# City of Fontana

## Action Report

## Planning Commission

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

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

**FROM:**
Planning Department

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

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

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

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

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

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

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

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

0228-311-05).

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

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

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

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

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

**PROJECT PLANNER:**
Alexia Barberena, Associate Planner

**BACKGROUND INFORMATION:**
Land Use Table:

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

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

**PROJECT DESCRIPTION:**

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

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

E. Parking Analysis:
Required: 786 spaces
Provided 786 spaces
Guest Spaces Required: 226 spaces
Guest Spaces Provided: 226 spaces

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

**ANALYSIS:**

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

**General Plan Amendment (GPA) No. 24-0004**

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

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

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

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

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

**Zoning District Amendment (ZCA) No.24-0004:**
The proposal will amend the zoning district map from R-4 (Multi-Family Medium/High Residential, 24.1 - 39 dwelling units per acre) to R-3 (Multi-Family Residential, 12.1 - 24 dwelling units per acre). The amendment would allow the development of multi-family dwellings at a lower density on the project site of APNs: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05, approximately 31.0 gross acres. The Zoning District Map amendment would ensure that zoning for the project site is consistent across the subject areas, as well as consistent with the proposed General Plan Amendment.

**Tentative Tract Map No. 24-0009 (TTM No. 20712):**
The proposed Tentative Tract Map 24-0009 will subdivide 35 residential parcels for the establishment of a condominium map for the development of 393 multi-family units. Each dwelling unit will be sold separately, and a homeowner's association will be created for the maintenance of all common areas, including the amenities and landscaping.

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

**Conditional Use Permit (CUP) No. 24-0023:**
The Project is seeking to form a Planned Unit Development (PUD) within a Multi-Family Residential (R-3) zone. The purposes of a PUD are to encourage a more desirable living environment by application of modern site planning and to encourage the use of greater open space and amenities for visual enjoyment and recreational use. The proposed PUD will help create a desirable living environment for future residents by allowing developers to achieve the required density in a creative building arrangement, while also providing quality amenity space that would not necessarily be permitted with the strict application of the current Development Code. The project will include 177

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

**Design Review (DRP) No. 24-0031:**

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

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

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

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

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

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

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

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

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

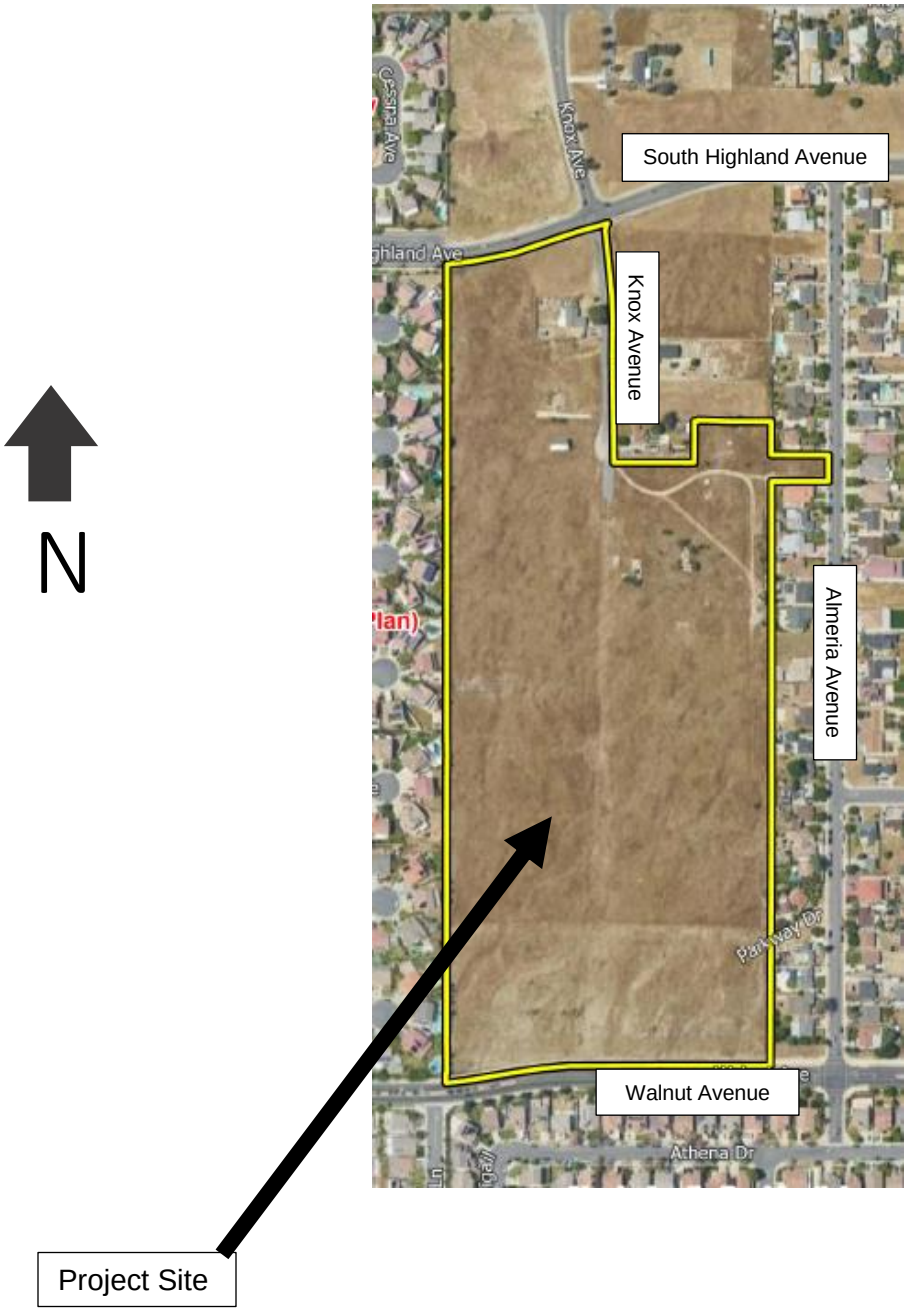
Environmental:
An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (MMRP) <https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1824790&dbid=0&repo=FontanaRecords> has been prepared for this Project pursuant to the California Environmental Quality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

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

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

**MOTION:**
Approve staff's recommendation.

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



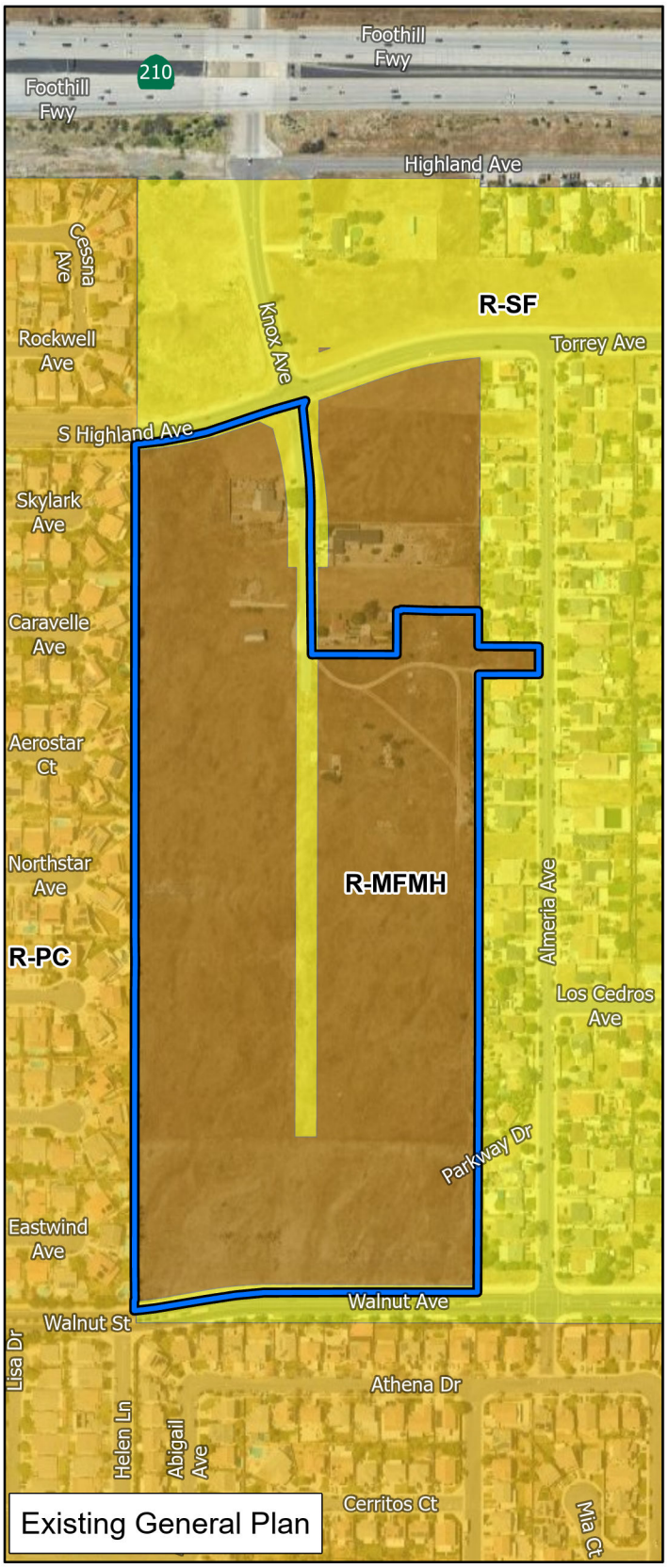

CITY OF FONTANA PLANNING DEPARTMENT

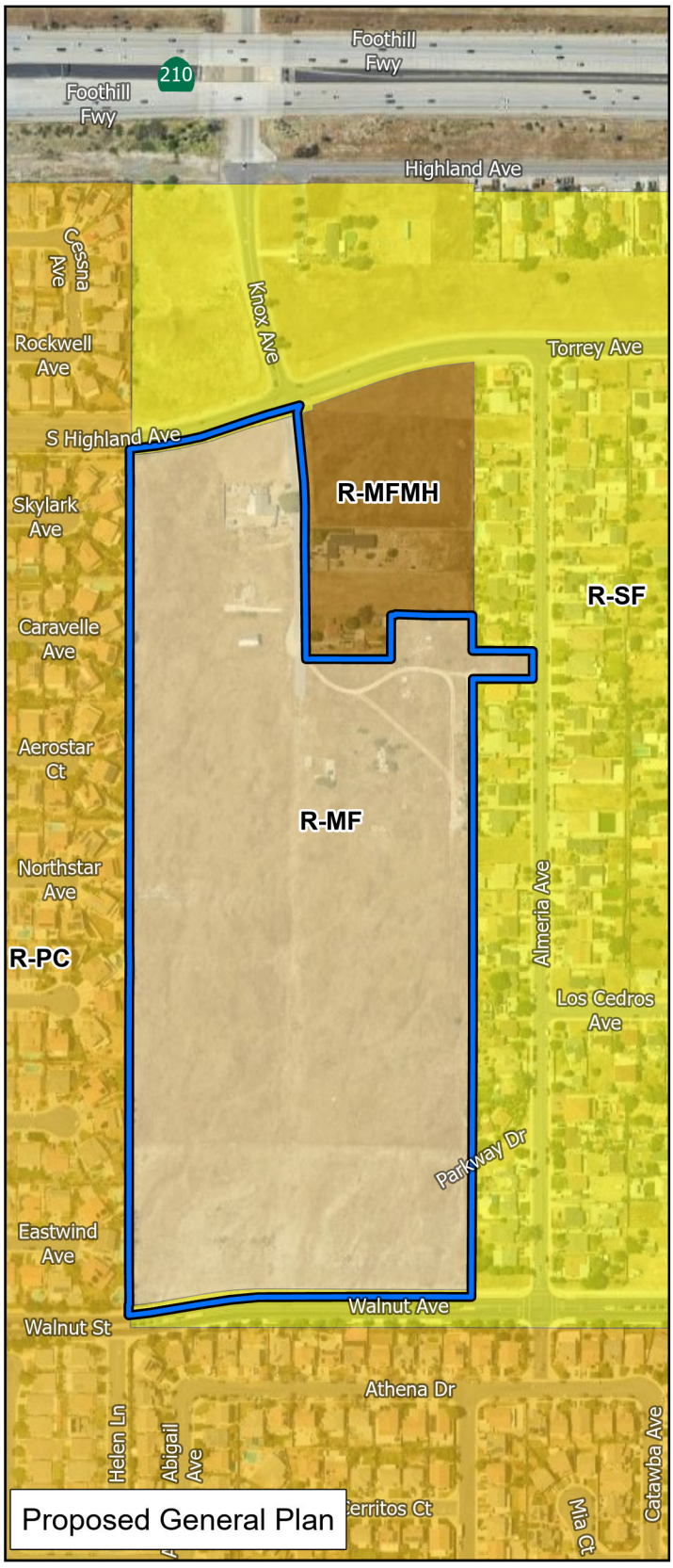
# VICINITY MAP

**DATE:** November 18, 2025

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

**ATTACHMENT NO. 1**




LSA

FIGURE 2a-1

Project Location

General Plan Designations

Multi Family Residential (R-MF)

Multi Family Median/High Residenerial (R-MFMH)

Residential Planned Community (R-PC)

Single Family Residential (R-SF)

N

0 250 500
FEET

SOURCE: Google (2024)

*Fontana Walnut Residential Project*

Existing and Proposed General Plan Designations

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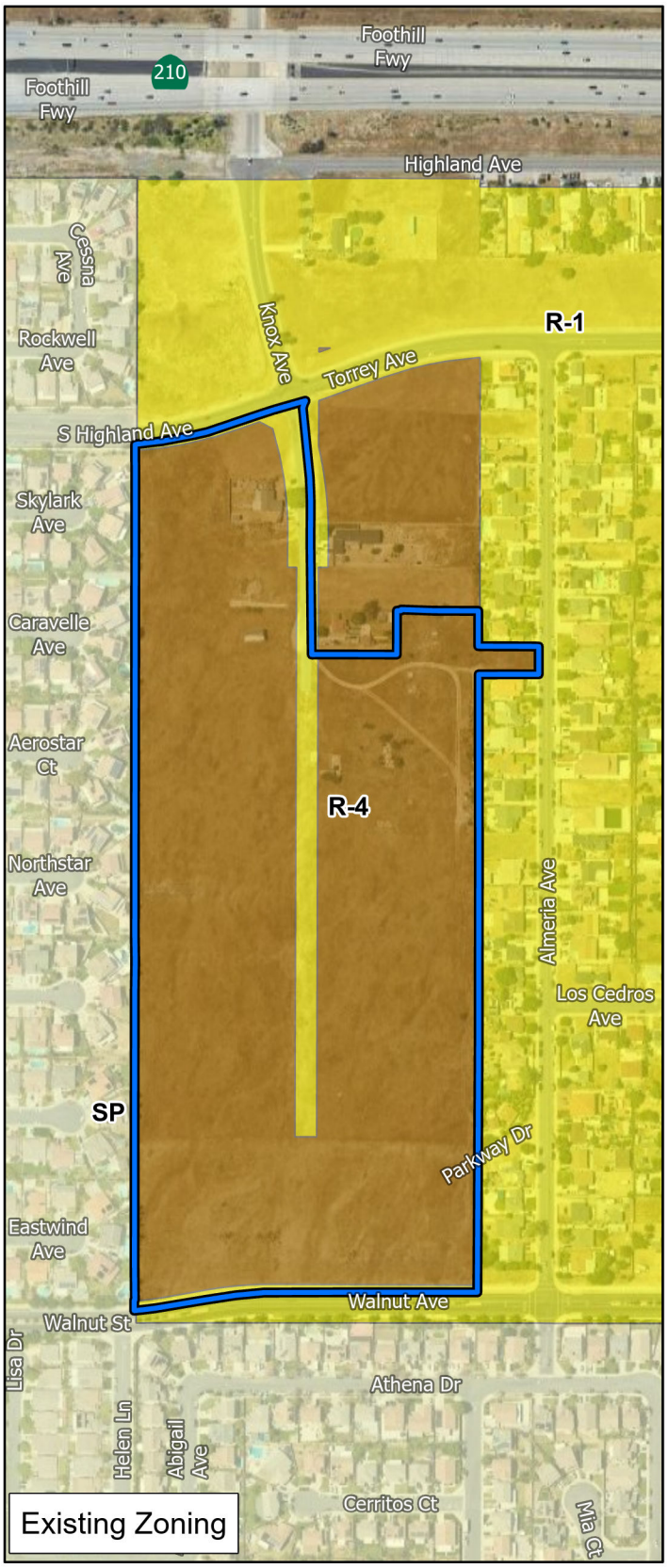
**ATTACHMENT NO. 2**



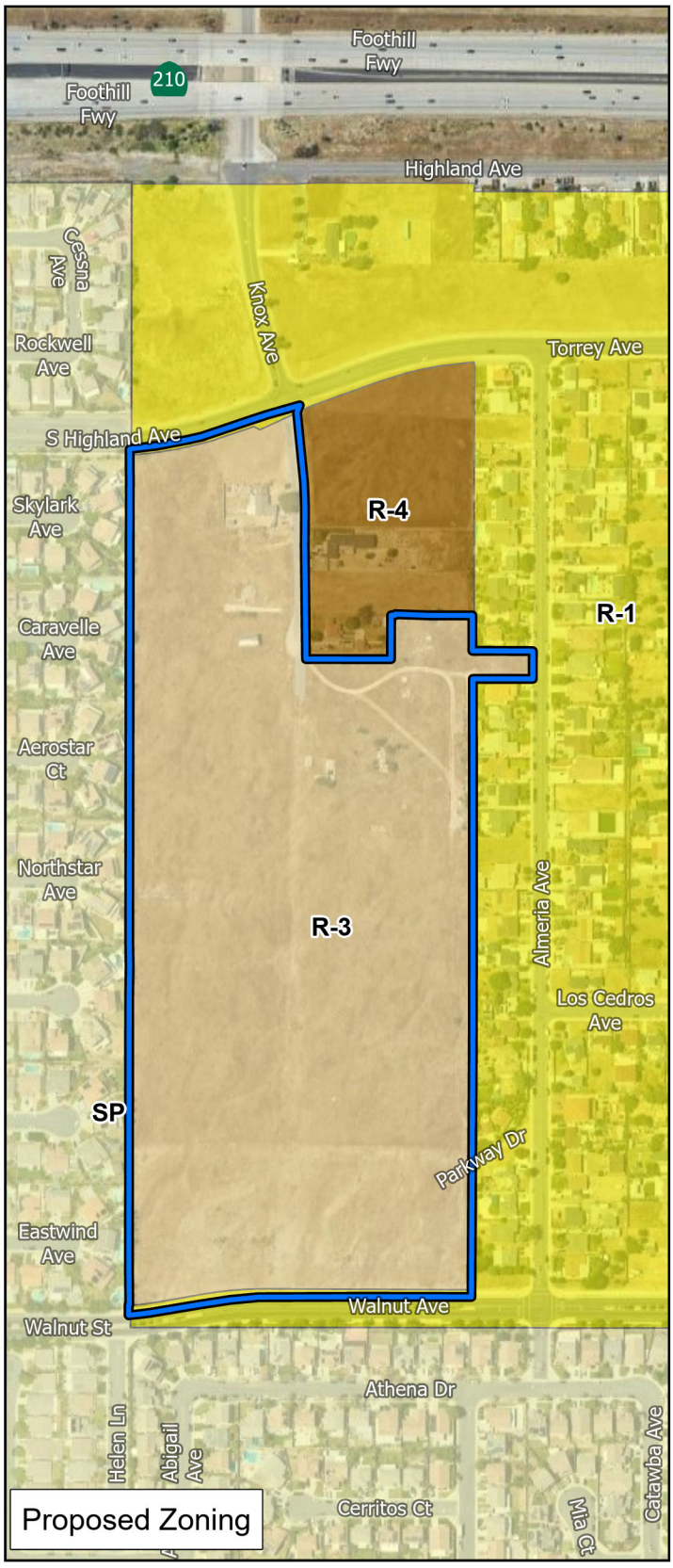




FIGURE 2a-2

LSA

Project Location

Zoning Designations

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

N

0 250 500
FEET

SOURCE: Google (2024)

*Fontana Walnut Residential Project*

Existing and Proposed Zoning

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**ATTACHMENT NO. 3**

ATTACHMENT NO. 4

CITY OF FONTANA

# SITE PLAN

# FONTANA WALNUT

## TRACT NO. 20712

### DEVELOPER / OWNER:

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

### PROJECT AREA:

GROSS: 31.0 AC
NET: 30.5 AC

### LEGAL DESCRIPTION:

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

### ASSESSOR'S PARCEL NO:

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

### UTILITY NOTIFICATION LIST:

PRIVATE DOMESTIC WATER SYSTEM
HOA MAINTAINED

PRIVATE FIRE MAIN WATER SYSTEM
HOA MAINTAINED

PRIVATE STORM DRAIN SYSTEM
HOA MAINTAINED

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

PRIVATE WQMP SYSTEM
HOA MAINTAINED

PRIVATE SEWER SYSTEM
HOA MAINTAINED

### BENCHMARK:

BENCHMARK # E 4

ELEVATION: 1345.43 (FEET)

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

### SOILS ENGINEER:

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

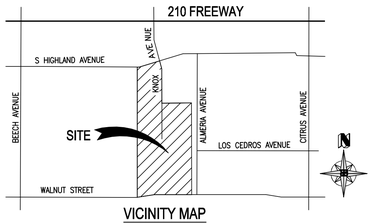
### BASIS OF BEARINGS:

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

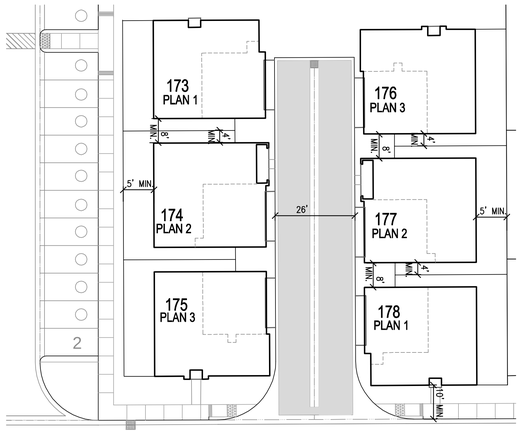
ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999158411

### LEGEND

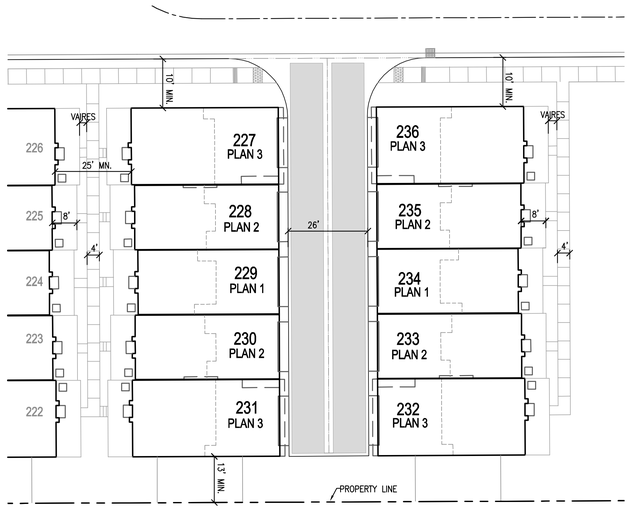
| | |
|---|---|
| 21 | LOT NUMBER |
| (1) | UNIT PLAN NUMBER |
| | PROPOSED SLOPE |
| | PROPOSED PARKING STALL |
| (*) | PROPOSED LIMITED PARKING STALL DOES NOT COUNT TOWARD PROVIDED STALL COUNT |
| | PROPOSED FIRE DEPARTMENT TURING RADIUS |



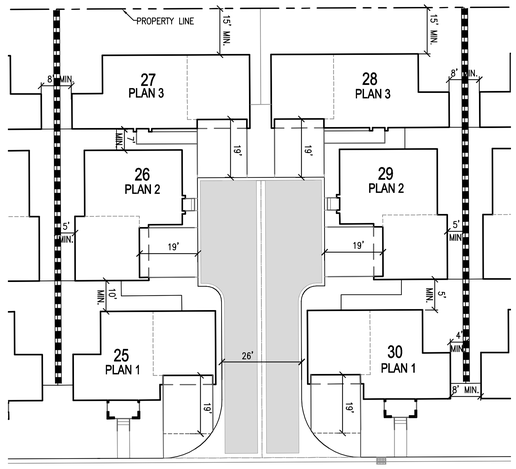

VICINITY MAP
NTS




TYPICAL DETACHED CLUSTER
SCALE: 1"=20'




TYPICAL TOWNHOUSE COURT
SCALE: 1"=20'




TYPICAL MOTOR COURT
SCALE: 1"=20'

### UTILITY NOTIFICATION LIST:

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

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

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

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

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

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

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

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

UNDERGROUND SERVICE ALERT
1-800-227-2600

### RESIDENTIAL SETBACK CHART

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

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

### OPEN SPACE

| PROVIDED PUBLIC COMMON AREAS | |
|---|---|
| REC CENTER AREA | 19,000 SF. |
| PASEO AREA | 13,100 SF. |
| PARK #1 | 6,100 SF. |
| PARK #2 | 3,300 SF. |
| PARK #3 | 13,700 SF. |
| PARK #4 | 10,200 SF. |
| TOTAL | 65,400 SF. |
| PROVIDED PRIVATE | |
| TOWN HOUSES | 160 SF MIN. EACH |
| MOTOR COURTS | 325 SF MIN. EACH |
| DETACHED CLUSTERS | 350 SF MIN. EACH |

### * ADA ACCESSIBLE UNITS

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

NOTE: LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

### PARKING

**DETACHED CLUSTER PARKING REQUIREMENT 103 TOTAL UNITS**

REQUIRED
2 PER UNIT = 206

PROVIDED GARAGE
2 PER UNIT = 206

GUEST PARKING
REQUIRED
1/2 PER UNIT = 52
PROVIDED
TOTAL= 53

**MOTOR COURT PARKING REQUIREMENT 113 TOTAL UNITS**

REQUIRED
2 PER UNIT = 226

PROVIDED GARAGE
2 PER UNIT = 226

GUEST PARKING
REQUIRED
1/2 PER UNIT = 57
PROVIDED
113 IN OPEN DRIVEWAY

**TOWNHOUSE PARKING REQUIREMENT 177 TOTAL UNITS**

REQUIRED
2 PER UNIT = 354

PROVIDED GARAGE
2 PER UNIT = 354

GUEST PARKING
REQUIRED
1/3 PER 3 UNITS = 59
PROVIDED
TOTAL= 60

### UNIT MIX SUMMARY:

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

Townhomes

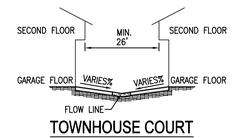
| Plan | Type | SF | | Number on Site |
|---|---|---|---|---|
| 1 | 2Br/ 2.5 Ba | 1,393 | = | 45 |
| 2 | 3 Br/ 2.5 Ba | 1,432 | = | 72 |
| 3 | 4 Br/ 2.5 Ba | 1,855 | = | 60 |
| TOTAL | | | | 177 |

Cluster

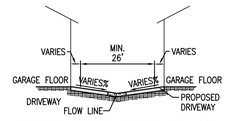
| Plan | Type | SF | | Number on Site |
|---|---|---|---|---|
| 1 | 3Br/ 2.5 Ba | 1,690 | = | 28 |
| 2 | 3 Br/ 2.5 Ba | 1,779 | = | 47 |
| 3 | 4 Br/ 3 Ba | 1,936 | = | 28 |
| TOTAL | | | | 103 |

Motor Court

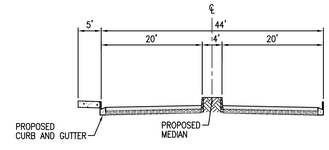
| Plan | Type | SF | | Number on Site |
|---|---|---|---|---|
| 1 | 3Br/ 2.5 Ba | 1,688 | = | 32 |
| 2 | 4 Br/ 2.5 Ba | 1,893 | = | 49 |
| 3 | 4 Br/ 3 Ba | 1,960 | = | 32 |
| TOTAL | | | | 113 |



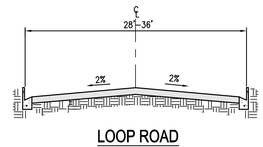

TOWNHOUSE COURT
(PRIVATE STREET)
N.T.S.




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




TRACT ENTRANCE
PRIVATE STREET
N.T.S.




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

**ADA PARKING STALL**

PROVIDED
CAR = 4
VAN = 4
TOTAL PROVIDED = 8

**PARKING STALL DIMENSIONS**

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

MCN 240060

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

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
15966 Arrow Route
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349 — Date

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

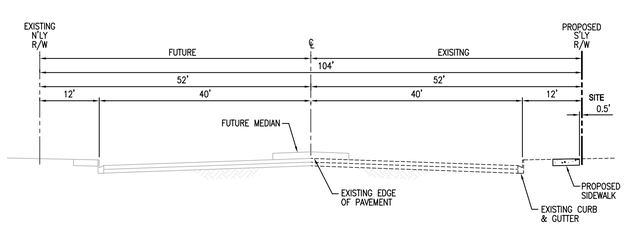
| | |
|---|---|
| DATE | October, 2025 |
| SCALE | PER PLAN |
| DRAWN | C.V. |
| CHECKED | R.K.A |

SHEET TITLE: SITE PLAN
PROJECT: FONTANA WALNUT TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA
JOB NO.
SHEET NO. 1 OF 2

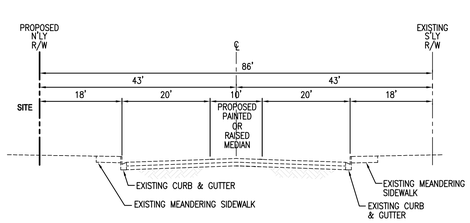
Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\SITE PLAN\SITE PLAN_01.dwg

PLOT DATE: October 04, 2025 Bobby

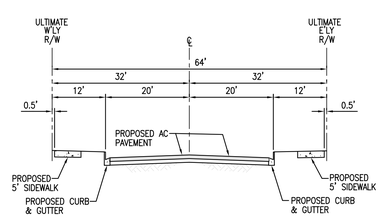
11



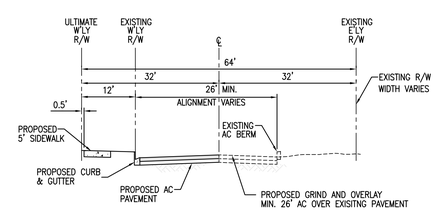

**HIGHLAND AVENUE**
PRIMARY HIGHWAY 104'
PUBLIC STREET
N.T.S.




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




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




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

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

Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
9227 HAVEN AVENUE, STE. 300
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
9350 Sierra Avenue
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349 Date

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

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

SITE PLAN

FONTANA WALNUT
TRACT NO. 20712

CITY OF FONTANA, CALIFORNIA

SHEET TITLE
PROJECT
JOB NO.

SHEET NO. 2 OF 2

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

PLOT DATE: October 04, 2025 Bobby

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

# TENTATIVE TRACT NO. 20712

## FOR CONDOMINIUM PURPOSES

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

ALLARD ENGINEERING FEBRUARY, 2025

### BASIS OF BEARINGS:

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

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

### BENCHMARK:

BENCHMARK # E 4

ELEVATION: 1345.43 (FEET)

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

### ENGINEER/SURVEYOR:

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

### DEVELOPER/OWNER:

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

### ASSESSOR'S PARCEL NO.:

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

### ZONING:

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

### LEGAL DESCRIPTION:

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

### SEE SHEET 2 FOR EASEMENTS

### ABANDONMENT / VACATION NOTE:

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

### PROJECT AREA:

GROSS: 30.99 AC
NET: 30.52 AC

### TOPOGRAPHY:

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

### FLOOD ZONE:

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

### UTILITIES:

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

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

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

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

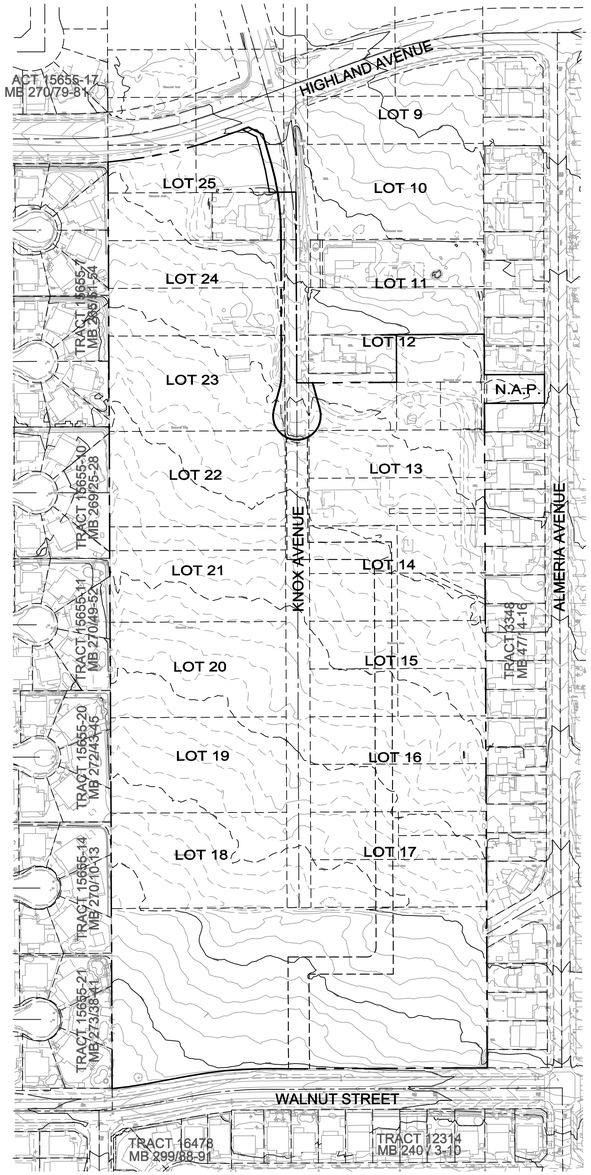
SCHOOL DISTRICT:
SAN BERNARDINO UNIFIED
SCHOOL DISTRICT
777 NORTH "F" STREET
SAN BERNARDINO, CA 92401
(909) 381-1239

### SHEET INDEX:

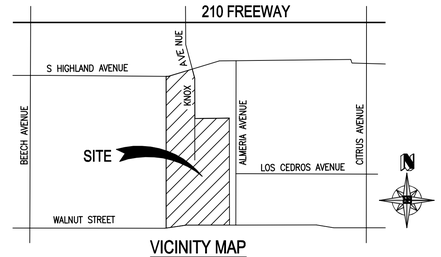

1. TITLE SHEET
2. TENTATIVE TRACT MAP


### LEGEND:

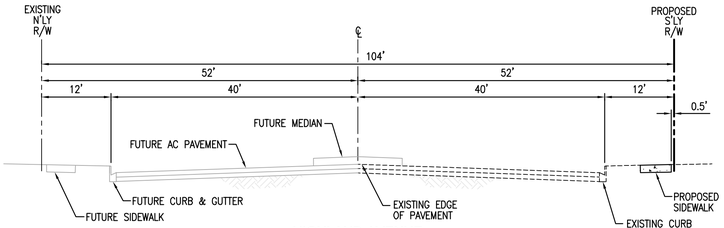
- PROJECT BOUNDARY
- EXISTING PARCEL LINE
- CENTERLINE
- EXISTING CONTOUR
- EXISTING R/W TO BE ABANDONED



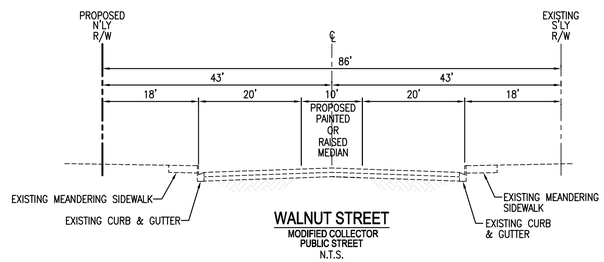

INDEX MAP
SCALE: 1"=150'



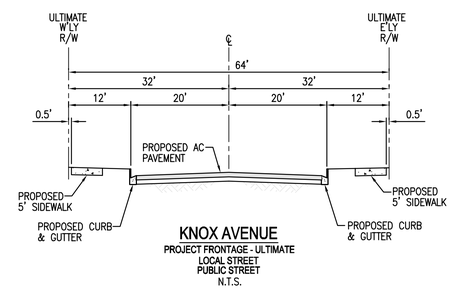

VICINITY MAP
NTS



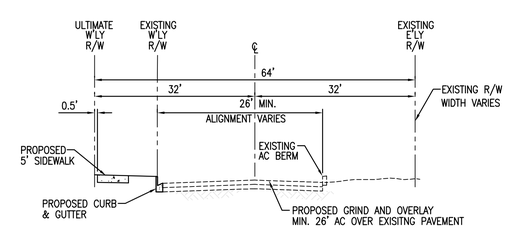

HIGHLAND AVENUE
PRIMARY HIGHWAY 104'
PUBLIC STREET
N.T.S.




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




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




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

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

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

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

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

TENTATIVE TRACT MAP NO. 20712

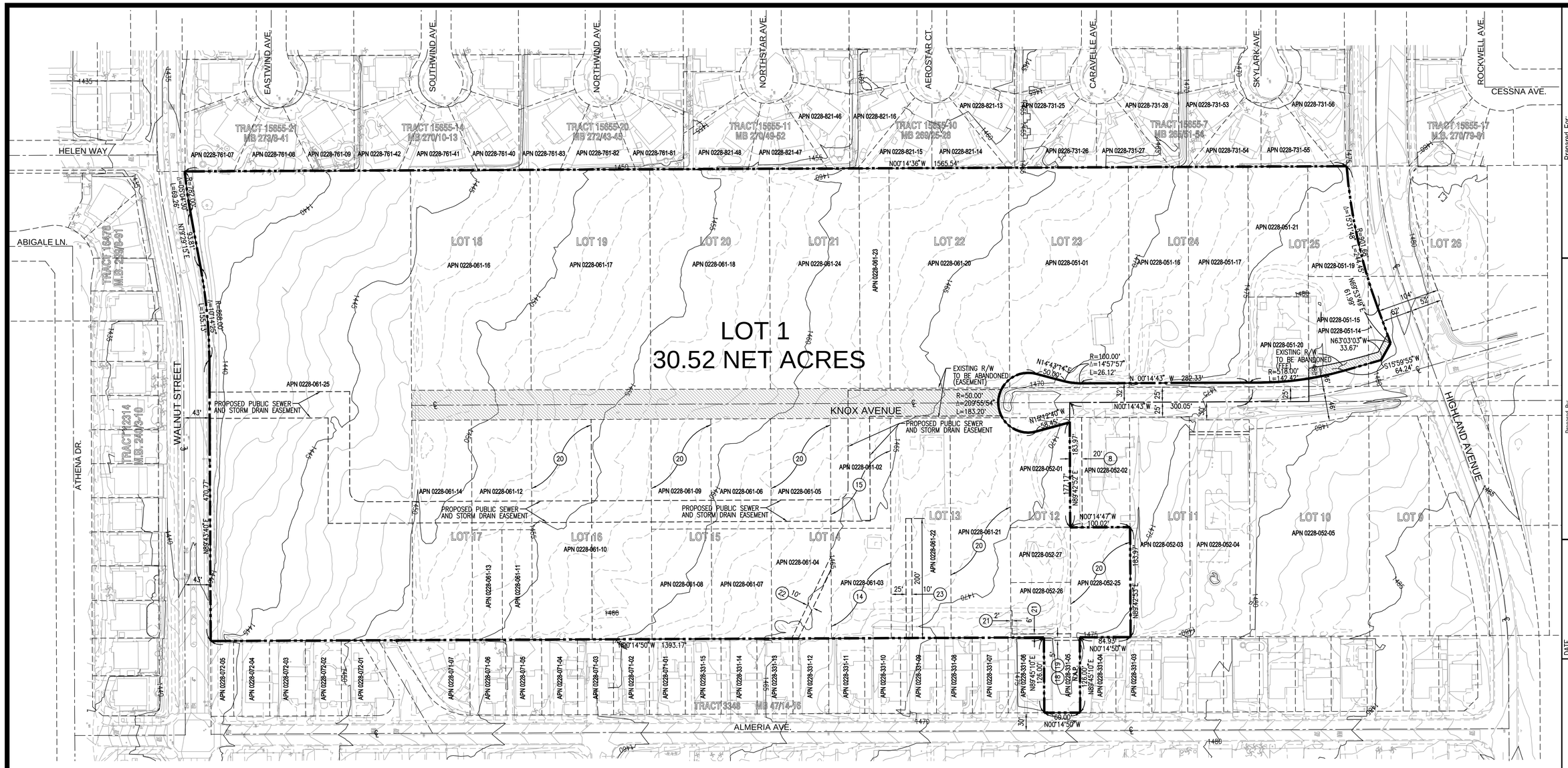
KNOX AVENUE
BETWEEN HIGHLAND AVENUE & WALNUT STREET

CITY OF FONTANA, CALIFORNIA

SHEET NO. 1 OF 2

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

PLOT DATE: October 29, 2025 rcamarillo




## EASEMENTS

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

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

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

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

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

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

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

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

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

GRAPHIC SCALE

80 0 40 80 160 320

( IN FEET )
1 INCH = 80 FT.

Prepared For:

DIVERSIFIED PACIFIC COMMUNITIES

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

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

Prepared By:

ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
15866 Seville Avenue
Fontana, California 92335
(909) 356-3815 Fax (909) 356-1795
Robert K. Allard, R.C.E. 85349 Date

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

# TENTATIVE TRACT MAP NO. 20712

## KNOX AVENUE

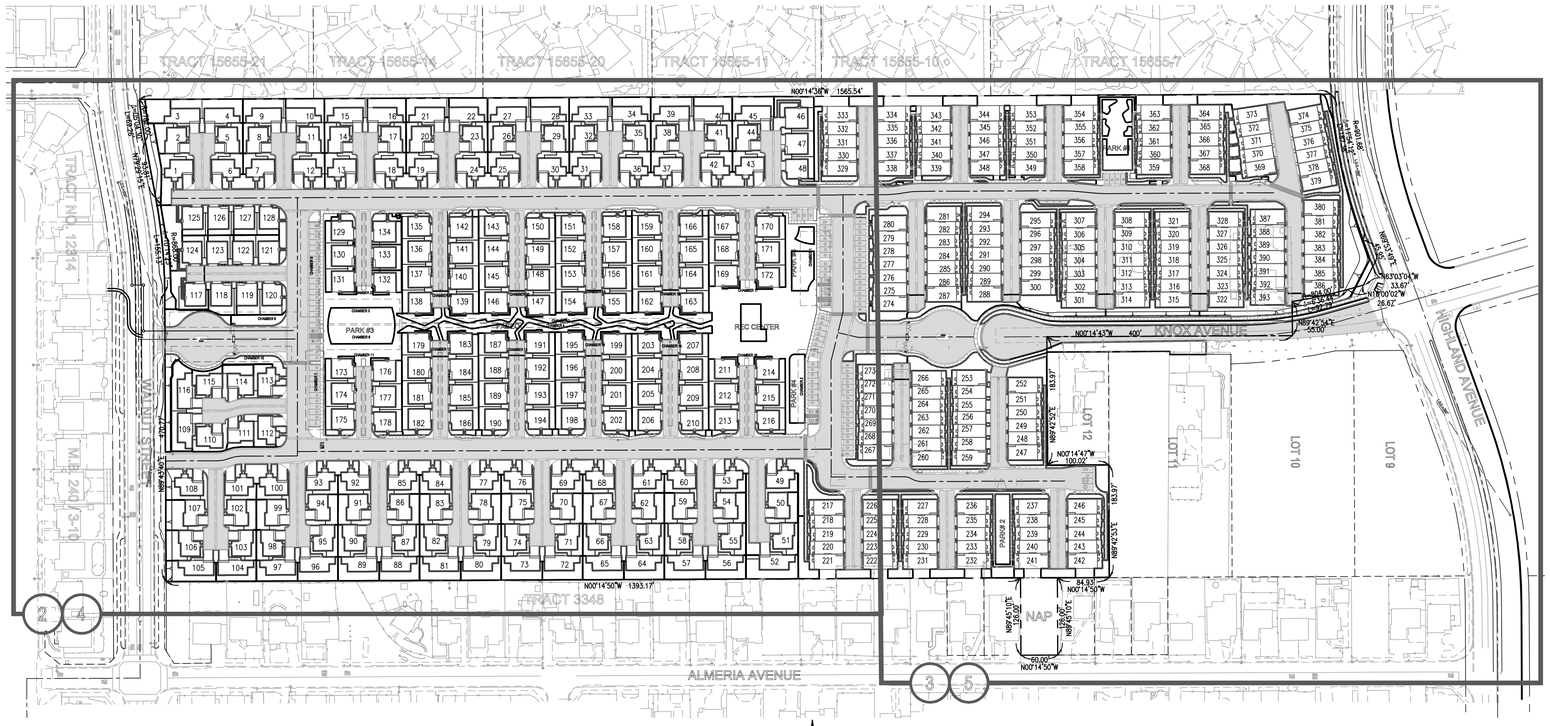
BETWEEN HIGHLAND AVENUE & WALNUT STREET

CITY OF FONTANA, CALIFORNIA

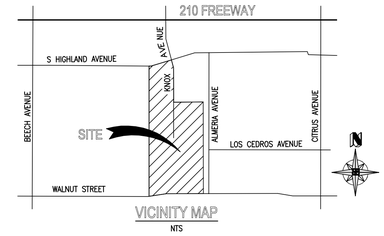
SHEET NO. 2 OF 2

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

PLOT DATE: September 29, 2025 Admin




INDEX MAP
SCALE: 1"=100'




VICINITY MAP
NTS

## SITE STATISTICS:

| | |
|---|---|
| GROSS: | 31.0 ACRES |
| NET: | 30.5 ACRES |
| TOTAL DISTURBED AREA: | 31.0 ACRES |

## LEGEND

| | |
|---|---|
| TC | TOP OF CURB ELEVATION |
| FS | FINISHED SURFACE ELEVATION |
| FG | FINISHED GRADE ELEVATION |
| INV. | PIPE INVERT ELEVATION |
| | PROPOSED SLOPE |
| 21 | LOT NUMBER |
| PAD=1321.0 | PAD ELEVATION |
| HP | HIGH POINT ELEVATION |
| LP | LOW POINT ELEVATION |
| GB | GRADE BREAK |
| TW | TOP OF WALL ELEVATION |
| TF | TOP OF FOOTING ELEVATION |
| | PROPOSED RETAINING WALL (PER SEPARATE PLAN & PERMIT) |
| | TRACT BOUNDARY |
| | DEEPENED FOOTING |
| TB | TOP OF BERM ELEVATION |
| R/W | RIGHT OF WAY |
| | PAD LINE |
| TS | TOP OF SLOPE ELEVATION |
| (1358.9) | EXISTING ELEVATION |
| | DIRECTION OF FLOW |
| LOS | LINE OF SIGHT |
| | ADA UNIT |
| A | SECTION |
| | SHEET LOCATION |

## SHEET INDEX


| | |
|---|---|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | CONCEPT GRADING PLAN |
| SHEET 3 | CONCEPT GRADING PLAN |
| SHEET 4 | CONCEPT UTILITIES PLAN |
| SHEET 5 | CONCEPT UTILITIES PLAN |
| SHEET 6 | GRADING SECTIONS & CLUSTER/TOWNHOUSE GRADING TYPICALS |


## SOILS ENGINEER:

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

## LEGAL DESCRIPTION:

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

## ASSESSOR'S PARCEL NO:

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

## DEVELOPER / OWNER:

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

## RAW EARTHWORK:

CUT: 75,200 CY
FILL: 19,000 CY

## BENCHMARK:

BENCHMARK # E 4

ELEVATION: 1345.43 (FEET)

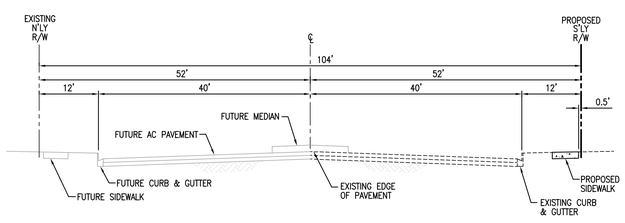
DESCRIBED AS: BENCHMARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE (HEADWALL) STAMPED "BM E 4 1986" 0.3 MILE WEST FROM THE INTERSECTION OF CHERRY AVE AND VICTORIA ST 21 FEET NORTH OF VICTORIA ST AT THE CENTER AND ON TOP OF A CONCRETE HEADWALL. A 1–3/8 INCH BRASS DISK.

## BASIS OF BEARINGS:

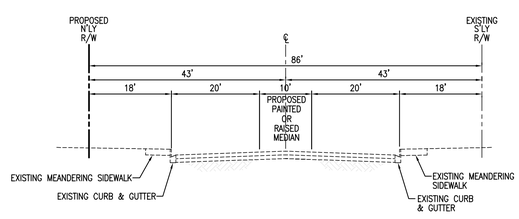
THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (GPS) REFERRED TO AS "P575" AND "P612" BEARING BETWEEN BOTH STATIONS BEING NORTH 81°49'46" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER. ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999158411

## ENGINEER'S NOTES:

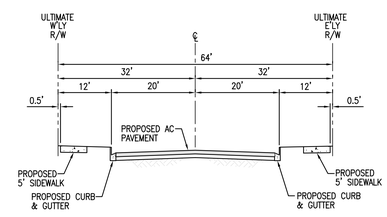
1. ALL OFFSITE SEWER AND STORM DRAIN WILL BE PUBLIC.
2. ALL ONSITE STREETS ARE PRIVATE.
3 A PORTION OF THE ONSITE SEWER AND STORM DRAIN WILL BE PUBLIC.



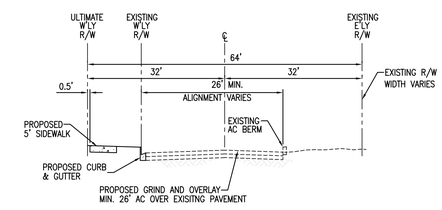

HIGHLAND AVENUE
PRIMARY HIGHWAY 104'
PUBLIC STREET
N.T.S.



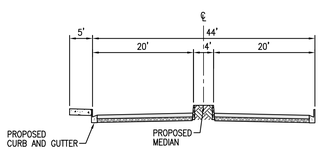

WALNUT STREET
MODIFIED COLLECTOR
PUBLIC STREET
N.T.S.



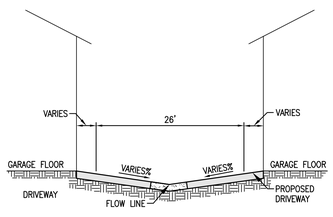

KNOX AVENUE
PROJECT FRONTAGE - ULTIMATE
LOCAL STREET
PUBLIC STREET
N.T.S.



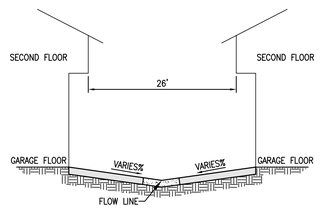

KNOX AVENUE
BEYOND PROJECT FRONTAGE - INTERIM
LOCAL STREET
PUBLIC STREET
N.T.S.




TRACT ENTRANCE
PRIVATE STREET
N.T.S.




DETACHED CLUSTER COURT
(PRIVATE STREET)
NTS




TOWNHOUSE COURT
(PRIVATE STREET)
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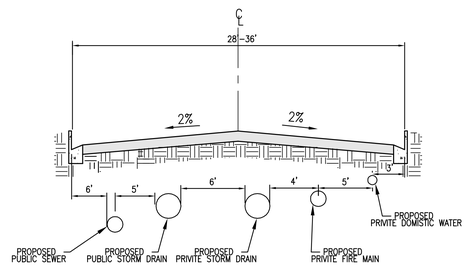



NOTE: WHEN PUBLIC UTILITIES ARE PRESENT
THE ROAD BED NEEDS TO BE 36' CURB FACE TO CURB FACE.

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

MCN 240060

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

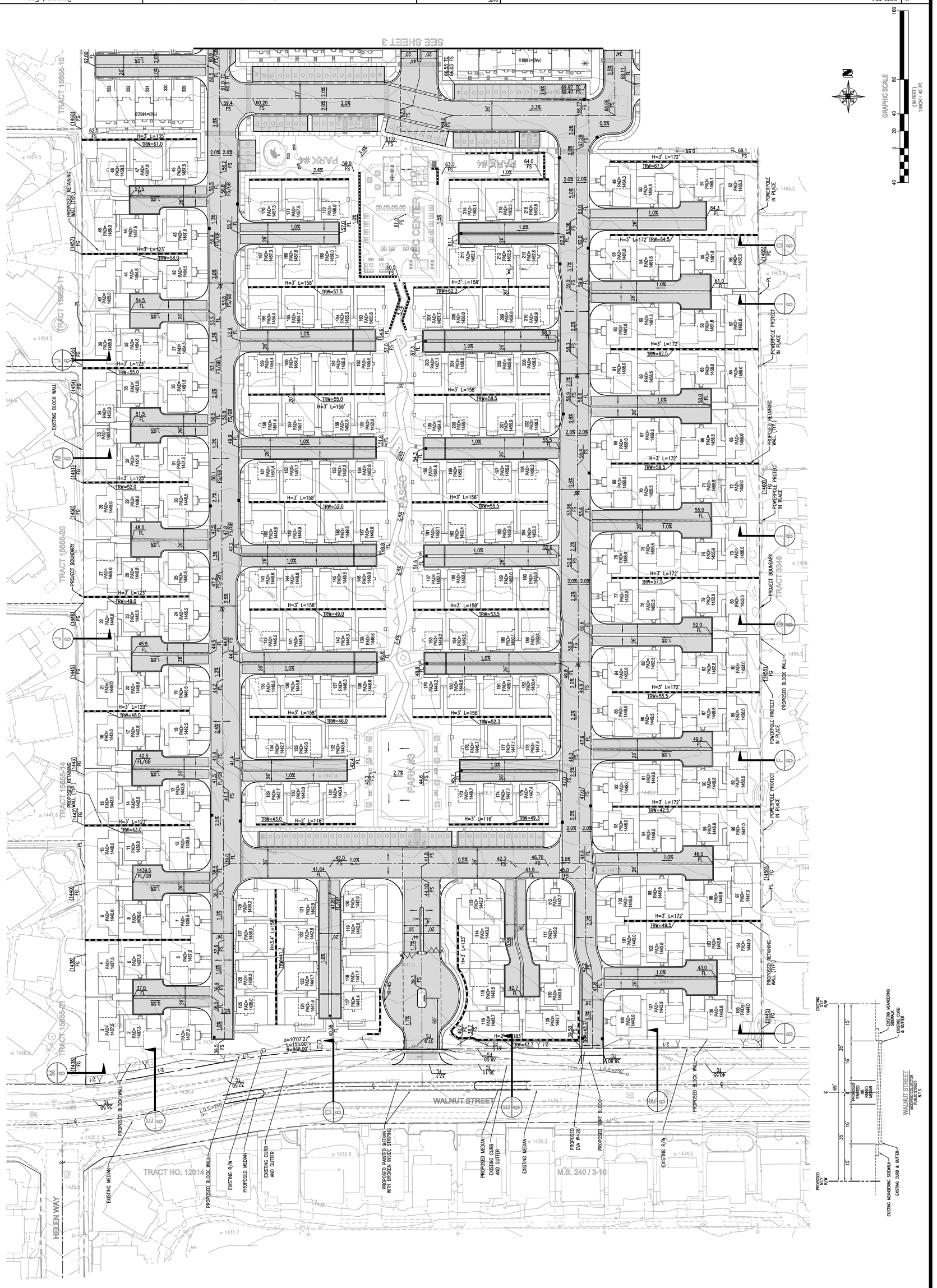
Prepared By:
ALLARD ENGINEERING
Civil Engineering – Land Surveying – Land Planning
Fontana, California 92335
Phone (909) 356–1815
04/5/2024
Robert K. Allard, R.C.E. 85349

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

SHEET TITLE: CONCEPTUAL GRADING PLAN
PROJECT: WALNUT & SOUTH HIGHLAND TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA
JOB NO.
SHEET NO. 1 OF 6

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING_01.dwg

PLOT DATE: October 03, 2025 dwarren




| SHEET TITLE | PROJECT | JOB NO. | CITY OF FONTANA, CALIFORNIA |
|---|---|---|---|
| CONCEPTUAL GRADING PLAN | WALNUT & SOUTH HIGHLAND TRACT NO. 20121 | | |

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

Prepared By:
ALLARD ENGINEERING
Civil Engineering – Land Surveying – Planning
16866 Sellie Avenue
Fontana, California 92335
Phone (909) 356-1815
REGISTERED PROFESSIONAL ENGINEER ROBERT K. ALLARD No. 85349 CIVIL STATE OF CALIFORNIA
Robert K. Allard
Robert K. Allard, R.C.E. 85349
04/5/2024
DATE

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

SHEET NO. 2 OF 6

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

PLOT DATE: October 03, 2025 dwarren

Prepared For:

DIVERSIFIED PACIFIC COMMUNITIES

DIVERSIFIED PACIFIC COMMUNITIES
9300 UTICA AVENUE, SUITE 100
RANCHO CUCAMONGA, CA 91730
Ph: (909) 481-1150

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

Prepared By:

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
10536 Sierra Avenue
Fontana, California 92335
Phone (909) 356-1815

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

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

# CONCEPTUAL GRADING PLAN

# WALNUT & SOUTH HIGHLAND
# TRACT NO. 20712

CITY OF FONTANA, CALIFORNIA

SHEET TITLE

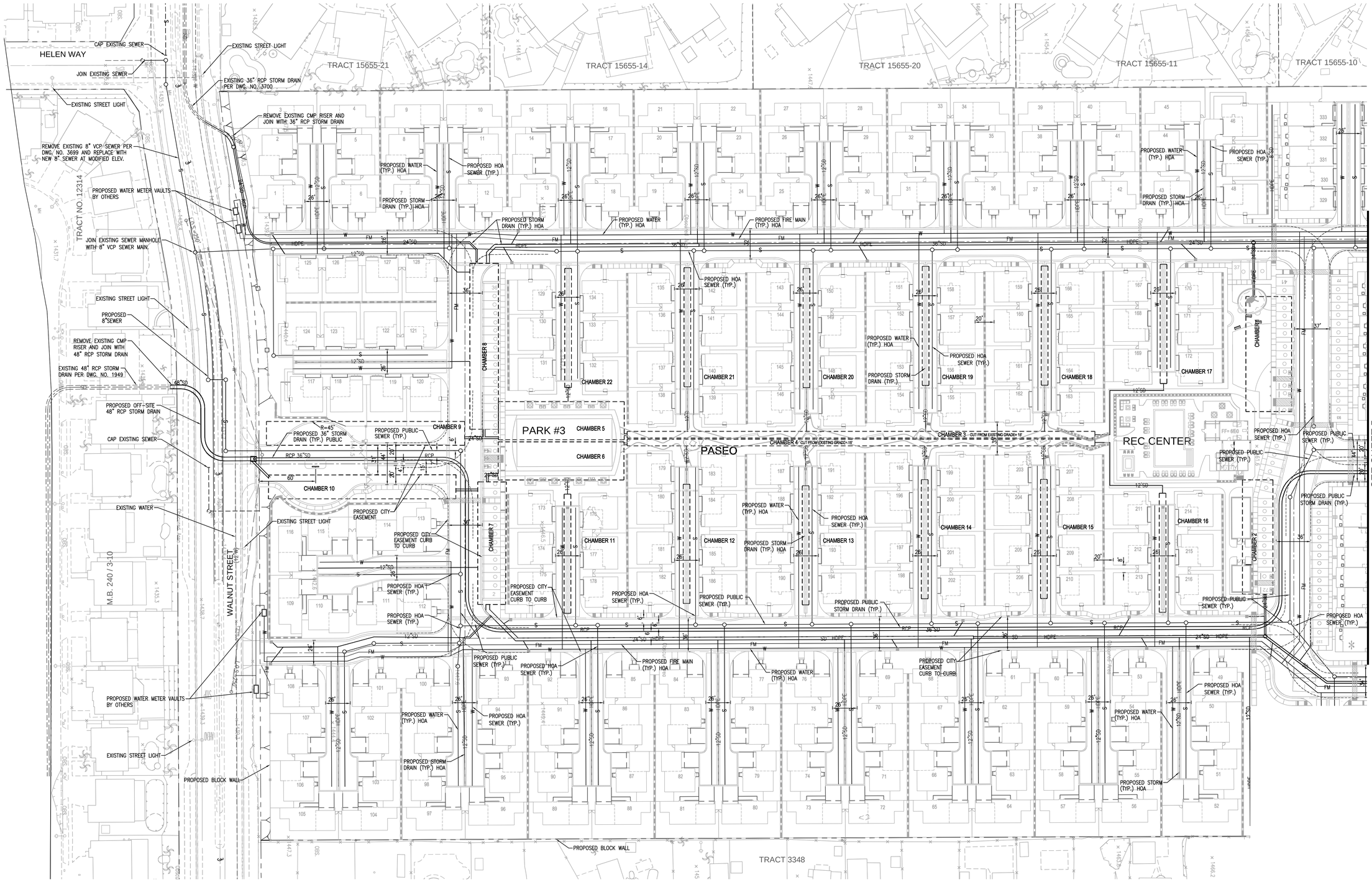
PROJECT

JOB NO.

SHEET NO. 3 OF 6

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

PLOT DATE: October 04, 2025 Bobby




GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 INCH = 40 FT.

Prepared For:

DIVERSIFIED PACIFIC COMMUNITIES

DIVERSIFIED PACIFIC COMMUNITIES
9350 CUCAMONGA AVENUE
RANCHO CUCAMONGA, CA 91730
Ph: (909) 481-1150

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

Prepared By:

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning
1556 South Mango Avenue
Fontana, California 92335
Phone (909) 356-1815

04/5/2024
Date

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

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

SHEET TITLE: UTILITIES PLAN

PROJECT: WALNUT & SOUTH HIGHLAND
TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA

JOB NO.

SHEET NO. 4 OF 6

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

PLOT DATE: October 04, 2025 Bobby

Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
9350 BASELINE ROAD, SUITE 103
RANCHO CUCAMONGA, CA 91730
Ph: (909) 481-1150

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
9350 Baseline Road, Suite 103
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349
04/5/2024
Date

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

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

SHEET TITLE: UTILITIES PLAN

PROJECT: WALNUT & SOUTH HIGHLAND
TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA

JOB NO.

SHEET NO. 5 OF 6

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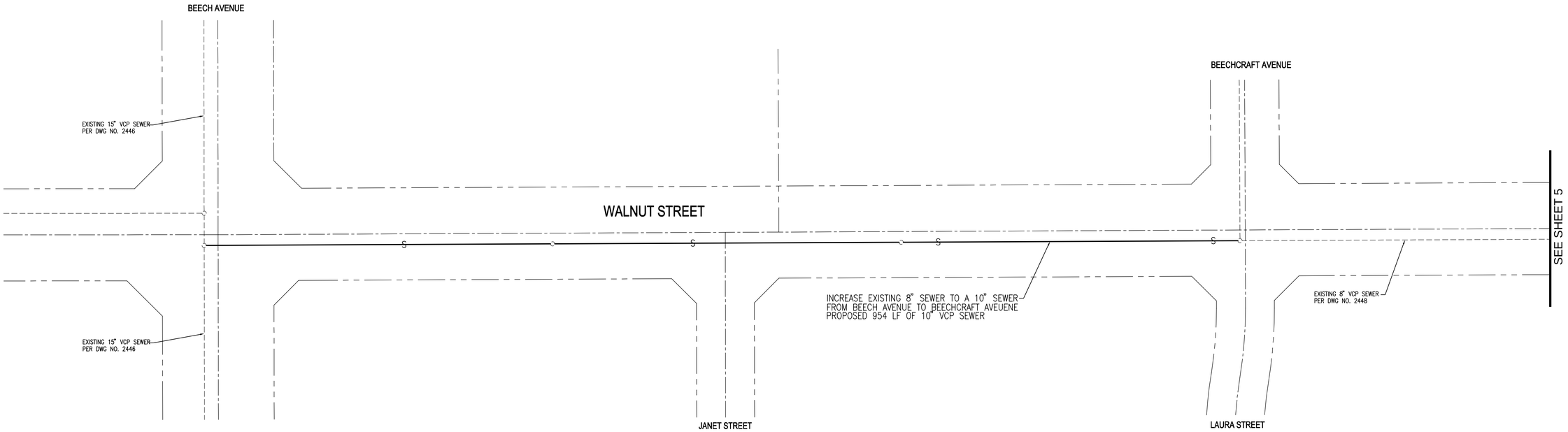
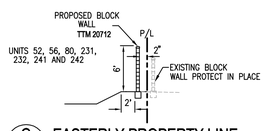
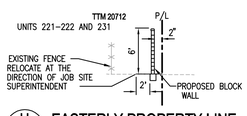
PLOT DATE: October 04, 2025 Bobby




G - EASTERLY PROPERTY LINE
NTS

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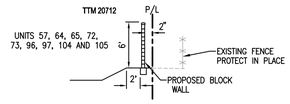


I - EASTERLY PROPERTY LINE
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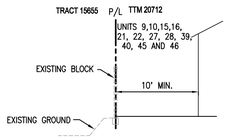


J - WESTERLY PROPERTY LINE
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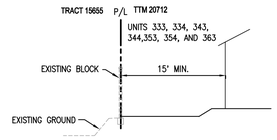


K - WESTERLY PROPERTY LINE
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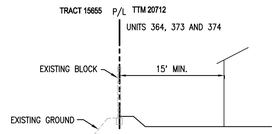


L - WESTERLY PROPERTY LINE
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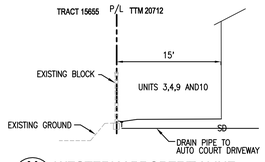


M - WESTERLY PROPERTY LINE
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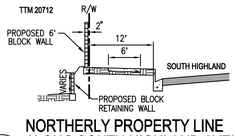
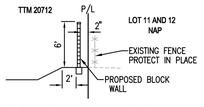



A - NORTHERLY PROPERTY LINE ALONG SOUTH HIGHLAND AVENUE
NTS




B - NORTHERLY PROPERTY LINE AT NAP
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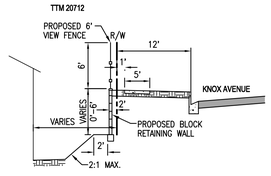
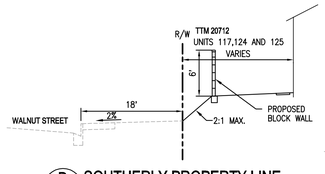
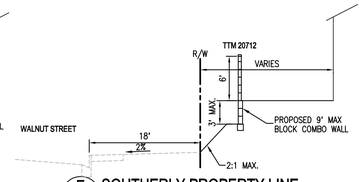



C - EASTERLY PROPERTY KNOX AVENUE
NTS




D - SOUTHERLY PROPERTY LINE
NTS




E - SOUTHERLY PROPERTY LINE
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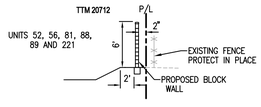
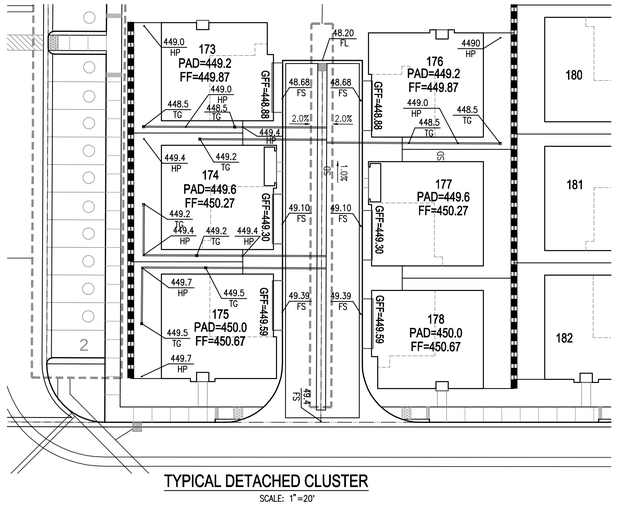
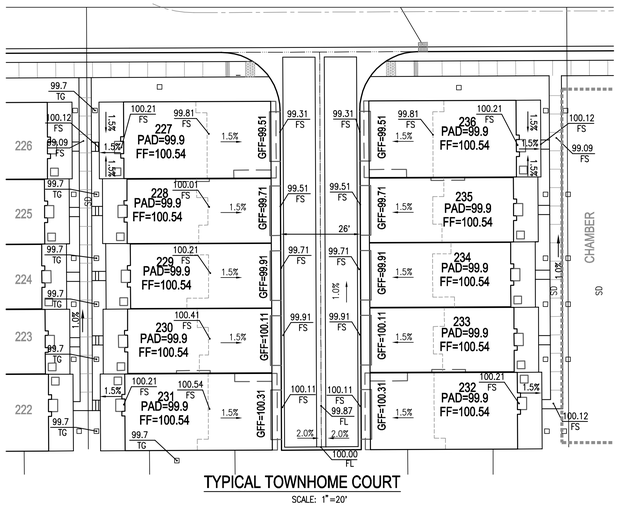


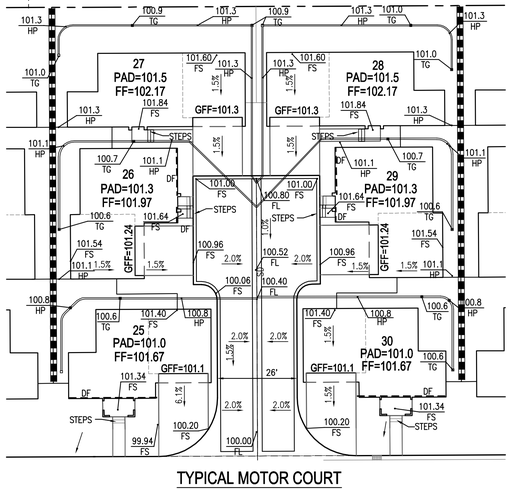

F - EASTERLY PROPERTY LINE
NTS



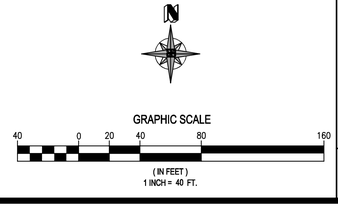

TYPICAL DETACHED CLUSTER
SCALE: 1"=20'




TYPICAL TOWNHOME COURT
SCALE: 1"=20'




TYPICAL MOTOR COURT
SCALE: 1"=20'




Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
9300 UTICA AVE, STE 100
RANCHO CUCAMONGA, CA 91730
Ph: (909) 481-1150

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
15556 Sierra Avenue
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 85349
04/5/2024
Date

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

SHEET TITLE: CONCEPTUAL GRADING PLAN

PROJECT: WALNUT & SOUTH HIGHLAND
TRACT NO. 20712
CITY OF FONTANA, CALIFORNIA

JOB NO.

SHEET NO. 6 OF 6

PLOT DATE: August 12, 2025 cvega

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

IRRIGATION SYSTEM NOTE:

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

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

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

SITE LIGHTING NOTE:

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

HIGHLAND AVENUE

WALNUT AVENUE

KNOX AVENUE

## STREET TREES

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

## TREES

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

## PALMS

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

## SHRUBS & GROUNDCOVER

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

HYBRID BERMUDA SODDED TURF

PRIVATE BACKYARDS

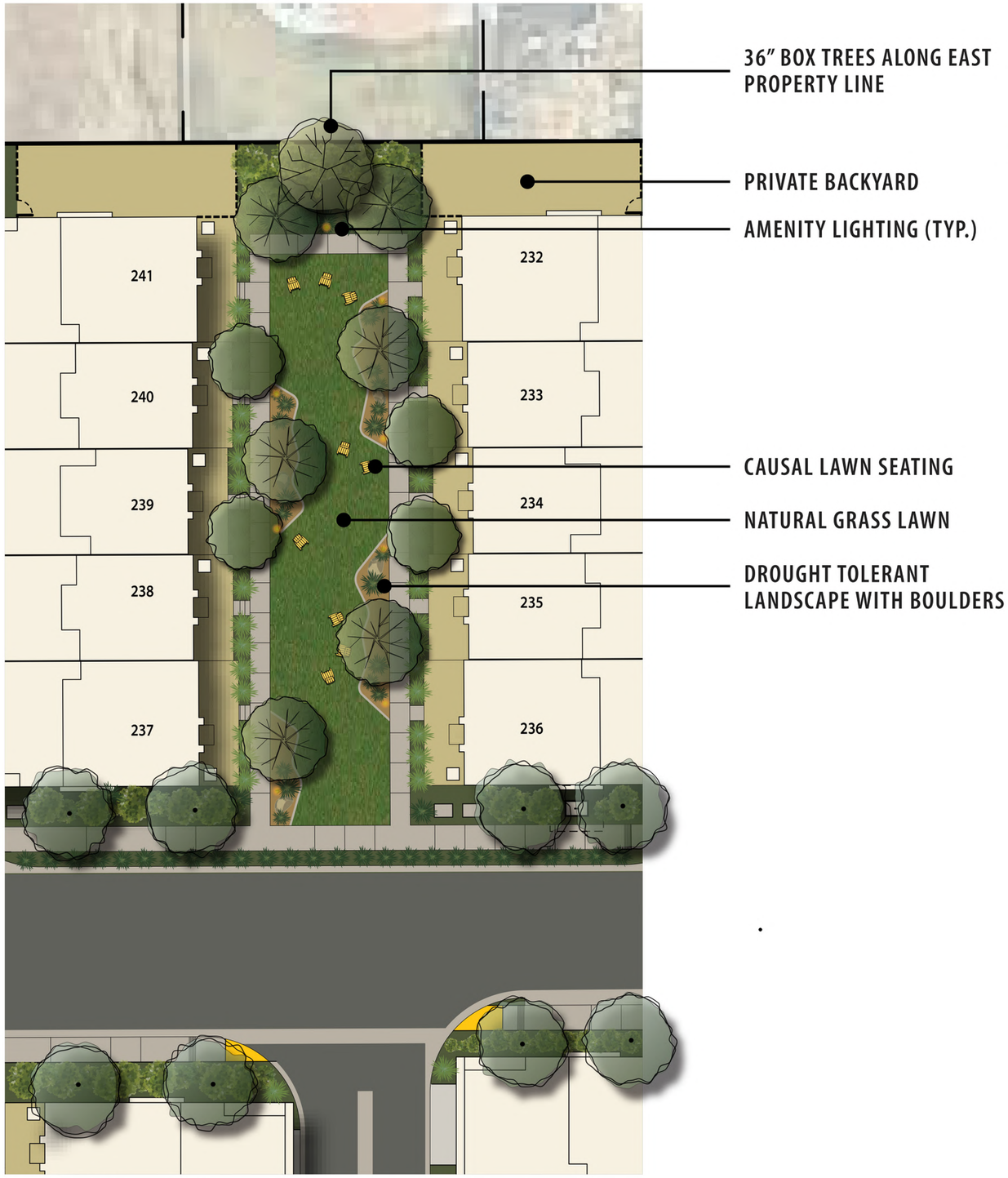
# LANDSCAPE SITE PLAN
# FONTANA WALNUT

DIVERSIFIED Pacific

L-1

DATE: 02-06-2025

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




**PARK 'A'**

N 0 10' 20' 40'

**PARK 'B'**

N 0 10' 20' 40'

PARK ENLARGEMENTS

# FONTANA WALNUT

DIVERSIFIED Pacific

L-2

DATE: 02-06-25

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(951) 369-0700

POOL ENLARGEMENT

# FONTANA WALNUT

DIVERSIFIED Pacific

L-3

DATE: 02-06-25

COMMUNITY WORKS DESIGN GROUP
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(951) 369-0700

PASEO & PARK 'C' ENLARGEMENTS

# FONTANA WALNUT

DIVERSIFIED Pacific

# L-4

DATE: 02-06-2025

COMMUNITY WORKS DESIGN GROUP
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(951) 369-0700

## LEGEND

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

# WALL & FENCE PLAN
# FONTANA WALNUT

DIVERSIFIED Pacific

L-5

DATE: 02-06-2025

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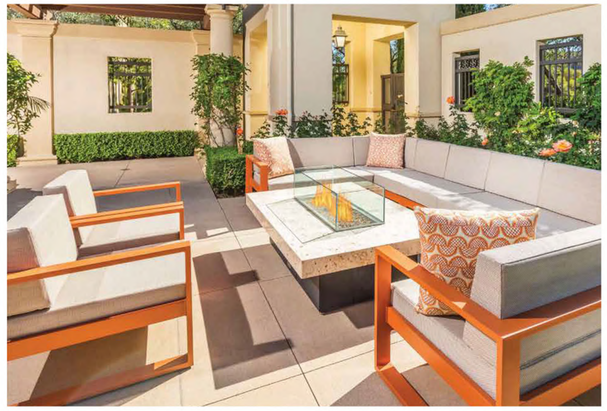
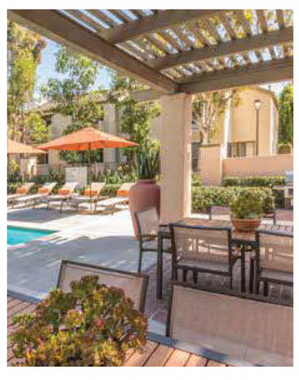
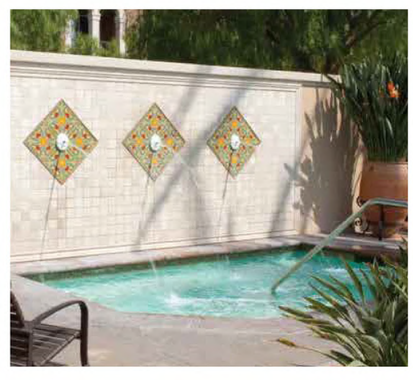
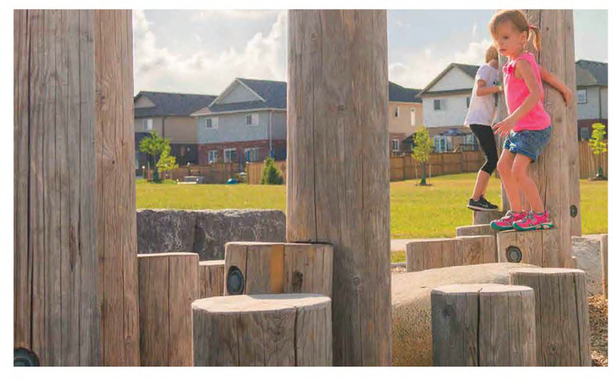


AMENITIES

# FONTANA WALNUT

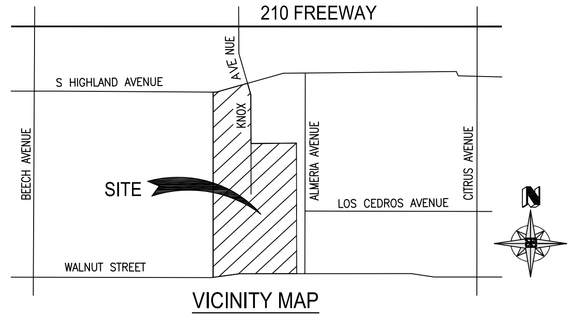
DIVERSIFIED Pacific

L-6

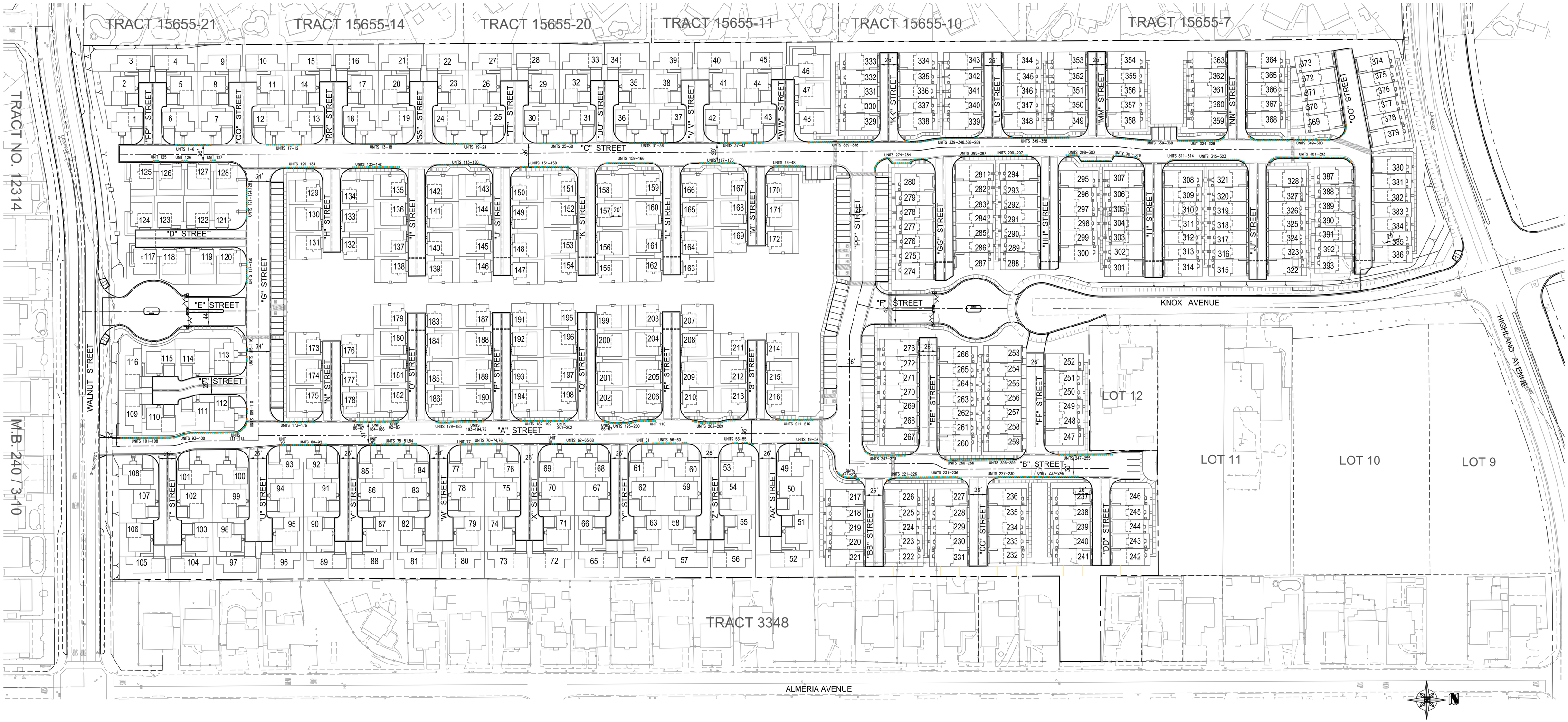
DATE: 02-06-2025

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

# CITY OF FONTANA
# TRASH PICKUP EXHIBIT
## WALNUT FONTANA

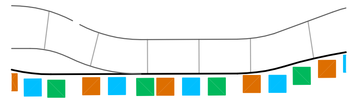



VICINITY MAP
NTS




SCALE: 1"=60'

TRASH CAN SPACING
N.T.S.



TRASH PICK UP AREA
N.T.S.

LEGEND

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

1,155 TOTAL

CITY OF FONTANA
# TRASH PICKUP EXHIBIT
APN: 0243-142-01

Prepared For:

DIVERSIFIED PACIFIC COMMUNITIES

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

Prepared By:


ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16986 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815


PLOT DATE: February 06, 2025 demi

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

# FONTANA WALNUT

DIVERSIFIED Pacific

FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

A-1 Cover Sheet
A-2 Typical Cluster Plan (6-PACK)
A-3 Typical Cluster Plan (8-PACK)

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A-5 Plan 1A (1690) - Floor Plan
A-6 Plan 1A (1690) - “A” Spanish Elevations
A-7 Plan 1B (1690) - “B” Cottage Elevations
A-8 Plan 1C (1690) - “C” Farmhouse Elevations
A-9 Plan 1 (1690) - Roof Plans

A-10 Plan 2 (1779) - Front Elevations
A-11 Plan 2A (1779) - Floor Plan
A-12 Plan 2A (1779) - “A” Spanish Elevations
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A-22 Written Color Schemes
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A-52 501A Building Composite (5-PLEX) - Floor Plan
A-53 501A Building Composite (5-PLEX) - Spanish Elevations
A-54 501A Building Composite (5-PLEX) - Roof Plan

A-55 601A Building Composite (6-PLEX) - Floor Plan
A-56 601A Building Composite (6-PLEX) - Spanish Elevations
A-57 601A Building Composite (6-PLEX) - Roof Plan

A-58 701A Building Composite (7-PLEX) - Floor Plan
A-59 701A Building Composite (7-PLEX) - Spanish Elevations
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A-61 Written Color Schemes
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A-63 Cover Sheet

A-64 Recreational Building - Floor Plan
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A-66 Recreational Building - Roof Plan

A-67 Written Color Scheme & Color Board

DIVERSIFIED Pacific

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

Contact: Jason Holt
Email: jholt@divpac.com
Business: 909-481-1150
Www.diversifiedpacific.com

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

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

Contact: Jeff Addison
Email: Jaddison@Klcarch.com
Business: 949-660-1587
Www.klcarch.com

# FONTANA WALNUT

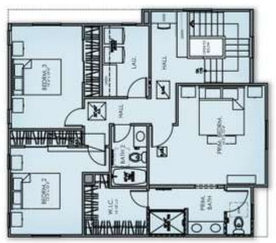
## CLUSTER

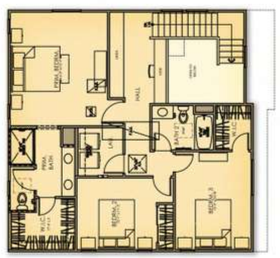
DIVERSIFIED Pacific

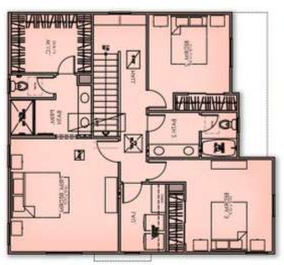
FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE







PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)

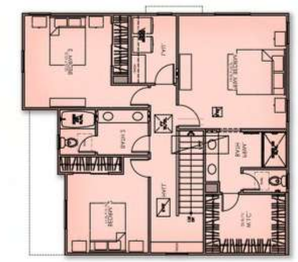
PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)

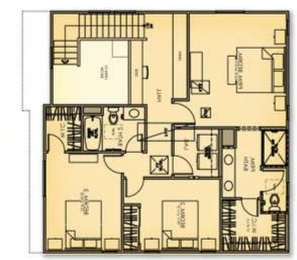
PLAN 3
4 BR, 3 Ba
(1,936 sq.ft.)

PLAN 3
4 BR, 3 Ba
(1,936 sq.ft.)

PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)

PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)





# TYPICAL CLUSTER PLAN (6-PACK)

0 4 8 16 32

DIVERSIFIED Pacific

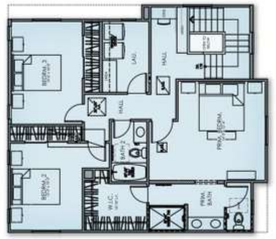
# FONTANA WALNUT

FONTANA, CA

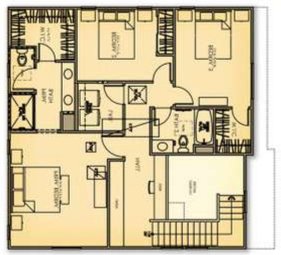
CLUSTER

02.24.2025
A-2

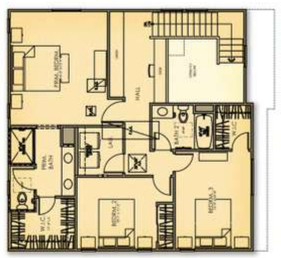
Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE



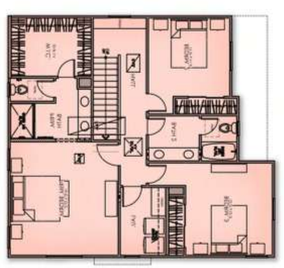
PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)



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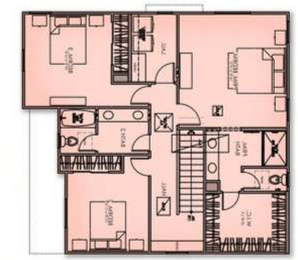
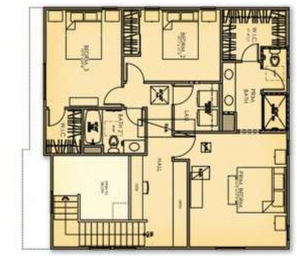
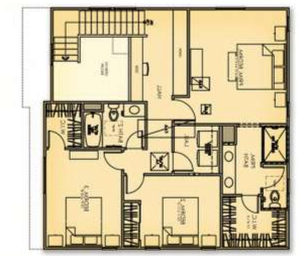
4 BR, 3 Ba
(1,936 sq.ft.)



PLAN 3
4 BR, 3 Ba
(1,936 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)

PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)

# TYPICAL CLUSTER PLAN (8-PACK)

0 4 8 16 32

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-3

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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A - SPANISH

CARRIAGE LIGHTS

"A" BRENTWOOD
BLACK - XELESGEX0115

"B" SHEPHERD
MDWZ - XELEFSEX0007

"C" HUNNINGTON
BLACK - XELESGEX0010

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

B - COTTAGE

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

C - FARMHOUSE

# PLAN 1 (1690)

## FRONT ELEVATIONS

0 2 4 8 12

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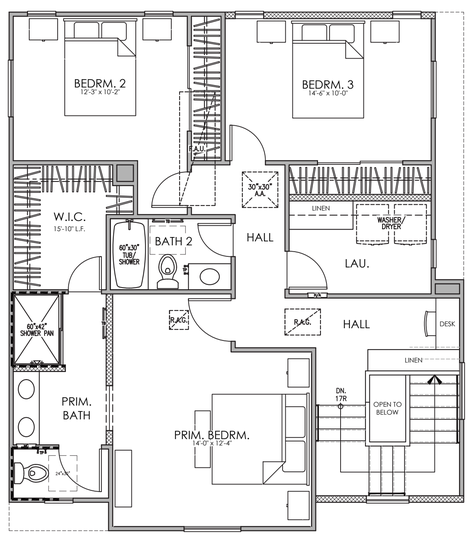
FONTANA **WALNUT**

FONTANA, CA

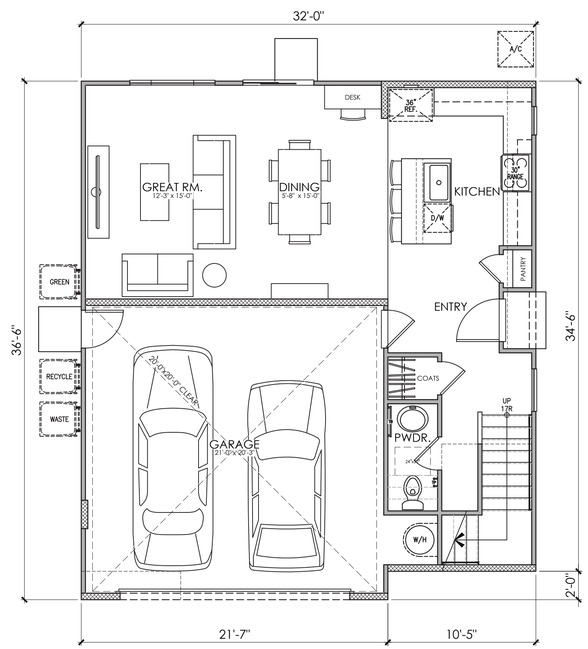
**CLUSTER**

02.24.2025
A-4

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




SECOND FLOOR




FIRST FLOOR

6-PACK

8-PACK

KEYMAP

PLAN 1
AREA TABULATION

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

# PLAN 1A (1690)

## 3 BEDROOM, 2.5 BATH
## FLOOR PLAN

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-5

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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

FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR

LEFT

COLOR SCHEME 1

# PLAN 1A (1690)

## "A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-6

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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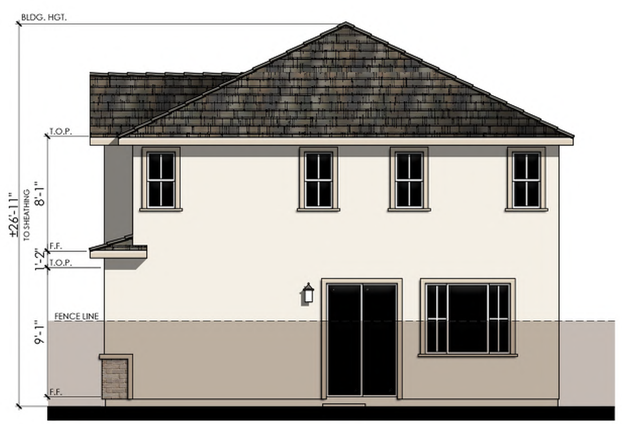
FRONT

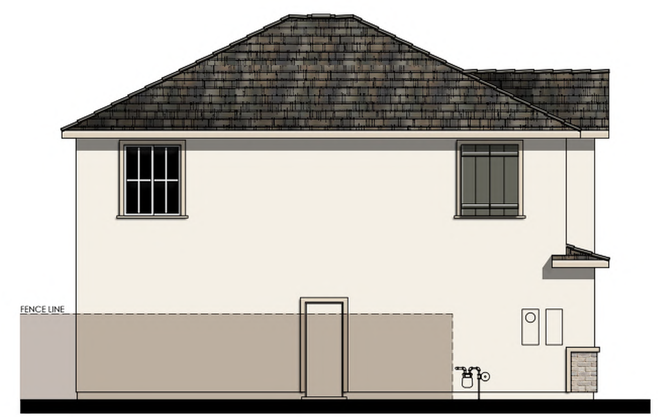
RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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




REAR




LEFT

COLOR SCHEME 4

# PLAN 1B (1690)

## "B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
A-7

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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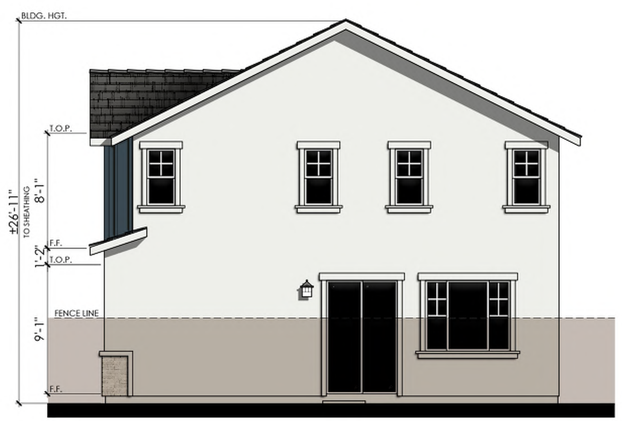
FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

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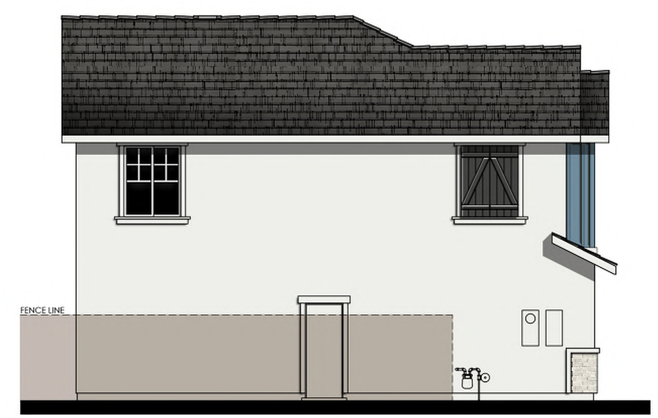


LEFT

COLOR SCHEME 7

# PLAN 1C (1690)

## "C" FARMHOUSE ELEVATIONS

0 2 4 8 12

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# FONTANA WALNUT

FONTANA, CA

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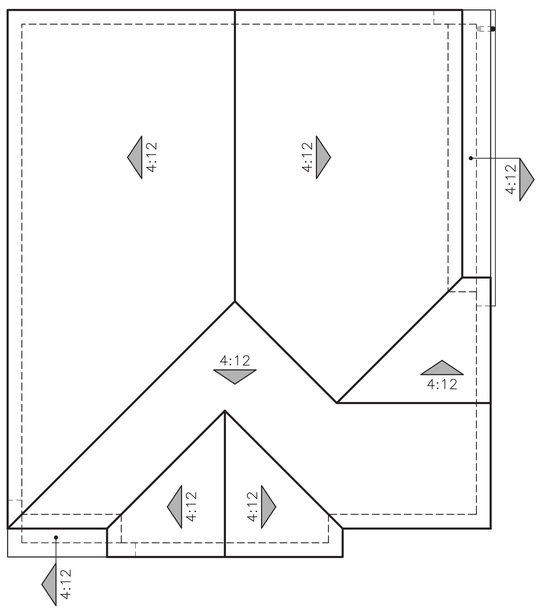
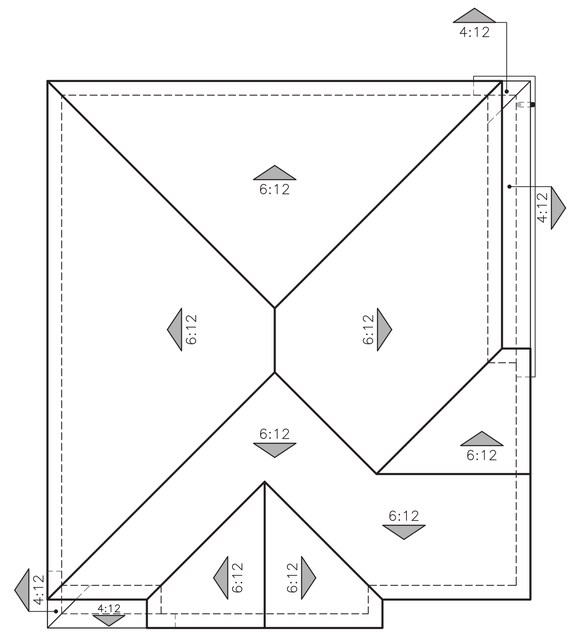
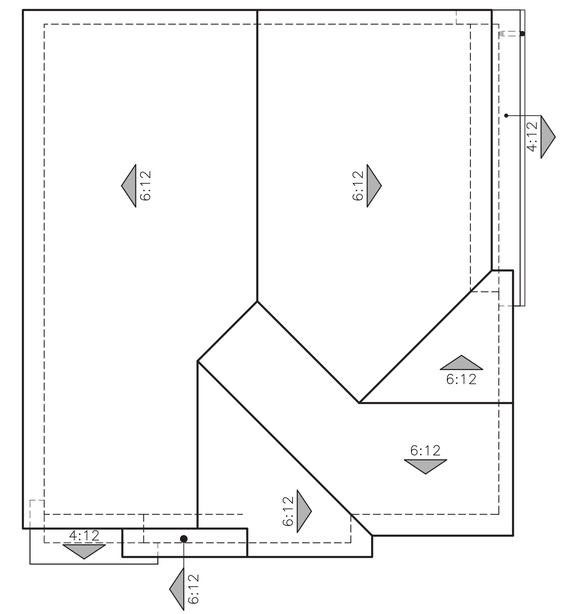



A - SPANISH




B - COTTAGE




C - FARMHOUSE

# PLAN 1 (1690)

## ROOF PLANS

0 2 4 8 12

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FONTANA **WALNUT**

FONTANA, CA

**CLUSTER**

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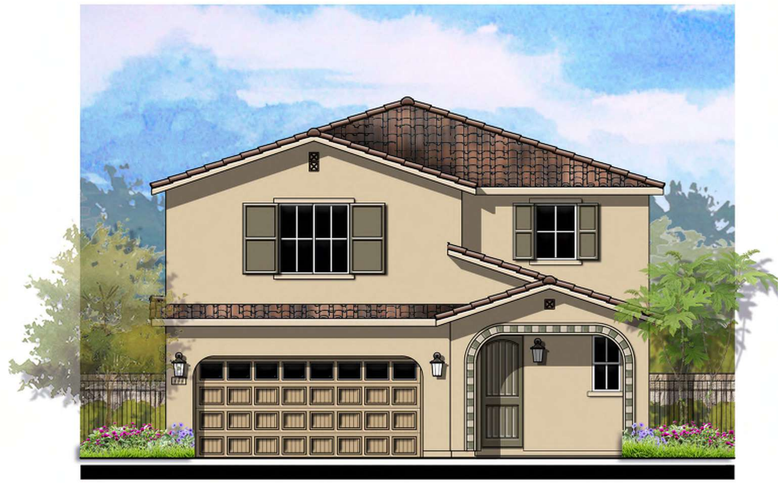

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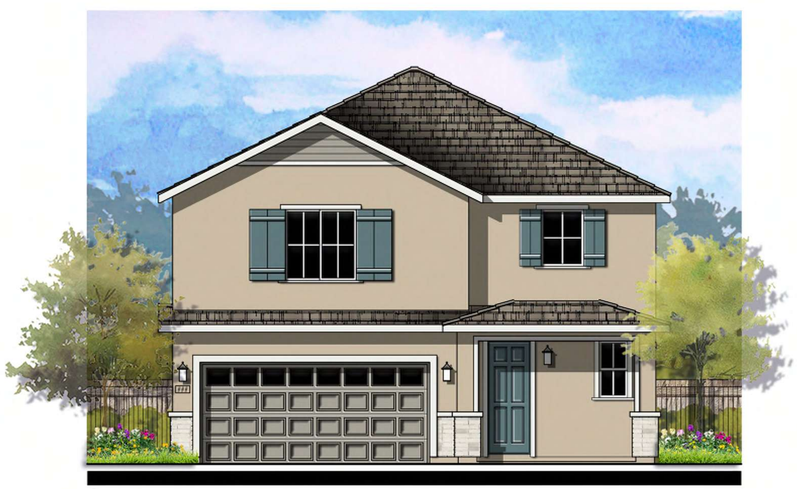
A - SPANISH

CARRIAGE LIGHTS

"A" BRENTWOOD
BLACK - XELESGEX0115

"B" SHEPHERD
MDWZ - XELEFSEX0007

"C" HUNNINGTON
BLACK - XELESGEX0010



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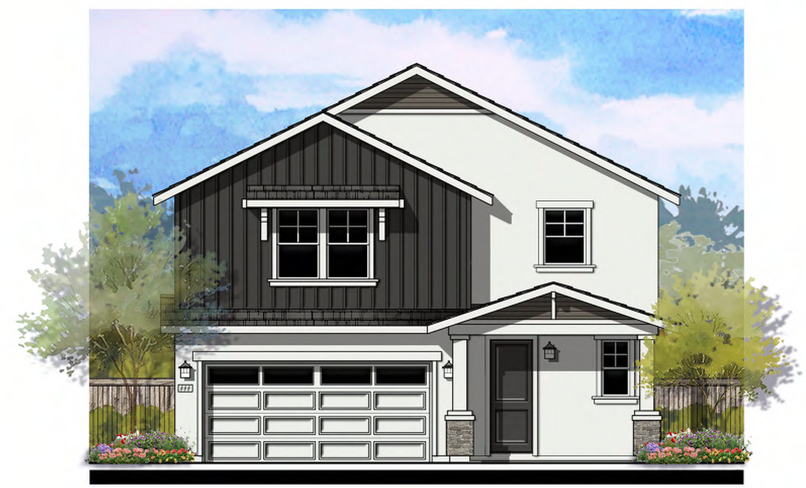
B - COTTAGE



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C - FARMHOUSE

# PLAN 2 (1779)

## FRONT ELEVATIONS

0 2 4 8 12

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FONTANA **WALNUT**

FONTANA, CA

**CLUSTER**

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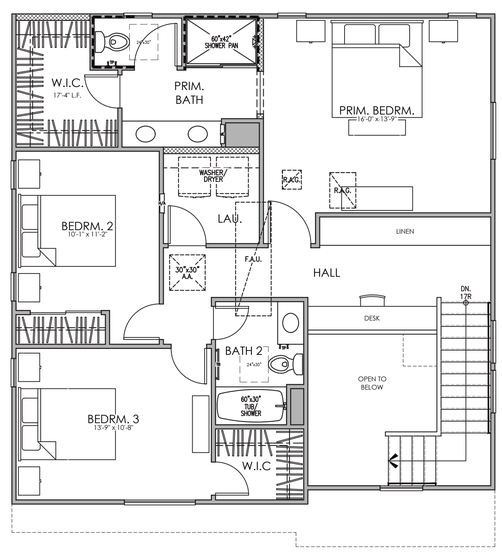
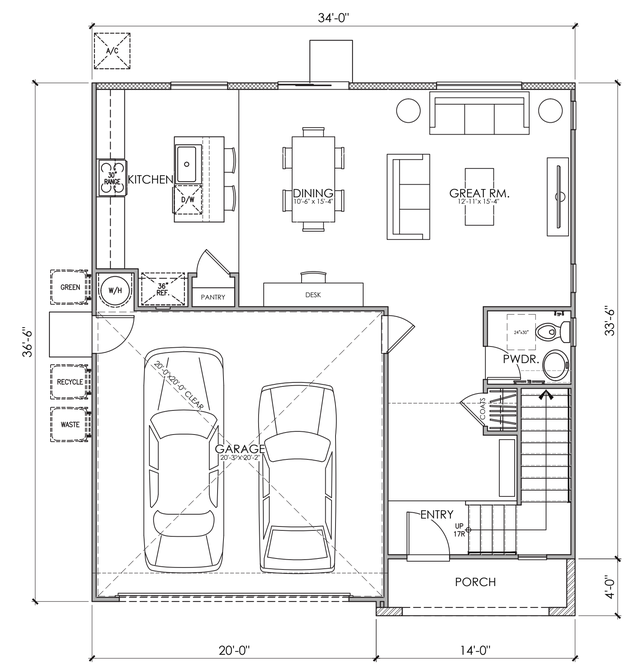



SECOND FLOOR




FIRST FLOOR

6-PACK

8-PACK

KEYMAP

PLAN 2
AREA TABULATION

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

# PLAN 2A (1779)

## 3 BEDROOM, 2.5 BATH
## FLOOR PLAN

0 2 4 8 12

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# FONTANA WALNUT

FONTANA, CA

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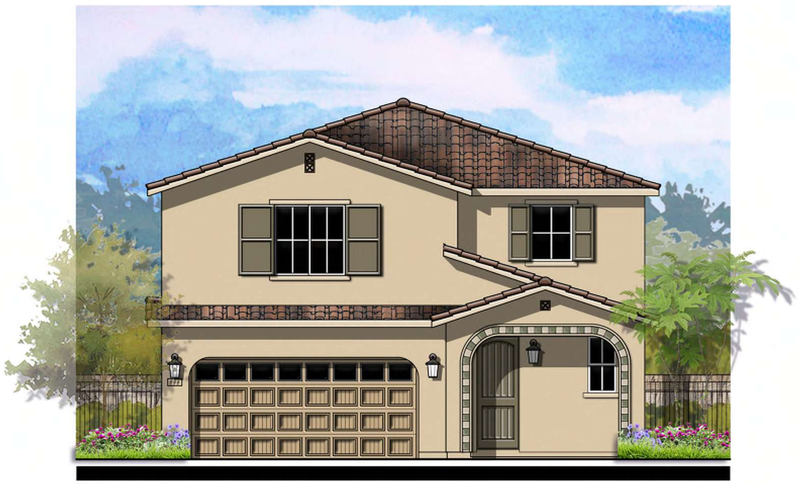

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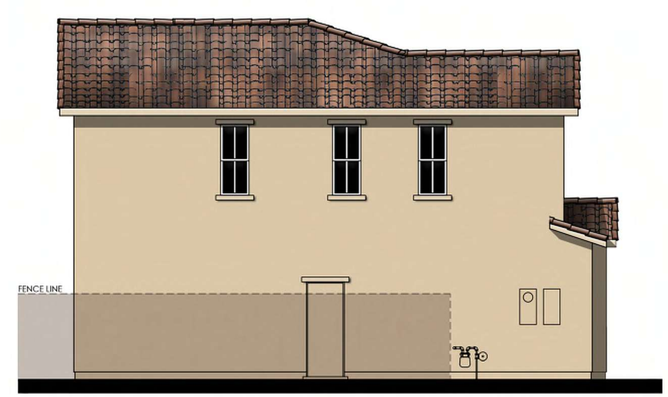
FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR




LEFT

COLOR SCHEME 2

# PLAN 2A (1779)

## "A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

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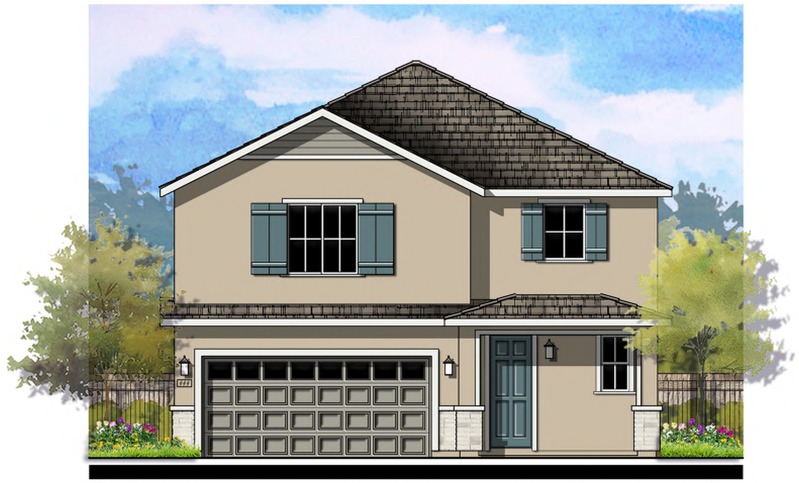

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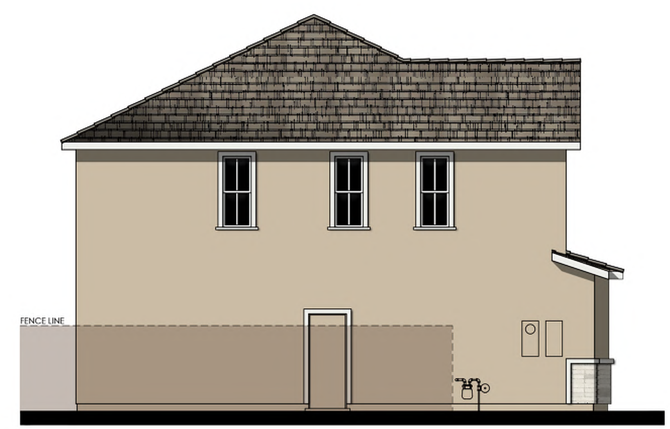
FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR




LEFT

COLOR SCHEME 5

# PLAN 2B (1779)

## "B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

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FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR

LEFT

COLOR SCHEME 8

# PLAN 2C (1779)

## "C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

CLUSTER

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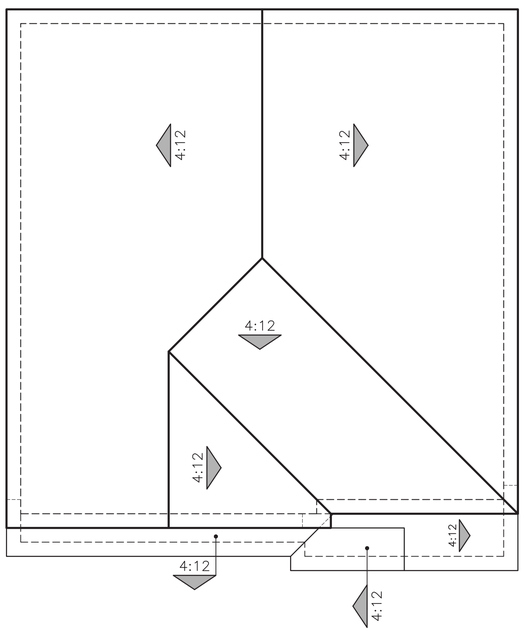
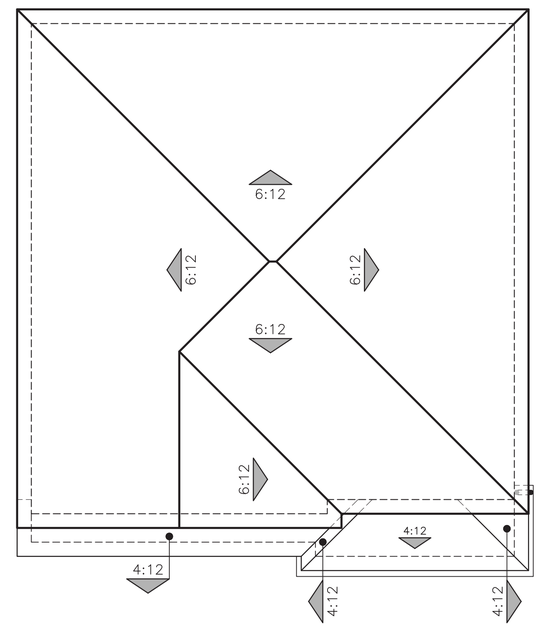
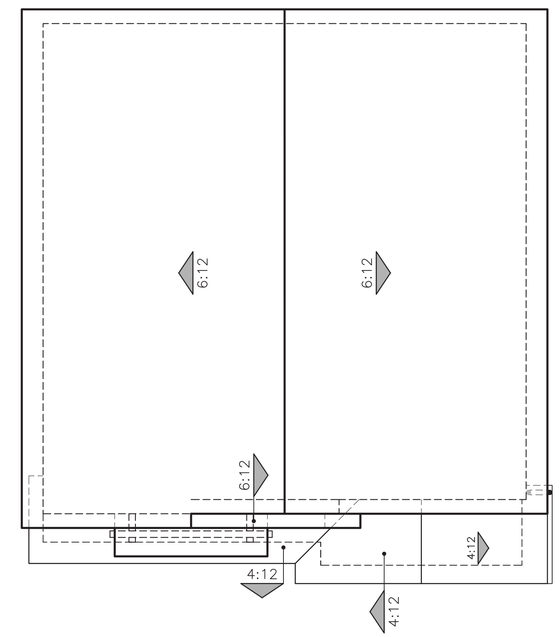



A - SPANISH




B - COTTAGE




C - FARMHOUSE

# PLAN 2 (1779)

## ROOF PLANS

0 2 4 8 12

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FONTANA WALNUT

FONTANA, CA

CLUSTER

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A-15

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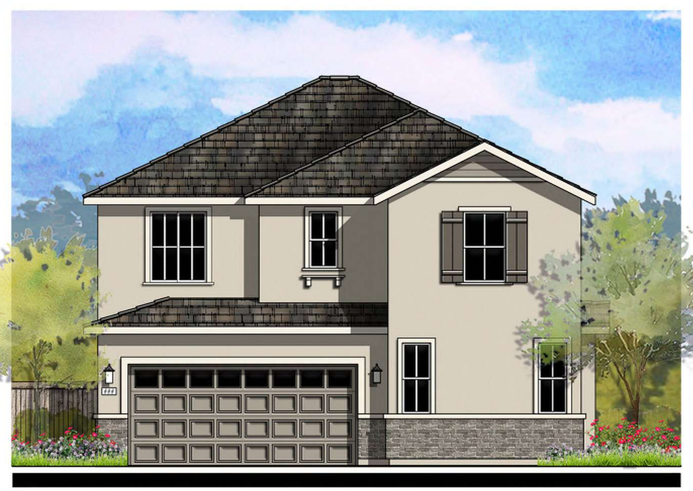
A - SPANISH

CARRIAGE LIGHTS

"A" BRENTWOOD
BLACK - XELESGEX0115

"B" SHEPHERD
MDWZ - XELEFSEX0007

"C" HUNNINGTON
BLACK - XELESGEX0010



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B - COTTAGE

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C - FARMHOUSE

# PLAN 3 (1936)

## FRONT ELEVATIONS

0 2 4 8 12

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FONTANA **WALNUT**

FONTANA, CA

**CLUSTER**

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A-16

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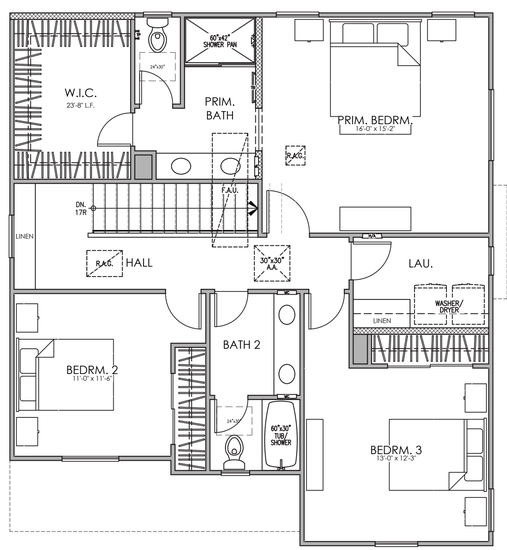
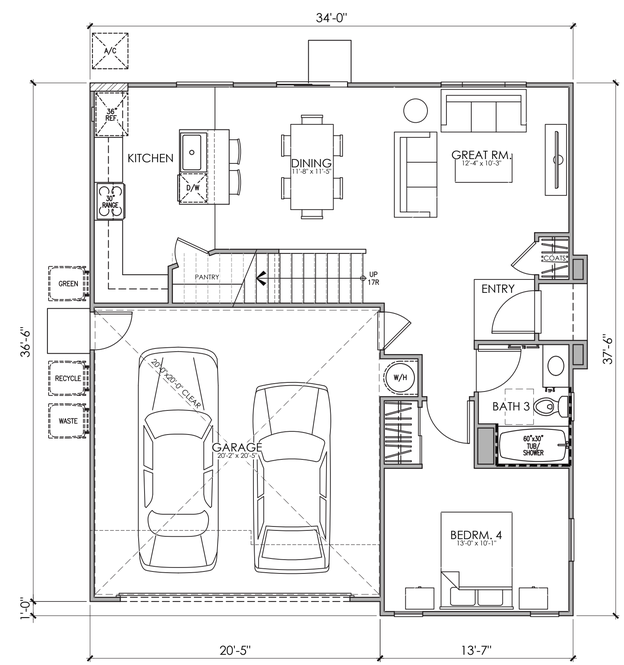



SECOND FLOOR




FIRST FLOOR

KEYMAP

PLAN 3
AREA TABULATION

| | |
|---|---|
| CONDITIONED SPACE | |
| FIRST FLOOR AREA | 815 SQ. FT. |
| SECOND FLOOR AREA | 1,121 SQ. FT. |
| TOTAL DWELLING | 1,936 SQ. FT. |
| UNCONDITIONED SPACE | |
| GARAGE | 430 SQ. FT. |
| PORCH | 14 SQ. FT. |

# PLAN 3A (1936)

## 4 BEDROOM, 3 BATH
## FLOOR PLAN

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

CLUSTER

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FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR

LEFT

COLOR SCHEME 3

# PLAN 3A (1936)

## "A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

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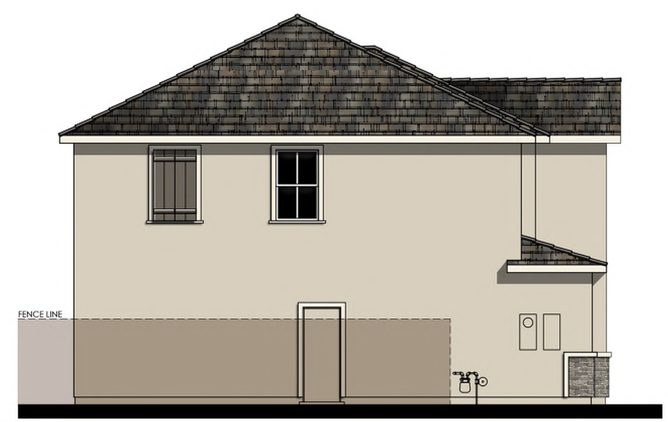
FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR




LEFT

COLOR SCHEME 6

# PLAN 3B (1936)

## "B" COTTAGE ELEVATIONS

0 2 4 8 12

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# FONTANA WALNUT

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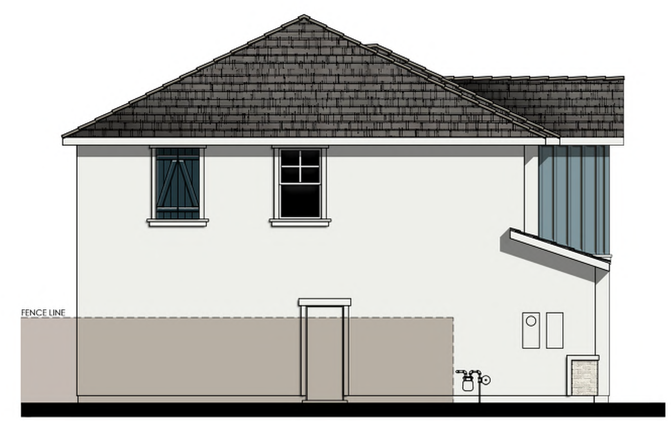
FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR




LEFT

COLOR SCHEME 9

# PLAN 3C (1936)

## "C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025
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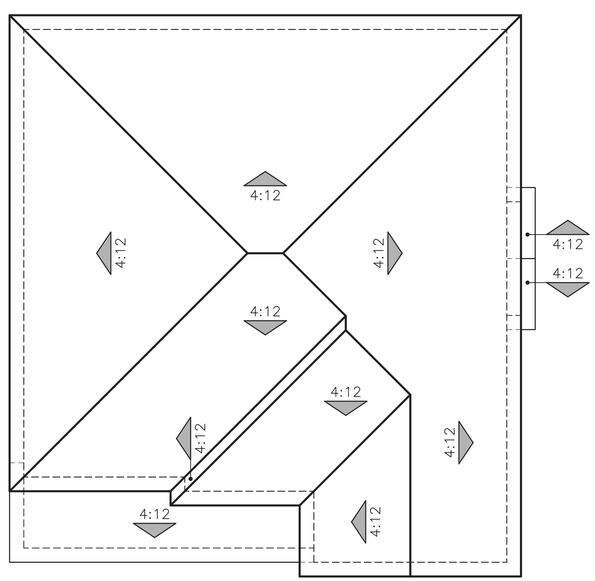
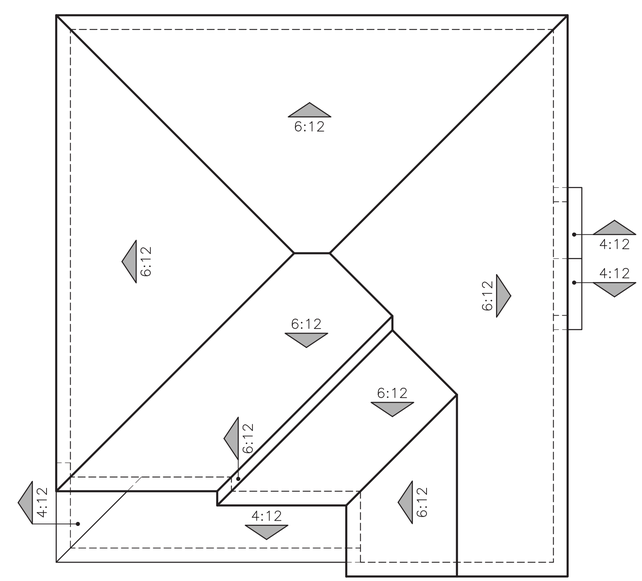
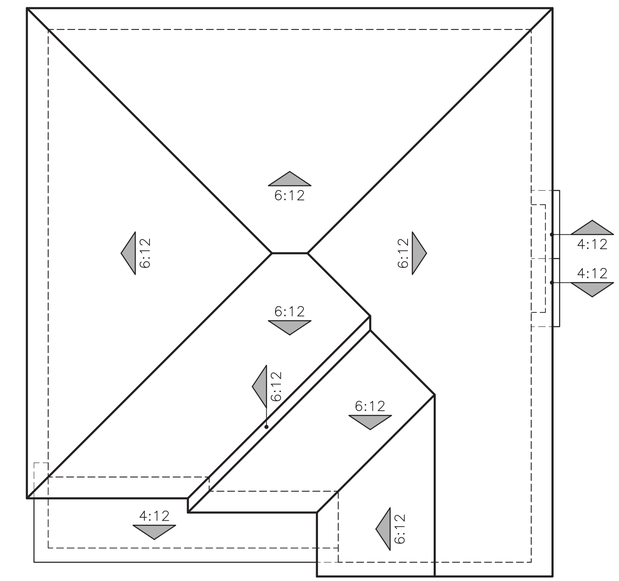



A - SPANISH




B - COTTAGE




C - FARMHOUSE

# PLAN 3 (1936)

## ROOF PLANS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

CLUSTER

02.24.2025

A-21

Kevin L. Crook Architect Inc #24042

PLANNING + ARCHITECTURE

# FONTANA WALNUT

FONTANA, CA

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

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

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

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

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

DIVERSIFIED Pacific

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PLANNING + ARCHITECTURE

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

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

## WRITTEN COLOR SCHEMES

## SPANISH
### SCHEME #1

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024

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## SPANISH
### SCHEME #2

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

## SPANISH
### SCHEME #3

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

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

COLOR BOARDS - "A" SPANISH

## COTTAGE
### SCHEME #4

DIVERSIFIED Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
JULY 30, 2024

Kevin L. Crook Architect Inc
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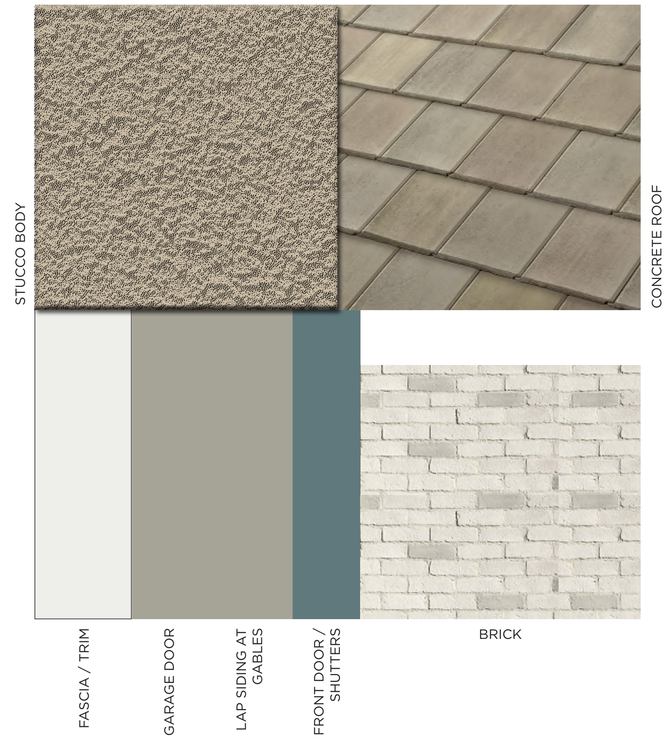
## COTTAGE
### SCHEME #5




DIVERSIFIED Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
JULY 30, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

## COTTAGE
### SCHEME #6

DIVERSIFIED Pacific

FONTANA WALNUT
FONTANA, CA

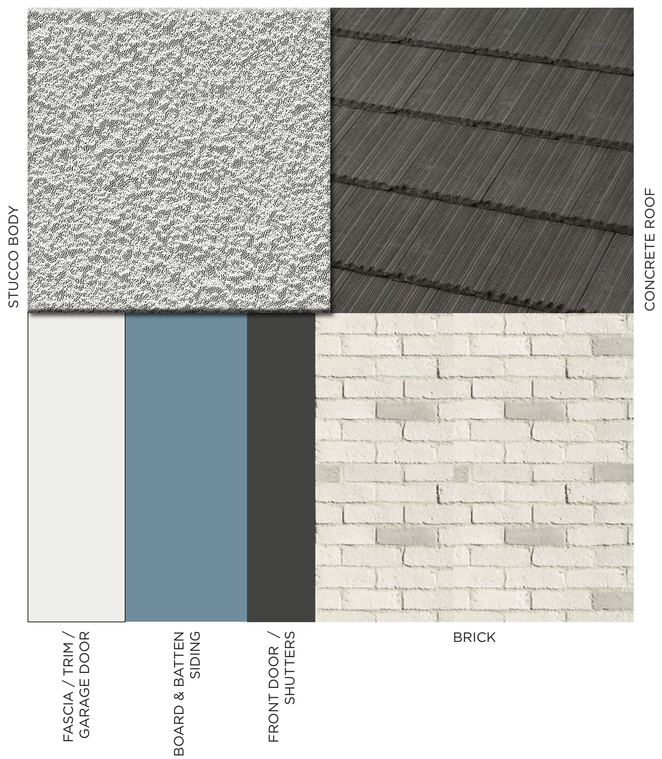
#24042 / CLUSTER
JULY 30, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

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

COLOR BOARDS - "B" COTTAGE

## FARMHOUSE
### SCHEME #7




DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook Architect Inc
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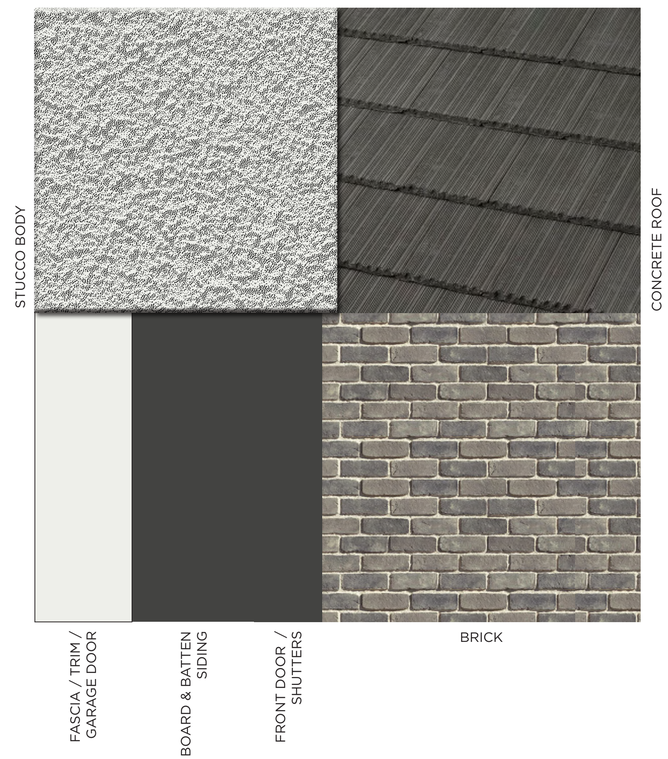
## FARMHOUSE
### SCHEME #8




DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook Architect Inc
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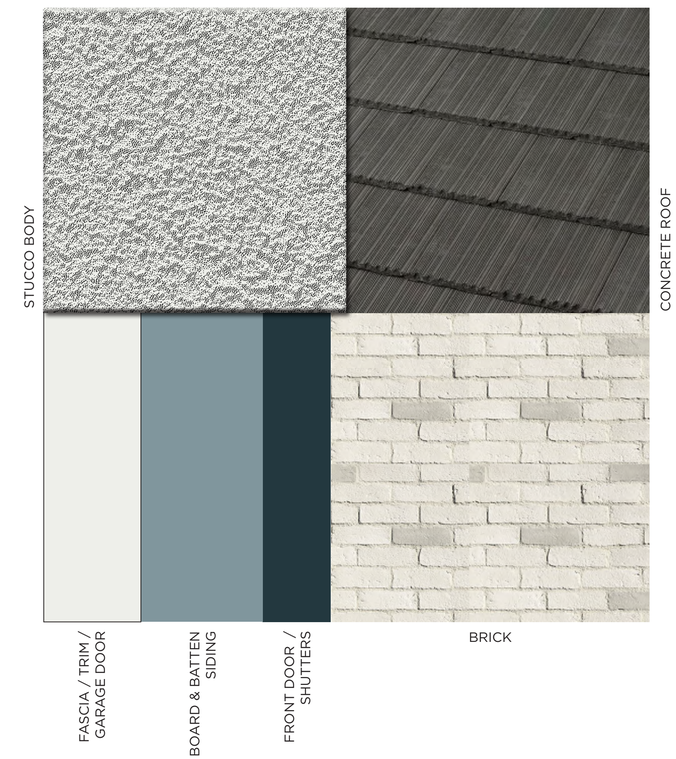
## FARMHOUSE
### SCHEME #9




DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook Architect Inc
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*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

# COLOR BOARDS - "C" FARMHOUSE

# FONTANA WALNUT

## MOTOR COURT

DIVERSIFIED Pacific

FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
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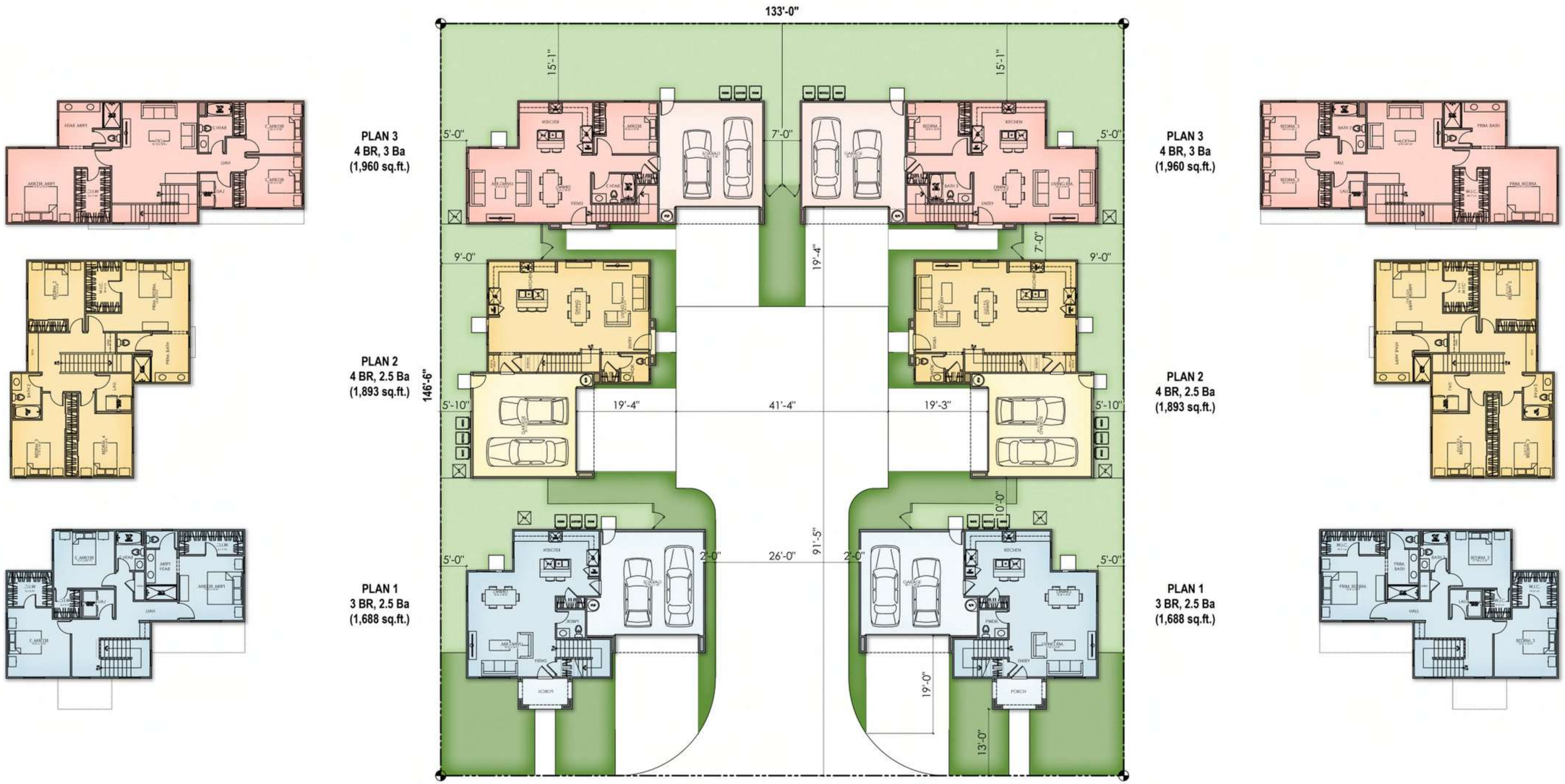


# TYPICAL MOTOR COURT PLAN (6-PACK)

0 4 8 16 32

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

**MOTOR COURT**

02.24.2025
A-27

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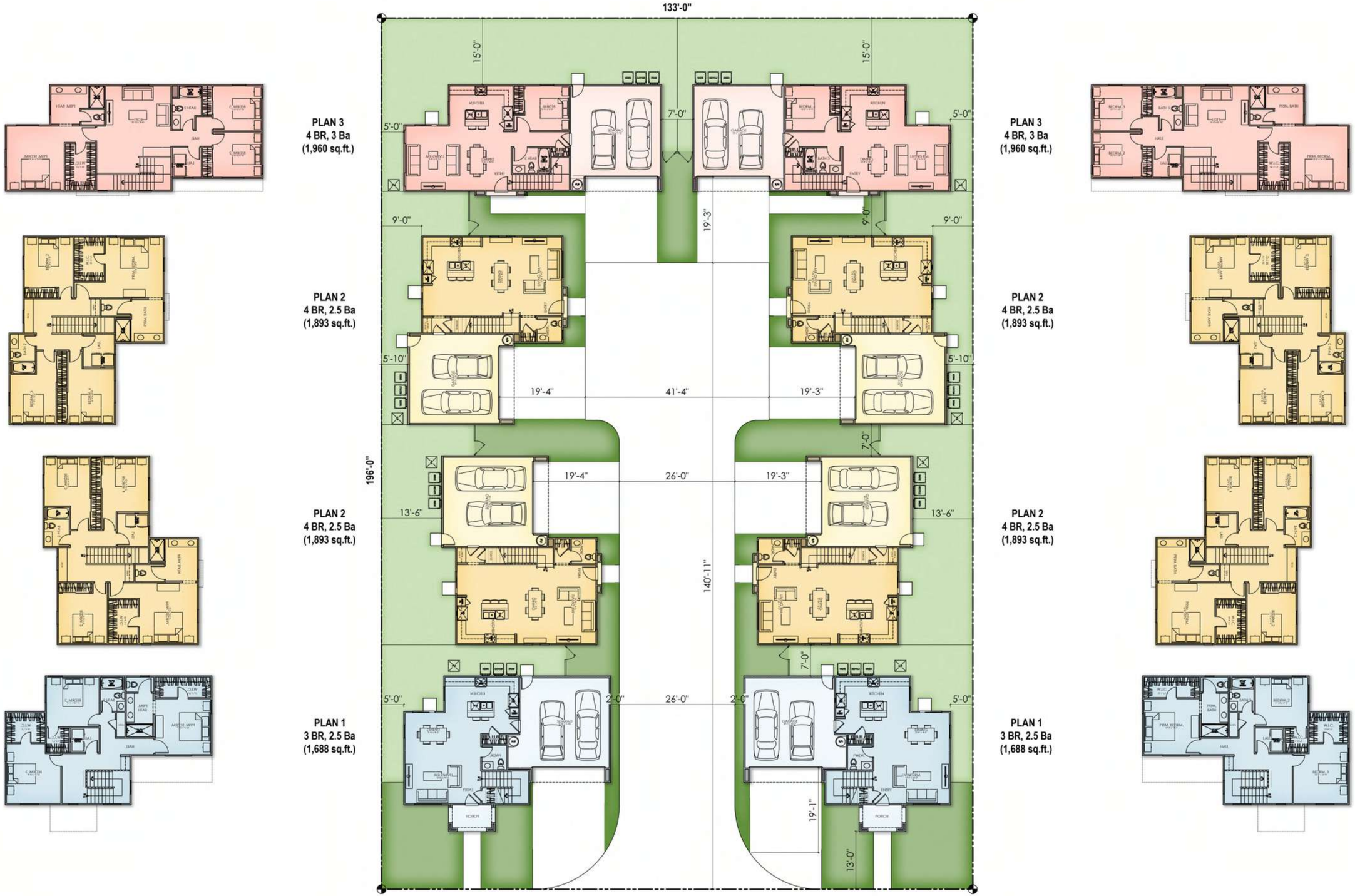
PLANNING + ARCHITECTURE




# TYPICAL MOTOR COURT PLAN (8-PACK)

0 4 8 16 32

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-28

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PLANNING + ARCHITECTURE

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

A - SPANISH

© 2025 Kevin L. Crook Architect, Inc.

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

B - COTTAGE

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

C - FARMHOUSE

# PLAN 1 (1688)

## FRONT ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-29

Kevin L. Crook Architect Inc #24042
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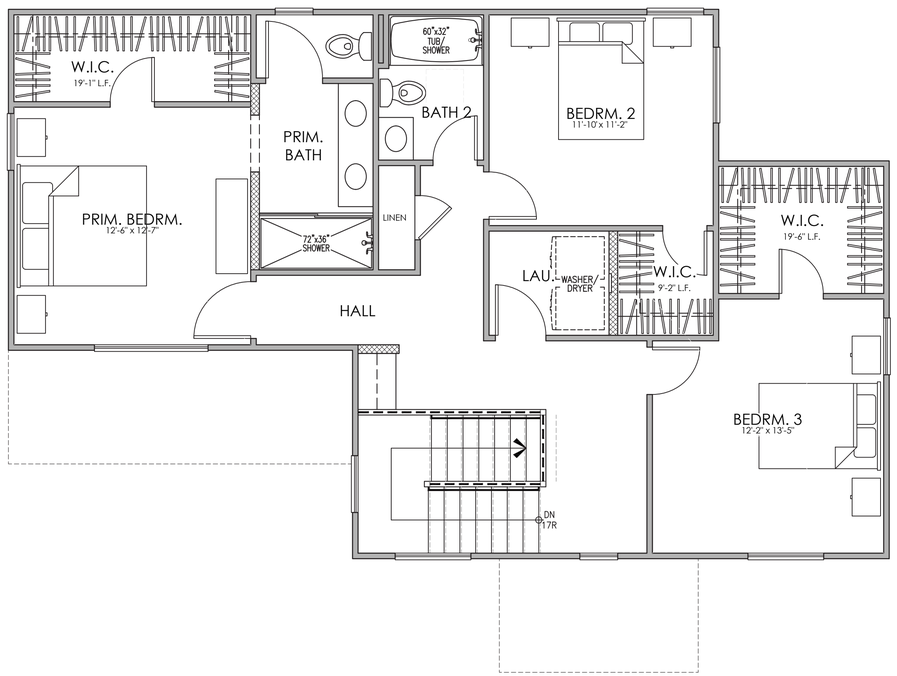
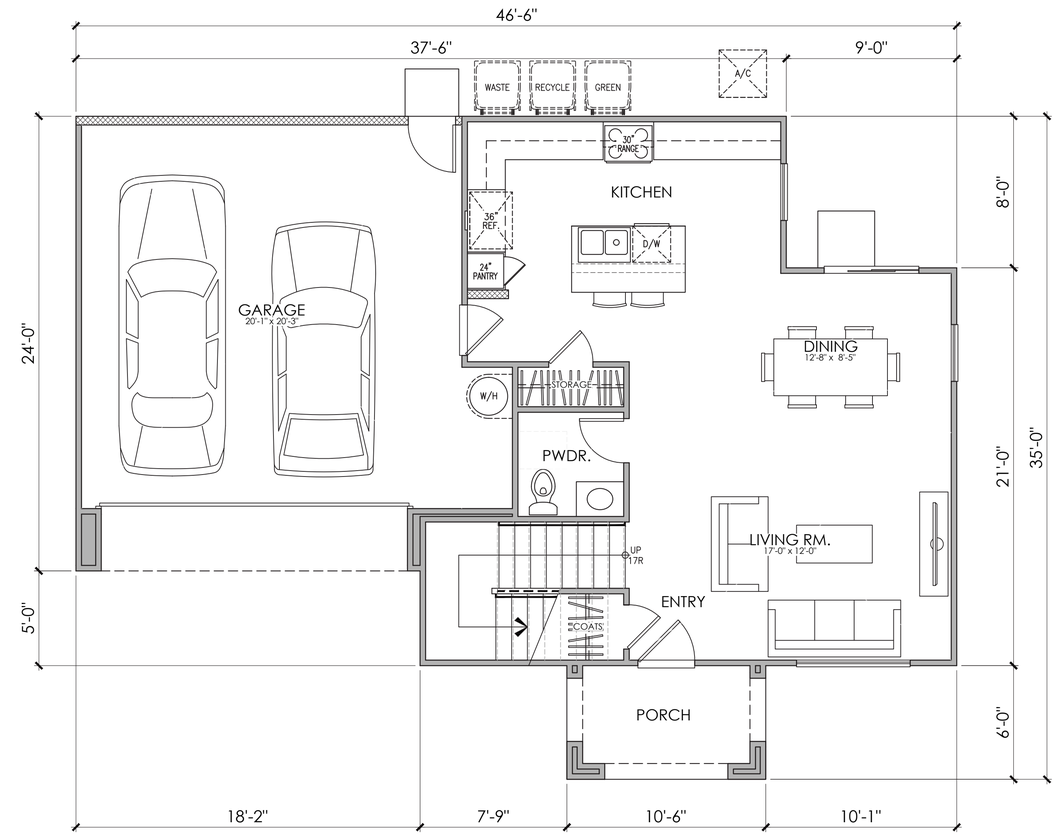



SECOND FLOOR




FIRST FLOOR

KEYMAPS

PLAN 1
AREA TABULATION

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

0 2 4 8 12

# PLAN 1A (1688)

## 3 BEDROOM, 2.5 BATH FLOOR PLAN

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

**MOTOR COURT**

02.24.2025
A-30

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PLANNING + ARCHITECTURE

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

FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR

LEFT

COLOR SCHEME 1

# PLAN 1A (1688)

## "A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-31

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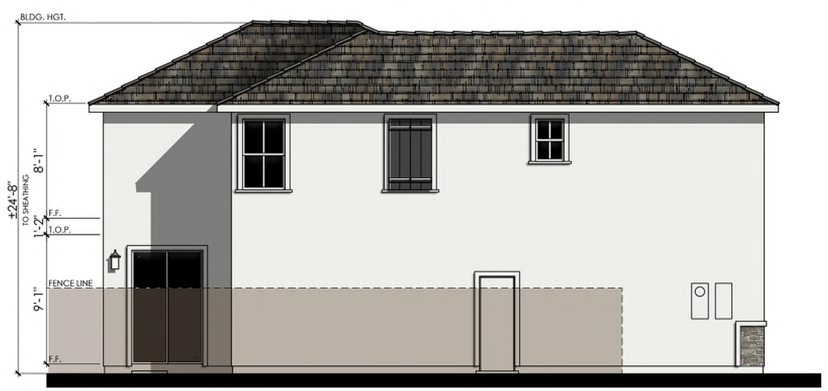
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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




REAR

LEFT

COLOR SCHEME 4

# PLAN 1B (1688)

## "B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-32

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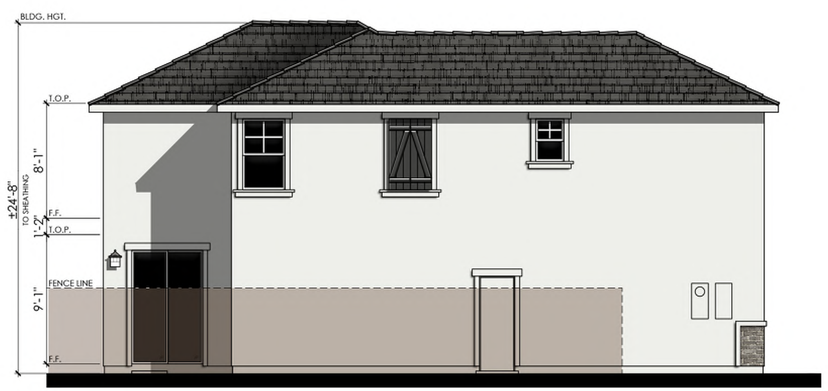
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

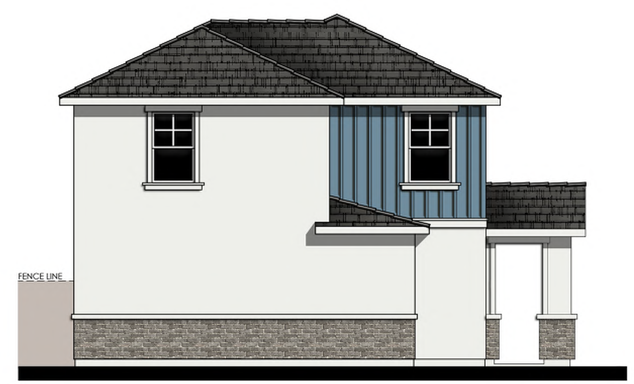
RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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




REAR




LEFT

COLOR SCHEME 7

# PLAN 1C (1688)

## "C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

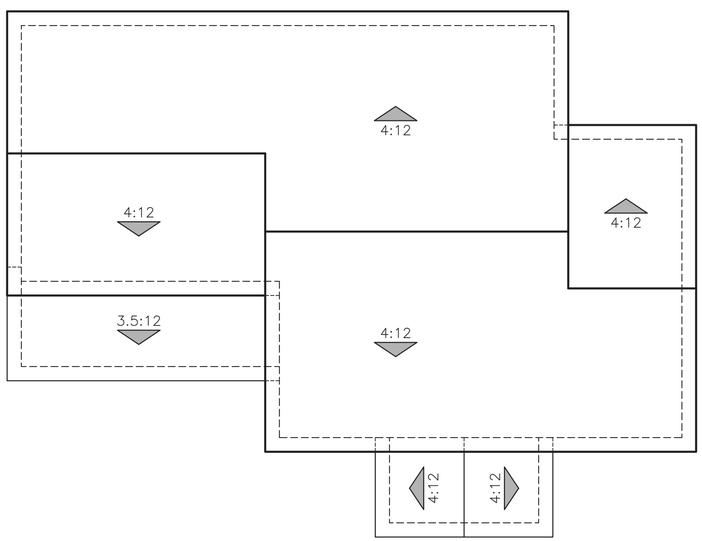
# FONTANA WALNUT

FONTANA, CA

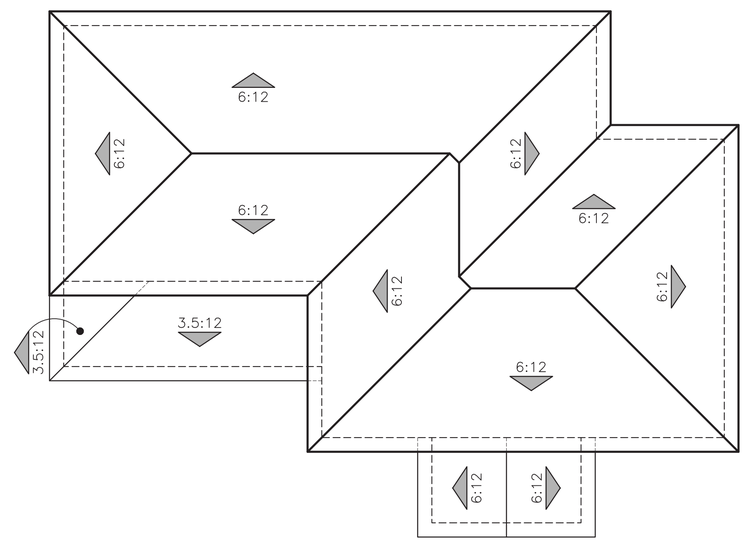
MOTOR COURT

02.24.2025
A-33

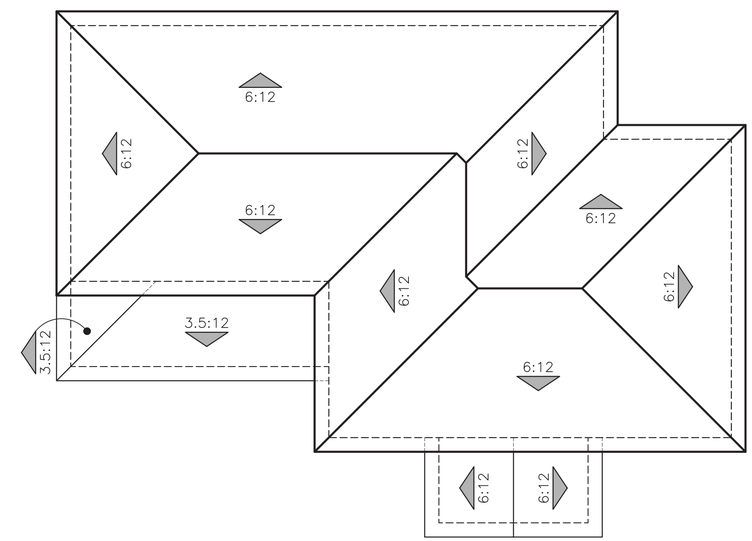
Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE




A - SPANISH




B - COTTAGE




C - FARMHOUSE

PLAN 1 (1688)

ROOF PLANS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025

A-34

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PLANNING + ARCHITECTURE

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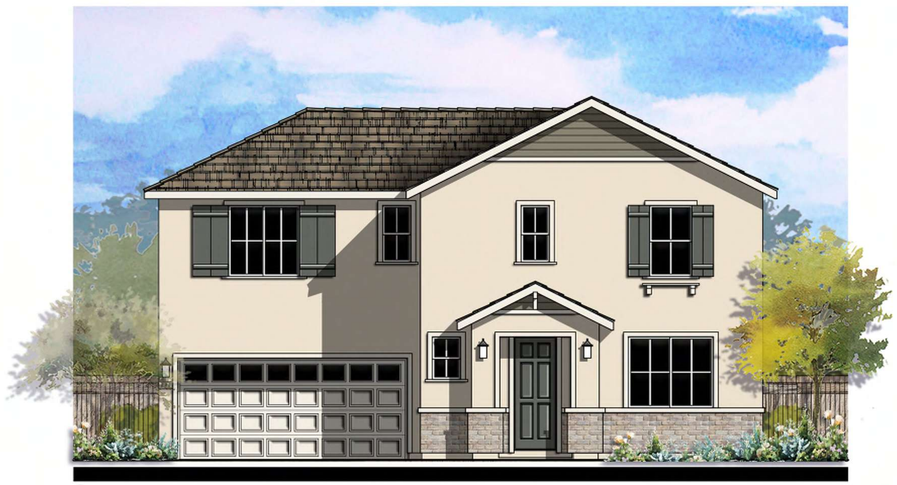
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



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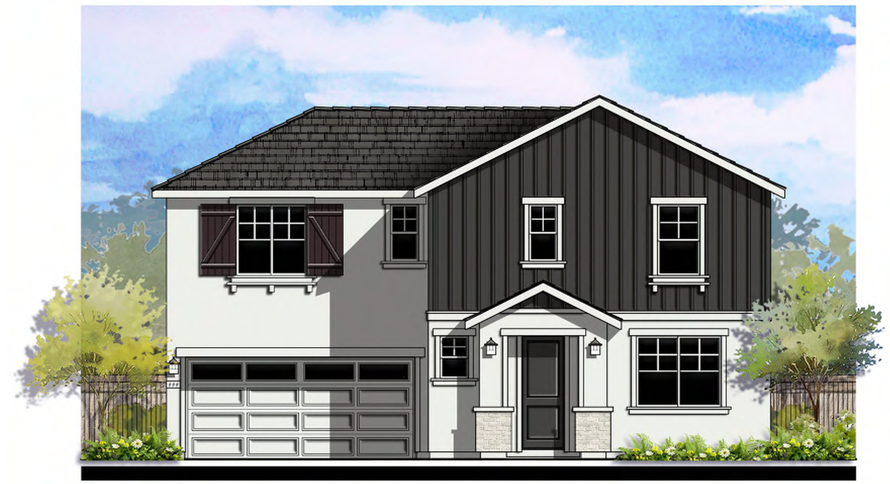
Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



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

C - FARMHOUSE

# PLAN 2 (1893)

## FRONT ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

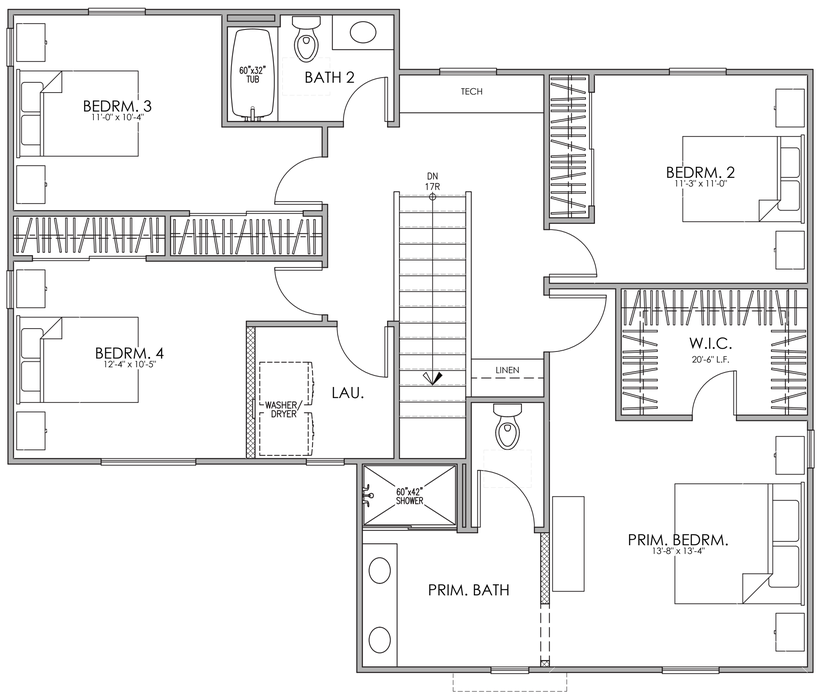
FONTANA **WALNUT**

FONTANA, CA

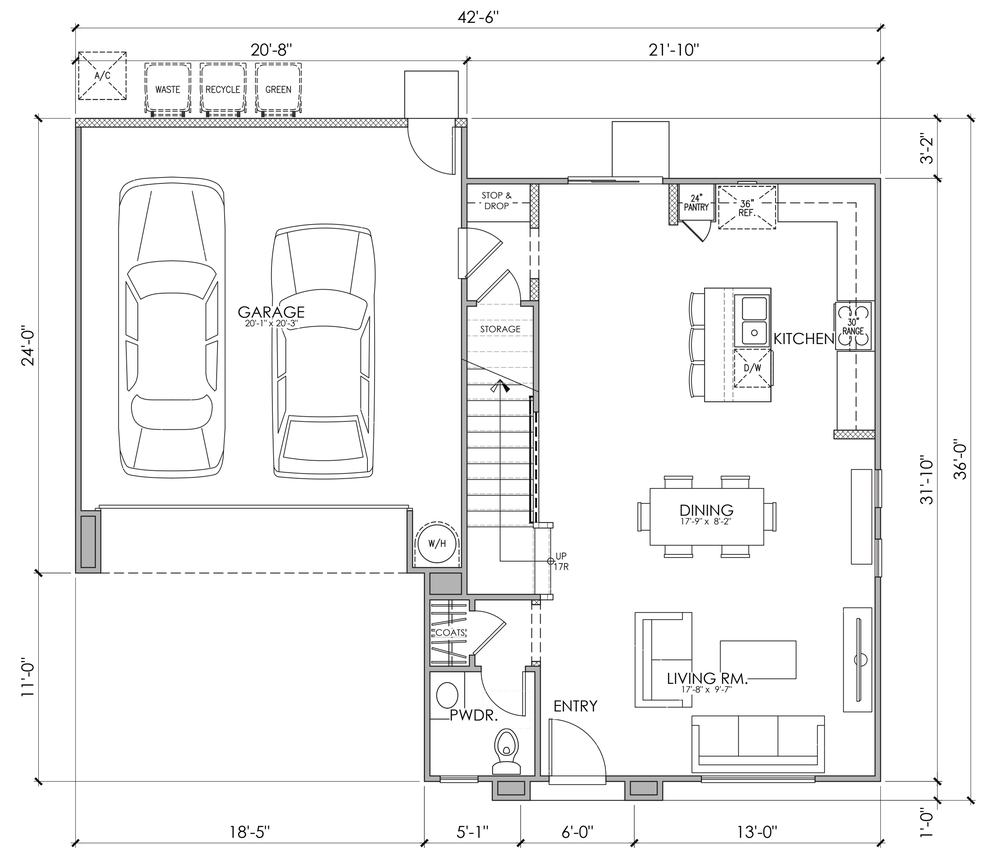
**MOTOR COURT**

02.24.2025
A-35

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




SECOND FLOOR




FIRST FLOOR

KEYMAPS

PLAN 2
AREA TABULATION

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

0 2 4 8 12

# PLAN 2A (1893)

## 4 BEDROOM, 2.5 BATH
## FLOOR PLAN

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-36

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

FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR

LEFT

COLOR SCHEME 2

# PLAN 2A (1893)

## "A" SPANISH ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

**MOTOR COURT**

02.24.2025
A-37

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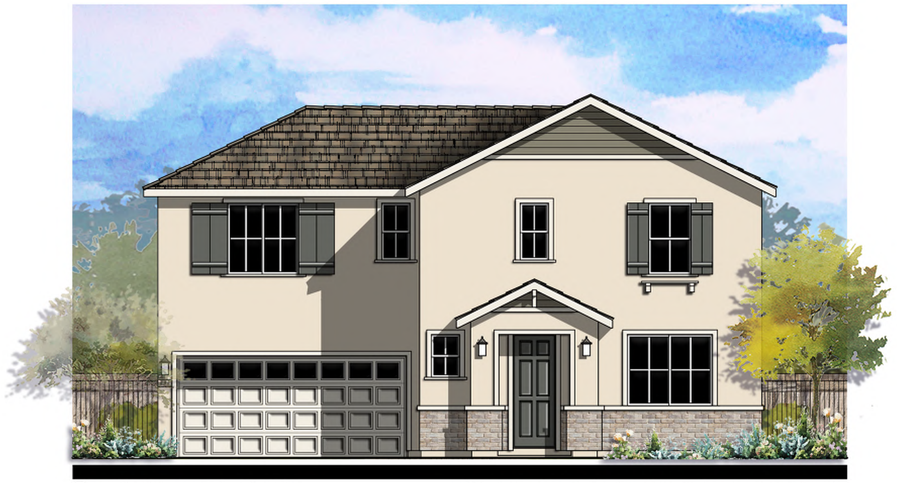
PLANNING + ARCHITECTURE



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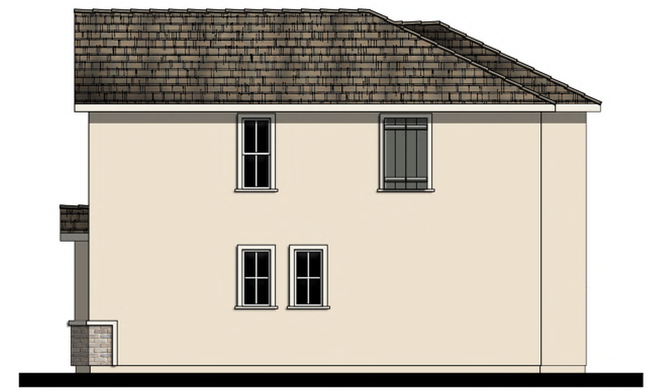
Refer to landscape drawings for wall, tree, and shrub locations

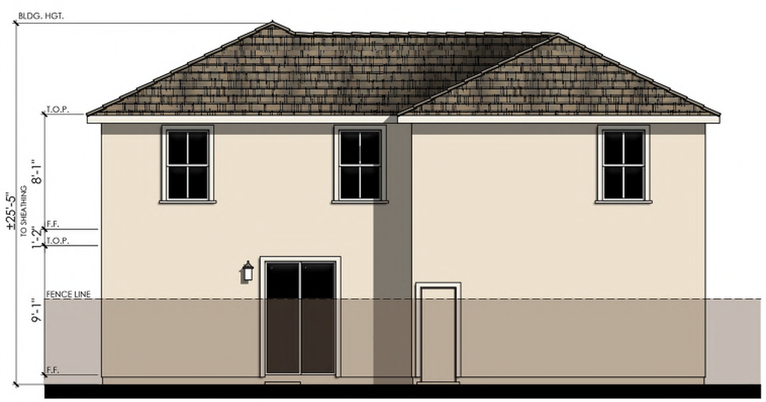
FRONT



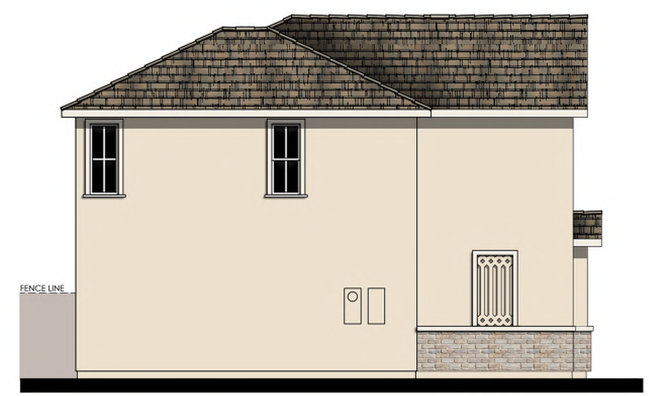
RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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




REAR




LEFT

COLOR SCHEME 5

# PLAN 2B (1893)

## "B" COTTAGE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-38

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

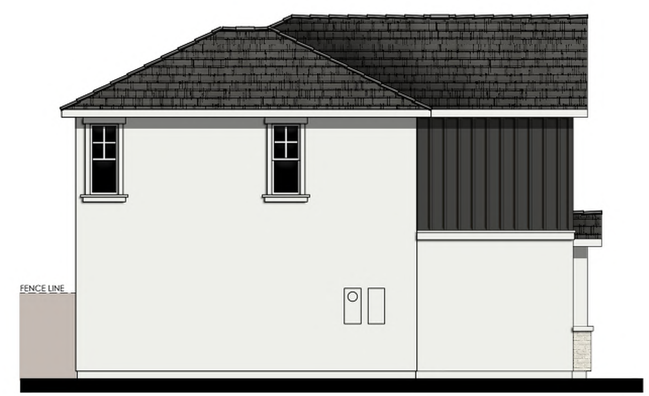
FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR




LEFT

COLOR SCHEME 8

# PLAN 2C (1893)

## "C" FARMHOUSE ELEVATIONS

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

MOTOR COURT

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A-39

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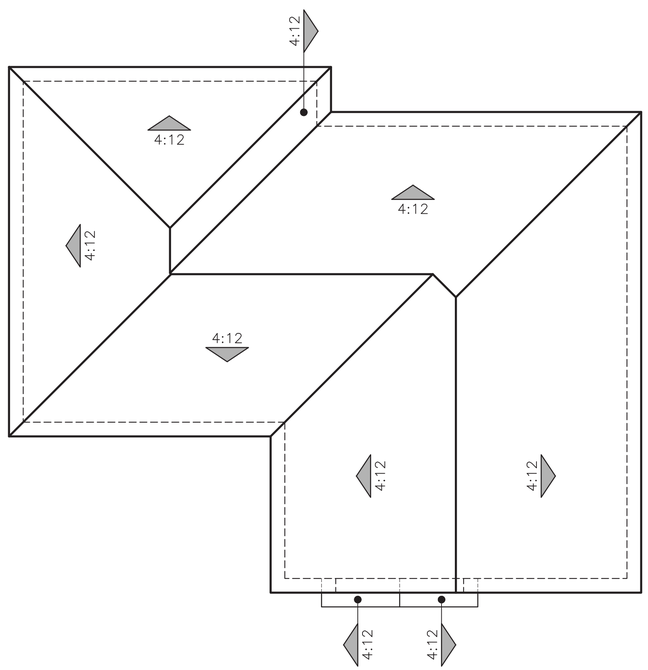
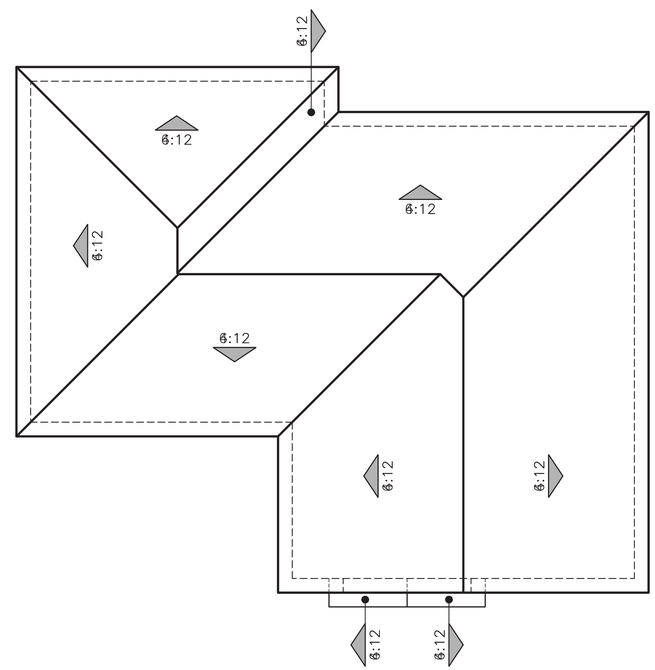
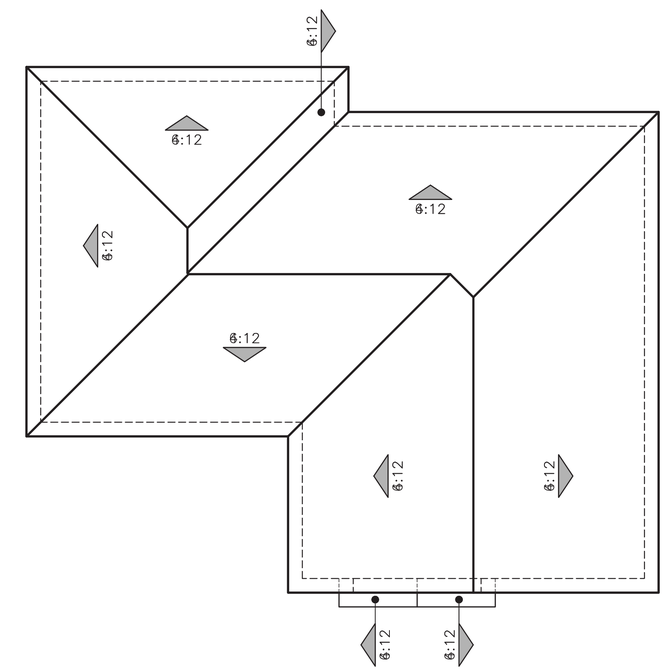



A - SPANISH




B - COTTAGE




C - FARMHOUSE

PLAN 2 (1893)

ROOF PLANS

0 2 4 8 12

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FONTANA WALNUT

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02.24.2025

A-40

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

A - SPANISH

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

B - COTTAGE

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

C - FARMHOUSE

# PLAN 3 (1960)

## FRONT ELEVATIONS

0 2 4 8 12

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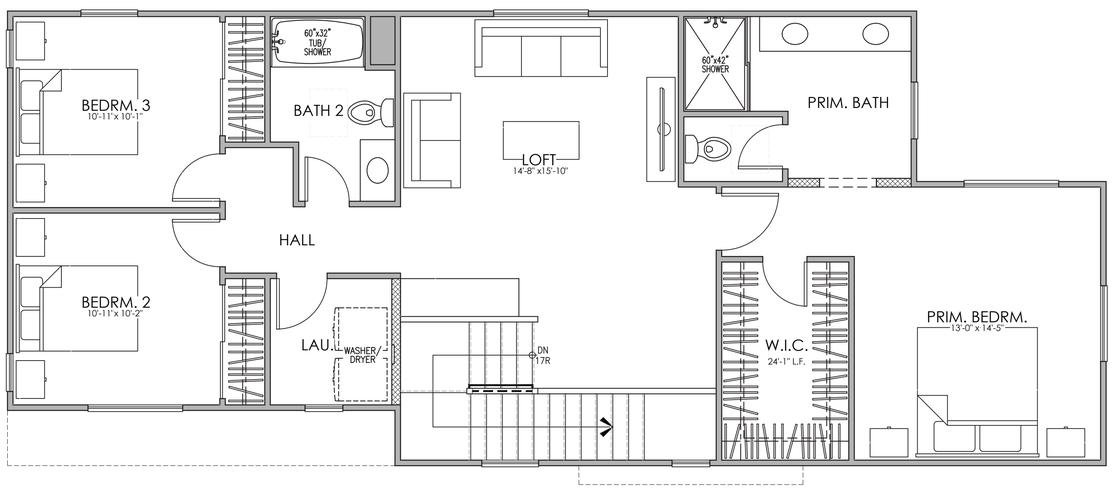
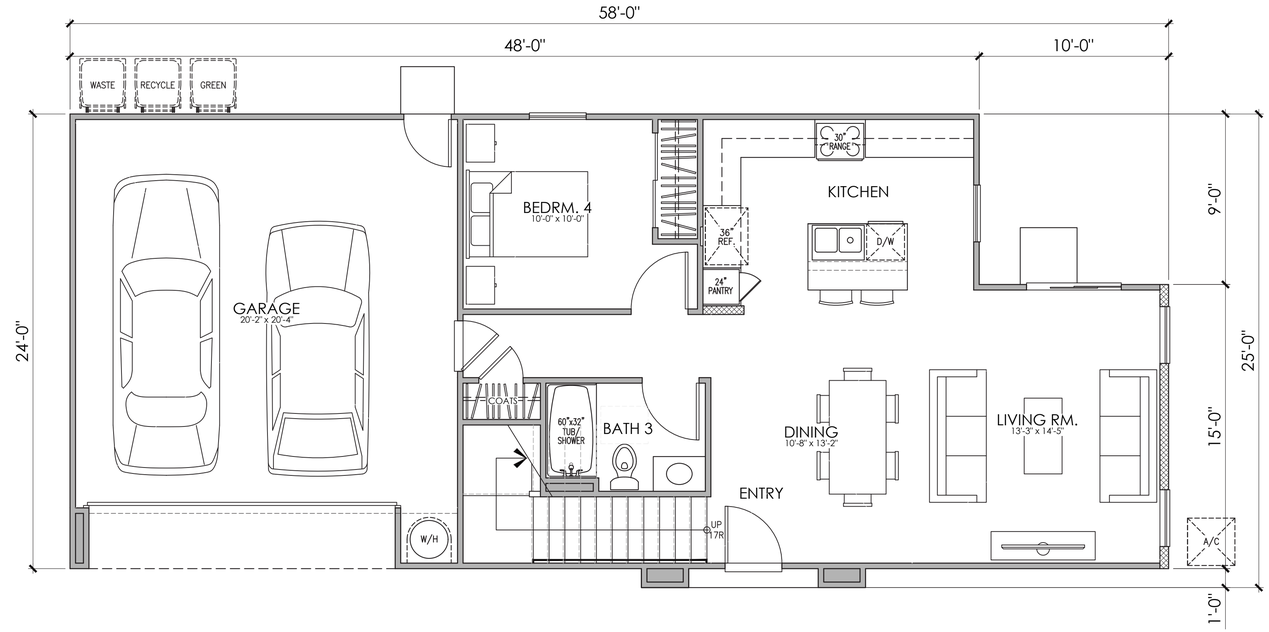



SECOND FLOOR




FIRST FLOOR

KEYMAPS

PLAN 3
AREA TABULATION

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

0 2 4 8 12

# PLAN 3A (1960)

## 4 BEDROOM, 3 BATH, LOFT FLOOR PLAN

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

FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR

LEFT

COLOR SCHEME 3

# PLAN 3A (1960)

## "A" SPANISH ELEVATIONS

0 2 4 8 12

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# FONTANA WALNUT

FONTANA, CA

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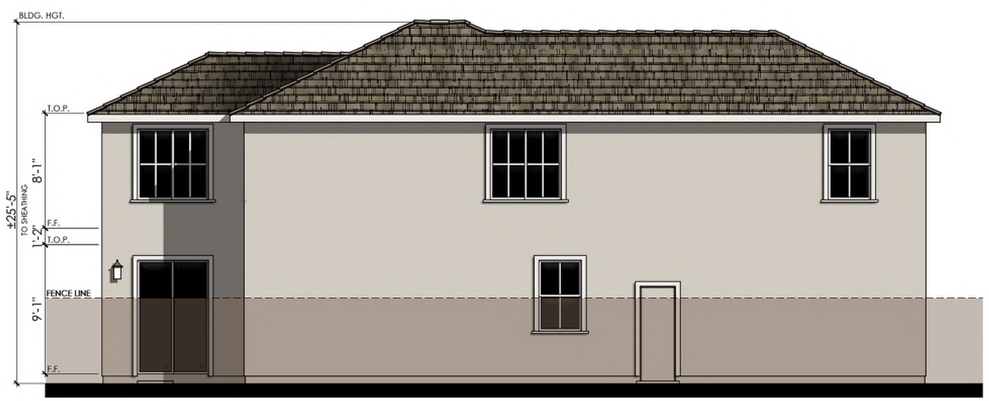
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

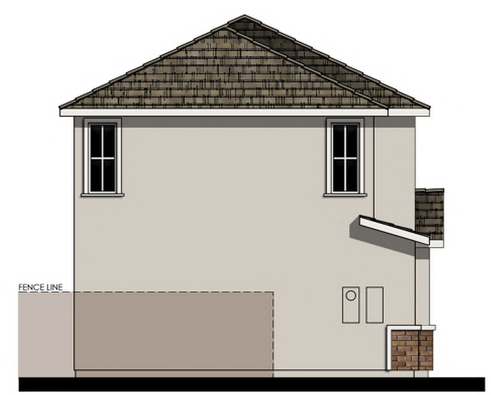
RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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




REAR




LEFT

COLOR SCHEME 6

# PLAN 3B (1960)

## "B" COTTAGE ELEVATIONS

0 2 4 8 12

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

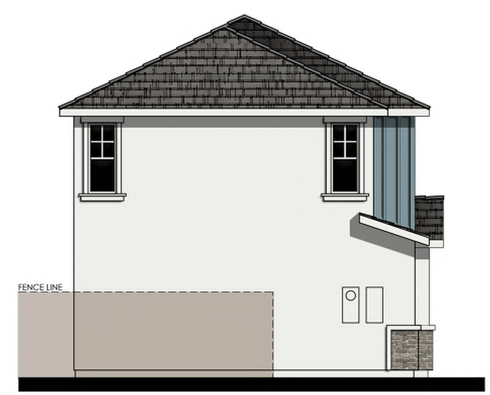
FRONT

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

REAR




LEFT

COLOR SCHEME 9

# PLAN 3C (1960)

## "C" FARMHOUSE ELEVATIONS

0 2 4 8 12

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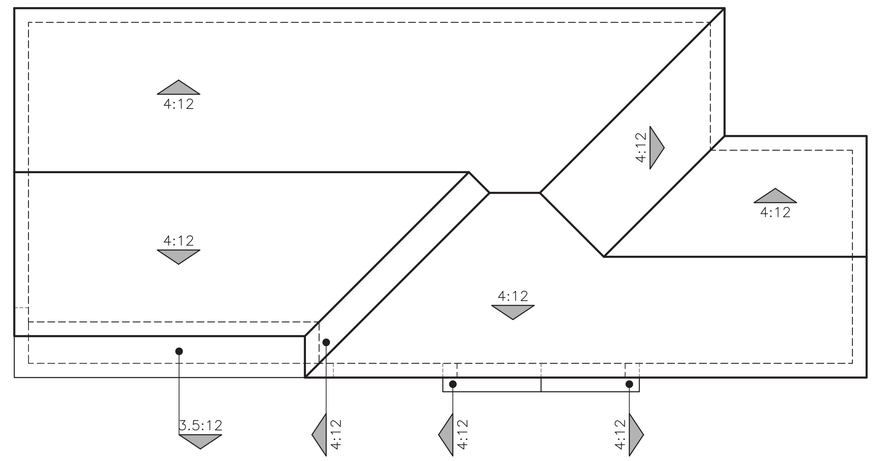
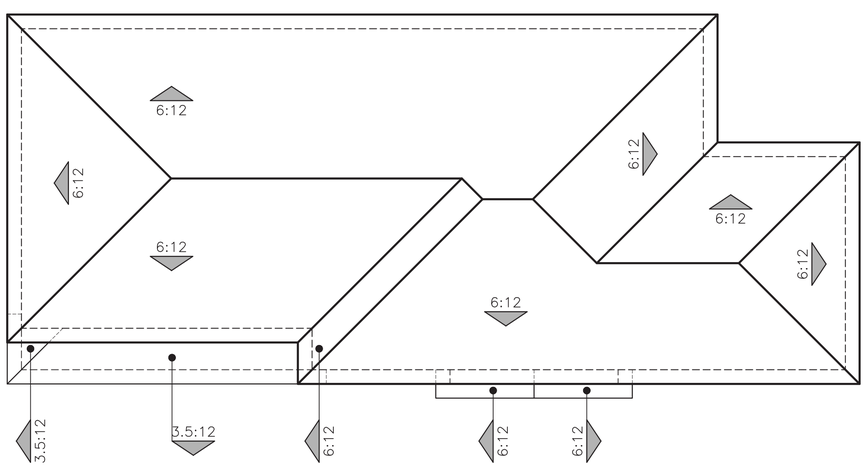
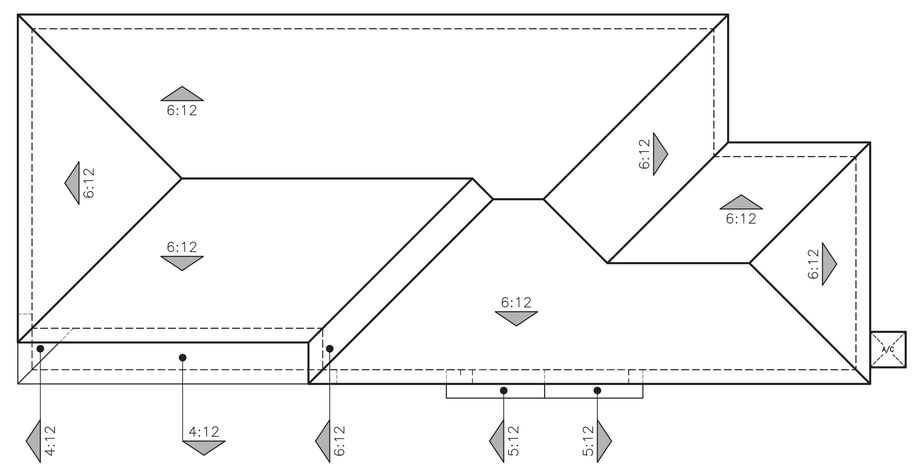



A - SPANISH




B - COTTAGE




C - FARMHOUSE

# PLAN 3 (1960)

## ROOF PLANS

0 2 4 8 12

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FONTANA **WALNUT**

FONTANA, CA

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02.24.2025
A-46

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# FONTANA WALNUT

FONTANA, CA

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

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

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

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

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

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

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

## WRITTEN COLOR SCHEMES

## SPANISH
### SCHEME #1

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FONTANA WALNUT
FONTANA, CA

#24042/MOTORCOURT
NOV. 26, 2024

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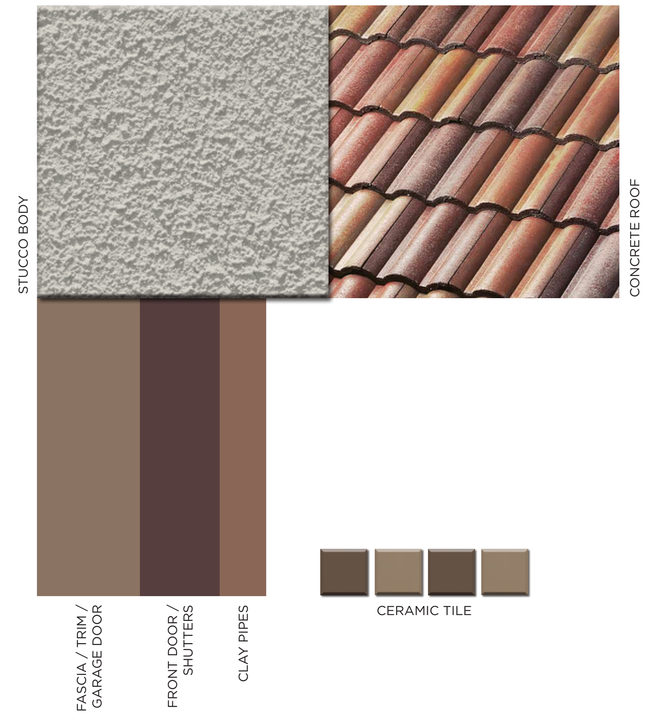
## SPANISH
### SCHEME #2

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FONTANA WALNUT
FONTANA, CA

#24042/MOTORCOURT
NOV. 26, 2024

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## SPANISH
### SCHEME #3

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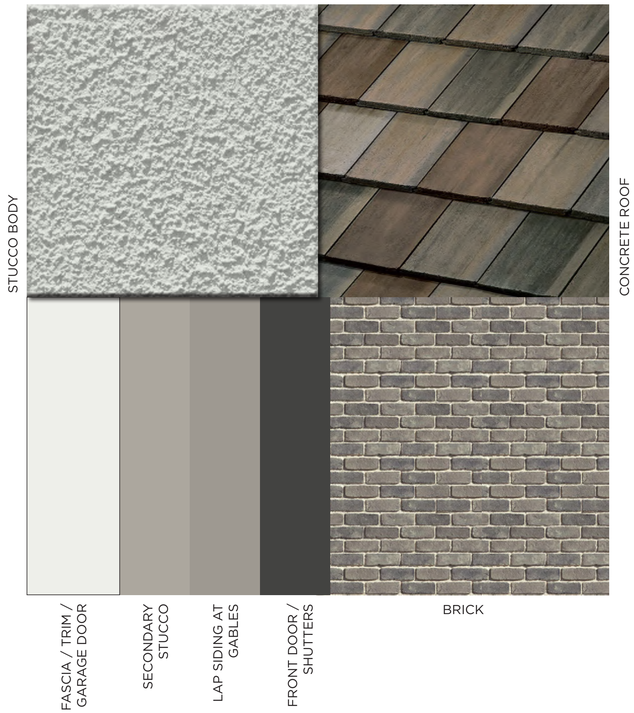
*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

# COLOR BOARDS - "A" SPANISH

## COTTAGE
### SCHEME #4

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FONTANA, CA

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JULY 31, 2024

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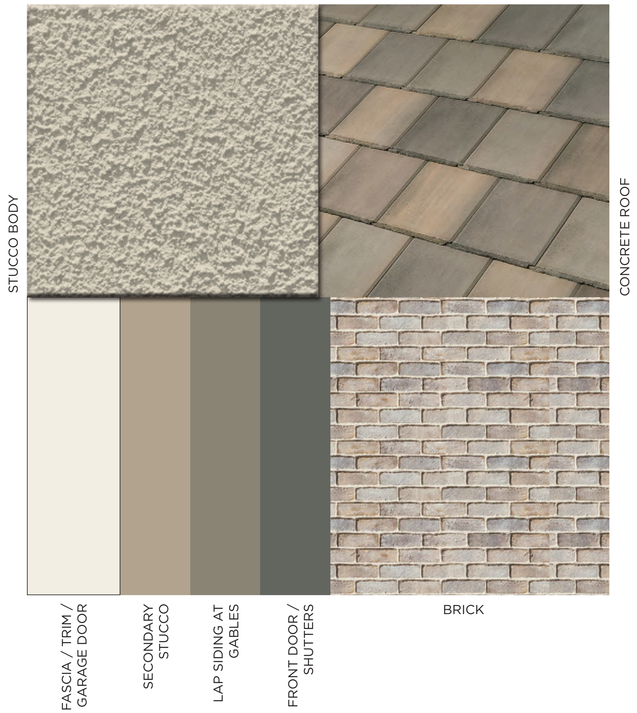
## COTTAGE
### SCHEME #5

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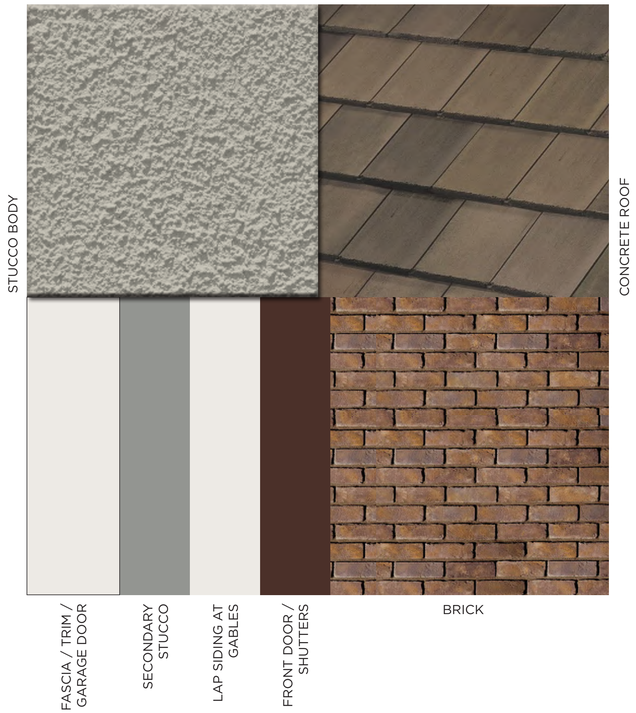
## COTTAGE
### SCHEME #6

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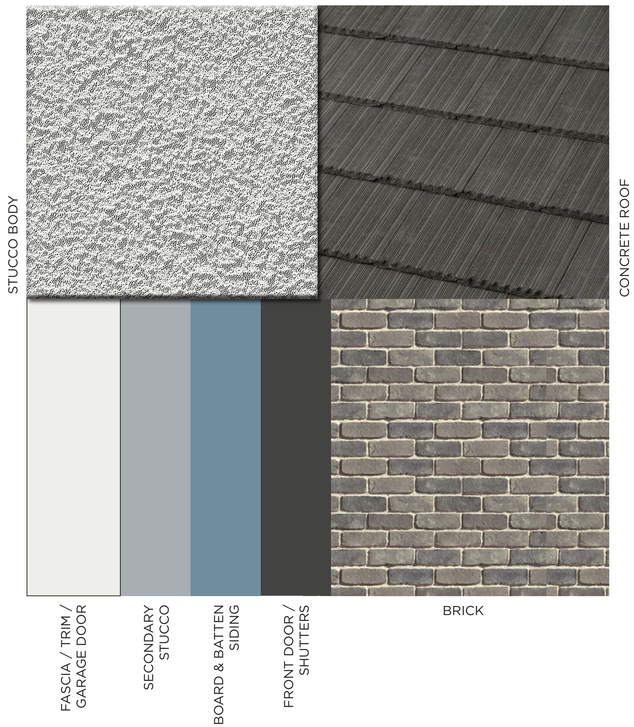
*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

# COLOR BOARDS - "B" COTTAGE

## FARMHOUSE
### SCHEME #7

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FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

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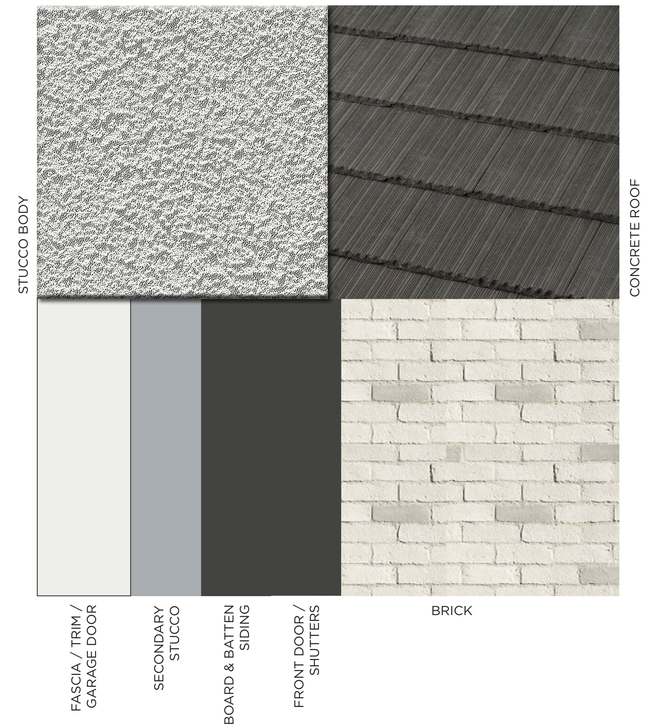
## FARMHOUSE
### SCHEME #8

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AUG. 15, 2024

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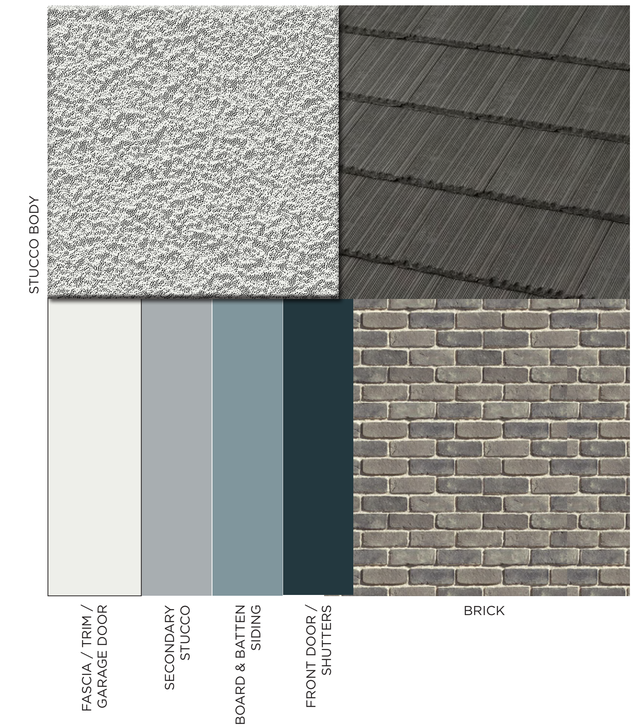
## FARMHOUSE
### SCHEME #9

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FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

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PLANNING + ARCHITECTURE

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

COLOR BOARDS - "C" FARMHOUSE

# FONTANA WALNUT

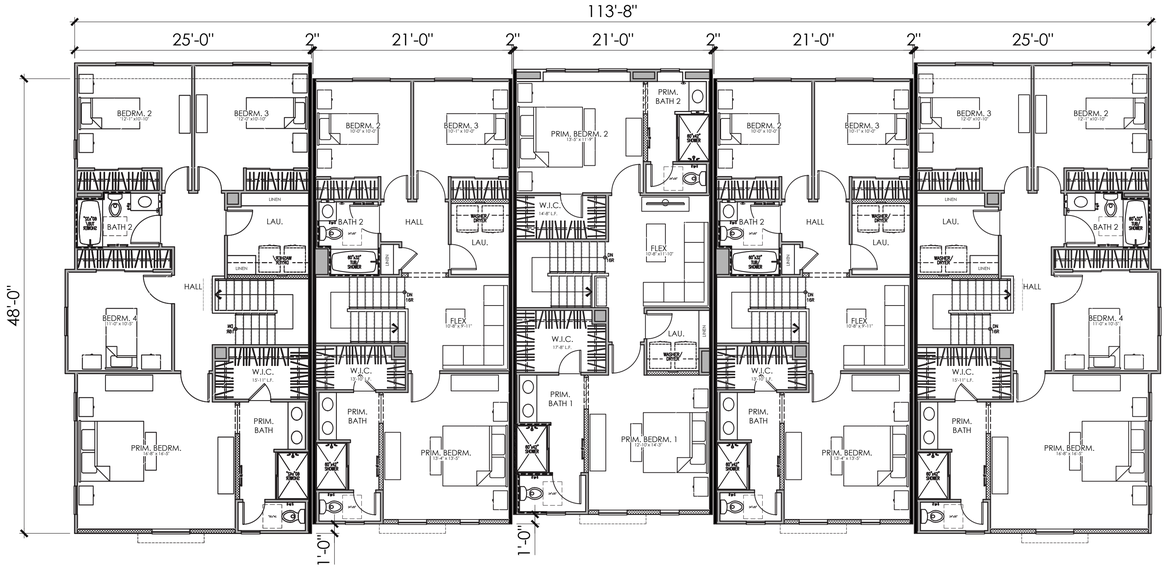
## TOWNHOMES

DIVERSIFIED Pacific

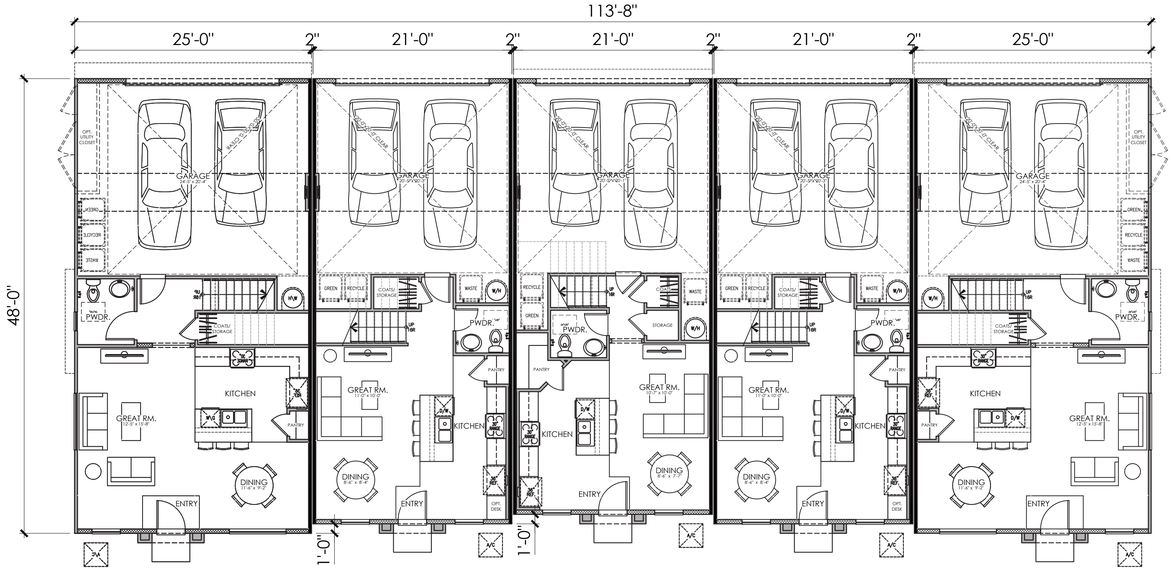
FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#24042




SECOND FLOOR PLAN




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

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

FIRST FLOOR PLAN

# 501A BUILDING COMPOSITE (5-PLEX)

NOTE: UNIT 3.0
MAY BE ADAPTABLE

0 2 4 8 12

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# FONTANA WALNUT

FONTANA, CA

TOWNHOMES

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

UNIT 3.0R UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0

FRONT

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

UNIT 3.0R

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0R

REAR

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

UNIT 3.0R

LEFT

COLOR SCHEME 1

SPANISH ELEVATIONS

# 501A BUILDING COMPOSITE (5-PLEX)

0 2 4 8 12

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# FONTANA WALNUT

FONTANA, CA

TOWNHOMES

02.24.2025
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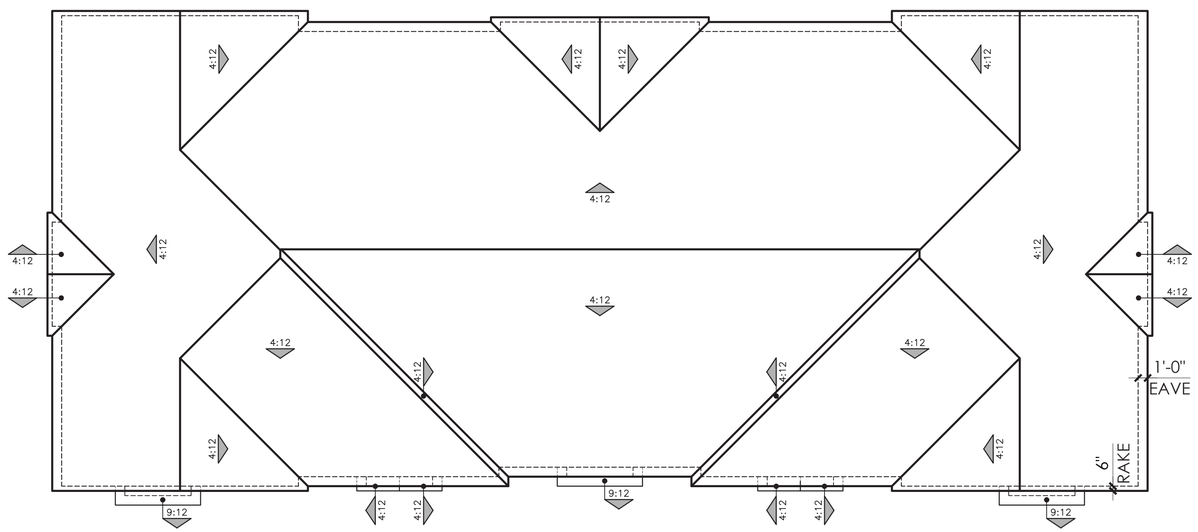


ROOF PLAN

501A BUILDING COMPOSITE (5-PLEX)

0 2 4 8 12

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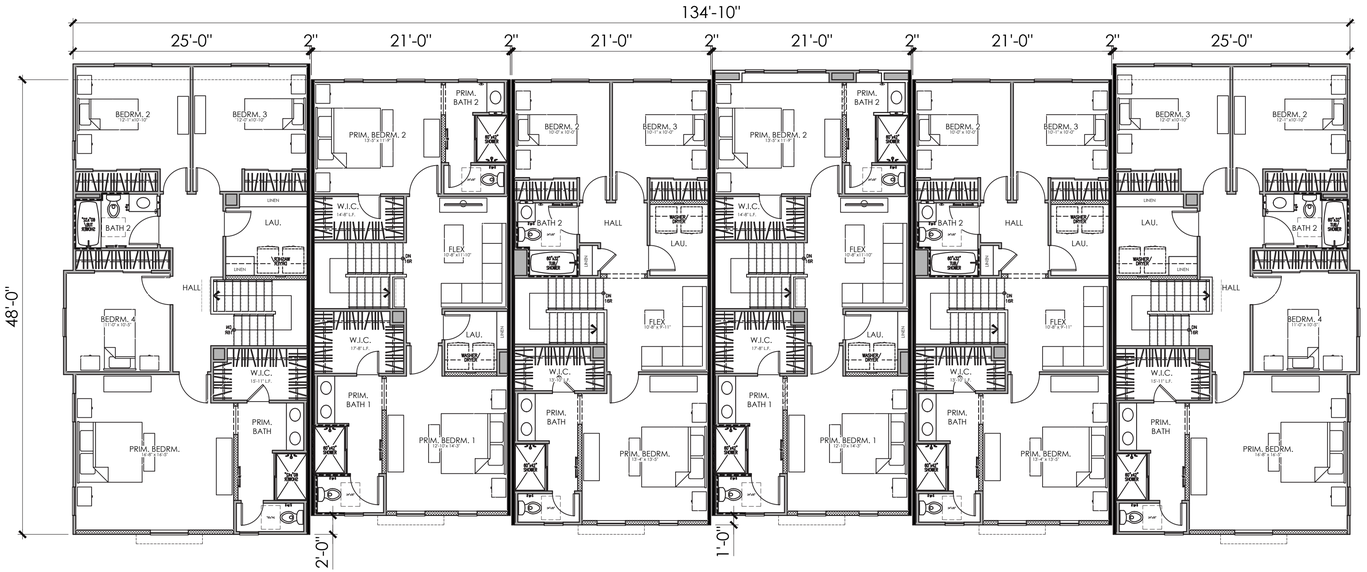
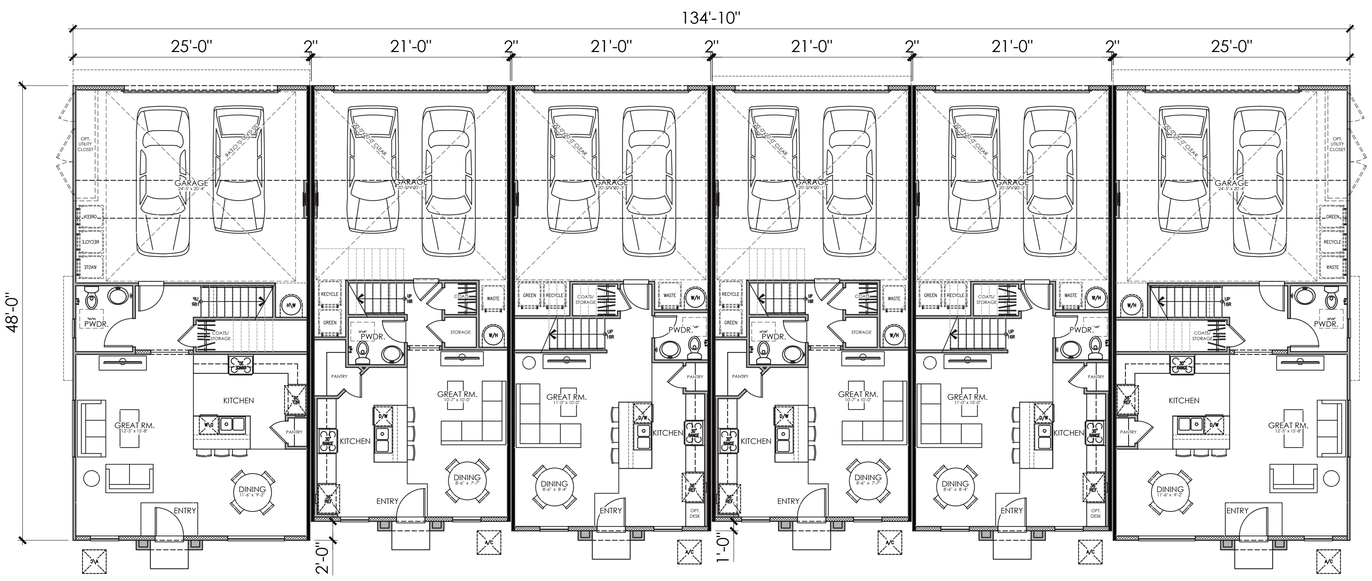



SECOND FLOOR PLAN




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

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

FIRST FLOOR PLAN

601A BUILDING COMPOSITE (6-PLEX)

NOTE: UNIT 3.0
MAY BE ADAPTABLE

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

TOWNHOMES

02.24.2025
A-55

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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

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

FRONT

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

UNIT 3.0R

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

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

REAR

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

UNIT 3.0R

LEFT

COLOR SCHEME 2

SPANISH ELEVATIONS

# 601A BUILDING COMPOSITE (6-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

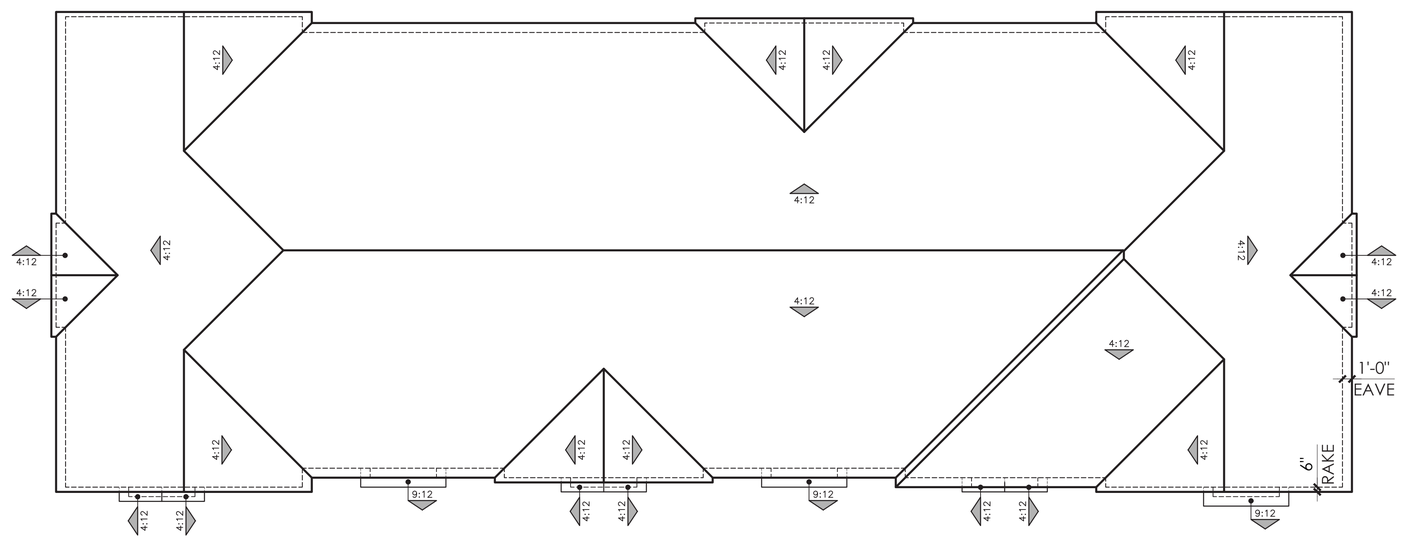
# FONTANA WALNUT

FONTANA, CA

TOWNHOMES

02.24.2025
A-56

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE




ROOF PLAN

601A BUILDING COMPOSITE (6-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

TOWNHOMES

02.24.2025
A-57

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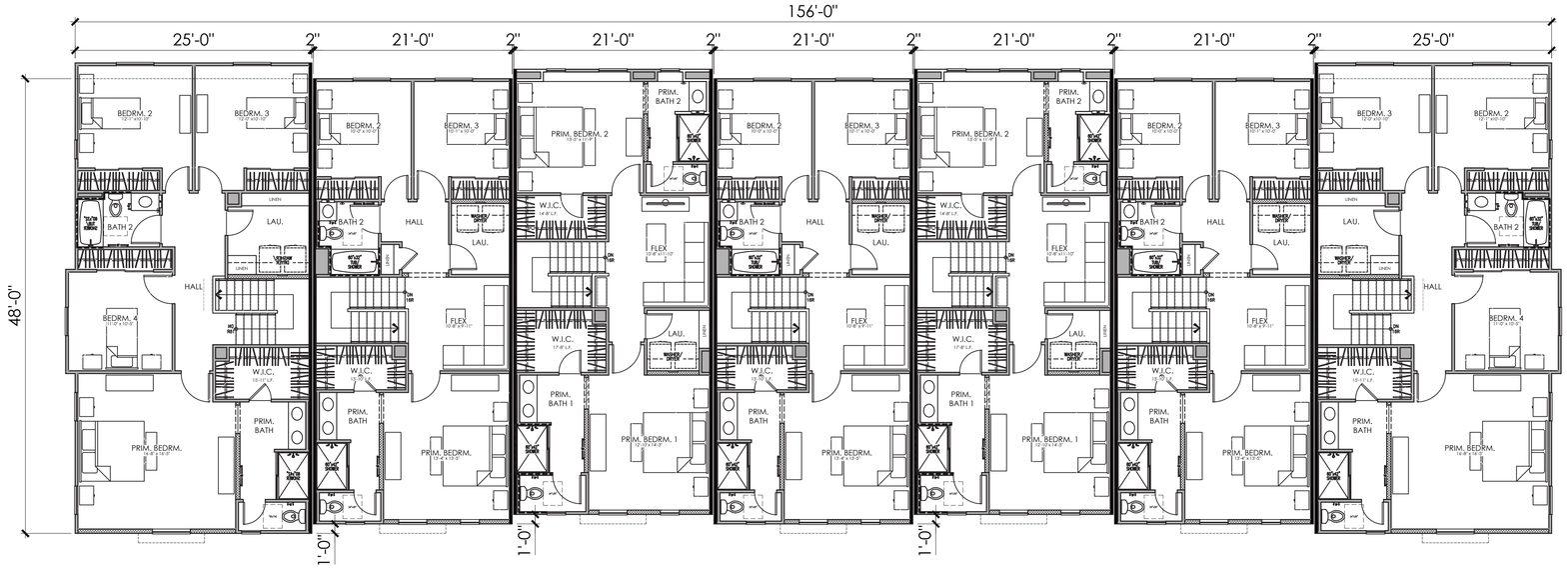
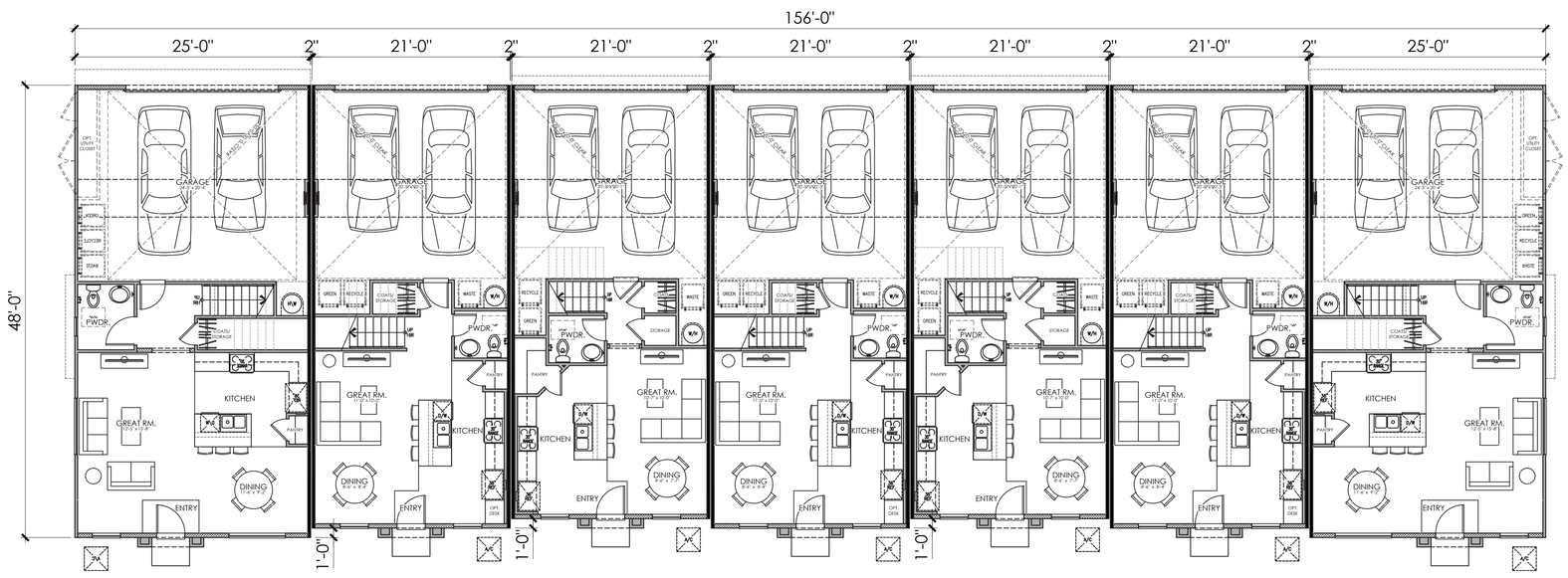
PLANNING + ARCHITECTURE




SECOND FLOOR PLAN




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

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

FIRST FLOOR PLAN

701A BUILDING COMPOSITE (7-PLEX)

NOTE: UNIT 3.0
MAY BE ADAPTABLE

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

TOWNHOMES

02.24.2025
A-58

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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

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

FRONT

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

UNIT 3.0R

RIGHT

**MATERIALS LEGEND**
(WHERE OCCURS)

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

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

REAR

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

UNIT 3.0R

LEFT

COLOR SCHEME 1

SPANISH ELEVATIONS

# 701A BUILDING COMPOSITE (7-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

# FONTANA WALNUT

FONTANA, CA

TOWNHOMES

02.24.2025
A-59

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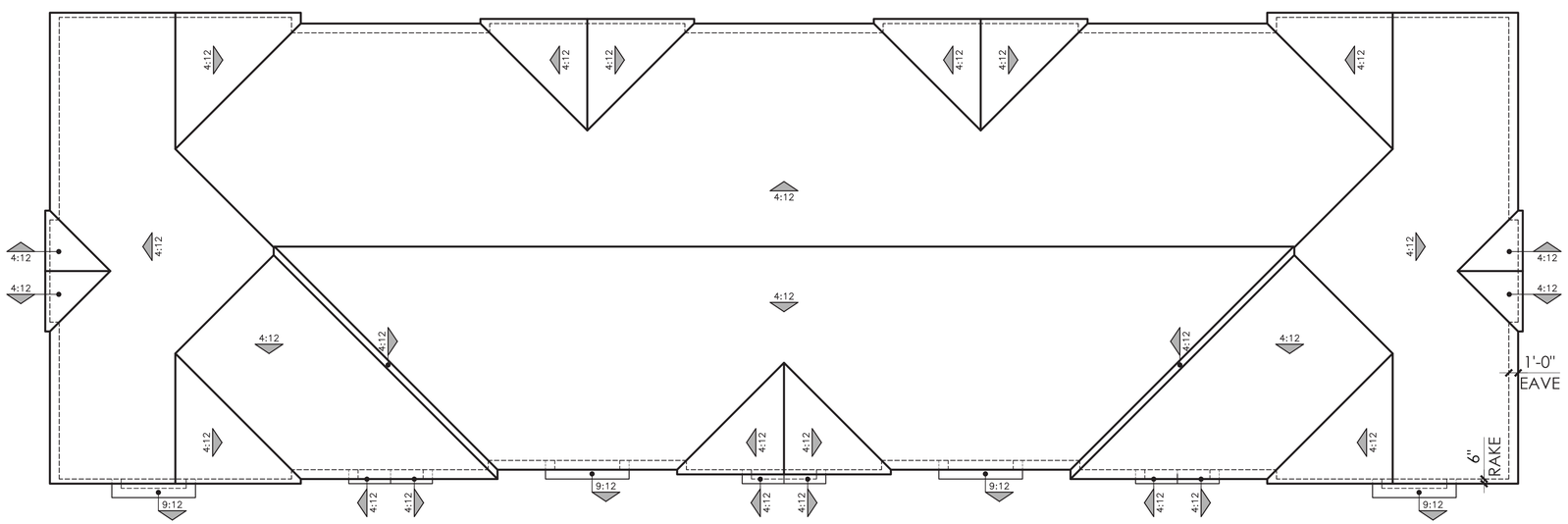
PLANNING + ARCHITECTURE




ROOF PLAN

# 701A BUILDING COMPOSITE (7-PLEX)

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA **WALNUT**

FONTANA, CA

**TOWNHOMES**

02.24.2025
A-60

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# FONTANA WALNUT

FONTANA, CA

PROJECT 24042
CREATED 7/31/24

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

| | |
|---|---|
| STUCCO: | OMEGA |
| PAINT: | SHERWIN WILLIAMS |
| CONCRETE ROOF: | NEWPOINT |

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

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

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WRITTEN COLOR SCHEMES

## SPANISH
### SCHEME #1

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / TOWNHOMES
JUL. 30, 2024

Kevin L. Crook Architect Inc
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## SPANISH
### SCHEME #2

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

#24042 / TOWNHOMES
JUL. 30, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

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

COLOR BOARDS - "A" SPANISH

# FONTANA WALNUT

## RECREATION BUILDING

DIVERSIFIED Pacific

FONTANA, CALIFORNIA

02.24.2025

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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

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

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

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

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

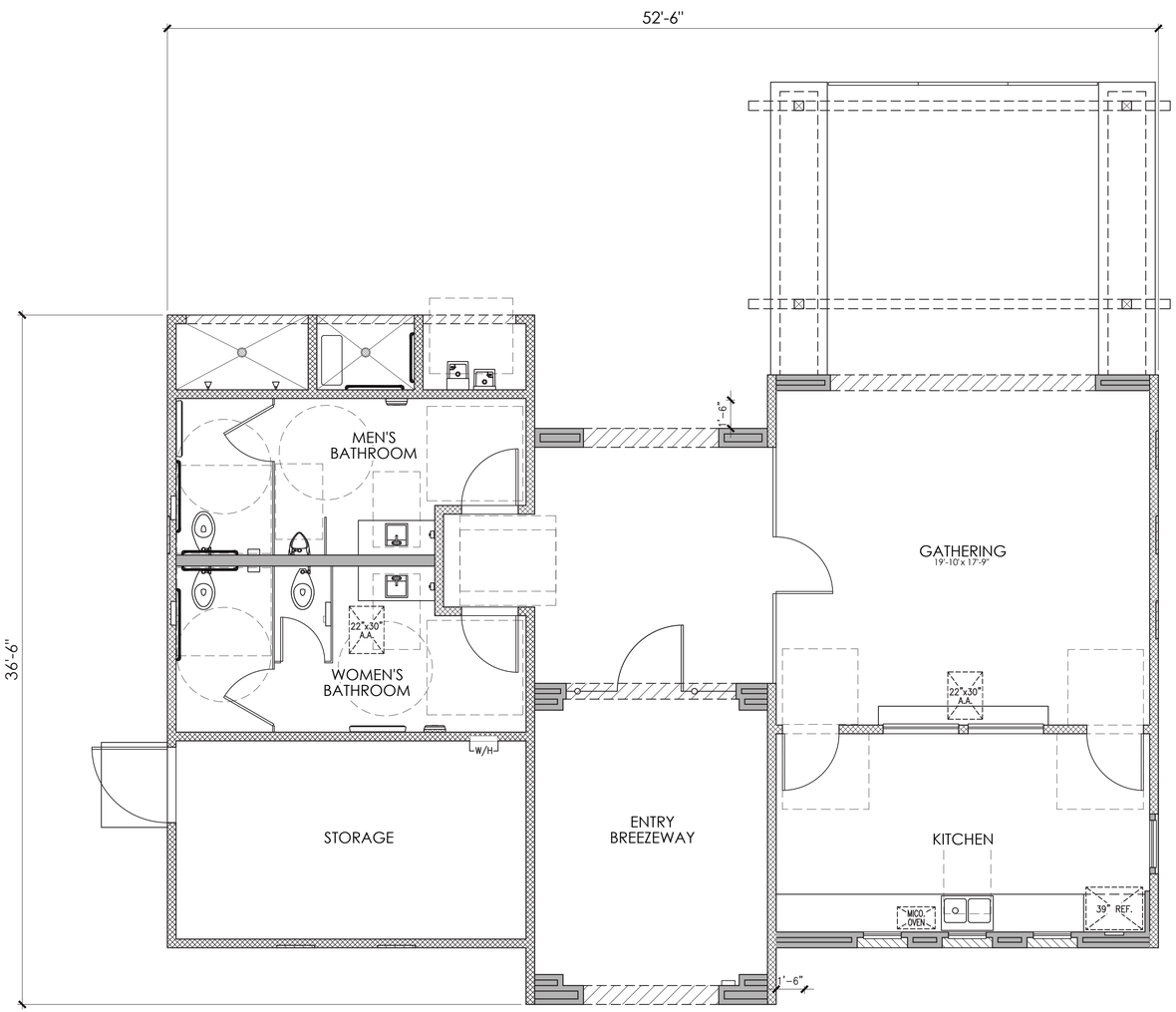
## AREA TABULATION

CONDITIONED SPACE

| | |
|---|---|
| KITCHEN | 239 SQ. FT. |
| TOTAL: | 239 SQ. FT. |

UNCONDITIONED SPACE

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




239 SQ FT CONDITIONED AREA
1659 SQ FT UNDER ROOF

0 2 4 8 12

# FLOOR PLAN

# RECREATIONAL BUILDING

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

RECREATION BUILDING

02.24.2025
A-64

Kevin L. Crook Architect Inc #24042
PLANNING + ARCHITECTURE

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

FRONT

RIGHT

REAR

LEFT

SPANISH ELEVATIONS

RECREATIONAL BUILDING

DIVERSIFIED Pacific

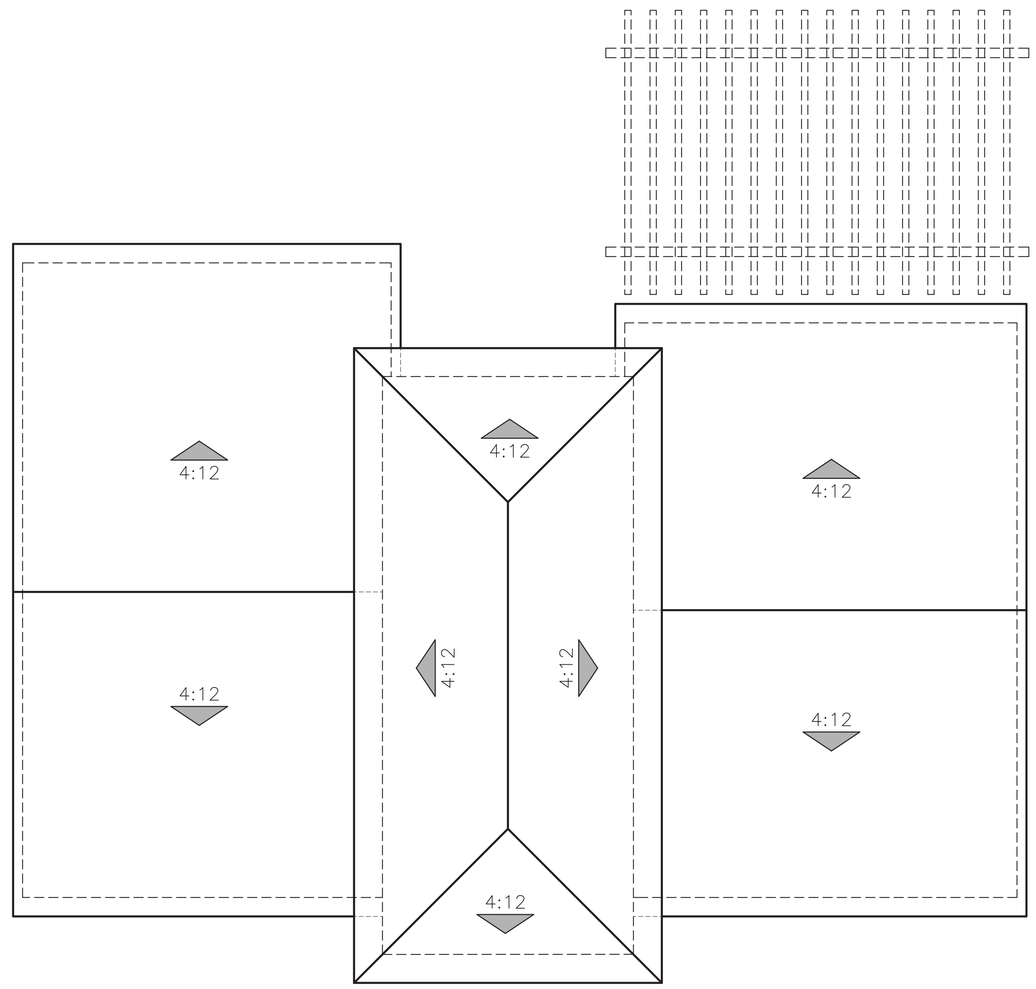
FONTANA **WALNUT**

FONTANA, CA

**RECREATION BUILDING**

02.24.2025
A-65

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




ROOF PLAN

RECREATIONAL BUILDING

0 2 4 8 12

DIVERSIFIED Pacific

FONTANA WALNUT

FONTANA, CA

RECREATION BUILDING

02.24.2025

A-66

Kevin L. Crook Architect Inc #24042

PLANNING + ARCHITECTURE

# FONTANA WALNUT

FONTANA, CA

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

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

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

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

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

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

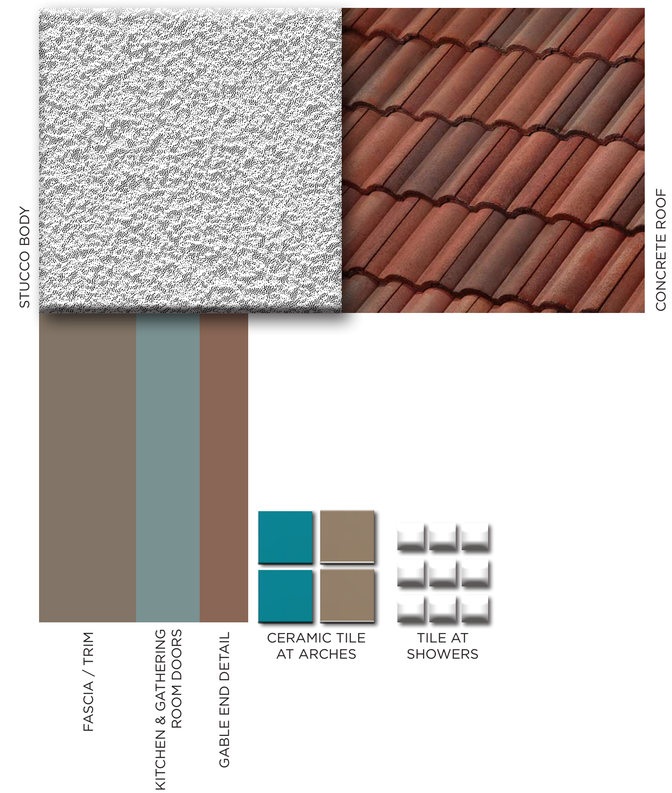
| | |
|---|---|
| **STUCCO:** | OMEGA |
| **PAINT:** | SHERWIN WILLIAMS |
| **TILE:** | DALTILE |
| **ROOF:** | NEWPOINT |
| **GUTTERS:** | RGS |

DIVERSIFIED Pacific

Kevin L. Crook **Architect** Inc

PLANNING + ARCHITECTURE

## COLOR BOARD




DIVERSIFIED Pacific

FONTANA WALNUT
RECREATION BUILDING
FONTANA, CA

#24042
NOV. 14, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEME

COLOR BOARD

# FONTANA WALNUT

## Planned Unit Development (PUD)

**TTM No. 20712**

**MCN 24-0060**

Developed by:

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

Prepared by:

ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning

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

## PROJECT DESCRIPTION

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

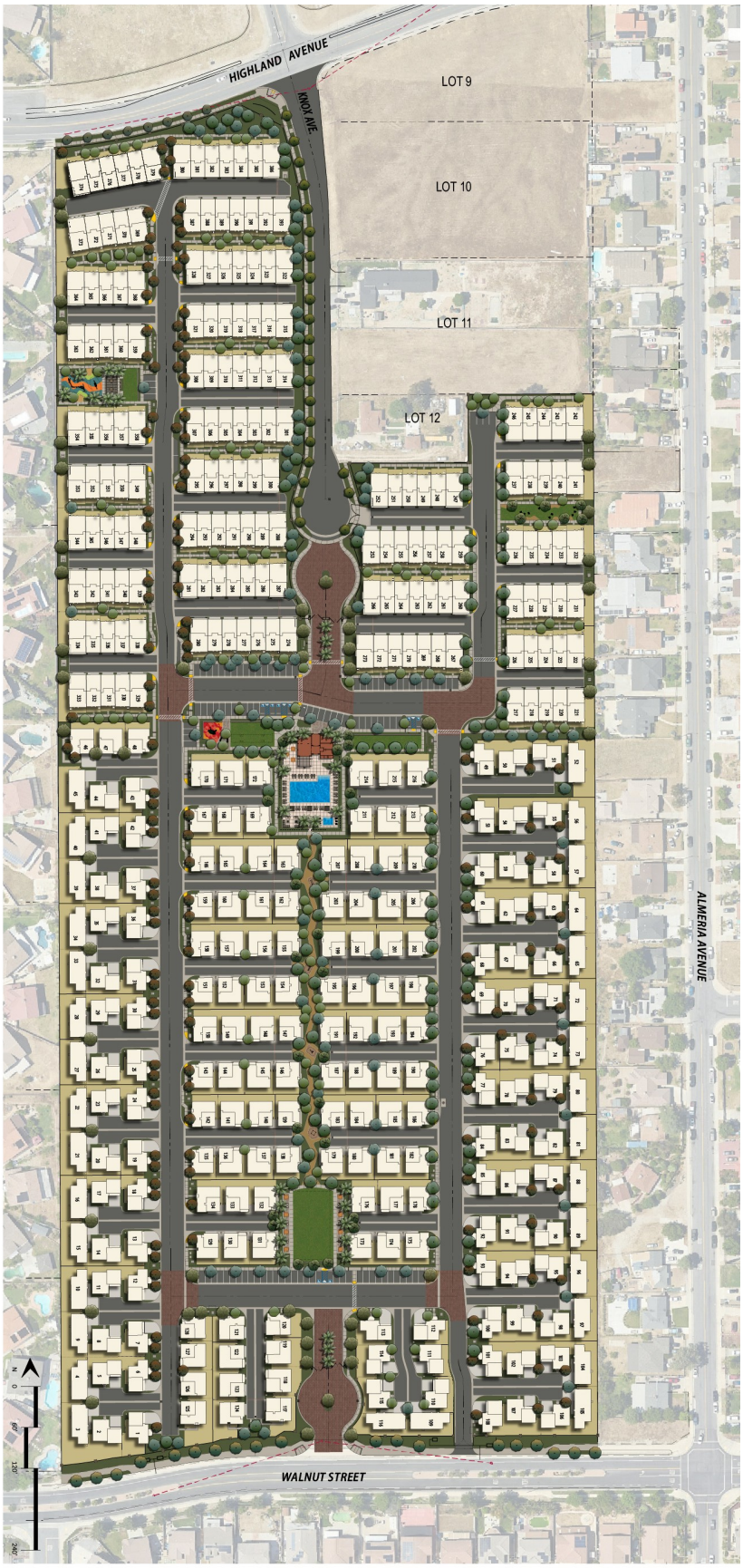
A variety of homes types are proposed. It will feature a combination of two-story cluster homes, two-story motor court, and two-story townhomes. The unit mix will be 103 detached cluster units in 6 and 8 pack configurations with sizing from 1,700 to 1,900 SF. Then 113 detached motor court units clustered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

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

## IMPLEMENTATION

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

# DEVELOPMENT PLAN



## UNIT MIX

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

### TOWNHOMES

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

### DETACHED CLUSTER

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

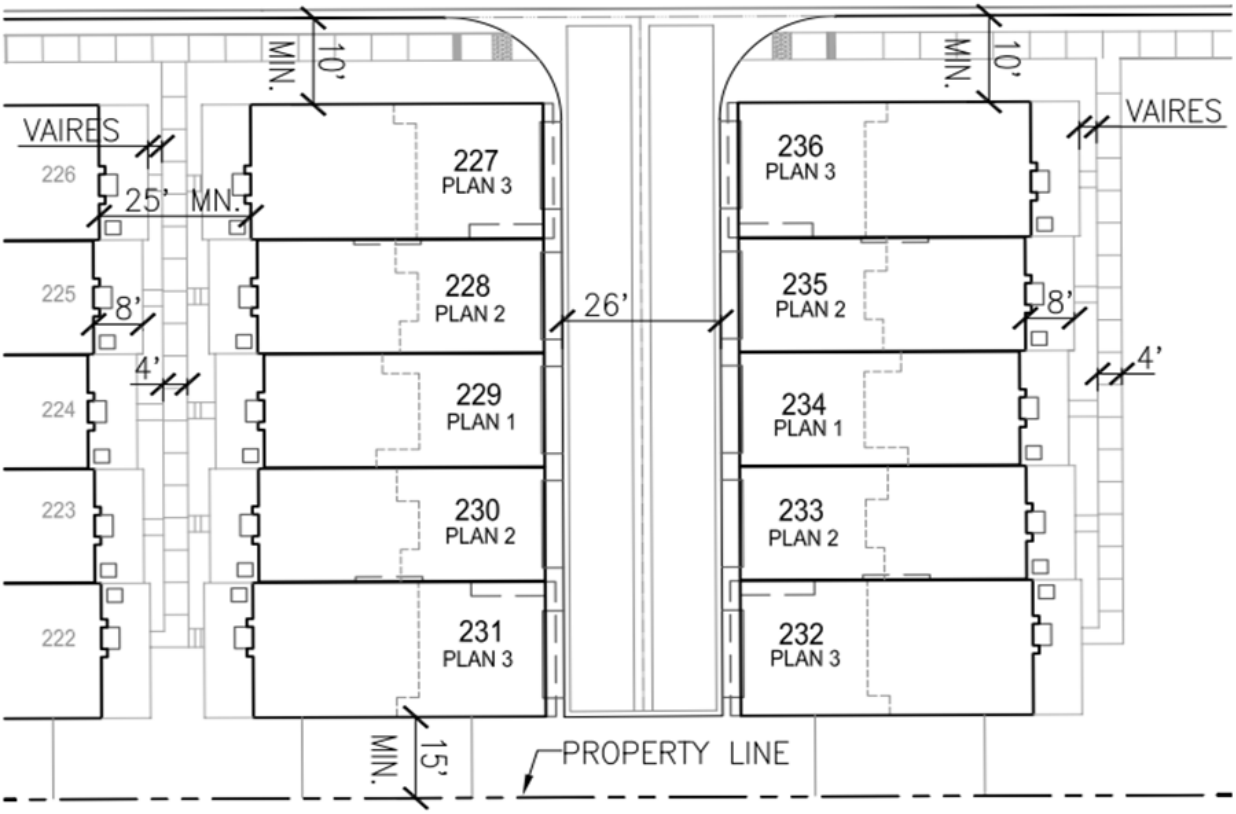
### MOTOR COURT

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

**GRAND TOTAL = 393**

# DEVELOPMENT STANDARDS

## LOT TYPICALS – TOWNHOUSE COURT – PLOTTING SETBACKS




TYPICAL TOWNHOUSE COURT

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

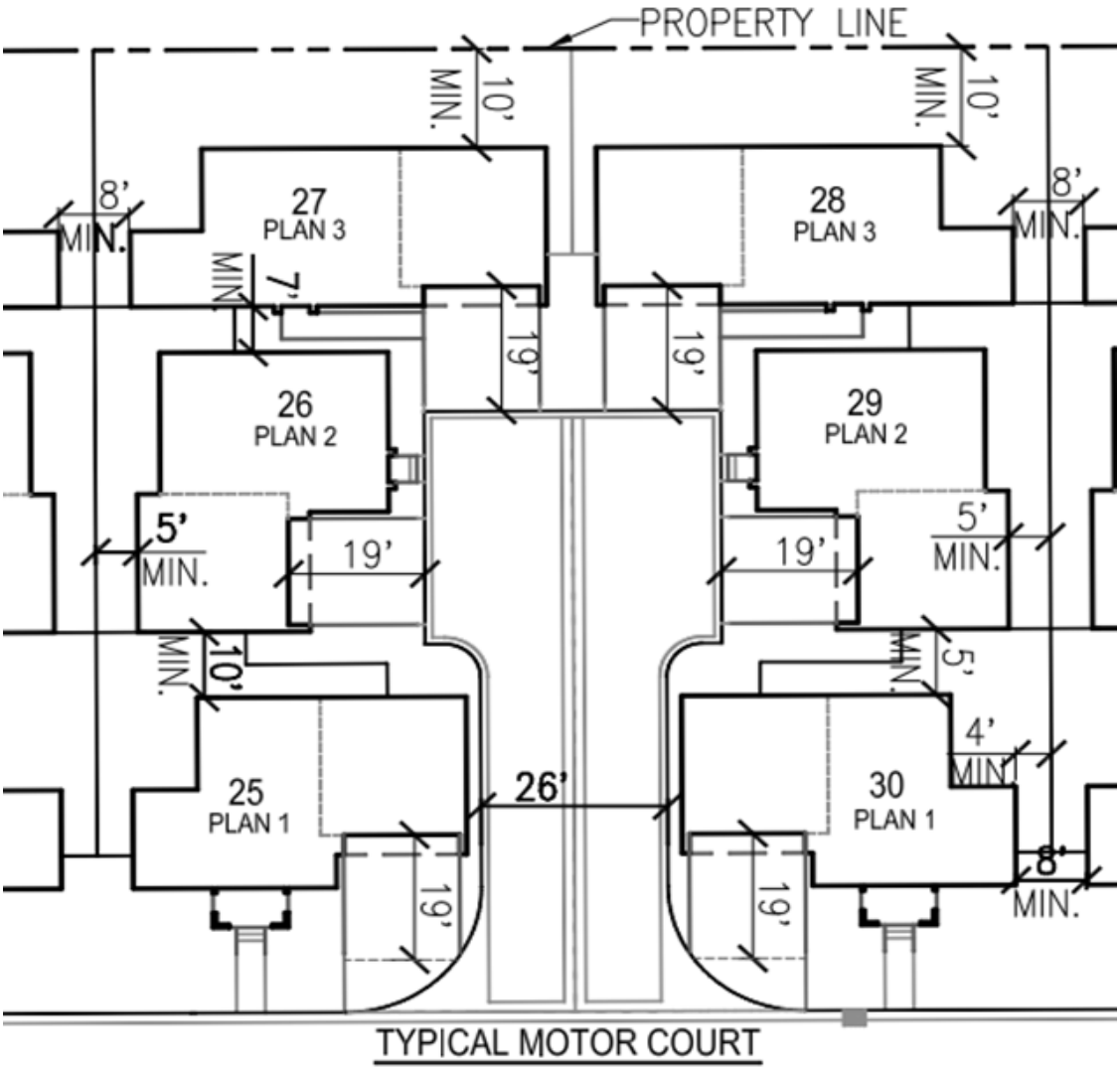
| | | | |
|---|---|---|---|
| Building (Living Area) Side Setback | From Property Line | To Building | 10' Minimum |
| | From Parkway curb (Private) | To Building | 10' Minimum |

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

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

## DEVELOPMENT STANDARDS

### LOT TYPICALS – MOTOR COURT – PLOTTING SETBACKS




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

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

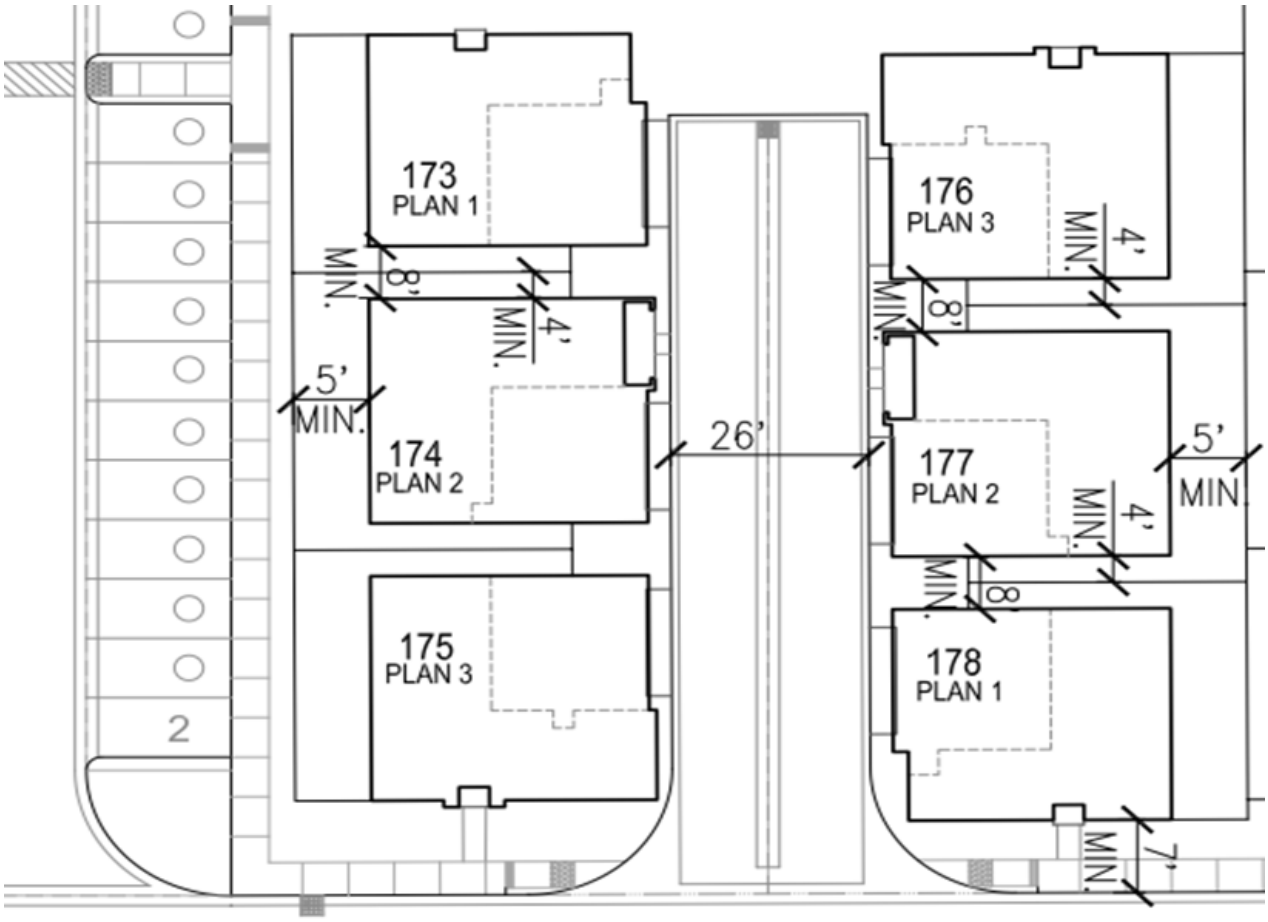
| | | | |
|---|---|---|---|
| Side Setback | From Walnut Avenue R/W | To Building | 15' Minimum |

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

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

DEVELOPMENT STANDARDS

## LOT TYPICALS – DETACHED CLUSTER – PLOTTING SETBACKS




TYPICAL DETACHED CLUSTER

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

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

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

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

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

## PATIOS

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

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

## OPEN SPACE

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

| **PUBLIC OPEN SPACE** | **SPACE PROVIDED** |
|---|---|
| REC CENTER AREA | 19,000 SF. |
| PASEO AREA | 13,100 SF. |
| PARK #1 | 6,100 SF. |
| PARK #2 | 3,300 SF. |
| PARK #3 | 13,700 SF. |
| PARK #4 | 10,200 SF. |
| | **TOTAL = 65,400 SF. MINIMUM** |

| **PRIVATE OPEN SPACE** | **SPACE PROVIDED** |
|---|---|
| TOWN HOUSES | 177 UNITS X 160 SF.= 28,320 SF. MINIMUM |
| MOTOR COURTS | 113 UNITS X 325 SF.= 36,725 SF. MINIMUM |
| DETACHED CLUSTERS | 103 UNITS X 350 SF.= 36,050 SF. MINIMUM |
| | **TOTAL = 101,095 SF. MINIMUM** |

## PARKING

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

**DETACHED CLUSTER PARKING REQUIREMENT – 103 TOTAL UNITS**

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

**MOTOR COURT PARKING REQUIREMENT – 113 TOTAL UNITS**

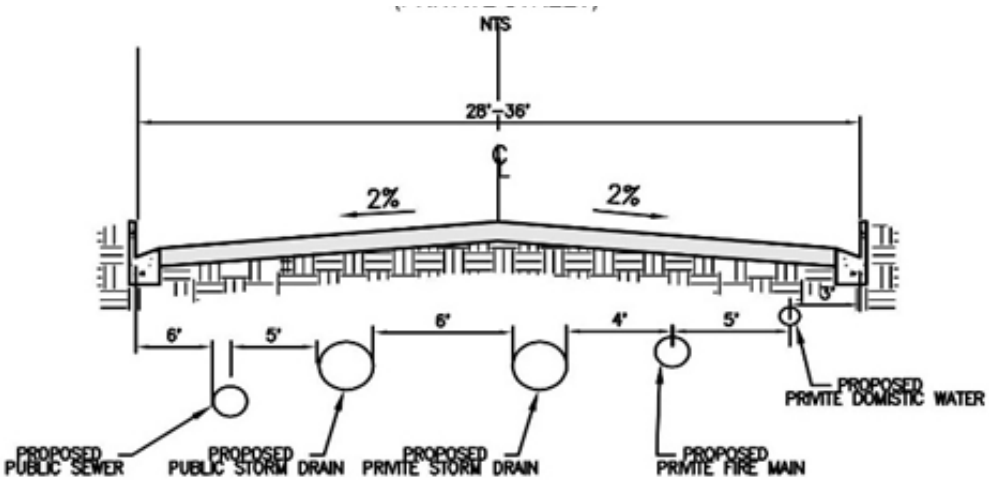
| **RESIDENCE PARKING** | **GUEST PARKING** |
|---|---|
| REQUIRED | REQUIRED |
| 2 PER UNIT = 226 | 1/2 PER UNIT = 57 |
| PROVIDED GARAGE | PROVIDED |
| 2 PER UNIT = 226 | TOTAL = 113 IN OPEN DRIVEWAY |

**TOWNHOUSE PARKING REQUIREMENT – 177 TOTAL UNITS**

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

## CIRCULATION

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




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

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

## ARCHITECTURE

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

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

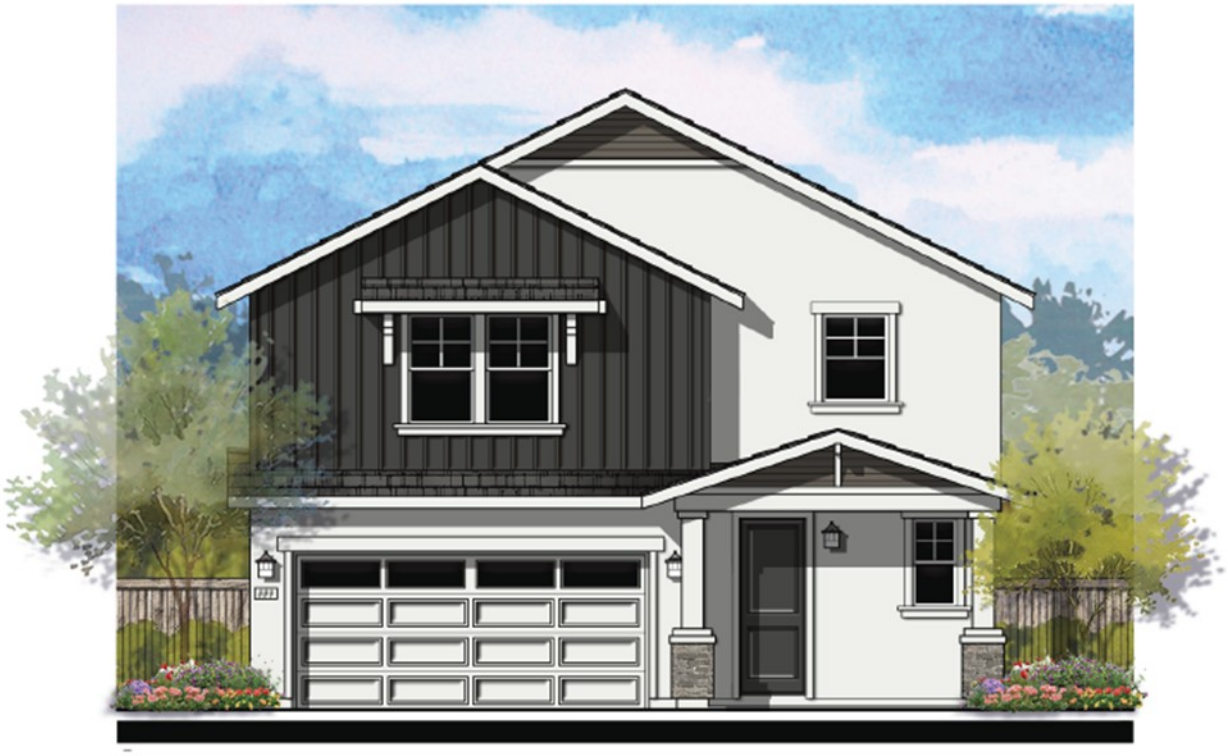
UNIT 3.0R UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0

FRONT

UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0R

REAR

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



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

C - FARMHOUSE

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

B - COTTAGE

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

REAR

# LANDSCAPE

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

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

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

## AMENITIES

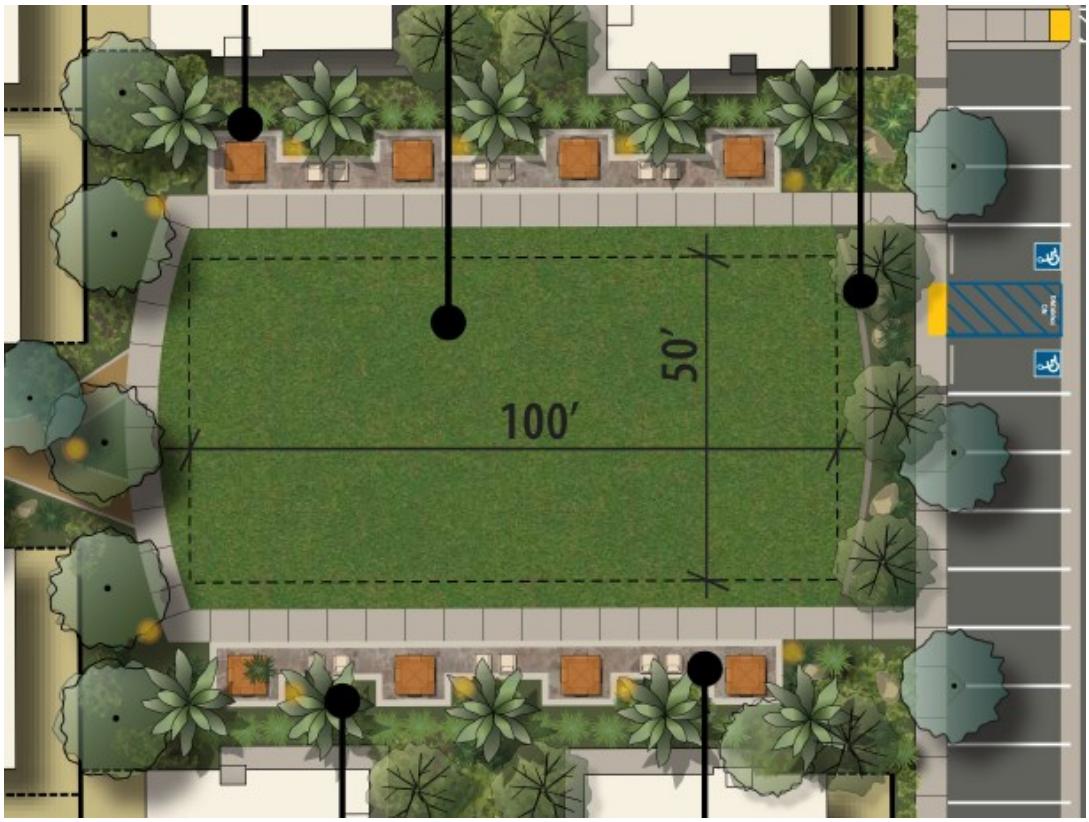
This will be a Planned Unit Development with numerous amenities spread throughout the community that will be open to all the residents. The community entrance on the north will open up to the recreational building that has spaces for community gatherings, celebration, BBQs, swimming and lounging. Adjacent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

Sample illustrations of the amenities

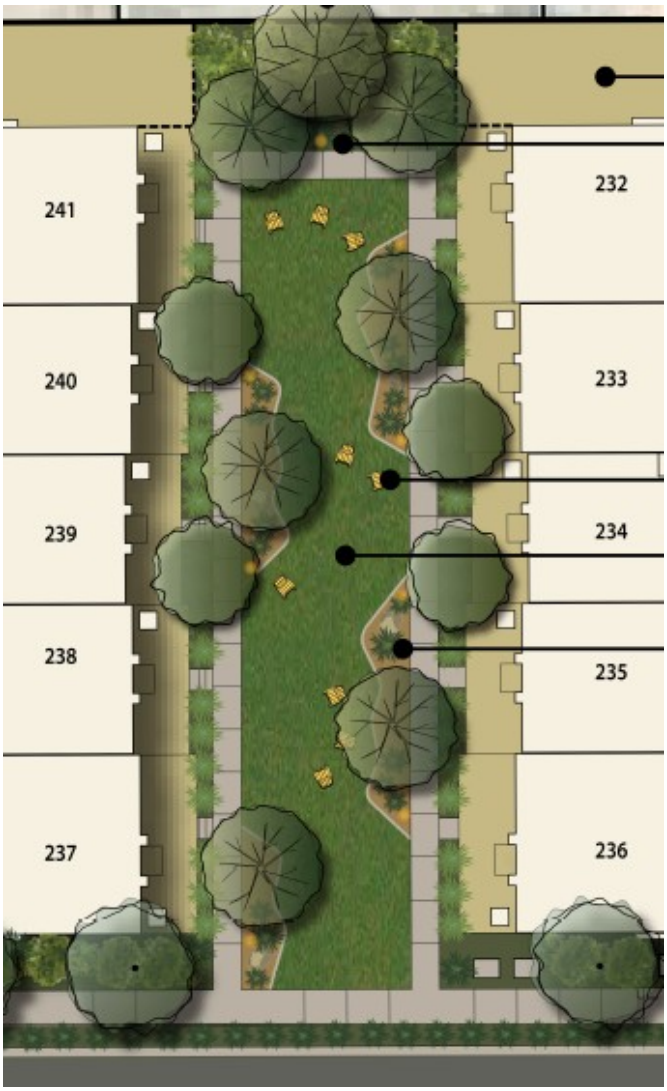
## AMENITIES

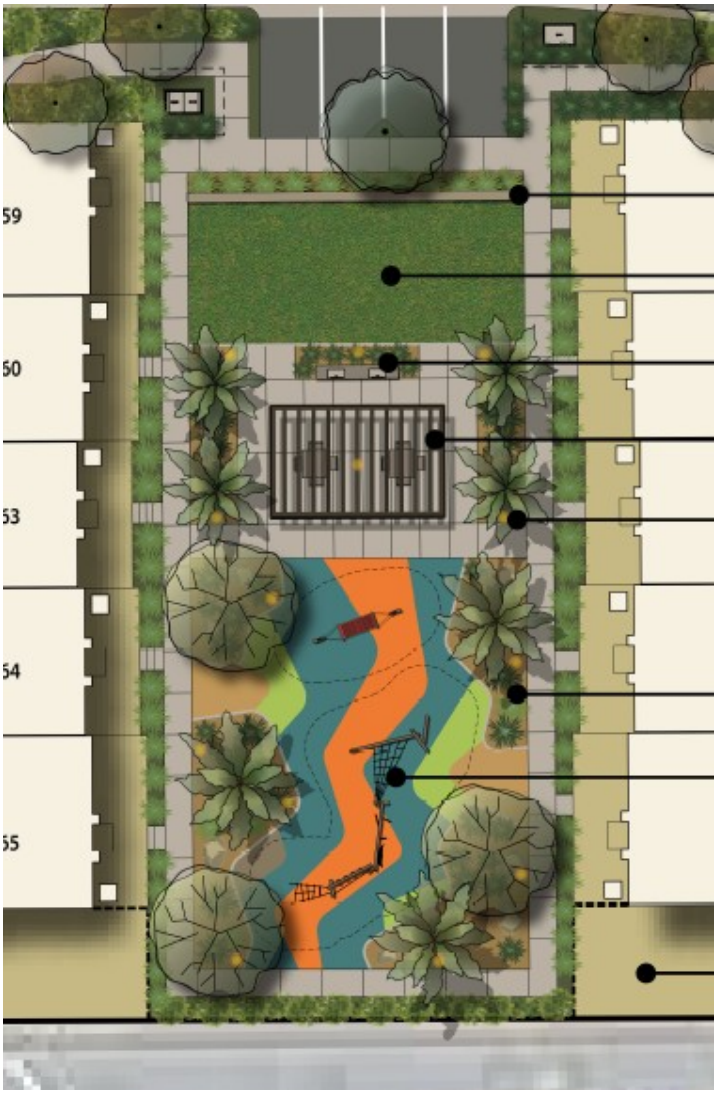
Above: Recreational building with fire pit, lounge seating, pool and spa.

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



## AMENITIES

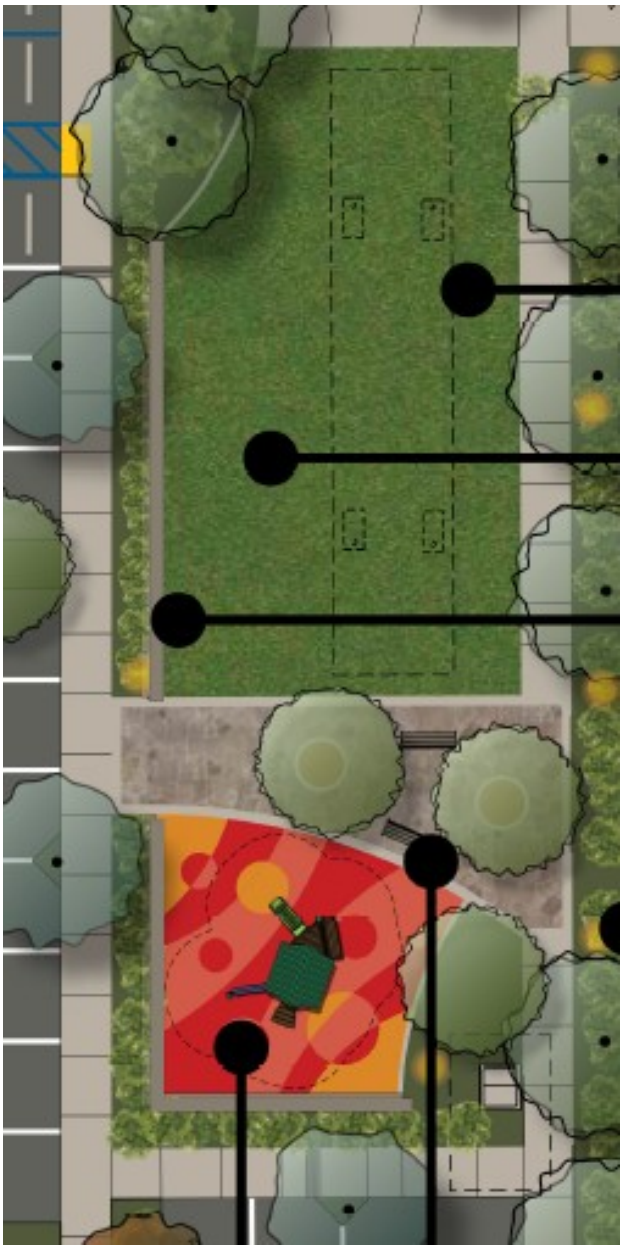


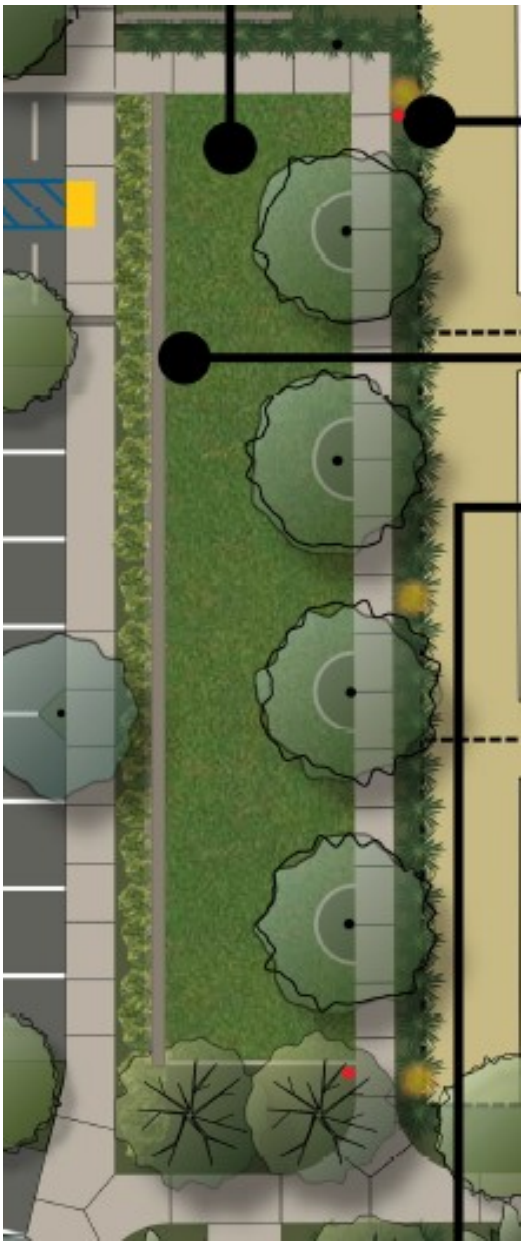




Left: Passive Park with lawn seating and open space.

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

## AMENITIES





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

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

# CONCEPTUAL MONUMENTATION

Walnut Avenue

South Highland Avenue

# WALL AND FENCE PLAN

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

# MAINTENANCE PLAN

**RESOLUTION NO. PC 2025-___**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Section 2**. CEQA. The Planning Commission has reviewed and considered the Initial Study ("IS"), MND, and MMRP, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission recommends that the City Council find that the IS/MND and MMRP contain a complete and accurate reporting of all the environmental impacts associated with the project. The Planning Commission further recommends that the City Council find that the MND and MMRP have been completed in compliance with the State CEQA Guidelines and Section 6.21 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

a. The Planning Commission has reviewed and considered the information contained in the Final MND and the administrative record, including all written and oral evidence presented to it, and recommends that the City Council find, based on its independent review and analysis: (i) that the Final MND was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence in the administrative record supporting a fair argument that the Project may have a significant effect on the environment. The Planning Commission further recommends that the City Council find that the Final MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the project and reflects the independent judgment and analysis of the city. As well the Commission recommends that the City Council find that no new significant environmental impacts have been identified in the Final MND and any changes to the Final MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

b. The Planning Commission has also reviewed and considered the MMRP for the project that has been prepared pursuant to the requirements of Public

Resources Code Section 21081.6 and recommends that the City Council find that such MMRP is designed to ensure compliance with the mitigation measures during project implementation.

c. **Adoption of MND.** Pursuant to Public Resources Code section 21080, subdivision (c)(2), the Planning Commission recommends that the City Council adopt the Final IS/MND prepared for the project.

d. **Approval of MMRP.** Pursuant to Public Resources Code section 21081.6, the Planning Commission recommends that the City Council approve the MMRP, which was prepared for the project and make it a condition of project approval and is attached hereto.

e. **Notice of Determination.** The Planning Commission recommends that the City Council direct staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the project.

**Section 3.** General Plan Amendment Findings. The Planning Commission hereby makes the following findings for GPA No. 24-0004 in accordance with Section 30-31 "Purpose" of the Fontana Zoning and Development Code:

**Finding:** **The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: The General Plan Land Use Designation for the Project Site will be amended from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF) to accommodate the development of 393 multi-family residential units. The Project will help address the growing demand for residential housing within the City.

This proposed General Plan amendment is consistent with the goals and policies of the Housing Element in the General Plan. Specifically, the Project supports the following Housing Element goals and policies:

- Provide adequate housing to meet the needs of all residents in the City.
- Provide a high standard of quality in existing affordable housing.
- Establishing a range of rental and for sale housing opportunities in the City."
- Promoting the development and access to housing affordable to all income levels in the City."

**Section 4.** Zoning District Map Amendment Findings. The Planning Commission hereby makes the following findings for ZCA No. 24-0004 in accordance with Section 30-40 "Purpose" of the Fontana Zoning and Development Code:

**Finding:** **The Zoning and Development Code may be amended by changing the development standards or zoning designation map boundaries of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: A Zoning District Map amendment will rezone the Project from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3) to accommodate the development of 393 multi-family residential units. This Project will feature attractive development with quality modern architecture and landscaping. This type of development is consistent with generally accepted planning principles, surrounding land uses and the General Plan because it enhances the area's visual character through an attractive street scene and high-quality landscaping.

**Section 5.** Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for Tentative Tract Map No. 24-0009 (TTM No. 20712) pursuant to Section 30-293 of the Fontana Zoning and Development code, and in accordance with Section No. 26-55(e) "Processing of application," of the Fontana Municipal Code:

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

Findings of Fact: Tentative Tract Map No. 24-0009 (TTM No. 20712) is consistent with the General Plan Land Use designation for the Project Site, which will change from R-MFMH to R-MF. The tentative tract map consolidate thirty-four (34) existing parcels into a condominium map to facilitate the construction of a 393 multi-family unit residential development, which is permitted under the land use designation change. The Project Site is not within a specific plan. Additionally, as part of the tentative tract map, a portion of Knox Avenue will be abandoned. The purpose of this abandonment is to facilitate the efficient development of the property directly supporting the creation of new housing units. This aligns with the vision set forth in the City's General Plan Chapter 5 (Housing), which seeks a housing stock that meets the needs of families and individuals at every stage of life and all income levels through the promotion of various housing types. In accordance to Government Code Section 65402, staff finds that the proposed abandonment is conformity with the General Plan.

**Finding No. 2:** **That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.**

Findings of Fact: The site design for Tentative Tract Map No. 24-0009 (TTM No. 20712) is consistent with the General Plan. The lot size and street configuration conform to the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the General Plan. The Project includes all on-site and off-site improvements to meet the goals and objectives of the General Plan; as well as all applicable R-3 zoning requirements. Improvements include public sewer, public storm drain, streets, gutters, sidewalks, drainage, and grading to provide a safe and well-designed Development. The Project Site is not within a specific plan.

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

Findings of Fact: The Project Site consists of approximately 31.0 gross acres, which is adequate in size to accommodate the development. The Project site is vacant and relatively flat. The existing topography is conducive for the Project and development of the site did not require setback variances. Additionally, the Project will have access to two different public streets that will support the type and density proposed.

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

Findings of Fact: The design of Tentative Tract Map No. 24-0009 (TTM No. 20712) is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The area surrounding the Project Site has been developed with residential uses.

An IS, MND, and MMRP was prepared for this Project pursuant to CEQA and the 2019 Local Guidelines for Implementing CEQA. Based on the information contained in the IS, the Project would not have a significant effect on the environment with implementation of the MND, and MMRP. The use is consistent with the Land Use Designation and the Zoning and Development Code. The design of the condominium map will not cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

**Finding No. 5:** **The design of the subdivision or type of improvements will not cause serious public health problems.**

Findings of Fact: The design of Tentative Tract Map No. 24-0009 (TTM No. 20712) will not cause public health problems. The development will comply with the Zoning and Development Code and General Plan. Improvements include connection to the public sewer and public storm drain systems, modifications to the existing sidewalks, and drainage and grading improvements to ensure a safe and well-designed Project. These enhancements will promote the public health, safety, and welfare of the surrounding community and are designed so that the Project will not create conditions that could cause serious public health problems.

**Finding No. 6:** **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The planning commission may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to easements previously acquired by the public.**

Findings of Fact: The design of Tentative Tract Map No. 24-0009 (TPM No. 20712) and public improvements will not conflict with access easements acquired by the public. Access to and from the Project Site would be provided from driveways on Highland Avenue and Walnut Street.

**Section 6.** Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for the CUP No. 24-0031 in accordance with Section 30-150 “Finding for Approval” of the Fontana Zoning and Development Code:

**Finding No. 1:** **The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, general plan, any applicable specific plan, or area plan, and City regulations/standards.**

Findings of Fact: The Applicant proposes to change the land use designation and zoning for the Project Site to Multi-Family Residential (R-MF) and to Multi-Family Residential (R-3), respectively, to ensure consistency with the proposed development and the establishment of a new PUD which is permitted within then R-3 zone subject toa conditional use permit.

The Project supports Goal 7 of Chapter 16 “Stewardship and Implementation,” of the General Plan, which encourages a diversified housing stock that serves Fontana residents across the range of incomes, household types, and age groups. In alignment

with this goals the Project will provide three distinct housing types to offer a variety of housing options to Fontana residents.

The Project will comply with all the applicable building, zoning, and fire codes as well as other relevant standards. The Project is not within a specific plan.

**Finding No. 2.** **The site is physically suited for the type, density and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The site is proposed to be built pursuant to all applicable building and fire codes standards, access, and in addition to the conditions of approval as referenced herein. The project will underground the required utilities, stormdrains, sewer, curb, gutter, and sidewalk. Therefore, the Project Site is physically suited for the type, density and intensity for the proposed Planned Unit Development. The Project will meet all the PUD development standards.

There will be no adverse effect on the neighboring sites or their permitted uses. The density is consistent with the Zoning and Development Code. The Project is compatible with the surrounding area.

**Finding No. 3.** **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: The development will be built in compliance with all applicable building and fire codes standards, access, and in accordance with the Conditions of Approval attached hereto as Exhibit A and B and referenced herein. The project will provide residence an opportunity for a unique and modern living environment. The development is also consistent with the vision of the General Plan and therefore, shall promote the public health, safety and welfare of the surrounding community.

The Project will include a new sidewalk along South Highland Avenue, enhancing the safe walking routes in the area and promoting public health and safety.

The Project Site is currently vacant, and the new development will bring an aesthetically pleasing gated community that enhances the surrounding area. The ornamental landscape and new lighting will improve the overall area

**Section 7.** Planned Unit Development Findings. The Planning Commission hereby makes the following findings for a Planning Unit Development (CUP No. 24-0031) in accordance with Section 30-331 "Finding for Approval" for planned unit development of the Fontana Zoning and Development Code:

**Finding No. 1:** **The proposed project conforms to the General Plan and is consistent with the purposes and requirements of this division.**

Findings of Fact: The Applicant proposes to amend the General Plan land use designation for the Project Site from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF) to Multi-Family Residential (R-MF), respectively, to ensure consistency with the proposed development and the establishment of a new PUD, which is permitted within the R-MF zone subject to a conditional use permit.

The applicant is proposing a Conditional Use Permit application for the purpose of establishing a Planned Unit Development (PUD). The purpose of a PUD is to encourage creative and desirable livable communities that incorporate modern site plan techniques and building grouping and arrangements that would not necessarily be permitted with the strict application of the current Zoning and Development Code. The proposed development is consistent with the vision of the General Plan to develop a unique and desirable living environment for future residents.

The Project supports Goal 7 of Chapter 16 "Stewardship and Implementation," of the General Plan, which encourages a diversified housing stock that serves Fontana residents across the range of incomes, household types, and age groups. In alignment with this goal, the Project will provide three distinct housing types to offer a variety of housing options to Fontana residents.

**Finding No. 2.** **The uses within the project are compatible.**

Findings of Fact: The proposal has been designed to enhance and compliment the community with a multitude of amenities and to also be compatible with the surrounding neighborhood.

The Project is to create a PUD for the proposed 393-unit multi-family development within an R-3 zone which is allowed with a conditional use permit. The density proposed as part of this Project is consistent with the Zoning and Development Code. Additionally, there are several single-family residential developments directly adjacent to the Project, which will be compatible with the proposed development.

**Finding No. 3.** **New buildings or structures related to the project are compatible with the scale, mass, bulk, and orientation of buildings and structures in the surrounding vicinity.**

Findings of Fact: The project meets the criteria contained in the design review section of the Fontana Zoning and Development Code. The buildings for the 393-unit multi-family development are compatible in scale, mass, bulk, and orientation with the structures in the surrounding vicinity. The adjacent properties are developed with single-family residences. The Project two-story multi-family buildings are compatible with the scale, mass, bulk and orientation of the surrounding developments. The Project as described, will have a high quality architecture and will be a nice addition to the neighborhood.

**Finding No. 4.** **The project is consistent with any adopted design guidelines applicable to the project area.**

Findings of Fact: The Project is a 393 multi-family unit development located on 31.0 gross acres. The amendments to the General Plan and Zoning Amendment will facilitate the development of the Project. The PUD will comply with the development regulations set forth in Section 30-326 of the Zoning and Development Code. The Project will also comply with all applicable building, zoning, and fire codes, as well as all other relevant standards.

**Finding No. 5.** **The overall project reflects high level development and design quality that will enhance and benefit the city as a whole.**

Findings of Fact: The Project will be a gated community consisting of 393-units. The Project will feature three distinct types of housing with a variety of color and architectural styles that include Spanish, Cottage, and Farmhouse. The Project will also include a 1,659 square foot recreational building that will serve as the pool amenity area. There will be amenity spaces throughout the site, as well as an ornamental paseo for residents to enjoy. The Project has been designed to reflect high level development and design quality by providing choices for architectural styles and homes that reflect quality development.

**Finding No. 6.** **The proposed project will be served by adequate water, sewer, public utilities and services, and will have adequate vehicular and pedestrian access to ensure that it will not be detrimental to the public health, safety, or welfare.**

Findings of Fact: The Project Site has adequate utilities and services available to meet the needs of the proposed development. Ingress and egress into the gated Project Site will have two access points: Knox

Avenue from South Highland Avenue and Walnut Street. The Project has been reviewed by the Planning Department, Engineering Department, Building and Safety Department and County Fire Prevention for site circulation, access, and safety. Based on the review from the various departments, the project will meet all the applicable building, fire, and planning codes. The Project has been designed to be compatible with the surrounding uses while also providing a development that has been designed with architectural features to enhance the character of the surrounding neighborhood. The Project will not be detrimental to the public health, safety, and welfare.

**Section 8.** Design Review Findings. The Planning Commission hereby makes the following findings for a DRP No. 24-0031 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

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

Findings of Fact: The proposal is to amend the land use designation of the General Plan for the Project Site from Multi-Family Medium/High Residential (R-MFMH) to Multi-Family Residential and change the zoning from Multi-Family Medium High Residential (R-4) to Multi-Family Residential (R-3) to allow for the construction of the multi-family residential development. With the General Plan Amendment, the project is consistent with the General Plan Land Use designation for the project site. Based on the GPA and ZCA the project will comply with the City of Fontana's General Plan and Zoning and Development Code. The site is compatible with the surrounding residential land uses to be developed in the future. The residential development provides for a consistent blend of well-designed residential development in the immediate vicinity because it provides consistency with the residential uses' south, east, and west of the project site.

**Finding No. 2:** **This proposal meets or exceeds the criteria contained in Chapter 30 and will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The Project will result in the construction of 393 multi-family residential units (condominium), with three distinct types of homes to choose from: Cluster units (103 detached), Townhome units (177 attached), and Motor Court units (113 detached). The site design for the multi-family residential development have been designed with two gated entries. Access to and from the Project Site will be provided from driveways on Knox Avenue off of South Highland Avenue, and Walnut Street. There is an existing public sidewalk along Walnut Avenue that will remain as is, however, the

development will include a new public sidewalk along South Highland and on the west side of Knox Avenue. All new improvements such as driveways, streets, sidewalks, drive aisles, and setbacks will comply with all applicable building, zoning, and fire codes and will promote the public health, safety, and welfare of the surrounding community. As described this project meets the criteria contained in the design review section of the Fontana City Code. The project has high quality architectural design, appropriate screening from the public right-of-way and will be an appropriate and desirable development.

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

Findings of Fact: The Project has been designed with the use of brick veneer, a combination of siding and stucco exterior, shutters, decorative lighting, and accent colors that will add structural and visual interest to the building. Additionally, variations to the building's face and roof lines will be architecturally pleasing. Landscaping will be ornamental in nature and features trees, shrubs, and drought-tolerant accent plants in addition to a variety of ground covers. There will be sidewalks and enhanced paseos within the Project Site that will promote safe walkability. The Project will be compatible with the residential developments to the south, east and west of the Project Site and will provide a quality, aesthetically pleasing development for the surrounding neighborhood.

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

Findings of Fact: The development complies with the Zoning and Development Code standards and General Plan. The improvements include sewer and storm drain systems, site circulation, parking, landscaping, parks, curbs and gutters, lighting, driveways, sidewalks and decorative paving. Currently, the Project Site is vacant and this new development will provide an aesthetically pleasing gated community with new safe routes to walk. The gated community will also have safe walking sidewalks for the future residents to access the entire community. With the use of lighting and ornamental landscape designs, the site will encourage future residents to walk and use the amenities. The Project Site will be gated and will have access off Walnut Avenue and Knox Avenue. The Project will provide a newly paved street for Knox Avenue, and a new sidewalk for South Highland Avenue improving the overall community. The site improvements will result in a safe, and well-designed community.

**Section 9.** Approval. Based on the foregoing, the Planning Commission forwards a recommendation to the City Council as follows:

1. Adopt a resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Reporting Program and direct staff to file the Notice of Determination.

2. The Planning Commission finds that GPA No. 24-0004 is necessary to protect and promote the public health, safety and general welfare and is appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan. Based on this, the Planning Commission recommends that the City Council adopts a resolution approving GPA No. 24-0004.

3. The Planning Commission finds that ZCA No. 24-0004 substantially promotes the Goals of the City's General Plan. Based on this, the Planning Commission recommends that the City Council adopt an ordinance approving ZCA No. 24-0004.

4. Adopt a resolution approving Tentative Tract Map No. 24-0009 (TTM No. 20712) subject to the Conditions of Approval attached hereto as **Exhibit "A."**

5. Adopt a resolution approving CUP No. 24-0023 and DRP No. 24-0031 subject to the Conditions of Approval attached hereto as **Exhibit "B."**

**Section 10.** General Plan Consistency Finding. Based on the foregoing, the Planning Commission formally finds and determines that the location, purpose and extent of the abandonment of a portion of Knox Avenue as depicted in Tentative Tract Map No. 24-0009 (TTM No. 20712), are in full conformity with the goals, policies, and objectives of the City's adopted General Plan.

**Section 11.** Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

**Section 12.** Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**Section 13.** Effective Date. This Resolution shall become effective immediately upon its adoption.

**Section 14.** Severability. If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

**PASSED, APPROVED, AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 18th day of November 2025.

**City of Fontana**

_____

Idilio Sanchez, Chairperson

**ATTEST:**

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 18th day of November 2025, by the following vote, to-wit:

**AYES:**
**NOES:**
**ABSENT:**
**ABSTAIN**:

_____

Joseph Armendarez, Secretary

**EXHIBIT "A"**

FONTANA
CALIFORNIA

# CITY OF FONTANA
# CONDITIONS OF APPROVAL

**PROJECT:** Master Case No. (MCN) 24-0060 November 18, 2025
Tentative Tract Map No. 24-0009 (TTM No. 20712)

**LOCATION:** The project site is located north of Walnut Avenue, west of Almeria Avenue, south of South Highland Avenue, and at the terminus of Knox Avenue

**PLANNING DEPARTMENT:**

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
   A. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
   B. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
   C. All other Conditions of Approval imposed by this project have been fulfilled.

3. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any

approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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

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

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

9. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

10. The developer shall comply with the mitigation measures identified in the CEQA IS/MND (SCH No. 2025100627) identified in the Mitigation Monitoring and Reporting Program (MMRP).

**EXHIBIT "B"**

FONTANA
CALIFORNIA

**CITY OF FONTANA**

**CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. (MCN) 24-0060
Conditional use Permit (CUP) 24-0023
Design Review (DRP) No. 24-0031

**DATE:** November 18, 2025

**LOCATION:** The project site is located north of Walnut Avenue, west of Almeria Avenue, south of South Highland Avenue, and at the terminus of Knox Avenue

**PLANNING DEPARTMENT:**

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
   A. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
   B. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
   C. All other Conditions of Approval imposed by this project have been fulfilled.

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

4. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

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

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

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

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

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

8. The developer shall comply with the mitigation measures identified in the CEQA IS/MND (SCH No. 2025100627) identified in the Mitigation Monitoring and Reporting Program (MMRP).

9. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

10. The developer shall provide clustered and/or individual mail box(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight. The mail boxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, the property management company, and/or the homeowners association, and the Post Office.

11. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

12. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.

13. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.

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

15. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee.

16. A locator map or directory should be posted at the site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.

17. Community address numbers and complex numbers should be visible. Building and unit numbers should be posted and visible. Address specifications are meant to ensure identification and location of buildings. Proper posting and maintenance minimizes confusion as to location and expedites public safety response.

18. Design Review No. 24-0031 shall become null and void two (2) years from the original date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

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

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

21. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

22. Adhere to the city light standard of one foot candle minimum of light for all entrances, exits, pedestrian walkways, parking lots and activity areas. Reflect all light fixtures on the site plan. The type of illumination shall be either florescent, metal halide or white L.E.D.'s., and the luminaries shall be vandal resistant. All luminaries shall remain lit from dusk until dawn. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

23. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.

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

25. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

26. All built in BBQ's shall be electric with underground electrical lines and shall be installed with safety locks to the satisfaction of the Director of Planning.

27. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

28. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.

29. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

30. The existing block wall along the westerly boundary (Page L-5 of the landscape plan, No. 3 on the wall & fence plan legend) shall be at least six feet tall on the project side; any deviations are subject to approval by the Director of Planning. In the event that the wall height is less than six feet on the project side, the applicant/developer/property owner shall make best efforts to coordinate with the adjacent property owner to maintain screening of six feet on the project side.

31. The development shall comply with the Planned Unit Development (PUD) guidelines as part of this project.

32. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.

33. The construction contractor shall use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    D. Have only necessary equipment onsite.
    E. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
        1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        2. Temporarily enclose localized and stationary noise sources.
        3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

34. Historic Archaeological Resources
    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the

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

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

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

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

35. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning. Existing Southern California Edison (SCE) aboveground utility poles located along the east side of Knox Avenue not along the project frontage, and those along the eastern project boundary that directly service existing single-family homes, shall not be required to be undergrounded.

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

**BUILDING & SAFETY DEPARTMENT**

37. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Residential Code
    C. California Electrical Code

D. California Mechanical Code
E. California Plumbing Code
F. California Energy Code
G. California Fire Code
H. California Green Building Standards Code
I. City of Fontana Ordinance
J. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

38. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

39. The applicant shall comply with the requirements of the South Coast Air Quality Management District (909-396-2000). SCAQMD requirements shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

40. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

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

42. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

43. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

44. The applicant shall comply with the following grading requirements:

A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

E. No water course or natural drainage shall be obstructed.
F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
   The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.
I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
   A. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
   B. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
   C. All proposed drainage structures; and
   D. Any proposed and/or required walls or fencing.

45. In addition to approval from Building & Safety, the applicant is required to obtain approval from the County of San Bernardino, Department of Public Health and the California Regional Water Quality Control Board, Santa Ana Region for the Private Sewage Disposal System.

46. The applicant shall modify the existing private sewage system to accommodate the new use. Plans and/or supporting data will have to be submitted to and approved by Building & Safety regarding the new use and necessary modifications. Additionally, approval from the Regional Water Quality Control Board, Santa Ana Region, is required for the new use.

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

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

48. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
   A. Precise grading plans shall be approved
   B. Rough grading completed

C. Compaction certification
D. Pad elevation certification
E. Rough grade inspection signed off by a City Building Inspector

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

**FIRE DEPARTMENT**

50. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

51. Fire Access Road Width. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

52. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

53. Street Signs. Approved temporary or permanent street signs shall be installed throughout the project prior to any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

54. Fire Lanes. The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

55. Water System Commercial. Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this

development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4”x2.5”x2.5”) shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.
The Fire Flow for this project shall be: 1625 GPM for a three-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 13,401-15,601 Square Foot structure.

56. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

57. Water Improvement Plan: The applicant shall submit “Water Improvement Plans” to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type and largest building square footage. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

58. Combustible Protection. Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

59. Fire Sprinkler-NFPA #13D. An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

60. Fire Sprinkler-NFPA #13R. An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3

61. Fire Alarm, Waterflow Monitoring. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.

62. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

63. Commercial Addressing. Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1 For Multi-Family Buildings.

64. Residential Addressing. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1 For Single Family Buildings

65. Illuminated Site Diagram. The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1

66. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

67. Security Gates. In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

68. Secondary Access. The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

69. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

**ENGINEERING DEPARTMENT**

70. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

71. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer. Existing Southern California Edison (SCE) aboveground utility poles located along the east side of Knox Avenue not along the project frontage, and those along the eastern project boundary that directly service existing single-family homes, shall not be required to be undergrounded.

72. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

73. The project shall be in compliance with all Public Works Conditions of Approval and requirements for maintenance of any public sewer and storm drain on private streets.

74. Knox Ave north of the cul-de-sac to South Highland Ave shall include curb, gutter, sidewalk, and new ac pavement on the west side of the centerline and 12' of ac pavement on the east side of the centerline or as approved by the City Engineer.

PRIOR TO ISSUANCE OF GRADING PERMIT

75. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

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

PRIOR TO MAP RECORDATION

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

78. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the

development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

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

80. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

82. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

83. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

84. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

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

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

87. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash

drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

88. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

89. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

**PUBLIC WORKS DEPARTMENT**

90. All roadways providing access shall maintain a minimum width of thirty-six feet (36') measured from curb to curb inside of the public sewer and storm drain easement.

91. On-street parking shall not be permitted along designated access routes.

92. The roadway shall be designed and constructed to support the weight of Public Works maintenance vehicles, up to twenty (20) tons.

93. Applicant shall install access gates at all designated entry points.

94. Gates shall be constructed of tubular steel fencing or an approved alternate.

95. Each gate shall provide a minimum clear width of twelve feet (12') for equipment entry.

96. Gates shall swing inward or, if sliding style, be equipped with rollers for smooth operation.

97. Applicant shall provide the Public Works Department with gate access codes/keys before final certificate of occupancy and the development is accepted by the City of Fontana

98. Once the development is accepted the development must notify the Public Works Department immediately if any changes occur for gate codes or access at (909) 350-6760.

99. Project to provide up to date signage for owner/HOA contact information to allow for Public Works to Access easement area.

100. A hammerhead-style turnaround shall be constructed at the end of each roadway with no outlet or cul-de-sac that extends one hundred fifty feet (150') or more in length, to accommodate Public Works maintenance equipment.

**TRAFFIC DEPARTMENT**

101. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    A. The Project may have a single ingress/egress point along Walnut Street which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

    B. The Project may have a single ingress/egress point along Knox Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

    C. Where emergency vehicle access to the public Right-of-Way is required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

102. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

103. All gated ingress locations which do not provide adequate space within the Project site for the design vehicle to turn around shall be designed so that the gate position as either opened or closed is visible to drivers in the public Right-of-Way. At no time shall the design and gating of Project driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.

104. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

105. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

106. The Applicant shall reconstruct the raised median along Walnut Street to provide a 150-foot left-turn lane west of the Walnut Street driveway and a 25-foot two-way left-turn lane east of the Walnut Street driveway.

107. The signal shall be operational at the time of the Project's first issuance of an occupancy permit. If prior to the first issuance of an occupancy permit, the applicant selects to provide, and is able to receive approval of, a supplemental analysis that indicates the signal being operational may be deferred to a later occupancy threshold while maintaining the appropriate Level of Service at the intersection, such a deferral may be granted subject to the approval of the City Engineer. The traffic signal shall be in operation no later than the issuance of the 150th occupancy permit for the project, calculated as the cumulative total of both single-family and multi-family dwelling unit occupancy permits, regardless of any supplemental analysis.

108. The project shall coordinate with the City Traffic Engineer to conduct a signal timing and coordination analysis for the intersection of Citrus Avenue and Highland Avenue.
    A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.

    B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.

    C. Where signals are encountered that are owned and/or operated by agencies other than the City of Fontana, the project shall coordinate with those agencies and prepare the required material in order to implement any signal timing changes.

    D. Where recommended changes will require equipment or infrastructure modifications or new installation, the Project shall be responsible for the design, construction, and implementation of such, subject to the approval of the City Engineer.

109. The Applicant shall provide a striping and signing plan for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans.

110. The Applicant shall pay the applicable Development Impact Fees in the amount that is in effect at the time such fees are to be collected.

111. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' bicycle parking guidance.

112. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

**END OF CONDITIONS OF APPROVAL**

# NOTICE OF DETERMINATION

| | | | |
|---|---|---|---|
| TO: | ☐ Clerk of the Board of Supervisors<br>or<br>X County Clerk<br>Address: | FROM: | Public Agency/Lead Agency Name:<br>City of Fontana<br>Address:<br>8353 Sierra Avenue<br>Fontana, CA 92335<br>Contact: Alexia Barberena<br>Phone: (909) 350-6568 |
| | | | Email: abarberena@fontanaca.gov |
| TO: | X Office of Land Use and Climate Innovation<br>State Clearinghouse<br>1400 Tenth Street, Rm. 113<br>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<br>(If submitted to SCH):<br>2025100627 | |
| Project Title: | Master Case No. (MCN) 24-0060; General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) No. 24-0023, and Design Review (DR) No. 24-0031 |
| Project Applicant (include address, telephone number and email address):<br><br>Jake Sowder, Project Manager<br>jsowder@divpac.com<br>Diversity Pacific Communities<br>10621 Civic Center Drive<br>Rancho Cucamonga, CA<br>(909)373-2637 | |
| Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):<br><br>The project site is located south of South Highland Avenue, north of Walnut Street, west of Almeria Avenue and at the terminus of Knox Avenue. (APN: 0228-051-01, -14, -15, -16, -17, -19, -20, and -21; 0228-052-01, -25, -26, and -27, 0228-061-02 through -14, -16, -17, -18, -20 through -25, and 0228-311-05) | |
| General Project Location (City and/or County): Fontana, San Bernardino County | |
| Project Description: | |

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|---|
| A request to amend the General Plan Land Use Designation of from Multi-Family Medium/High (R-MFMH) to Multi-Family Residential (R-MF), a request to change the zoning designation from Multi-Family Medium/High Residential (R-4) to Multi-Family Residential (R-3), a request to subdivide 35 parcels for the establishment of a condominium map and abandon a portion of Knox Avenue, a request to create a Planned Unit Development (PUD), and a request to review the architecture, site design and associated improvements for a new 393 multi-family unit (condominium) development with site improvements, on approximately 31.0 gross acres. |
| Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. |

This is to advise that the (☒ Lead Agency or ☐Responsible Agency) has approved the above described project on November 18, 2025 and has made the following determinations regarding the above described project:

| | | |
|---|---|---|
| 1. | The project [ ☐ will ☒ will not] have a significant effect on the environment. | |
| 2. | An Addendum to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. | |
| ☐ | A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. | |
| X | A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. | |
| 3. ☐ | Mitigation measures [ ☒ were ☐ were not ] made a condition of the approval of the project. | |
| 4. ☐ | A Mitigation Monitoring or Reporting Plan [ ☒ was ☐ was not] adopted for this project. | |
| 5. ☐ | A Statement of Overriding Considerations [ ☐ was ☒ was not] adopted for this project. | |
| 6. ☐ | Findings [ ☒ were ☐ were not] made pursuant to the provisions of CEQA. | |
| | This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at: | |
| | Custodian:<br><br>City of Fontana, Planning Department | Location:<br><br>8353 Sierra Avenue, Fontana, CA 92335 |

| | |
|---|---|
| **Date:** | _____<br>**Salvador Quintanilla**<br>**Senior Planner** |

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|---|
| **Clerk's File Stamp:** |

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

FONTANA
CALIFORNIA

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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

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

**Fontana Walnut Residential Project**
**(Master Case Number (MCN) 24-0060, General Plan Amendment (GPA) No. 24-0004, Zoning District Map Amendment (ZCA) No. 24-0004, Tentative Tract Map (TTM) No. 24-0009 (TTM No. 20712), Conditional Use Permit (CUP) 24-0023, and Design Review Project (DRP) No. 24-0031)**

A request to amend the General Plan land use designation from R-MFMH (Multi-Family Medium/High Residential) to Multi-Family Residential (R-MF) and a Zoning District Map amendment to amend the zoning from R-4 (Multi-Family Medium/High Density Residential) to R-3 (Multi-Family Residential) on approximately 31 acres, Tentative Tract Map for the consolidation of 35 parcels, a Conditional Use Permit for the establishment of a Planned Unit Development and Design Review for the construction of a 393-unit residential development and associated parking, drive aisles, fencing, landscaping, utilities, and site amenities on approximately 31 gross acres. The proposed residential units would consist of two-story cluster homes, motor court homes, and townhomes. The unit mix would consist of 103 detached cluster units, 113 detached motor court units, and 177 attached townhomes. The residential development site would also include 786 garage parking spaces, 113 private driveway spaces, and 113 guest parking spaces.

**Date of Hearing:** November 18, 2025

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

**Time of Hearing:** 6:00 P.M.

**Location of Property:** The project site is located between South Highland Avenue and Walnut Avenue, west of Almeria Avenue in the north-central portion of

Fontana and is comprised of 35 parcels of land on approximately 31 gross acres (30.53 net acres) on Assessor's Parcel Numbers (APNs) 0228-051-01, -16, -17, -19 through -21, 0228-052-01, -25 through -27, 0228-061-02, -03 through -14, -16 through -18, and -20 through -25, and 0228-311-05.

The project site is not listed as hazardous waste sites described in any lists as enumerated under Section 65962.5 of the Government Code.

**Environmental Determination:**

Pursuant to Section 15070 of the California Environmental Quality Act (CEQA) and pursuant to Section 6.04 of the 2019 Local Guidelines for Implementing CEQA, an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program have been prepared for this project.

The IS/MND is available for public review from **October 17, 2025 to November 18, 2025**. Written comments on the IS/MND should be submitted to Ms. Alexia Barberena at the address listed below no later than **5:00 p.m. November 18, 2025**. A copy of the Initial Study can be reviewed at the City's Planning Department listed below and on the City's website at: https://www.fontana.org/2137/Environmental-Documents

Alexia Barberena, Associate Planner
City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, California 92335
Phone: (909) 350-6568
abarberena@fontanaca.gov

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

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

Publish: October 18, 2025
S.B. Sun Newspaper

**AVISO DE INTENCIÓN DE ADOPTAR UNA DECLARACIÓN NEGATIVA MITIGADA Y AVISO DE AUDIENCIA PÚBLICA**

En cumplimiento con la Seccion No. 202 de la Acta de Americanos con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en la implementacion de esta, la agenda de esta audiencia estara disponible en formatos alternativos apropiados para las personas con una discapacidad. Si necesita asistencia especial para participar en esta audiencia, comuníquese con el Departamento de la Secretaria Municipal llamando al (909) 350 -7602. La

notificacion debera realizarse 48 horas antes de la audiencia para permitir que la Ciudad haga arreglos razonables para garantizar la accesibilidad a esta audiencia.

SE HA PROGRAMADO UNA AUDIENCIA PUBLICA ANTE LA COMISION DE PLANIFICACION DE LA CIUDAD DE FONTANA PARA LO SIGUIENTE:

**Proyecto Residencial Fontana Walnut – MCN No. 24-0060, GPA No. 24-0004, ZCA No. 24-0004, TTM No. 24-0009 (20712), CUP No. 24-0023, y DRP No. 24-0031**

Una solicitud para enmendar la designación de uso de suelo del Plan General (GPA) de R-MFMH (Residencial Multifamiliar Medio/Alto) a Residencial Multifamiliar (R-MF) y una enmienda al Mapa del Distrito de Zonificación (ZCA) para modificar la zonificación de R-4 (Residencial Multifamiliar de Densidad Media/Alta) a R-3 (Residencial Multifamiliar) en aproximadamente 31 acres, un Plano de Fraccionamiento Tentativo (TTM) para la consolidación de 35 parcelas, un Permiso de Uso Condicional (CUP) para el establecimiento de un Desarrollo de Unidad Planificada (PUD) y Revisión de Diseño (DRP) para la construcción de un desarrollo residencial de 393 unidades y el estacionamiento asociado, carriles de circulación, cercado, paisajismo, servicios públicos y comodidades del sitio en aproximadamente 31 acres. Las unidades residenciales propuestas consistirían en casas agrupadas de dos pisos (cluster homes), casas con patio de motor (motor court homes) y casas adosadas (townhomes). La mezcla de unidades consistiría en 103 unidades agrupadas (cluster units) independientes, 113 unidades con patio de motor (motor court units) independientes y 177 casas adosadas (townhomes) adjuntas. El sitio de desarrollo residencial también incluiría 786 espacios de estacionamiento en garaje, 113 espacios de estacionamiento privados en la calzada y 113 espacios de estacionamiento para visitas.

**Fecha de Audiencia:** 18 de noviembre de 2025

**Lugar de Audiencia:** Ayuntamiento de la Ciudad de Fontana, 8353 Sierra Avenue, Fontana, CA 92335

**Hora de Audiencia:** 6:00 p.m.

**Ubicacion de la Propiedad:** El sitio del proyecto se encuentra ubicado entre South Highland Avenue y Walnut Avenue, al oeste de Almeria Avenue, en la porción centro-norte de Fontana, y está compuesto por 35 parcelas de tierra en aproximadamente 31 acres (30.53 acres netos). Números de Parcela del Evaluador/Tasador (APNs): 0228-051-01, -16, -17, -19, -20 & -21, 0228-052-01, -25, -26 & -27, 0228-061-02, -03 hasta -14, -16, -17, -18, y -20 hasta -25, y 0228-311-05.

**Determinacion Ambiental:** De conformidad con la Sección 15070 de la Ley de Calidad Ambiental de California (CEQA) y con la Sección 6.04 de las Pautas Locales de 2019 para la Implementación de CEQA, se ha preparado un Estudio Inicial (IS), una Declaración Negativa Mitigada (MND) y un Programa de Monitoreo e Informe de Mitigación para este proyecto.

El IS/MND está disponible para revisión pública desde el 17 de octubre de 2025 hasta el 18 de noviembre de 2025. Los comentarios por escrito sobre el IS/MND deben enviarse a Alexia Barberena a la dirección que se indica a continuación a más tardar el martes 18 de noviembre de 2025 a las 5:00 p.m. Se puede revisar una copia del Estudio Inicial en el Departamento de Planificación de la Ciudad que se indica a continuación y en el sitio web de la Ciudad en la pagina: https://www.fontana.org/2137/Environmental-Documents

Alexia Barberena, Associate Planner
City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, California 92335

Phone: (909) 350-6568
abarberena@fontanaca.gov

El sitio del proyecto no está catalogado como sitio de residuos peligrosos descrito en ninguna de las listas enumeradas en la Sección 65962.5 del Código Gubernamental.

Si tiene alguna pregunta sobre este proyecto, comuníquese al (909) 350-6728 o por correo electrónico a planning@fontanaca.gov.

Cualquier persona o grupo interesado en aportar informacion lo puede hacer mediante a una carta o correo electronico dirigido a La Comision de Planificacion. La solicitud y la documentación Ambiental está disponible para inspección en las Oficinas de Ayuntamiento de la Ciudad de Fontana.

Si usted contradice ante el tribunal cualquier acción tomada con respecto a un tema de la Audiencia Publica, usted puede estar limitado a plantear solamente aquellas cuestiones que usted o alguien más planteo en la Audiencia Publica mencionada en este aviso o por correspondencia escrita a la Ciudad de Fontana antes de la fecha de la Audiencia establecida en este aviso.

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd C-220
Ontario, CA 91764
www.wildlife.ca.gov

***GAVIN NEWSOM, Governor***
***CHARLTON H. BONHAM, Director***

Planning Commission Meeting of 11/18/2025
Public Comment for PH-B

November 17, 2025
*Sent via email*

Alexia Barberena
Associate Planner
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
abarberena@fontanaca.gov

Fontana Walnut Residential Project (PROJECT)
MITIGATED NEGATIVE DECLARATION (MND)
SCH# 2025100627

Dear Alexia Barberena:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from the City of Fontana (Lead Agency) for the Project pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

**CDFW ROLE**

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

**PROJECT DESCRIPTION SUMMARY**

**Proponent:** Diversified Pacific

**Objective:** The proposed Project includes development of a 393-unit residential project and associated landscaping, utilities, and site amenities on approximately 30.99 gross acres (30.53 net acres), known as the Residential Development Site. The proposed residential units would consist of two-story cluster homes, motor court homes, and townhomes. The Project also includes the upzone of two parcels (Upzone Properties),

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

totaling 56.1 acres, from Residential Planned Community (R-PC) to Multi-Family Medium/High Density Residential (R-4) and a corresponding General Plan land use amendment from R-PC to R-MFMH. No development action is proposed on the Upzone Properties at this time.

The Residential Development Site is proposed to be a gated community with ingress and egress off Knox Avenue and Walnut Street. The entries would lead to the recreational and common areas located throughout the Project. The proposed amenities would include a recreational center with a pool, spa, barbeque and lounging areas. The Project proposes a park on the northeastern edge of the Residential Project Site, large open grass areas, including one such area adjacent to the northern boundary of the site, shaded sitting areas, play areas, and a paseo with playground equipment

**Location:** The Residential Development Site is located between South Highland Avenue and Walnut Street, approximately 700 feet south of Interstate 210 in the City of Fontana, San Bernardino County, California. The Residential Development Site (34.131003, -117.461867) is comprised of 35 parcels of land including Assessor's Parcel Numbers (APNs) 0228-051-01, 0228-051-14 through -17, 0228-051-19 through -21, 0228-052-01, 0228-052-25 through -27, 0228-061-02 through -14, 0228-061-16 through -18, 0228-061-20 through -25, and 0228-331-05.

The Upzone Properties (APNs 0194-391-20 and 0256-131-16) are located in the southeastern corner of the City of Fontana. These properties are bounded by Jurupa Avenue to the north, Locust Avenue to the east, existing unimproved roads and the Jurupa Hills to the south, and single-family residential uses to the west. The Upzone Properties are bisected by an unpaved segment of Alder Avenue.

**Timeframe:** Anticipated 26-month period.

**COMMENTS AND RECOMMENDATIONS**

CDFW offers the comments and recommendations below to assist the City of Fontana in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

**COMMENT 1: Burrowing Owl (*Athene cunicularia*)**

**IS/MND Section 5.4.1, Page 5-33**

**Issue**: CDFW is concerned that the MND does not sufficiently identify Project impacts to burrowing owl (BUOW), a candidate species under the California Endangered Species Act (CESA), nor does it ensure that impacts are mitigated to a level less than significant. The Project site has the potential to provide suitable foraging and/or nesting habitat for burrowing owl and thus, project activities may result in the take of the species as defined in Fish and Game Code section 86.

**Specific impact:** CDFW agrees with the MND analysis that burrowing owl has a high potential for occurring on the Project site. However, CDFW is concerned that the single reconnaissance survey on October 5, 2023, between 7:35 – 9:45 am, did not adequately account for potential burrowing owl on site and that the survey is outdated to reflect current potential occupancy. A focused survey for the species following a CDFW approved guideline, or similar approach, was not conducted.

Additionally, as noted in the MND and Biological Technical Report, because of burrowing owls' high mobility, their occupancy at a site can vary annually. Burrowing owls have a high potential to move into disturbed areas prior to and during construction activities. Burrowing owls frequently move into disturbed areas since they are adaptive

to highly modified habitats.[2,3] Project activities could result in the take of burrowing owls, their nests or eggs or could destroy their nesting, foraging, or over-wintering habitat thereby impacting burrowing owl populations. These specific project activities include vegetation removal, existing structure removal, grading, soil compaction, heavy equipment use, and trenching. As noted in the MND, Indirect impacts to BUOW may also occur due to increased human activity, noise, dust, nighttime lighting, and ground vibrations.

Lastly, CDFW is concerned that the current Mitigation Measure BIO-1 (MM Bio-1) would not adequately reduce impacts to BUOW to less than significant, given their new status as candidate species under CESA. Because of the lack of surrounding burrowing owl habitat immediately adjacent to the Residential Development Site, and the high-density project activities that are anticipated to occur on site, BUOW features may not be avoidable enough fully avoid take.

**Why impact would occur:** According to the Project's Biological Technical Report, focused burrowing owl surveys were not conducted on the Project site. Burrowing owls have been known to use highly degraded and marginal habitat where existing burrows are available. As noted in the Biological Technical Report, burrowing owls are well-adapted to open, relatively flat expanses and vacant lots and prefer habitats with generally short sparse vegetation with few shrubs such as those occurring on the Project site. If BUOW burrows are not properly detected (during both the breeding and non-breeding season), prior to ground disturbance, site preparation, grading, and other Project Activities could destroy habitat and result in the take of burrowing owl. Occupied site or occupancy means a site that is assumed occupied if at least one burrowing owl has been observed occupying a burrow within the last three years. Occupancy of suitable burrowing owl habitat may also be indicated by owl sign including its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance or perch site.

**Evidence impact would be significant:** On October 10, 2024, the California Fish and Game Commission accepted a petition to list Western Burrowing Owl as endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. As a candidate species, Western Burrowing Owl is granted full protection of a threatened species under CESA. If Project activities could result in take, appropriate CESA authorization (i.e., Incidental Take Permit under Fish and Game Code section 2081) should be obtained prior to commencement of Project activities. Take of any endangered, threatened, or candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). Take of individual burrowing owls and their nests is defined by Fish and Game Code section 86, and prohibited by sections 3503, 3503.5 and 3513. Inadequate avoidance, minimization, and mitigation measures for impacts to sensitive or special status species could result in the Project having a substantial adverse direct, indirect, and cumulative effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species by CDFW.

**Recommended Potentially Feasible Mitigation Measure to reduce impacts to less than significant:** CDFW recommends that prior to commencing Project, focused and preconstruction surveys for burrowing owl be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation*.[4] If burrowing owls are found to occupy the Project site and avoidance is not possible, it is important to note that according to the 2012 Staff Report, passive relocation (also known as exclusion) is not a take avoidance, minimization, or mitigation method and is considered a potentially significant impact under CEQA. Because appropriate focused surveys were not conducted prior to circulation of the MND, the MND may not adequately identify potentially significant

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[2] Chipman, E. D., N. E. McIntyre, R. E. Strauss, M. C. Wallace, J. D. Ray, and C. W. Boal. 2008. Effects of human land use on western burrowing owl foraging and activity budgets. Journal of Raptor Research 42(2): 87-98.

[3] Coulombe, H. N. 1971. Behavior and population ecology of the Burrowing Owl, *Speotyto cunicularia*, in the Imperial Valley of California. Condor 73:162–176

[4] California Department of Fish and Game (2012). Staff report on burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at:https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline=true

impacts. CDFW recommends the IS/MND be revised and recirculated following completion of surveys so that results and appropriate specific avoidance and minimization measures can be included, to ensure that impacts to burrowing owls are reduced to less than significant. However, if the City chooses not to follow this path, CDFW recommends the following revisions to MM-BIO-1 (edits are in strikethrough and bold) to ensure an adequate assessment is completed and CESA authorization is obtained, if needed.

Mitigation Measure BIO-1/Both sites:

**Suitable burrowing owl habitat has been confirmed on the site; therefore, focused burrowing owl surveys shall be conducted by a qualified biologist in accordance with the *Staff Report on Burrowing Owl Mitigation* (2012 or most recent version) prior to vegetation removal or ground-disturbing activities for all phases of Project construction. The Designated Biologist shall provide CDFW a GIS or KMZ map of BUOW burrow complex(es) and atypical burrows (e.g. culverts, buckled concrete, etc.) The map shall be at a scale of 1:24,000 or finer to show details and shall show locations of all BUOW sightings and labeled if sightings were potential burrows, occupied burrows, satellite burrows, areas of concentrated burrows, and BUOW sign. Locations documented by use of GPS coordinates must be collected in NAD83 datum. The map shall include an outline of the Project Area. The map shall include a title, north arrow, scale bar, and legend.**

Preconstruction surveys for burrowing owl shall be conducted prior to vegetation clearing or grading of the Residential Development Site and Upzone Properties. Two surveys are required and shall follow the methods described in the California Department of Fish and Wildlife (CDFW's) Staff Report on Burrowing Owl Mitigation. The first survey shall be conducted between 30 and 14 days before initial ground disturbance (grading, grubbing, and construction), and the second survey shall be conducted no more than 24 hours prior to initial ground disturbance. ~~If burrowing owls and/or suitable burrowing owl burrows are identified on the Residential Development Site or Upzone Properties during the survey, the project Applicant(s) shall consult with CDFW and follow the methods listed in the CDFW's Staff Report on Burrowing Owl Mitigation for avoidance and/or passive relocation.~~

**If burrowing owl occupancy is confirmed, and if Project activities may impact burrowing owl, including burrow exclusion and closure, the Project Proponent shall begin early coordination with CDFW for appropriate CESA authorization (i.e., Incidental Take Permit (ITP) under Fish and Game Code section 2081) prior to commencement of Project activities. The ITP application shall describe, at a minimum, project activities and equipment, proposed avoidance/buffers, temporary and permanent impacts, monitoring, relocation and/or translocation, and minimization and compensatory mitigation actions. ITP compensatory mitigation will be fulfilled by one or more of following options: 1) Permittee-responsible mitigation land acquisition or 2) Conservation or Mitigation Bank credits (if available).**

~~If burrowing owls or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Residential Development Site or Upzone Properties during the survey(s), these features must be completely avoided. If impacts to those features are unavoidable, then the project Applicant(s) must develop a burrowing owl mitigation plan in consultation with CDFW. Mitigation methods may include passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) must establish an initial disturbance-limit buffer of 500 feet around the burrow using flagging or staking. The buffer distance may be reduced in coordination with CDFW depending on time of year (i.e., in or out of breeding season), level of construction activity, and observed behavior of the burrowing owls. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by~~

~~the qualified biologist. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee.~~

**COMMENT 2: Crotch's Bumble Bee (*Bombus crotchii*)**

**IS/MND Section 5.4.1, Page 5-33**

**Issue**: CDFW is concerned that the MND did not sufficiently identify potential Project impacts to Crotch's bumble bee and did not provide appropriate measures to fully mitigate impacts to less than significant. The Project has the potential to result in take of Crotch's bumble bee and has the potential to cause permanent or temporary loss of Crotch's bumble bee habitat.

**Specific impact:** The MND and Biological Technical Report note that the species has a low potential to occur on the Residential Development Site but does state that the site contains suitable friable soils, suitable burrow habitat, suitable burrows, and nectar sources found within and adjacent to the Project Area. CDFW is concerned that the Biological Technical Report's assumptions for low occurrence without a proper timing Reconnaissance survey (Oct 5, 2023) and overall lack of focused surveys for the species, has improperly identified the site as having low potential for occurrence.

**Why impact would occur:** Crotch's bumble bee occurs primarily in California, including the Mediterranean region, Pacific Coast, Western Desert, Great Valley and adjacent to foothills through most of southwestern California.[5] Crotch's bumble bee are generalist foragers and have been reported visiting a wide variety of flower plants. The plant families most commonly associated with Crotch's bumble bee observations or collections from California include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, Boraginaceae and Asclepiadaceae. This is not a comprehensive list, and the species has been observed foraging and utilizing areas with high levels of disturbance and non-native plant species. Ground disturbance (e.g., trenching, grading, soil compaction, and earth-moving activities) and vegetation removal have the potential to destroy Crotch's bumble bee burrows. Additionally, these activities create elevated levels of noise, human activity, dust, ground vibrations, and vegetation disturbance

**Evidence impact would be significant**: Crotch's bumble bee is a candidate species for listing under CESA; therefore, it receives the same legal protection afforded to endangered or threatened species under CESA pursuant to Fish & G. Code §§ 2074.2 & 2085. If found on-site, the Project could result in crushing or killing Crotch's bumble bees, reduction in sufficient food resources such as nectar and pollen, and/or removal of nesting and overwintering sites. Many bumble bee species, once common in the western United States, have undergone a dramatic decline in both distribution and abundance and are now extirpated from much of their historic ranges.[6] Many bumble bees are threatened with extinction due primarily to reductions in habitat from urbanization, intensive agriculture, and invasive species introductions[7]. If Crotch's bumble bee occurs at the Project site and Project impacts to Crotch's bumble bee occur, this could result in a substantial reduction in the species' population, which could be a significant impact.

**Recommended Potentially Feasible Mitigation Measure to reduce impacts to less than significant:** CDFW recommends the following revisions to MM-BIO-2 (edits are in strikethrough and bold) to ensure an adequate assessment is completed and CESA authorization is obtained, if needed.

Mitigation Measure BIO-2/~~Residential Development Site only~~**Both Sites:**

[5] Williams, P. H., et al. 2014. The Bumble Bees of North America: An Identification Guide. Princeton University Press, Princeton
[6] Hatfield, R., Jepsen, S., Foltz Jordan, S., Blackburn, M., Code, Aimee. 2018. A Petition to the State of California Fish and Game Commission to List Four Species of Bumblebees as Endangered Species.
[7] ibid

If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act (ESA) at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species. Furthermore, if grading and all other initial ground disturbance are restricted to the period of September-January, no survey or other measure for this species is required.

If the Crotch bumble bee is legally protected under the California ESA as a Candidate or Listed species at the time clearing of vegetation or grading are scheduled to begin, and if vegetation clearing or initial grading is to occur during the period of February-March (the queen flight season) or April-August (the colony active period), a preconstruction survey for Crotch bumble bee **at both sites** shall be conducted in accordance with California Department of Fish and Wildlife (CDFW's) Survey Considerations for California ESA Candidate Bumble Bee Species. The survey shall be conducted prior to ground disturbance and within the same queen flight season or colony active period in which the ground disturbance is to occur. The survey shall consist of a minimum of three survey visits, each at least two weeks apart. The survey shall be completed by a biologist who holds a Memorandum of Understanding to capture and handle Crotch bumble bee (if a netting and chilling protocol is to be utilized) or by a CDFW-approved biologist experienced in identifying native bumble bee species (if surveys are restricted to visual surveys with photo documentation for species verification).

If Crotch bumble bee is detected, the biologist shall conduct a bumble bee nesting survey in accordance with CDFW's Survey Considerations for California ESA Candidate Bumble Bee Species. If an active Crotch bumble bee nest is detected, the biologist shall establish a 50-foot no-disturbance buffer (including foraging resources and flight corridors essential for supporting the colony) around the nest, which may be adjusted at the direction of the approved biologist in coordination with CDFW based on behavior of the bees and their ability to continue foraging, to reduce the risk of disturbance or accidental take. If an active Crotch bumble bee nest is detected, the biologist shall also coordinate with CDFW to determine if an Incidental Take Permit under Section 2081 of the California ESA would be required. The nest avoidance buffer may be removed at the completion of the colony active period or once the biologist deems the nesting colony is no longer active and CDFW has provided concurrence of that determination.

If no nest is found but the species is present, a full-time biological monitor with the qualifications described above or otherwise approved by CDFW shall be present during ground disturbing activities that occur during the queen flight period or colony active period. Because bumble bees move nest sites each year, this measure shall be implemented during each subsequent year of construction, regardless of the previous year's findings, whenever ground disturbing activities are to occur and nesting and foraging habitat are still present. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee.

**COMMENT 3: Artificial Nighttime Light**

**Section 2.3, Page 2-7 – 2-10**

**Issue**: The MND's Project Description, Section 2, describes that lighting installation will be included in Project Activities. However, CDFW is concerned that the MND and Biological Technical Report do not analyze the impacts of artificial light on biological resources and includes no mitigation measures to reduce potential impacts to less than significant.

**Specific impact:** The proposed Project will result in new sources of artificial nighttime lighting. Impacts to biological resources resulting from the use of temporary artificial nighttime lighting during construction and permanent installation of artificial lighting are not analyzed, and no mitigation measures are proposed. Designs for temporary lighting to be used during Project Activities should be included in a revised MND, along with details of the permanent artificial nighttime lighting to be used post-construction. The

direct and indirect impacts of temporary and permanent artificial nighttime lighting on biological resources, including migratory birds that fly at night, bats, and other nocturnal and crepuscular wildlife, should be analyzed, and appropriate avoidance and minimization measures to reduce impacts to less than significant should be included in a revised MND.

**Evidence impact would be significant:** Artificial nighttime lighting often results in light pollution, which has the potential to significantly and adversely affect fish and wildlife. Artificial lighting alters ecological processes including, but not limited to, the temporal niches of species; the repair and recovery of physiological function; the measurement of time through interference with the detection of circadian and lunar and seasonal cycles; the detection of resources and natural enemies; and navigation.[8] Many species use photoperiod cues for communication (e.g., bird song[9]), determining when to begin foraging,[10] behavior thermoregulation,[11] and migration.[12] Phototaxis, a phenomenon which results in attraction and movement towards light, can disorient, entrap, and temporarily blind wildlife species that experience it.[13] Conversely, other species may have reduced foraging success or reduced nighttime activity in artificially illuminated environments.[14]

**Recommended Potentially Feasible Mitigation Measure:** Because of the potential for artificial nighttime light to negatively impact wildlife, CDFW recommends the MND be revised to include direct and indirect impacts of temporary artificial nighttime lighting proposed for construction and direct, indirect, and cumulative impacts of permanent installation of artificial nighttime lighting. The MND should also include specific avoidance and minimization measures to ensure that impacts to wildlife are reduced to less than significant. Absent an analysis, CDFW recommends the City include the following mitigation measure in a revised MND:

**MM BIO-[3]: Artificial Nighttime Light**

**During Project construction and the lifetime operations of the Project, the City and Project proponent shall eliminate all nonessential lighting throughout the Project area and avoid or limit the use of artificial light at night during the hours of dawn and dusk when many wildlife species are most active. The City and Project proponent shall ensure that temporary lighting for Project activities is shielded, cast downward and directed away from surrounding open-space and agricultural areas, reduced in intensity to the greatest extent possible, and does not result in lighting trespass including glare into surrounding areas or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/). The City and Project proponent shall ensure use of LED lighting with a correlated color temperature of 3,000 Kelvins or less, proper disposal of hazardous waste, and recycling of lighting that contains toxic compounds with a qualified recycler.**

## ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB

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[8] Gatson, K. J., Bennie, J., Davies, T., Hopkins, J. 2013. The ecological impacts of nighttime light pollution: a mechanistic appraisal. Biological Reviews

[9] Miller, M. W. 2006. Apparent effects of light pollution on singing behavior of American robins. The Condor 108:130–139

[10] Stone, E. L., G. Jones, and S. Harris. 2009. Street lighting disturbs commuting bats. Current Biology 19:1123–1127. Elsevier Ltd.

[11] Beiswenger, R. E. 1977. Diet patterns of aggregative behavior in tadpoles of Bufo americanus, in relation to light and temperature. Ecology 58:98–108.

[12] Longcore, T., and C. Rich. 2004. Ecological light pollution – Review. Frontiers in Ecology and the Environment 2:191–198.

[13] Longcore, T., and C. Rich. 2004. Ecological light pollution

[14] Gatson, K. J., Bennie, J., Davies, T., Hopkins, J. 2013. The ecological impacts of nighttime light pollution

field survey form can be filled out and submitted online at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://www.wildlife.ca.gov/Data/CNDDB/Plants-and-Animals.

**ENVIRONMENTAL DOCUMENT FILING FEES**

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

**CONCLUSION**

CDFW appreciates the opportunity to comment on the MND to assist the City of Fontana in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Amelia Viera, Environmental Scientist at (909) 544-2528 or Amelia.Viera@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Kim Freeburn
84F92FFEEFD24C8...

Kim Freeburn
Environmental Program Manager

ec: Eric Kawamura-Chan
Senior Environmental Scientist, Supervisor
Eric.Chan@wildlife.ca.gov

Office of Planning and Research
State Clearing House, Sacramento
state.clearinghouse@opr.ca.gov

Attachments

Attachment A: MMRP for CDFW – Proposed Mitigation Measures

Planning Commission Meeting of 11/18/2025
Public Comment for PH-B

November 17, 2025

Mr. DiTanyon Johnson
City of Fontana Planning Department
8353 Sierra Avenue
Fontana, CA 92335

*Via Email* djohnson@fontanaca.gov, rleung@fontanaca.gov *and* Planning@fontanaca.gov

**Subject:** Letter in Response to Master Case NO. 24-0060, General Plan Amendment (GPA) 24-0004, General Plan Amendment (GPA) 24-0007, Zone Change Amendment (ZCA) 24-0004, Zone Change Amendment (ZCA) 24-0006, Tentative Tract Map NO. 24-0009 (TTM 20712), Conditional Use Permit (CUP), and 24-0023 Design Review Project (DRP) 24-0031

To the Planning Commission, City Council and Staff,

Thank you for the opportunity to review and provide comments on the Fontana Walnut Residential Project (FWRP), which is on the Planning Commission agenda for November 18, 2025. The FWRP includes the residential development site located at the intersection of Knox Avenue and S. Highland Avenue in the northern part of the City, and two upzone parcels (identified as APNs 0194-391-20 and 0256-131-16; upzone properties/subject parcels) located in the southeastern portion of City of Fontana. The subject parcels have been identified and analyzed as part of the FWRP and Mitigated Negative Declaration (IS/MND) as upzoned parcels to accommodate the net loss of units associated with the proposed rezoning/downzoning of the residential development site, as described further below.

The FWRP site (residential development site) is currently zoned R-4 (Multi-Family Medium/High Density Residential), which is intended for higher density multi-family development of up to 39 units per acre. According to the IS/MND for FWRP, based on the current zoning, using the mid-range density (31.55 du/ac), approximately 963 units could be developed on the 30.53 (net) acre site. The FWRP proponent is proposing a Zone Change and General Plan Amendment to rezone the FWRP site from R-4 to R-3, which reduces the number of residential units that could be developed on-site. The FWRP includes a request to approve a development of 393 units. **Thus reducing the mid-range development potential for the site by 570 units.**

The subject parcels are identified as APNs 0194-391-20 and 0256-131-16. The parcels are located in the southeastern portion of City of Fontana, San Bernardino County, California. They are bounded by Jurupa Avenue to the north; Locust Avenue to the east; a utility easement to the south; and a single-family residential community to the west.

Unbeknownst to the property ownership of the subject parcels, the City identified the two subject parcels as Upzone Properties to accommodate the loss of the units associated with the FWRP.

The request includes upzoning these two parcels, totaling 56.1 acres, from Residential Planned Community (R-PC; 3.0-6.4 du/ac) to Multi Family Medium/High Density Residential (R-4; 24.1-39.0 du/ac). The proposed upzone is required by the City to offset the proposed downzoning of the 30.53-acre FWRP site from R-4 to R-3 in order to comply with Senate Bill 330 (Housing Crisis Act of 2019) and to meet the City's Regional Housing Needs Assessment (RHNA) required by the California Department of Housing and Community Development. The residential development potential for the Upzone Properties would increase from a mid-range of 264 units under the existing zone (R-PC) to a mid-range of 1,770 units under the proposed zone (R-4) which would increase the residential development potential of the Upzone Properties by approximately 1,506 units.

| Zoning | DU Range/Acre | DU Average/Acre | Acres | DUs |
|---|---|---|---|---|
| R-PC | 3.0-6.4 | 4.7 | 56.1 | 264 |
| R-4 | 24.1-39.0 | 31.55 | 56.1 | 1,770 |
| | | | Difference | 1,506 |

The high level of residential density, attached residential unit type and zoning designation, however, is not in line with the vision held by property ownership for the subject parcels. Entitlement, development, and market experts, advised property ownership that an R-2 (5.1-12 units per acres) development is the most appropriate zoning designation for these two parcels based on their location, lack of nearby amenities, development costs, and other key factors. For the 56.1 acres comprising the two parcels, this would equate to a mid-range of 480 units under the R-2 zone. Upzoning to the R-2 zoning would accommodate a portion of the required loss of 570 units not realized as part of the FWRP and would accommodate the required density of the existing parcels. The R-2 zoning would meet the intent of the Housing Element requirement, would be consistent with the General Plan, and would be acceptable to the property ownership.

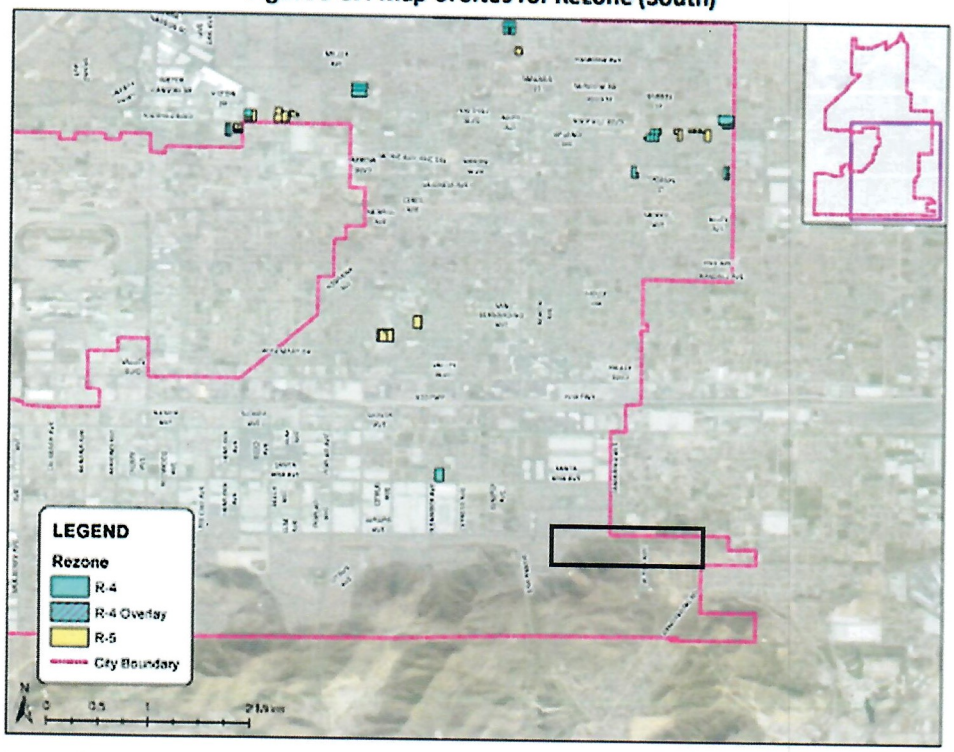
| Zoning | DU Range/Acre | DU Average/Acre | Acres | DUs |
|---|---|---|---|---|
| R-2 | 5.1-12 | 8.55 | 56.1 | 480 |

Furthermore, various data and factors support the ownership-favored zoning of R-2, or a combination thereof.

**Fontana 6th Cycle Housing Element Update (2021-2029)**

- Page 3-152: the subject parcels were not identified as R-4, R-4 Overlay or R-5 Rezone sites.

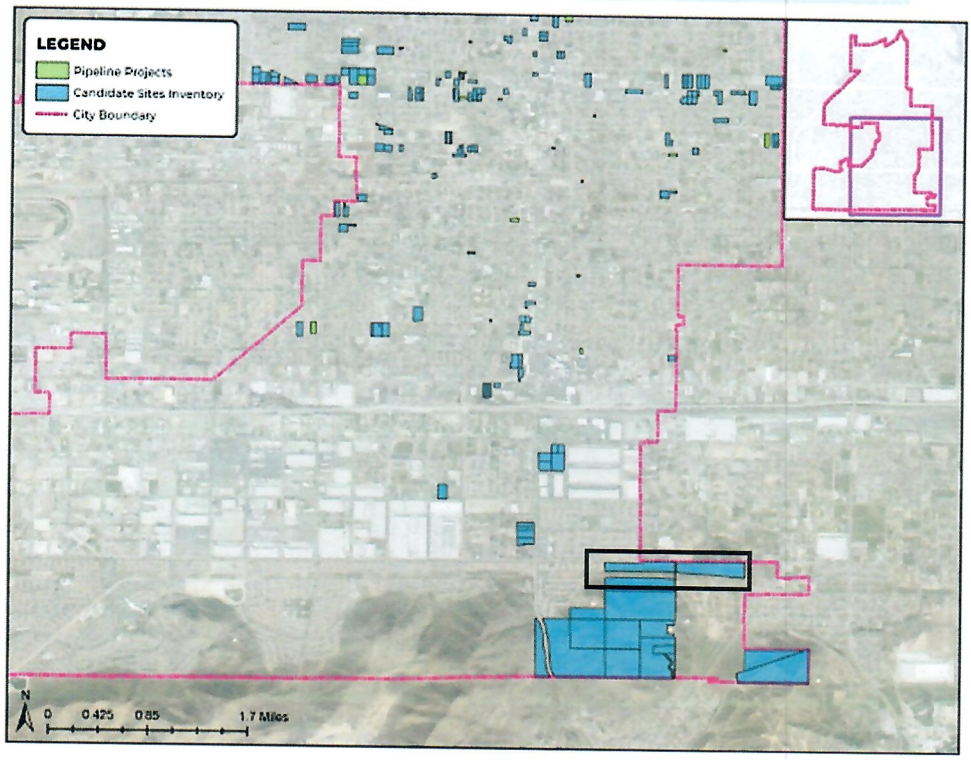
**Figure 3-37: Map of Sites for Rezone (South)**



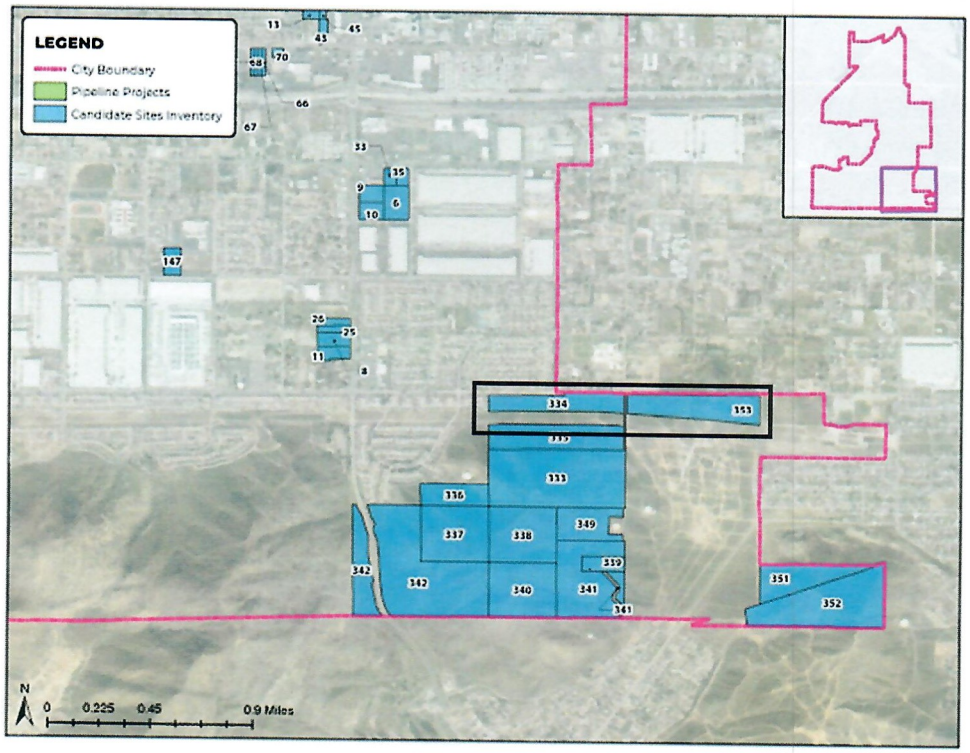

According to the HEU, the City has identified 138 parcels for re-zone to the R-4 residential district in order to accommodate additional low and very low-income housing units. The identified parcels are vacant or underutilized or are within neighborhoods where the R-4 zone is appropriate. In total the proposed up-zoned parcels can accommodate 5,000 units, of which 3,019 are estimated to be affordable to Low and Very Low-income households.

- Page 3-156: in the inventory of sites, the subject parcels were identified as Candidate Sites.

**Figure 3-39: Inventory of Sites (South)**




- Page B-77: the subject parcels are identified as Candidate Sites 334 and 353.



| Unique ID | APN | APN JOIN | Property Owner | General Plan Land Use | Zone | FBC Sub-Zone | Specific Plan | Area (AC) | Size Criteria | Identified in a Previous Cycle | Max Density | Expected Density | Existing Residential Units | Vacant (Yes/No) | Rezone/ Upzone Opportunity | Rezone Density | Net Units (Total) | Net Affordable | Net Moderate | Net Above Moderate | Notes and Existing Use Updated |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 334 | 019439120 | 019439120 | DICA PARTNERS ETAL | R-PC | R-PC | -- | | 23.73 | NA | -- | 6.4 | 3.5 | 0 | Yes | No rezone | -- | 82 | 0 | 0 | 82 | Vacant |
| 353 | 025613116 | 025613116 | HAWKE, TIMOTHY N | R-PC | R-PC | -- | | 32.44 | NA | -- | 6.4 | 3.5 | 0 | Yes | No rezone | -- | 112 | 0 | 0 | 112 | Vacant |

Source: Table B-16; https://www.fontanaca.gov/DocumentCenter/View/37230/Certified-Housing-Element?bidId=

As indicated above, neither parcel was identified for upzoning in the City's HEU.

- CAL FIRE Fire Hazard Severity Zone Viewer (https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0 )

As indicated in the above graphic, the subject parcels are located within a very high fire hazard severity zone (VHFHSZ) within a local responsibility area. The R-2 zone allows for single-family detached dwelling units. While not fact based, several single-family detached dwelling units would realize more defensible space than multiple dwelling units within a single multi-family residential building. The separation provided by a single-family home's lot and defensible space helps mitigate the "home-to-home ignition" threat more effectively than attached homes where flames can go horizontal in high winds. Access/egress from a single-family home may also be safer in case of an emergency versus that of a high-density development. The R-4 zone does not allow for new single-family construction (detached or attached) nor is a subdivision permitted for the purpose of development of single-family residential lots. It permits multiple-family dwelling units.

Overall, given that the City's HEU did not identify the subject parcels for upzoning to the R-4 zone; the HEU did identify numerous other adequate sites for potential R-4 upzoning that could have been considered for the FWRP; the overcompensation of units elicited by the R-4 upzone by the FWRP; potential safety concerns for development of multiple-family residences within a VHFHSZ; and the deviation from ownership's vision for the subject parcels, ownership kindly requests that the Planning Commission reconsider the upzoning of the subject parcels to the R-4 zone as part of the FWRP, and instead consider R-2 zoning to better align with the ownership's and the City's vision (based on the HEU) for the subject parcels.

Should you have any questions, or wish to discuss this further prior to tomorrow's scheduled meeting, I may be reached at 828-329-6348 or via email at Cecilia@flavor1st.com. I would appreciate confirmation that you received this letter and that it will be entered into the record for discussion in tomorrow's planning meeting.

Best Regards,

Cecilia Tudor Rose
General Partner for Dica Partners