height of the sign)</u>	<u>N/A</u>	<ul style="list-style-type: none"> <li>• <u>Permitted within Downtown Core only.</u></li> <li>• <u>Tenant spaces are not permitted to have both a Projecting Sign permitted in Table 30-721.A and a Projecting Sign (Downtown Core).</u></li> </ul>

				<ul style="list-style-type: none"> <li>• <u>Must be located fifty feet from any other Projecting Signs (Downtown Core)</u></li> <li>• <u>Such signs shall project no more than six feet from the face of the building wall upon which they are mounted.</u></li> <li>• <u>Any encroachment by a Downtown Core Projecting Sign into the City right-of-way is subject to the approval of the City Engineer and shall require an encroachment permit.</u></li> <li>• <u>Downtown Core Projecting Signs, including supporting structures, shall be designed as an integral architectural element of the building and must be architecturally compatible with the building to which the sign is to be attached.</u></li> <li>• <u>The bottom edge of a Downtown Core Projecting Sign shall maintain a minimum clearance of</u></li> </ul>
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				<u>nine (9) feet from ground level.</u> <ul style="list-style-type: none"> <li>• <u>Downtown Core</u></li> </ul> <u>Projecting signs must be constructed with vertical orientation.</u>
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(Sections 30-744 to 30-745 to remain)

**Sec. 30-746. - Standards by permanent sign type.**

(a) *Awning sign.* Awning signs are permitted pursuant to Section 30-743 and Section 30-744 and the following regulations:

- (1) *Location.* Awnings that display signage shall be limited to building frontages on the ground floor of buildings.

Figure No. 30-746.1.

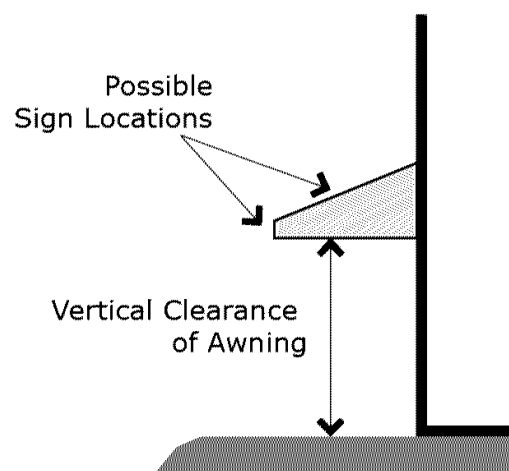


- (2) *Combined sign area.* Combinations of signs on awnings, canopies, and walls are permitted but shall not exceed the maximum allowable sign area for wall signs per business frontage or building frontage. Awning signs may count as a primary wall sign or secondary wall sign.

**Downtown Core:** Awning signs within the Downtown Core are exempt from the maximum allowable sign area limitations that apply to wall signs.

- (3) *Vertical clearance.* A minimum vertical clearance of at least eight feet from bottom of the awning, including valance, to highest finished grade shall be maintained.

Figure No. 30-746.2.



- (3) *Setback and projection into public right-of-way.* A minimum of two feet between the edge of the awning and the outer curb face shall be maintained. Any encroachment



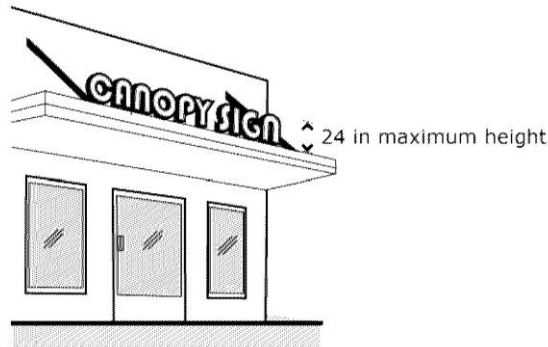
into City right-of-way is subject to City Engineer approval and requires an encroachment permit.

(b) *Canopy sign.* Canopy signs are permitted pursuant to Section 30-743 and Section 30-744 and the following regulations:

- (1) *Location.* Canopies that display signage shall be limited to building frontages on the ground floor of buildings.
- (2) *Height.* Canopy signs shall not project more than 24 inches above the highest point of any canopy, except for fueling station canopies pursuant to subsection 30-747(c).

**Downtown Core:** Signage located beneath a canopy is permitted, provided a minimum vertical clearance of eight (8) feet is maintained from the bottom of the sign to the highest finished grade. The maximum height of such signage shall not exceed twenty-four (24) inches..

Figure No. 30-746.3.



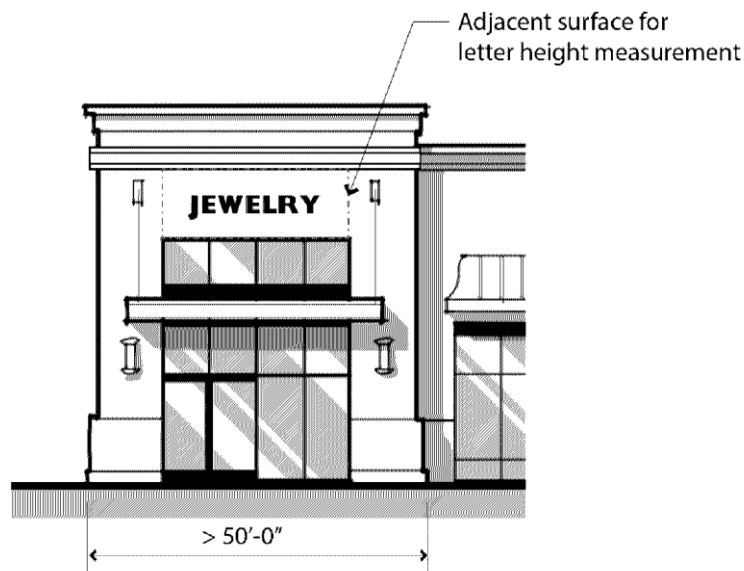
- (3) *Combined sign area.* Combinations of signs on awnings, canopies, and walls are permitted but shall not exceed the maximum allowable sign area for wall signs per business frontage or building frontage (Does not apply to the **Downtown Core**). Canopy signs may count as a primary wall sign or secondary wall sign.
- (4) *Canopy signs prohibited in combination with projecting signs.* Canopy signs shall not be permitted on street frontages with projecting signs, except for the **Downtown Core**.
- (5) *Setback and projection into public right-of-way.* A minimum of two feet between the edge of the canopy and the outer curb face shall be maintained. Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit.

(Subsections (c) to (e) to remain)

(f) *Wall sign.* Wall signs are permitted pursuant to Section 30-742, Section 30-743, Section 30-744, and Section 30-745 and the following regulations:

- (1) Location.
  - a. No wall sign shall cover, wholly or partially, any wall opening.
  - b. Wall signs shall be placed flat against the wall of the structure and shall not project from the wall more than 12 inches.
- (2) Letter height. Within multiple tenant commercial complexes, for tenants with less than 50 feet of business frontage, letter height shall be limited to 24 inches or 70 percent of the adjacent surface height, whichever is greater.

Figure No. 30-746.7.



- (3) Roofs signs in lieu of primary wall signs. Where a roof sign is permitted due to a lack of available building mansard for a sign, such roof sign's allowable area shall be equivalent to the allowed sign area for wall signs. Roof signs shall count as primary wall signs.
- (4) Exposed raceways. Exposed raceways for wall signs shall only be permitted by the Director of Community Development under the following circumstances:
  - a. The architecture of a building prevents the enclosure of a raceway within a wall (e.g., sign located on a pitched roof below the roofline of a building). In these cases, the area behind the sign shall not be visible to the public; or



- b. Older complexes that extensively use cabinet signs may utilize exposed raceways, if the applicant can demonstrate that an enclosed raceway will require extensive structural changes to the exterior of a wall.
- (5) **Downtown Core:** The area the wall sign is being constructed on (including the immediate adjacent area and plane surface area of the sign) may be modified when such changes enhance the visual quality of the sign. These modifications must be architecturally compatible with or enhance the aesthetic design of the attached building, including the materials, shapes and colors.

**Sec. 30-747. Permanent signs for specific uses.**

(All text before Table 30-747.A to remain)

<b>Table No. 30-747.A.</b> <b>Nonresidential Uses within the Downtown Boundary</b>				
Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Additional Requirements
a. Floor Inlay Sign	1 per tenant entryway	25 sf	Such signs shall be installed flush with the pavement.	Such signs shall not be located within the public right-of-way. <b><u>Downtown Core:</u></b> May be approved in the public right of way. Any encroachment into City right-of-way is subject to City Engineer approval and requires an encroachment permit.
b. Graphic Projection Sign	1 per tenant entryway  <b><u>Downtown Core:</u></b> <u>One per frontage</u>	10 sf  <b><u>Downtown Core:</u></b> <u>20 sf</u>	A minimum vertical clearance of at least eight feet from the bottom of the device projecting the sign to the highest finished grade shall be maintained.	<ul style="list-style-type: none"> <li>Graphic projection shall not blink, flash, flutter, or change light intensity, brightness, or color.</li> <li>The illumination source of the projector shall not be exposed to a public right-of-way or adjacent property.</li> <li>Sign projection shall not interfere with the use and enjoyment of adjacent properties, create a public nuisance, or create public safety hazards.</li> </ul>
<u>c. Holiday Window Signs</u>	<u>For all window areas</u>	<u>Fifty percent of window area</u>	<u>N/A</u>	<ul style="list-style-type: none"> <li><u>Does not require permit</u></li> <li><u>For federally recognized and religious holidays</u></li> <li><u>Limited display between forty-five days prior and fifteen days after holiday</u></li> </ul>



d. Roof Sign	<u>1 per building over 20,000 square feet</u>	<u>Not exceed 3 square feet for each linear foot of building frontage where the sign is located, or two hundred (200) square feet in total, whichever is lesser.</u>	<u>The height of the sign can only be a ratio of 2 feet of width to 1 foot of height.</u>	<ul style="list-style-type: none"> <li>• <u>The tenant area must be 20,000 square feet or more.</u></li> <li>• <u>The sign may contain the text identifying the local area such as the building, District, City, Downtown or Street.</u></li> <li>• <u>The design of the sign must be superior or equal to the architecture of the building and immediate area.</u></li> </ul>
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## DIVISION 7. - TEMPORARY SIGNS

(Sections 30-748 to 30-750 to remain)

### Sec. 30-751. Temporary sign standards for nonresidential zoning districts.

Temporary signs shall comply with the standards set forth in this division. Table No. 30-751.A identifies the sign type, number, location, area, and height allowed within nonresidential zoning districts, along with any applicable additional regulations. The standards contained in Table No. 30-751.A are maximums, unless otherwise stated. The signs in Table No. 30-751.A are allowed in any combination unless otherwise noted in this division.

<b>Table No. 30-751.A. Nonresidential Zoning Districts</b>				
<b>Sign Type</b>	<b>Maximum Number</b>	<b>Maximum Sign Area</b>	<b>Maximum Sign Height</b>	<b>Additional Regulations</b>
a. Banner sign	1 per business frontage	30 sf or 10 percent of business frontage on	N/A	<ul style="list-style-type: none"> <li>• For the purposes of calculating allowed</li> </ul>

		which banner is placed, whichever is greater		banner sign area, the height of a business frontage shall be eight feet regardless of existing conditions <ul style="list-style-type: none"> <li>• See subsection 30-752(a)</li> </ul>
b. Feather sign	1 per 25 linear feet of street frontage up to 4 signs per street frontage	12 sf	10 ft	<ul style="list-style-type: none"> <li>• See subsection 30-752(b)</li> <li>• <u>Not permitted in the Downtown Core</u></li> </ul>
c. Yard sign	1 per business frontage	12 sf (lots < 1 acre)	6 ft (lots < 1 acre)	<ul style="list-style-type: none"> <li>• See subsection 30-752(c)</li> <li>• See subsection 30-721(b)</li> <li>• <u>Not permitted in the Downtown Core</u></li> </ul>
		32 sf (lots ≥ 1 acre)	8 ft (lots ≥ 1 acre)	

(Section 30-752 to remain)



## NOTICE OF DETERMINATION

TO:	Office of Land Use and Climate Innovation State Clearinghouse P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Public Agency/Lead Agency Name:  <b>City of Fontana</b>  Address:  <b>8353 Sierra Ave, Fontana CA 92335</b>  Contact: <b>Alejandro Rico</b> Phone: <b>(909) 350-6558</b>
			Email: <b>arico@fontanaca.gov</b>
TO:	San Bernardino - County Clerk (Include County name)  Address: 222 W Hospitality Lane 1 <sup>st</sup> Floor, San Bernardino, CA 92415	Lead Agency (if different from above)	
<input checked="" type="checkbox"/>		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):  <b>2016021099</b>
Project Title: <b>Master Case No. 25-0019 and Municipal Code Amendment No. 25-0007</b>
Project Applicant (include address, telephone number and email address):  <b>Alejandro Rico (Associate Planner), Planning Department, City of Fontana, 8353 Sierra Avenue, Fontana, CA 92335, (909) 350-6558, arico@fontanaca.gov</b>
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):  <b>City of Fontana: The boundaries are between Foothill Boulevard on the north, Randall Avenue on the south, Juniper Avenue on the east and Mango Avenue on the west.</b>
General Project Location (City and/or County): <b>City of Fontana, County: San Bernardino</b>
Project Description: <b>Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) to modify the sign code section to encourage attractive signage in the Downtown Core by allowing flexibility in design</b>

**requirements and streamlining the approval process for creative signs, sign programs, wall signs, directional signage, awning signs, canopy signs, inlay signs, graphic projecting signs, projecting signs, holiday window signs and roof signage, and prohibiting feather and yard signs**

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 **June 3, 2025** and has made the following determinations regarding the above described project:

1.	The project [ <input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.
2. <input checked="" type="checkbox"/>	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. <b>Fontana General Plan and General Plan Environmental Impact Report (FEIR) (State Clearinghouse [SCH] No. 2016021099) was certified by City Council on November 13, 2018</b>
<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. <input type="checkbox"/>	Mitigation measures [ <input type="checkbox"/> were <input checked="" type="checkbox"/> were not ]made a condition of the approval of the project.
4. <input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan [ <input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
5. <input type="checkbox"/>	A Statement of Overriding Considerations [ <input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.
6. <input type="checkbox"/>	Findings [ <input checked="" type="checkbox"/> were <input type="checkbox"/> were not] made pursuant to the provisions of CEQA.
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.





## NOTICE PUBLIC HEARING

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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 NO. 25-0019: MUNICIPAL CODE AMENDMENT (MCA) NO. 25-0007**

The proposed Municipal Code Amendment is a request to modify the sign code section to encourage attractive signage in the Downtown Core and to specifically to amend Chapter 30, Article XII (Sign Regulations), of the Zoning and Development Code to allow flexibility in design requirements for wall signs, directional signage, awning signs, canopy signs, inlay signs, graphic projecting signs, projecting signs, holiday window signs and roof signs, streamline the approval process for creative signs and sign programs and prohibit feather and yard signs.

**Environmental Determination:** The project is consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and qualifies for an exemption from California Environmental Quality Act (CEQA) specifically Public Resources Code 20183.3, Section 7 of the Local 2019 Guidelines for Implementing CEQA, and CEQA Guidelines Section 15183, as the proposed amendments will have no new or more severe significant environmental effect than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR.

**Location of Property:** The Downtown Core area has six districts within it. The boundaries are between Foothill Boulevard on the north, Randall Avenue on the south, Juniper Avenue on the east and Mango Avenue on the west (Map of the Downtown Core area can be viewed at: [www.fontanaca.gov/2610/Public-Hearing-Notice](http://www.fontanaca.gov/2610/Public-Hearing-Notice)).

**Date of Hearing:** July 1, 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 Alejandro Rico, Associate Planner, at (909) 350-6558 or email at [arico@fontanaca.gov](mailto:arico@fontanaca.gov).

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



## AVISO DE AUDIENCIA PUBLICA

En cumplimiento con la Sección No. 202 de la Acta de Americanos con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en la implementación de esta, la agenda de esta audiencia estará 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 Secretaría Municipal llamando al (909) 350 -7602. La notificación deberá 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. 25-0019, y MCA No. 25-0007**

La Enmienda propuesta al Código Municipal es una solicitud para modificar la sección del código de letreros para fomentar una señalización atractiva en Downtown Core y, específicamente, para enmendar el Capítulo 30, Artículo XII (Regulaciones de Letreros), del Código de Zonificación y Desarrollo para permitir flexibilidad en los requisitos de diseño para letreros de pared, señalización direccional, letreros de toldo, letreros de marquesina, letreros incrustados, letreros gráficos salientes, letreros salientes, letreros de ventana de temporada y letreros de techo, agilizar el proceso de aprobación para letreros creativos y programas de letreros, y prohibir los letreros de plumas y de letreros de jardín.

**Determinacion Ambiental:** El proyecto es consistente con el Plan General de Fontana y el Informe de Impacto Ambiental (EIR) certificado del Plan General (Número de Centro de Compensación Estatal 2016021099) y califica para una exención de la Ley de Calidad Ambiental de California (CEQA), específicamente el Código de Recursos Públicos 20183.3, la Sección 7 de las Directrices Locales de 2019 para la Implementación de CEQA, y la Sección 15183 de las Directrices de CEQA, ya que las enmiendas propuestas no tendrán ningún efecto ambiental significativo nuevo o más severo que el discutido en el EIR certificado y no tendrán impactos acumulativos y fuera del sitio significativos no discutidos en ese EIR.

**Ubicacion de la Propiedad:** El área del Centro tiene seis distritos. Sus límites son entre Foothill Boulevard al norte, Randall Avenue al sur, Juniper Avenue al este y Mango Avenue al oeste (el mapa del área del Centro se puede ver en la página web: [www.fontanaca.gov/2610/Public-Hearing-Notice](http://www.fontanaca.gov/2610/Public-Hearing-Notice)).

**Fecha de Audiencia:** 1 de julio 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](mailto:planning@fontanaca.gov).

Cualquier persona o grupo interesado en aportar información lo puede hacer mediante una carta o correo electrónico dirigido a La Comisión de Planificación. 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 Pública, usted puede estar limitado a plantear solamente aquellas cuestiones que usted o alguien más planteó en la Audiencia Pública mencionada en este aviso o por correspondencia escrita a la Ciudad de Fontana antes de la fecha de la Audiencia establecida en este aviso.





# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

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**File #:** 25-0358  
**Agenda #:** DC-A

**Agenda Date:** 7/1/2025  
**Category:** Director Comments

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



**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Patty Nevins, Director of Planning *PN*  
**RE:** Agenda for Upcoming City Council Items  
**DATE:** July 1, 2025

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

<u>CITY COUNCIL JULY 8, 2025</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
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*No items listed for this meeting, as of the date of this memo.*

<u>CITY COUNCIL JULY 22, 2025</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
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*No items listed for this meeting, as of the date of this memo.*



## **MEMORANDUM**

**TO:** Planning Commission

**FROM:** Patty Nevins, Director of Planning *PN*

**RE:** Agenda for Upcoming Planning Commission Items

**DATE:** July 1, 2025

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

<b><u>PLANNING COMMISSION JULY 15, 2025</u></b>	<b><u>PLANNER</u></b>	<b><u>PLACEMENT</u></b>
1. MCN #24-0063; CUP#24-0031; DRP#24-0034 Self-Storage and RV/Storage Facility of approx. 136,863 sf South of Village Drive and east of Live Oak Avenue	Salvador Quintanilla	Public Hearing
2. General Plan Consistency Determination Realignment of Live Oak Avenue City of Fontana	Delisa Bryant	Consent Calendar