

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING TENTATIVE TRACT MAP NO. 25-0001 FOR A CONDOMINIUM MAP, AND APPROVING DESIGN REVIEW NO. 25-0006 FOR SITE AND ARCHITECTURAL REVIEW OF 219 ATTACHED CONDOMINIUM (TOWNHOUSE) UNITS AND ASSOCIATED SITE IMPROVEMENTS, ON APPROXIMATELY 13.1 GROSS ACRES LOCATED AT 16015 DUNCAN CANYON ROAD (APN: 1107-262-64 (FORMERLY KNOWN APN: 1107-262-08) AND DETERMINE THAT THE PROJECT HAS BEEN REVIEWED UNDER A PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH: 2021100400), PURSUANT TO SECTION 15126 THROUGH 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.**

**WHEREAS**, 16015 Duncan Canyon Road, also identified as Assessor Parcel Number (“APN”) 1107-262-64 (formerly known as APN: 1107-262-08) (“Project Site”), was annexed from San Bernardino County and incorporated into the City of Fontana on October 8, 1981 (“Project Site”), and

**WHEREAS**, on March 10, 2025, the City of Fontana (“City”) received an application from KB Home (“Applicant”), for a Tentative Tract Map No. 25-0001 (TTM No. 20272) for a condominium map, and a Design Review (DR) No. 25-0006 seeking approval to construct a 219-condominium unit (townhouse) development and associated site improvements, at the Project Site (the “Project”); and

**WHEREAS**, the Project Site has a General Plan Land Use designation of Multi-Family Medium/High Residential (R-MFMH) and is located within Planning Area 3 of the Ventana at Duncan Canyon Specific Plan, for which the City Council of the City of Fontana (“City Council”) approved an amended version on September 13, 2022 and which allows the development; and

**WHEREAS**, pursuant to the California Environmental Quality Act (Pub. Res. Code Section 2100) (“CEQA”) Guidelines and the State CEQA Guidelines (14. Cal Code Regs. Section 1500), the city, acting as the lead agency under CEQA, previously determined that an Environmental Impact Report (EIR) must be prepared to evaluate and disclose all potential significant environmental impacts associated with the Ventana at Duncan Canyon Specific Plan; and

**WHEREAS**, on July 26, 2022, the city certified the Final Environmental Impact Report (“FEIR”) (SCH No. 2021100400) for the Ventana at Duncan Canyon Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term “FEIR” refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

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**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA) Section 15162 through 15164, staff has determined that none of the criteria requiring a subsequent environmental document have been met and that further environmental analysis is not required. A Notice of Determination has been prepared; and

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

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

**WHEREAS**, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Tract Map No. 25-0001 (TTM No. 20272) and **Exhibit "B"** for Design Review ("DRP") No. 25-0006; and

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

**WHEREAS**, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on December 5, 2025, and simultaneously displayed at City Hall and at the Project Site; and

**WHEREAS**, on December 16, 2025, a duly noticed public hearing on Tentative Tract Map No. 25-0001 (TTM No. 20272) and Design Review No. 25-0006, was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

**WHEREAS**, the Planning Commission carefully considered all information pertaining to the Project, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on December 16, 2025; and

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

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

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

**Section 2. Compliance with California Environmental Quality Act.** As the decision-making body for the Project, the Planning Commission has reviewed and considered the Ventana Specific Plan FEIR and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the previously adopted Environmental Impact Report (SCH: 2021100400) has adequately identified that there will be no new impacts associated with this project, and no previously reviewed impact areas have changed pursuant to CEQA Sections 15162 through 15164. The Planning Commission further finds no further review is required in compliance with the State CEQA Guidelines and Section 8.10 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 FEIR and all related information presented to the Planning Commission, the Planning Commission finds that the preparation of a subsequent or supplemental EIR is not required for the project because the project:

- A. Will not result in substantial changes that would require major revisions of the Ventana at Duncan Canyon 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 Ventana at Duncan Canyon 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 known with the exercise of reasonable diligence at the time the Ventana at Duncan Canyon 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 difference from those analyzed would substantially reduce one or more significant effects on the environment but which the lead agency declined to adopt.

**Section 4. Notice of Determination.** The Planning Commission hereby determines that the project was analyzed under the previously certified EIR for the Ventana at Duncan Canyon Specific Plan Project Final Environmental Impact Report (SCH No. 2021100400) that was prepared pursuant to State CEQA Guidelines Section 15162 and 15164 along with the City of Fontana 2019 Local Guidelines for implementing CEQA, and that no additional environmental review is required. The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

**Section 5. Tentative Tract Map Findings.** The Planning Commission hereby makes the following findings for TTM No. 25-0001 in accordance with Section 26-55 "Hearing; criteria for approval" of the Fontana Zoning and Development Code.

**Finding No. 1.                    That the proposed map is consistent with the city's general plan and any applicable specific plan.**

Findings of Fact:            Tentative Tract Map No. 25-0001 (TTM No. 20282) is consistent with the General Plan Land Use designation of Multi-Family Medium/High

Residential (R-MFMH) and is located in Planning Area 3 (High Density Residential) of the Ventana at Duncan Canyon Specific Plan. The Tentative Tract Map is a request for a condominium map for the construction of 219-condominium units (townhomes) within new two and three-story buildings. The proposed Tentative Tract Map will create boundaries for each unit so that each unit may be sold separately, and to establish a homeowner's association for the community. The Tentative Tract Map meets the minimum standards of the specific plan and of Chapter 26 of the Municipal Code.

**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 Project has been designed to be consistent with the General Plan and the Ventana at Duncan Canyon Specific Plan, including on and off-site improvements. The subdivision design conforms to the requirements of Chapter 15 (Land Use, Zoning, and Urban Design Element) and Chapter 9 (Community Mobility and Circulation Element) and Chapter 16 (Stewardship and Implementation Element) of the General Plan by providing the space for high quality site designs that can accommodate a variety of land uses as well as connect the new and existing master-planned residential communities. By the construction of the on-site and off-site improvements such as curb, gutter, sidewalks, and underground utilities, this will further meet the guidelines set for by the FMC. The Project has been reviewed by the Planning Department, Engineering Department and Fire Protection, and it was determined that the conditions of approval will ensure compliance with city code and regulations.

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

Findings of Fact: The Project Site is approximately 13.1 gross acres and is adequate in size and density to accommodate the development of 219 condominium units (townhomes). The specific plan allows for up to 30 units per acre, and the proposed project will have 16.7 units per acre. The site is currently vacant, and the existing topography is relatively level. The 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 substantially and avoidably injure fish and wildlife or their habitat.**

Findings of Fact: The design of Tentative Tract Map No. 25-0001 (TTM No. 20282) and the public improvements will not likely cause substantial environmental damage, nor will it substantially and unavoidably injure fish and wildlife or their habitat, because there are no bodies of water nearby. There will be no significant effect on the environment with mitigation as identified in the previously certified EIR.

**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. 25-0001 (TTM No. 20282) will not cause public health problems. The development complies with the Zoning and Development Code, General Plan and Ventana at Duncan Canyon Specific Plan. Planning Area 3 (High Density Residential). Improvements include connection to the public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. The improvements will provide safe walking paths and driving routes which will promote the public health and safety. Therefore, the Project promotes the public health, safety and welfare of the surrounding community and will not cause public health problems.

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

Findings of Fact: The design of Tentative Tract Map 25-0001 (TTM No. 20282) and public improvements will not conflict with access easements acquired by the public. The project site is adjacent to the Edison corrido easement; however, the project development will not conflict with the existing corridor easement. One of the improvements includes adding a tubular steel fence with pilasters along the corridor area to restrict access to the corridor easement. The project property will be accessed from Duncan Canyon Road, with right-in, right-out only access, and a fully signaled light on John Previti Avenue, both publicly maintained streets.

**Section 6. Design Review Findings.** The Planning Commission hereby makes the following findings for DR No. 25-0006 in accordance with Section 30-120 "Finding 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 specific plan.**

Findings of Fact: The Project consists of the development of 219 condominium (townhome) units on a 13.1-acre site. The Project is consistent with the General Plan designation for the Project Site, which is Multi-Family Medium/High Residential (R-MFMH). The R-MFMH land use category is intended for multi-family residential use. The site is located within Planning Area 3 (High Density Residential) of the Ventana at Duncan Canyon specific plan which also allows for multi-family projects including townhomes. The specific plan requires Tuscan architectural design with specific hardscape and amenity features. The applicant provided a Tuscan architectural design and provided all of the hardscape and amenity features laid out in the specific plan. The project not only meets the standards of the specific plan, but also compliments other developed area of the specific plan, such as Planning Area 1, a multi-family apartment project. Both projects carry similar architectural features that enhance the overall community. The project will be providing individual

covered garage parking for each unit and will exceed the minimum parking requirement of the specific plan. The Project will be developed with several quality amenities, such as a dog park, fitness challenge station, pool area, BBQ area, multiple picnic areas, a pool cabana, and a paseo that provides connectivity between all of the amenities. Overall, the project meets and exceeds the minimum development standards of the specific plan.

**Finding No. 2. This 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: Project consists of the development of a new 219 condominium unit (townhouse) project on 13.1 acres. The Project will be constructed pursuant to all applicable building, zoning, and fire codes, in addition to the Conditions of Approval attached hereto as Exhibits A and B and referenced herein. The development complies with the City of Fontana Zoning and Development Code and the specific plan. The Project improvements, including sidewalks, drainage, and grading, ensure a safe and well-designed development. The project site is currently a vacant property, and the proposed development will provide safe improvements to this community by providing safe walking sidewalks for pedestrians as well as safe vehicular circulation. Additional features such as on-site and off-site lighting and new enhanced landscaped areas have been incorporated to create an attractive atmosphere. This will encourage walkable connectivity between communities. Additionally, the site improvements have been reviewed by Fontana Fire, Building and Safety, and Engineering Departments to ensure the improvements were well-designed. The development meets all setbacks, height, landscaping, design, parking, access, and safety requirements resulting in promoting the public health, safety, and welfare of the 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.**

Findings of Fact: The Ventana at Duncan Canyon specific plan architectural guidelines encourages the influence of Tuscan architecture. Features of the project include a smooth stucco exterior combined with decorative stone veneer, decorative iron features, and terracotta s-tile roof. Architectural relief for the buildings consists of decorative window treatments, decorative lighting, varied roof lines, and “pop-outs”. The use of a variety of colors and materials such as the stucco finish and the stones further adds to the Tuscan architectural design. The Project enhances the surrounding neighborhood by incorporating architectural style that compliments the surrounding area. The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The project will carry similar desired design features to other developed projects in this area that will enhance the surround neighborhood. The Project Site is physically suitable in size and shape to support the new condominium complex buildings which will be built in accordance with the Fontana Municipal Code that will

make for a safe, attractive, and well-designed Project.

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

Findings of Fact: The development has appropriate improvements, not only for the Project site but for the surrounding area. Project features include sidewalks, drainage, grading, perimeter walls, and fencing to provide a safe and well-designed neighborhood. This project will provide safe pedestrian access, as well as safe vehicular access to not only the future residents of the 219 townhomes (condominiums), but also to the surrounding communities. The Project has been reviewed by Planning, Engineering, Fire, and Building and Safety for site circulation, access, and safety and the project meets or exceeds the requirements for all applicable building codes, zoning and fire codes.

**Section 7. Approvals.** Based on the foregoing, the Planning Commission hereby approves TTM No. 25-0001, and DRP No. 25-0006, subject to the Conditions of Approval, attached hereto as “**Exhibit A**” and “**Exhibit B**” and incorporated herein by this reference as though fully set forth herein.

**Section 8. Notice of Determination.** The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

**Section 9. Resolution Regarding Custodian of Record:** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

**Section 10. Certification.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**Section 11. Effective Date.** This Resolution shall become effective immediately upon its adoption.

**Section 12. 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 application 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 16<sup>th</sup> day of December 2025.

**City of Fontana**

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Idilio Sanchez, Chair

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**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 16th day December, 2025, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Joseph Armendarez, Secretary





**Exhibit "A"**

**CITY OF FONTANA**

**CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. 25-0018  
Tentative Tract Map No. 25-0001

**DATE:** December 16, 2025

**LOCATION:** 16015 Duncan Canyon Road (APN: 1107-26-08)

**PLANNING DEPARTMENT:**

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

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

5. In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.
6. Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.
7. This Tentative Tract Map shall become null and void two (2) years from the date of approval as specified in Section 30-297 of the Zoning and Development Code, unless it has been extended as provided for in Section 26-58 of the Fontana Municipal Code.
8. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
9. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.
10. The developer shall comply with the mitigation measures identified in the CEQA EIR (SCH No. 2021100400) that was previously approved, Mitigation Monitoring and Reporting Program (MMRP) for the Ventana at Duncan Canyon specific plan as approved by the City Council.



**Exhibit “B”**

**CITY OF FONTANA**

**CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. 25-0018  
Design Review No. 25-0006

**DATE:** December 16, 2025

**LOCATION:** 16015 Duncan Canyon Road (APN: 1107-26-08)

**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. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
  - b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
  - c. All other Conditions of Approval imposed by this project have been fulfilled.
2. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
3. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.
4. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

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

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

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

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.
7. Color combinations and color schemes shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
8. The developer shall comply with the mitigation measures identified in the CEQA EIR (SCH No. 2021100400) that was previously approved, Mitigation Monitoring and Reporting Program (MMRP) for the Ventana at Duncan Canyon specific plan as approved by the City Council.
9. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight.

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10. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
11. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.
12. The current Development fees must be paid prior to issuance of building/construction permits.
13. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.
14. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.
15. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
16. Applicant shall pay all applicable service fees pursuant to the Fontana Municipal Code.
17. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
18. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
19. Design Review No. 25-0006 shall become null and void two (2) years from the original date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
20. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.
21. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.
22. 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.
23. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

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24. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.
25. 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.
26. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
27. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.
28. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee
29. The construction contractor shall use the following source controls at all times:
  - a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
  - b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
  - c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
  - d. Have only necessary equipment onsite.
  - e. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
    - 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.
30. 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

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treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

- b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
- c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY**

- 31. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.
- 32. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

**BUILDING AND SAFETY DEPARTMENT**

- 33. 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

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- h. California Green Building Standards Code
- i. City of Fontana Ordinance
- j. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

34. This site is located in the fire area designated VHFHSZ, all structures must be constructed with ignition resistant or noncombustible materials in accordance with most current edition of the Fire Code and California Building Code including all local ordinances and standards.
35. 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.
36. 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.
37. The applicant shall verify that any temporary building, trailer, commercial coach, etc. Installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.
38. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
39. The applicant shall 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.
40. The applicant shall comply with the following grading requirements:
- a. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
  - b. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
  - c. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
  - d. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
  - e. No water course or natural drainage shall be obstructed.



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- f. Minimum slope or grade for ALL drainage structures shall be one half (.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.
- i. The grading plans, 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 (Indicate any additional drainage water that may come from an adjacent property.); and
  - ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
  - iii. All proposed drainage structures; and
  - iv. Any proposed and/or required walls or fencing.

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

42. The applicant shall verify that the coach bears a State of California Department of Housing and Community Development (HCD) insignia indicating the occupancy group and design loads that the coach conforms to, and other relevant information regarding exiting, fire safety, electrical, plumbing and mechanical. The foundation system, porch and awning shall comply with plans that bear the HCD "Standard Plan Approval" stamp. The coach, foundation system, porch, and awning shall comply with the City of Fontana's design loads and site-specific conditions.

43. The applicant shall verify all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

**PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS**

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 this project:

- a. Precise grading plans shall be approved
- b. Rough grading completed
- c. Compaction certification
- d. Pad elevations certification

- e. Rough grade inspection signed off by a City Building Inspector

- 45. The applicant shall combine the existing parcels into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.
- 46. When the Entitlement Review is approved submit complete construction drawings including structural calculations to Building & Safety for plan review in accordance with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

### **ENGINEERING DEPARTMENT**

- 47. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. Onsite sewer shall be privately maintained.
- 48. 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.
- 49. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

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

- 50. 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.
- 51. 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**

- 52. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
- 53. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD. If a CFD is not created, the project ownership shall be responsible for maintenance of all perimeter landscaping for Planning Area 3 by Property Management Association, Maintenance Agreement, or other approved association by the City.

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

- 54. The Applicant shall record all maps, right-of-way dedications, and easements, as required for the development.

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55. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.
56. The applicant shall construct all street, streetlight, signing and striping, and storm drain improvements on Duncan Canyon Road along the project frontage in accordance with the Ventana Specific Plan and project plans. Main access shall be designed and constructed consistent with commercial driveway approach per city standard 1001.
57. The applicant shall construct all street (including median), streetlight, traffic signal, signing and striping, and storm drain improvements on John Previti Road along the project frontage in accordance with the Ventana Specific Plan and project plans. Main access shall be designed and constructed consistent with commercial driveway approach per city standard 1001.
58. The applicant shall construct all street, streetlight, and signing and striping improvements on Citrus Avenue along the project frontage in accordance with the Ventana Specific Plan and project plans.
59. The Applicant shall coordinate with Southern California Edison (SCE) to improve the west side of Citrus Avenue within the SCE corridor to the south of the project. This includes right of way acquisition and/or an easement agreement to perform street widening in accordance with the Ventana Specific Plan. Applicant shall facilitate and coordinate a Joint Use Agreement or easement agreement between SCE and the City as required to install these improvements.

PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

60. 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 project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

61. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
62. 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.
63. 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

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conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

64. 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.
65. 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.
66. 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.
67. 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.

**TRAFFIC DEPARTMENT**

68. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
  - a. The Project may have a single ingress/egress point along John Previti Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.
  - b. The Project may have a single ingress/egress point along Duncan Canyon Road that shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only. Ingress and egress restrictions shall be reinforced with appropriate signage and pavement markings.
  - c. Should emergency vehicle access to the public Right-of-Way be required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.
69. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.
70. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply

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with current AASHTO requirements.

71. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.
72. The Applicant shall design and construct a raised median along John Previti Avenue across the full length of the Project's frontage, except as necessary to accommodate the left-turn ingress and egress movements stated in Condition 1A above.
73. The Project shall design and construct the signal, signing, and striping modifications needed at the intersection of John Previti Avenue and Duncan Canyon Road to accommodate access to and from John Previti Avenue south of Duncan Canyon Road.
  - a. The intersection shall accommodate the following lane configuration:
    - i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
    - ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
    - iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
    - iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane
  - b. All modifications shall be completed and/or operational at the time of the Project's first issuance of an occupancy permit.
74. The Project shall design and construct the signal modifications needed at the intersection of Citrus Avenue and Duncan Canyon Road to implement an eastbound right-turn overlap phase, subject to the approval of the City Engineer.
75. The Applicant shall provide a striping and signing plan for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans.
76. The Applicant shall pay the applicable Development Impact Fees prior to the issuance of any construction permits at the established rate pursuant to Government Code Section 66007.
77. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.
78. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

**FIRE DEPARTMENT**

79. **Jurisdiction.** The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein “Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
80. **Fire Access Road Width.** Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.
81. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.
82. **Street Signs.** Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.
83. **Fire Lanes.** The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and “No Parking, Fire Lane” signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.
84. **Water System Commercial.** Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.
- The Fire Flow for this project shall be: 2125 GPM for a four hour duration at 20 psi residual operating pressure. Fire Flow is based on a 23,301 – 26,300 Square Foot structure.
85. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.
86. **Water Improvement Plan:** The applicant shall submit “Water Improvement Plans” to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type and largest building square footage. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water

purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.*** California Fire Code Chapter 5.

87. **Combustible Protection.** Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.
88. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.
89. **Fire Sprinkler-NFPA #13R.** An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3
90. **Fire Alarm, Waterflow Monitoring.** A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.
91. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.
92. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1
93. **Illuminated Site Diagram.** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1
94. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4
95. **Security Gates.** In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is

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used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

96. **Secondary Access.** The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1
97. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

**END OF CONDITIONS**