City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2025-032

Tuesday, October 7, 2025
6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

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

Welcome to a meeting of the Fontana Planning Commission.

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

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

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

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

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

A. Public Communications:

CONSENT CALENDAR:

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

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

CC-A **A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301).** **25-0541**

RECOMMENDATION:
Staff recommends that the Planning Commission of the City of Fontana adopt Resolution No. 2025-034 Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings Pursuant to State CEQA Guidelines Section 15301 and direct Staff to File a Notice of Exemption.

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

LOCATION:
16641 and 16643 Orange Way, Assessor's Parcel Number 0191-251-21 & 0191-251-06

PROJECT PLANNER:
Patty Nevins, Director of Planning

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - PC Resolution for GP Consistency
Attachment No. 3 - Government Code

CC-B **A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).** **25-0542**

RECOMMENDATION:
Planning Commission of the City of Fontana adopt Resolution No. 2025-035 Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan

and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

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

LOCATION:
15186 Foothill Boulevard, Assessor's Parcel Number 1110-161-44-0000 (former 1110-161-09-0000)

PROJECT PLANNER:
Patty Nevins, Director of Planning

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - PC Resolution
Attachment No. 3 - Government Code

CC-C Approval of Minutes of September 16, 2025. **25-0578**

Attachments: Draft Planning Commission Minutes of September 16, 2025.

Approve Consent Calendar Items as recommended by staff.

PUBLIC HEARINGS:

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

All Public Hearings will be conducted following this format:

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

PH-A Master Case No. (MCN) 23-0080; Conditional Use Permit (CUP) **25-0463**

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

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

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

2. Approve Conditional Use Permit (CUP) No. 24-0018; and,

3. Approve Design Review (DR) No.23-0016.

APPLICANT:
The Conco Companies
5141 Commercial Circle
Concord, CA 94520

LOCATION:
The project site is located at 13052 Dahlia Street (Assessor's Parcel Number 0238-112-16).

PROJECT PLANNER:
Alejandro Rico, Associate Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - PC Resolution
Attachment No. 4 - Notice of Determination
Attachment No. 5 - Public Hearing Notice

PH-B **Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23-0017 (TPM No. 20664), and Design Review No. 23-0027; A request to consolidate five (5) parcels into one (1) parcel for** **25-0551**

the development of a 166,985 square foot industrial commerce center facility, and a request for site and architectural approval for a new Industrial commerce center facility, and associated site improvements, on 9.19 acres, located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45), pursuant to an Addendum to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) prepared for the Project.

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

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) and direct staff to file a Notice of Determination; and,
2. Approve Tentative Parcel Map (TPM) No. 23-0017 (TPM No. 20664); and,
3. Approve Design Review (DR) No.23-0027.

APPLICANT:
LBA Realty/LBA Logistics
3347 Michelson Drive
Irvine, CA 92612

LOCATION:
The project site is located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45)

PROJECT PLANNER:
Alejandro Rico, Associate Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - Resolution
Attachment No. 4 - Notice of Determination
Attachment No. 5 - Public Notice

PH-C Master Case No. (MCN) 24-0074: Design Review (DRP) No. 24-0039 - A request for site and architectural review and **25-0562**

approval of 30 multi-family townhomes, within eight (8) two-story buildings, totaling approximately 30,360 square feet, and associated site improvements on a 2.15-acre parcel located at 15918 Merrill Avenue, identified as Assessor Parcel Number: 0233-052-13, pursuant to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

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

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

2. Approve Design Review (DRP) No. 24-0039.

APPLICANT:
Ahmad Awad
SA Golden Investments, Inc.
15918 Merrill Avenue
Fontana, CA 92335

LOCATION:
The project site is located at the northeast corner of Merrill Avenue and Catawba Avenue at 15918 Merrill Avenue (APN: 0233-052-13).

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

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

PH-D Master Case No. 24-0080: Design Review No. 24-0040 - A request for the development of a new 3-story, 24-unit apartment project on a vacant parcel located at 8161 Banana Avenue and identified as Assessor's Parcel Number 0230-041-61 totaling approximately 0.6 gross acres, pursuant **25-0558**

to a Categorical Exemption in accordance with CEQA Guidelines Section 15332.

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

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

2. Approve Design Review No. 24-0040.

APPLICANT:
SA Golden Investment, Inc.
Saber Awad
6226 Cooper Avenue
Fontana, CA 92336

LOCATION:
The project site is located at 8161 Banana Avenue (Assessor's Parcel Number: 0230-041-61)

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

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

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. **25-0579**

An update of future City Council agenda items for October 14, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for October 21, 2025 for the Planning Commission's information.

Attachments: Upcoming Items CC Memo 10-07-2025
Upcoming Items PC Memo 10-07-2025

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

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

File #: 25-0541
Agenda #: CC-A

Agenda Date: 10/7/2025
Category: Consent Calendar

FROM:
Development Services

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

RECOMMENDATION:
Staff recommends that the Planning Commission of the City of Fontana adopt Resolution No. 2025-034 Determining that the Acquisition of Certain Real Property Located at 16641 & 16643 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan, and make CEQA findings Pursuant to State CEQA Guidelines Section 15301 and direct Staff to File a Notice of Exemption.

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

LOCATION:
16641 & 16643 Orange Way, Assessor's Parcel Number 0191-251-21 & 0191-251-06

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

PROJECT PLANNER:
Patty Nevins, Director of Planning

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

PROJECT DESCRIPTION:
The City of Fontana intends to acquire certain real property located at 16641 & 16643 Orange Way (Assessor's Parcel Number 0191-251-21 & 0191-251-06) (the "Subject Property") for the expansion of its Public Works Yard. This facility will serve as a location for the maintenance and storage of equipment, materials, and vehicles essential for providing public services.

ANALYSIS:

The proposed acquisition of the Subject Property will support the City's Capital Improvement Program and is consistent with the objectives of the General Plan, particularly the following two goals from Chapter 8:

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

California Environmental Quality Act ("CEQA")

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

CONCLUSION:

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

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

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



CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: September 24, 2025

CASE: **General Plan Conformance Determination**
16641 & 16643 Orange Way

ATTACHMENT NO. 1

RESOLUTION NO. PC 2025-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DETERMINING THAT THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 16641 AND 16643 ORANGE WAY, IDENTIFIED AS ASSESSOR PARCEL NUMBERS 0191-251-21 AND 0191-251-06, IS IN CONFORMANCE WITH THE CITY OF FONTANA 2015-2035 GENERAL PLAN AND MAKING CEQA FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTION 15301 AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

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

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

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

WHEREAS, the City desires to acquire that certain real property located at 16641 and 16643 Orange Way, identified as Assessor Parcel Numbers 0191-251-21 and 0191-251-06, for the purposes of expanding the Existing Facility (the "Subject Property"); and

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

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

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

- Goal 3: Fontana has modern, well-maintained public facilities that meet the needs of residents of all ages, businesses, and government.

- Goal 5: New community centers, parks, and facilities are located in the context of multimodal networks for maximum accessibility; and

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

WHEREAS, the Subject Property is in a location that maintains the facility within a

strategic area within access to multimodal networks, thereby aligning with Goal 5 of Chapter 8 of the General Plan; and

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

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

WHEREAS, on October 7, 2025, the Fontana Planning Commission ("Planning Commission") has received and reviewed the entire administrative record pertaining to the location, purpose and extent of the disposition of the Property, and the manner in which it conforms to the General Plan.

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

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

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

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

Section 4. Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 5. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

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

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 7th day of October, 2025.

City of Fontana

_____
Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 7th day of October, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65402

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

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

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

ATTACHMENT NO. 3

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

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

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

File #: 25-0542
Agenda #: CC-B

Agenda Date: 10/7/2025
Category: Consent Calendar

FROM:
Development Services

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

RECOMMENDATION:
Planning Commission of the City of Fontana adopt Resolution No. 2025-035 Determining that the Acquisition of Certain Real Property Located at 15186 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption.

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

LOCATION:
15186 Foothill Boulevard, Assessor's Parcel Number 1110-161-44-0000 (former 1110-161-09-0000)

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

PROJECT PLANNER:
Patty Nevins, Director of Planning

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

PROJECT DESCRIPTION:
The City of Fontana intends to acquire certain real property located at 15186 Foothill Boulevard (Assessor's Parcel 1110-161-44 former 1110-161-09) (the "Subject Property") to convert the existing site into affordable housing to support diverse and inclusive community development.

ANALYSIS:

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

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

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

MOTION:
Approve staff's recommendation.

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



CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: September 24, 2025

CASE: **General Plan Conformance Determination**
15186 Foothill Boulevard

ATTACHMENT NO. 1

RESOLUTION NO. PC 2025-035

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, DETERMINING THAT THE ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 15186 FOOTHILL BOULEVARD, IDENTIFIED AS ASSESSOR PARCEL NUMBER 1110-161-44-0000, IS IN CONFORMANCE WITH THE CITY OF FONTANA 2015-2035 GENERAL PLAN AND MAKING CEQA FINDINGS PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(b)(3) AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

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

WHEREAS, the City of Fontana ("City") has identified a critical need for affordable housing to support diverse and inclusive community development within the city; and

WHEREAS, the City desires to acquire that certain real property located at 15186 Foothill Boulevard, identified as Assessor Parcel Number 1110-161-44-0000 (the "Subject Property"), for the purposes of affordable housing to support diverse and inclusive community development within the city; and

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

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

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

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

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

WHEREAS, on October 7, 2025, the Fontana Planning Commission ("Planning Commission") has received and reviewed the entire administrative record pertaining to the location, purpose and extent of the disposition of the Property, and the manner in which it conforms to the General Plan.

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

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

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

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

Section 4. Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 5. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

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

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 7th day of October, 2025.

_____
Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 7th day of October, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

STATE OF CALIFORNIA
LEGISLATIVE COUNSEL BUREAU
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 65402

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

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

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

ATTACHMENT NO. 3

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

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

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

File #: 25-0578
Agenda #: CC-C

Agenda Date: 10/7/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of September 16, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of September 16, 2025. The draft minutes are attached to this report for the Planning Commission to review and approval.

MOTION:
Approve staff recommendation.

City of Fontana

Planning Commission

Minutes

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

Tuesday, September 16, 2025 6:00 P.M. Grover W. Taylor Council Chambers

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, September 16, 2025. Chair Sanchez called the meeting to order at 6:02 p.m.

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

Absent: Vice Chair Quintana

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Victor Arias, the Pledge of Allegiance was led by Commissioner Lozano.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of August 19, 2025.

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

The motion carried by the following vote:

Aye: Chair Sanchez, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: Vice Chair Quintana

Abstain: None

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

Staff advised that this item was being rescheduled and re-noticed for the October 7, 2025, regular Planning Commission Meeting. No action was required on this item.

PH-B Master Case No. 25-0047 and Municipal Code Amendment No. 25-0008: Fontana Municipal Code amendments to Chapter 30 to modify multiple sections of the Zoning and Development Code, including modifications to the definition of and operating standards for restaurants, development standards for the Multi-Family Medium/High Density Residential (R-4) zone, administrative procedures pertaining to administrative site plan and design review entitlements; modification to Chapter 26 pertaining to time extensions for tentative maps; and modification to Chapter 33 to provide additional delivery standards for cannabis retail storefront businesses. (Continued from August 19, 2025).

Chair Sanchez opened the Public Hearing.

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

Chair Sanchez asked if "curbside delivery of cannabis" meant literal curbside handoff similar to Uber Eats. Associate Planner Session-Goins clarified it refers to a "Target drive-up" type model, limited to pre-ordered products brought to customers' vehicles on the retailer's premises, with no other vehicle-based sales permitted.

No written correspondence was received.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information in the staff report, staff recommends that the Planning Commission approve Resolution No. PC 2025-029; and,

1. **Determine that the proposed Ordinance is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Sections 15060(c), 15061(B)(3) (the common-sense exemption), and 15378 and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA, in that the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and,**

2. **Approve a resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0008 to amend Chapters 26, 30, and 33 of the Municipal Code.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item "B" and adopt Resolution No. PC 2025-029.

The motion carried by the following vote:

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

PH-C Master Case No. 23-0103: Design Review (DRP) No. 23-0025 - A request for site and architectural approval of two approximately 104,000 square foot, four-story medical office buildings on approximately 16.4 acres in Planning Area 27 of the West Gate Specific Plan (Assessor Parcel Number 0228-021-47), pursuant to an

Addendum to the Final Environmental Impact Report for the West Gate Specific Plan (State Clearinghouse No. 1995052002).

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Cecily Session-Goins, Associate Planner, presented the staff report and noted a memo requesting minor language changes to the conditions of approval. These include clarifying which specific improvements the applicant must complete, and adjusting the timing of required street improvements so they are completed before issuance of the certificate of occupancy rather than before development permits, aligning with the standard development process.

Commissioner Keetle requested confirmation on traffic signals that will be installed as part of the project. Staff clarified that signals will be added at Cherry & South Highland, South Highland & San Sevaine, and mid-block at the campus entrance, funded in part by a grant.

Chair Sanchez asked if road widening would extend near the mosque; Associate Planner Session-Goins clarified improvements are limited to Cherry–San Sevaine. Chair Sanchez also asked about medical services; Associate Planner Session-Goins noted possible urgent care, pharmacy, and medical offices but no hospital or helipad.

The applicant, Jeff Pearson, stated that he read and agreed to the Conditions of Approval, (with minor comments on regional traffic impacts), introduced his project team, outlined plans for a medical facility and future related developments.

Chair Sanchez inquired about the project timeline; applicant stated construction could begin within 8–12 months following design and construction drawings. Commissioners and City Attorney sought clarification on traffic-related conditions; applicant confirmed acceptance of all conditions as presented.

No one spoke in favor or in opposition.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval. staff recommends that the Planning Commission adopt Resolution No. PC 2025 - 030; and,

1. **Find that the project has been reviewed under a previously certified Final Environmental Impact Report (State Clearinghouse [SCH] No. 1995052002) and adopt an Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines finding that no**

further analysis is required, and direct staff to file a Notice of Determination; and,

2. **Approve Design Review No. 23-0025.**

ACTION: Motion was made by Chair Sanchez and seconded by Secretary Armendarez and passed by a vote of 4-0 to approve Public Hearing Item "C"; adopt Resolution No. PC 2025-030 and Approve Design Review No. 23-0025 with amended conditions of approval.

The motion carried by the following vote:

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

PH-D Master Case No. (MCN) 25-0009: Conditional Use Permit (CUP) No. 05-00005-R1 - A request to modify an existing Conditional Use Permit (CUP No. 05-00005) to allow an increase in the floor area in an existing ABC License Type 20 (Off-Sale, Beer and Wine) 7-Eleven convenience store, pursuant to a categorical exemption in accordance with CEQA Guidelines Section 15301.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Mai Thao, Assistant Planner, presented the staff report.

Applicant, Sherry Olson, on behalf of 7-Eleven, stated that she read and agreed to the amended Conditions of Approval.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report and subject to the attached Findings and Conditions of Approval; staff recommends that the Planning Commission adopt Resolution No. PC 2025 - 031; and,

1. **Determine that the project is categorically exempt pursuant to Section No. 15301 (Class 1, Existing Facilities), and Section No. 3.22 (Categorical Exemption) of the Local 2019 Guidelines for Implementing CEQA, and direct staff to file a Notice of Exemption; and,**

2. **Approve Conditional Use Permit (CUP) No. 05-00005-R1.**

ACTION: Motion was made by Commissioner Lozano and seconded by Chair Sanchez and passed by a vote of 3-1 to approve Public Hearing Item "D"; adopt

Resolution No. PC 2025-031 and Approve Conditional Use Permit (CUP) No. 05-00005-R1.

The motion carried by the following vote:

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

Commissioner Keetle expressed support for the 7-Eleven expansion but abstained from the vote due to religious reasons related to alcohol.

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked staff for their support, expressed gratitude for serving, and asked for prayers for unity in the nation.

Secretary Armendarez echoed appreciation.

Commissioner Lozano thanked presenters and staff and extended early birthday wishes to the City Clerk Key.

Chair Sanchez thanked staff, shared personal remarks, and expressed hope for national unity.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:42 p.m. to the next Regular Planning Commission Meeting on Tuesday, October 7, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

_____
Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 7th DAY OF OCTOBER 2025.

_____
Idilio Sanchez
Chair

File #: 25-0463
Agenda #: PH-A

Agenda Date: 10/7/2025
Category: Public Hearing

FROM:
Planning Department

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

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. 2025 - , and

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

2. Approve Conditional Use Permit (CUP) No. 24-0018, and

3. Approve Design Review (DR) No.23-0016

APPLICANT:
The Conco Companies
5141 Commercial Circle
Concord, CA 94520

LOCATION:
The project site is located at 13052 Dahlia Street (Assessor's Parcel Number 0238-112-16).

REQUEST:
Conditional Use Permit (CUP) No. 24-0018 - A request to construct two enclosed outdoor storage areas for an existing industrial building.

Design Review (DR) No. 23-0016 - A request for site and architectural approval for a new 104,595 square foot industrial commerce center facility and site improvements on approximately 7.8 acres.

PROJECT PLANNER:
Alejandro Rico, Associate Planner

BACKGROUND INFORMATION:

Land Use Table

	General Plan	Zoning/Overlay	Existing Land Use
Site:	**General Industrial (I-G)**	**Fontana Gateway Specific Plan (SP)**	**Vacant and Conco Companies building**
North:	**General Industrial (I-G)**	**Fontana Gateway Specific Plan (SP)**	**Santa Ana Avenue/Industrial uses**
South:	**General Industrial (I-G)**	**Fontana Gateway Specific Plan (SP)**	**Distribution warehouse**
East:	**General Industrial (I-G)**	**Fontana Gateway Specific Plan (SP)**	**Service Commercial/Industrial use**
West:	**General Industrial (I-G)**	**Fontana Gateway Specific Plan (SP)**	**Warehouse distribution**

PROJECT DESCRIPTION:

A. Project Area: Approximately 7.8 acres
B. Building Analysis:
Offices 6,600 square feet
Warehouse 97,995 square feet

Height: 44 feet
C. Parking Analysis:
Required: 109 spaces
Provided 109 spaces
G. Landscaping:
Required: 16,896 square feet (15 percent)
Provided: 23,969 square feet (21 percent)

ANALYSIS:

The applicant, Conco Companies, is requesting that the Planning Commission approve Conditional Use Permit No.24-0018 to allow two outdoor storage areas for an existing industrial building that operates a concrete forming equipment business, and Design Review No. 23-0016, a request for site and architectural approval for the development of a new industrial commerce center totaling approximately 104,595 square feet to be located in a vacant area fronting Santa Ana Avenue on the site and overall site improvements. The new building will function independently from the existing industrial commerce center. The two outdoor storage areas will be associated with Conco Companies to store concrete forming equipment and administrative offices. As a result, the development will provide for a second operation on the existing parcel of approximately 7.8 acres.

Conditional Use Permit (CUP) No. 24-0018

The Applicant is seeking approval to allow two (2) outdoor storage areas totaling approximately 30,767 square feet to be used for an existing industrial building; one area will be located to the

north of the existing industrial commerce center building, and will be located to the south of the existing building. The Fontana Gateway Specific Plan allows for outdoor storage with an approved conditional use permit. This type of use is beneficial for the community as it offers a place for industrial storage within an enclosed secured location screened from the public view.

Conco Companies is proposing to store concrete forming equipment used on construction sites in the outdoor storage areas. One of the outdoor storage areas is proposed along Dahlia Street, is approximately 9,359 square feet, and will be enclosed and screened from the right-of-way with a twelve-foot-high screen build wall. The second outdoor storage area, proposed to be 21,408 square feet area located behind the existing building, will screened from view of the public right of way by the existing Conco warehouse building. The area behind the existing building will be enclosed with a chain-link fence and redwood slats as permitted by the Fontana Gateway Specific Plan.

Design Review (DRP) No. 23-0016

The development consists of a new industrial commerce center building with totaling approximately 104,595 square feet inclusive of 6,600 square feet of office space and 12 dock bays, along with site improvements on the 7.8-acre site. No changes are being proposed to the existing 28,000 square foot industrial building that fronts Dahlia Street on the same site excepting the addition of two outdoor storage areas, which will be screened as noted previously.

The architectural features of the new industrial commerce facility will feature an exterior light neutral gray tone color palette with green accents. The architectural style includes metal canopies and doors, glazed windows, aluminum storefront windows, and exterior lighting. The variations to the building's faces, varying roof lines and building's height ranging from 39 feet to 44 feet high, will make the project architecturally pleasing and be consistent with the surrounding area.

As previously described there will be two separate business on the same property. However, there will be no vehicular or pedestrian access between the new industrial commerce facility and existing Conco Companies building. The two areas will be separated by a six-foot-high block wall.

The Project includes associated on and off-site improvements including parking spaces, sidewalks, walls, screened fencing, undergrounded utilities, curb and gutter, new landscaping, enhanced paving, and lighting.

The proposal has been designed to be compatible with surrounding industrial uses. The project site is physically suitable in size and shape to support the development of the industrial complex. 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 form the north to the south with a maximum slope of .5 percent, with the drainage pattern directing the water to the south into a detention catch basin installed as part of the project.

The project plans indicate existing chain-link along the eastern portion of the site to be replaced with an eight (8) high tube steel fencing. The western portion of the site has a screen wall screening the dock area of the existing industrial commerce center to the west and tubular steel fencing in the remaining areas. A twelve (12) foot-high concrete screen wall will be constructed along the new outdoor storage area in front of the existing building along Dahlia Street. A six-foot-high tubular steel fence is proposed to separate the existing Conco Companies site and the new industrial commerce center building.

Site Access/Circulation/Parking:

Vehicle and truck access to the Project Site will be provided by a driveway along Santa Ana Avenue. There is an existing driveway off Dahlia Street used for the existing warehouse building. Thus, each building will be served by their dedicated separate driveways. The internal circulation has been reviewed by the Planning, Building and Safety, Fire,

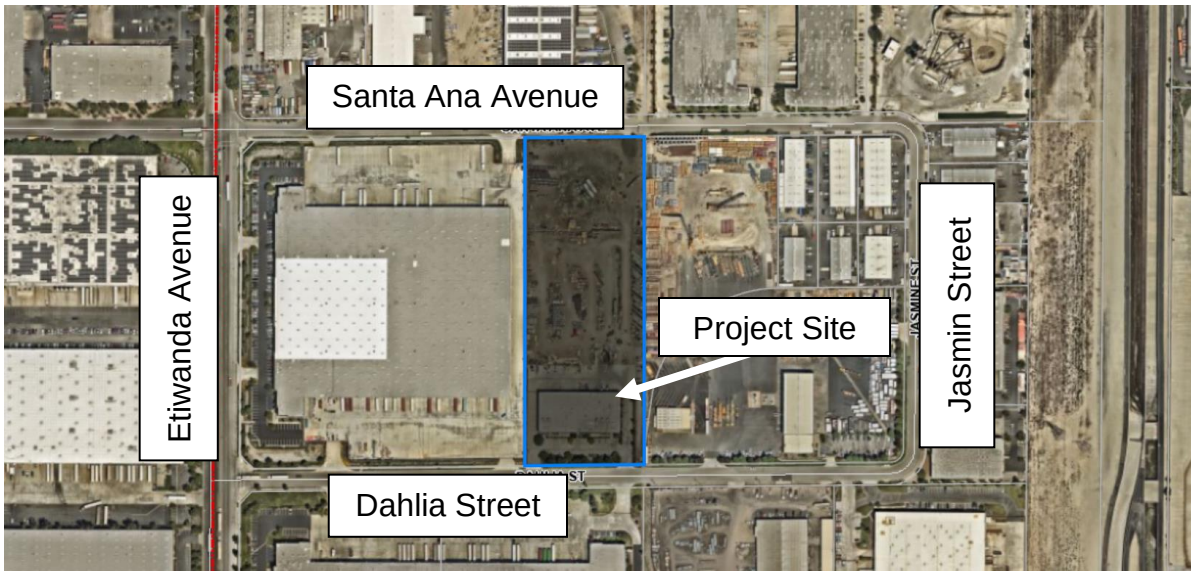
Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Environmental:
An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program (<https://www.fontanaca.gov/2137/Environmental-Documents>) 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.

MOTION:
Approve staff's recommendation.

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

CITY OF FONTANA PLANNING DEPARTMENT



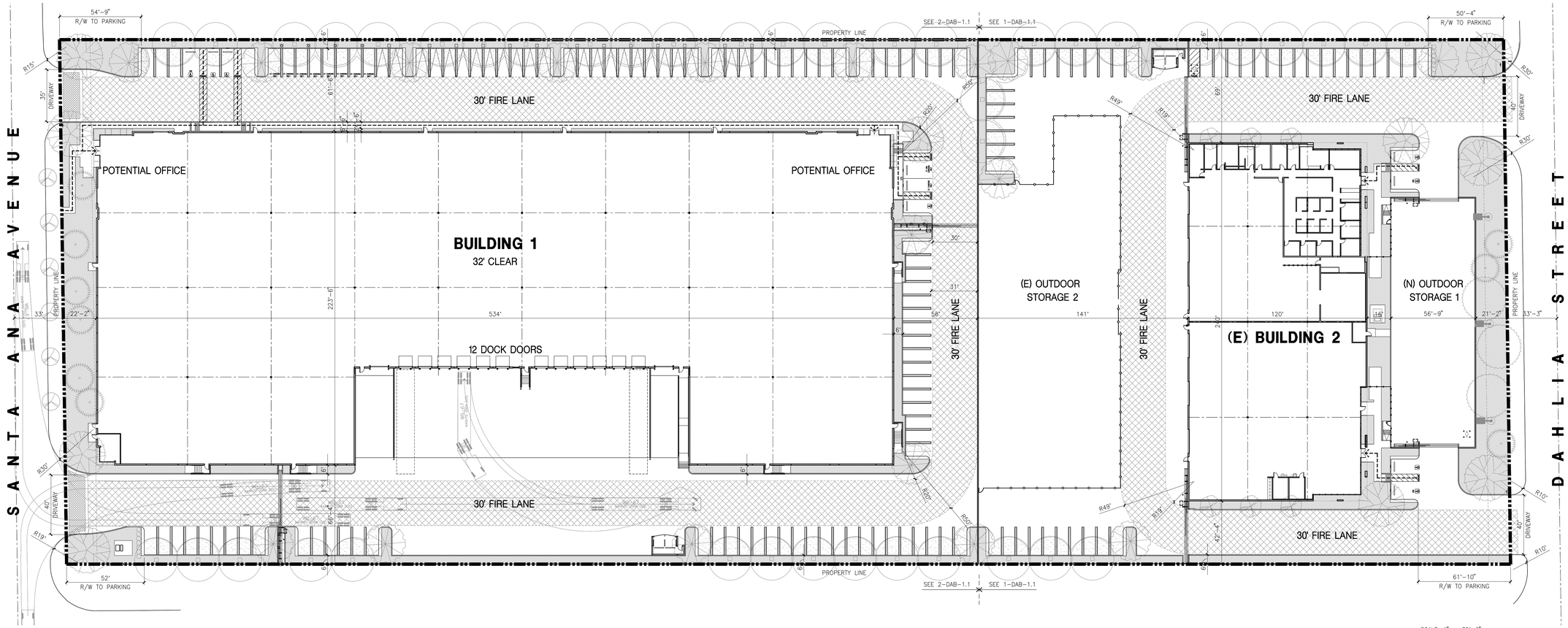
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VICINITY MAP

DATE: October 7, 2025

CASE: Master Case No. 23-0080
Conditional Use Permit No. 24-0018
Design Review Permit No. 23-0016

ATTACHMENT NO. 1



MASTER SITE PLAN scale: 1"=30'-0" (A)

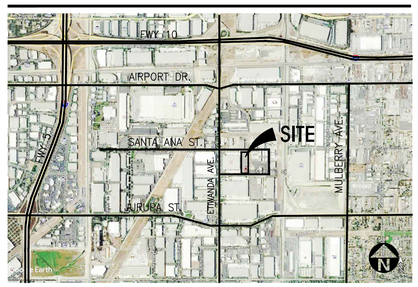
SCALE: 1" = 30'-0"

0 30' 60' 90'

TRUE NORTH

Attachment No. 2 - Project Plans

VICINITY MAP



PROJECT INFORMATION

Owner/Applicant
GONSALVES & SANTUCCI, INC. DBA CONCO.
5141 COMMERCIAL CIRCLE
CONCORD, CA 94520
PHONE: (925) 685-6799
CONTACT: DARREN RATEKIN

Applicant's Representative
HPA, INC.
18831 BARDEEN AVE. - SUITE 100
IRVINE, CA 92612
PHONE: (949) 863-1770
CONTACT: JOSEPH KIM

Project Address
TBD

Zoning
FONTANA GATEWAY SP - INDUSTRIAL

Code Analysis
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS

File Number
TBD

Construction Type
CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY : S-1 / B
CONSTRUCTION TYPE : III-B

ESFR SYSTEM

Assessors Parcel Number
0238-112-16

TABULATION

	BLDG.1	BLDG. 2	TOTAL
SITE AREA			
In s.f.	217,234	122,510	339,744 s.f.
In acres	4.99	2.81	7.80 ac
BUILDING AREA			
Shop	0	8,231	8,231 s.f.
Office	6,600	4,743	11,343 s.f.
Warehouse	97,995	15,826	113,821 s.f.
TOTAL	104,595	28,800	133,395 s.f.
OUTDOOR STORAGE AREA			
Outdoor Stg 1		9,359	9,359 s.f.
Outdoor Stg 2		21,408	21,408 s.f.
TOTAL		30,767	30,767 s.f.
COVERAGE	48.1%	23.5%	39.3%
AUTO PARKING REQUIRED			
Shop: 1/600 s.f.	0	14	14 stalls
Office: 1/250 s.f.	27	19	46 stalls
Whse: 1/1,200 s.f.	82	14	96 stalls
TOTAL	109	47	156 stalls
AUTO PARKING PROVIDED			
Standard (9' x 19')	70	43	113 stalls
ADA Standard (9' x 19')	3	2	
ADA Van (12' x 19')	1	2	
EV ADA Std (9' x 19')	1	0	
EV ADA Van (12' x 19')	1	0	
EV Standard (9' x 19')	8	0	
EV Capable (9' x 19')	25	0	
TOTAL	109	47	156 stalls
ZONING ORDINANCE FOR CITY			
Zoning Designation - Fontana Gateway SP -Industrial			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - no limit			
MAXIMUM FLOOR AREA RATIO			
FAR - .70			
ACTUAL FLOOR AREA RATIO			
FAR	0.48	0.24	0.39
LANDSCAPE REQUIREMENT			
Percentage - 15% minus building footprint and areas used for outdoor storage or loading.			
In s.f.	16,896	14,057	30,952 s.f.
LANDSCAPE PROVIDED			
In s.f.	23,969	19,650	43,619 s.f.
SETBACKS			
Building	Landscape		
Front - 20' ave., 15' min.	15'		
Interior Side - 6'	6'		
Rear - 6'	6'		

SITE PLAN GENERAL NOTES

- PCC/ACC PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- EVCS W/ EVSE PROVIDED.
- EV CAPABLE. EVSE CONDUIT STUB FOR FUTURE EV ONLY.
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%, SEE CIVIL FOR GRADING PLAN
- PROPERTY LINE
- 30' WIDE FIRE LANE FIRE DEPT STANDARD

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY SOILS SOUTHWEST, PROJECT #23044-F/BMP.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

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Project:

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SANTA ANA AVE
& DAHLIA ST

13502 Dahlia St.
Fontana, CA 92337

Consultants:

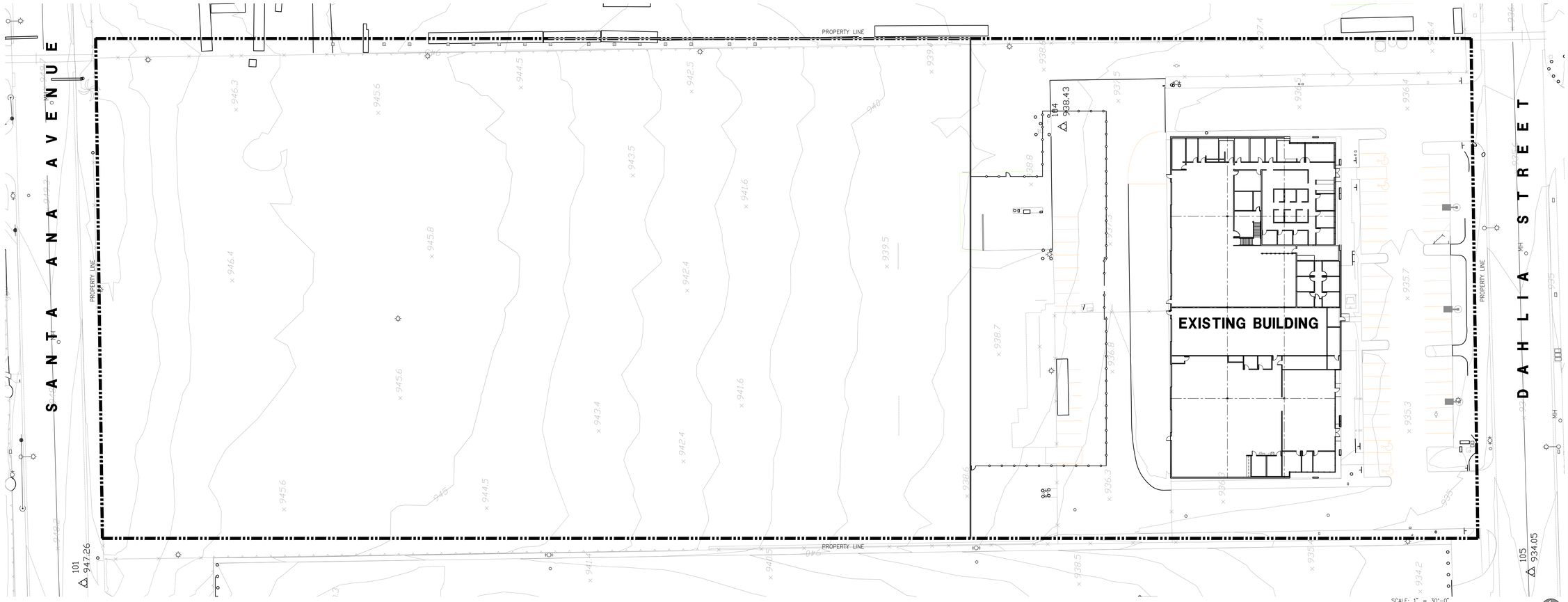
Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: MASTER SITE PLAN

Project Number:	20548
Drawn by:	KT
Date:	01/03/2024
Revision:	
1ST SUBMITTAL	07/03/23
2ND SUBMITTAL	01/03/24
3RD SUBMITTAL	09/05/24
4TH SUBMITTAL	02/07/25
5TH SUBMITTAL	06/20/25

Sheet:

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EXISTING CONDITIONS (A)
scale: 1" = 30'-0"

SCALE: 1" = 30'-0"
0 30' 60' 90'
TRUE NORTH

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: EXISTING CONDITIONS

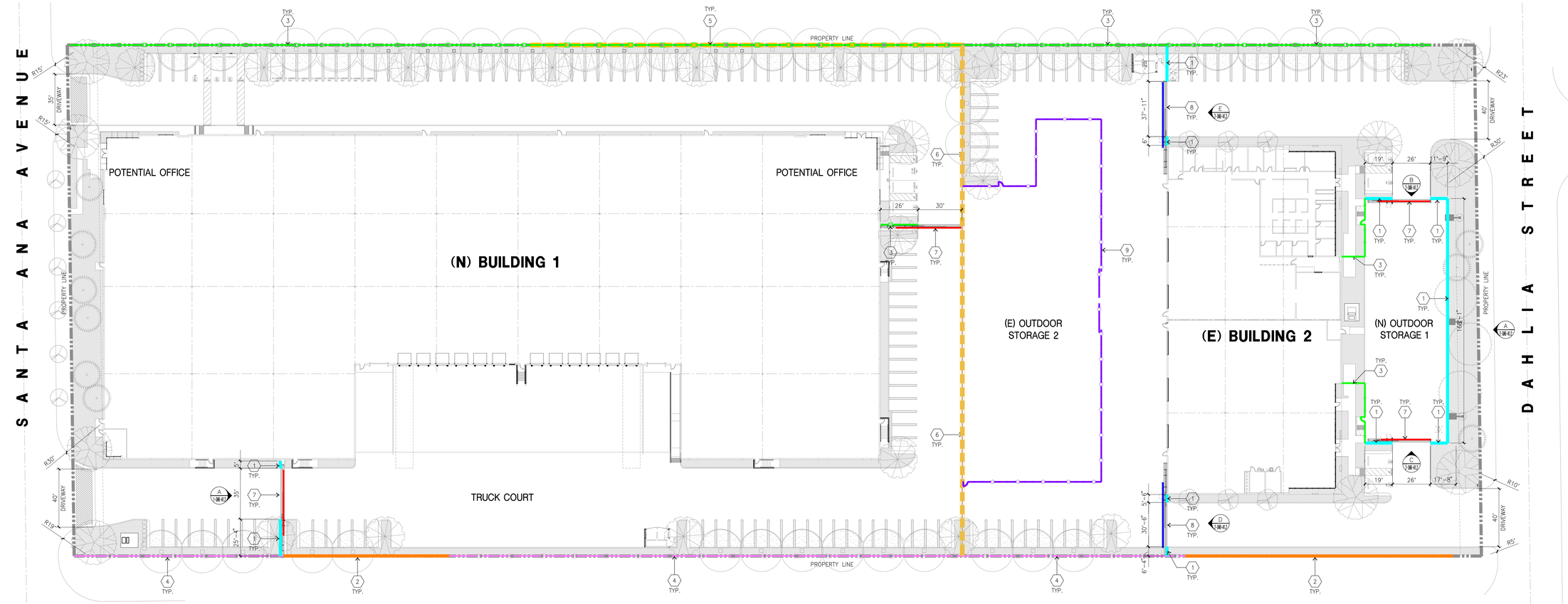
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Sheet:

DAB-A1.0E



MASTER SITE PLAN A — scale: 1" = 30'-0"

SCALE: 1" = 30'-0"
0 30' 60' 90'

TRUE NORTH

LEGEND

SITE PLAN KEYNOTES

1. (N) 12' H CONCRETE SCREEN WALL
2. (E) SOLID SCREEN WALL TO REMAIN
3. (N) 8'H TUBE STEEL FENCE
4. (E) TUBE STEEL FENCE TO REMAIN
5. (N) 8'H TUBE STEEL FENCE OVER 3' MAX RETAINING WALL
6. (N) 6'H CONCRETE WALL OVER RETAINING WALL
7. (N) 8' H TELESCOPING GATE
8. (E) TUBE STEEL GATES TO REMAIN
9. (N) 8'H CHAIN LINK FENCE WITH REDWOOD SLATS

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: FENCING / SCREENING

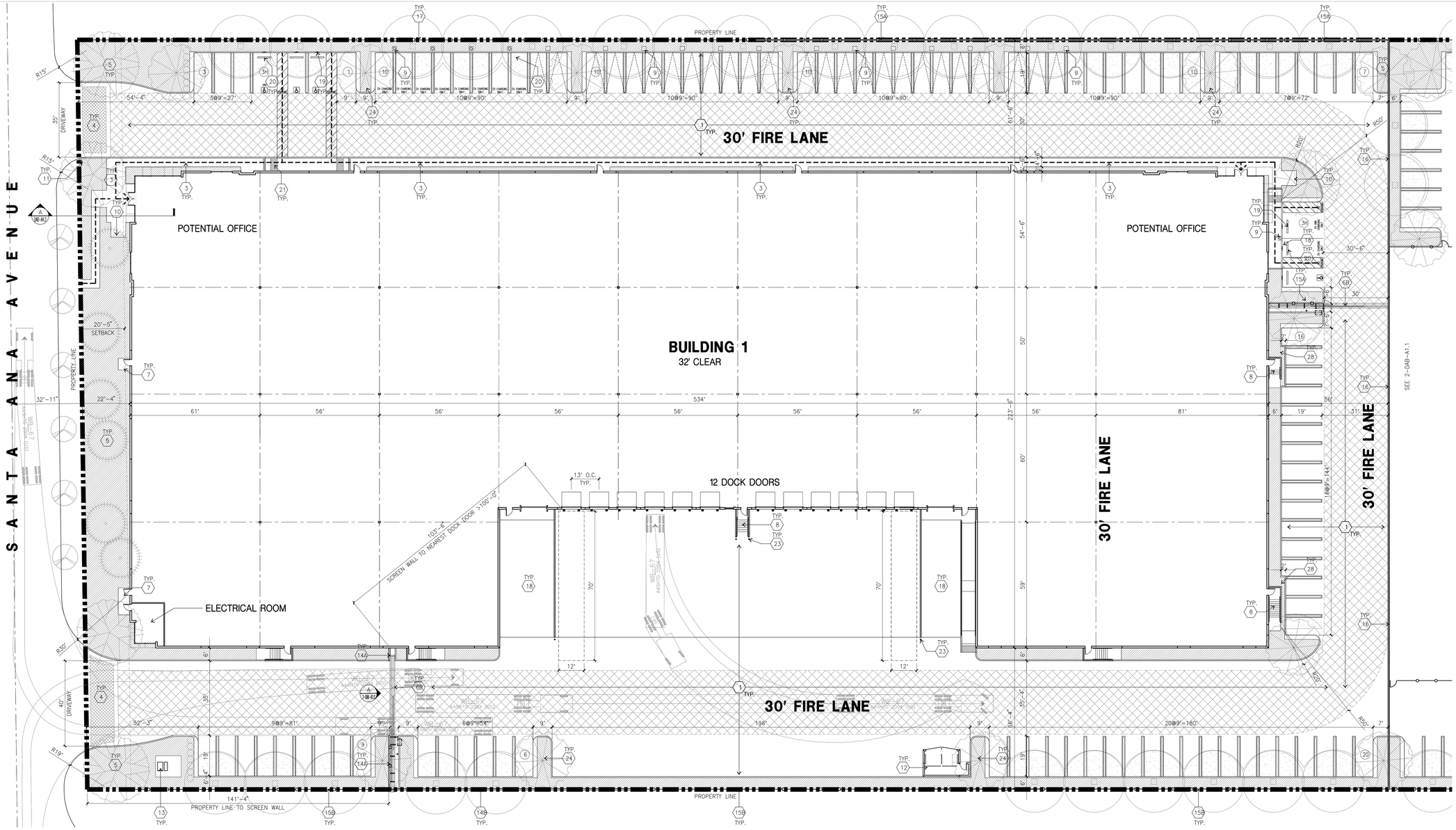
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OVERALL SITE PLAN

scale: 1"=20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

TRUE NORTH

DESCRIPTION OF THE PROPERTY USE

THE USE OF THE BUILDING 1 IS A SPEC BUILDING WITH AN ANTICIPATED USE AS A WAREHOUSE AND/OR DISTRIBUTION.

SITE PLAN KEYNOTES

1. PAVING PER CIVIL. SEE "C" DRAWINGS.
2. NOT USED.
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
6A. (E) TUBE STEEL GATES TO REMAIN.
6B. (N) 8' H METAL TELESCOPING GATE W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. EXTERIOR CONC. STAIR.
9. 2'x2' CONCRETE PAD FOR EV CHARGER.
10. BIKE RACK.
11. ACCESSIBLE ENTRY SIGN
12. TRASH ENCLOSURE PER CITY STANDARD. SEE C/DAB-A4.1.
13. PROPOSED TRANSFORMER LOCATION.
14A. (N) 12'H CONCRETE TILT-UP SCREEN WALL.
14B. (E) CONCRETE SCREEN WALL TO REMAIN.
15A. (N) 8'H TUBE STEEL FENCE OVER 3' MAX RETAINING WALL SEE B/DAB-A4.1.
15B. (E) TUBE STEEL FENCE TO REMAIN.
16. (N) 6'H CONCRETE WALL OVER 3' MAX RETAINING WALL
17. (N) 8'H TUBE FENCE
18. CONCRETE RAMP W/ 42"H CONCRETE WALL.
19. ACCESSIBLE PARKING STALL SIGN.
20. PRE-CAST CONCRETE WHEEL STOP.
21. TRUNCATED DOME.
22. (E) TRANSFORMER TO REMAIN.
23. 42"H CONCRETE FILLED GUARD POST. 6"DIA. U.N.O.
24. PLANTER FINGER WITH 5' WIDE LANDSCAPING AND 2' WIDE CONCRETE STEP-OUT PROVIDED ON THE SIDE ABUTTING A PARKING SPACE.
25. 8' HIGH CHAIN LINK FENCING WITH REDWOOD SLATS.
26. 8' HIGH X 3' WIDE CHAIN LINK MAN GATE WITH REDWOOD SLATS.
27. 8' HIGH X 20' WIDE PAIR (40' WIDE TOTAL) SLIDING CHAIN LINK GATES WITH REDWOOD SLATS.
28. 2' EXTEND LANDSCAPING FOR PARKING OVERHANG

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY SOILS SOUTHWEST, PROJECT #23044-F/BMP.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
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4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN GENERAL NOTES

- PCC/ACC PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- EVCS W/ EVSE PROVIDED.
- EV CAPABLE. EVSE CONDUIT STUB FOR FUTURE EV ONLY.
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN
- PROPERTY LINE
- 30' WIDE FIRE LANE FIRE DEPT STANDARD

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL SITE PLAN

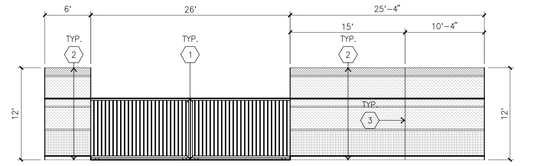
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Sheet:

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SCREEN WALL ELEVATION A
scale: 1/8" = 1'-0"

KEYNOTES - SCREENWALL

1. 8'H METAL GATES WITH 2"X4" PERIMETER FRAME AND HORIZONTAL SUPPORT. PROVIDE 1" SQUARE VERTICAL MEMBER AT 4" O.C TYPICAL. PRIME AND PAINT GATE BLACK.
2. 12' H CONCRETE TIL-UP SCREEN WALL PAINTED BOTH SIDES, TYPICAL SEE "S" DWG FOR THICKNESS.
3. PANEL JOINT. SEE "S" DRAWINGS.

GENERAL NOTES - SCREENWALL

A. CONTRACTOR TO VERIFY ALL GRADES W/ CURRENT "C" PLAN & VERIFY SITE CONDITIONS, VERIFY ALL TYP. TOP OF WALL HEIGHT(T.O.W.) & FINISH SURFACE GRADE.

B. PROVIDE 2" DIA. P.V.C. WEEP HOLES @ 8' O.C. IN SCREEN WALLS @ GRADE LEVEL ON TRUCK SIDE.

C. CONTRACTOR TO PROVIDE WATER-PROOFING MEMBER TO SCREEN WALL AT ALL RETAINING/ BERMING CONDITIONS. PROVIDE WATERPROOFING @ HIGHSIDE OF WALL ONLY. CONTRACTOR TO SUBMIT WATERPROOFING SPECIFICATION TO ARCHITECT PRIOR TO INSTALETION.

D. NOT USED.

E. GATE MANUFACTURER TO PROVIDE DETAILING OF GATES TO WITHSTAND 130 MPH. WINDS, EXPOSURE "C" AND VERIFY ALL DIMENSIONS, DETAILS AND SITE CONDITION W/ CONTRACTOR.

F. ALL GATES TO BE WALL BRACED. SUB-CONTRCTOR TO SUBMIT SHOP DRAWING TO ARCHITECT TO PRIOR TO INSTALLATION.

G. CONTRACTOR TO VERIFY ALL CIVIL AND STRUCTURAL DRAWINGS FOR SCREEN-WALL HEIGHT.

COLOR SCHEDULE

1	2	3
SHERWIN WILLIAMS SW 7067 CITY SCAPE	SHERWIN WILLIAMS SW 7064 PASSIVE	SHERWIN WILLIAMS SW 7066 GRAY MATTERS

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: SCREEN WALL ELEVATIONS

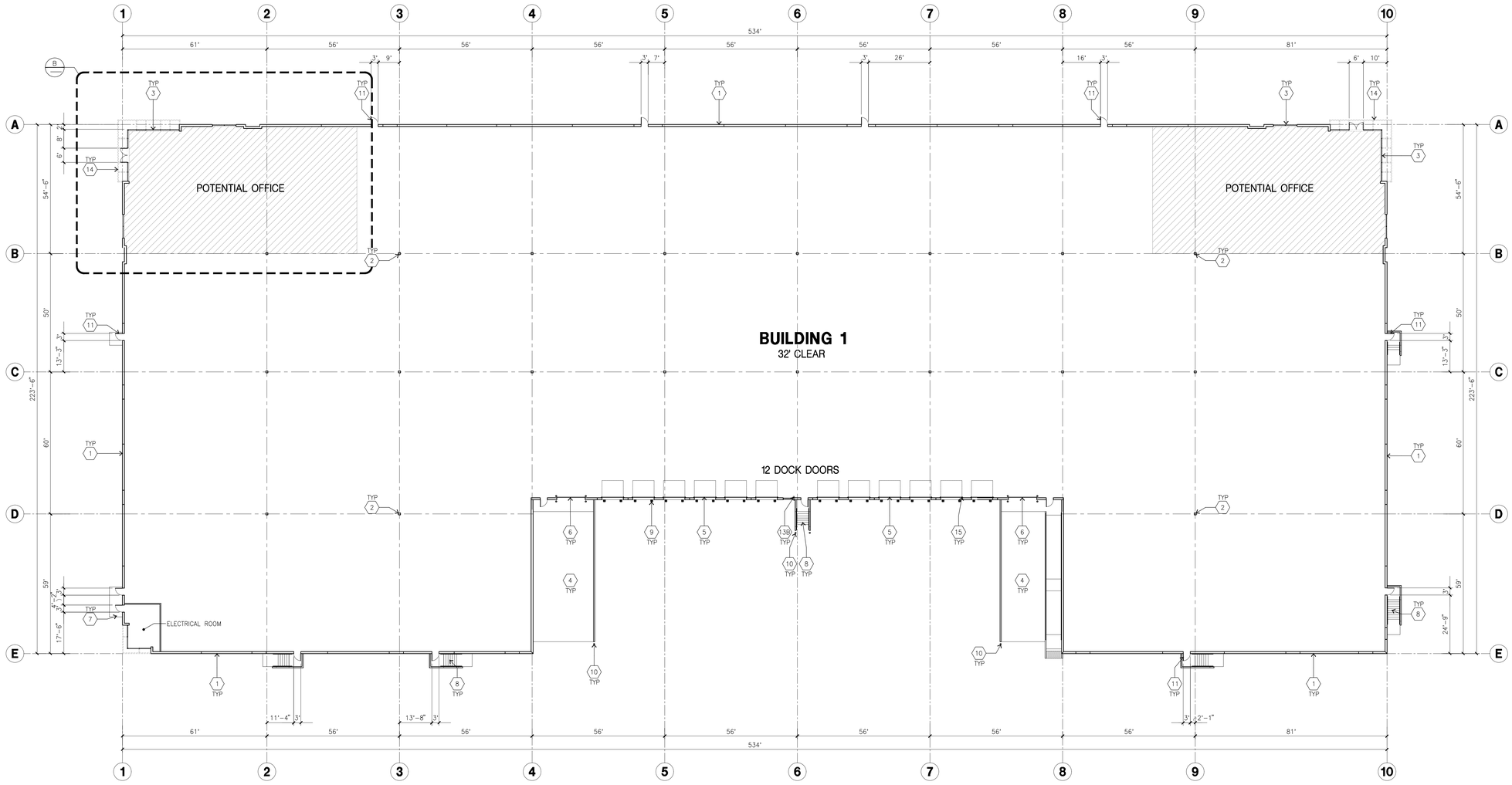
Project Number:	20548
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Date:	01/03/2024

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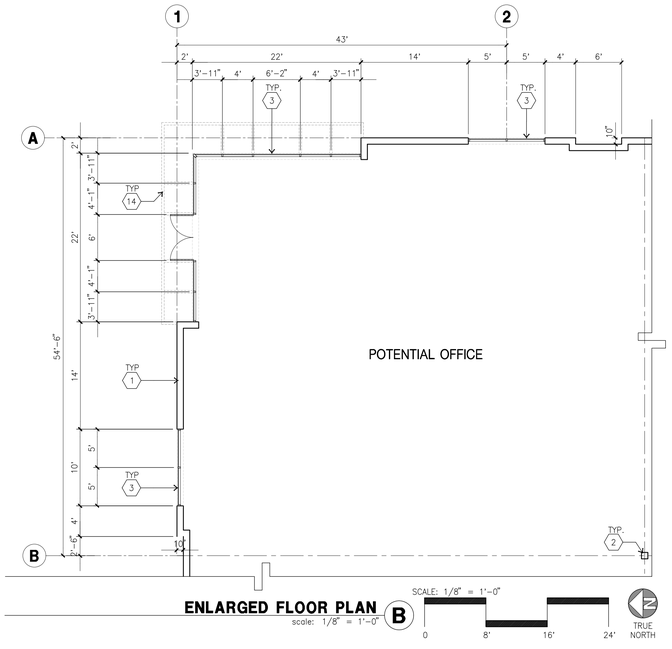
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4TH SUBMITTAL	02/07/25
5TH SUBMITTAL	06/20/25

Sheet:

1-DAB-A1.2



OVERALL FLOOR PLAN
scale: 1"=20'-0"
SCALE: 1" = 20'-0"
0 20' 40' 60'
TRUE NORTH



ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"
0 8' 16' 24'
TRUE NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
6. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. EXTERIOR CONCRETE STAIR
9. DOCK DOOR BUMPER
10. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
13B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.
13C. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
14. PAINTED I-BEAM CANOPY
15. Z GUARD
16. LONG TERM BICYCLE PARKING.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 125' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.

2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.

5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.

6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.

7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

8. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.

9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.

11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5

14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW,

15. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHALL

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT.

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

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VIQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
12. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER
13. 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
14. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000,BURKE EPOXY INJECTION RESIN OR EQUAL.
15. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
16. MM-80 AT SPEED BAY ONLY

NOTE:
ALL FIRE RISER AND UNPROTECTED ROOF DRAIN TO RECEIVE TO PROTECTIVE BOLLARDS.

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Title: OVERALL FLOOR PLAN

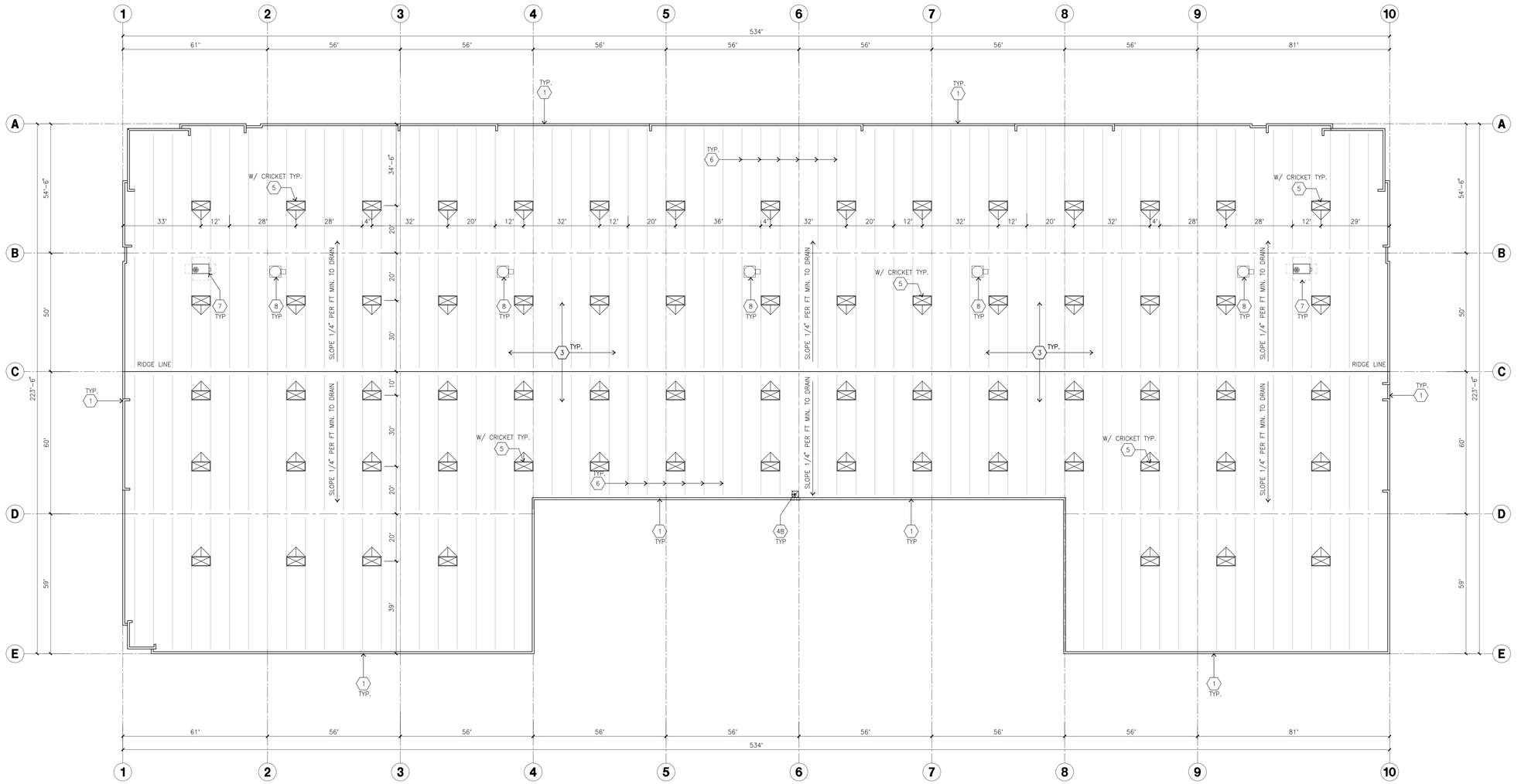
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Sheet:

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OVERALL ROOF PLAN

scale: 1"=20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

TRUE NORTH

ROOF PLAN GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)

B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.

C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.

D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.

E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS

F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.

G. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.

H. ALL SKYLIGHTS TO BE DESIGNED FOR 110 M.P.H., EXPOSURE "C" W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.

I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.

J. NOT USED

K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).

L. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF. FLASHING: 6AF TYPE 5MB MOPPED AP SHEET, U.L. TYPE 63 BUR.

M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.

N. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET

O. ALL SKY LIGHTS AND EQUIPMENT SHOULD HAVE A CRICKET.

P. NOT USED

Q. WHITE SCRIM FOIL INSULATION UNDER ENTIRE ROOF DECK (ADD ALTERNATE)

R. NOT USED

S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS

T. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.

U. NOT USED

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET.
2. NOT USED.
3. 60 MIL TPO SINGLE PLY CLASS A MEMBRANE ROOFING, MECHANICALLY ATTACHED. 20 YEARS NO DOLLAR LIMIT WARRANTY AND 5 YEARS LABOR GUARANTEE.
4A. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
4B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
4C. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
5. SKYLIGHT WITH CRICKET
6. STRUCTURAL JOIST
7. PROPOSED MECHANICAL RTU LOCATION
8. PROPOSED MECHANICAL EXHAUST FAN LOCATION

ROOF LEGEND

4' X 8' CURB MOUNTED SKYLIGHT

BUILDING PARAPET LINE

SKYLIGHT CALCULATIONS

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 32' CLEAR AT 6" FROM COLUMN LINE D

BURGLAR BARS: YES

PROVIDED

SKYLIGHT REQUIRED 2 % 2,144 S.F. (67 EA.)
SKYLIGHT PROVIDED 2 % 2,144 S.F. (67 EA.)

BUILDING FOOTPRINT = 107,199 S.F.

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Owner:

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Project:

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& DAHLIA ST

13502 Dahlia St.
Fontana, CA 92337

Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL ROOF PLAN

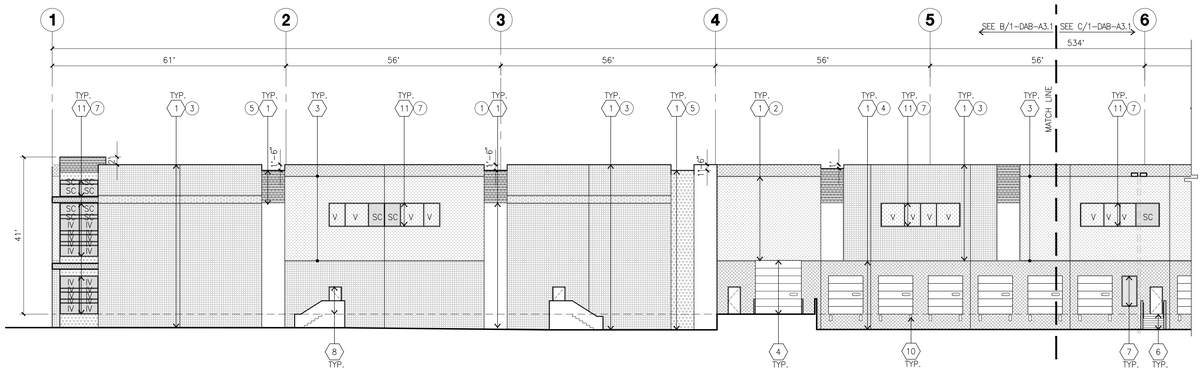
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Drawn by:	KT
Date:	01/03/2024

Revision:

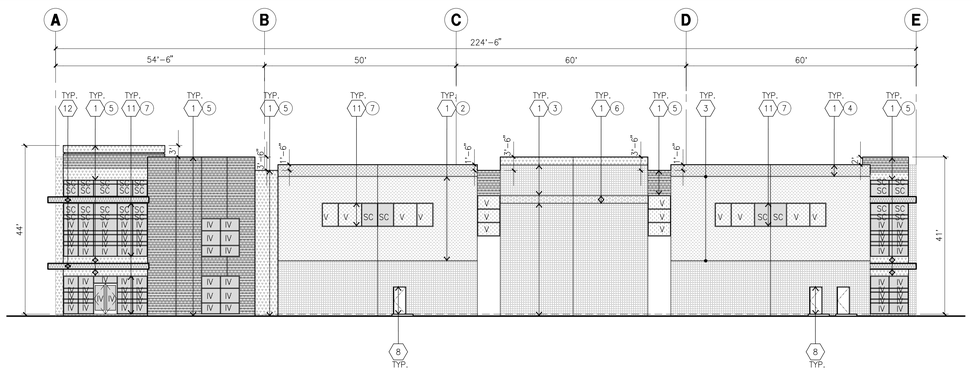
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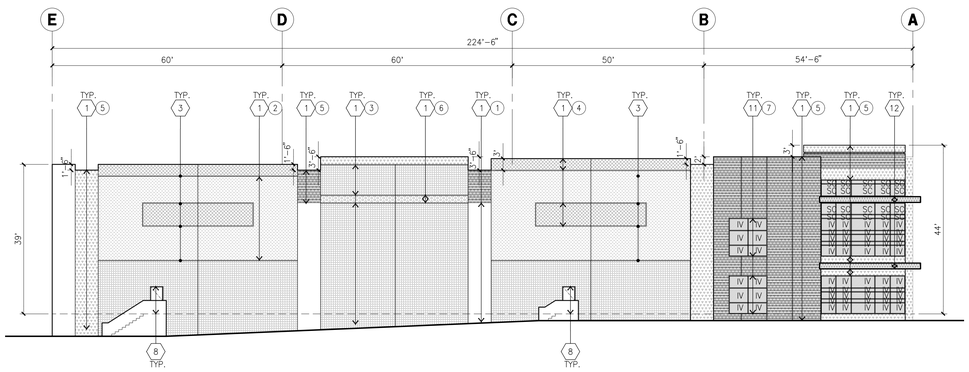
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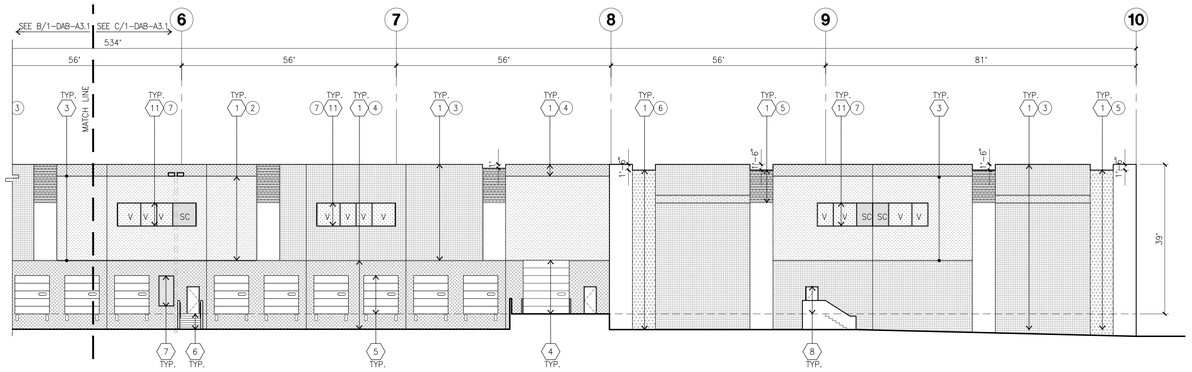
WEST ELEVATION (B)
scale: 1/16" = 1'-0"



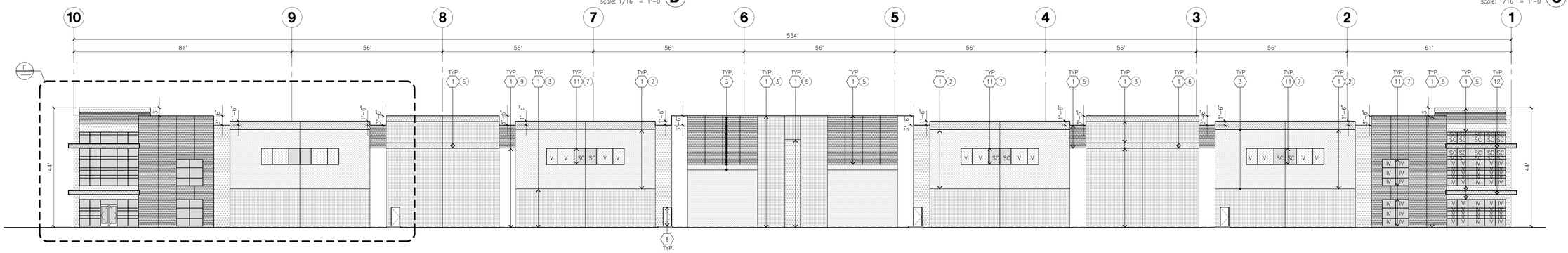
NORTH ELEVATION (A)
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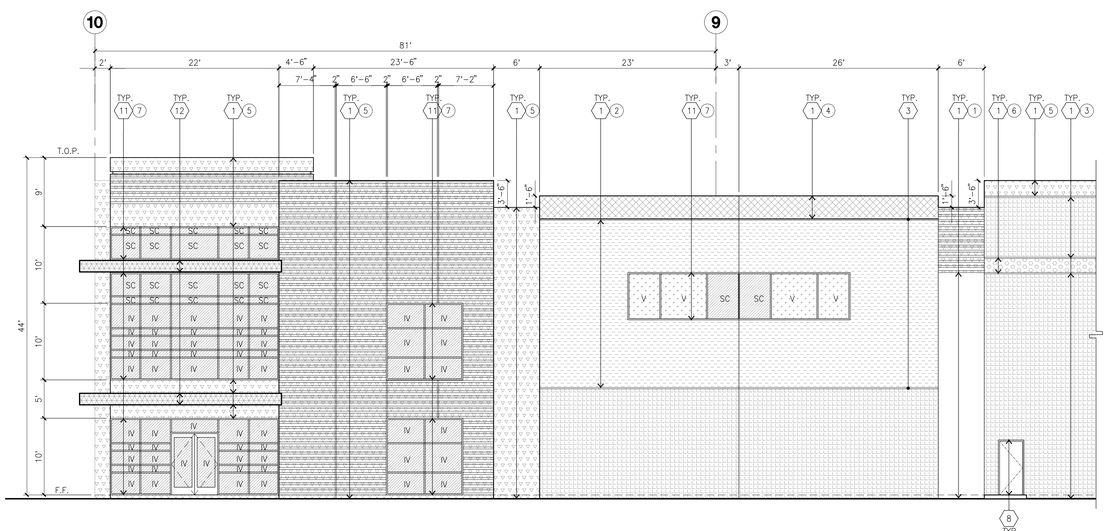
SOUTH ELEVATION (D)
scale: 1/16" = 1'-0"



WEST ELEVATION (CONT.) (C)
scale: 1/16" = 1'-0"



EAST ELEVATION (E)
scale: 1/16" = 1'-0"



ENLARGED EAST ELEVATION (F)
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. PAINTED METAL CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

GLAZING LEGEND

ALL GLAZING TO BE TEMPERED GLASS.

IV INSULATED VISION GLASS
SC SPANDREL GLASS WITH CONCRETE BEHIND
V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" **ATLANTICA** + 1/4" **SUNGATE 400** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.35** VLT: **58%**
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **CLEAR** WITH **ATLANTIC** WATERS OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **ATLANTICA**

MULLIONS : **ANODIZED CLEAR.**

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7006 (257-C1) EXTRA WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7064 (236-C1) PASSIVE
3	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7066 (236-C3) GRAY MATTERS
4	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7067 (236-C5) CITYSCAPE
5	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7068 (236-C6) GRIZZLE GRAY
6	CONCRETE TILT-UP PANEL	PAINT BRAND	CONCO GREEN
7	GLAZING/MULLIONS	COLOR	GREEN REFLECTIVE GLAZING WITH CLEAR ANODIZED ALUMINUM MULLIONS
8	METAL CANOPY	PAINT BRAND	PPG PITT-TECH PLUS EP DTM FULL GLOSS - PAINTED SHERWIN WILLIAMS SW 7006 (257-C1) EXTRA WHITE

HPA architecture 43 Years

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Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATIONS

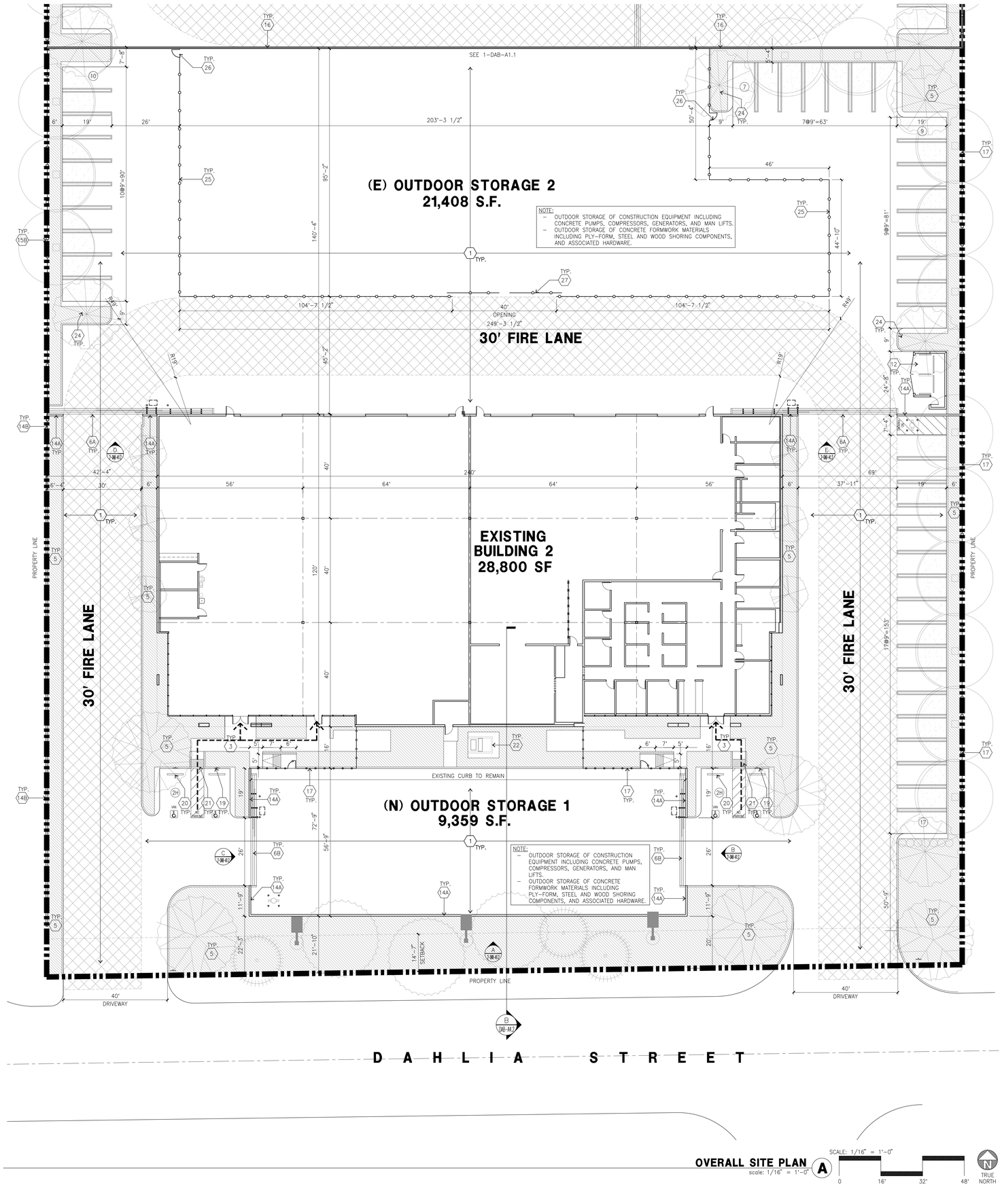
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OVERALL SITE PLAN A
scale: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16' 32' 48'
N TRUE NORTH

SITE PLAN KEYNOTES

1. PAVING PER CIVIL. SEE "C" DRAWINGS.
2. NOT USED.
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
6A. (E) TUBE STEEL GATES TO REMAIN.
6B. (N) 8' H METAL TELESCOPING GATE W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. EXTERIOR CONC. STAIR.
9. 2'x2' CONCRETE PAD FOR EV CHARGER.
10. BIKE RACK.
11. ACCESSIBLE ENTRY SIGN
12. TRASH ENCLOSURE PER CITY STANDARD. SEE C/DAB-A4.1.
13. PROPOSED TRANSFORMER LOCATION.
14A. (N) 12'H CONCRETE TILT-UP SCREEN WALL.
14B. (E) CONCRETE SCREEN WALL TO REMAIN.
15A. (N) 8'H TUBE STEEL FENCE OVER 3' MAX RETAINING WALL. SEE B/DAB-A4.1.
15B. (E) TUBE STEEL FENCE TO REMAIN.
16. (N) 6'H CONCRETE WALL OVER 3' MAX RETAINING WALL
17. (N) 8'H TUBE FENCE
18. CONCRETE RAMP W/ 42"H CONCRETE WALL.
19. ACCESSIBLE PARKING STALL SIGN.
20. PRE-CAST CONCRETE WHEEL STOP.
21. TRUNCATED DOME.
22. (E) TRANSFORMER TO REMAIN.
23. 42"H CONCRETE FILLED GUARD POST. 6"DIA. U.N.O.
24. PLANTER FINGER WITH 5' WIDE LANDSCAPING AND 2' WIDE CONCRETE STEP-OUT PROVIDED ON THE SIDE ABUTTING A PARKING SPACE.
25. 8' HIGH CHAIN LINK FENCING WITH REDWOOD SLATS.
26. 8' HIGH X 3' WIDE CHAIN LINK MAN GATE WITH REDWOOD SLATS.
27. 8' HIGH X 20' WIDE PAIR (40' WIDE TOTAL) SLIDING CHAIN LINK GATES WITH REDWOOD SLATS.
28. 2' EXTEND LANDSCAPING FOR PARKING OVERHANG

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY SOILS SOUTHWEST, PROJECT #23044-F/BMP.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE
17. ALL DIMENSIONS ON THE EXISTING ELEMENTS ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL AS-BUILT CONDITIONS. VERIFY IN FIELD ALL EXISTING CONDITIONS.

SITE PLAN GENERAL NOTES

- PCC/ACC PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- EVCS W/ EVSE PROVIDED.
- EV CAPABLE. EVSE CONDUIT STUB FOR FUTURE EV ONLY.
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN
- PROPERTY LINE
- 30' WIDE FIRE LANE FIRE DEPT STANDARD

DESCRIPTION OF THE PROPERTY USE

THE USE OF THE BUILDING 2, SOUTHERN PORTION OF THE SITE, WILL REMAIN AS A CONCRETE CONTRACTOR'S OPERATION FACILITY. THIS WILL BE THE SAME USE THAT THE ENTIRE PROPERTY WAS APPROVED FOR BACK IN 2002 AND IS CURRENTLY BEING USED FOR NOW. THE USE INCLUDES THE FOLLOWING:

- OFFICE SPACE IN THE EXISTING BUILDING FOR CONSTRUCTION MANAGEMENT AND EQUIPMENT SERVICES MANAGEMENT.
- SHOP SPACE IN THE EXISTING BUILDING FOR CONSTRUCTION EQUIPMENT MAINTENANCE AND REPAIRS.
- INDOOR STORAGE AREA FOR EQUIPMENT PARTS AND CONSTRUCTION MATERIALS.
- OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT INCLUDING CONCRETE PUMPS, COMPRESSORS, GENERATORS, AND MAN LIFTS.
- OUTDOOR STORAGE OF CONCRETE FORMWORK MATERIALS INCLUDING PLY-FORM, STEEL AND WOOD SHORING COMPONENTS, AND ASSOCIATED HARDWARE.

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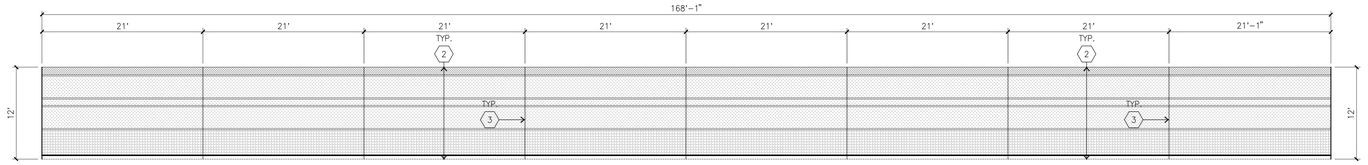
Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
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Title: OVERALL SITE PLAN

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Sheet:

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SCREEN WALL ELEVATION A
scale: 1/8" = 1'-0"

KEYNOTES - SCREENWALL

1. 8'H METAL GATES WITH 2"x4" PERIMETER FRAME AND HORIZONTAL SUPPORT. PROVIDE 1" SQUARE VERTICAL MEMBER AT 4" O.C TYPICAL. PRIME AND PAINT GATE BLACK.
2. 12' H CONCRETE TIL-UP SCREEN WALL PAINTED BOTH SIDES, TYPICAL SEE "S" DWG FOR THICKNESS.
3. PANEL JOINT. SEE "S" DRAWINGS.

GENERAL NOTES - SCREENWALL

A. CONTRACTOR TO VERIFY ALL GRADES W/ CURRENT "C" PLAN & VERIFY SITE CONDITIONS. VERIFY ALL TYP. TOP OF WALL HEIGHT(T.O.W.) & FINISH SURFACE GRADE.

B. PROVIDE 2" DIA. P.V.C. WEEP HOLES @ 8' O.C. IN SCREEN WALLS @ GRADE LEVEL ON TRUCK SIDE.

C. CONTRACTOR TO PROVIDE WATER-PROOFING MEMBER TO SCREEN WALL AT ALL RETAINING/ BERMING CONDITIONS. PROVIDE WATERPROOFING @ HIGHSIDE OF WALL ONLY. CONTRACTOR TO SUBMIT WATERPROOFING SPECIFICATION TO ARCHITECT PRIOR TO INSTALETION.

D. NOT USED.

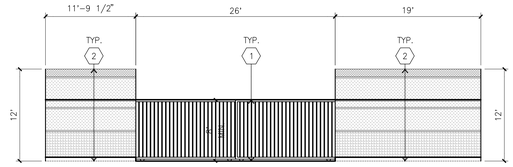
E. GATE MANUFACTURER TO PROVIDE DETAILING OF GATES TO WITHSTAND 130 MPH. WINDS, EXPOSURE "C" AND VERIFY ALL DIMENSIONS, DETAILS AND SITE CONDITION W/ CONTRACTOR.

F. ALL GATES TO BE WALL BRACED. SUB-CONTRCTOR TO SUBMIT SHOP DRAWING TO ARCHITECT TO PRIOR TO INSTALLATION.

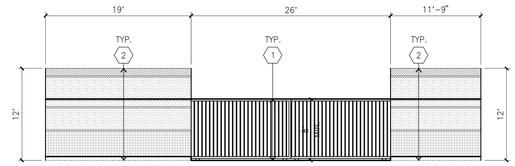
G. CONTRACTOR TO VERIFY ALL CIVIL AND STRUCTURAL DRAWINGS FOR SCREEN-WALL HEIGHT.

COLOR SCHEDULE

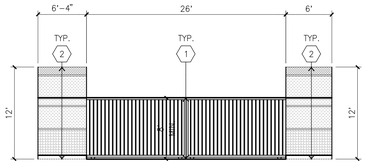
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SHERWIN WILLIAMS SW 7067 CITY SCAPE	SHERWIN WILLIAMS SW 7064 PASSIVE	SHERWIN WILLIAMS SW 7066 GRAY MATTERS



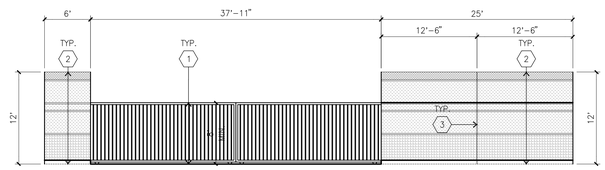
SCREEN WALL ELEVATION B
scale: 1/8" = 1'-0"



SCREEN WALL ELEVATION C
scale: 1/8" = 1'-0"



SCREEN WALL ELEVATION D
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SCREEN WALL ELEVATION E
scale: 1/8" = 1'-0"

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Soils Engineer:	-

Title: Screen Wall Elevations

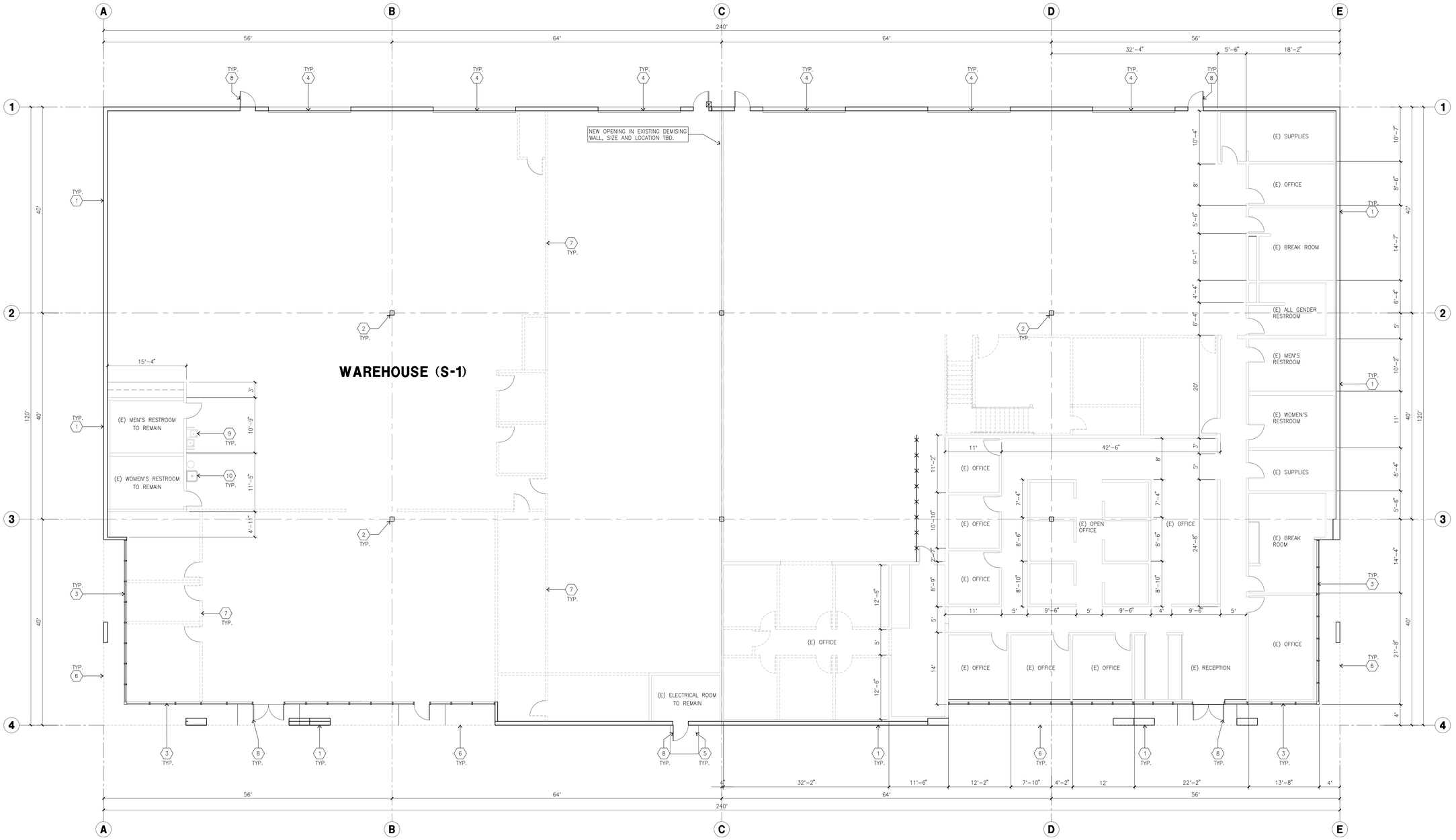
Project Number:	20548
Drawn by:	KT
Date:	01/03/2024

Revision:

1ST SUBMITTAL	07/03/23
2ND SUBMITTAL	01/03/24
3RD SUBMITTAL	09/05/24
4TH SUBMITTAL	02/07/25
5TH SUBMITTAL	06/20/25

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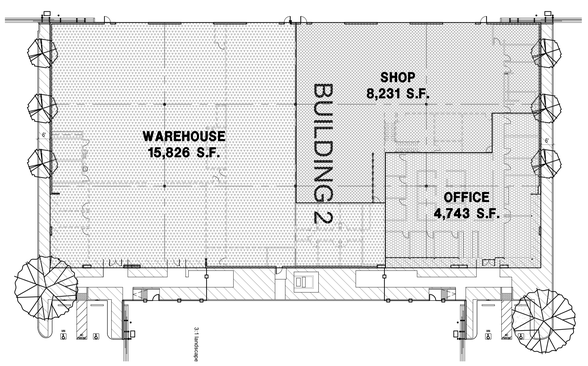


OVERALL FLOOR PLAN (A) scale: 1/8" = 1'-0"

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

0 8' 16' 24' TRUE NORTH

BUILDING 2 - AREA CONFIGURATION PLAN



KEYNOTES - FLOOR PLAN

1. (E) BUILDING WALL TO REMAIN.
2. (E) STRUCTURAL STEEL COLUMN TO REMAIN.
3. (E) STOREFRONT SYSTEM TO REMAIN.
4. (E) OVERHEAD DOOR TO REMAIN.
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
6. (E) SOFFIT LINE ABOVE.
7. (E) WALL TO BE DEMOLISHED
8. (E) DOOR TO REMAIN.
9. (N) DRINKING FOUNTAINS.
10. (N) MOP SINK

DEMOLITION LEGEND

- - - - - - - - EXISTING WALL TO BE DEMOLISHED.

———— EXISTING WALL TO REMAIN.

GENERAL NOTES - FLOOR PLAN

1. SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. ALL DIMENSIONS AND PLAN LAYOUT FORA LL EXISTING ELEMENTS ARE FOR REFERENCE ONLY AND DO NOT REPRESENT ANY ACTUAL AS-BUILT CONDITIONS.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.
5. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
6. ALL EXISTING EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN.
7. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
8. EACH EXISTING EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
9. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
10. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHALL.
11. ALL DIMENSIONS ON THE EXISTING ELEMENTS ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL AS-BUILT CONDITIONS. VERIFY IN FIELD ALL EXISTING CONDITIONS.

hpa, inc.
18831 bardeen avenue, - ste. #100
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tel: 949•863•1770
email: hpa@hparchs.com

Owner:

514 Commercial Circle
Concord, CA 94520

Project:

CONCO
SANTA ANA AVE
& DAHLIA ST

13502 Dahlia St.
Fontana, CA 92337

Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

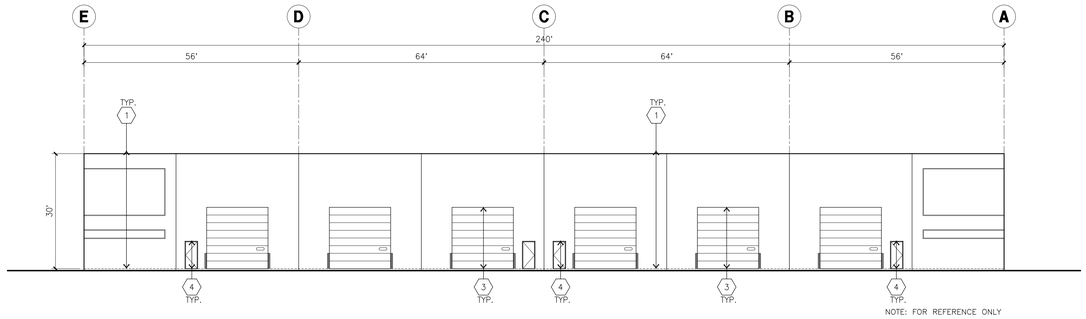
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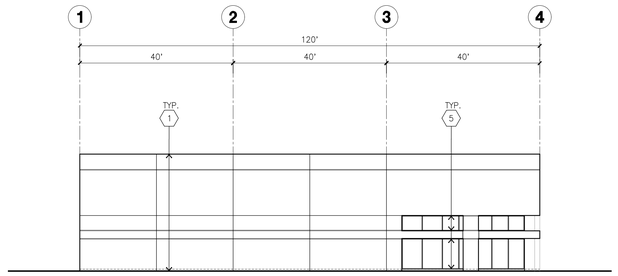
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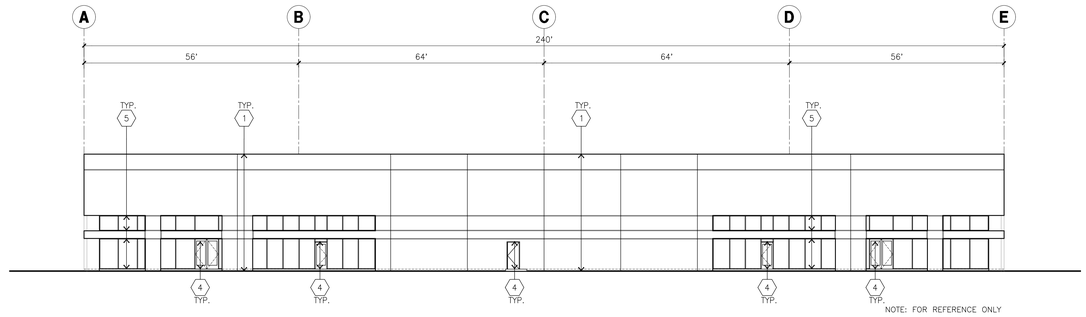
NOTE: FOR REFERENCE ONLY

EXISTING NORTH ELEVATION A
scale:1/16" = 1'-0"



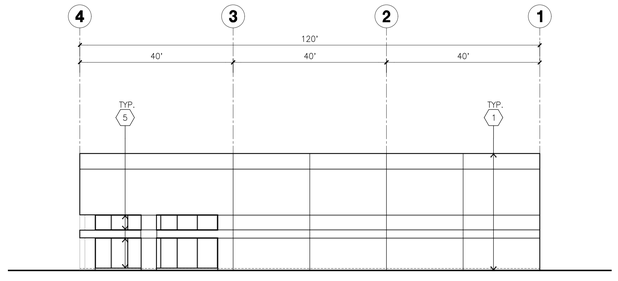
NOTE: FOR REFERENCE ONLY

EXISTING WEST ELEVATION B
scale:1/16" = 1'-0"



NOTE: FOR REFERENCE ONLY

EXISTING SOUTH ELEVATION C
scale:1/16" = 1'-0"



NOTE: FOR REFERENCE ONLY

EXISTING EAST ELEVATION D
scale:1/16" = 1'-0"

KEYNOTES - ELEVATIONS

1. (E) CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. (E) PANEL JOINT.
3. (E) PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. (E) OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. (E) OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. (E) CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. (E) METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. (E) 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. (E) EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. (E) DOCK BUMPER
11. (E) ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. (E) PAINTED METAL CANOPY

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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATIONS

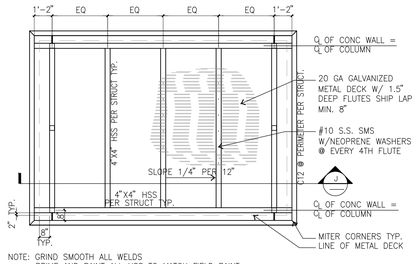
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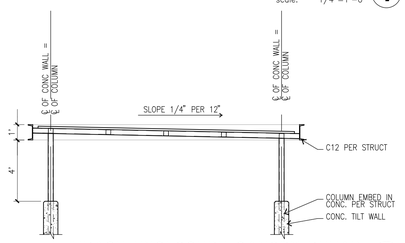
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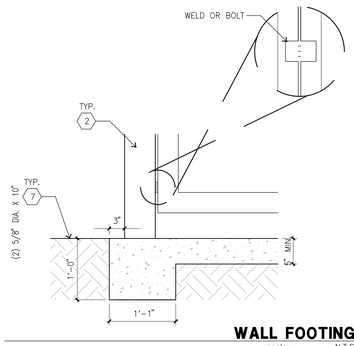


NOTE: GRIND SMOOTH ALL WELDS
PRIME AND PAINT ALL HSS TO MATCH FIELD PAINT

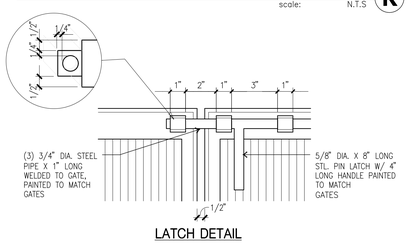
TRASH ENCLOSURE PLAN I
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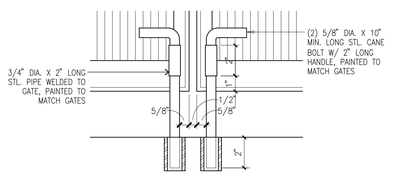
TRASH ENCLOSURE CANOPY DETAIL J
scale: 1/4"=1'-0"



WALL FOOTING K
scale: N.T.S

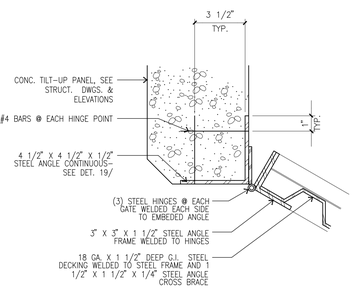


LATCH DETAIL



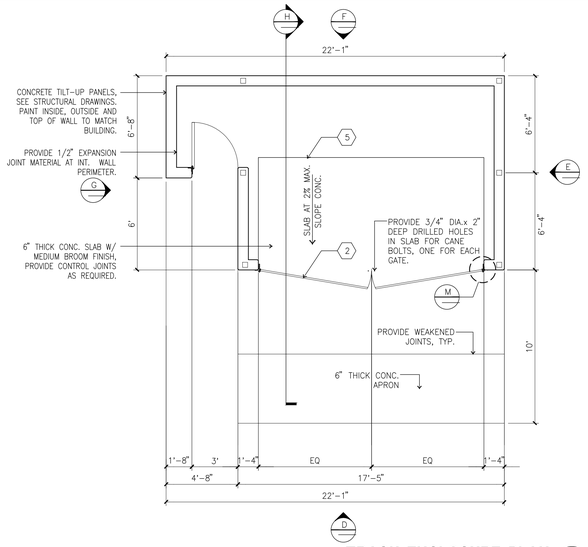
CANE BOLT DETAIL

TRASH ENCLOSURE GATE LATCHES L
scale: 3" = 1'-0"

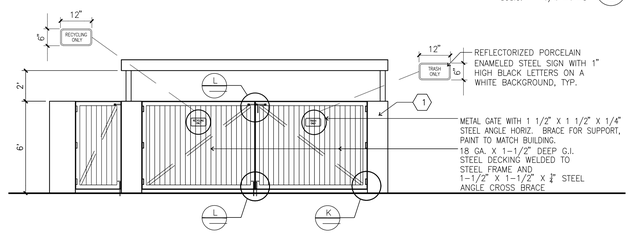


NOTES:
1. PAINT ALL METAL TO MATCH ENCLOSURE PER SPECIFICATIONS. UNLESS OTHERWISE NOTED ON ELEVATIONS

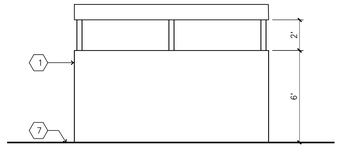
TRASH ENCLOSURE GATE AND HINGE M
scale: 3" = 1'-0"



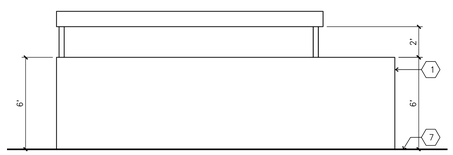
TRASH ENCLOSURE PLAN C
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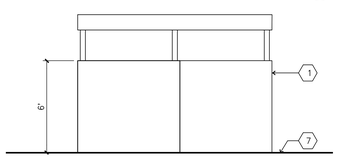
TRASH ENCLOSURE ELEVATION D
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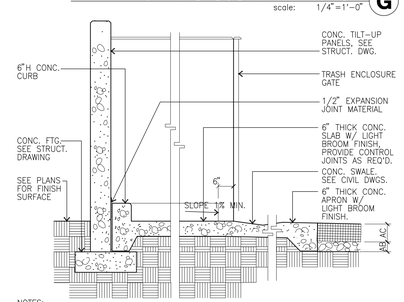
TRASH ENCLOSURE ELEVATION E
scale: 1/4"=1'-0"



TRASH ENCLOSURE ELEVATION F
scale: 1/4"=1'-0"



TRASH ENCLOSURE ELEVATION G
scale: 1/4"=1'-0"

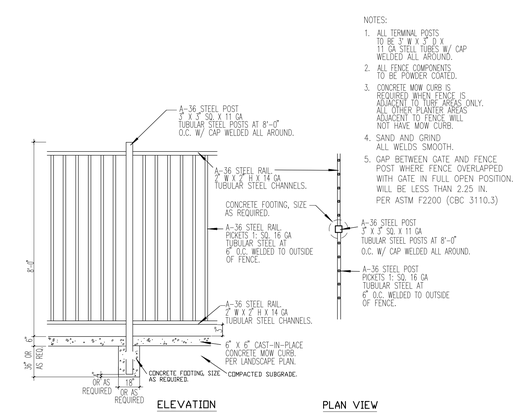


NOTES:
1. SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.

TRASH ENCLOSURE SECTION H
scale: 1/4"=1'-0"

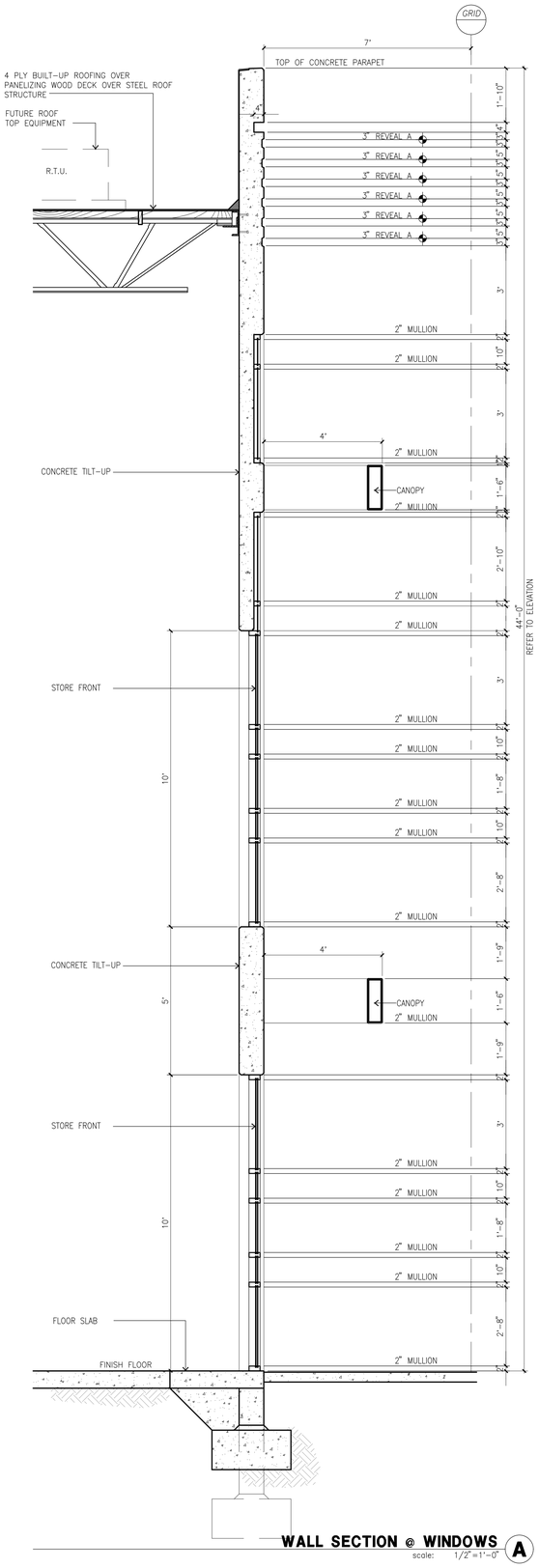
KEYNOTES - TRASH ENCLOSURE

1. EXTERIOR COLOR AND FINISH TO MATCH BUILDING
2. DOUBLE SWING METAL GATES.
3. CONCRETE FILLED GUARD POST 6" DIA U.N.O. 42" H. SEE 9/AD.1 FOR DETAILS.
4. NOT USED.
5. 6" H CONCRETE CURB.
6. 22GA. SOLID VIEW OBSTRUCTING METAL DECORATIVE PANELS. THE PANELS NEEDS TO BE SOLID AND CAN NOT HAVE GAPS OR OPENING THAT ALLOW ANYONE TO SEE INTO THE ENCLOSURE.
7. FINISH SURFACE.
8. STEEL CANE BOLT W/ SLEEVE, LOCATED ON OUTSIDE OF ONE GATE. (TYPICAL EA. SIDE)
9. HEAVY DUTY STEEL HINGE. (TYPICAL EA. GATE)
10. HEAVY DUTY SLIDE BOLT. (TYPICAL EA. GATE)



NOTES:
1. ALL TERMINAL POSTS TO BE 3" W X 3" D X 11 GA STEEL TUBES W/ CAP WELDED ALL AROUND.
2. ALL FENCE COMPONENTS TO BE POWDER COATED.
3. CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO TURF AREAS ONLY. ALL OTHER PLANTER AREAS ADJACENT TO FENCE WILL NOT HAVE MOW CURB.
4. SAND AND GRIND ALL WELDS SMOOTH.
5. GAP BETWEEN GATE AND FENCE POST WHERE FENCE OVERLAPPED WITH GATE IN FULL OPEN POSITION. WILL BE LESS THAN 2.25 IN. PER ASTM F2200 (CBC 3110.3)

METAL FENCE DETAIL B
scale: N.T.S



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

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18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
email: hpa@hparchs.com

Owner:

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: DETAILS

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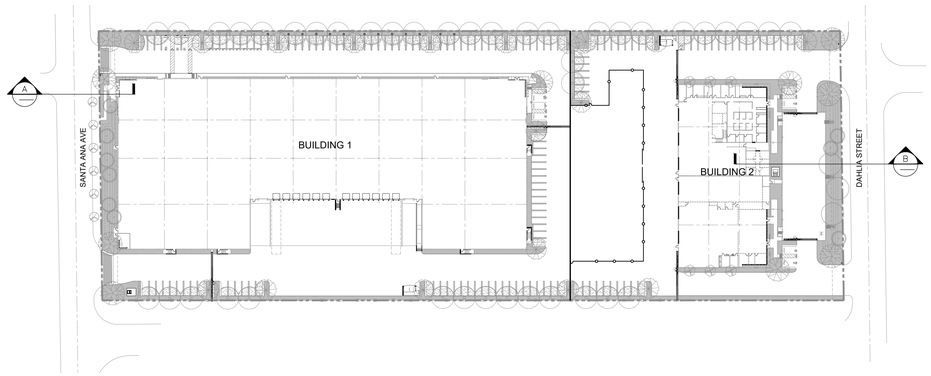
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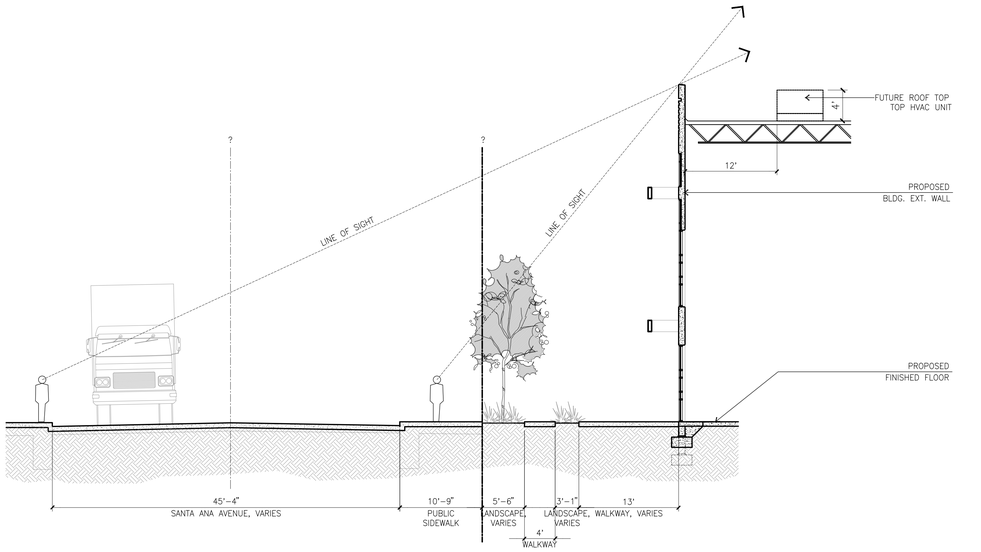
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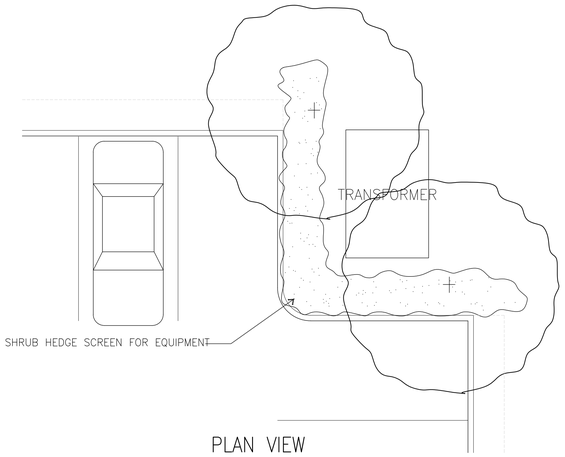
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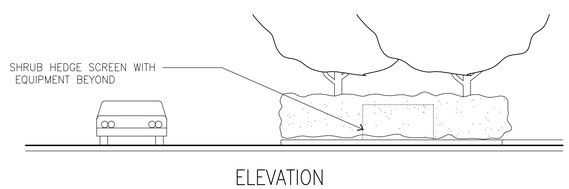
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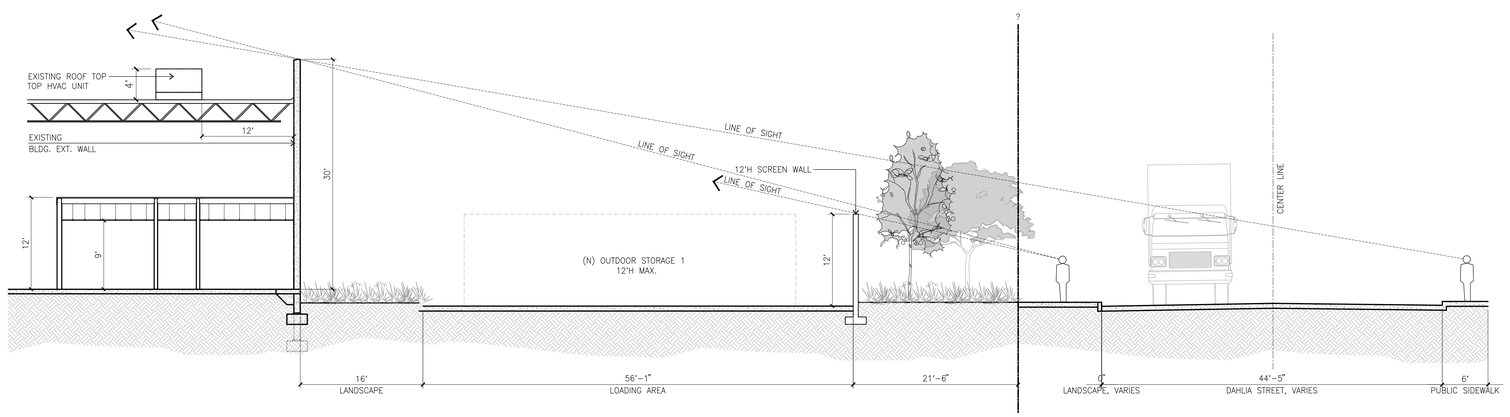


SITE SECTION A
scale: 1/8" = 1'-0"





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



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

HPA architecture
43 Years

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THE CONCO COMPANIES

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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: SITE SECTION

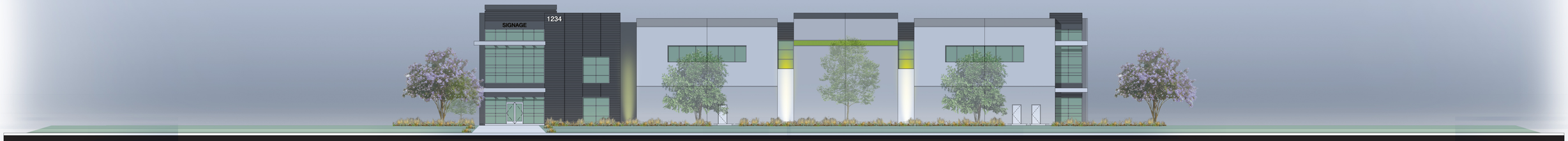
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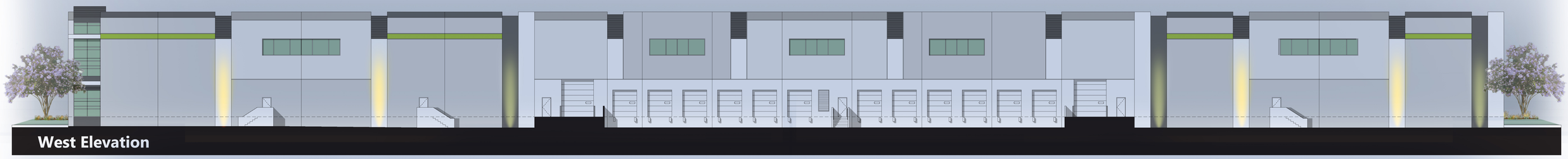
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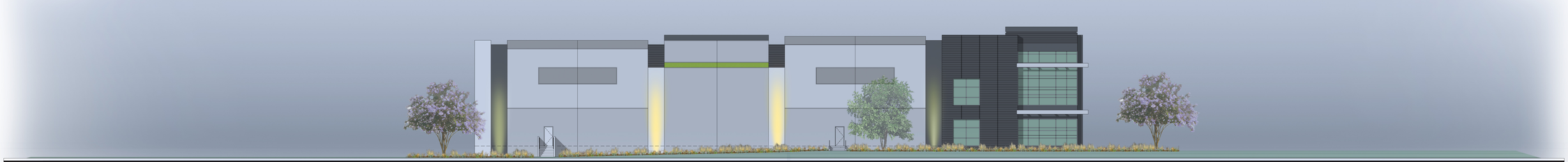
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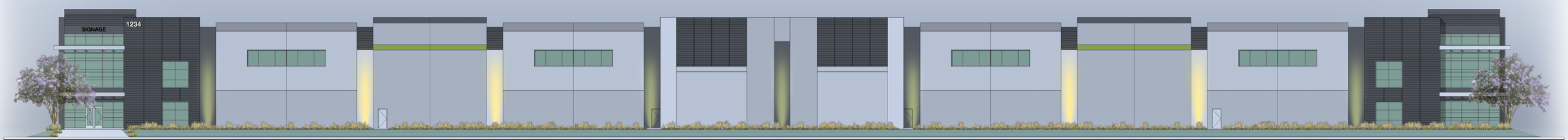
North Elevation



West Elevation



South Elevation



East Elevation

HPA architecture SINCE 1980

Conceptual Elevations - 32ft Clear

DAHLIA ST.

City of Fontana, California #20548 | 01. 10. 2025

THE CONCO COMPANIES CONCO



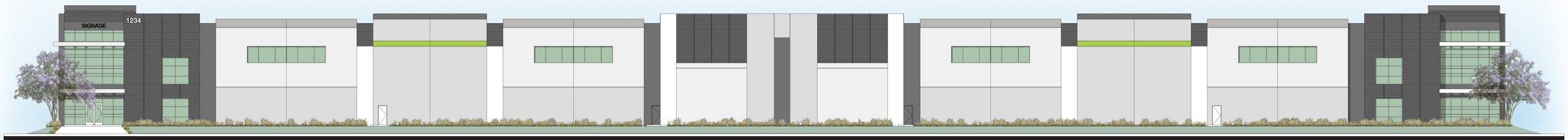
North Elevation



West Elevation



South Elevation



East Elevation

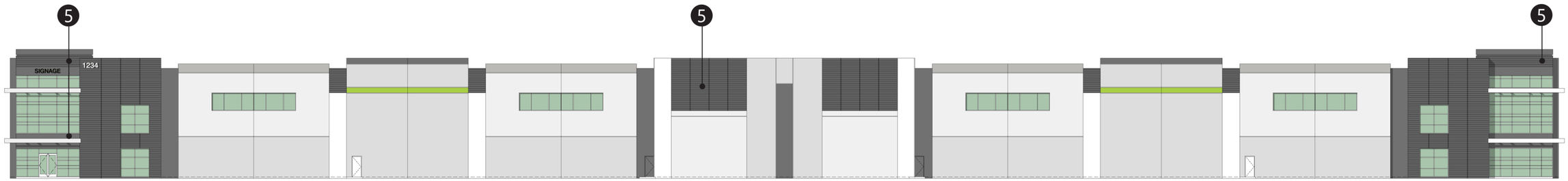
Conceptual Elevations - 32ft Clear

DAHLIA ST.

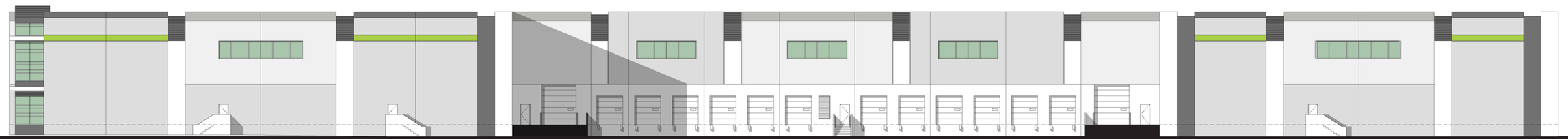
City of Fontana, California | #20548 | 01. 10. 2025

HPA architecture SINCE 1980

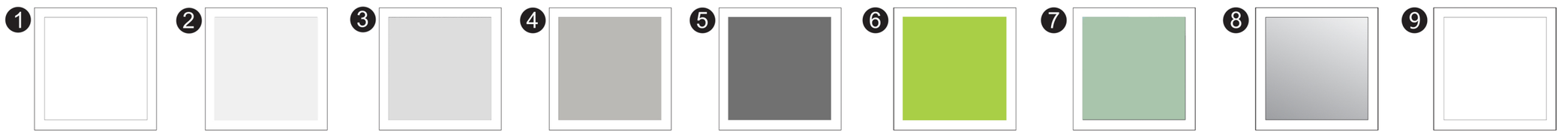
THE CONCO COMPANIES CONCO



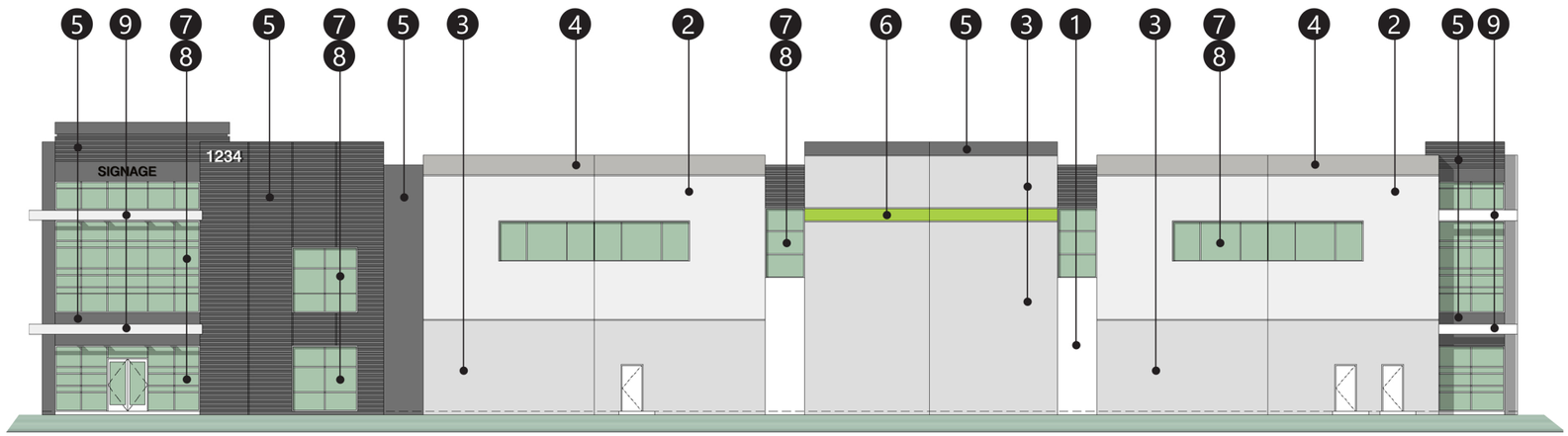
East Elevation



West Elevation



1	2	3	4	5	6	7	8	9
SHERWIN-WILLIAMS SW7006 EXTRA WHITE 257-C1	SHERWIN-WILLIAMS SW7064 PASSIVE 236-C1	SHERWIN-WILLIAMS SW7066 GRAY MATTERS 236-C3	SHERWIN-WILLIAMS SW7067 CITYSCAPE 236-C5	SHERWIN-WILLIAMS SW7068 GRIZZLE GRAY 236-C6	CONCO GREEN	GREEN REFLECTIVE GLAZING	CLEAR ANODIZED MULLIONS	PPG PITT-TECH PLUS EP DTM @METAL CANOPY W/ COLOR P1



Enlarged View of North Elevation

HPA architecture SINCE 1980

Conceptual Elevations & Material Board - 32ft Clear

DAHLIA ST.

City of Fontana, California #20548 | 01. 10. 2025

THE CONCO COMPANIES CONCO

CITY OF FONTANA

CONCEPTUAL GRADING PLAN

13052 DAHLIA STREET

ASSESSOR'S PARCEL NO.
0238-112-16

DEVELOPER
THE CONCO COMPANIES
5141 COMMERCIAL CIR
CONCORD, CA 94520
PH: (925) 685-6799

ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
(909) 356-1815
FAX (909) 356-1795

CITY OF FONTANA, UTILITY NOTIFICATION LIST

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

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

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

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

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

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

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

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

UNDERGROUND SERVICE ALERT
(800) 422-4133

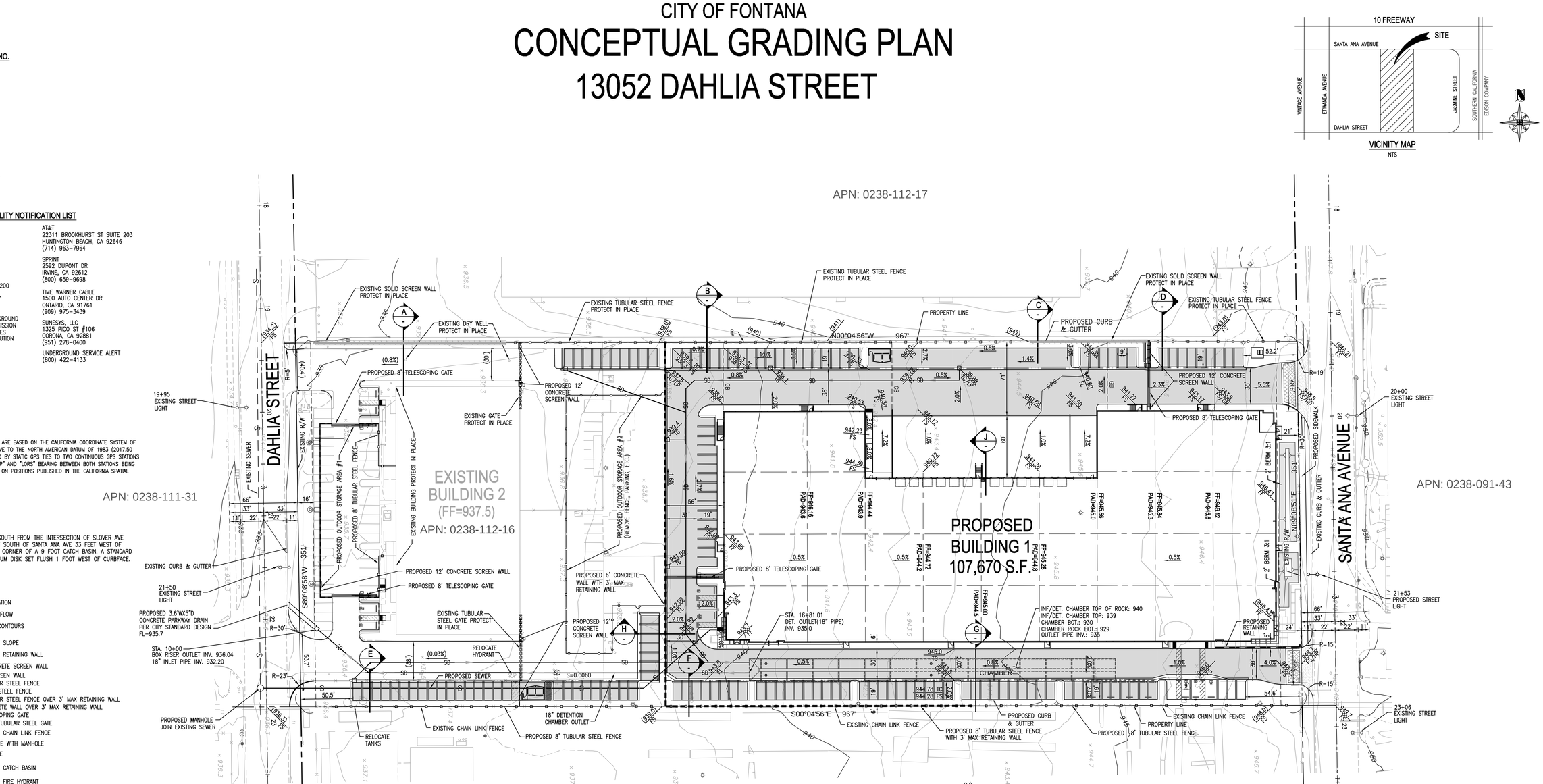
ACREAGE:
7.8 GROSS ACRES

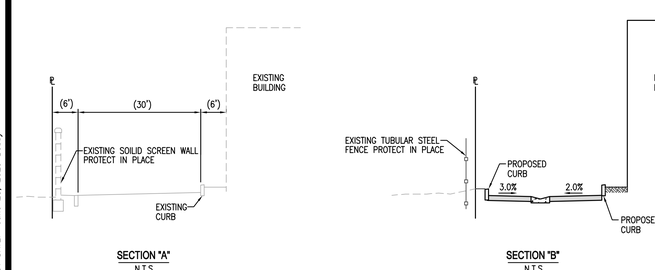
BASIS OF BEARINGS:
THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "MLFP" AND "LORS" BEARING BETWEEN BOTH STATIONS BEING NORTH 59°38'38" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

BENCHMARK:
BENCHMARK: UF 629 1992
ELEVATION: 1018.06 (FEET)
DESCRIBED AS 0.55 MILES SOUTH FROM THE INTERSECTION OF SLOVER AVE AND POPLAR AVE, 155 FEET SOUTH OF SANTA ANA AVE 33 FEET WEST OF POPLAR AVE, AT NORTHEAST CORNER OF A 9 FOOT CATCH BASIN. A STANDARD MWDSC 3-1/4 INCH ALUMINUM DISK SET FLUSH 1 FOOT WEST OF CURBFACE.

LEGEND

1431.0	PAD ELEVATION
1%	DRAINAGE FLOW
1495	EXISTING CONTOURS
	PROPOSED SLOPE
	PROPOSED RETAINING WALL
	12' CONCRETE SCREEN WALL
	SOLID SCREEN WALL
	8' TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE
	8' TUBULAR STEEL FENCE OVER 3' MAX RETAINING WALL
	6' CONCRETE WALL OVER 3' MAX RETAINING WALL
	8' TELESCOPING GATE
	EXISTING TUBULAR STEEL GATE
	PROPOSED CHAIN LINK FENCE
S	SEWER LINE WITH MANHOLE
W	WATER LINE
	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PAVEMENT
	TRASH
PA	PLANTER AREA
FS	FINISH SURFACE
FF	FINISH FLOOR
TC	TOP OF CURB
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
%	GRADE





CITY OF FONTANA

CONCEPTUAL GRADING PLAN

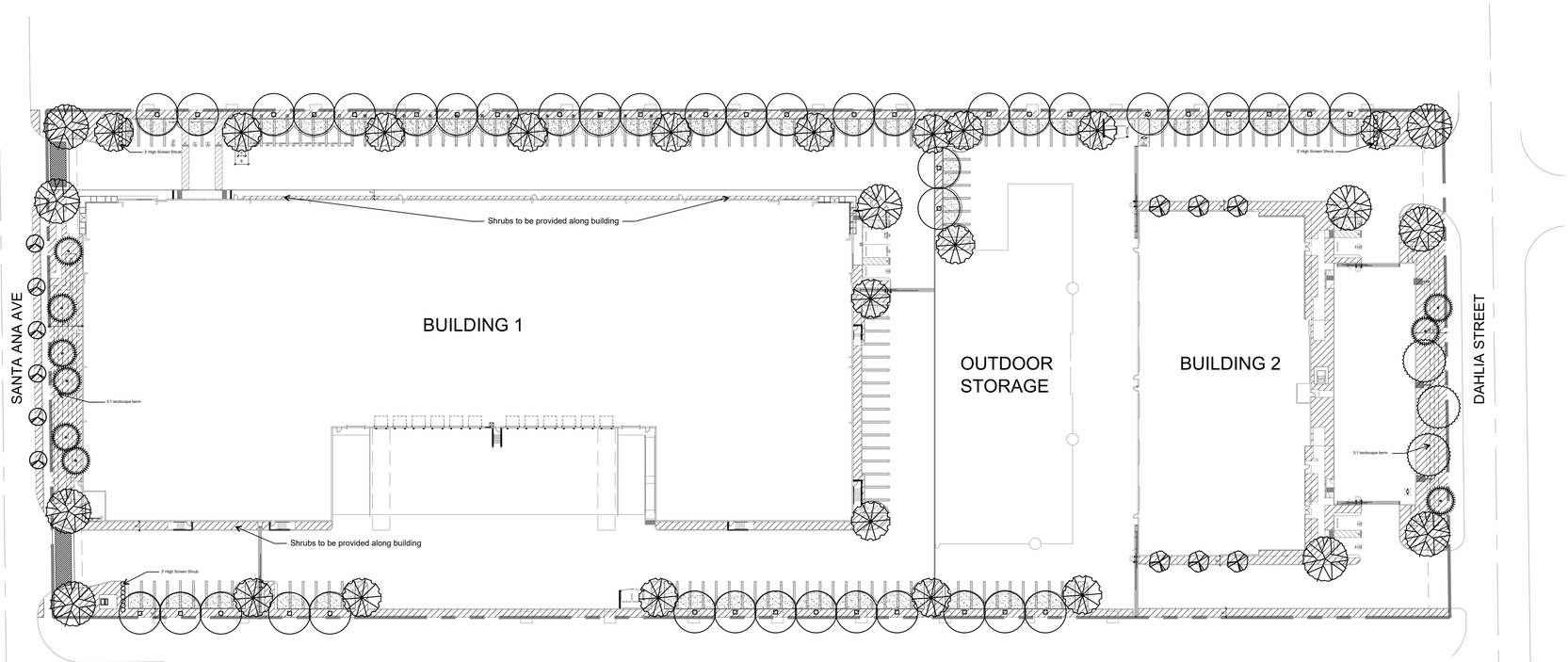
13052 DAHLIA STREET FONTANA, CA 92337

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 356-1795

REGISTERED PROFESSIONAL ENGINEER
RAYMOND J. ALLARD
No. 36052
CIVIL
STATE OF CALIFORNIA

PLOT DATE: June 26, 2025 Bobby

Filename: I:\Conco Companies\DWG\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING.dwg



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chilopsis linearis Desert Willow	24" Box	9	L	Multi
	Chitalpa tashkentensis Chitalpa	24" Box	18	L	Standard
	Pinus eldarica Afghan Pine	24" Box	3	L	Standard
	Quercus agrifolia Coast Live Oak	36" Box	10	L	Multi
	Rhus lancea African Sumac	24" Box	37	L	Standard
	Tristania conferta Brisbane Box	15 Gal	8	M	Standard
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	6	M	Street Tree

3' High Screen Shrub

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Acca sellowiana Pineapple Gauva	5 Gal	0	M	3' OC 2' from hardscape
	Baccharis p. 'Centenial' Coyote Bush	5 Gal	0	L	4' OC 2.5' from hardscape
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	0	L	3' OC 2' from hardscape
	Dietes bicolor Fortnight Lily	5 Gal	0	M	3' OC 2' from hardscape
	Leonotis leonurus Lion's Tail	5 Gal	0	L	3' OC 2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal	0	M	3' OC 2' from hardscape
	Leucophyllum frutescens Texas Ranger	5 Gal	0	L	4' OC 2.5' from hardscape
	Muhlenbergia capillaris Pink Muhly	5 Gal	0	L	3' OC 2' from hardscape
	Muhlenbergia rigens Deer Grass	5 Gal	0	M	4' OC 2.5' from hardscape
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	0	L	3' OC 2' from hardscape
	Ruellia brittoniana Ruellia	5 Gal	0	L	3' OC 2' from hardscape
	Russelia equisetiformis Coral Fountain	5 Gal	0	L	4' OC 2.5' from hardscape
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal	0	L	4' OC 2.5' from hardscape
	Salvia greggii Autumn Sage	5 Gal	0	L	3' OC 2' from hardscape
	Salvia g. 'Lipstick' Autumn Sage Lipstick	5 Gal	0	L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal	0	L	3' OC 2' from hardscape
	Westringia fruticosa Coast Rosemary	5 Gal	0	L	5' OC 3' from hardscape
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal	0	L	3' OC 2' from hardscape

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	0	L	
	Agave 'Blue Glow Blue Glow Agave	5 Gal	0	L	
	Agave victoria-reginae Agave	5 Gal	0	L	
	Aloe maculata Soap Aloe	5 Gal	0	L	
	Aloe striata Coral Aloe	1 Gal	0	L	
	Dasylerion wheeleri Desert Spoon	5 Gal	0	L	
	Echeveria 'Afterglow' Aftergow Echeveria	5 Gal	0	L	
	Hesperaloe parviflora Red Yucca	5 Gal	0	L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8' O.C.	L	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	

N

0 20' 40' 80'

Landscape Required - 15,815 s.f.
Landscape Provided - 43,232 s.f.

Tree Shade:
Bldg 1: Req. 9,384 sf / Provided 9,452 s.f.
Bldg 2: Req. 4,084 sf / Provided 4,289 s.f.

Dahlia St.

23-048
06.28.23 07.20.23 08.14.24 06.19.25
06.30.23 12.28.23 01.30.25 06.25.25
07.06.23 01.17.24 06.09.25

Fontana, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408











RESOLUTION NO. PC 2025-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM, APPROVING CONDITIONAL USE PERMIT NO. 24-0018 TO ALLOW 30,767 SQUARE FEET OF TOTAL OUTDOOR STORAGE AREA FOR AN EXISTING INDUSTRIAL BUILDING, AND APPROVING DESIGN REVIEW NO. 23-0016 FOR THE DEVELOPMENT OF A NEW 104,595 SQUARE FOOT INDUSTRIAL COMMERCE CENTER BUILDING AND OVERALL SITE IMPROVEMENT ON APPROXIMATELY 7.8 GROSS ACRES LOCATED AT 13052 DAHLIA STREET, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 0238-112-16, AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, 13052 Dahlia Street, also identified as Assessor Parcel Number ("APN") 0238-112-16 ("Project Site") was annexed from San Bernardino County, and incorporated into the City of Fontana on June 8, 1987, and

WHEREAS, the Project Site has a General Plan Land Use designation of Light Industrial (I-L) and is located within Fontana Gateway Specific Plan, which allows for the development; and

WHEREAS, on July 31, 2023, the City of Fontana ("City") received an application from Conco Companies ("Applicant") for a Conditional Use Permit ("CUP No. 24-0018") to allow incidental outdoor storage, and Design Review ("DRP No. 23-0016"), seeking architecture and site design approval for the development of an industrial commerce center and site improvements at the Project Site (the "Project"), 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 June 16, 2025 to October 6, 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 Fontana Herald, 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, 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 City wishes to protect and preserve the quality of life throughout the City, through effective land use and planning; and

WHEREAS, the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Conditional Use Permit (CUP) No. 24-0018, and **Exhibit "B"** for Design Review (DRP) No. 23-0016; and

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

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Fontana Herald newspaper on September 25, 2025, and was simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on October 7, 2025, a duly noticed public hearing on CUP No. 24-0018 and DRP No. 23-0016 was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on October 7, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on CUP No. 24-0018 and DRP No. 23-0016; and

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

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

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

Section 2. Compliance with California Environmental Quality Act. 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 finds 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 finds that the MND and MMRP have been completed in compliance with the State CEQA Guidelines and Section 6.21 of the Fontana's 2019 Local Guidelines for Implementing CEQA.

a. The Planning Commission has reviewed and considered the information contained in the MND and the administrative record, including all written and oral evidence presented to it, and finds, based on its independent review and analysis: (i) that the 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 finds that the 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. .

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 finds that the 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 hereby adopts the IS/MND prepared for the project.

d. **Approval of MMRP.** Pursuant to Public Resources Code section 21081.6, the Planning Commission approves 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 directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the project.

Section 3. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 24-0018 in accordance with Section 30-150 "Findings for Approval" for conditional use permits in 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 Project Site is designated as General Industrial (I-G) under the General Plan and is located within the Fontana Gateway Specific Plan district, both of which allow for outdoor storage areas with conditional use permit approval. The Project complies with the General Plan, FMC and the Fontana Gateway 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 Project Site is located on a 7.8 gross acre lot. The Project is to create a 30,767 square foot incidental outdoor storage area for an existing industrial building. Additionally, the Project will also construct a new 104,595 square foot industrial commerce center building on a vacant part of the site that will function independently. The site has utilities and is physically suited for the type of use. The site improvements have been reviewed by the City of Fontana Fire, Building and Safety, and Engineering Department. During the review process, changes were made to the plans to ensure that the project is well-designed.

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: There will be no adverse effect on the neighboring sites or their permitted uses. There are other similar existing uses in the vicinity. 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 and found to meet or exceed the requirements for all applicable building code, zoning and fire code standards.

Section 4. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 23-0016 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 General Plan land use designation of General Industrial (I-G) is intended for employee-intensive uses, including business parking, research and development, technology centers, corporate and support office uses, clean industry, supporting retail uses, truck and equipment sales and related services. The industrial commerce facility provides for a consistent blend of well-designed industrial development in the immediate vicinity. The industrial commerce facilities provide for a consistent blend of well-designed industrial development in the immediate vicinity because it provides consistency with the industrial uses adjacent to 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 site and architectural design for the 104,595 square foot industrial commerce center building has been designed with office space totaling approximately 6,600 square feet. Access to and from the Project Site would be provided from a driveway on Santa Ana Avenue for the new building, with another existing driveway on Dahlia Street for the existing industrial building. Landscaping would be ornamental in nature and include trees, shrubs, and drought-tolerant accent plants in addition to a variety of groundcovers. All new improvements such as driveways, streets, sidewalks, drive aisles, walls, screening, 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***.***

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 industrial commerce center has been designed to enhance and complement the surrounding neighborhood. The new building has been designed with the use of variations to the building face and roof lines, parapets, canopies, and accent colors that will add structural and visual interest to the building.

Access to and from the Project Site would be provided from a driveway on Santa Ana Avenue. Landscaping would be ornamental in nature and features trees, shrubs, and drought-tolerant plants in addition to a variety of groundcovers. The building will be compatible with the industrial commerce centers to the south, 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 the newly adopted sustainability ordinance. The improvements include sewer and storm drain systems, site circulation, parking, landscaping, parks, lighting, driveways, and sidewalks. The improvements have been reviewed by the Fire, Building and Safety, and Engineering Departments. During the project review process, changes were made to the plans to ensure that the Project is well-designed. Street lighting and on-site

lighting were included to provide ample visibility at night. Landscaping was incorporated to create an attractive atmosphere along adjacent parcels.

Section 5. Approvals. Based on the foregoing, the Planning Commission approves CUP No. 24-0018 and DRP No. 23-0016, subject to the Conditions of Approval attached hereto as **"Exhibit A"** and **"Exhibit B"** and incorporated herein by this reference as though fully set forth herein.

Section 6. 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 7. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

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

Section 9. 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 7th day of October 2025.

City of Fontana

_____

Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 7th day of October 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. 23-0080 October 7, 2025
Conditional Use Permit No. 24-0018

LOCATION: 13052 Dahlia Street (APN: 0238-112-16)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

    A. All requirements of the Fontana City Code (FCC) shall be complied with.
    B. All Conditions of Approval imposed on this project have been fulfilled.

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

3. This project will 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 California Environmental Quality Act (CEQA) actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.
    In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees,

which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

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

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

6. 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.

7. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping. No parking spaces shall be designated in a commercial/retail parking facility, except for disabled persons parking, van pool, car pool, or any other designated parking as required by law.

8. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

9. All landscaping must be adequately maintained at all times. If the applicant/owner fail to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.

10. 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.

11. The entire site (excluding landscaped areas) shall be surfaced with asphalt and/or concrete. The surface shall be maintained in good condition at all times.

12. Equipment and materials stored outdoors shall be completely screened from the public right-of-way and shall be placed only within areas that are designated for outdoor storage as approved.

13. Equipment may not be stored in parking areas including landscaping and drive aisles.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

14. 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 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

15. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

END OF CONDITIONS

EXHIBIT "B"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 23-0080
Design Review (DRP) No. 23-0016

DATE: October 7, 2025

LOCATION: 13052 Dahlia Street, (APN: 0238-112-16).

PLANNING DEPARTMENT:

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

2. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
    A. All requirements of the Fontana City's Municipal Code shall be complied with.
    B. All Conditions of Approval imposed on this project have been fulfilled.

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

4. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Zoning Code and Development Code, Fontana Municipal Code (FMC).

5. The applicant shall meet all requirements identified in the Industrial Commerce Centers Sustainability Standards (Ordinance No. 1891).

6. The applicant shall adhere to all landscape setback requirements as outlined in the Fontana Municipal Code.

7. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this conditions shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

8. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity (60-foot buffer) 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 meeting the Secretary of Interior standards, tribal monitor, and representatives from the Consulting Tribes to provide Tribal input with regards to significance and treatment. 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 reburial in the project footprint. 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, the SOI archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to

the Consulting Tribes for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

C. 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.

D. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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

9. 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 a sheet in the final building and grading plans prior to issuance of any building or grading permits.

10. The current development fees must be paid prior to issuance of building/construction permits.

11. 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 Sections No. 30-30 of the Municipal Code.

12. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning

may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

13. 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.

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

15. The applicant/developer shall provide sufficient bicycle racks to accommodate 12 bicycle spaces.

16. The applicant/developer shall provide bicycle racks that include locks as well as electric plugs to charge electric bikes. The racks shall be located as close as possible to employee entrance(s).

17. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping. No parking spaces shall be designated in an industrial parking facility, except for disabled persons parking, van pool, carpool, or any other designated parking as required by law.

18. All signs shall be reviewed under a separate Design Review Sign application.

19. 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.

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

21. The transformer shall be screened by a solid screen wall and mature, dense landscaping, and not visible from the public right-of-way.

22. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign(s) from the project site. The applicant may request a refund of the sign deposit; the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.

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

24. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

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

26. In the event that any off-site utility and/or infrastructure improvements are required as a direct result of future projects, construction of such off-site utility and infrastructure improvements shall not occur concurrently with the demolition, site preparation, and grading phases of project construction. This requirement shall be clearly noted on all applicable grading and/or building plans.

27. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

28. Incorporate an anti-graffiti coating onto the exterior of all proposed block walls to discourage graffiti.

29. The applicant shall meet all requirements of the Trip Reduction Measures in of the Zoning Code (Article XIV, Transportation Demand Management and Trip Reduction Measures).

30. There shall be no refrigerated uses on site; unless a future tenant proposing to have such uses conducts an update of the California Environmental Quality Act (CEQA) document (i.e. Environmental Impact Report) and any applicable studies/memorandums to amend this Condition of Approval.

31. The applicant shall incorporate hostile landscape into the interior, perimeter landscape setback areas to discourage subjects from accessing the site.

32. 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 7:00 am to 6:00 pm on weekends, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

33. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

34. A copy of the Industrial Commerce Centers Sustainability Standards requirements shall be placed on the final grading plans and final building plans.

Prior To Issuance of Grading Permit

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

Building and Safety

36. 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

37. 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.

38. 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.

39. 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.

40. 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.

41. The applicant shall comply with the following grading requirements:
    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    E. No water course or natural drainage shall be obstructed.
    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

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

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

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

42. 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

43. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
    A. Precise grading plans shall be approved
    B. Rough grading completed
    C. Compaction certification
    D. Pad elevation certification
    E. Rough grade inspection signed off by a City Building Inspector

Engineering Department

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

45. 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.

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

PRIOR TO ISSUANCE OF GRADING PERMIT

47. 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. Where redevelopment results in an increase of 50% or more of the impervious surfaces of a previously existing developed site, the numeric sizing criteria applies to the entire development.

48. 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

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

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

51. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

53. 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.

54. 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.

55. 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.

56. 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.

57. 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).

58. 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.

59. 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.

60. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practice transfer. The project name and latitude/longitude coordinates of the BMP location must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

61. **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.

62. **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.

63. **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.

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

65. **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.

66. **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: 3500 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 108,000 Square Foot structure.

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

68. **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.

69. **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.

70. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

71. **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.

72. **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.

73. **Commercial (large facility) Addressing**. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 ½) 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

74. **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

75. **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

76. **Material Identification Placards**. The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings

when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

77. **High-Piled Storage.** The applicant shall submit an application for a High-Piled Storage permit for storage of over 12' in height of Class I-IV commodities and/or over 6' in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall submit to the Fire Department concurrently with any racking permits to the Building and Safety division. California Fire Code Chapter 32 & SBCoFD Standard S-1.

78. **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

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO:	X Clerk of the Board of Supervisors or X County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Alejandro Rico Phone: (909) 350-6558
			Email: arico@fontanaca.gov
TO:	Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

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

State Clearinghouse Number (If submitted to SCH):
Project Title: Master Case No. (MCN) 23-0080: Conditional Use Permit No. 24-0018, and Design Review (DR) No. 23-0016 – Conco storage sites and Industrial commerce center facility
Project Applicant (include address, telephone number and email address): The Conco Companies 5141 Commercial Circle Concord, CA 94520 Darren Ratekin: 925-685-6799 / dratekin@conconow.com
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): 13052 Dahlia Street, (APN: 0238-112-16)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request of two (2) outdoor storage areas totaling 30,767 square feet for an existing industrial building and the construction of a new 104,595 square foot industrial commerce center building with site improvements, , on a 7.8-acre site.
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. The Conco Companies 5141 Commercial Circle Concord, CA 94520

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

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☐	An Environmental Impact Report (EIR) was previously prepared and approved and fully analyzed the effects of the project. The EIR thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or MND have occurred. Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previous EIR and no further environmental review is required.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☒	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4. ☒	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify the Planning Commission approved the Mitigated Negative Declaration along with project approval on October 7, 2025 and the documents are available to General Public at:	
	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335

Date:	_____ **Rina Leung** **Senior Planner**

Clerk's File Stamp:

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

FONTANA
CALIFORNIA

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

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

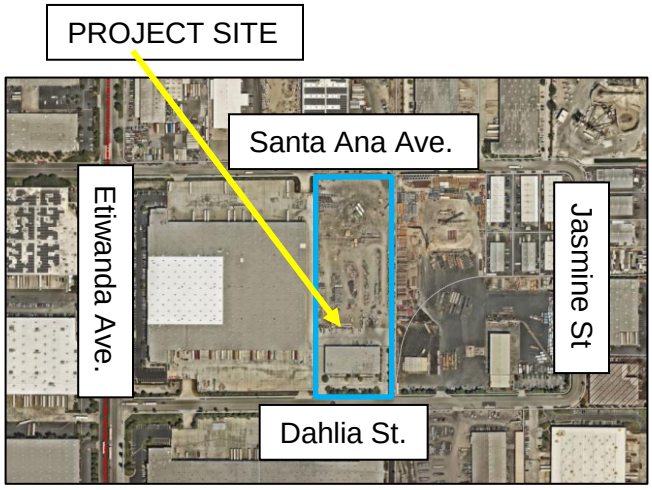
In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance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

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

MASTER CASE NO. 23-0080, CONDITIONAL USE PERMIT NO. 24-0018, AND DESIGN REVIEW NO. 23-0016

The applicant, Conco Companies, is requesting approval of a Conditional Use Permit and Design Review for the use and construction of 30,767 square feet of outdoor storage area for an existing industrial building and the construction of a new 104,595 square foot industrial commerce center building which will include on-site improvements and off-site improvements on a 7.8-acre site.

Environmental Determination:	A Mitigated Negative Declaration (MND) has been prepared pursuant to Section 15070 of the California Environmental Quality Act and per Section 6.04 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act.
Location:	The project site is located at 13052 Dahlia Street. (APN: 0238-112-16)
Date of Hearing:	October 7, 2025
Place of Hearing:	City Hall Council Chambers 8353 Sierra Avenue Fontana, CA 92335



FONTANA
CALIFORNIA

Time of Hearing: 6:00 PM

Should you have any questions concerning this project, please contact **Alejandro Rico Associate Planner**, at (909) 350-6558 or email him at arico@fontanaca.gov.

The period for comments regarding the mitigated negative declaration for this project is from September 16, 2025, to October 6, 2025. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at https://www.fontanaca.gov/2137/Environmental-Documents. Please submit your comments via email to **Alejandro Rico Associate Planner**, at arico@fontanaca.gov.

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

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

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: September 12, 2025

File #: 25-0551
Agenda #: PH-B

Agenda Date: 10/7/2025
Category: Public Hearing

FROM:
Planning Department

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

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. 2025 - , and

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) and direct staff to file a Notice of Determination, and
2. Approve Tentative Parcel Map (TPM) No. 23-0017 (TPM No. 20664), and
3. Approve Design Review (DR) No.23-0027.

APPLICANT:
LBA Realty/LBA Logistics
3347 Michelson Drive
Irvine, CA 92612

LOCATION:
The project site is located on the northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45)

REQUEST:
Tentative Parcel Map No. 23-0017 (TPM No. 20664) - A request to consolidate five (5) parcels into one (1) parcel for a total of 9.19 adjusted acres.

Design Review No. 23-0027 - A request for site and architectural approval for a new Industrial commerce center facility totaling 166,985 square feet, and associated site improvements on approximately 9.2 acres.

PROJECT PLANNER:
Alejandro Rico, Associate Planner

BACKGROUND INFORMATION:
Land Use Table

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP)/Slover West Industrial District (SWD)	Vacant
North:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP)/Slover West Industrial District (SWD)	Vacant
South:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP)/Slover West Industrial District (SWD)	Distribution Warehouse
East:	Light Industrial (I-L	Southwest Industrial Park Specific Plan (SWIP)/Slover West Industrial District (SWD)	Distribution Warehouse
West:	Light Industrial (I-L)	Southwest Industrial Park Specific Plan (SWIP)/Slover West Industrial District (SWD)	Commercial use/truck parking

PROJECT DESCRIPTION:
PROJECT DESCRIPTION:

A. Project Area: Approximately 9.19 acres

B. Building Analysis:
Offices 12,898
Warehouse 154,087

Height Maximum: 60 feet
Provided: 47 feet

C. Parking Analysis:
Auto Required: 53 spaces
Provided 96 spaces
Trailer Required: 34 spaces
Trailer Provided: 27 spaces (with parking reduction)

D. Landscaping:
Required: 52,489 square feet (15 percent)
Provided" 59,162 square feet (17 percent)

ANALYSIS:
The applicant, LBA Realty, is requesting that the Planning Commission approve Tentative Parcel Map No. 23-0017 (TPM No. 20664) to consolidate five (5) parcels into one (1) parcel and Design Review No. 23-0027 for development of an industrial commerce center facility, totaling approximately 166,985 square feet, and associated site-improvements on approximately 9.19 acres.

Tentative Parcel Map No. 23-0017 (TPM No. 20664))
Tentative Parcel Map No. 23-0017 (TPM 20664) will consolidate five parcels into one parcel, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45. The resulting parcel will meet the development standards of the Zoning and Development Code and will enable the development of the Industrial commerce center facility.

Design Review (DRP) No. 23-0027
The development consists of a new Industrial commerce center facility totaling approximately 166,985 square feet with 18 dock level doors and one (1) ground-level door, on a 9.19-acre site.

The architectural features of the Industrial commerce center facility will include an exterior neutral light gray tone color palette with blue accents. The architectural style includes metal canopies and doors, glazed windows, aluminum storefront windows, and exterior lighting.

The variations to the building's faces, varying roof lines and building height of 47 feet high will make the project architecturally pleasing and be consistent with the surrounding area. The Project includes associated on and off-site improvements including parking spaces, sidewalks, utilities related to undergrounding utilities, curb and gutter, new landscaping, enhanced paving, and lighting.

The proposal has been designed to be compatible with surrounding industrial uses. The project site is physically suitable in size and shape to support the development of the industrial complex. 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 form the north to the south with a maximum slop of two percent, with the drainage pattern to direct the water to the south area into a detention infiltration basin, installed as part of the project. The project plans indicate a new fourteen (14) foot high concrete wall along a portion of the north and west side of the property, with a six (6) foot high wrought iron fence along the continued west side. An existing tubular fence along the west and east sides of the property will remain.

Site Access/Circulation/Parking:
Access onto the Project Site will be off Santa Ana Avenue and Banana Avenue. An EVA driveway is

proposed along Banana Avenue near the corner of Santa Ana Avenue. The internal circulation has been reviewed by the Planning Department, , the Fire Department, and the Traffic, and Engineering Departments and found to be sufficient to support this type of use.

The applicant applied for a twenty percent reduction of required trailer parking spaces. SWIP requires thirty-four (34) parking spaces for trailers, but allows a twenty percent reduction for projects that merge lots together. Justification was provided in a parking analysis commissioned by the applicant. Twenty-seven (27) trailer parking spaces are being provided and Planning staff agreed with the parking analysis provided by the applicant.

Environmental:
On June 12, 2023 the City certified the Final Environmental Impact Report ("FEIR") (SCH No. 2009091089) for the Southwest Industrial Prak Specific Plan. Pursuant to CEQA Guidelines Sections 15162 and 15164, a lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The City prepared an Addendum to the FEIR pursuant to State CEQA Guidelines Section 15164 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA and concluded that the proposed Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects than were previously disclosed in the FEIR and therefor, no subsequent EIR or mitigated negative declaration is required. Accordingly, an Addendum to the Southwest Industrial Park Specific Plan Final EIR (SCH No. 2009091089) is the appropriate document to evaluate the proposed Project.

MOTION:
Approve staff's recommendation

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

CITY OF FONTANA PLANNING DEPARTMENT



N

VICINITY MAP

DATE: October 7, 2025

CASE: Master Case No. 23-0104
Tentative Parcel Map No. 20664
(TTM No. 23-0017)
Design Review Permit No. 23-0027

ATTACHMENT NO. 1

LBA BANANA AVE, FONTANA

14086 SANTA ANA AVE.
FONTANA, CA 92337

Attachment No. 2 - Project Plans

DEVELOPER

LBA REALTY | LBA LOGISTICS

3347 MICHELSON DRIVE
IRVINE, CA

MICHAEL GREGG
PH: (949) 757-2341

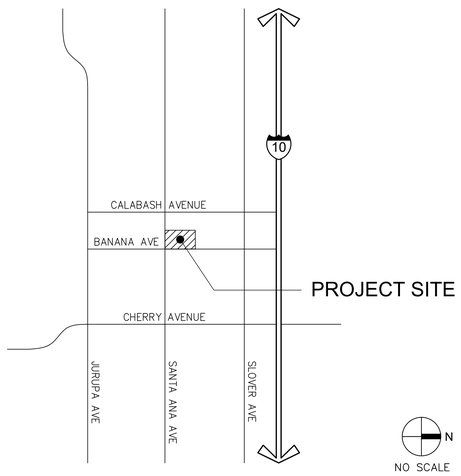
ARCHITECT

WARE MALCOMB

10 EDELMAN
IRVINE, CA

DIANA MELENDEZ
PH: (949) 660-9128 X1822

VICINITY MAP



PROJECT DATA

BUILDING DEPARTMENT: CITY OF FONTANA

APPLICABLE CODES:

BUILDING:	2022 CALIFORNIA BUILDING CODE
STRUCTURE:	2022 CALIFORNIA BUILDING CODE
MECHANICAL:	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL:	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING:	2022 CALIFORNIA PLUMBING CODE
FIRE/LIFE SAFETY:	2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
ENERGY:	2022 STATE OF CALIFORNIA ENERGY CODE
	2022 STATE OF CALIFORNIA GREEN BUILDING CODE
ACCESSIBILITY:	2022 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS

SHEET INDEX

(TOTAL SHEETS = 15)

ARCHITECTURAL

G010	TITLE SHEET
A100	SITE PLAN
A101	LINE OF SIGHT STUDY
A110	FLOOR PLAN
A120	EXTERIOR ELEVATIONS
A130	DETAILS
A140	MATERIAL BOARD
A150	PERSPECTIVE RENDERING
A151	PERSPECTIVE RENDERING
A152	PERSPECTIVE RENDERING
A153	PERSPECTIVE RENDERING
A154	PERSPECTIVE RENDERING
A155	PERSPECTIVE RENDERING
A155	PERSPECTIVE RENDERING
ESL1	SITE LIGHTING PLAN

LANDSCAPE

L1.1	PRELIMINARY LANDSCAPE PLAN

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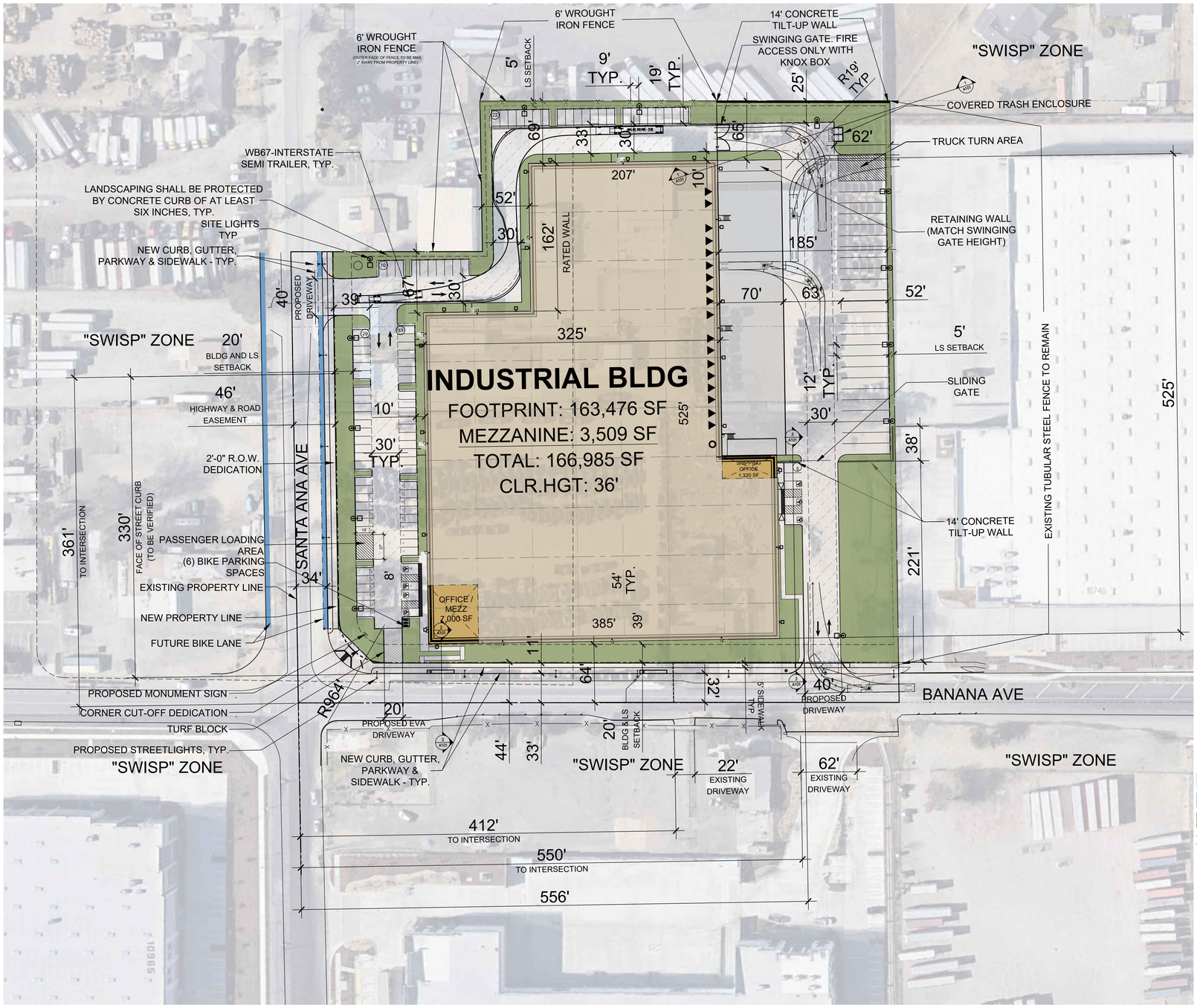
14086 SANTA ANA AVE.
FONTANA, CA 92337

TITLE SHEET

DATE	REMARKS
03/17/2025	PLANNING SUBMITTAL
05/02/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

PA / PM:	D. MELENDEZ
DRAWN BY:	-
JOB NO.:	IRV22-0034-00

SHEET
G010



PROJECT DATA:

SITE AREA:			
GROSS:			9.19 AC
			400,164 SF
R.O.W. EASEMENTS:			50,237 SF
NET:			8.03 AC
			349,927 SF
BUILDING AREA:	MEZZ:	FOOTPRINT:	TOTAL AREA:
	3,509 SF	163,476 SF	166,985 SF
BUILDING USE:			
WAREHOUSE			154,087 SF
OFFICE			12,898 SF
FAR:			
GROSS:			0.42
NET:			0.48
COVERAGE:			
GROSS:			41%
NET:			47%
TRUCK DOCKS:			
▲ DOCK-HIGH DOORS			18
○ GRADE-LEVEL DOORS			1
PARKING REQUIRED: (Alternative Parking)			
WAREHOUSE			
1ST 20KSF	1/1000 SF		20 STALLS
NEXT 20KSF	1/2000 SF		10 STALLS
OVER 40KSF	1/5000 SF		23 STALLS
OFFICE (inclusive)	1/200 SF		
TOTAL			53 STALLS
PARKING PROVIDED:			
Standard			69 STALLS
Standard ADA stalls			5 STALLS
EV stalls			4 STALLS
EV van			1 STALLS
EV Accessible			1 STALLS
Future EV stalls			16 STALLS
TOTAL:			96 STALLS
			@0.57/1000 SF
REQ. ACCESSIBLE			*4 STALLS*
TRAILER STALLS REQUIRED	1/5000 GSF		34 STALLS
TRAILER STALLS			27 STALLS
(Applying lot consolidation 20% parking reduction)			
LANDSCAPE PROVIDED	@ 17%		59,162 SF
BICYCLE PARKING REQUIRED:			
BIKE STALLS REQUIRED	1/20 AUTO		5 STALLS
BICYCLE PARKING PROVIDED:			
BIKE STALLS PROVIDED			6 STALLS
LANDSCAPE PROVIDED	@ 15%		55,908 SF

DEVELOPMENT STANDARDS:

ZONING:	SWISP	1
MAX. F.A.R.:	1.00	
MAX. COVERAGE:	TBD	10
MAX. BLDG. HT.:	60 FT	
BUILDING SETBACKS:		
FRONT:	20 FT	2
SIDE:	0 FT	3
REAR:	0 FT	
LANDSCAPE SETBACKS:		
FRONT:	SEE NOTE	6
SIDE:	5 FT	9
REAR:	5 FT	9
LANDSCAPE REQ.:	15%	5
OFF-STREET PARKING:		
STANDARD:	9x19	
COMPACT:	TBD	10
COMPACT %:	TBD	10
DRIVE AISLE:	26 FT	
FIRE LANE:	26 FT	
OVERHANG:	TBD	10
TREE WELL:	TBD	10
REQ. PARKING RATIO BY USE:		
WAREHOUSE:	2/3 emp	8
MANUFACTURE	1.85/1000 SF	7
OFFICE:	1/200 SF	

NOTES:

1 Slover West Industrial District (sub-specific plan of Southwest Industrial Specific Plan District).

2 Front setbacks and side street setback are measured from the public right of way line. 40 ft from major highway (Cherry) . 25 ft from primary highway (Mulberry and Slover). 20 ft from secondary highway/collector street (Almond, Banana, Calabesh, and Santa Ana).

3 Side steet setback. 30 ft from major highway (Cherry, Citrus, and Valley). 25 ft from primary highway (Beech, Fontana, Mulberry, and Slover). 20 ft from secondary highway/collector street (Poplar).

4 No storage in front yards

5 15 % of total site area not including areas covered by buildings, structures or areas used for approved outside storage, loading or other activities

6 Major highway: 30 feet, Primary Highway: 25 Feet, Collector/local street: 20 feet

7 1.85 spaces/1,000 sq ft GFA;
4 spaces/1,000 sq ft GFA of office space, sales, or similar use where those uses exceed 10% GFA; and
1 space/1 facility vehicle
Where multiple tenants and or uses occupy the same building,
the parking shall be calculated based upon the floor area used

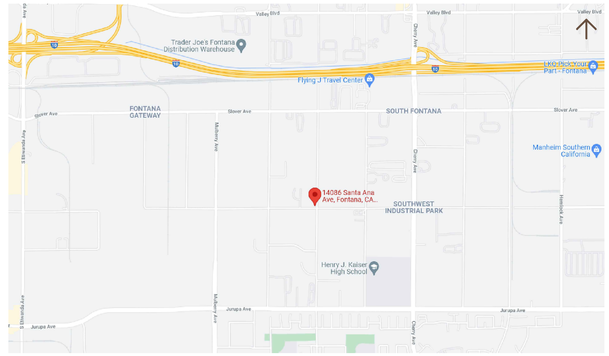
8 Specific plan dictates: 2 spaces/3 employees on maximum working shift;
No additional spaces if office area is less than 10% GFA.
Office space rate if office area over 10% GFA.
Space to accommodate all trucks and other vehicles used in connection with use. Fontana Municipal Code states: 1/1000 SF for the first 20,000 SF of GFA then 1/2000 SF for the next 20,000 SF. Anything over 40,000 SF is required to park at 1/5000 SF.

9 10 ft if abutting residential

10 To be confirmed by city

SITE LEGEND

- CONCRETE PAVING – SEE CIVIL PLANS
- ASPHALT PAVING – SEE CIVIL PLANS
- LANDSCAPE AREA – SEE LANDSCAPE PLANS
- FIRE LANE



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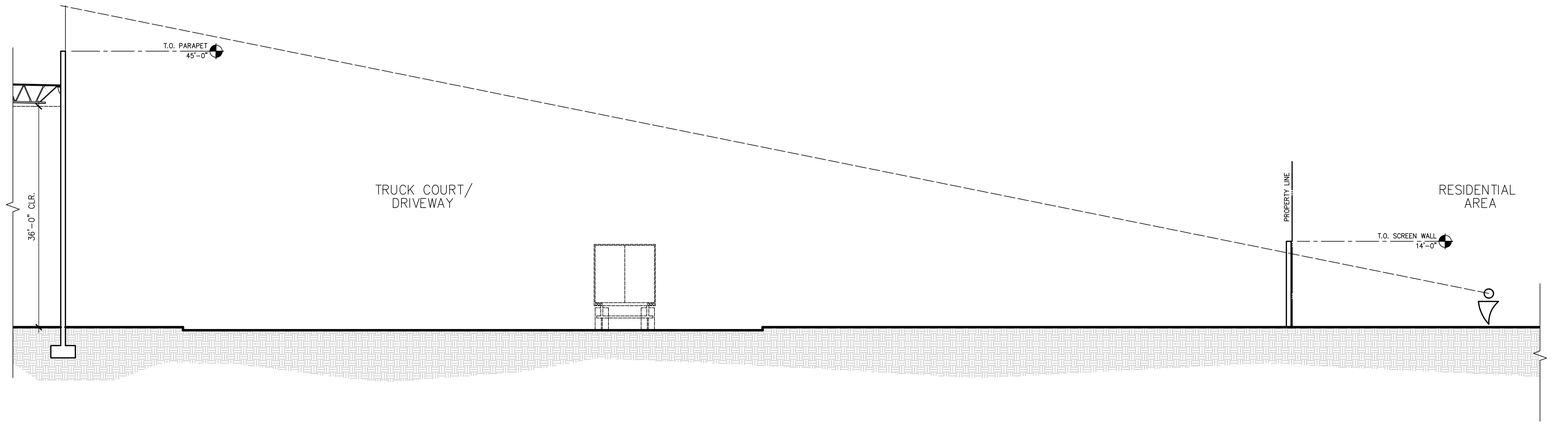
FONTANA, CA 92337

SITE PLAN

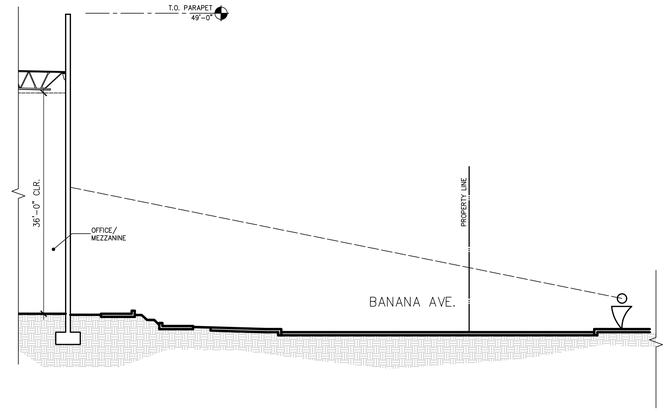
DATE	REMARKS
05/27/2025	PLANNING SUBMITTAL
06/09/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

PA / PM:	D. MELENDEZ
DRAWN BY:	–
JOB NO.:	IRV22-0034-00

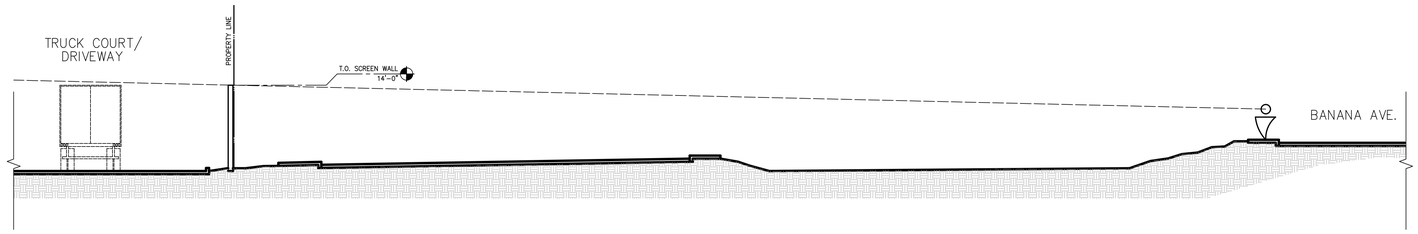
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LINE OF SIGHT DIAGRAM 1
SCALE: 1"=10'-0"



LINE OF SIGHT DIAGRAM 2
SCALE: 1"=10'-0"



LINE OF SIGHT DIAGRAM 3
SCALE: 1"=10'-0"

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LINE OF SIGHT STUDY

DATE	REMARKS
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05/09/2025	PLANNING RESUBMITTAL
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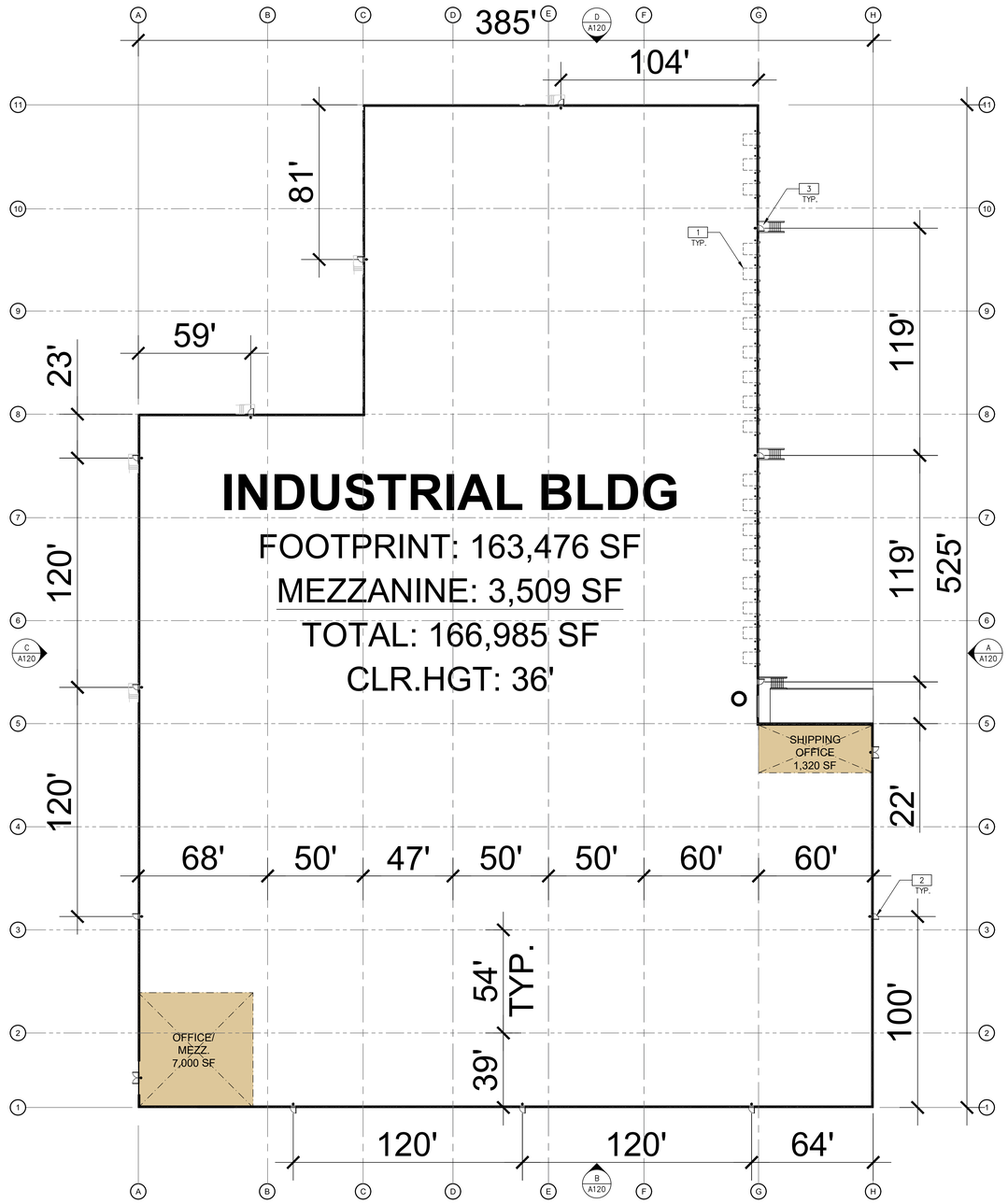
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FLOOR PLAN NOTES

1 DOCK LEVELER.

2 EXIT DOOR.

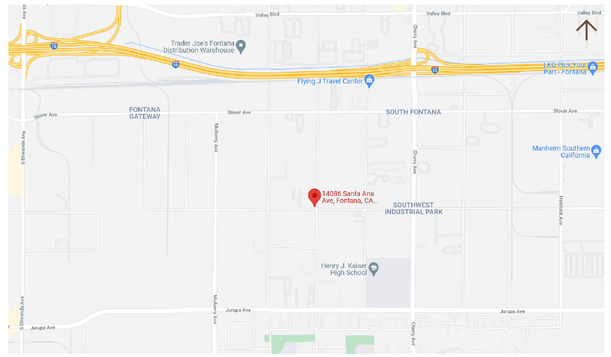
3 EXTERIOR STAIR, ALL COMPONENTS GALVANIZED AND PAINTED.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

Boundary Source: PDF ALTA SURVEY



1" = 30'

0 15 30 60 150

NORTH

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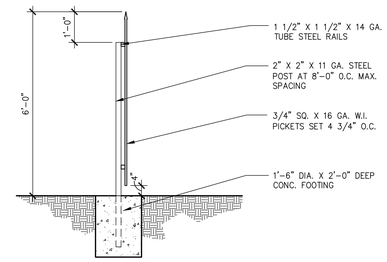
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FONTANA, CA 92337

FLOOR PLAN

DATE	REMARKS
03/17/2025	PLANNING SUBMITTAL
05/08/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

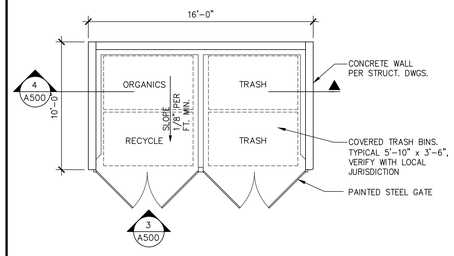
PA / PM:	D. MELENDEZ
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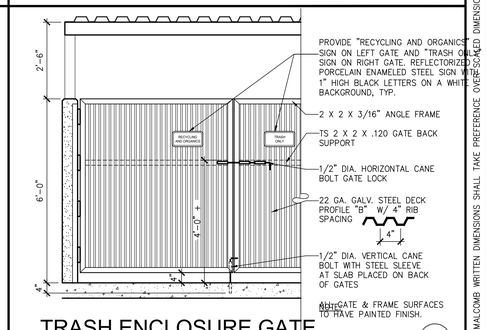
WROUGHT IRON FENCE

SCALE: 1/2"=1'-0" ESITE-Wrought_iron_fence-01 (1)



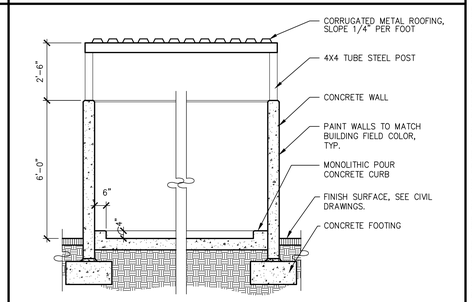
TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0" ESITE-Trash_enclosure_plan-01 (2)



TRASH ENCLOSURE GATE

SCALE: 1/2" = 1'-0" ESITE-Trash_enclosure_gate-02 (3)



TRASH ENCLOSURE SECTION

SCALE: 3/8" = 1'-0" ESITE-Trash_enclosure_sect-01 (4)

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14086 SANTA ANA AVE.
FONTANA, CA 92337

DETAILS

DATE	REMARKS
05/17/2022	PLANNING SUBMITTAL
06/08/2022	PLANNING RESUBMITTAL
07/25/2022	PLANNING RESUBMITTAL

PA / PM:	D. MELENDEZ
DRAWN BY:	EG
JOB NO.:	IRV22-0034-00

SHEET
A130

100



1 SHERWIN WILLIAMS
ONLINE - SW 7072

2 SHERWIN WILLIAMS
STEELY GRAY - SW 7664

3 SHERWIN WILLIAMS
LEISURE BLUE - SW 6515

4 SHERWIN WILLIAMS
NEBULOUS WHITE - SW 7063

5 METAL PANEL
SHERWIN WILLIAMS
ONLINE - SW 7072



6 MULLION
KAWNEER - BLACK ANODIZED



7 SOLARBAN - OPTIGRAY

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MATERIAL BOARD

DATE	REMARKS
03/17/2025	PLANNING SUBMITTAL
05/08/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

PA / PM:	D. MELENDEZ
DRAWN BY:	–
JOB NO.:	IRV22-0034-00

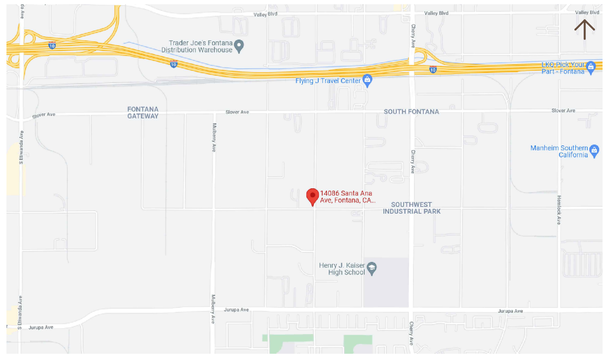
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This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
ASSUMED UNDERGROUND SYSTEM

Boundary Source:
PDF ALTA SURVEY



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PERSPECTIVE RENDERING

DATE	REMARKS
03/17/2025	PLANNING SUBMITTAL
05/08/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

PA / PM:	D. MELENDEZ
DRAWN BY:	–
JOB NO.:	IRV22-0034-00

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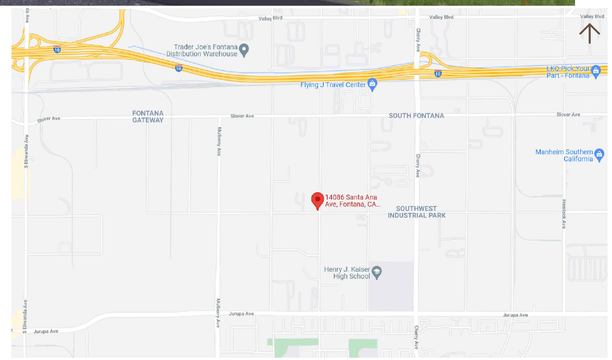
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05/08/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

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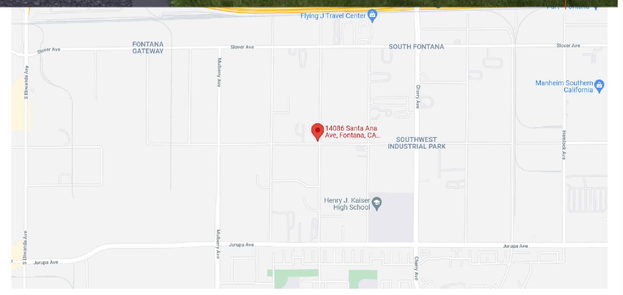
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05/08/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

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DRAWN BY:	–
JOB NO.:	IRV22-0034-00

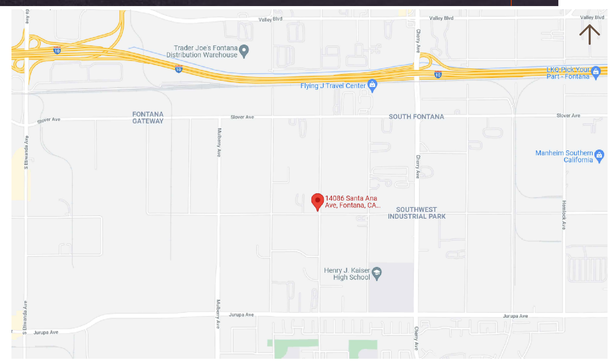
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Boundary Source:
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05/08/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

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DRAWN BY:	--
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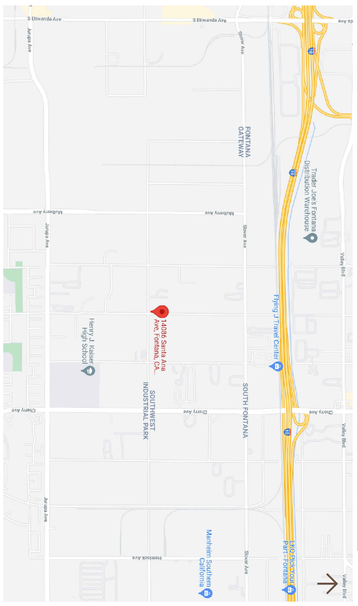
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Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

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SHEET A154

JOB NO: IRI022-0034-00
DRAWN BY: —
PA / PM: D. MELENDEZ

PERSPECTIVE RENDERING

DATE	REMARKS	DATE	REMARKS
03/11/2025	PLANNING SUBMITTAL		
05/08/2025	PLANNING RESUBMITTAL		
07/25/2025	PLANNING RESUBMITTAL		

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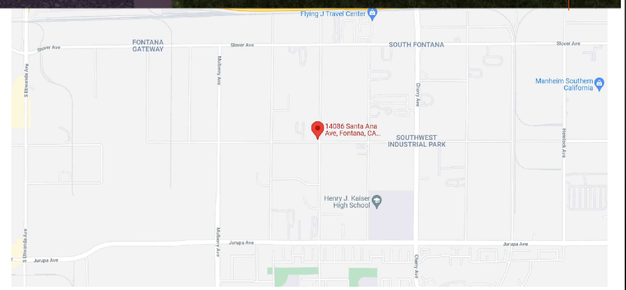
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Stormwater Management Design:
ASSUMED UNDERGROUND SYSTEM

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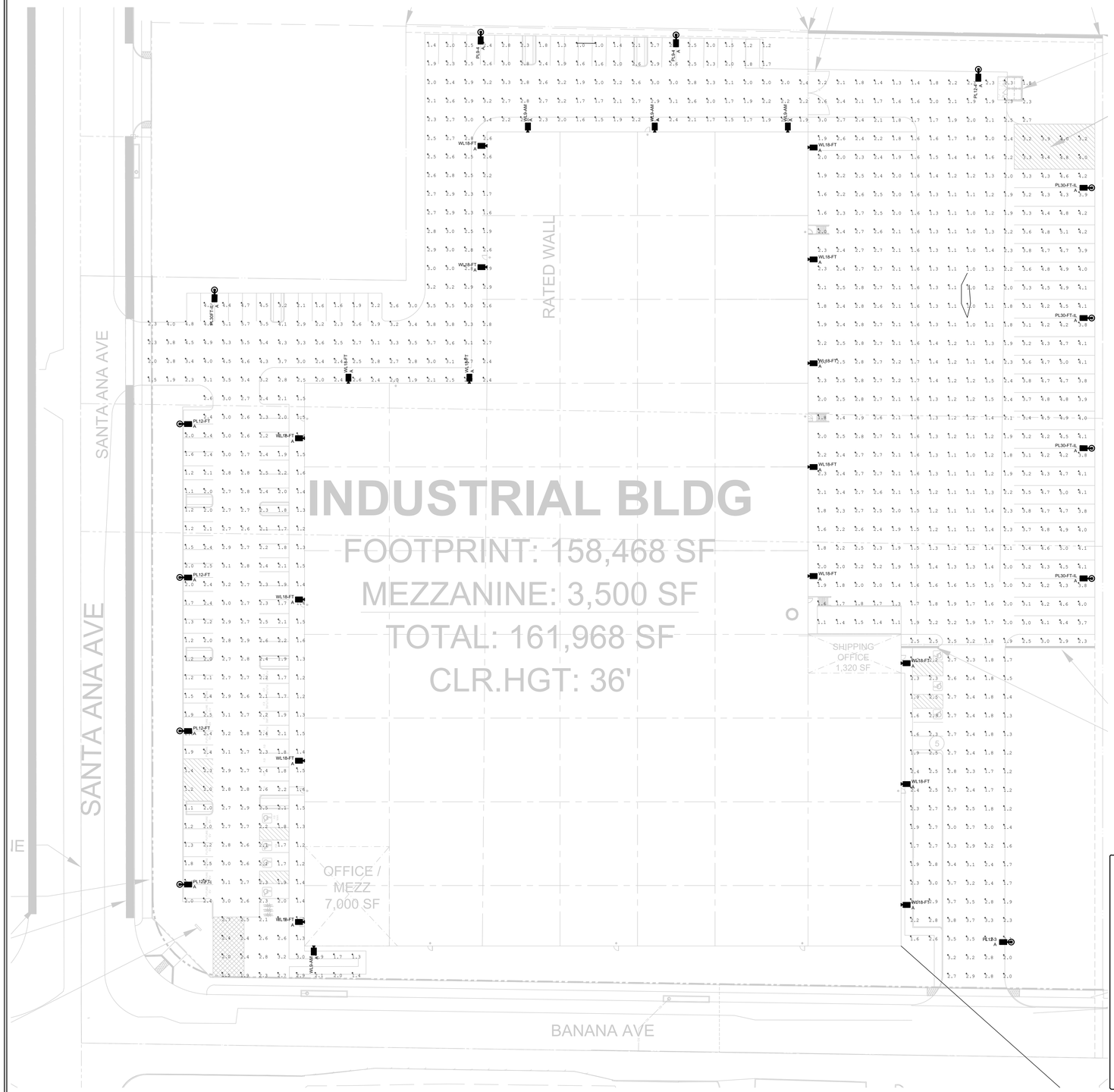
PERSPECTIVE RENDERING

DATE	REMARKS
03/11/2025	PLANNING RESUBMITTAL
05/08/2025	PLANNING RESUBMITTAL
07/25/2025	PLANNING RESUBMITTAL

PA / PM:	D. MELENDEZ
DRAWN BY:	–
JOB NO.:	IRV22-0034-00

SHEET

A155



SITE LIGHTING PLAN

(SCALE: 1"=30'-0")

NONRESIDENTIAL MANDATORY MEASURES

TABLE 5.106.8 [N]
MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
Maximum Allowable Backlight Rating (B)					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 – 2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
Maximum Allowable Uplight Rating (U)					
For area lighting[3]	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	U4
Maximum Allowable Glare Rating (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	N/A	G0	G0	G1	G1
Luminaire front hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting."

CAL GREEN BUG TABLE

SITE LIGHITNG STATISTICS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	2.41	5.7	1.0	2.41	5.7

FIXTURE LEGEND

SYMBOL	DESCRIPTION	POLE/HEIGHT	BASE	BUG RATING	COMPLIES WITH CAL GREEN 5.106.8
PL9-4	TYPE 4 9,000 LUMEN (LSI SLICE SLM-LED-9L-SIL-4-50-70CRI) 5,000K LED CUT-OFF AND NO UPTILT*	25' SQR STL POLE	2'-6" HIGH CONC BASE	B1-U0-G3	YES
PL12-4	TYPE 4 12,000 LUMEN (LSI SLICE SLM-LED-12L-SIL-4-50-70CRI) 5,000K LED CUT-OFF AND NO UPTILT*	25' SQR STL POLE	2'-6" HIGH CONC BASE IN AUTO PARKING & 4' HIGH CONC BASE IN TRUCK YARD	B2-U0-G3	YES
PL30-FT-IL	TYPE FT 30,000 LUMEN (LSI SLICE SLM-LED-30L-SIL-FT-50-70CRI-IL) 5,000K LED CUT-OFF W/INTEGRAL LOUVER AND NO UPTILT*	25' SQR STL POLE	4' HIGH CONC BASE	B1-U0-G3	YES
WL9-AM	TYPE AM 9,000 LUMEN (LSI SLICE SLM-LED-9L-SIL-AM-50-70CRI) 5,000K LED CUT-OFF WITH NO UPTILT	AT 34' AFF	N/A	B2-U0-G1	YES
WL18-3	TYPE 3 18,000 LUMEN (LSI SLICE SLM-LED-18L-SIL-3-50-70CRI) 5,000K LED CUT-OFF WITH NO UPTILT	AT 34' AFF	N/A	B3-U0-G3	YES
WL18-FT	TYPE FT 18,000 LUMEN (LSI SLICE SLM-LED-18L-SIL-FT-50-70CRI) 5,000K LED CUT-OFF WITH NO UPTILT	AT 34' AFF	N/A	B3-U0-G3	YES

* - SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

GRAPHIC SCALE
(SCALE 1"=30'-0")

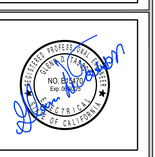
22.5 7.5
30 15 0 15 30 45 60

Gei

CONTRACTORS
ENGINEERS
Lic No. 201042

Gregg Electric Inc.

608 W. EMPORIA ST.
ONTARIO, CA 91762
(909) 983-1794



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PROJECT:

LBA LOGISTICS
SANTA ANA
INDUSTRIAL

14086 SANTA ANA AVE
FONTANA,CA

TITLE:

SITE LIGHTING PLAN

DRAWN BY: SL/BL
DATE: 3/8/24
SCALE: 1"=30'-0"

REVISION:	BY	DATE
A: -	-	-
B: -	-	-
C: -	-	-
D: -	-	-
E: -	-	-
F: -	-	-
G: -	-	-
H: -	-	-
J: -	-	-
K: -	-	-

JOB NO:

SHEET:
ESL1

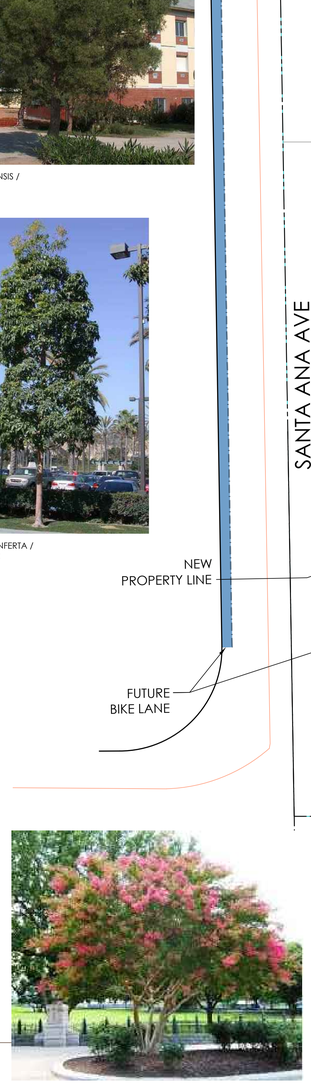


GEIJERA PARVIFOLIA /
AUSTRALIAN WILLOW



PINUS HALEPENSIS /
ALEPPO PINE

TRISTANIA CONFERTA /
BRISBANE BOX



LAGERSTROEMIA INDICA /
CREPE MYRTLE



KOELREUTERIA BIPINNATA /
CHINESE FLAME TREE



CERCIS OCCIDENTALIS /
WESTERN REDBUD



ULMUS PARVIFOLIA 'DRAKE' /
EVERGREEN ELM

PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 4 WUCOLS SOUTH INLAND VALLEY	QUANTITY
PROPOSED TREES				
	KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX STANDARD	LOW	18
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX STANDARD	VERY LOW	19
	LAGERSTROEMIA INDICA / CREPE MYRTLE	24" BOX STANDARD	MOD	8
	PINUS HALEPENSIS / ALEPPO PINE	24" BOX STANDARD	LOW	10
		36" BOX STANDARD		12
	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW	24" BOX STANDARD	LOW	22
	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX STANDARD	LOW	20
	ULMUS PARVIFOLIA 'DRAKE' / EVERGREEN ELM	24" BOX STANDARD	LOW	15

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 4 WUCOLS SOUTH INLAND VALLEY
PROPOSED SHRUBS, GROUNDCOVER & VINES			
	BACCHARIS PILULARIS / DWARF COYOTE BUSH	1 GAL / 42" O.C.	LOW
	BOUGAINVILLEA 'MONIKA' / OO-LA-LA BOUGAINVILLEA	1 GAL / 42" O.C.	LOW
	BULBINE F. 'TINY TANGERINE' / TINY TANGERINE BULBINE	1 GAL / 30" O.C.	LOW
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL / 30" O.C.	LOW
	CARISSA 'GREEN CARPET' / GREEN CARPET CARISSA	1 GAL / 24" O.C.	MOD
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 30" O.C.	LOW
	LANTANA 'NEW GOLD' / NEW GOLD LANTANA	1 GAL / 30" O.C.	LOW
	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL / 36" O.C.	LOW
	ELAEAGNUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.	LOW
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	5 GAL / 36" O.C.	LOW
	ROSMARINUS 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 24" O.C.	LOW
	SALVIA LEUCANTHA / MEXICAN SAGE	1 GAL / 36" O.C.	LOW

PROJECT NOTE:
LANDSCAPE AREAS SHALL BE IRRIGATED WITH A DRIP SYSTEM AND A SMART CONTROLLER.

SITE INFORMATION:
LANDSCAPE AREA REQUIRED: 15%
PROJECT SITE AREA: 400,164 SF (9.19 AC)
LANDSCAPE AREA PROVIDED: 60,025 SF
60,025 SF / 400,164 = 15%
REQUIRED TREES: 1 Tree / 600 sf of Landscape Area
600 / 60,025 = 100 TREES REQUIRED
PROPOSED ON-SITE TREES: 124
LANDSCAPE AREA - OFF-SITE: 4,830 SF
PROPOSED STREET TREES: 18

TREE REQUIREMENT
90% 24" box = 90 REQUIRED PROVIDED: 112
10% 36" box = 10 REQUIRED PROVIDED: 12
TOTAL TREES PROVIDED: 123

SHRUB REQUIREMENT
MINIMUM EIGHT (8) SHRUBS PER TREE
124 TREES x 8 = 992 SHRUBS
50% 5 gal = 496 MINIMUM SHRUBS
50% 1 gal = 496 MINIMUM SHRUBS

PLANT PALETTE FOR OFF-SITE RIGHT-OF-WAY AREA

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 4 WUCOLS SOUTH INLAND VALLEY	QUANTITY
PROPOSED TREES				
	DESIGNATED STREET TREE PER THE CITY	24" BOX STANDARD	LOW	18
PROPOSED GROUNDCOVER				
	ROSMARINUS 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.	LOW	

The Property Owner shall maintain off site areas until such time as the off site landscape areas are annexed into a Special District (CFD or L&LMD) and accepted by the City for maintenance purposes.

Colleen M. Nolan
Landscape Architect, #5439
cnolan@cox.net
13355 Silverado Court, Corona 92883
714.743.7915 cell

REGISTERED LANDSCAPE ARCHITECT
Colleen M. Nolan
Lic. #5439
(Signature)
05.13.2025
(Date)
STATE OF CALIFORNIA

1" =30'
0 10 30 60 90
NORTH

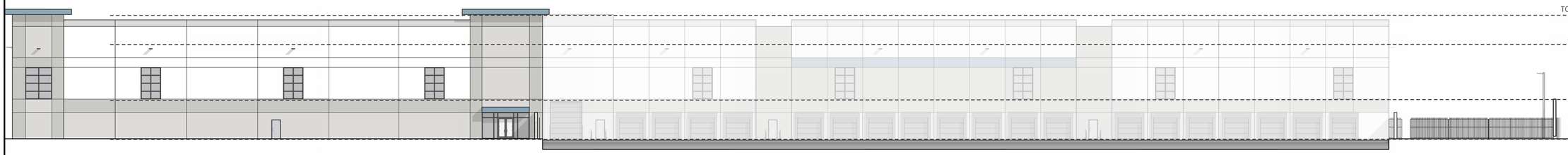
Preliminary Landscape Plan

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FONTANA, CA 92337

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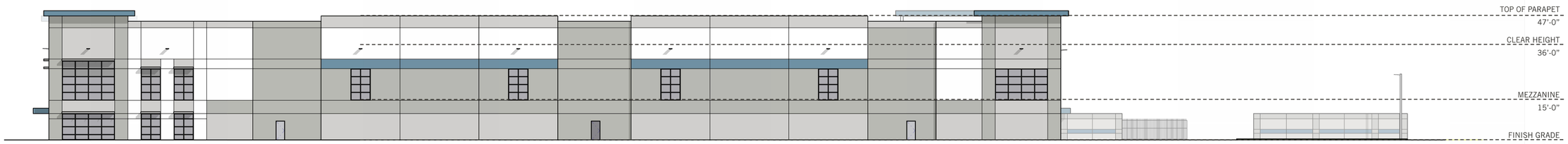
IRV22-034-00
05.13.2025

SHEET
L1.1



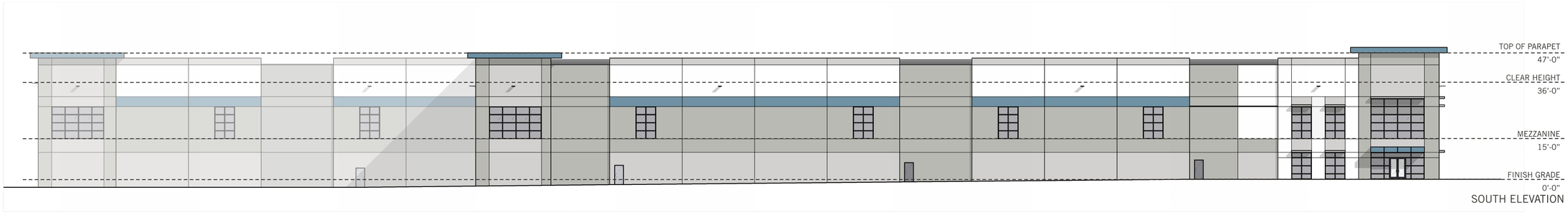
NORTH EXTERIOR ELEVATION

SCALE: 20"=1'-0" (A)



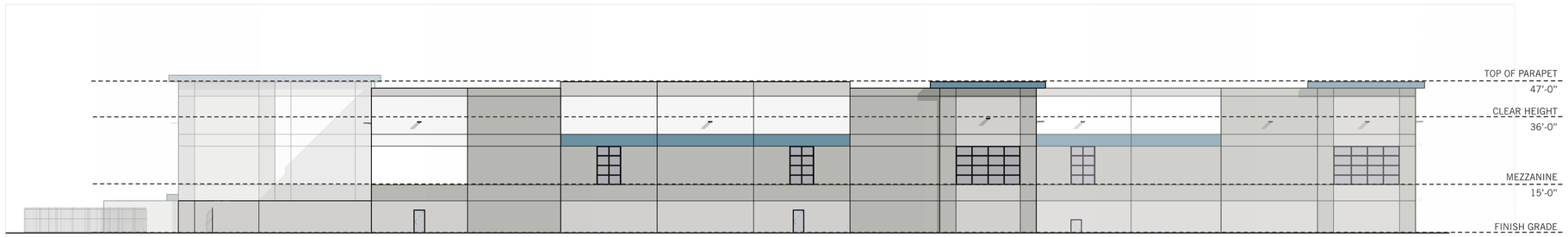
EAST EXTERIOR ELEVATION

SCALE: 20"=1'-0" (B)



SOUTH EXTERIOR ELEVATION

SCALE: 20"=1'-0" (C)



WEST EXTERIOR ELEVATION

SCALE: 20"=1'-0" (D)

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Leading Design for Commercial Real Estate

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LBA SANTA ANA FONTANA

14086 SANTA ANA AVE.

FONTANA, CA 92337

EXTERIOR ELEVATIONS

REMARKS	DATE
PLANNING SUBMITTAL	03/17/2025
PLANNING RESUBMITTAL	05/08/2025

PA / PM:	D. MELENDEZ
DRAWN BY:	–
JOB NO.:	IRV22-0034-00

SHEET

A120

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

GENERAL GRADING NOTES

1. ALL GRADING SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE (CBC) CHAPTERS 17, 18, & APPENDIX-J AS AMENDED BY ORDINANCE 457.
2. ALL PROPERTY CORNERS, GRADING BOUNDARIES AND ALL CONSERVATION AREAS/LEAST SENSITIVE AREA (LSA) DETERMINED BY THE ENVIRONMENTAL PROGRAMS DEPARTMENT (EPD) SHALL BE CLEARLY DELINEATED AND STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
3. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF WAY WILL REQUIRE SEPARATE PLANS AND A SEPARATE REVIEW-APPROVAL (PERMIT) FROM THE TRANSPORTATION DEPARTMENT.
4. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED APRIL 20, 2017.
5. COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5.8. PROJECTS WITHOUT A PRELIMINARY SOILS REPORT SHALL INCLUDE DETAILED SPECIFICATIONS IN ACCORDANCE WITH SECTIONS 1803.2 AND 1803.5 PREPARED BY THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.
8. PRIOR TO GRADING, A MEETING SHALL BE SCHEDULED WITH A RIVERSIDE COUNTY ENVIRONMENTAL COMPLIANCE INSPECTOR PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

CUT/FILL NOTES

9. MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL).
10. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCH MAX OR AS RECOMMENCED IN THE SOIL REPORT), COMPACTED AND TESTED THROUGHOUT THE GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (HORIZONTAL TO VERTICAL) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AN BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MINIMUM.
11. THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30 FEET IN VERTICAL HEIGHT, OR CUT SLOPES STEEPER THAN 2:1 HAVE BEEN VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
12. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM

DRAINAGE, EROSION / DUST CONTROL NOTES

13. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NON-EROSIVE DOWN DRAINS OR OTHER DEVICES.
14. PROVIDE A PAVED SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
15. PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF ALL FILL SLOPES STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
16. THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION.
17. NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
18. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPS) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DRAINAGE TO ADJACENT PROPERTIES.
19. DUST CONTROL SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
20. FUGITIVE DUST CONTROL: CONSTRUCTION SITES SUBJECT TO PM10 FUGITIVE DUST MITIGATION SHALL COMPLY WITH AQMD RULE 403.1.
21. ALL EXISTING DRAINAGE COURSES AND STORM DRAIN FACILITIES SHALL CONTINUE TO FUNCTION. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
22. FOR ALL SLOPES STEEPER THAN 4 TO 1 (H/V): ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT ARE REQUIRED TO BE PLANTED WITH AN APPROVED DROUGHT-TOLERANT GROUND COVER AT A MINIMUM SPACING OF 12" ON CENTER OR AS APPROVED BY THE ENGINEER OF RECORD OR THE REGISTERED LANDSCAPE ARCHITECT AND DROUGHT-TOLERANT SHRUBS SPACED AT NO MORE THAN 10' ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' O CENTER, OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER C.P.C. CHAPTER 6. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED AND IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

ROUGH GRADE NOTES

23. A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY FOR REVIEW AND APPROVAL. THE REPORT SHALL INCLUDE BUILDING FOUNDATION DESIGN PARAMETERS (ALLOWABLE SOIL PRESSURES, ETC.), EXPANSION INDEX (AND DESIGN ALTERNATIVES IF EI > 20), WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.
24. EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED ON TABLE 1705.6 OF 2016 CBC.
25. THE COUNTY OF RIVERSIDE REQUIRES A LICENSED PROFESSIONAL ENGINEER TO SUBMIT A WET SIGNED AND STAMPED ROUGH GRADING.
26. ROUGH GRADE ONLY PERMITS: IN ADDITION TO OBTAINING ALL REQUIRED INSPECTIONS AND APPROVAL OF ALL FINAL REPORTS, ALL SITES PERMITTED FOR ROUGH GRADE ONLY SHALL PROVIDE VEGETATIVE COVERAGE (100 PERCENT) OR OTHER MEANS OF SITE STABILIZATION APPROVED BY ENVIRONMENTAL COMPLIANCE DIVISION, PRIOR TO RECEIVING A ROUGH GRADE PERMIT FINAL.

PRECISE GRADE NOTES

27. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN FINAL CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO THE REQUEST OF PRECISE GRADING INSPECTION.

NPDES NOTES

1. CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPS) FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF THE SITE BMPS IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPS THROUGHOUT THE TIME OF CONSTRUCTION.
2. EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE ENTRAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
3. SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
4. GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREA EXPOSED TO THE EXTENT FEASIBLE.
5. AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
6. ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
7. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE OR STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT, THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATE FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
9. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM.
10. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
11. ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE TRAINED IN THE IMPLEMENTATION AND USE OF THE REQUIRED BMPS AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS AND ALL TRAINING DOCUMENTATION SHALL BE MAINTAINED IN THE SWPPP.
12. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
13. BMPS SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPS SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
14. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

AGENCY CONTACT LIST

OWNER/DEVELOPER
LBA REALTY | LBA LOGISTICS
3347 MICHELSON DRIVE, SUITE 200
IRVINE, CA 92612
949.833.0400
CONTACT: MICHAEL GREGG, DIRECTOR OF DEVELOPMENT
MGREGG@LBAREALTY.COM

CIVIL ENGINEER
WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
949.660.9128
CONTACT: LUKE CORSBIE, REGIONAL DIRECTOR

CITY OF FONTANA
DEPARTMENT OF ENGINEERING
8353 SIERRA AVENUE
FONTANA, CA 92335
909.350.7610
ENGINEERING@FONTANA.ORG

WATER
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
909.822.2201

SEWER
CITY OF FONTANA
PUBLIC WORKS DEPARTMENT
16489 ORANGE WAY
FONTANA, CA 92335
909.350.6760

ELECTRIC
SOUTHERN CALIFORNIA EDISON
7951 REDWOOD AVENUE
FONTANA, CA 92336
909.357.6116

GAS
SOCALGAS CO.
9781 SIERRA AVENUE, UNIT C
FONTANA, CA 92335
800.427.2200

TELEPHONE
AT&T
16232 FOOTHILL BOULEVARD, SUITE A
FONTANA, CA 92335
909.574.7316

CABLE/INTERNET
SPECTRUM
1 MILLS CIRCLE, UNIT 604 - LEVEL 1
ONTARIO, CA 91764
888.406.7063

TRASH
BURRTEC WASTE INDUSTRIES, INC.
9890 CHERRY AVENUE
FONTANA, CA 92335
909.429.4200

SURVEY INFORMATION

CALVADA SURVEYING, INC.
411 JENKS CIRCLE, SUITE 205
CORONA, CA 92880
(951) 280-9960

THE SURVEY INFORMATION FOR THE PROPERTY WHERE THE PROJECT SITE IS LOCATED HAS BEEN PREPARED BY CALVADA SURVEYING, INC. UNDER THE SUPERVISION OF ARMANDO D. DUPONT, REGISTRATION NO. 7780, IN THE STATE OF CALIFORNIA

GEOTECHNICAL INFORMATION

SOUTHERN CALIFORNIA GEOTECHNICAL
22885 EAST SAVI RANCH PARKWAY, SUITE E
YORBA LINDA, CA 92887
(714) 685-1115
CONTACT: ROBERT G. TRAZO, PRINCIPAL ENGINEER

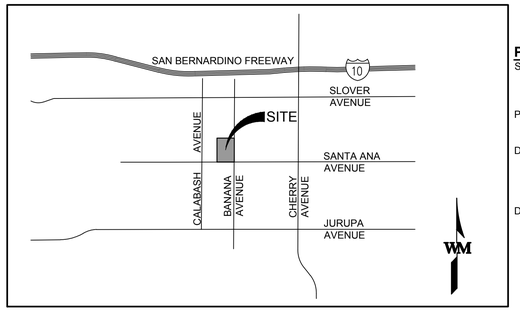
SOUTHERN CALIFORNIA GEOTECHNICAL PREPARED TWO SEPARATE GEOTECHNICAL REPORTS FOR THE PROJECT SITE:

"GEOTECHNICAL INVESTIGATION PROJECT NO. 16G103-4", DATED 07/18/2023
"INFILTRATION REPORT PROJECT NO. 16G103-4", DATED 07/20/2023

PRELIMINARY GRADING PLAN

LBA SANTA ANA FONTANA

14032, 14046, & 14086 SANTA ANA AVENUE, 10740, 10832 & 10848 BANANA AVENUE, CITY OF FONTANA, COUNTY OF SAN BERNARDINO, CA 92337



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

1	TITLE SHEET
2	OVERALL PRELIMINARY GRADING PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY GRADING SECTIONS
6	PRELIMINARY UTILITY PLAN
7	PRELIMINARY WQMP PLAN
8	BMP DETAILS
9	BMP DETAILS
10	BMP DETAILS

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF FONTANA BENCHMARK 582, ELEVATION 1135.36 FEET (NAVD 88). DESCRIPTION: JUNIPER AVE. & MARYGOLD AVE. PK & LEAD AT EAST END NECR.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. EWPP:
NORTHING = 1860640.16' EASTING = 6705286.44'

C.S.R.C. LORS:
NORTHING = 1870992.82' EASTING = 6636093.06'

EARTHWORK QUANTITY ESTIMATE

DESCRIPTION		EXCAVATION (CY)	EMBANKMENT (CY)
RAW		8,022	14,976
PAVEMENT OVER EX./R&R	2' AVG. DEPTH	8,875	8,875
BLDG. OVER EX./R&R	3' AVG. DEPTH	19,186	19,186
SUBTOTAL		36,083	43,037
SHRINKAGE	8% ASSUMED	-	46,480
BLDG. SLAB SECTION	6"	-	-3,027
PCC PAVEMENT SECTION	6.5"	-	-1,418
AC PAVEMENT SECTION	6"	-	-910
UNDERGROUND STORAGE CHAMBER		+3,258	-
GRAND TOTAL		39,340	41,130
NET (IMPORT)			**1,790 CY FILL**

NOTE: THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS. WARE MALCOMB DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS.

PROJECT AREA SUMMARY

SITE ADDRESS: 14032, 14046, 14086 SANTA ANA AVENUE AND 10740, 10832, 10848 BANANA AVENUE, FONTANA, CA 92337

PROPERTY AREA:
GROSS AREA: 9.19 AC. OR 400,473 SF
NET AREA: 8.04 AC. OR 350,050 SF

DISTURBED AREA SUMMARY - ON-SITE:
EXISTING IMPERVIOUS AREA: 143,620 SF
EXISTING PERVIOUS AREA: 198,842 SF
PROPOSED IMPERVIOUS AREA: 293,488 SF
PROPOSED PERVIOUS AREA: 56,562 SF

DISTURBED AREA SUMMARY - OFF-SITE:
EXISTING IMPERVIOUS AREA: 36,064 SF
EXISTING PERVIOUS AREA: 21,947 SF
PROPOSED IMPERVIOUS AREA: 45,896 SF
PROPOSED PERVIOUS AREA: 4,527 SF

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT	
	CENTERLINE	
	CURB & GUTTER	
	TREE (VARIOUS)	
(5280)	CONTOUR	5750
CATV	CATV	CATV
E E	ELECTRIC	E E
OH	OVERHEAD UTILITY	OH
FO	FIBER OPTIC	FO FO
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
	STORM DRAIN	SD
T T	TELEPHONE	T T
UKWN	UNKNOWN UTIL	N/A
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
RW	RECLAIMED WATER	RW
	FENCE	X
	EARTHEN SWALE	
	STREET LIGHT	

ABBREVIATIONS

AB	AGGREGATE BASE	MH	MAHNOLE
AC	ASPHALT CONCRETE	NG	NATURAL GROUND
BFV	BACK FLOW VALVE	OC	ON CENTER
BOC	BOTTOM OF CHAMBER	OS	OFFSET
BOS	BOTTOM OF STONE	PB	PULL BOX
CF	CURB FACE	PCC	PORTLAND CEMENT CONCRETE
CL/℄	CENTERLINE	PL/℄	PROPERTY LINE
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE PIPE
DF	DEEPENED FOOTING	R	RADIUS
DIP	DUCTILE IRON PIPE	(RAD)	RADIAL BEARING
EG	EXISTING GRADE	RCC	ROLLER COMPACTED CONCRETE
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOA	EDGE OF ASPHALT	R/W / ROW	RIGHT-OF-WAY
ESMT	EASEMENT	SD/STRM	STORM DRAIN
EX	EXISTING	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
FDC	FIRE DEPARTMENT CONNECTION	STA	STATION
FES	FLARED END SECTION	SS/SAN	SANITARY SEWER
FG	FINISHED GRADE	TG	TOP OF GRATE
FH	FIRE HYDRANT	SW	SIDE WALK
FF/FFE	FINISH FLOOR ELEVATION	TBC	TOP BACK OF CURB
FG	FINISHED GRADE	TFI	TOP FACE OF INLET
FGW	FINISH GRADE AT WALL	TC	TOP OF CURB
FL/℄	FLOW LINE	TOC	TOP OF CHAMBER
FS	FINISHED SURFACE	TOP	TOP OF PIPE
GB	GRADE BREAK	TOS	TOP OF STONE
GBW	GRADE AT BOTTOM OF WALL	TOW	TOP OF WALL
GTW	GRADE AT TOP OF WALL	TYP.	TYPICAL
GM	GAS METER	VIF	VERIFY IN FIELD
GV	GAS VALVE	WM	WATER METER
HP	HIGH POINT	WSEL	WATER SURFACE ELEVATION
LP	LOW POINT	WV	WATER VALVE
INV	INVERT		
LF	LINEAR FEET		
ME	MATCH EXISTING		

LEGAL DESCRIPTION - NO. NCS-1116502-SA1

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF FARM LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

AREAS AND DISTANCES AS SHOWN ON SAID MAP ARE COMPUTED TO STREET CENTERS.

PARCEL 2:

THE NORTH 82.5 FEET OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

AREAS AND DISTANCES AS SHOWN ON SAID MAP ARE COMPUTED TO STREET CENTERS.

A.P.N. 0236-081-37

LEGAL DESCRIPTION - NO. NCS-1122543-SA1

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TRACT ONE:

THE SOUTH ½ OF THE EAST ½ OF THE EAST ½ OF FARM LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LAND BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

NOTE : AREA AND DISTANCES ARE COMPUTED TO STREET CENTERS.

TRACT TWO:

THE EAST 82-½ FEET OF THE WEST ½ OF THE EAST ½ OF FARM LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

NOTE : AREAS AND DISTANCES ARE COMPUTED TO STREET CENTERS.

TRACT THREE:

THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF FARM LOT 1050, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 82.5 FEET THEREOF.

NOTE : AREAS AND DISTANCES ARE COMPUTED TO STREET CENTERS.

TRACT FOUR:

PARCEL 1:

THE WEST ONE-HALF OF THE EAST ONE-HALF OF FARM LOT 1050, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WEST 165 FEET OF THE SOUTH 220 FEET.

ALSO EXCEPT THE EAST 82.5 FEET THEREOF.

NOTE : AREAS AND DISTANCES ARE MEASURED FROM THE CENTER LINES OF ADJOINING STREETS AS SHOWN ON SAID MAP.

PARCEL 2:

THE NORTH 10 FEET OF THE SOUTH 220 FEET OF THE WEST 165 FEET OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF FARM LOT 1050, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE

SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.NS.
0236-081-03 (TRACT ONE),
0236-081-04 (TRACT TWO),
0236-081-32 (TRACT THREE) AND
0236-081-45 (PARCEL 1 AND 2 OF TRACT FOUR).

WARE MALCOMB
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10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORSBIE
No. 72588
CIVIL
STATE OF CALIFORNIA
07/24/2025
FOR AND ON BEHALF OF WARE MALCOMB

PRELIMINARY GRADING PLAN
LBA SANTA ANA FONTANA
14032, 14046, & 14086 SANTA ANA AVE.,
10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

TITLE SHEET

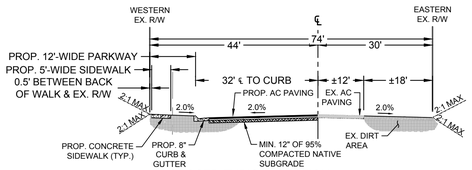
NO.	DATE	REMARKS

JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET 1
Sheet 1 of 10

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NOT FOR CONSTRUCTION

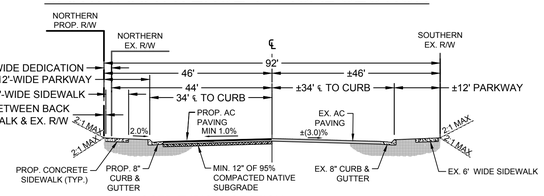
BANANA AVENUE TYPICAL SECTION



PROPOSED TYPICAL SECTION

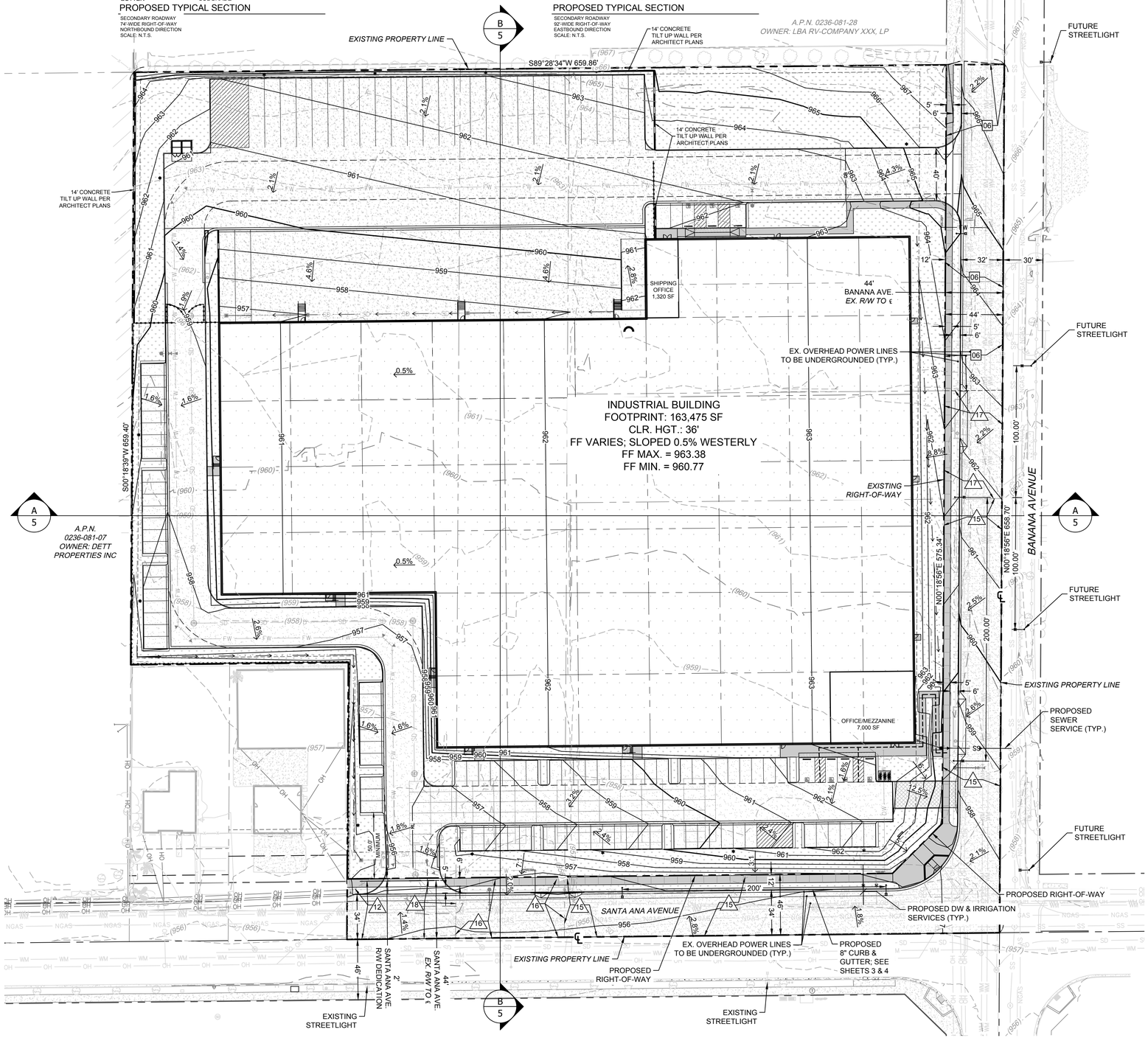
SECONDARY ROADWAY
74'-WIDE RIGHT-OF-WAY
NORTHBOUND DIRECTION
SCALE: N.T.S.

SANTA ANA AVENUE TYPICAL SECTION



PROPOSED TYPICAL SECTION

SECONDARY ROADWAY
92'-WIDE RIGHT-OF-WAY
EASTBOUND DIRECTION
SCALE: N.T.S.



PAVING LEGEND

NEW CONCRETE SIDEWALK	
NEW PCC PAVING	
NEW AC PAVING	

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	SECTION	
	1/4 SECTION	
	1/16 SECTION	
	LOT LINE	
	EASEMENT	
	CENTERLINE	
(5280)	MAJOR CONTOUR	5280
(5278)	MINOR CONTOUR	5278
	CURB / GUTTER	
	SIDEWALK	
X	FENCE	X
N/A	SAWCUT	
SD	STORM DRAIN	SD
SS	SANITARY	SS
WM	WATERLINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
RW	RECLAIMED WATER	RW
IRR	IRRIGATION	IRR
OH	OVERHEAD UTILITY	OH
JT	JOINT UTILITY TRENCH	JT
CATV	CABLE TV	CATV
E	BURIED ELECTRIC	E
FO	FIBER OPTIC	FO
NGAS	NATURAL GAS	NGAS
T	TELEPHONE	T
UKWN	UNKNOWN UTILITY	N/A

GRADING NOTES

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. ELEVATIONS ARE PER THE SURVEY DATUM, NOT PER ARCHITECTURAL FLOOR ELEVATIONS.
4. ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
5. CURB ELEVATIONS ARE AT FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
7. SIDEWALKS AND LANDINGS SHALL BE 2% MAX CROSS-SLOPE TOWARD ROADS, DRIVE LANES, AND PARKING AREAS UNLESS OTHERWISE NOTED.
8. ACCESSIBLE PARKING STALLS AND LOADING AREAS TO BE 2% MAX SLOPE IN ANY DIRECTION.
9. REFER TO THE GEOTECH REPORT FOR GROUNDWATER ELEVATIONS.
10. GRADING OF LANDSCAPED AREAS AROUND BUILDINGS TO COMPLY WITH GEOTECH. REPORT.
11. PEDESTRIAN GUARDRAILS TO BE INSTALLED WHERE REQUIRED BY LOCAL, STATE, OR FEDERAL REQUIREMENTS. RE: ARCHITECTURAL/LANDSCAPE PLANS.

EASEMENT NOTES

BASED UPON TITLE REPORT NO. NCS-1116502-SA1, DATED FEBRUARY 28, 2022 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

4. AN EASEMENT FOR WATER PIPES AND CONDUITS PURPOSES, IN FAVOR OF FONTANA UNION WATER COMPANY RECORDED AUGUST 14, 1941 IN BOOK 1489 PAGE 494 OF OFFICIAL RECORDS (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION).

6. EASEMENT FOR HIGHWAY AND ROAD PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO RECORDED JUNE 18, 1996 AS INSTRUMENT NO. 1996-216635 OF OFFICIAL RECORDS (PLOTTED HEREON).

EASEMENT NOTES (CONTINUED)

BASED UPON TITLE REPORT NO. NCS-1122543-SA1, DATED MARCH 29, 2022 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

11. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED AUGUST 28, 1968 IN BOOK 7085 PAGE 142 OF OFFICIAL RECORDS (PLOTTED HEREON)

12. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO RECORDED SEPTEMBER 26, 1988 AS INSTRUMENT NO. 88-322526 OFFICIAL RECORDS (PLOTTED HEREON)

15. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT NO. 2012-0174413 OF OFFICIAL RECORDS (PLOTTED HEREON)

16. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT NO. 2012-0174414 OF OFFICIAL RECORDS (PLOTTED HEREON)

17. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT 2012-0174415 OF OFFICIAL RECORDS (PLOTTED HEREON)

18. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT 2012-0174416 OF OFFICIAL RECORDS (PLOTTED HEREON)

Know what's below. Call before you dig.

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0 20 40 80
SCALE: 1" = 40'

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LBA SANTA ANA FONTANA
14032, 14046, & 14086 SANTA ANA AVE.,
10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

OVERALL PRELIMINARY GRADING PLAN

NO.	DATE	REMARKS

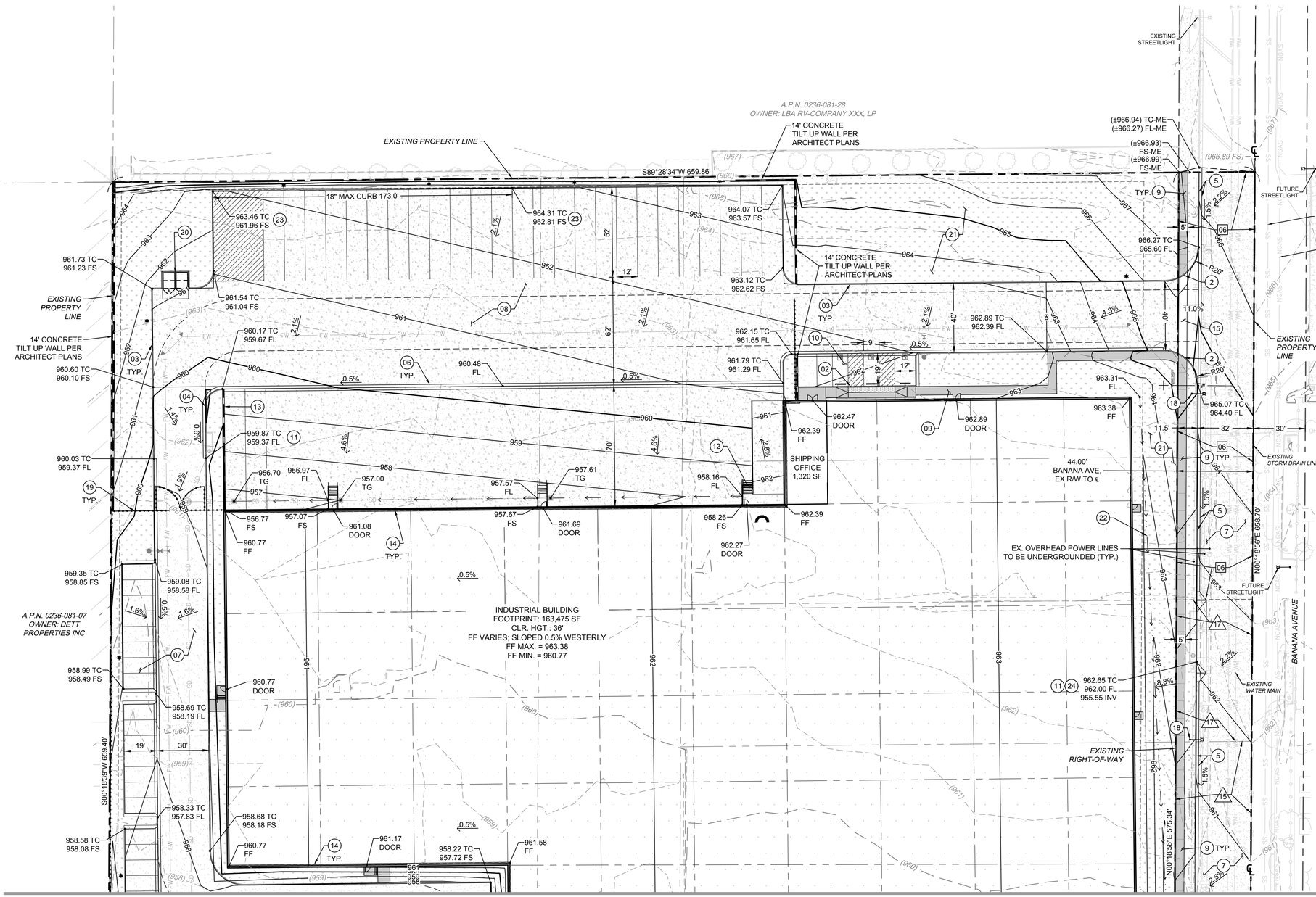
JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET 2
Sheet 2 of 10

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NOT FOR CONSTRUCTION

P:\IRV22\0034\00\Civil\CAD\Sheets\Preliminary\IRV22-0034_Grading Plan.dwg 07/24/2025 SLIN 1:1



MATCHLINE
SEE SHEET 4

GRADING CONSTRUCTION NOTES

1. JOIN TO EXISTING FEATURE AS SHOWN ON PLAN.
2. NEW 0" PCC CURB.
3. NEW 6" PCC CURB.
4. NEW 6" PCC CURB & GUTTER.
5. NEW 8" PCC CURB & GUTTER
6. NEW 3'-WIDE PCC VALLEY GUTTER.
7. NEW AC PAVING PER GEOTECHNICAL RECOMMENDATIONS.
8. NEW PCC PAVING PER GEOTECHNICAL RECOMMENDATIONS.
9. NEW 4" THICK, 5' WIDE PCC SIDEWALK.
10. NEW ADA PARKING STALLS. ADA PARKING AREA TO BE 2% MAX SLOPE IN ALL DIRECTIONS.
11. NEW LOCAL DEPRESSION AT CATCH BASIN.
12. NEW STAIRWAY WITH HANDRAILS.
13. NEW RETAINING WALL.
14. NEW BUILDING DEEPENED FOOTING.
15. NEW DRIVEWAY ENTRANCE PER CITY STD PLAN #1001.
16. NEW TURF BLOCK FOR FIRE ACCESS.
17. NEW PEDESTRIAN CURB RAMP AT INTERSECTION.
18. NEW CITY STANDARD STREET LIGHT
19. NEW FENCING PER ARCHITECTURAL PLANS.
20. NEW TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
21. NEW LANDSCAPED AREA PER LANDSCAPE PLANS.
22. NEW VEGETATED GRASS SWALE.
23. NEW 18" MAX PCC CURB
24. NEW CATCH BASIN PER CITY STD PLAN #3004.
25. NEW 2'-WIDE ROLLED 6" CURB.
26. NEW 50' RADIUS CURB RETURN PER CITY STD #1003.
27. NEW ADS MC-7200 STORMTECH CHAMBER SYSTEM UNDERGROUND INFILTRATION BASIN BMP. REFER TO SHEET 6 FOR DESIGN INFORMATION, AND SHEETS 8 & 9 FOR DETAILS.
28. 5' TRANSITION FROM 8" VERTICAL CURB TO 6" ROLLED CURB

GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
TG	TOP OF GRATE
FS	FINISHED SURFACE
FL	FLOW LINE ELEVATION
INV	INVERT ELEVATION
FG	FINISHED GRADE
ME	MATCH EXISTING

SCALE: 1" = 30'

EASEMENT NOTES

BASED UPON TITLE REPORT NO. NCS-1116502-SA1, DATED FEBRUARY 28, 2022 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

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EASEMENT NOTES (CONTINUED)

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18. AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT 2012-0174416 OF OFFICIAL RECORDS (PLOTTED HEREON)

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NO.	DATE	REMARKS
		PRELIMINARY GRADING PLAN

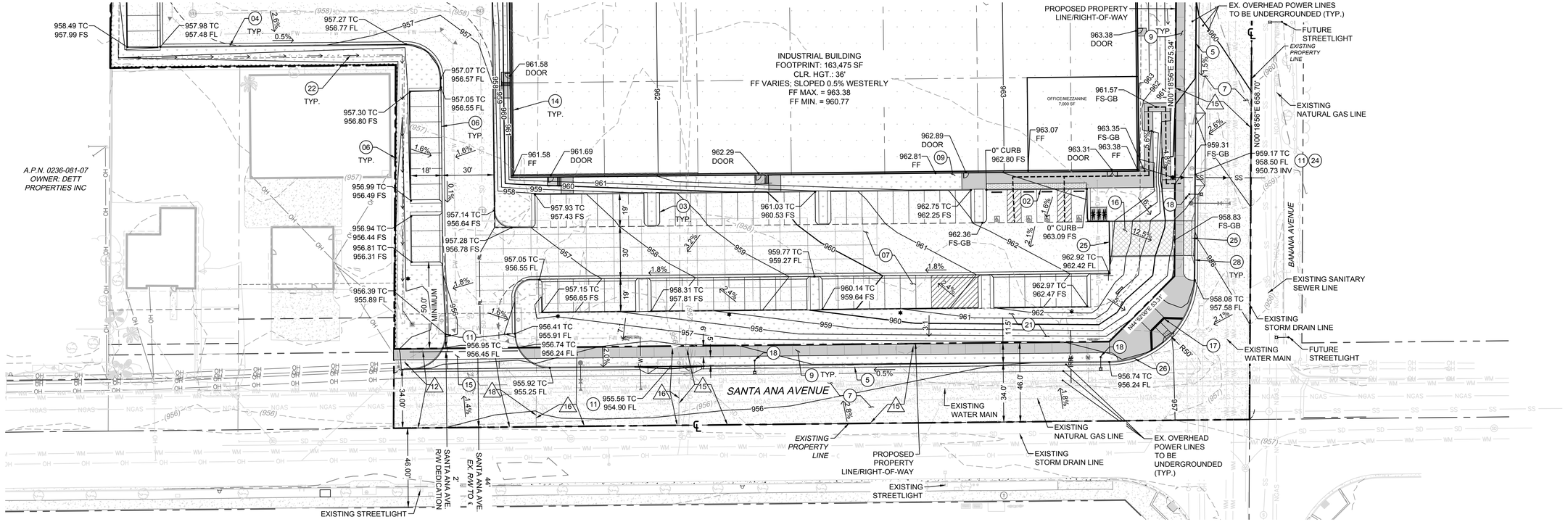
JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DRAWN:	A. CASTELO
CHECKED:	L. CORSBIE
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET 3
Sheet 3 of 10

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EASEMENT NOTES

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GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
HP	HIGH POINT
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TG	TOP OF GRATE
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FL	FLOW LINE ELEVATION
INV	INVERT ELEVATION
FG	FINISHED GRADE
ME	MATCH EXISTING

GRADING CONSTRUCTION NOTES

1. JOIN TO EXISTING FEATURE AS SHOWN ON PLAN.
2. NEW 0" PCC CURB.
3. NEW 6" PCC CURB.
4. NEW 6" PCC CURB & GUTTER.
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8. NEW PCC PAVING PER GEOTECHNICAL RECOMMENDATIONS.
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10. NEW ADA PARKING STALLS. ADA PARKING AREA TO BE 2% MAX SLOPE IN ALL DIRECTIONS.
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14. NEW BUILDING DEEPENED FOOTING.
15. NEW DRIVEWAY ENTRANCE PER CITY STD PLAN #1001.
16. NEW TURF BLOCK FOR FIRE ACCESS.
17. NEW PEDESTRIAN CURB RAMP AT INTERSECTION.
18. NEW STREET LIGHT PER CITY STD #1017
19. NEW FENCING PER ARCHITECTURAL PLANS.
20. NEW TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
21. NEW LANDSCAPED AREA PER LANDSCAPE PLANS.
22. NEW VEGETATED GRASS SWALE.
23. NOT USED.
24. NEW CATCH BASIN PER CITY STD PLAN #3004.
25. NEW 2'-WIDE ROLLED 6" CURB.
26. NEW 50' RADIUS CURB RETURN PER CITY STD #1003.
27. NEW ADS MC-7200 STORMTECH CHAMBER SYSTEM UNDERGROUND INFILTRATION BASIN BMP. REFER TO SHEET 6 FOR DESIGN INFORMATION, AND SHEETS 8 & 9 FOR DETAILS.
28. 5' TRANSITION FROM 8" VERTICAL CURB TO 6" ROLLED CURB

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NO.	DATE	REMARKS
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DATE:	6/03/2025
PLOT DATE:	7/24/2025

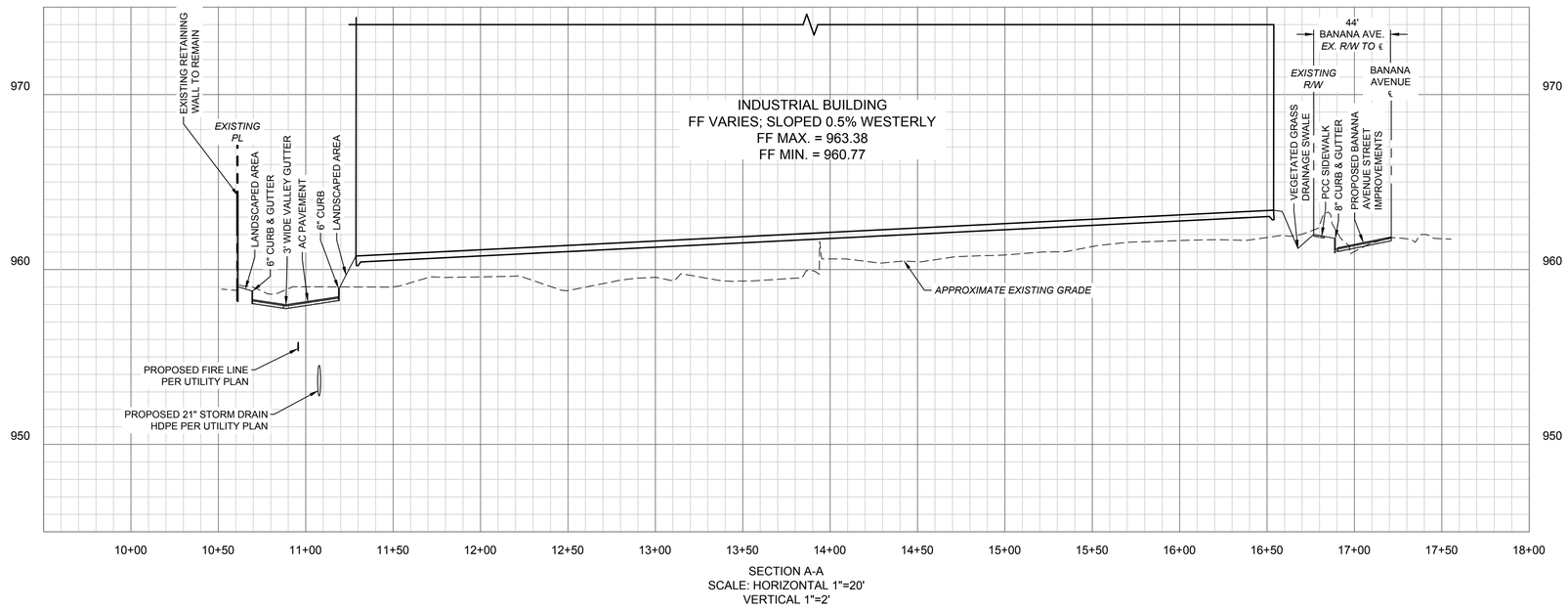
SHEET 4
Sheet 4 of 10

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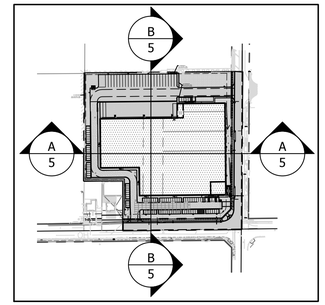
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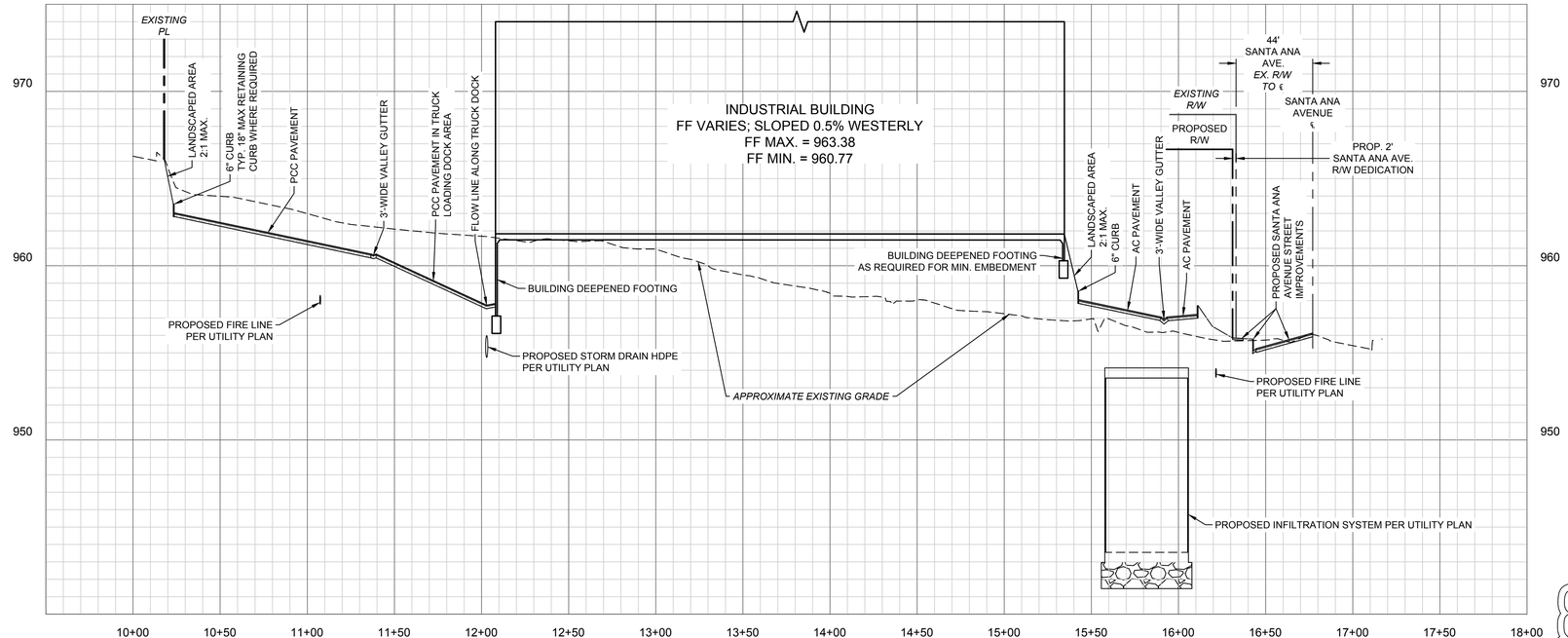
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SECTION A-A
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=2'



KEY MAP
SCALE:1" = 500'



SECTION B-B
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=2'

811
Know what's below.
Call before you dig.

WM

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

0 10 20 40
SCALE: Hor: 1" = 20'
SCALE: Vert: 1" = 4

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REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORSBIE
No. 72588
CIVIL
STATE OF CALIFORNIA

07/24/2025

FOR AND ON BEHALF OF WARE MALCOMB

PRELIMINARY GRADING PLAN
LBA SANTA ANA FONTANA
14032, 14046, & 14086 SANTA ANA AVE.,
10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

PRELIMINARY GRADING SECTIONS

NO.	DATE	REMARKS

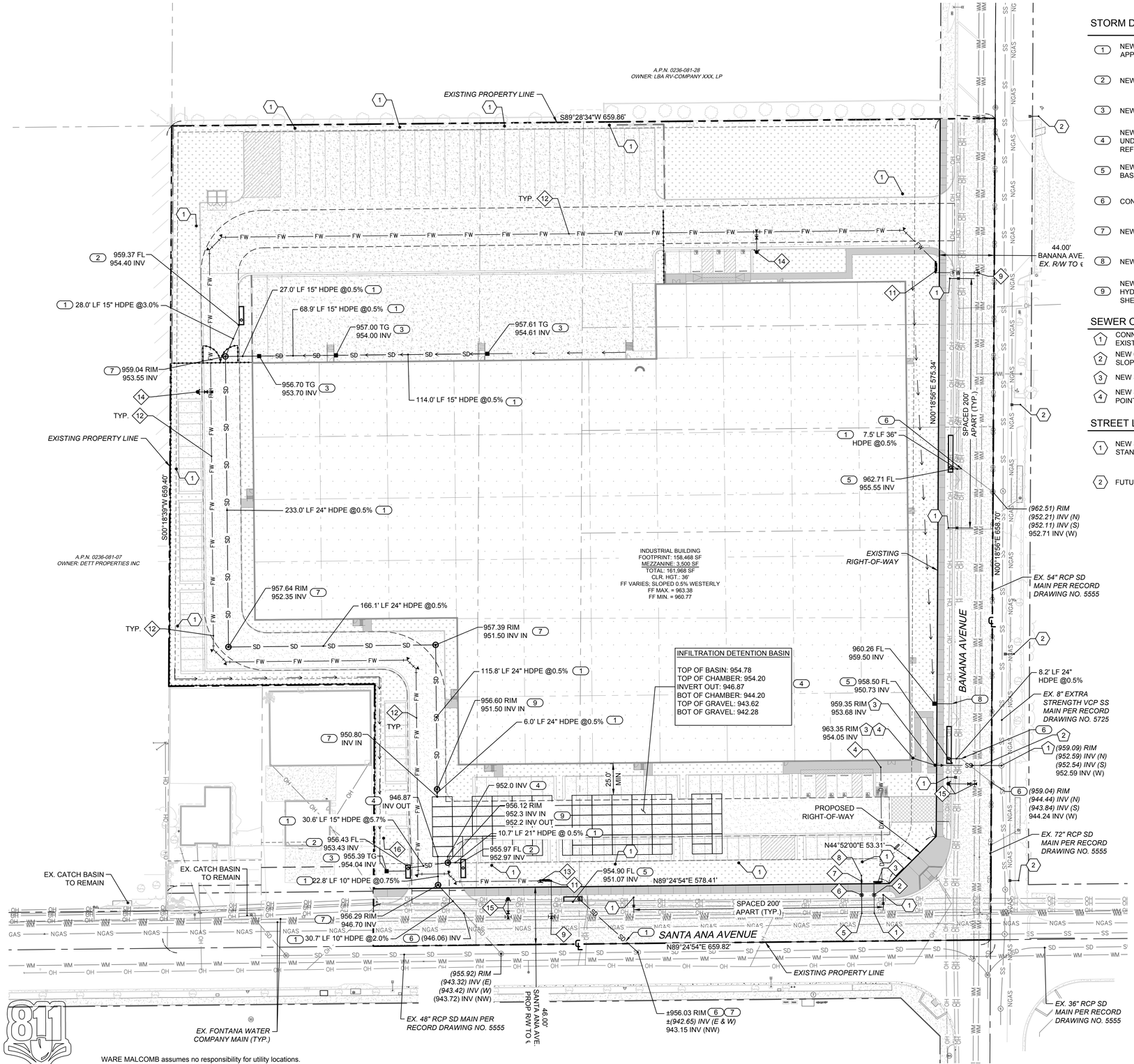
JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET 5
Sheet 5 of 10

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STORM DRAIN CONSTRUCTION NOTES

1. NEW STORM DRAIN LINE, SLOPED AT 0.5% MIN. APPROXIMATE SIZE AND MATERIAL PER PLAN.
2. NEW CURB INLET CATCH BASIN.
3. NEW GRATE INLET CATCH BASIN.
4. NEW OLDCASTLE STORMCAPTURE UNDERGROUND INFILTRATION SYSTEM. REFER TO SHEETS 8 & 9 FOR DETAILS.
5. NEW RELOCATED PUBLIC CURB INLET CATCH BASIN.
6. CONNECT TO EXISTING STORM DRAIN.
7. NEW STORM DRAIN MANHOLE.
8. NEW PARKWAY DRAIN
9. NEW OLDCASTLE FIRST DEFENSE HYDRODYNAMIC SEPARATOR. REFER TO SHEETS 9 FOR DETAILS.

SEWER CONSTRUCTION NOTES

1. CONNECT NEW SANITARY SEWER LATERAL TO EXISTING SANITARY SEWER MANHOLE.
2. NEW 6" PVC SDR-35 SANITARY SEWER LATERAL SLOPED AT 2%.
3. NEW SANITARY SEWER CLEANOUT.
4. NEW SANITARY SEWER SERVICE BUILDING POINT OF CONNECTION.

STREET LIGHTING NOTES

1. NEW STREETLIGHT PER CITY OF FONTANA STANDARD PLAN 1017
2. FUTURE STREETLIGHT

WATER CONSTRUCTION NOTES

1. CONNECT NEW 2" DOMESTIC WATER SERVICE TO EXISTING WATER MAIN.
2. NEW 2" DOMESTIC WATER SERVICE PIPE & METER.
3. NEW 2" REDUCED PRESSURE BACKFLOW PREVENTER FOR DOMESTIC WATER SERVICE.
4. NEW 2" DOMESTIC WATER SERVICE BUILDING POINT OF CONNECTION.
5. CONNECT NEW 2" IRRIGATION SERVICE TO EXISTING WATER MAIN.
6. NEW 2" IRRIGATION SERVICE PIPE & METER.
7. NEW 2" REDUCED PRESSURE BACKFLOW PREVENTER FOR IRRIGATION SERVICE.
8. NEW 2" IRRIGATION SERVICE POINT OF CONNECTION. REFER TO LANDSCAPE PLANS FOR CONTINUATION.
9. CONNECT NEW FIRE WATER SERVICE LOOP TO EXISTING WATER MAIN.
10. NOT USED.
11. NEW DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE WATER SERVICE LOOP.
12. NEW FIRE WATER SERVICE LOOP WITH THRUST BLOCKS.
13. NEW FIRE DEPARTMENT CONNECTION (FDC).
14. NEW PRIVATE FIRE HYDRANT.
15. NEW OR RELOCATED PUBLIC FIRE HYDRANT AND CONNECTION TO EXISTING WATER MAIN.

LEGEND

EXISTING		PROPOSED
	BOUNDARY	
	EASEMENT	
	CENTERLINE	
	CURB / GUTTER	
	BUILDING	
N/A	SAWCUT	
N/A	STREET LIGHT	
SD	STORM DRAIN	SD
SS	SANITARY	SS
WM	WATERLINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
RW	RECLAIMED WATER	RW
IRR	IRRIGATION	IRR
OH	OVERHEAD UTILITY	OH
JT	JOINT UTILITY TRENCH	JT
CATV	CABLE TV	CATV
E	BURIED ELECTRIC	E
FO	FIBER OPTIC	FO
NGAS	NATURAL GAS	NGAS
T	TELEPHONE	T
UKWN	UNKNOWN UTILITY	N/A

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL EXISTING UTILITIES WHERE NEW GRADING OR UTILITY WORK WILL OCCUR AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
2. SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
3. PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY UTILITY PROVIDERS AND/OR MEP.
4. EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
5. REFER TO THE GEOTECH REPORT FOR GROUNDWATER ELEVATIONS.
6. MANHOLES ARE CONTROLLED AT CENTER OF MANHOLE.
7. ALL RCP TO BE CLASS III OR APPROVED EQUIVALENT UNLESS OTHERWISE NOTED.
8. All STORM AND SANITARY PVC TO BE SDR35 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.
9. ALL WATER PVC TO BE C900 UNLESS OTHERWISE NOTED OR REQUIRED BY THE JURISDICTION.

SCALE: 1" = 40'

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REGISTERED PROFESSIONAL ENGINEER LUCAS A. CORSBIE No. 72588 CIVIL STATE OF CALIFORNIA

07/24/2025

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LBA SANTA ANA FONTANA

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10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

PRELIMINARY UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET 6
Sheet 6 of 10

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DA 1A AREA SUMMARY / COMPARISON

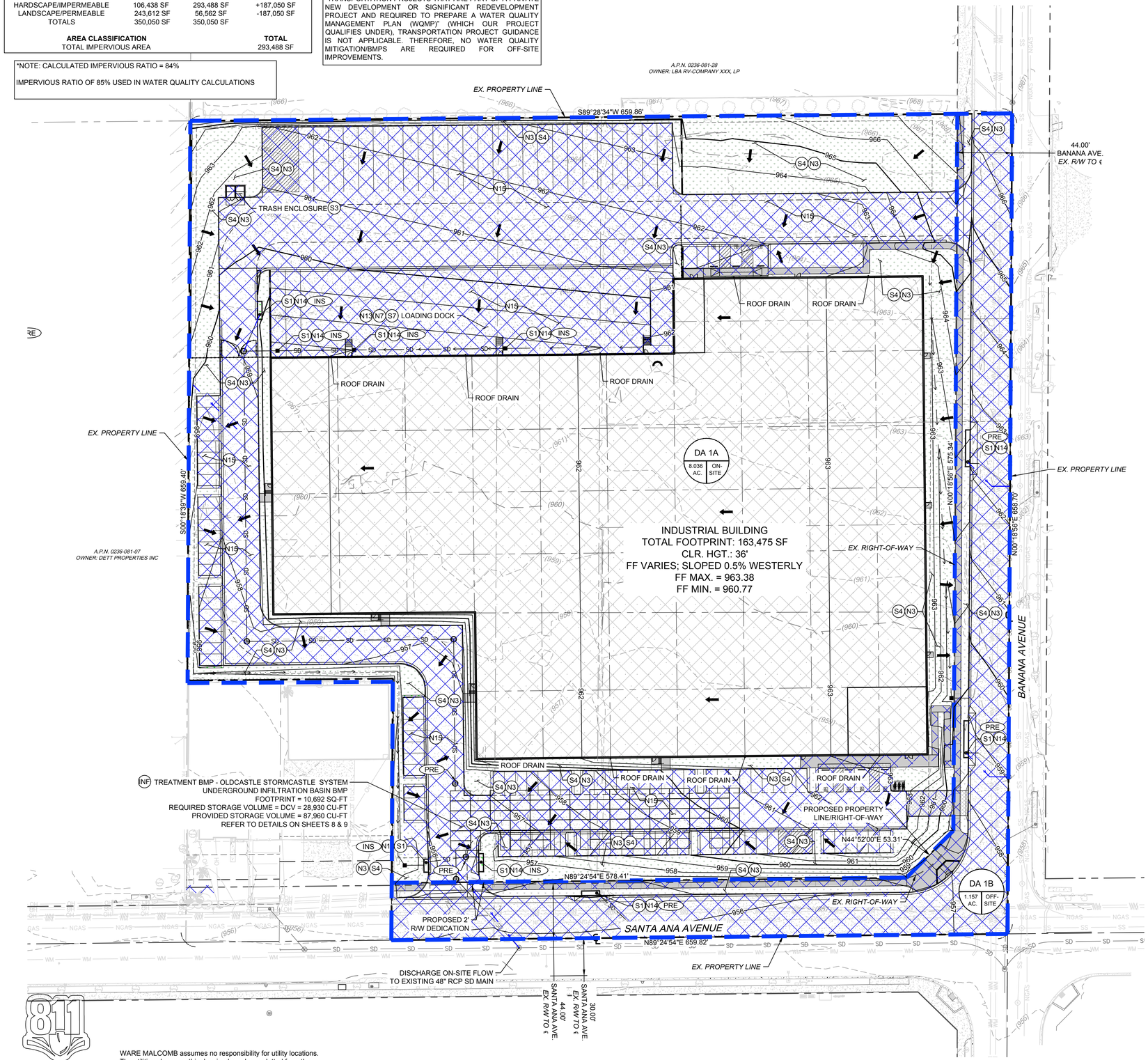
DESCRIPTION	EXISTING	PROPOSED	DIFFERENCE
HARDSCAPE/IMPERMEABLE	106,438 SF	293,488 SF	+187,050 SF
LANDSCAPE/PERMEABLE	243,612 SF	56,562 SF	-187,050 SF
TOTALS	350,050 SF	350,050 SF	

AREA CLASSIFICATION	TOTAL
TOTAL IMPERVIOUS AREA	293,488 SF

*NOTE: CALCULATED IMPERVIOUS RATIO = 84%

IMPERVIOUS RATIO OF 85% USED IN WATER QUALITY CALCULATIONS

*NOTE: DA 1B ENCOMPASSES THE OFF-SITE DRAINAGE AREA WHERE PUBLIC STREET IMPROVEMENTS WILL OCCUR. PER TABLE 1-1 IN APPENDIX A OF THE WQMP TGD FOR "TRANSPORTATION PROJECTS THAT ARE PART OF A PRIVATE NEW DEVELOPMENT OR SIGNIFICANT REDEVELOPMENT PROJECT AND REQUIRED TO PREPARE A WATER QUALITY MANAGEMENT PLAN (WQMP)" (WHICH OUR PROJECT QUALIFIES UNDER), TRANSPORTATION PROJECT GUIDANCE IS NOT APPLICABLE. THEREFORE, NO WATER QUALITY MITIGATION/BMPS ARE REQUIRED FOR OFF-SITE IMPROVEMENTS.



NON-STRUCTURAL SOURCE CONTROL BMPS:

- N1 EDUCATION OF PROPERTY OWNERS, TENANTS, AND OCCUPANTS ON STORMWATER BMPS (NOT SHOWN)
- N2 ACTIVITY RESTRICTIONS (NOT SHOWN, APPLIES TO WHOLE SITE)
- (N3) LANDSCAPE MANAGEMENT BMP'S
- N4 BMP MAINTENANCE (NOT SHOWN, APPLIES TO ALL BMP'S)
- N5 TITLE 22 CCR COMPLIANCE (NOT SHOWN, APPLIES TO WHOLE SITE)
- N6 LOCAL WATER QUALITY ORDINANCES (NOT SHOWN, APPLIES TO WHOLE SITE)
- (N7) SPILL CONTINGENCY PLAN
- N9 HAZARDOUS MATERIALS DISCLOSURE COMPLIANCE (NOT SHOWN, APPLIES TO WHOLE SITE)
- N10 UNIFORM FIRE CODE IMPLEMENTATION (NOT SHOWN, APPLIES TO WHOLE SITE)
- N11 LITTER/DEBRIS CONTROL PROGRAM (NOT SHOWN, APPLIES TO WHOLE SITE)
- N12 EMPLOYEE TRAINING (NOT SHOWN, APPLIES TO WHOLE SITE)
- (N13) HOUSEKEEPING OF LOADING DOCKS
- (N14) CATCH BASIN INSPECTION PROGRAM
- (N15) VACUUM SWEEPING OF PRIVATE STREETS AND PARKING LOTS
- N17 COMPLY WITH ALL OTHER APPLICABLE NPDES PERMITS (NOT SHOWN, APPLIES TO WHOLE SITE)

STRUCTURAL SOURCE CONTROL BMPS:

- (S1) STORM DRAIN STENCILING AND SIGNAGE
- (S3) TRASH AND WASTE STORAGE
- (S4) EFFICIENT IRRIGATION
- (S5) FINISH GRADE AT LANDSCAPE AREAS MIN 1-2" BELOW FACE OF CURB, SIDEWALK, OR PAVEMENT (NOT SHOWN, APPLIES TO WHOLE SITE)
- (S7) LOADING DOCK AREAS

TREATMENT BMP:

- (INF) OLDCASTLE STORMCAPTURE SYSTEM - UNDERGROUND INFILTRATION BASIN BMP (REFER TO DETAILS ON SHEETS 8, & 9)

PRE-TREATMENT BMP:

- (INS) OLDCASTLE FLOGARD CATCH BASIN INSERT FILTERS
- (PRE) OLDCASTLE FIRST DEFENSE HYDRODYNAMIC SEPARATOR BMP (REFER TO DETAILS ON SHEET 9)

LEGEND

DA I.D. (# / AC.)

- DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW PATH (TYP.)
- SURFACE FLOW PATH
- PIPE FLOW PATH
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- IMPERVIOUS AREAS - ROOF
- IMPERVIOUS AREAS - PAVED
- PERVIOUS AREAS

DCV CALCULATIONS

NET PROJECT AREA (DA 1A) = **350,050 SF**
IMP = **85.0%** (MAXIMUM 85% IMPERVIOUSNESS ASSUMED)
R_C = [(0.858)(0.850)^3] - [(0.78)(0.850)^2] + [(0.774)(0.850)] + 0.04
R_C = **0.6613**
2-YR, 1-HR RAINFALL DEPTH (NOAA) = **0.516 IN**
C_2: VALLEY = **1.4807**
P_6 = (0.516)(1.4807) = **0.764 IN**
C_2: 48-HR DRAWDOWN = **1.963**
DCV = $(\frac{1}{12})$*[(349,743 SF)(0.6613)(0.764 IN)(1.963)] = **28,930 CU-FT**
STORAGE CAPACITY OF INFILTRATION BMP = 87,960 CU-FT

0 20 40 80
SCALE: 1" = 40'

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REGISTERED PROFESSIONAL ENGINEER LUCAS A. CORSBIE No. 72588 CIVIL STATE OF CALIFORNIA
07/24/2025
FOR AND ON BEHALF OF WARE MALCOMB

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PRELIMINARY GRADING PLAN
LBA SANTA ANA FONTANA
14032, 14046, & 14086 SANTA ANA AVE.,
10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

PRELIMINARY WQMP PLAN

NO.	DATE	REMARKS

JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DRAWN:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

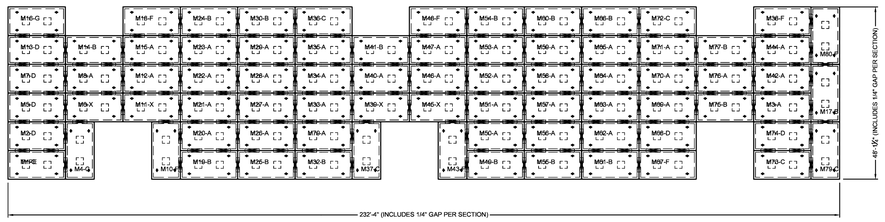
SHEET 7 of 10

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MODULE NOTES

TYPE	QUANTITY	HEIGHT
A	37	10.00'
B	16	10.00'
C	7	10.00'
D	6	10.00'
F	7	10.00'
G	1	10.00'
X	4	10.00'
TOTAL	78	
VOLUME	87,600	CUBIC FEET



PLAN VIEW
SCALE: 1/20" = 1'-0"

DESIGN NOTES
1. LIVE LOADING CRITERIA:
   - A. AASHTO HS-20-44 DESIGN TRUCK (WITH IMPACT AT 0.50FT MINIMUM COVER)
   - B. LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00FT DEPTH)
   - C. NO LATERAL SURCHARGE(S) FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
2. SOIL LOADING CRITERIA:
   - A. SOIL COVER DEPTH: 0.50FT (MIN.) - 5.00FT (MAX.)
   - B. SOIL UNIT WEIGHT: 120 PCF
   - C. ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
   - D. REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF
   - E. EQUIVALENT LATERAL FLUID PRESSURE, ACTIVE: 45 PCF (DRAINED)
   - F. EQUIVALENT LATERAL FLUID PRESSURE, AT-REST: 60 PCF (DRAINED)
   - G. EQUIVALENT LATERAL FLUID PRESSURE, PASSIVE: 150 PCF (DRAINED)
   - H. ASSUMED COEFFICIENT OF FRICTION: 0.40
   - I. SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
3. STORMCAPTURE MODULE TYPE: INFILTRATION (SOILTIGHT).
4. CONCRETE (NORMALWEIGHT):
   - A. MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
   - B. CEMENT: ASTM C150
5. STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60), ASTM A1064 (GRADE 80)
6. REFERENCE STANDARDS: ASTM C913 & C890, ACI 318-14

REV	DESCRIPTION	DATE
	-	-

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.5819 | www.oldcastleinfrastructure.com/stormwater

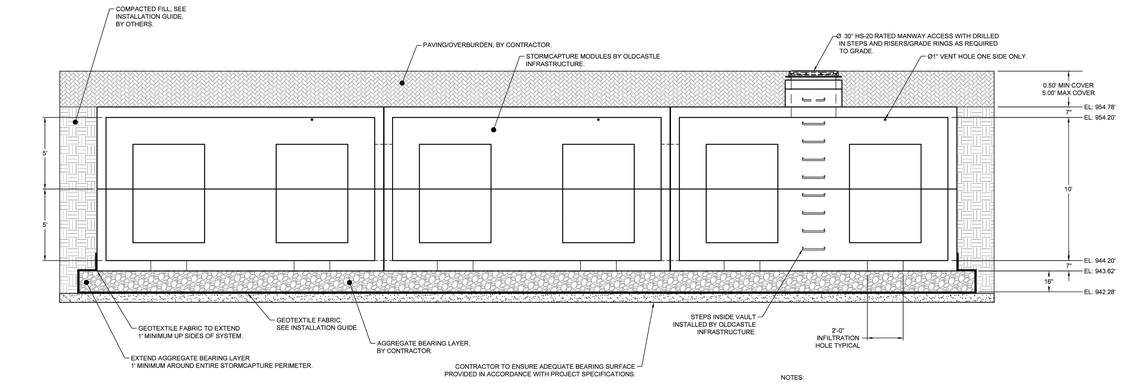
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STORMCAPTURE ® INFILTRATION SYSTEM	SYSTEM ID: 1
CUSTOMER: Ware Malcomb	PLAN N
JOB NAME: LBA Fontana - SC2	JOB NUMBER: -
DATE: 6/9/2025	SIZE: -
DRAWN: -	ENGINEER: -
CHECKED: -	SALES ORDER: -
DRAWING NAME: SC2 5-5	SHEET: 1 OF 3

Detention/ Infiltration

OLDCASTLE STORMCAPTURE INFILTRATION SYSTEM - SHEET 1 OF 3

REVIEWING NOTES
1. THIS SYSTEM HAS BEEN DESIGNED PER THE DESIGN PARAMETERS SPECIFIED IN THE DESIGN NOTES. REVIEWING ENGINEER SHALL VERIFY THAT THESE PARAMETERS MEET OR EXCEED PROJECT SPECIFIC REQUIREMENTS. IF SITE CONDITIONS DIFFER FROM NOTED DESIGN PARAMETERS, REVIEWING ENGINEER SHALL NOTIFY OLDCASTLE FOR POTENTIAL REDESIGN AND/OR PRICING ADJUSTMENTS.
2. REVIEWING ENGINEER SHALL VERIFY ALL PIPE PENETRATION LOCATIONS, SIZES, AND INVERTS.
3. REVIEWING ENGINEER SHALL VERIFY ALL MANWAY ACCESS LOCATIONS AND RIM ELEVATIONS.
4. THIS SYSTEM IS DESIGNED FOR A GROUNDWATER TABLE ELEVATION PER DESIGN NOTE 2C, SHEET 1. REVIEWING ENGINEER SHALL VERIFY THAT THE DESIGN GROUNDWATER ELEVATION MEETS OR EXCEEDS SITE CONDITION REQUIREMENTS. NOTIFY OLDCASTLE IF SITE CONDITIONS VARY FROM WHAT HAS BEEN SPECIFIED FOR POTENTIAL SYSTEM DESIGN CHANGES AND/OR PRICING ADJUSTMENTS.
5. STORMCAPTURE MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT OLDCASTLE FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.
6. DESIGN OF THE STORMCAPTURE PRECAST MODULE SYSTEM ASSUMES NO ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) WITHIN A 1:1 INFLUENCE LINE FROM THE BOTTOM EDGE OF ANY SYSTEM MODULE. ANY SITE ELEMENTS BEYOND THIS ZONE OF INFLUENCE ARE ASSUMED TO HAVE NO IMPACT ON THE SYSTEM AND EXERT ZERO LATERAL SURCHARGE ONTO THE MODULES. THE CONTRACTOR SHALL VERIFY THAT ANY ADJACENT BUILDING(S), WALL(S), OR STRUCTURAL FOUNDATION(S) DO NOT LIE WITHIN THIS INFLUENCE ZONE OR DO NOT SURCHARGE THE PRECAST MODULES.
7. WRITTEN APPROVAL OF SUBMITTAL DRAWINGS ALONG WITH SIGNED PURCHASE ORDER REQUIRED FOR BEGINNING OF PRODUCT FABRICATION. ANY SYSTEM MODIFICATION POST-APPROVAL MAY RESULT IN CHANGE ORDER(S) AND/OR POTENTIAL DELIVERY DELAYS.
8. ALL SAND FILTER MEDIA, DRAIN ROCK AGGREGATE, PIPE, AND FITTINGS PROVIDED BY CONTRACTOR.



TYPICAL ELEVATION
NTS

NOTES:
1. FOR INFILTRATION - EXFILTRATION SYSTEMS, THE AGGREGATE SUBGRADE MUST BE WASHED AND CLEAN.

REV	DESCRIPTION	DATE

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.5819 | www.oldcastleinfrastructure.com/stormwater

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STORMCAPTURE ® INFILTRATION SYSTEM	SYSTEM ID: 1
CUSTOMER: Ware Malcomb	PLAN N
JOB NAME: LBA Fontana - SC2	JOB NUMBER: -
DATE: 6/9/2025	SIZE: -
DRAWN: -	ENGINEER: -
CHECKED: -	SALES ORDER: -
DRAWING NAME: SC2 5-5	SHEET: 2 OF 3

Detention/ Infiltration

OLDCASTLE STORMCAPTURE INFILTRATION SYSTEM - SHEET 2 OF 3

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10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

BMP DETAILS

NO.	DATE	REMARKS

JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET
8
Sheet 8 of 10

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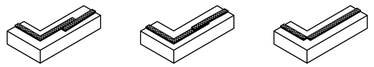
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INSTALLATION NOTES

1. UNDERGROUND PRECAST CONCRETE SYSTEM INSTALLATION SHALL BE PER ASTM C891, "STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES" AND PER OLDCASTLE.
2. MODULE SUBBASE OR SUBGRADE SHALL BE LEVEL/SCREEDED AND COMPACTED ADEQUATELY FOR REQUIRED BEARING CAPACITY PER DESIGN NOTE 2D, SHEET 1. CONTRACTOR AND/OR INSTALLING SUB-CONTRACTOR SHALL VERIFY THAT SOIL BEARING CONDITIONS MEET OR EXCEED DESIGN REQUIRED MINIMUMS PRIOR TO PLACEMENT AND INSTALLATION OF MODULES.
3. ANY CONSTRUCTION EQUIPMENT EXCEEDING NOTED DESIGN LOADING IS NOT PERMITTED OVER OR ADJACENT TO ANY MODULE WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING, ELSE PRODUCT WARRANTY MAY BE VOIDED. ANY DESIGN CONSTRAINT EXCEEDING THE DESIGN PARAMETERS NOTED ABOVE MAY REQUIRE CUSTOM STRUCTURAL DESIGN, SUBGRADE REVISIONS, AND/OR PRICING ADJUSTMENTS.
4. HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 10 FEET OF MODULE EXTERIOR.
5. MINIMUM OF 0.50FT OF SOIL COVER REQUIRED FOR CONSTRUCTION EQUIPMENT OPERATION ON TOP OF SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND INSTALLING SUB-CONSTRACTOR TO ENSURE THAT NO MODULES ARE DAMAGED DURING CONSTRUCTION.
6. UNLESS NOTED OTHERWISE, ALL PIPE SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR MAY MODIFY AT RISK ANY OLDCASTLE PRODUCT(S) IN THE FIELD OR AFTER DELIVERY WITHOUT FORMAL REVIEW AND WRITTEN APPROVAL BY OLDCASTLE ENGINEERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY PRODUCT MODIFICATIONS DO NOT INVALIDATE THE PRODUCT WARRANTY.
8. MODULE PLACEMENT FIELD TOLERANCES SHALL NOT EXCEED 3/4" BETWEEN ADJACENT MODULES. IF MODULE GAP EXCEEDS 3/4", CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS AND RESET MODULE(S) TO BRING WITHIN NOTED TOLERANCES.
9. CONTRACTOR IS RESPONSIBLE FOR PRODUCTS ONCE DELIVERED TO THE SITE. OLDCASTLE IS NOT RESPONSIBLE FOR OFFLOADING PRODUCTS, MAINTENANCE, AND INSTALLATION OF PRODUCTS ONCE THEY ARRIVE TO THE SITE.
10. CONTRACTOR SHALL INSTALL SYSTEM PER PROJECT WATERPROOFING AND SOILTIGHTNESS REQUIREMENTS. WATERPROOFING AND SOILTIGHTNESS INSTALLATION IS NOT BY OLDCASTLE AND OLDCASTLE WILL PROVIDE NO GUARANTEE FOR THIS COMPONENT OF SYSTEM INSTALLATION.

KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.



CORRECT - INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

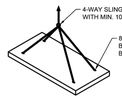
INCORRECT - DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE.

INCORRECT - DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

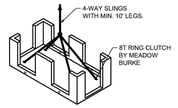
BUTYL RUBBER SEALANT (CONSEAL CS-102 OR EQUAL) PLACEMENT DETAIL
NTS

MAXIMUM EQUIPMENT OPERATING WEIGHT (OW) BY TRACK WIDTH				
TRACK WIDTH	12"	18"	24"	30"
MIN TRACK LENGTH	8'-0"	10'-0"	12'-0"	14'-0"
FILL DEPTH (FT)	OW (LBS)	OW (LBS)	OW (LBS)	OW (LBS)
0.5	35,000	45,000	52,500	54,500
1	35,000	45,000	56,000	60,500
2	35,000	45,000	56,000	64,000
3	76,000	78,500	83,500	88,000
4	94,000	100,000	106,000	113,000
5	100,000	116,000	132,000	149,000

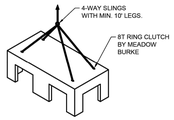
NOTES:
1. IF CONSTRUCTION EQUIPMENT EXCEEDS THE ABOVE OPERATING WEIGHT LIMITS REFER TO INSTALLATION NOTE 3.
2. FOR WHEELED CONSTRUCTION EQUIPMENT LIMITS REFER TO INSTALLATION NOTE 3.
3. MINIMUM AXLE SPACING FOR ALL TRACK WIDTHS IS 6'-0".



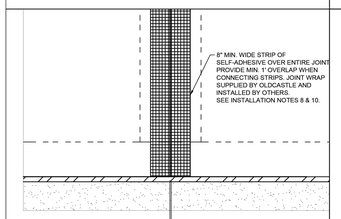
LINK SLAB LIFTING DETAIL
N.T.S.



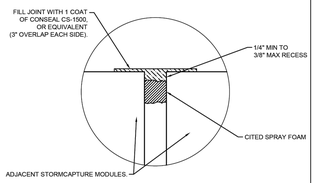
BOTTOM MODULE LIFTING DETAIL
N.T.S.



TOP MODULE LIFTING DETAIL
N.T.S.



MODULE JOINT DETAIL
SCALE: 1/2" = 1'-0"



INTERIOR JOINT SEAL DETAIL
N.T.S.

REV	DESCRIPTION	DATE

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.8810 | www.oldcastleinfrastructure.com/stormcapture

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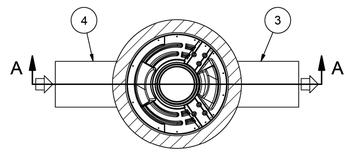
STORMCAPTURE ® INFILTRATION SYSTEM	SYSTEM ID: 1
CUSTOMER: Ware Malcomb	
JOB NAME: LBA Fontana - SC2	JOB NUMBER: -
DATE: 6/9/2025	SALES: - / DRAWN: - / ENGINEER: - / CHECKED: - / SALES ORDER: -
DRAWING NAME: SC2 5-5	SHEET: 3 OF 3

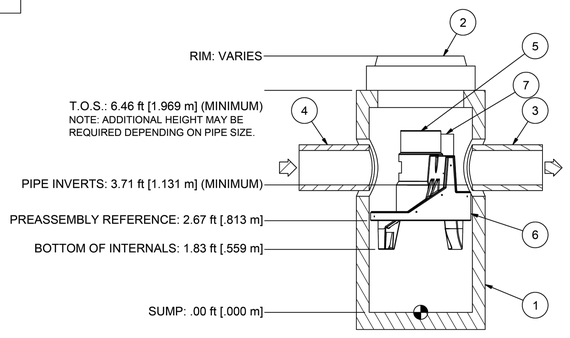
Deter/Sorc Infiltration

OLDCASTLE STORMCAPTURE INFILTRATION SYSTEM - SHEET 3 OF 3

GENERAL ARRANGEMENT
NOT FOR CONSTRUCTION

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, (OR THE PERFORMANCE THERE OF) DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.
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SECTION A-A



HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

PROJECTION

IF IN DOUBT ASK

DATE: 5/2/2024	SCALE: 1:25
DRAWN BY:	CHECKED BY: / APPROVED BY

Title
FIRST DEFENSE
3ft DIAMETER
GENERAL ARRANGEMENT

Patent: www.hydro-int.com/patents

Hydro International
hydro-int.com

©2024 HYDRO INTERNATIONAL

WEIGHT:	MATERIAL:
REFERENCE NUMBER:	
DRAWING NO.: 3ft FD GA	
SHEET SIZE: B	SHEET: 1 OF 1 / Rev. N/A

PRODUCT NOTES:
1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
3. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
4. MULTIPLE INLET PIPES POSSIBLE.
5. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK.
6. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
7. LARGER SEDIMENT STORAGE CAPACITY CAN BE PROVIDED WITH A DEEPER SUMP DEPTH.
8. UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
9. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT: https://hydro-int.com/en/products/first-defense

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	PRECAST MANHOLE
2	1	30	750	FRAME AND COVER (ROUND)
3	1	10	254	OUTLET PIPE (BY OTHERS)
4	1	10	254	INLET PIPE (BY OTHERS)
5	1			SEPARATION MODULE
6	1			LEDGER SUPPORT
7	1			5mm SCREEN

OLDCASTLE FIRST DEFENSE HYDRODYNAMIC SEPARATOR

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORSBIE
No. 72588
CIVIL
STATE OF CALIFORNIA

07/24/2025

FOR AND ON BEHALF OF WARE MALCOMB

PRELIMINARY GRADING PLAN
LBA SANTA ANA FONTANA
14032, 14046, & 14086 SANTA ANA AVE,
10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

BMP DETAILS	NO.	DATE	REMARKS

JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET 9
Sheet 9 of 10

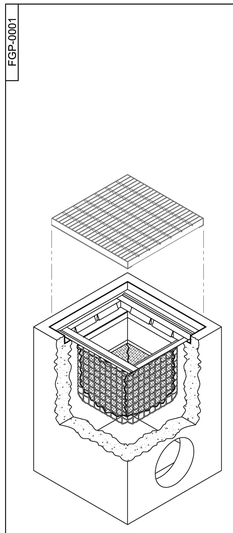
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P:\IRV\22\0034\00\CivilCAD\Sheets\Preliminary\IRV22-0034_WQMP Plan.dwg 07/24/2025 SLIN 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

FGP-0001



DETAIL A
EXPLODED VIEW

FloGard® FILTER
-INSTALLED INTO CATCH BASIN-

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

U.S. PATENT # 6,00,023 & 6,877,029

FloGard®
Catch Basin Insert Filter
Grated Inlet Style
Inlet Filtration

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

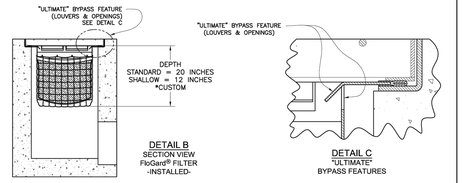
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DRAWING NO.	Rev.	ECO	DATE
FGP-0001	G	ECO-0142 JPR 7/13/16	JPR 11/3/06

SHEET 1 OF 2

FGP-0001

U.S. PATENT # 6,00,023 & 6,877,029



DETAIL B
SECTION VIEW
FloGard® FILTER
-INSTALLED-

DETAIL C
"ULTIMATE"
BYPASS FEATURES

* MANY OTHER STANDARD & CUSTOM SIZES & DEPTHS AVAILABLE UPON REQUEST.

SPECIFIER CHART

MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions) INLET ID Inside Dimension (inch x inch)	GRATE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	STANDARD DEPTH -20 Inches- SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)	MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches- SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F8	.15	.25
FGP-16F	16 X 16	16 X 19	4.7	0.8	0.7	FGP-16F8	.45	.4
FGP-18F	18 X 18	18 X 20	4.7	0.8	0.7	FGP-18F8	.45	.4
FGP-1824F	16 X 22	18 X 24	5.0	1.5	1.2	FGP-1824F8	.85	.7
FGP-1836F	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836F8	1.3	.9
FGP-2024F	18 X 22	20 X 24	5.9	1.2	1.0	FGP-2024F8	.7	.55
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F8	1.25	.85
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	.85
FGP-2430F	24 X 30	26 X 30	7.0	2.8	1.8	FGP-2430F8	1.6	1.05
FGP-2436F	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F8	1.95	1.15
FGP-2448F	24 X 48	26 X 48	9.3	4.4	2.4	FGP-2448F8	2.5	1.35
FGP-28F	28 X 28	32 X 32	6.3	2.2	1.5	FGP-28F8	1.25	.85
FGP-30F	30 X 30	30 X 34	8.1	3.6	2.0	FGP-30F8	2.05	1.15
FGP-36F	36 X 36	36 X 40	9.1	4.6	2.4	FGP-36F8	2.65	1.35
FGP-3648F	36 X 48	40 X 48	11.5	6.8	3.2	FGP-3648F8	3.9	1.85
FGP-48F	48 X 48	48 X 54	13.2	9.5	3.9	FGP-48F8	5.45	2.25
FGP-SD24F	24 X 24	28 X 28	6.1	2.2	1.5	FGP-SD24F8	1.25	.85

FloGard®
Catch Basin Insert Filter
Grated Inlet Style
Inlet Filtration

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

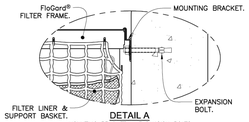
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FGP-0001	G	ECO-0142 JPR 7/13/16	JPR 11/3/06

SHEET 2 OF 2

OLDCASTLE FLOGARD CATCH BASIN INSERT FILTER
GRATE INLET STYLE

FGP-0002



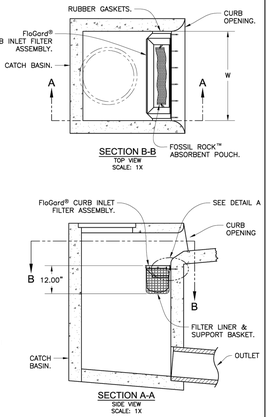
DETAIL A
MOUNTING BRACKET & EXPANSION BOLTS
SEE NOTE 2
SCALE: 6X

SPECIFIER CHART

MODEL NO.	Curb Opening Width - W -	Storage Capacity - Cu. Ft. -	Filtered Flow Rate - GPM/CFS -	Bypass Flow Rate - GPM/CFS -
FGP-24CI	2.0' (24")	.95	338 / .75	2,513 / 5.6
FGP-30CI	2.5' (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3.0' (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3.5' (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4.0' (48")	2.10	788 / 1.76	4,445 / 9.9
FGP-5.0CI	5.0' (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-6.0CI	6.0' (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-7.0CI	7.0' (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-8.0CI	8.0' (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-10.0CI	10.0' (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-12.0CI	12.0' (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-14.0CI	14.0' (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-16.0CI	16.0' (192")	8.55	3,152 / 7.02	15,446 / 34.4
FGP-18.0CI	18.0' (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-21.0CI	21.0' (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-28.0CI	28.0 (336")	14.60	5,400 / 12.03	26,311 / 58.6

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.



FloGard®
Catch Basin Insert Filter
Curb Inlet Style
Inlet Filtration

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	Rev.	ECO	DATE
FGP-0002	E	ECO-0127 JPR 5/18/15	JPR 1/3/06

SHEET 1 OF 1

OLDCASTLE FLOGARD CATCH BASIN INSERT FILTER
CURB INLET STYLE

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORSBIE
No. 72588
CIVIL
STATE OF CALIFORNIA

07/24/2025

FOR AND ON BEHALF OF WARE MALCOMB

PRELIMINARY GRADING PLAN
LBA SANTA ANA FONTANA
14032, 14046, & 14086 SANTA ANA AVE.,
10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

BMP DETAILS

NO.	DATE	REMARKS

JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/03/2025
PLOT DATE:	7/24/2025

SHEET 10
Sheet 10 of 10

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NOT FOR CONSTRUCTION

P:\IRV\22\0034\00\Civil\CAD\Sheets\Preliminary\IRV22-0034_WQMP Plan.dwg 07/24/2025 SLIN 1:1

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

TENTATIVE PARCEL MAP NO. 20664

TRACTS ONE THROUGH FOUR, & PARCELS ONE & TWO, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 12
IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 WEST,
SAN BERNARDINO PRINCIPAL MERIDIAN, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
A.P.N.'S: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37, & 0236-081-45,
LATITUDE: 34° 3' 23.60" N LONGITUDE: 117° 29' 55.62" W

WARE MALCOMB DATE: MAR 14th, 2025

EASEMENT NOTES

BASED UPON TITLE REPORT NO. NCS-1116502-SA1, DATED FEBRUARY 28, 2022 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

4. AN EASEMENT FOR WATER PIPES AND CONDUITS PURPOSES, IN FAVOR OF FONTANA UNION WATER COMPANY RECORDED AUGUST 14, 1941 IN BOOK 1489 PAGE 494 OF OFFICIAL RECORDS (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION).

6. EASEMENT FOR HIGHWAY AND ROAD PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO RECORDED JUNE 18, 1996 AS INSTRUMENT NO. 1996-216635 OF OFFICIAL RECORDS (PLOTTED HEREON).

EASEMENT NOTES (CONTINUED)

BASED UPON TITLE REPORT NO. NCS-1122543-SA1, DATED MARCH 29, 2022 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

(11) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION RECORDED AUGUST 28, 1968 IN BOOK 7085 PAGE 142 OF OFFICIAL RECORDS (PLOTTED HEREON)

(12) AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO RECORDED SEPTEMBER 26, 1988 AS INSTRUMENT NO. 88-322526 OFFICIAL RECORDS (PLOTTED HEREON)

(15) AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT NO. 2012-0174413 OF OFFICIAL RECORDS (PLOTTED HEREON)

(16) AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT NO. 2012-0174414 OF OFFICIAL RECORDS (PLOTTED HEREON)

(17) AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT 2012-0174415 OF OFFICIAL RECORDS (PLOTTED HEREON)

(18) AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA, RECORDED MAY 4, 2012 IN INSTRUMENT 2012-0174416 OF OFFICIAL RECORDS (PLOTTED HEREON)

EASEMENT NOTES (CONTINUED)

BASED UPON TITLE REPORT NO. NCS-1177707-SA1, DATED MAY 11, 2023 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

(9) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 15, 1934 AS BOOK 998, PAGE 40 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE APPLICABLE STATE OR FEDERAL LAWS. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS (PLOTTED HEREON).

(11) AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 04, 1990 AS INSTRUMENT NO. 90-352042 OF OFFICIAL RECORDS (PLOTTED HEREON).

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06071C8665H, PANEL DATED 08/28/2008. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA, BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY,

LEGAL DESCRIPTION - NO. NCS-1122543-SA1

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TRACT ONE:

THE SOUTH ½ OF THE EAST ½ OF THE EAST ½ OF FARM LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LAND BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

NOTE : AREA AND DISTANCES ARE COMPUTED TO STREET CENTERS.

TRACT TWO:

THE EAST 82-½ FEET OF THE WEST ½ OF THE EAST ½ OF FARM LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

NOTE : AREAS AND DISTANCES ARE COMPUTED TO STREET CENTERS.

TRACT THREE:

THE SOUTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF FARM LOT 1050, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 82.5 FEET THEREOF.

NOTE : AREAS AND DISTANCES ARE COMPUTED TO STREET CENTERS.

TRACT FOUR:

PARCEL 1:

THE WEST ONE-HALF OF THE EAST ONE-HALF OF FARM LOT 1050, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WEST 165 FEET OF THE SOUTH 220 FEET.

ALSO EXCEPT THE EAST 82.5 FEET THEREOF.

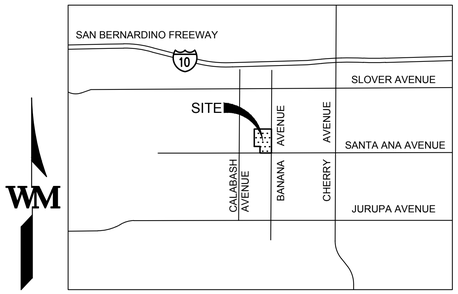
NOTE : AREAS AND DISTANCES ARE MEASURED FROM THE CENTER LINES OF ADJOINING STREETS AS SHOWN ON SAID MAP.

PARCEL 2:

THE NORTH 10 FEET OF THE SOUTH 220 FEET OF THE WEST 165 FEET OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF FARM LOT 1050, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE

SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.NS.
0236-081-03 (TRACT ONE),
0236-081-04 (TRACT TWO),
0236-081-32 (TRACT THREE) AND
0236-081-45 (PARCEL 1 AND 2 OF TRACT FOUR).



VICINITY MAP
SCALE: NTS

ZONING REQUIREMENTS

ZONE:
GENERAL LAND USE DESIGNATION OF LIGHT INDUSTRIAL (I-L) WITHIN THE SLOVER WEST INDUSTRIAL DISTRICT (SWD) OF THE SOUTHWEST INDUSTRIAL SPECIFIC PLAN ("SWISP")

BUILDING SETBACK LINES:
FRONT:
SECONDARY HIGHWAY/COLLECTOR STREET (ALMOND, BANANA, CALABASH, AND SANTA ANA): 20 FEET**

LANDSCAPE BUFFER IN FRONT SETBACK REQUIREMENTS FROM RIGHT-OF-WAY AND LANDSCAPE BUFFER IN INTERIOR SETBACKS FROM PROPERTY LINE:
COLLECTOR/LOCAL: 20 FEET WIDE
PARKING AREAS ADJACENT TO NON-RESIDENTIAL OR STREETS: 5 FEET WIDE

BUILDING SIZE:
MAXIMUM BUILDING HEIGHT: 60 FEET
PROPOSED BUILDING HEIGHT: 36 FEET
BUILDING SITE AREA REQUIREMENTS:
MINIMUM LOT AREA: 40,000 SQUARE FEET
MINIMUM LOT WIDTH: 200 FEET
MINIMUM LOT DEPTH: 175 FEET
MINIMUM LANDSCAPED AREA: 15%
MAXIMUM FLOOR AREA RATIO: 1.0

PARKING
REQUIRED: 61 TOTAL PARKING SPACES

MONUMENT NOTES

M2	FD SPIKE & WASHER, PER TRACT NO. 10478, M.B. 149/11-14
M21	FD 1" IRON PIPE OPEN, DOWN 0.1', PER TRACT NO. 10478, M.B. 149/11-14
M22	FD 1" IRON PIPE OPEN, DOWN 0.2', PER TRACT NO. 10478, M.B. 149/11-14
M6017	FD 2" IRON PIPE, DOWN 1.1', PER TRACT NO. 10478, M.B. 149/11-14

SHEET INDEX

1	TITLE SHEET
2	TENTATIVE PARCEL MAP NO. 20664

SITE INFORMATION

SITE ADDRESS: 14032, 14046 & 14086 SANTA ANA AVENUE
10740, 10832, & 10848 BANANA AVENUE
FONTANA, CA 92337
SAN BERNARDINO COUNTY

PROPERTY AREA:

GROSS: 9.175 ACRES OR 400,163 FT^2
NET: 8.029 ACRES OR 349,743 FT^2

TOTAL GROUND FLOOR AREA OF BUILDINGS: 30,795 FT^2

PARKING COUNT:

22 REGULAR PARKING STALLS
22 TOTAL PARKING STALLS

GENERAL PLAN LAND USE: I-L - LIGHT INDUSTRIAL (0.1-0.6 FAR)

SURVEY INFORMATION

CALVADA SURVEYING, INC.
411 JENKS CIRCLE, SUITE 205
CORONA, CA 92880
(951) 280-9960

THE SURVEY INFORMATION FOR THE PROPERTY WHERE THE PROJECT SITE IS LOCATED HAS BEEN PREPARED BY CALVADA SURVEYING, INC. UNDER THE SUPERVISION OF ARMANDO D. DUPONT, REGISTRATION NO. 7780, IN THE STATE OF CALIFORNIA

BENCHMARK

ELEVATIONS SHOWN HEREON AREA BASED UPON CITY OF FONTANA BENCHMARK 582, ELEVATION 1135.36 FEET (NAVD 88).

DESCRIPTION:
JUNIPER AVE. & MARYGOLD AVE, PK & LEAD AT EAST END NECR,

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. EWPP:
NORTHING = 1860640.16' EASTING = 6705286.44'

C.S.R.C. LORS:
NORTHING = 1870992.82' EASTING = 6636093.06'

LEGAL DESCRIPTION - NO. NCS-1116502-SA1

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF FARM LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

AREAS AND DISTANCES AS SHOWN ON SAID MAP ARE COMPUTED TO STREET CENTERS.

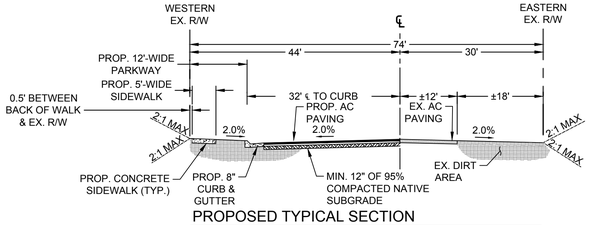
PARCEL 2:

THE NORTH 82.5 FEET OF THE SOUTH ½ OF THE NORTH ½ OF THE EAST ½ OF THE EAST ½ OF LOT 1050, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

AREAS AND DISTANCES AS SHOWN ON SAID MAP ARE COMPUTED TO STREET CENTERS.

A.P.N. 0236-081-37

BANANA AVENUE TYPICAL SECTION

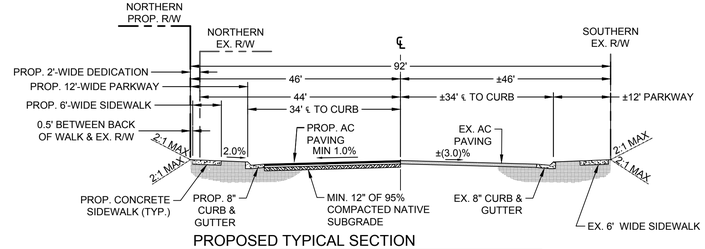


PROPOSED TYPICAL SECTION

SECONDARY ROADWAY
74'-WIDE RIGHT-OF-WAY
NORTHBOUND DIRECTION
SCALE: N.T.S.

WM

SANTA ANA AVENUE TYPICAL SECTION



PROPOSED TYPICAL SECTION

SECONDARY ROADWAY
92'-WIDE RIGHT-OF-WAY
EASTBOUND DIRECTION
SCALE: N.T.S.

WM

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949 660 9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORSBIE
No. 72588
CIVIL
STATE OF CALIFORNIA
03/10/2025
FOR AND ON BEHALF OF WARE MALCOMB

TITLE SHEET

NO.	DATE	REMARKS

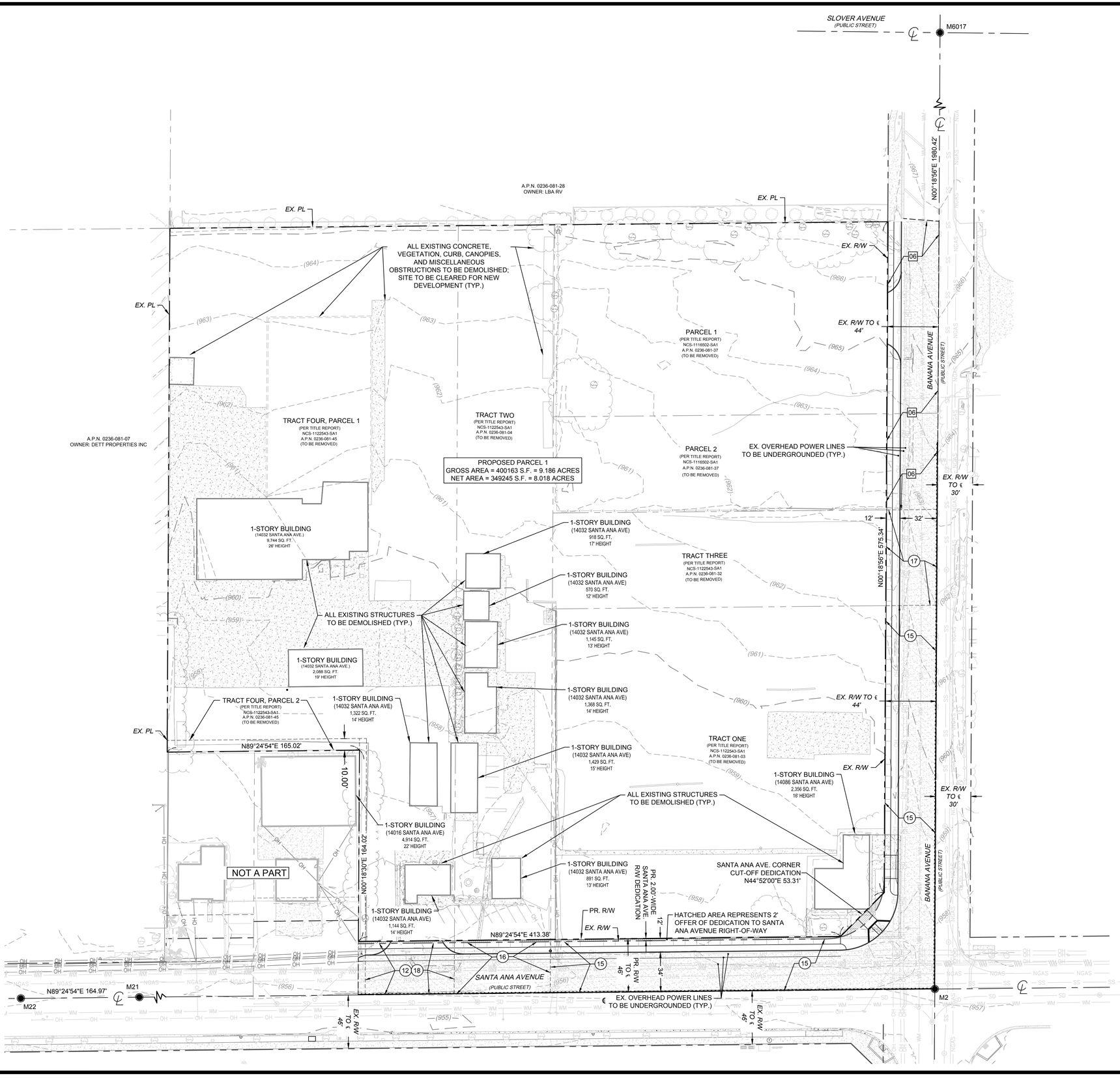
JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/27/2024
PLOT DATE:	3/10/2025

SHEET 1
Sheet 1 of 2

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



MONUMENT NOTES

M2	FD SPIKE & WASHER, PER TRACT NO. 10478, M.B. 149/11-14
M21	FD 1" IRON PIPE OPEN, DOWN 0.1', PER TRACT NO. 10478, M.B. 149/11-14
M22	FD 1" IRON PIPE OPEN, DOWN 0.2', PER TRACT NO. 10478, M.B. 149/11-14
M6017	FD 2" IRON PIPE, DOWN 1.1', PER TRACT NO. 10478, M.B. 149/11-14

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY		
EASEMENT		N/A
CENTERLINE		N/A
CURB & GUTTER		
CONCRETE		N/A
TREE (VARIOUS)		N/A
TREELINE		N/A
CONTOUR	(5280)	N/A
CATV	CATV E E	N/A
ELECTRIC	E E	N/A
OVERHEAD UTILITY	OH	N/A
FIBER OPTIC	FO	N/A
IRRIGATION	IRR	N/A
NATURAL GAS	NGAS	N/A
SANITARY	SS	N/A
STORM DRAIN		N/A
TELEPHONE	T T	N/A
UNKNOWN UTIL	UKWN	N/A
WATER LINE	WM	N/A
DOMESTIC WATER	DW	N/A
FIRE WATER	FW	N/A
RECLAIMED WATER	RW	N/A

NOTES

1. SEE SHEET 1 FOR EASEMENT INFORMATION.
2. GROSS AREA INCLUDES R/W DEDICATIONS.

0 20 40 80
SCALE: 1" = 40'

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE
10 edelman
irvine, ca 92618
p 949.660.9128
waremalcomb.com

REGISTERED PROFESSIONAL ENGINEER
LUCAS A. CORSBIE
No. 72588
CIVIL
STATE OF CALIFORNIA
03/10/2025
FOR AND ON BEHALF OF WARE MALCOMB

TENTATIVE PARCEL MAP NO. 20664
LBA SANTA ANA FONTANA
14032, 14046 & 14086 SANTA ANA AVE.,
10740, 10832, & 10848 BANANA AVE., FONTANA, CA 92337

TENTATIVE PARCEL MAP NO. 20664

NO.	DATE	REMARKS

JOB NO.:	IRV22-0034
PA / PM:	L. CORSBIE
DESIGNED:	A. CASTELO
DATE:	6/27/2024
PLOT DATE:	3/10/2025

SHEET 2
Sheet 2 of 2

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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RESOLUTION NO. PC 2025-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE SOUTHWEST INDUSTRIAL PARK SPECIFIC PLAN (SCH NO. 2009091089), APPROVING TENTATIVE PARCEL MAP NO. 23-0017 (TPM NO. 20664) TO CONSOLIDATE FIVE PARCELS INTO ONE PARCEL, AND APPROVING DESIGN REVIEW NO. 23-0027 FOR THE SITE AND ARCHITECTURAL REVIEW OF A NEW 166,985 SQUARE FOOT INDUSTRIAL COMMERCE CENTER FACILITY BUILDING, WITH THE ASSOCIATED SITE IMPROVEMENTS, ON APPROXIMATELY 9.19 GROSS ACRES LOCATED ON THE NORTHWEST CORNER OF SANTA ANA AVENUE, AND BANANA AVENUE, IDENTIFIED AS ASSESSOR PARCEL NUMBERS: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 AND 0236-081-45.

WHEREAS, Assessor Parcel Numbers ("APN") 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45 ("Project Site"), were annexed from San Bernardino County and incorporated into the City of Fontana on September 16, 2014; and

WHEREAS, on September 15, 2023 the City of Fontana ("City") received an application from LBA Realty ("Applicant"), for a Tentative Parcel Map No. 23-0017 (TPM No. 20664) to consolidate five (5) parcels into one (1) parcel and for a Design Review (DR No. 23-0027) for site and architectural review OF a new industrial commerce center facility, and associated site improvements, at the Project Site ("Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of Light Industrial (I-L) and is located within Southwest Industrial Park Specific Plan/Slover West Industrial District (SWD), which allows for the development; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 2100 et seq.) ("CEQA"), and the State CEQA guidelines (14 Cal. Code Regs. §§ 15000 et seq.), the City, acting as the lead agency under CEQA, previously determined that an Environmental Impact Report (EIR) must prepared to evaluate and disclose all potential significant environmental impacts associated with the Southwest Industrial Park Specific Plan; and

WHEREAS, on June 12, 2023 the City certified the Final Environmental Impact Report ("FEIR") (SCH No. 2009091089) for the Southwest Industrial Park Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term "FEIR" refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions on a project for which an EIR has been certified, the lead agency is required to review any

changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, pursuant to CEQA Guidelines section 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, the City prepared an Addendum to the FEIR pursuant to State CEQA Guidelines Section 15164 to evaluate the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA and concluded that the proposed Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects that were previously disclosed in the FEIR and therefore, no subsequent EIR or mitigated negative declaration is required; and

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

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A**" for Tentative Parcel Map No. 23-0017 (TPM No. 20664) and **Exhibit "B"** for Design Review No. (DR) 23-0027; and

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

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

WHEREAS, on October 7, 2025, a duly noticed public hearing on Tentative Parcel Map No. 23-0017 (TPM No. 20664) and Design Review No. 23-0027, was held by the City of Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the Project, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on October 7, 2025; and

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

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

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

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

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

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

A. Will not result in substantial changes that would require major revisions of the Southwest Industrial Park Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the Proposed Project are developed that would require major revisions of the Southwest Industrial Park Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Southwest Industrial Park Specific Plan FEIR documents were certified showing any of the following:

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

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Southwest Industrial Park Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the Proposed Project have been addressed within the Southwest Industrial Park Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Southwest Industrial Park Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgement, and analysis of the Planning Commission.

Section 5. Adoption of the Addendum to the Southwest Industrial Park Specific Plan FEIR. The Planning Commission hereby adopts the Addendum to the EIR for the Southwest Industrial Park Specific Plan Environmental Impact Report (SCH: 2009091089) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant to State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Commission further directs staff to file a Notice of Determination with the County Clerk's Office and the Office of Land Use and Climate Innovation within five (5) working days of adoption of this Resolution.

Section 6. Tentative Parcel Map Findings. The Planning Commission hereby makes the following findings for TPM No. 23-0017 in accordance with Section 26-218(D) "Processing of application" of the Fontana Zoning and Development Code:

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

Findings of Fact: Tentative Parcel Map No. 23-0017 is consistent with the General Plan Land Use Map of Light Industrial (I-L). The Tentative Parcel Map request is to consolidate five parcels into one parcel for development.

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

Findings of Fact: The Project has been designed to be consistent with the General Plan including on and off-site improvements. The subdivision design conforms to the requirements of Chapter 15 (Land Use, Zoning, and Urban Design Element), Chapter 9 (Community Mobility and Circulation Element) and Chapter 16 (Stewardship and Implementation Element) of the General Plan by promoting industrial and manufacturing uses in easy to access regional routes. Additionally, the subdivision is consistent with Chapter 26 (Subdivisions) of the FMC. The construction of the on-site and off-site improvements such as curb, gutter, sidewalks, and underground utilities will ensure that the Project meets the requirements set forth in the FMC. The Project has been reviewed by the Planning Department, Engineering Department and Fire Protection, and it was determined that the conditions of approval will ensure compliance with city code and regulations.

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

Findings of Fact: The Project Site, of approximately 9.2 gross acres, is adequate in size to accommodate the new industrial commerce center facility totaling 166,985 square feet. The existing topography is relatively level and is conducive to the development of the project and public improvements are designed to enable access and services to the Project Site. Therefore, the site is suitable for this type of development. The lot size is consistent with nearby industrial development.

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

Findings of Fact: Tentative Parcel Map No. 23-0017 (TPM No. 20664) and the associated improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat. There will be no significant effect on the environment with mitigation as identified in the project EIR.

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

Findings of Fact: The design of Tentative Parcel Map No. 23-0017 (TPM No. 20664) will not cause public health problems. The development complies with the Zoning and Development Code, General Plan and Southwest Industrial Park Specific Plan. Improvements include connection to the public sewer, sidewalks, drainage, and grading to provide a safe and

well-designed project for the area. Therefore, the project promotes the public health, safety and welfare of the surrounding community.

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

Findings of Fact: The design of Tentative Parcel Map 23-0017 (TPM No. 20664) and public improvements will not conflict with access easements acquired by the public. Vehicular access to the lots is provided by Citrus and Oleander Avenues, while truck access is via Santa Ana Avenue. All three are publicly maintained streets. Currently, there are no other public access easements through or within the Project Site.

Section 7. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 23-0027 in accordance with Section 30-120 "Finding for approval" of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code, and specific plan.**

Findings of Fact: The Project is for the development of a new industrial commerce center facility building totaling approximately 166,985 square feet including 12,898 square feet of office space on a 9.2-acre lot. Architectural features for the Project include metal canopies and doors, glazed windows and exterior lighting. The industrial commerce center facility building will feature an exterior light neutral gray tone color palette with blue accents. The variations to the building face, varying roof lines and building height at 47 feet, will make the project architecturally pleasing and be consistent with the surrounding area. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code and the Southwest Industrial Park Specific Plan. The Project has high quality architecture and appropriate screening comprised of screen walls and landscaping that will make for an appropriate and desirable development. The Applicant applied for a twenty percent reduction is the parking requirement for trailer storage as permitted by SWIP. The Project would typically require thirty-four (34) spaces, but with a parking analysis, only twenty-seven spaces are required.

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

Findings of Fact: The Project consists of the development of one new industrial commerce

center facility totaling 166,985 square feet, with 18 dock level bays and one ground level bay, including 12,898 square feet of office space on approximately 9.19 adjusted gross acres. The new building will be constructed pursuant to all applicable building, zoning and fire codes, in addition to the Conditions of Approval attached hereto as Exhibits A and B. Architectural features such as glazing, metal features and a variety of colors add structural and visual interest to the buildings. Additionally, variations to the building face and roof lines are architecturally pleasing and consistent with the existing development in the surrounding area. Street lighting and on-site lighting have been incorporated to create an attractive atmosphere along adjacent parcels. Therefore, the Project promotes public health, safety, and welfare of the occupants and surrounding community. The site improvements have been evaluated by the City of Fontana Fire, Building and Safety, and Engineering Departments. During the review process, changes were made to the plans to ensure that the project is well-designed.

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

Findings of Fact: The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project Site is physically suitable in size and shape to support the new industrial commerce center facility which will be built in accordance with the zoning and fire codes.

Architectural relief utilized for the building consists of metal canopies and doors, decorative lighting, varied roof lines, and other features appropriate to the style. The Project enhances the surrounding neighborhood by incorporating architectural style that complements the surrounding area. Additionally, landscaping will utilize plants to complement the architecture of the buildings and the development as a whole. The project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety.

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

Findings of Fact: The development has appropriate site improvements. Project features include sidewalks, drainage, perimeter walls, and fencing to provide a safe and well-designed neighborhood. The Project has been reviewed by the Planning, Engineering, Building and Safety Departments, as well as the Fontana Fire Prevention for site circulation, access, and safety and found to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

Section 8. Approvals. Based on the foregoing, the Planning Commission hereby approves Tentative Parcel Map No. 23-0017 (TPM No. 20664), and Design Review

No. 23-0027 subject to the Conditions of Approval, attached hereto as "**Exhibit A**" and "**Exhibit B"** and incorporated herein by this reference as though fully set forth herein.

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

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

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

Section 12. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 7th day of October 2025.

City of Fontana

_____

Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 7th day of October, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Joseph Armendarez, Secretary

FONTANA
CALIFORNIA

Exhibit "A"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 23-0104 **DATE:** October 7, 2025
Tentative Parcel Map No. 23-0017

LOCATION: Northwest corner of Santa Ana Avenue and Banana Avenue **(**APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All requirements of the Fontana City's Municipal Code shall be complied with.
   B. All Conditions of Approval imposed on this project have been fulfilled.

2. The applicant /developer/ property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission and/or City Council concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. 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. 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.
3. In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be

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

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

4. Tentative Parcel Map No. 23-0017 (TPM No. 20664) shall comply with all applicable development standards of, Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development), and the Subdivision Map Act.

5. The applicant/developer shall underground all utilities, pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

6. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program (MMRP) as approved by the City Council.

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

8. Tentative Parcel Map No. 23-0017 (TPM No. 20664) 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.

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

10. The applicant shall post a publicly visible sign on the 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 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

11. Historic Archaeological Resources:
    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

12. The applicant shall meet all requirements identified in the Industrial Commerce Centers Sustainability Standards (Ordinance No. 1891).

13. A copy of the Industrial Commerce Centers Sustainability Standards requirements shall be placed on the final grading plans and the final building plans.

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

15. The applicant shall adhere to all landscape setback requirements as outlined in the Fontana Municipal Code.

16. The applicant shall meet all requirements of the Trip Reduction Measures in of the Zoning and Development Code (Section 30-962).

Building and Safety:

17. 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

18. 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.

19. 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.

20. 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.

21. 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.

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

23. The applicant shall comply with the following grading requirements:
    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    E. No water course or natural drainage shall be obstructed.
    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
    H. A complete hydrology study using the latest edition of the San Bernardino County Flood

Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

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

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

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

25. 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

26. 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

27. The applicant shall combine the existing parcels into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.

Engineering:

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

29. 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.

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

PRIOR TO ISSUANCE OF GRADING PERMIT

31. 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.

32. 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

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

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

34. The Applicant shall record All map's, right-of-way dedications, easements, as required for the development.

35. 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 must be approved by the City Engineer.

36. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for Santa Ana Avenue and Banana Avenue for the City to review and approve. Depending on the results, Santa Ana Avenue and Banana Avenue along the project frontage may need to be fully replaced to bring the pavement structural section into conformance with City standards. Any remedial action less than full replacement shall be justified by the pavement analysis and shall bring the pavement condition to a 20 year pavement life.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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.

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

Fire Department:

45. **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.

46. **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.

47. **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.

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

49. **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.

50. **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: 4000 GPM for a two- hour duration at 20 psi residual operating pressure. Fire Flow is based on a 166,985 Square Foot structure.

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

52. **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.

53. **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.

54. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.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.

55. **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.

56. **Commercial (large facility) Addressing**. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 ½) 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

57. **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

58. **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

59. **Material Identification Placards**. The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

60. **High-Piled Storage.** The applicant shall submit an application for a High-Piled Storage permit for storage of over 12' in height of Class I-IV commodities and/or over 6' in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall submit to the Fire Department concurrently with any racking permits to the Building and Safety division. California Fire Code Chapter 32 & SBCoFD Standard S-1.

61. **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

FONTANA
CALIFORNIA

Exhibit "B"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 23-0104 **DATE:** October 7, 2025
Design Review Project No. 23-0027

LOCATION: Northwest corner of Santa Ana Avenue and Banana Avenue **(**APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45)

PLANNING DEPARTMENT:

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

2. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All requirements of the Fontana City's Municipal Code shall be complied with.
   B. All Conditions of Approval imposed on this project have been fulfilled.

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

4. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Zoning Code and Development Code, Fontana Municipal Code (FMC).

5. The applicant shall meet all requirements identified in the Industrial Commerce Centers Sustainability Standards (Ordinance No. 1891).

6. The applicant shall adhere to all landscape setback requirements as outlined in the Fontana Municipal Code.

7. The applicant/developer shall underground all utilities pursuant to Section 27-50 through 27-54 of the City of Fontana Municipal Code, which for the purpose of this conditions shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

8. Historic Archaeological Resources
   A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
   B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.
   C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

9. 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 a sheet in the final building and grading plans prior to issuance of any building or grading permits.

10. The current development fees must be paid prior to issuance of building/construction permits.

11. 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 Sections No. 30-30 of the Municipal Code.

12. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

13. 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.

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

15. The applicant/developer shall provide sufficient bicycle racks to accommodate 12 bicycle spaces.

16. The applicant/developer shall provide bicycle racks that include locks as well as electric plugs to charge electric bikes. The racks shall be located as close as possible to employee entrance(s).

17. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping. No parking spaces shall be designated in an industrial parking facility, except for disabled persons parking, van pool, carpool, or any other designated parking as required by law.

18. All signs shall be reviewed under a separate Design Review Sign application.

19. 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.

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

21. The transformer shall be screened by a solid screen wall and mature, dense landscaping, and not visible from the public right-of-way.

22. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign(s) from the project site. The applicant may request a refund of the sign deposit; the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.

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

24. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

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

26. In the event that any off-site utility and/or infrastructure improvements are required as a direct result of future projects, construction of such off-site utility and infrastructure improvements shall not occur concurrently with the demolition, site preparation, and grading phases of project construction. This requirement shall be clearly noted on all applicable grading and/or building plans.

27. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

28. Incorporate an anti-graffiti coating onto the exterior of all proposed block walls to discourage graffiti.

29. The applicant shall meet all requirements of the Trip Reduction Measures in of the Zoning Code (Article XIV, Transportation Demand Management and Trip Reduction Measures).

30. There shall be no refrigerated uses on site; unless a future tenant proposing to have such uses conducts an update of the California Environmental Quality Act (CEQA) document (i.e. Environmental Impact Report) and any applicable studies/memorandums to amend this Condition of Approval.

31. The applicant shall incorporate hostile landscape into the interior, perimeter landscape setback areas to discourage subjects from accessing the site.

32. 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 7:00 am to 6:00 pm on weekends, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

33. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

34. A copy of the Industrial Commerce Centers Sustainability Standards requirements shall be placed on the final grading plans and final building plans.

Prior To Issuance of Grading Permit

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

Building and Safety:

36. 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

37. 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.

38. 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.

39. 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.

40. 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.

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

42. The applicant shall comply with the following grading requirements:
    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however,

cross under a sidewalk if an approved drainage structure is used.

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

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

44. 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

45. 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

46. The applicant shall combine the existing parcels into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.

Engineering:

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

Sewer shall be privately maintained.

48. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

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

PRIOR TO ISSUANCE OF GRADING PERMIT

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

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

PRIOR TO MAP RECORDATION

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

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

53. The Applicant shall record All map's, right-of-way dedications, easements, as required for the development.

54. 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 must be approved by the City Engineer.

55. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for Santa Ana Avenue and Banana Avenue for the City to review and approve. Depending on the results, Santa Ana Avenue and Banana Avenue along the project frontage may need to be fully replaced to bring the pavement structural section into conformance with City standards. Any remedial action less than full replacement shall be justified by the pavement analysis and shall bring the pavement condition to a 20 year pavement life.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

57. 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.

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

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

Fire Department:

64. **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.

65. **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.

66. **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.

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

68. **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.

69. **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: 4000 GPM for a two- hour duration at 20 psi residual operating pressure. Fire Flow is based on a 166,985 Square Foot structure.

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

71. **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.

72. **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.

73. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.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.

74. **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.

75. **Commercial (large facility) Addressing**. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 ½) 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

76. **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

77. **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

78. **Material Identification Placards**. The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

79. **High-Piled Storage.** The applicant shall submit an application for a High-Piled Storage permit for storage of over 12' in height of Class I-IV commodities and/or over 6' in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall submit to the Fire Department concurrently with any racking permits to the Building and Safety division. California Fire Code Chapter 32 & SBCoFD Standard S-1.

80. **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

END OF CONDITIONS

NOTICE OF DETERMINATION

TO:	X Clerk of the Board of Supervisors or X County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Alejandro Rico Phone: (909) 350-6558
			Email: arico@fontanaca.gov
TO:	Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

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

State Clearinghouse Number (If submitted to SCH):
Project Title: Master Case No. (MCN) 23-0104: Tentative Parcel Map No. 23-0017 (TPM No. 20664), and Design Review (DR) No. 23-0027 – Banana Ave and Santa Ana Ave Industrial commerce center facility
Project Applicant (include address, telephone number and email address): LBA Realty/LBA Logistics 3347 Michelson Drive Irvine, CA 92612 Sarah Ng: 949-955-9342 / SNg@lbarealty.com
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): Northwest corner of Santa Ana Avenue and Banana Avenue, (APNs: 0236-081-03, 0236-081-04, 0236-081-32, 0236-081-37 and 0236-081-45)
General Project Location (City and/or County): Fontana, San Bernardino County
Project Description:

A request to consolidate five (5) parcels into one (1) parcel for the development of a 166,985 square foot industrial commerce center facility, and a request for site and architectural approval of the new Industrial commerce center facility, and associated site improvements, on 9.19 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. LBA Realty/LBA Logistics 3347 Michelson Drive Irvine, CA 92612

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on October 7, 2025 and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☒	An Environmental Impact Report (EIR) was previously prepared and approved and fully analyzed the effects of the project. The EIR thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or MND have occurred. Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previous EIR and no further environmental review is required.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335

Date:	_____ **Rina Leung** **Senior Planner**

Clerk's File Stamp:

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

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

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

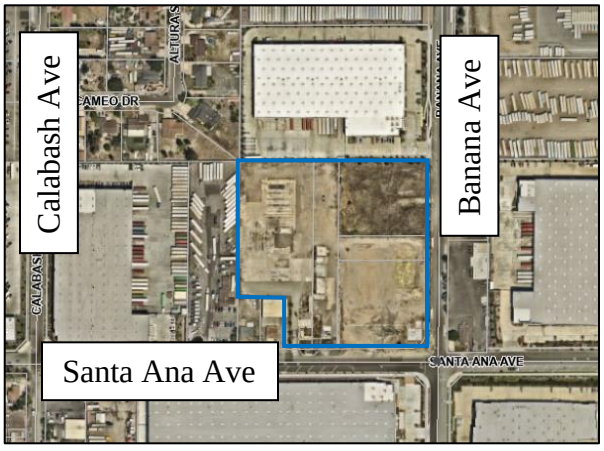
A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 23-0104: Tentative Parcel Map No. 20664 (TPM No. 23-0017)/Design Review (DRP) No. 23-0027

A request to consolidate five (5) parcels into one parcel along with the site and architectural review of an industrial commerce center facility totaling approximately 166,985 square feet on approximately 9.19 adjusted gross acres.

Environmental Determination: Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the Southwest Industrial Park Specific Plan Program Environmental Impact Report (SWIP PEIR) (State Clearinghouse [SCH] No. 2009091089) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on June 12, 2012, and it anticipated the development of a warehouse building and also adequately identified any potential impacts associated with this project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

Location of Property: 14032, 14046 & 14086 Santa Ana Ave and 10740, 10832, & 10848 Banana Ave (APNs: 0236-081-03, -04, -32, -37, & -45)



Date of Hearing: October 7, 2025

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

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Alejandro Rico, at (909) 350-6558. E-mail: arico@fontanaca.gov

ATTACHMENT NO. 5

FONTANA
CALIFORNIA

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

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

Publish date: September 26, 2025

File #: 25-0562
Agenda #: PH-C

Agenda Date: 10/7/2025
Category: Public Hearing

FROM:
Planning Department

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

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

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

2. Approve Design Review (DRP) No. 24-0039

APPLICANT:
Ahmad Awad
SA Golden Investments, Inc.
15918 Merrill Avenue
Fontana, CA 92335

LOCATION:
The project site is located at the northeast corner of Merrill Avenue and Catawba Avenue at 15918 Merrill Avenue (APN: 0233-052-13).

REQUEST:
Design Review No. 24-0039 - A request for site and architectural review and approval for the construction of 30 townhomes on an approximately 2.15-acre lot.

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Medium-Density Residential (R-M)	Medium Density Residential (R-2)	Vacant
North:	Medium-Density Residential (R-M)	Medium Density Residential (R-2)	Single-Family Residential
South:	Medium-Density Residential (R-M)	Medium Density Residential (R-2)	Multi-Family Residential
East:	Medium-Density Residential (R-M)	Medium Density Residential (R-2)	Single-Family Residential
West:	San Bernardino County	San Bernardino County	Single-Family Residential

PROJECT DESCRIPTION:

A. Site Area: Approximately 2.15 acres

B. Density:
Maximum allowed: 26 units (12 dwelling units per acre)
Proposed: 30 units (13.9 dwelling units per acre)
(allowed using No Net Loss program)

C. Common Open Space:
Required: 35 percent
Provided: 36 percent

D. Private Storage:
Required: 125 cubic ft. per unit
Provided: 240 cubic ft per unit

E. Parking Analysis:
Vehicle Required: 85 spaces
Vehicle Provided: 85 spaces (including 30 two-car garages)

ANALYSIS:

The Applicant, Ahmad Awad is requesting that the Planning Commission review and approve Design Review No. 24-0039 to construct 30 multi-family, within eight (8) two-story buildings, totaling approximately 30,360 square feet, and associated site improvements on an approximately 2.15-acre site.

Design Review (DRP) No. 24-0039:

The proposed multi-family residential development will be comprised of 30 townhomes, all three-

bedroom units. Buildings 1-3, 6 and 8 will be fourplex buildings and buildings 5 and 7 will be triplex buildings.

As part of the project, utilizing the “No Net Loss Program”, which allows a 20% increase in the allowable density of a residential project. Per the Zoning Code, a density bonus may become available to project applicants seeking to develop property for residential use within the City. Currently, the Zoning Code would allow development at 12 units per acre, which would allow 26 dwelling units on the site. However, the No Net Loss Program allows an additional four units for a total of 30 multi-family townhome units. A Density Bonus/Transfer Agreement is required for any project seeking a density bonus as part of the No Net Loss Density Bonus Program and such agreement has been drafted for this project.

The applicant proposes a Spanish style architecture with a light color scheme. The architectural style includes a smooth stucco exterior, tiled roof, wrought iron railings and shutters. The articulation of the building elevations, varying roof lines and the use of decorative architectural elements will exemplify the Spanish architectural style and make the project aesthetically pleasing.

Amenities/Open Space:
The proposed development includes large open spaces including a tot lot area, a trellised area with seating and two built in barbecue grills. The amenities will be centrally located on the site for use and enjoyment by all project residents. In addition to the proposed community amenities, each unit has adequate private open space directly accessible from the private unit. An entry statement is proposed along Catawba Avenue with decorative paving, landscape screening and access gates.

Site Access/Circulation/Parking:
Access to and from the project site for vehicles and pedestrians will be by a main driveway along Catawba Avenue. A secondary exit is located at the southeaster portion of the site adjacent to Merrill Avenue. Each unit consists of a two-car garage and an additional 15 parking spaces will be provided for guests. The project design will incorporate safety measures for automobiles and pedestrians in the area by providing adequate lighting throughout the project site and paving and striping to clearly identify parking spaces and drive aisles.

Grading/Walls:
The topography of the Project Site is relatively flat. The existing drainage pattern flows north to south. An underground catch basin and detention basin will be constructed to capture onsite flows.

A new six (6) foot high decorative pilaster with wrought iron fencing will be constructed along the west and south property lines of the project. A six-foot high CMU screen wall will be constructed on the north and east sides of the site adjacent to existing residential development. An existing chain link fence along the north and east sides of the property will be removed.

Environmental:
Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class No. 32, Infill Development Project. This project site is considered In-Fill

Development and meets the CEQA requirements of Infill: (1) The project is consistent with the R-M General Plan land use designation, and the Medium Density Residential (R-2) district regulations; (2) The project site is less than five (5) acres at approximately 2.15 adjusted gross acres; (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed residential development. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project.

MOTION:
Approve staff's recommendation

ATTACHMENTS:
The applicant, Ahmad Awad is requesting that the Planning Commission review and approve Design Review (DRP) No. 24-0039 to construct 30 multi-family, within eight (8) two-story buildings, totaling approximately 30,360 square feet, and associated site improvements on an approximately 2.15-acre site.

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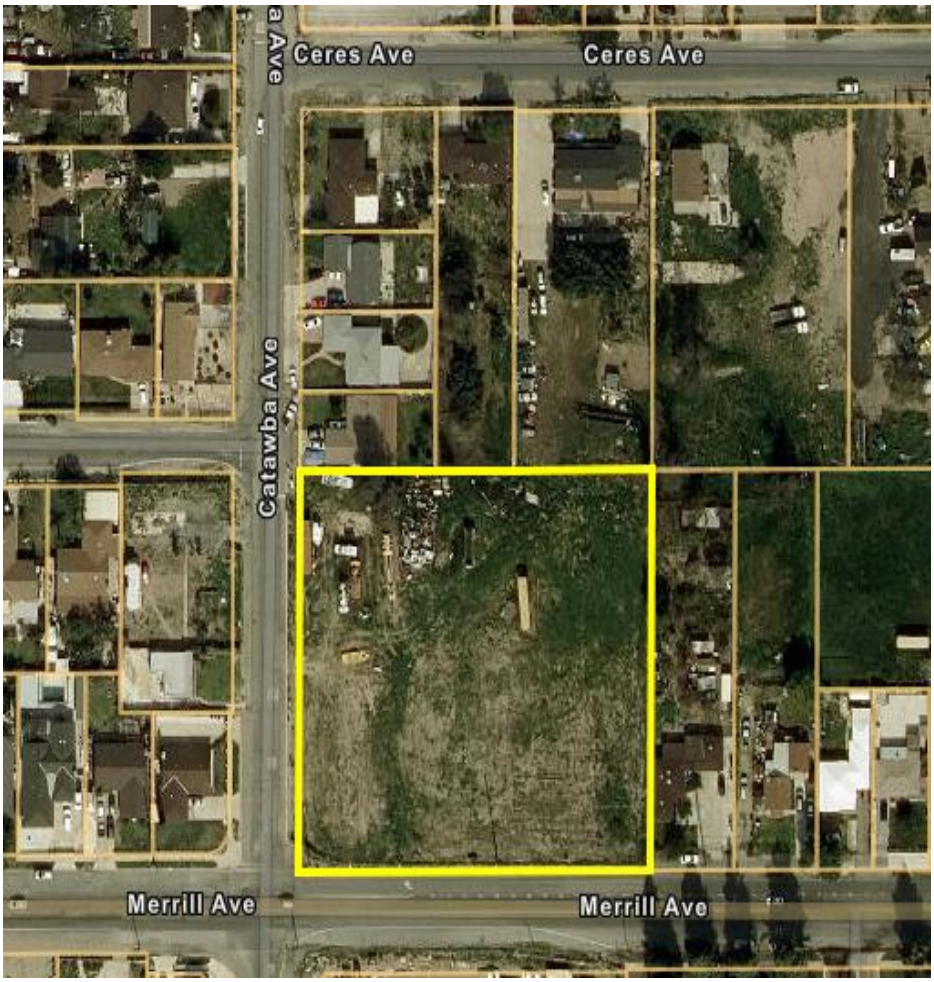
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MOTION:
Approve staff's recommendation

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

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CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: October 7, 2025

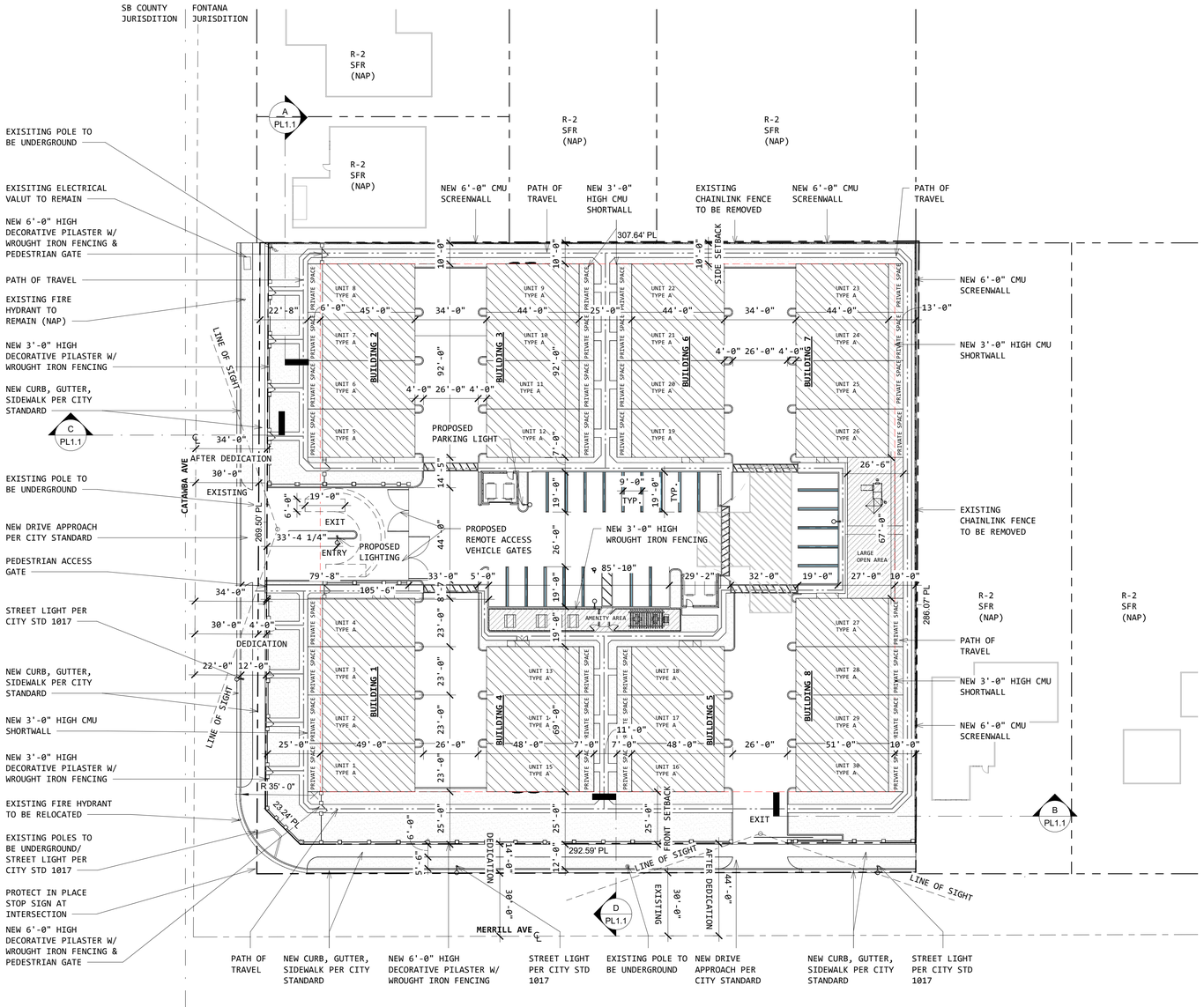
CASE: Master Case No. 24-0074
Design Review No. 24-0039

ATTACHMENT NO. 2

Proposed 30 Apartment Townhomes For:

SA Golden Investments Inc.

15918 Merrill Ave, Fontana, CA 92335



Site Plan

1" = 30'-0"

Sequence of Drawings - DR	
Number	*Description*
PL1	Cover Sheet
PL1.1	Site Facilities
PL2	Floor plan - Unit A - Typ.
PL3	Floor plan - Fourplex - Typ.
PL4	Floor plan - Triplex - Typ.
PL5	Elevations - Fourplex - Typ.
PL6	Elevations - Triplex - Typ.

Project Info

APPLICANT:	SA GOLDEN INVESTMENTS, INC. SABER AWAD saberawad3346@gmail.com (909) 519-3346
PROJECT ADDRESS:	15918 MERRILL AVE, FONTANA CA 92335
ARCHITECT: **CONTACT:**	SA ARCHITECTS & ENGINEERS, INC. AHMAD AWAD ahmadawad@saae.us (909) 685-5092
APN:	0233-052-13
ZONING:	R-2, MEDIUM DENSITY RESIDENTIAL
OCCUPANCY:	GROUP R-2 / U
CONSTRUCTION:	TYPE V-B
PROJECT DESCRIPTION:	PROPOSED EXERCISE OF THE 'NO NET LOSS' PROGRAM TO HAVE 30 APARTMENT TOWHOMES WITH COMMON AMENITIES OF TRELLIS WITH SEATING AND BBQ AND TOT LOT
LOT SIZE:	93,654 SQ FT (2.15 ACRES)
MAXIMUM DENSITY: (2.15 ACRES X 12 UNITS)	12 UNITS/ACRE 25.8 UNITS
NO NET LOSS PROGRAM: (28.8 UNITS x 120% = 30.96 UNITS) (20% ALLOWANCE INCREASE)	**31 UNITS MAXIMUM**
MAXIMUM HEIGHT: **PROPOSED BUILDING HEIGHT:** **PROPOSED UNIT COUNT:**	55 FEET 27 FEET **30 UNITS**
LOT COVERAGE: **(BUILDING FOOTPRINT)**	**30,360 SQ. FT.** (32.4% < 50% MAX)
NET LOT SIZE:	**63,294 SQ. FT (100%)**
REQUIRED PRIVATE OPEN SPACES GROUND FLOOR PRIVATE OPEN SPACE PER UNIT: UPPER FLOOR PRIVATE OPEN SPACE PER UNIT:	 150 SQ. FT. PER UNIT 100 SQ. FT. PER UNIT
TOTAL REQUIRED PRIVATE **OPEN SPACES:** (250 SQ. FT. PER UNIT)	**7,500 SQ. FT.**
PROVIDED PRIVATE OPEN SPACES GROUND FLOOR PRIVATE OPEN SPACE PER UNIT: (PORCHES) UPPER FLOOR PRIVATE OPEN SPACE PER UNIT: (BALCONIES)	 174 SQ. FT. PER UNIT 103 SQ. FT. PER UNIT
TOTAL PROVIDED PRIVATE **OPEN SPACES:** (277 SQ. FT. PER UNIT)	**8,310 SQ. FT.**
REQUIRED COMMON OPEN SPACE: **PROVIDED COMMON OPEN SPACE:**	22,152 SQ. FT. (35% MIN.) 22,751 SQ. FT. (36%)
REQUIRED PRIVATE STORAGE **SPACE PER UNIT:** **PROVIDED PRIVATE STORAGE** **SPACE PER UNIT:**	 125 CU. FT. (MIN.) 240 CU. FT. (3' X 20' X 2' [x2])
HARDSCAPE AREA: **TOTAL LANDSCAPE AREA:** [40% MINIMUM LANDSCAPE AREA INCLUDES PRIVATE & COMMON] (% AND SQ. FT. FOR ENTIRE SITE)	35,713 SQ. FT. (56.5%) 27,581 SQ. FT. (43.5%)

PARKING SUMMARY:

REQUIRED GARAGE SPACES: (30 UNITS X 2 SPACES) **PROVIDED GARAGE SPACES:**	60 GARAGE SPACES 60 GARAGE SPACES
REQUIRED OPEN SPACES: (0.5 SPACES X 30 UNITS) **PROVIDED OPEN SPACES:**	15 OPEN SPACE PARKING 15 OPEN SPACE PARKING
TOTAL REQUIRED **TENANT PARKING:** (GARAGE SPACES + OPEN SPACES) **TOTAL PROVIDED** **TENANT SPACES:**	 75 REQUIRED TENANT PARKING 75 PROVIDED TENANT PARKING
REQUIRED GUEST PARKING: **1 SPACE / 3 UNITS** 30 UNITS / 3 UNITS **PROVIDED GUEST PARKING:**	10 GUEST SPACES 10 GUEST SPACES
TOTAL REQUIRED PARKING: (FOR ENTIRE PROJECT)	**85 TOTAL REQUIRED PARKING**
TOTAL PROVIDED PARKING: (FOR ENTIRE PROJECT)	**85 TOTAL PROVIDED PARKING** (INCLUDES 2 ADA PARKING PER CBC)
AMENITIES PROVIDED:	LARGE OPEN SPACES, 1 TOT LOT AND 1 TRELLIS WITH CONCRETE SEATING, 2 NATURAL GAS BARBECUES TOTAL TO BE PLACED NEAR TRELLIS

UNIT TYPES:

TYPE A	1,348 SQ. FT.

NOTE:
1. ALL EXTERIOR LIGHTING SHALL BE ORIENTATED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.
2. BARBEQUES SHALL BE SUPPLIED BY NATURAL GAS.
3. THIS IS A GATED PROJECT WITH NO CALL BOX

AREA SCHEDULE TYPE A

		BUILDING FOOTPRINT		
		BUILDING 1-3 & 6-8:	4 UNITS EACH	3,996 SQ. FT. EACH
FIRST FLOOR AREA	518 SQ. FT.	**BUILDING 4 & 5:**	3 UNITS EACH	2,997 SQ. FT. EACH
SECOND FLOOR AREA	830 SQ. FT.			
TOTAL CONDITIONED AREA	**1,348 SQ. FT.**			
2-CAR GARAGE	481 SQ. FT.			
BALCONY	103 SQ. FT.			
TOTAL NON-CONDITIONED AREA	**584 SQ. FT.**			

SA ARCHITECTS + ENGINEERS

24-0032

SAE ARCHITECTS & ENGINEERS, INC. AHMAD AWAD SAE YR-2024 STATE OF CALIFORNIA

Proposed 30 Apartment Townhomes For:
SA Golden Investments Inc.
15918 Merrill Ave, Fontana, CA 92335

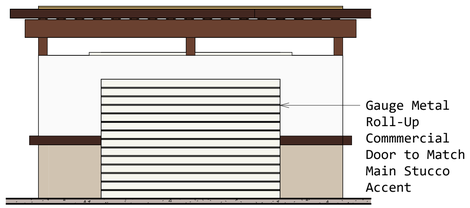
25 July 2025

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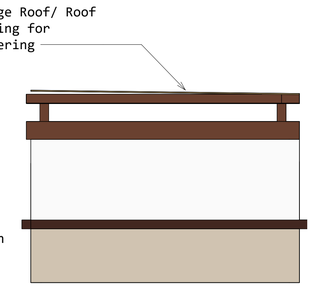
Cover Sheet

PL1

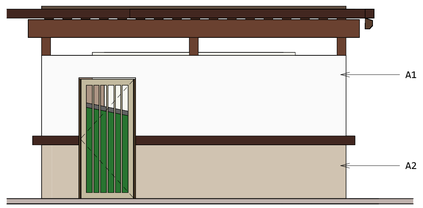
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Trash Encl. (Front)
1/4" = 1'-0"

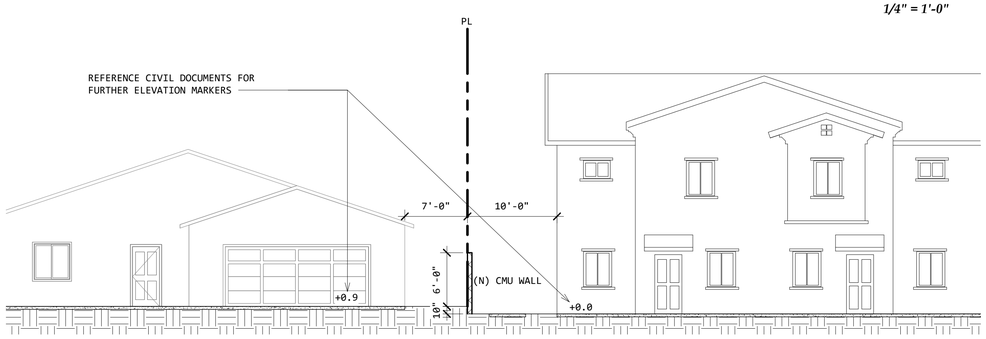


Trash Encl. (Rear)
1/4" = 1'-0"

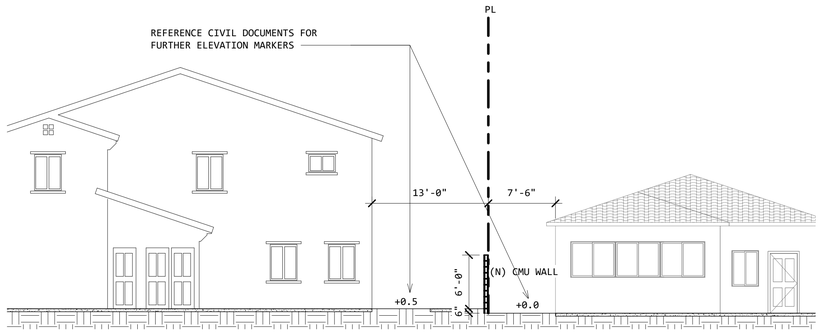


Trash Encl. (Side)
1/4" = 1'-0"

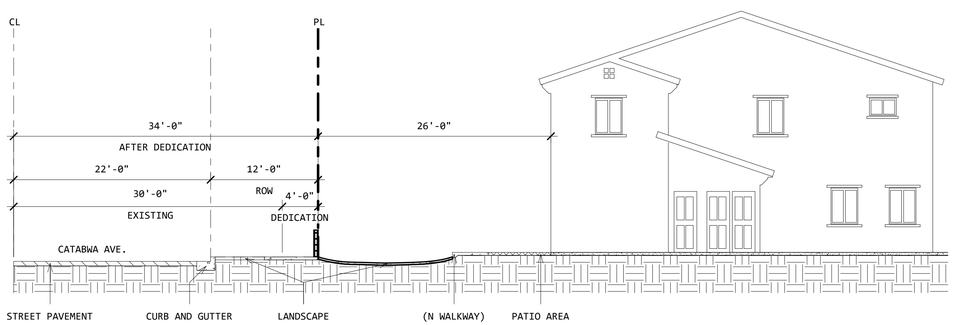
NOTE:
1. THE ENCLOSURE DOOR GATE SHALL BE DESIGNED WITH A METAL LATTICE COVER WITH VIEW OBSCURING SLATS OR OTHER OPAQUE MATERIAL.
2. STRUCUTRE OF TRASH ENCLOSURE SHALL BE CONCRETE MMASONRY BLOCKS WITH STUCCO LAYER TO MATCH COLOR OF BUILDINGS



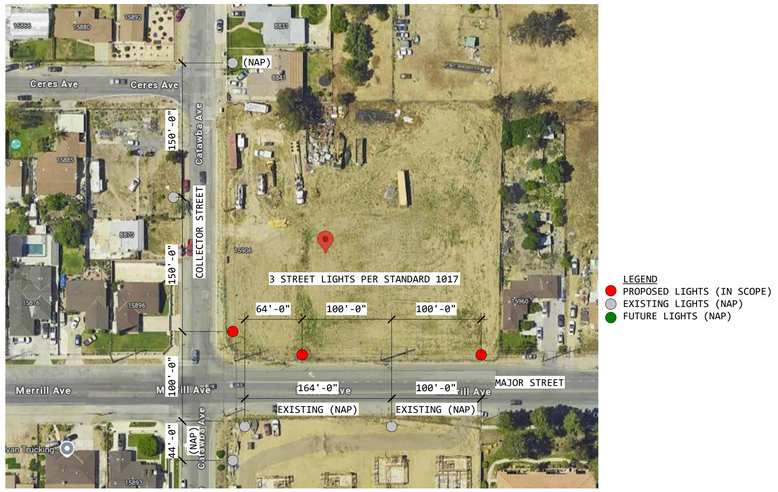
Section A - North
1/8" = 1'-0"



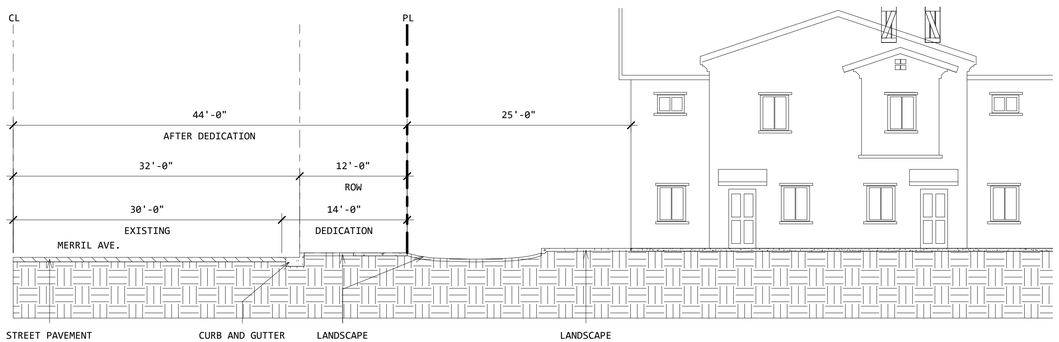
Section B - East
1/8" = 1'-0"



Section C - East
1/8" = 1'-0"



Street Lights - Reference Plan



Section D - South
1/8" = 1'-0"

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24-0032

Proposed 30 Apartment Townhomes For:
SA Golden Investments Inc.
15918 Merrill Ave,
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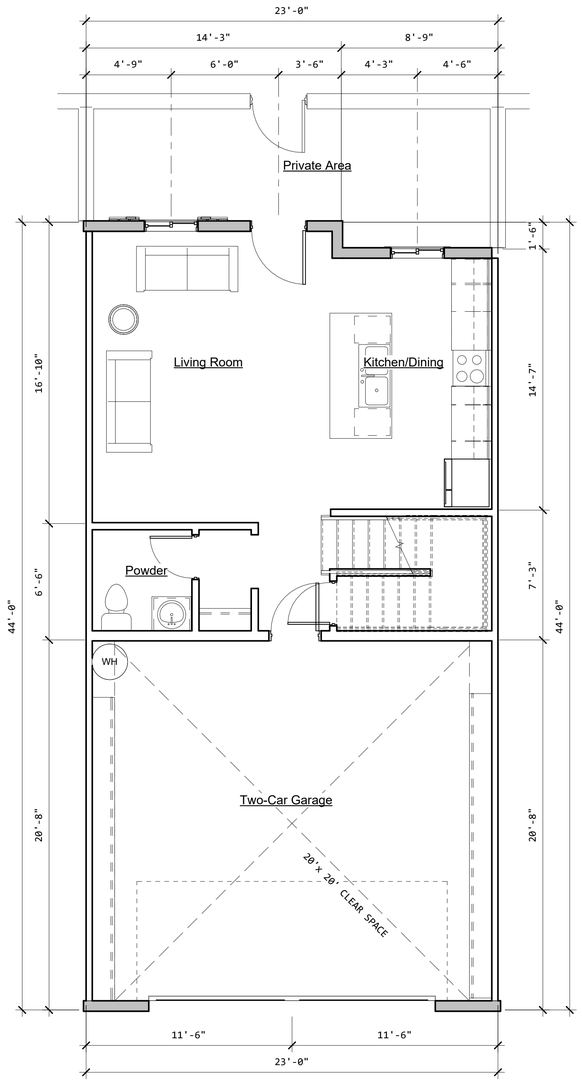
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Site Facilities

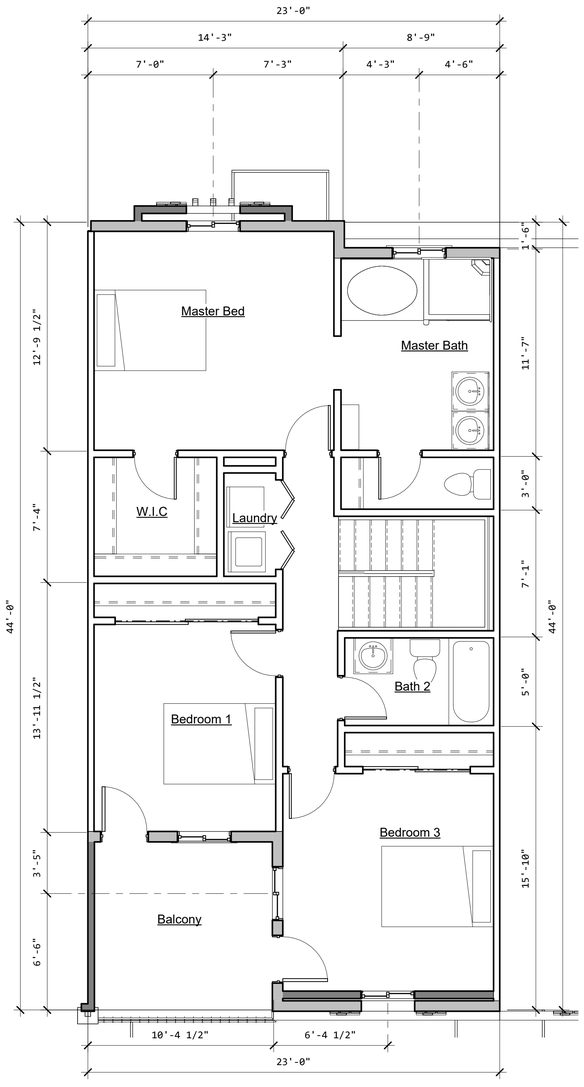
PL1.1

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1st Floor- Typ Unit A

1/4" = 1'-0"



2nd Floor- Typ Unit A

1/4" = 1'-0"

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24-0032

SA ARCHITECTS & ENGINEERS, AHMAD ARASH, MCE, STATE OF CALIFORNIA, YR-2024

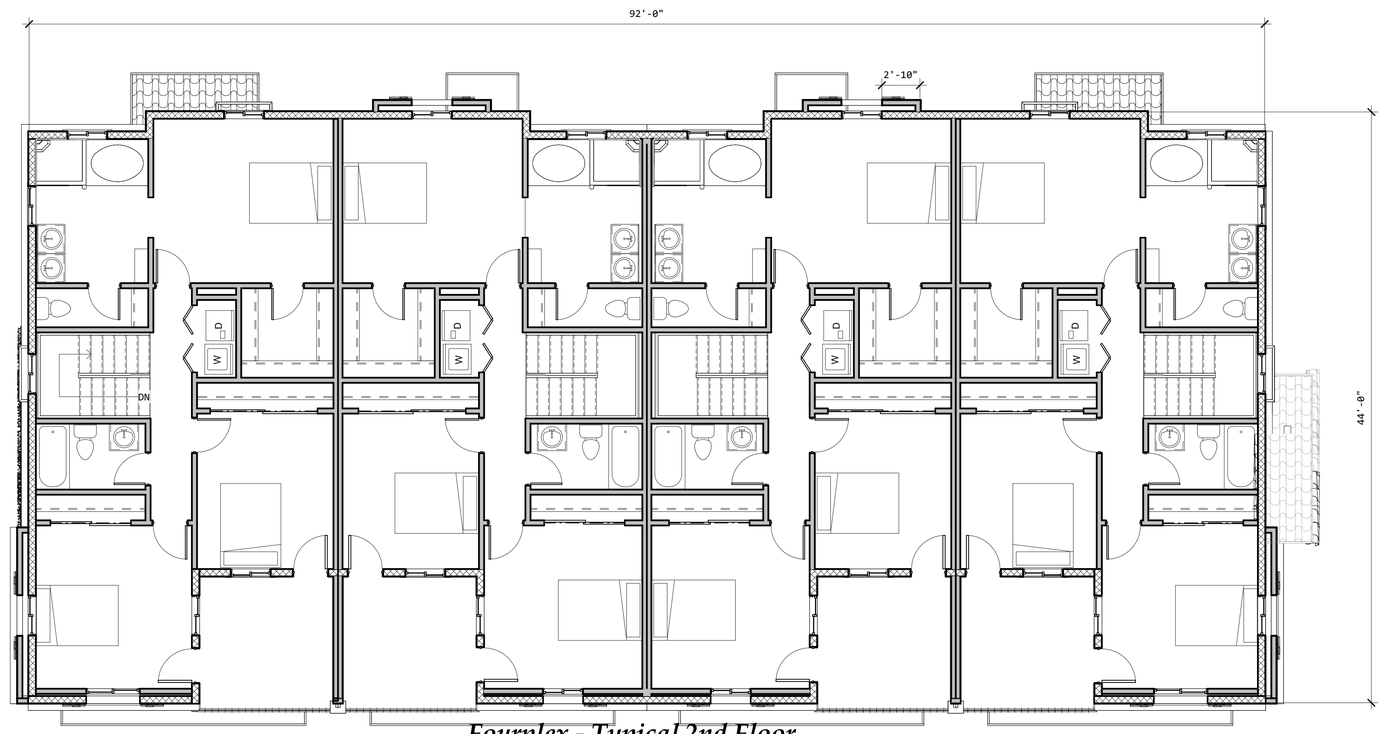
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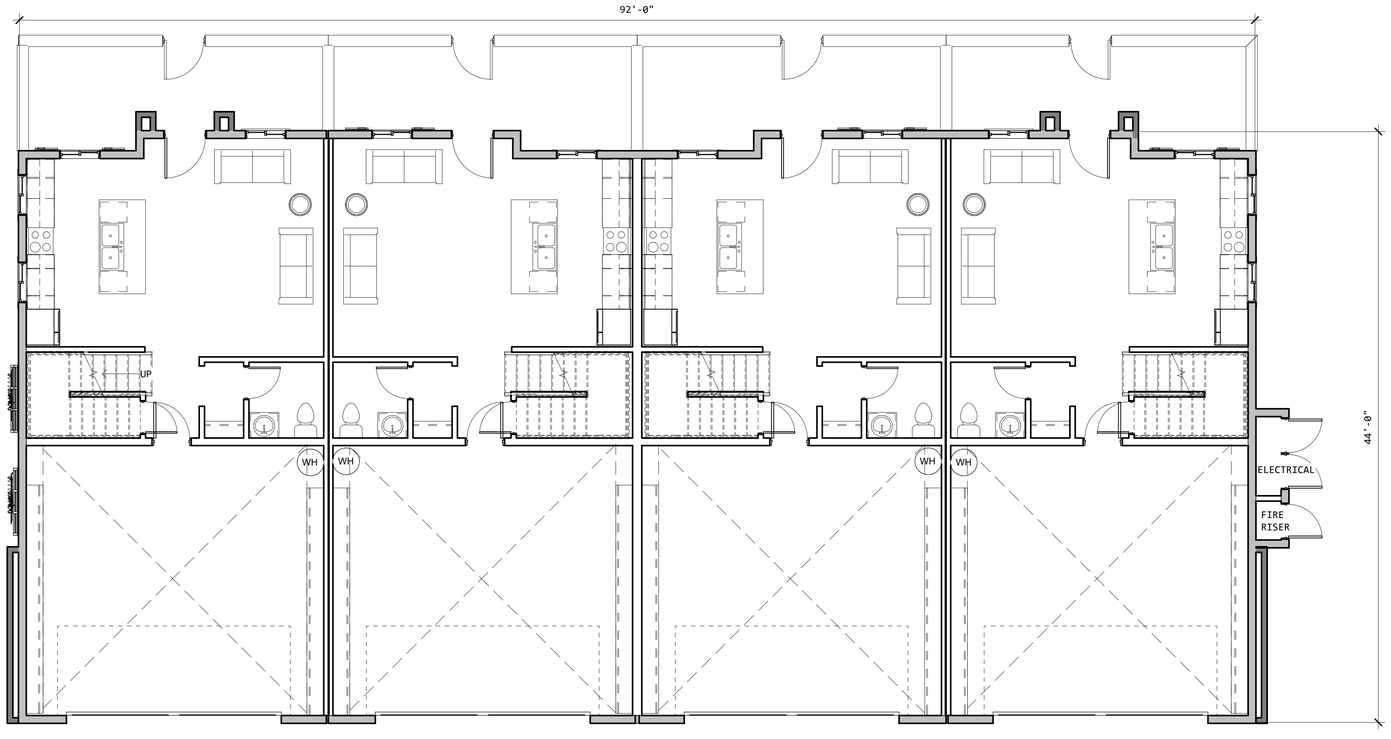
Floor plan - Unit A - Typ.

PL2



Fourplex - Typical 2nd Floor

3/16" = 1'-0"



Fourplex- Typical 1st Floor

3/16" = 1'-0"

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24-0032

SA ARCHITECTS & ENGINEERS, INC. STATE OF CALIFORNIA AHMAD ARAIN YR-2024

Proposed 30 Apartment Townhomes For:

SA Golden Investments Inc.

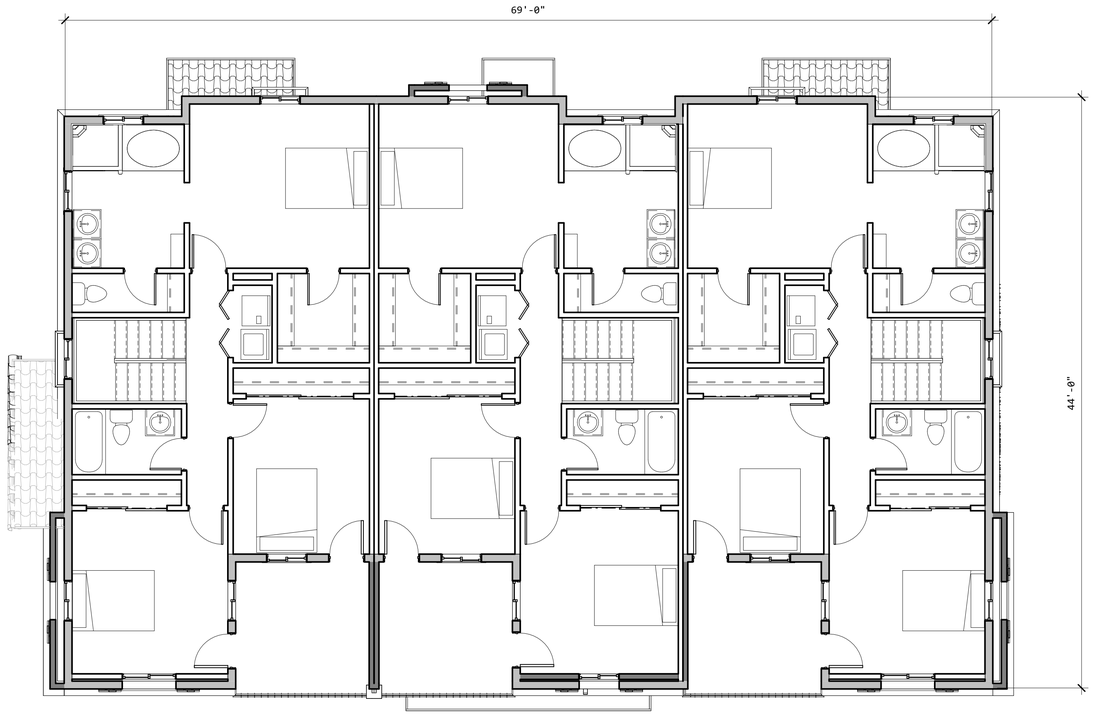
15918 Merrill Ave, Fontana, CA 92335

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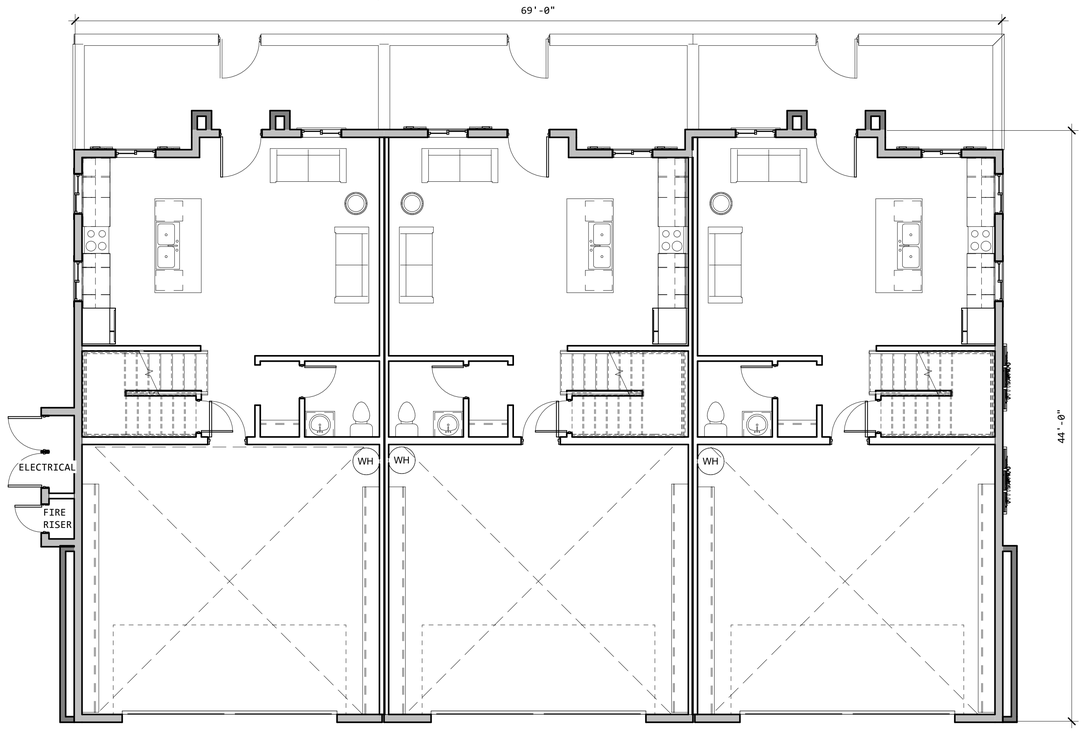
Floor plan - Fourplex - Typ.

PL3



Triplex - Typical 2nd Floor

3/16" = 1'-0"



Triplex - Typical 1st Floor

3/16" = 1'-0"

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24-0032

SA ARCHITECTS & ENGINEERS, INC. AHMAD ARABI STATE OF CALIFORNIA YR-2024

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SA Golden Investments Inc.

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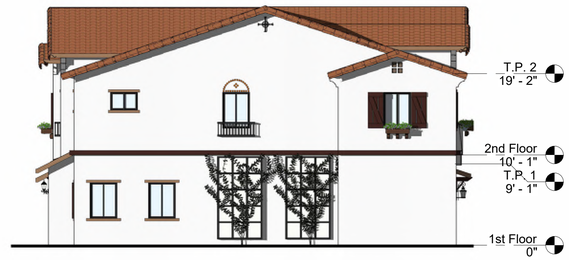
Floor plan - Triplex - Typ.

PL4



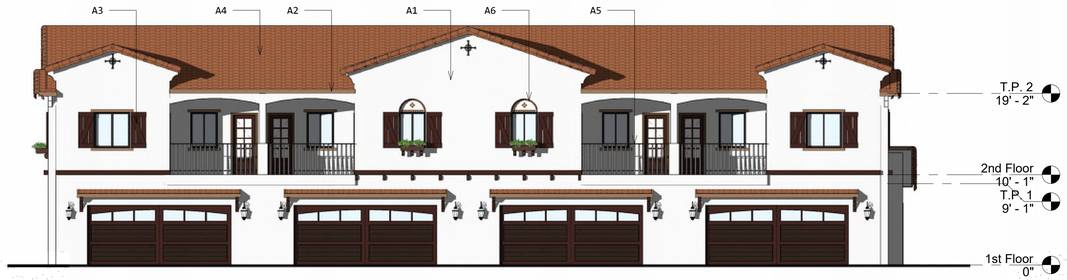
East Elevation

1/8" = 1'-0"



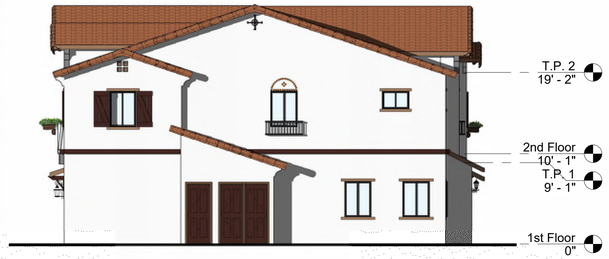
North Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"



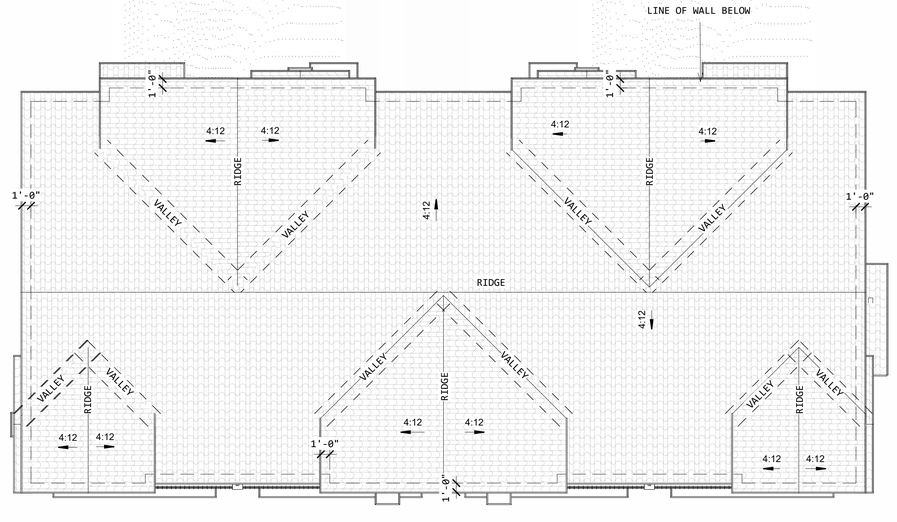
South Elevation

1/8" = 1'-0"

Material Legend				
Mark	*Material*	*Manufacturer*	*Material Color*	*Product #*
A1	STUCCO COLOR	DUNN EDWARDS	"CHALKY"	DEC793
A2	FASCIA/TRIM	DUNN EDWARDS	"SANDAL"	DEC715
A3	SHUTTER, ENTRY, TRIM & GARAGE	DUNN EDWARDS	"DEEP BROWN"	DE6077
A4	ROOFING TILES	EAGLE	"MALIBU"	TERRACOTTA
A5	WROUGHT IRON RAILING	DUNN EDWARDS	"DARK ENGINE"	DE6350
A6	SPANISH TILE	MINERAL TILES	"CATALONIA"	PORCELAIN

Material Legend





Fourplex - Typical Roof Plan

1/8" = 1'-0"

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SA ARCHITECTS + ENGINEERS

24-0032

Proposed 30 Apartment Townhomes For:
SA Golden Investments Inc.
15918 Merrill Ave, Fontana, CA 92335

25 July 2025

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Elevations - Fourplex - Typ.

PL5



East Elevation

1/8" = 1'-0"



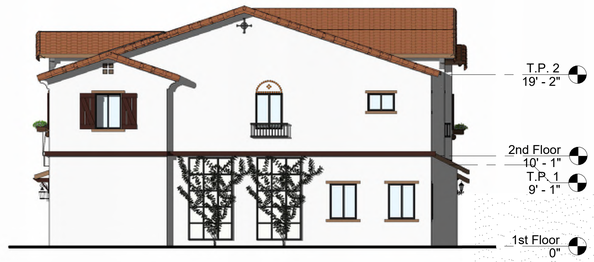
North Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"



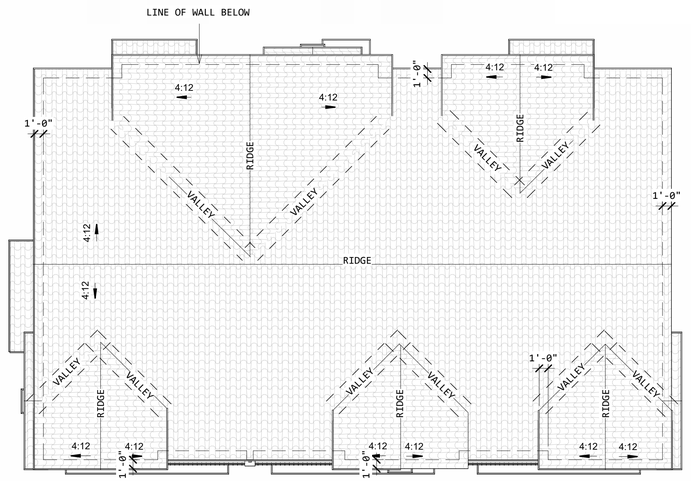
South Elevation

1/8" = 1'-0"

Material Legend				
Mark	Material	Manufacturer	Material Color	Product #
A1	STUCCO COLOR	DUNN EDWARDS	"CHALKY"	DEC793
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A6	SPANISH TILE	MINERAL TILES	"CATALONIA"	PORCELAIN

Material Legend





Triplex - Typical Roof Plan

1/8" = 1'-0"

7/23/2025 4:10:09 PM

SA ARCHITECTS + ENGINEERS

24-0032

Proposed 30 Apartment Townhomes For:
SA Golden Investments Inc.
15918 Merrill Ave,
Fontana, CA 92335

25 July 2025

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Elevations - Triplex - Typ.

PL6

TITLE SHEET
CITY OF FONTANA
15918 MERRILL AVE, CA 92335
A.P.N.: 0233-052-13

GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE LATEST CALIFORNIA BUILDING CODE (CBC) CHAPTERS 17, 18, APPENDIX–J AND ALL APPLICABLE SECTIONS.
2. A GRADING PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER REGULATORY AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED IN THIS PLAN.
4. ALL WORK UNDER THIS PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. A SEPARATE CONSTRUCTION,EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS MAY BE REQUIRED FOR ANY WORK WITHIN THE COUNTY RIGHT–OF–WAY.
5. APPROVAL OF THESE PLANS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE EFFECTIVE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
6. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ONSITE OR OFFSITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA–RELATED REQUIREMENTS,BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFFSITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ONSITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE APPROVED BUILDING PERMIT PLANS. OFFSITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
7. MAXIMUM CUT AND FILL SLOPE = 2:1 (HORIZONTAL TO VERTICAL) AND MAXIMUM VERTICAL HEIGHT = 30 FEET, UNLESS AN APPROVED GEOTECHNICAL REPORT CAN JUSTIFY A STEEPER AND TALLER SLOPE.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
9. FILL SLOPES SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION, OR AS RECOMMENDED ON THE APPROVED GEOTECHNICAL REPORT.
10. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
11. UNLESS OTHERWISE RECOMMENDED IN AN APPROVED GEOTECHNICAL REPORT, OVER–EXCAVATION SHALL BE AT LEAST24 INCHES MINIMUM BELOW THE BOTTOM OF FOOTINGS OR TO COMPETENT NATIVE SOIL OR BEDROCK MATERIALS,WHICHEVER IS DEEPER, AS APPROVED BY THE PROJECT'S GEOTECHNICAL ENGINEER OR GEOLOGIST.
12. EARTHWORK VOLUMES:
    CUT 738.14(CY), FILL 1,997.49 (CY), TOTAL DISTURBED AREA (87,736.29 SF).
13. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND SAN BERNARDINO COUNTY IS NOT RESPONSIBLE FOR THEIR ACCURACY.
14. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
15. ANY ONSITE RETAINING WALLS SHOWN ON THE GRADING PLANS THAT ARE OVER 4' IN HEIGHT, MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING, ARE FOR REFERENCE ONLY.RETAINING WALLS OVER 4' IN HEIGHT ARE NOT CHECKED,PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL RETAINING WALLS OVER 4' IN HEIGHT.
16. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
17. FOR SITES WITH PROTECTED SPECIES OR TREES, THE PROPOSED GRADING MAY BE SUBJECT TO A SEPARATE PERMIT.
18. ADEQUATE FIRE ACCESS AROUND BUILDINGS (INCLUDING GARAGES) SHOULD BE PROVIDED AS APPROVED BY COUNTY FIRE.
19. EXISTING DRAINAGE COURSES SHALL NOT BE OBSTRUCTED, ALTERED, OR DIVERTED WITHOUT PRIOR APPROVAL FROM THE COUNTY OF SAN BERNARDINO, LAND DEVELOPMENT DIVISION. A STREAMBED ALTERATION AGREEMENT MAY ALSO BE REQUIRED FROM THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE.
20. DRAINAGE EASEMENTS SHALL NOT BE OBSTRUCTED, ALTERED OR DIVERTED WITHOUT PRIOR APPROVAL OF THE COUNTY OF SAN BERNARDINO, LAND DEVELOPMENT DIVISION.
21. SETBACKS AND BUILDING LOCATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MUST BE REVIEWED AND APPROVED UNDER A SEPARATE BUILDING PERMIT.
22. UTILITY AND SEPTIC IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND MUST BE REVIEWED AND APPROVED UNDER A SEPARATE BUILDING PERMIT.
23. ON PROJECTS DISTURBING ONE ACRES OR MORE, THE FOLLOWING NOTE MUST BE ADDED: A NOTICE OF INTENT (NOI)HAS BEEN, OR WILL BE FILED WITH THE STATE WATERRESOURCES CONTROL BOARD (SWRCB) AND A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMITNO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE PERMITTEE SHALL KEEP A COPY OFTHE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.
24. IN CONJUNCTION WITH THE CALIFORNIA GENERAL PERMIT FOR PROPOSED DISTURBANCE OVER ONE ACRE, AN ACTIVE WASTEWATER DISCHARGE ID # (WDID) MUST BE INCLUDED ON THE FINAL GRADING PLAN.
25. FOR ENGINEERED GRADING, A FINAL GRADING CERTIFICATION WILL BE COLLECTED BY THE BUILDING INSPECTOR AT THE FINAL BUILDING INSPECTION OR PRIOR A GRADING FINAL STATUS ON THE PERMIT. THE FINAL GRADING CERTIFICATION IS TO BE COMPLETED BY THE ENGINEER OF RECORD ON THE APPROVED GRADING PLANS.
26. ALL FLOOD ZONE REQUIREMENTS MUST BE REFLECTED OR ACCOUNTED FOR ON THE GRADING PLANS. ELEVATIONS OR CONSTRUCTION NOTES MUST BE INCLUDED IN THE PLANS TO ENSURE COMPLIANCE WITH ALL APPLICABLE FIRST FLOOR ELEVATION REQUIREMENTS PER FEMA AND SAN BERNARDINO COUNTY DEVELOPMENT CODE GUIDELINES.
27. PROPOSED STARTING DATE: AUGUST 2025.
28. PROPOSED COMPLETION DATE: FEBRUARY 2026.

GENERAL NOTES:

1. SEE ARCHITECTURAL PLAN FOR EXACT BUILDING DIMENSIONS.
2. EARTH QUANTITIES SHOWN HERE ARE FOR ESTIMATING PLAN CHECK FEES ONLY. GRADING CONTRACTOR IS RESPONSIBLE TO PERFORM THEIR OWN CALCULATIONS FOR EARTH VOLUME WITH THE SOIL'S ENGINEER'S RECOMMENDATION.
3. CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO OBTAIN OFFSITE/ENCROACHMENT PERMIT FOR ANY WORK WITHIN THE RIGHT OF WAY. I.G., SIDEWALK REPLACEMENT, NEW RESIDENTIAL DRIVEWAY REPLACEMENT FOR ADA COMPLIANCE AND REMOVAL OF TREES WITHIN PUBLIC RIGHT OF WAY,PARKWAY DRAINS.
4. ALL IMPORTED SOIL SHALL BE CERTIFIED BY THE ENGINEER OF RECORD THAT IT DOES NOT CONTAIN DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL, ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES, IS NOT EXPANSIVE AND WILL BE TESTED TO ACHIEVE THE DESIRED SOIL BEARING CAPACITY

PRIVATE ENGINEER'S NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE DRAWINGS.

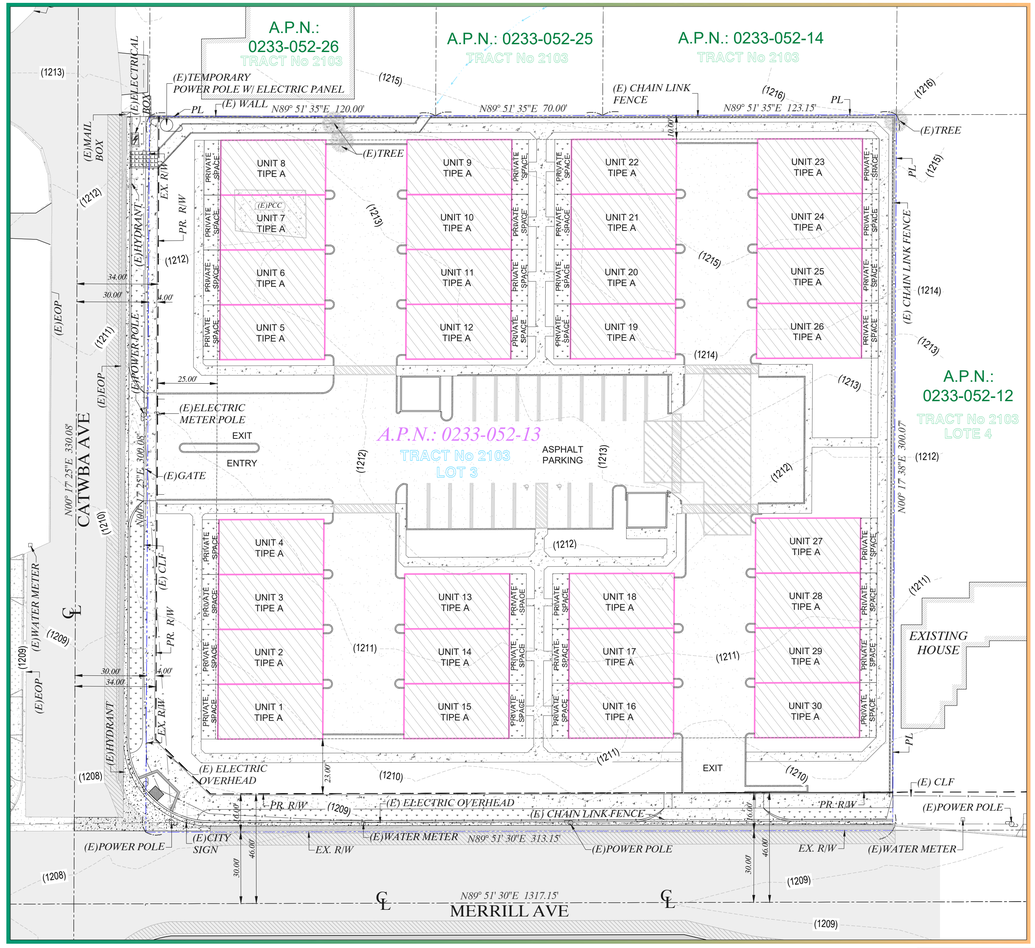
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY OF SAN BERNARDINO, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE COUNTY OF SAN BERNARDINO IS REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH COUNTY PROCEDURES, APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS AN ENGINEER OF RECORD (E.O.R.), I AGREE TO INDEMNIFY AND HOLD THE COUNTY OF SAN BERNARDINO, THE COMMUNITY REDEVELOPMENT AGENCY OF THE COUNTY OF SAN BERNARDINO (RDA), SAN BERNARDINO COMMUNITY SERVICES DISTRICT (CSD), ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FORM ANY AND ALL LIABILITY OF CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, ANY EMPLOYEES, AGENTS OR CONSULTANTS.

I CERTIFY THAT I WILL BE RESPONSIBLE FOR THIS GRADING IN ACCORDANCE WITH SECTION 7014(C) OF THE BUILDING CODE TO INCLUDE INCORPORATING ALL RECOMMENDATIONS OF THE SOILS ENGINEER, REPORT AND BE RESPONSIBLE FOR PROFESSIONAL INSPECTION AND APPROVAL OF THE GRADING. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTION AND APPROVAL AS TO THE ESTABLISHMENT OF LINE GRADE AND DRAINAGE OF DEVELOPMENT AREA. I WILL ALSO BE RESPONSIBLE FOR THE PREPARATION OF REVISED PLANS AND THE SUBMISSION OF "AS GRADED" GRADING PLANS UPON THE COMPLETION OF THE WORK.

08/05/2025
JESS C. SOTTO R.C.E. No. C 83381 EXP. 03/31/27



INDEX PLAN
SCALE: 1"=30'

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 3, BLOCK 3, MERRILL AVENUE SUBDIVISION NO. 1, TRACT NO. 2103, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 31 OF MAPS, PAGES 1 ANO 2, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0233–052–13–0–000

BASIS OF BEARINGS

BASIS OF BEARING IS THE CENTERLINE OF MERRILL AVE, N59°51'30"E PER PARCEL MAP No.10560 P.M.B. 120/91.

SOURCE OF TOPOGRAPHY

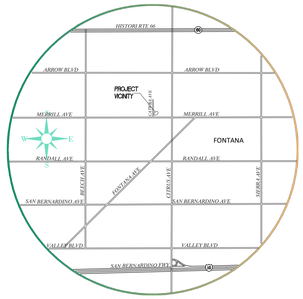
THE SURVEY WAS PERFORMED BY SERVITOP ENGINEERING IN OCTOBER 2024. USING ℄ MERRILL AVE, THE BASIS OF BEARING N89°51'30"E PER PARCEL MAP No.10560 P.M.B 120/91.

GRADING QUANTITIES

CUT QUANTITIES	738.14 [CYD]
FILL QUANTITIES	1,997.49 [CYD]
IMPORT	1,259.35 [CYD]

AREA:

LOT AREA:	95,832.20 SF
DISTURBED:	87,736.29 SF
IMPERVIOUS:	65,475.22 SF



VICINITY MAP
SEC.12. T.1S., R.6W.
N.T.S.

SCALE:1":30'

LAND OWNER(S) DEVELOPER(S)

OREGON TRAIL CORPORATION
4022 KATELLA AVE SRE 104,
LOS ALAMITOS, CA 90720
PH: (714) 721–7788
Email: info@songnsons.com

CIVIL ENGINEER OF RECORD:

SERVITOP ENGINEERING.
1420 E COOLEY DRIVE, SUITE 102
COLTON, CA 92324
TEL: (909) 733–6482
EMAIL: info@servitopcorp.com

SITE ADDRESS:

15918 MERRILL AVE
FONTANA, CA 92335
A.P.N.: 0233–052–13

BENCHMARK: 28

NAME BECHMARK: 536
ELEV: 1222.41 Feet
VERTICAL DATUM: NAVD 88
MILLER & OLEANDER PK
NAIL NORTH END NECr

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRECISE GRADING PLAN
3–4	SECTIONS AND DETAILS
5	EROSION CONTROL PLAN

ABBREVIATION

℄ .....CENTER LINE
FF.....FINISH FLOOR ELEVATION
FG.....FINISH GRADE
FL.....FLOW LINE ELEVATION
NG.....NATURAL GROUND
℘ .....PROPERTY LINE
WM .....WATER METER

LEGEND

- PROPERTY LINE
- CENTER LINE
- (99) EXISTING CONTOUR
- (99) EXISTING CONTOUR
- EARTH SWALE
- PVC PIPE SCH 40
- EXISTING EOP
- x x EXIST. CHAINLINK FENCE
- s/w PROPOSED SEWER LINE
- EXISTING WALL FENCE
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING WIRE GUY
- EXISTING MANHOLE
- WV EXISTING WATER VALVE
- EXISTING TRANSIT SIGN
- EXISTING HYDRANT
- EXISTING ASPHALT
- PROPOSED PCC CONCRETE
- PROPOSED ASPHALT

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FONTANA CALIFORNIA

SERVITOP ENGINEERING

1420 E COOLEY DR, OFFICE 102
COLTON, CA 92324
Phone: (909)-733-6457
EMAIL: info@servitopcorp.com

JESS C. SOTTO R.C.E. No. 83381 DATE: 08/05/2025 EXP. 03/31/27

REGISTERED PROFESSIONAL ENGINEER — JESS C. SOTTO — No. 83381 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

MARK	REVISION	APPR	DATE

DESIGNED BY: D.V DRAWN BY: D.V CHECK BY: J.S

CITY OF FONTANA

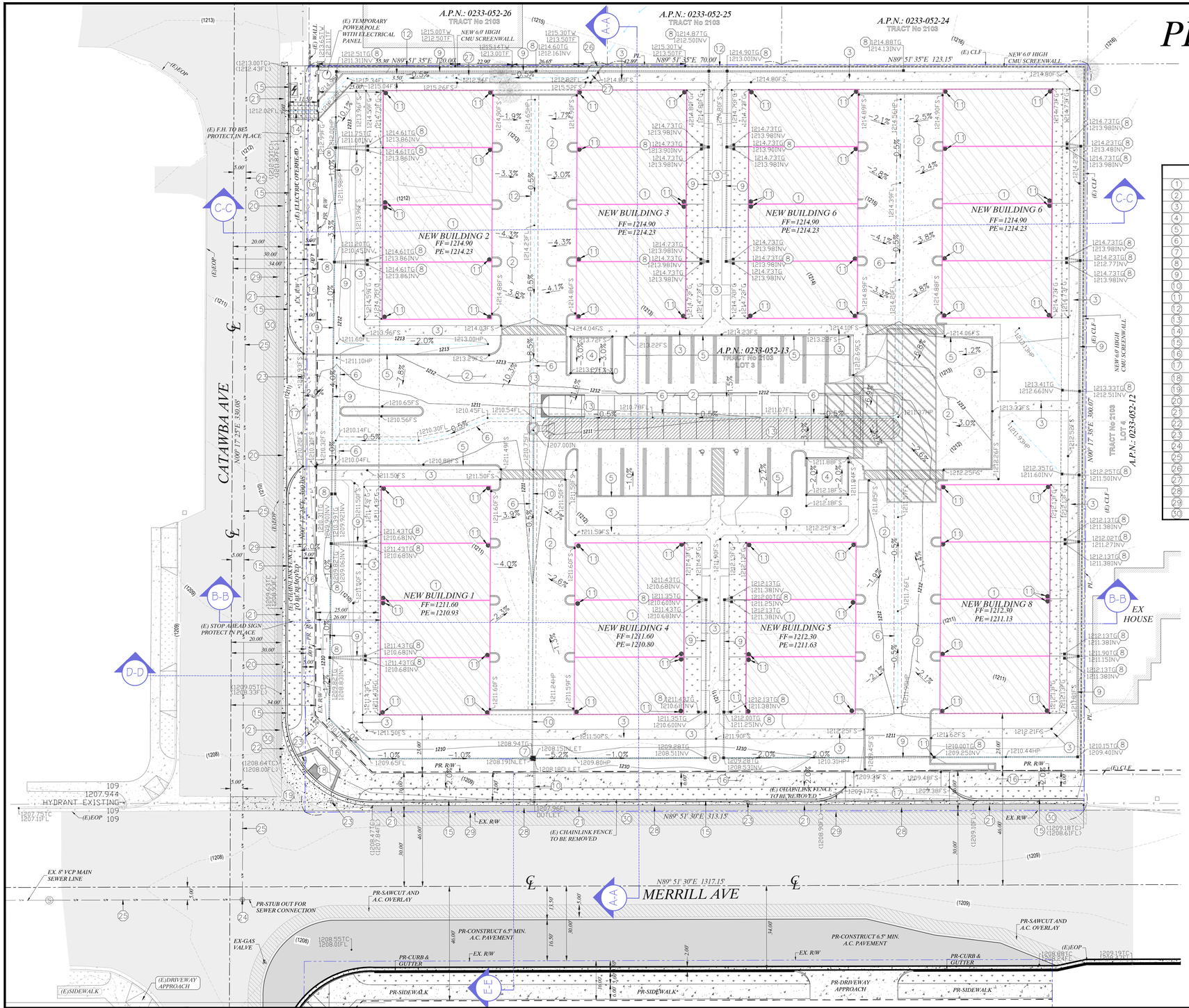
APPROVED BY

CITY ENGINEER DATE:

TITLE SHEET
CITY OF FONTANA
15918 MERRILL AVE, CA 92335
A.P.N.: 0233-052-13

SHEET 1 OF 5

PRELIMINARY GRADING PLAN
CITY OF FONTANA
15918 MERRILL, CA 92335
A.P.N.: 0233-052-13



CONSTRUCTION NOTES

		QTY
(1)	CONSTRUCT BUILDING PER ARCHITECTURAL PLAN.	8 EA
(2)	CONSTRUCT DRIVEWAY ACCESS 4" THICK ASPHALT OVER 90% COMPACTED NATIVE.	27,499.40 SF
(3)	CONSTRUCT 4" THICK CONCRETE WALKWAY ENTRANCE PER ARCHITECTURAL PLAN.	6,899.39 SF
(4)	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN & SEPARATE PERMIT.	2 EA
(5)	CONSTRUCT 6" ONLY CURB PER CITY STD. 1000	1,178.11 LF
(6)	CONSTRUCT CONCRETE GUTTER (W=3.0'), SEE DETAIL ON SHEET 3.	760.00 LF
(7)	CONSTRUCT 24"X24" CONCRETE CATCH BASIN, SEE DETAIL ON SHEET 3.	1 EA
(8)	INSTALL CATCH BASIN NDS 9" SERIES WITH SQUARE GRATE MODEL OR SIMILAR (NO TRAFFIC)	61 EA
(9)	INSTALL SCH 40, 4"ø PVC PIPE. UNDERGROUND %0.5 MINIMUM	1,590.40 LF
(10)	INSTALL SCH 40, 6"ø PVC PIPE. UNDERGROUND %0.5 MINIMUM	175.05 LF
(11)	CONSTRUCT DOWNSPOUT, PER WQMP REPORT.	62 EA
(12)	CONSTRUCT RETAINING WALL	148.00 LF
(13)	INSTALL ADS STORMTECH MC-7200 CHAMBER SYSTEM, PER WQMP REPORT.	42 EA
(14)	CONSTRUCT UNDER SIDEWALK DRAIN.	1 EA
(15)	CONSTRUCT 8" CURB & GUTTER PER CITY STD. 1000, PER SEPARATE PLAN AND PERMIT.	549.22 LF
(16)	CONSTRUCT SIDEWALK PER CITY STD. 1006, PER SEPARATE PLAN AND PERMIT.	3,023.54 LF
(17)	CONSTRUCT DRIVEWAY APPROACH PER CITY STD. 1001, PER SEPARATE PLAN AND PERMIT.	2 EA
(18)	CONSTRUCT CURB RETURN ACCESS RAMP PER CITY STD. 1003, PER SEPARATE PLAN AND PERMIT.	1 EA
(19)	CONSTRUCT CROSS GUTTER & SPANDREL PER CITY STD. 1013, PER SEPARATE PLAN AND PERMIT.	1 EA
(20)	CONSTRUCT 4.5" MIN. A.C.PAVEMENT OVER 12" MIN. OF 95% COMPACTED NATIVE SUBGRADE.	534.87 SF
(21)	EXISTING CURB & GUTTER TO BE REMOVED.	264.00 LF
(22)	EXISTING FIRE HYDRANT TO BE RELOCATED.	1 EA
(23)	EXISTING POWER POLE TO BE RELOCATED.	3 EA
(24)	CONSTRUCT SEWER MANHOLE PER CITY STD. , PER SEPARATE PLAN AND PERMIT.	1 EA
(25)	CONSTRUCT 8" VCP SEWER MAIN LINE, PER CITY STD. , PER SEPARATE PLAN AND PERMIT.	413.00 LF
(26)	OPEN WALL INLET.	1 EA
(27)	PROPOSED CHANNEL.	120.00 LF
(28)	CONSTRUCT 6.5" MIN. A.C.PAVEMENT OVER 12" MIN. OF 95% COMPACTED NATIVE SUBGRADE.	590.85 SF
(29)	SAWCUT AND REMOVE AC PAVEMENT & REPLACE WITH FULL DEPTH AC, PER OFFSITE PLAN.	575.87 SF
(30)	GRIND AND OVERLAY 0.1' DEPTH, PER SEPARATE PLAN.	2,899.44 SF

LEGEND

- PROPERTY LINE
- CENTER LINE
- (99) EXISTING CONTOUR
- 99 PROPOSED CONTOUR
- EARTH SWALE
- PVC PIPE SCH 40
- EXISTING EOP
- x x EXIST. CHAINLINK FENCE
- EXISTING ASPHALT
- PROPOSED CATCH BASIN
- PROPOSED PCC CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALL FENCE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING WALL FENCE
- DIRECTION OF FLOW

ABBREVIATION

- ℄ .....CENTER LINE
- FF.....FINISH FLOOR ELEVATION
- FG.....FINISH GRADE
- FL.....FLOW LINE ELEVATION
- HP.....HIGH POINT ELEVATION
- INV.....INVERT ELEVATIONS
- MAX.....MAXIMUM
- MIN.....MINIMUM
- NG.....NATURAL GROUND
- PE.....PAD ELEVATION
- PL .....PROPERTY LINE
- TCH.....TOP OF CHANNEL
- TG.....TOP OF GRATE ELEVATION
- S/W.....SIDEWALK
- P/A.....PLANTER AREA
- LS.....LANDSCAPE AREA
- AC.....ASPHALT CONCRETE
- C/B.....CATCH BASIN
- CBW.....CONC. BLOCK WALL
- CONC.....CONCRETE
- DS.....DOWNSPOUT

N
W E
S

0 577521.5607 1155043.1214 Feet

ESCALE 1":20'

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Phone: (909)-733-6457
EMAIL: info@servitopcorp.com

JESS C. SOTTO R.C.E. No. 83381 DATE: 08/05/2025 EXP. 03/31/27

REGISTERED PROFESSIONAL ENGINEER JESS C. SOTTO No. 83381 Exp. 03-31-27 CIVIL STATE OF CALIFORNIA

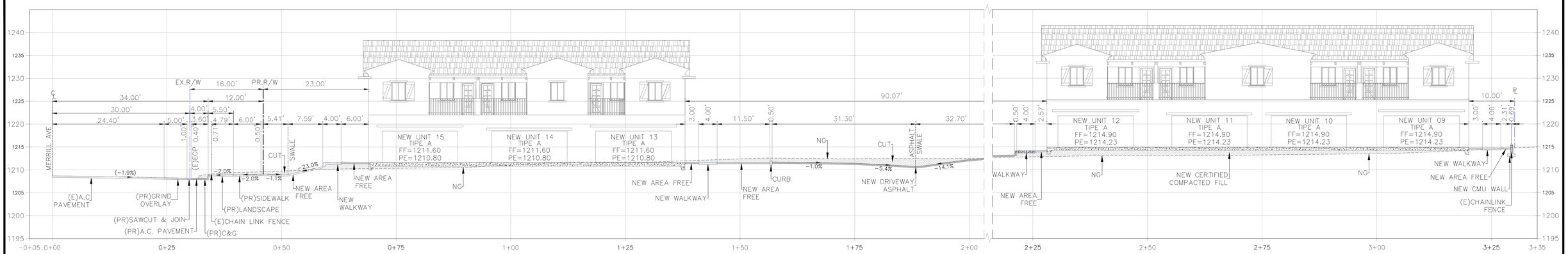
MARK	REVISION	APPR	DATE

DESIGNED BY: D.V DRAWN BY: D.V CHECK BY: J.S

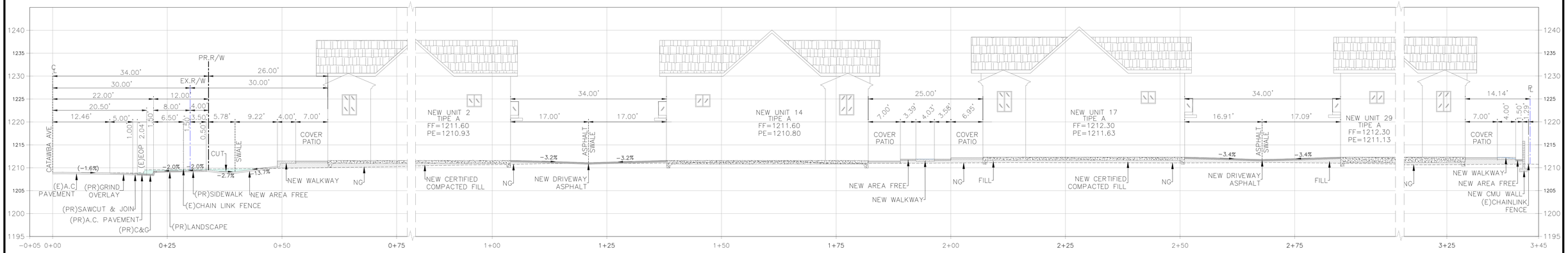
CITY OF FONTANA
APPROVED BY
CITY ENGINEER DATE:

PRECISE GRADING PLAN
CITY OF FONTANA
15918 MERRILL, CA 92335
A.P.N.: 0233-052-13

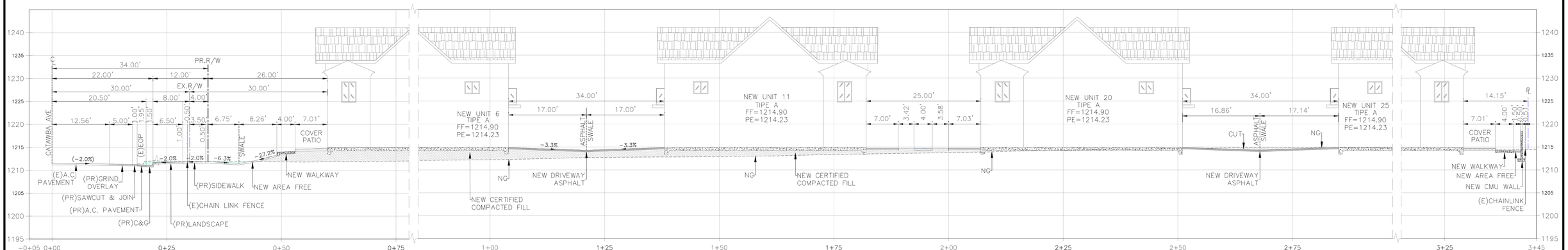
SHEET 2 OF 5



SECTION A–A
SCALE H: 1"=10'
SCALE V: 1"=10'



SECTION B–B
SCALE H: 1"=10'
SCALE V: 1"=10'



SECTION C–C
SCALE H: 1"=10'
SCALE V: 1"=10'

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1-800-227-2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

FONTANA CALIFORNIA

SERVITOP ENGINEERING
1420 E COOLEY DR, OFFICE 102
COLTON, CA 92324
Phone: (909)-733-6487
EMAIL: info@servitopcorp.com

JESS C. SOTTO R.C.E. No. 83381 EXP. 03/31/27

DATE: 08/05/2025

REGISTERED PROFESSIONAL ENGINEER — JESS C. SOTTO — No. 83381 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

MARK	REVISION	APPR	DATE

DESIGNED BY: D.V DRAWN BY: D.V CHECK BY: J.S

CITY OF FONTANA

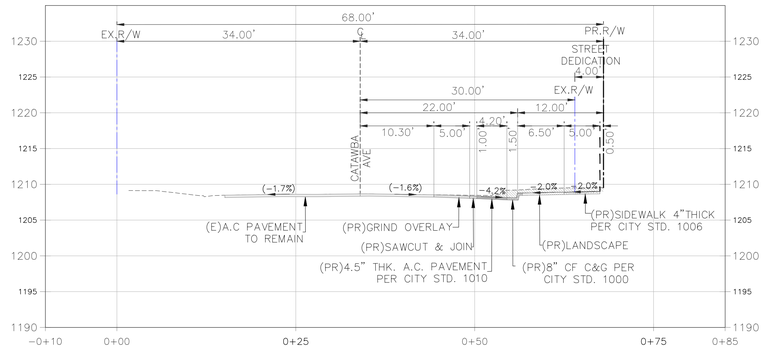
APPROVED BY

CITY ENGINEER DATE:

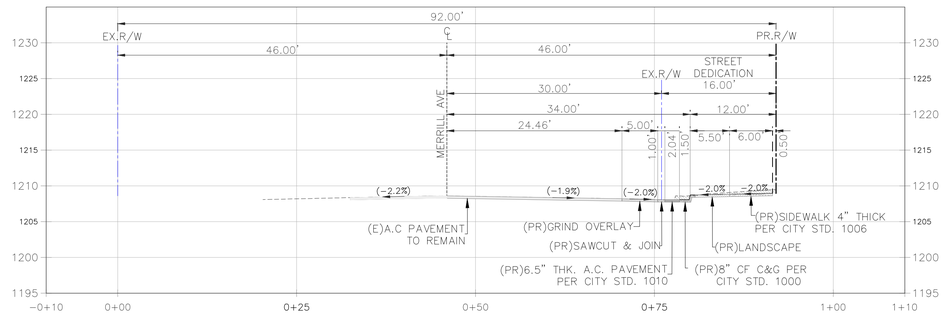
SECTIONS
CITY OF FONTANA
15918 MERRILL AVE, CA 92335
A.P.N.: 0233-052-13

SHEET 3 OF 5

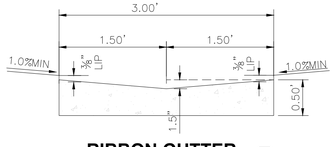
SECTIONS AND DETAILS
CITY OF FONTANA
15918 MERRILL AVE, CA 92335
A.P.N.: 0233-052-13



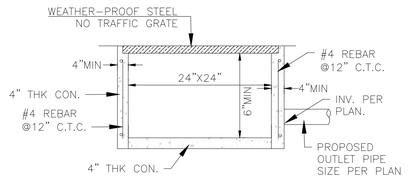
PROPOSED WORK OF CATAWBA AVENUE
SCALE H: 1"=10'
SCALE V: 1"=10'
68' R/W
T.I. = 5.5



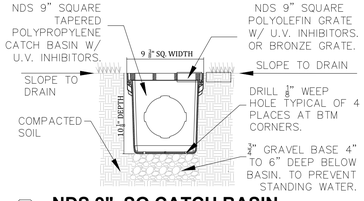
PROPOSED WORK OF MERRILL AVENUE
SCALE H: 1"=10'
SCALE V: 1"=10'
92' R/W
T.I. = 10



RIBBON GUTTER DETAIL 6
N.T.S.



CON. CATCH BASIN DETAIL 7
N.T.S.



NDS 9" SQ CATCH BASIN 8
N.T.S.

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JESS C. SOTTO R.C.E. No. 83381 DATE: 08/05/2025 EXP. 03/31/27

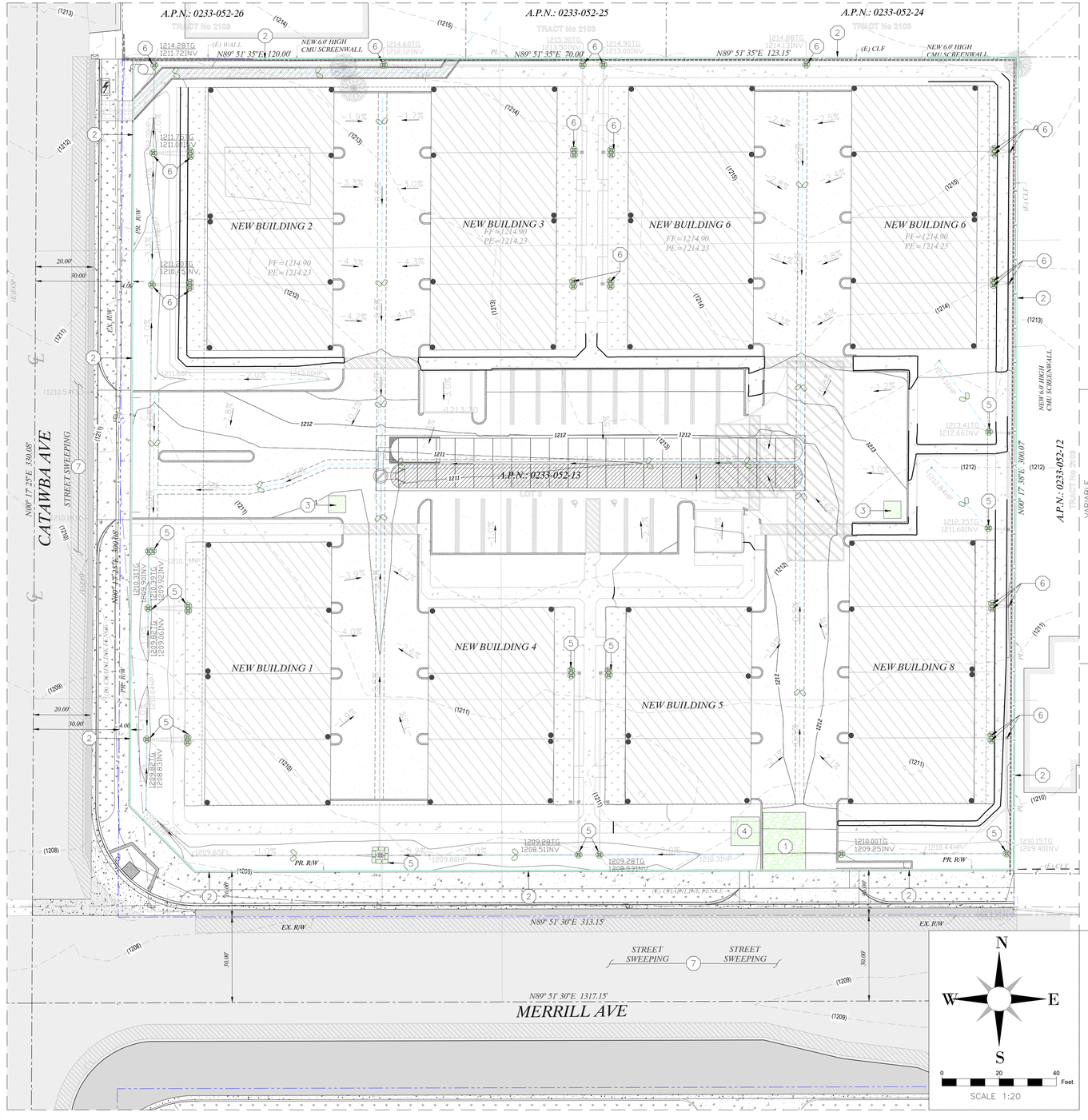
REGISTERED PROFESSIONAL ENGINEER — JESS C. SOTTO — No. 83381 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

MARK	REVISION	APPR.	DATE

DESIGNED BY: D.V DRAWN BY: D.V CHECK BY: J.S

CITY OF FONTANA
APPROVED BY
CITY ENGINEER DATE:

SECTIONS AND DETAILS
CITY OF FONTANA
15918 MERRILL AVE, CA 92335
A.P.N.: 0233-052-13



LEGEND

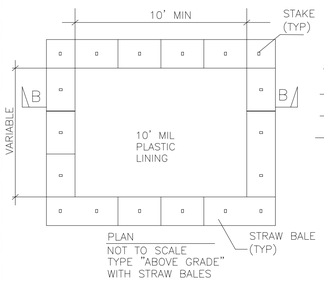
- INDICATES DIRECTION OF FLOW
- CONCRETE WASHOUT PIT
- 3"–6" CRUSHED AGGREGATE ROCK CONSTRUCTION ENTRANCE
- SILT FENCE
- GRAVEL BAGS

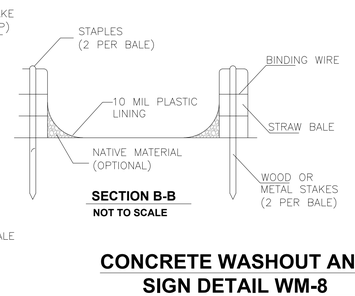
CONSTRUCTION NOTES DESCRIPTION

		QTY
1	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL IN THIS SHEET.	1 EA
2	INSTALL SILT FENCE PER DETAIL IN THIS SHEET	1130.92 LF
3	SANITARY FACILITIES LOCATION.	2 EA
4	INSTALL CONCRETE WASHOUT PER DETAIL IN THIS SHEET	1 EA
5	INSTALL GRAVEL BAG PER DETAIL IN THIS SHEET	210 EA
6	INSTALL STORM DRAIN INLET PROTECTION (SE–10)	61 EA
7	STREET SWEEPING AND VACUUMING PER CASQA SE–7 DIRECTED BY CITY INSPECTOR.	2 EA

EROSION CONTROL NOTES:

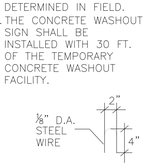
1. IN CASE OF EMERGENCY, CALL (OREGON TRAIL CORPORATION,) AT (909) 733–6487.
2. POLLUTION AND EROSION PREVENTION MEASURES, ALSO KNOWN AS BEST MANAGEMENT PRACTICES (BMPS), MUST BE INSTALLED PRIOR TO GRADING. THESE MEASURES, INCLUDING THE PREVENTION OF SEDIMENTATION OR FLOOD DAMAGE, TO OFFSITE PROPERTY SHALL BE ADEQUATE WHETHER OR NOT AN EROSION CONTROL PERMIT IS REQUIRED.
3. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
4. EROSION CONTROL DEVICES SHALL BE FUNCTIONING AT ALL TIMES. IN CASE OF FAILURE, RAPID CONSTRUCTION OF EMERGENCY DEVICES SHALL BE IMPLEMENTED.
5. STOCKPILES OF EARTH AND OTHER CONSTRUCTION–RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
6. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
7. EXCESS OR WASTE CONCRETE MUST BE CONTAINED ONSITE. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
8. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO ENSURE ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLEDAND FUNCTIONING PROPERLY PER PLAN. PROPER PRECAUTION HALL BE CONSIDERED WHEN 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
9. TRASH AND CONSTRUCTION–RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
10. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
11. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
12. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
13. ALL STORM WATER CAPTURE DEVICES SHALL BE PROTECTED AT ALL TIMES.



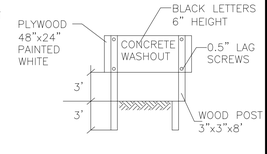


SECTION B-B
NOT TO SCALE

NOTE:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITH 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

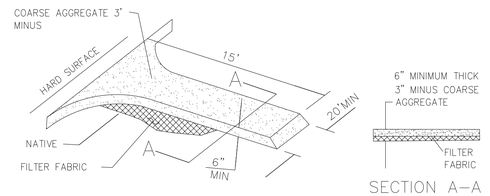


STAPLE DETAIL



CONCRETE WASHOUT AND SIGN DETAIL WM-8

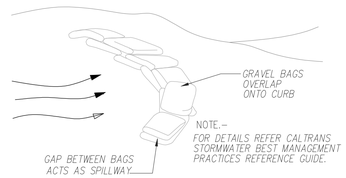
DETAIL 4
N.T.S.



SECTION A–A

STABILIZED CONSTRUCTION ENTRANCE/EXIT

DETAIL 1
N.T.S.



GRAVEL BAGS SC-8

DETAIL 5
N.T.S.



SILT FENCE DETAIL SE-1

DETAIL 2
N.T.S.

DIG ALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG — TOLL FREE 1–800–227–2600 — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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JESS C. SOTTO R.C.E. No. 83381 DATE: 08/05/2025 EXP. 03/31/27

REGISTERED PROFESSIONAL ENGINEER — JESS C. SOTTO — No. 83381 — Exp. 03-31-27 — CIVIL — STATE OF CALIFORNIA

MARK	REVISION	APPR	DATE

DESIGNED BY: D.V DRAWN BY: D.V CHECK BY: J.S

CITY OF FONTANA

APPROVED BY

CITY ENGINEER DATE:

EROSION CONTROL PLAN
CITY OF FONTANA
15918 MERRILL AVE, CA 92335
A.P.N.: 0233-052-13

SHEET 5 OF 5

RESOLUTION PC NO. 2025-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 24-0039 FOR DEVELOPMENT OF 30 TOWNHOME UNITS LOCATED AT 15918 MERRILL AVENUE, IDENTIFIED AS ASSESSOR PARCEL NUMBER 0233-052-13, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332.

WHEREAS, 15918 Merrill Avenue, identified as Assessor Parcel Number 0233-052-13, ("Project Site"), was annexed from San Bernardino County into the City of Fontana on November 19, 1980; and

WHEREAS, on October 17, 2024, the City of Fontana ("City") received a Design Review application (DRP No. 24-0039) (the "Project") from SA Golden Investments, Inc. ("Applicant"), for site and architectural review of 30 townhomes within eight (8) two-story buildings at the Project Site; and

WHEREAS, the Applicant desires to utilize the No Net Loss Program pursuant to Article XV of the Chapter 30 (Zoning and Development Code) of the Fontana Municipal Code, which permits up to a twenty percent density bonus to exceed the maximum density imposed by the Project Site's zoning district subject to certain limitations; and

WHEREAS, the Project Site has a General Plan land use designation of Medium Density Residential (R-M) and is located within the Medium Density Residential (R-2) district which allows for such projects; and

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

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

WHEREAS, the Conditions of Approval for Design Review No. 24-0039 are attached hereto as "Exhibit A" and incorporated herein by reference; and

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

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing, a notice of the public hearing was published in the Fontana Herald newspaper on September 25, 2025, and a notice of the public hearing was simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on October 7, 2025, a duly noticed public hearing on DRP No. 24-0039 was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff and other interested parties; and

WHEREAS, on October 7, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on DRP No. 24-0039; and

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

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

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

Section 2. CEQA. The Planning Commission hereby determines that the project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). This project site is considered In-Fill Development and meets the CEQA requirements of Infill: (1) The project is consistent with the R-M General Plan land use designation, and the Medium Density Residential (R-2) district regulations; (2) The project site is less than five (5) acres at approximately 2.15 adjusted gross acres; (3) The project site is not within any known sensitive or threatened habitat area; (4) The project site will not have any significant effect related to traffic, noise, air quality, or water quality; and (5) There are adequate public utilities services for the development of the proposed residential development. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project. The Planning Commission further directs Staff to file a Notice of Exemption pursuant to this Finding.

Section 3. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 24-0039 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

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

Finding of Fact: The Project is for the development of 30 townhomes, that is consistent with the General Plan designation for the Project Site, which is Medium Density Residential (R-M). The R-M land use designation category is described by the General Plan as a land use category that is intended to provide for the creation of residential uses. The Spplicant is utilizing the No Net Loss Density Program. The townhomes will meet all the zoning and development standards set forth in the Zoning and Development Code. The Project Site is not located in a Specific Plan.

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

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

Finding of Fact: The development complies with the City of Fontana Zoning and Development Code. The site improvements have been evaluated by the City's Fire, Building and Safety, Engineering, and Police Departments.

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

Finding of Fact: The 30-unit townhome residential Project has been thoughtfully designed to enhance and complement the surrounding neighborhood. Its architectural theme is characterized as Craftsman with a color scheme and materials that draw inspiration from the Craftsman architecture elements. This combination results in a high-quality architectural design that is both suitable and appealing for the area. The development aims to enrich the neighborhood's character through a strong focus on aesthetics and design.

Architectural relief for the buildings will feature a smooth stucco coated exterior, tiled roof, varied roof line, wrought iron railings and shutters. The color palette will be a light tan neutral tone color with a dark brown accent color.

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

Finding of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements including streets, sidewalks, drainage, and grading, will provide a safe and well-designed neighborhood.

Section 4. Approvals. Based upon the foregoing, the Planning Commission hereby approves Design Review No. 24-0039, subject to the Conditions of Approval attached hereto as **"Exhibit A"** and incorporated herein by this reference.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue. Fontana, CA. 92335. This information is provided in compliance with Public Resources Code Section 21081.6.

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

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

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 7th day of October 2025.

City of Fontana

_____
Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 7th day of October, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armendarez, Secretary

EXHIBIT "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. (MCN) 24-0074 October 7, 2025
Design Review (DRP) No. 24-0039

LOCATION: The project site is located at 15918 Merrill Avenue (APN:0233-052-13)

PLANNING DEPARTMENT:

1. The Density Bonus/Transfer Agreement shall be signed by the Director of Planning and the City Attorney prior to building permit issuance.

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

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

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.

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

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

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

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

7. 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.

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

9. 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.

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

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

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

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

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

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

16. 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.

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

18. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ½ inch thick, or as determined by the Director of Planning.

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

20. 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.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

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

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

BUILDING AND SAFETY

24. 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

25. 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.

26. 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.

27. 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.

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

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

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

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

3. All proposed drainage structures; and

4. Any proposed and/or required walls or fencing.

29. 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

30. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
    A. Precise grading plans shall be approved
    B. Rough grading completed
    C. Compaction certification
    D. Pad elevation certification
    E. Rough grade inspection signed off by a City Building Inspector

ENGINEERING

31. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. Onsite sewer shall be privately maintained.
32. 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.
33. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

34. 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.

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

PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

36. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development. Right-of-way dedications are required along the development frontage to provide a 44ft half width street section on Merrill Avenue and a 34ft half width street section on Catawba Avenue.

37. 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

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

39. 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.

40. 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.

41. 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.

42. 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.

43. 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).

44. 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, Residential Land Development Engineering Conditions 8/7/2024 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.

45. 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.

END OF CONDITIONS OF APPROVAL

FONTANA
CALIFORNIA

NOTICE OF EXEMPTION

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

1. Project Title:	
2. Project Applicant (include address, telephone number and email address):	Ahmad Awad SA Golden Investments, Inc. 6226 Cooper Avenue Fontana, CA 92336 (909) 685-5092 ahmadawad@saae.us
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	15918 Merrill Avenue (APN: 0233-052-13) at the northeast corner of Merrill Avenue and Catawba Avenue
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	A request for site and architectural review and approval of 30 multi-family townhomes, within eight (8) two-story buildings, totaling approximately 30,360 square feet, and associated site improvements on a 2.15-acre parcel
6. Name of Public Agency approving project:	City of Fontana

7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Ahmad Awad SA Golden Investments, Inc. 6226 Cooper Avenue Fontana, CA 92336
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	Exempt under Section No. 15332 (Class No. 32, Infill Development) of the California Environmental Quality Act
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
9. Reason why project was exempt:	

10. Lead Agency Contact Person: Telephone:	Cecily Session-Goins, Associate Planner (909) 350-6723
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	
12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒ If yes, the date of the public hearing was: October 7, 2025	

Date:

_____
Signature

Name: Rina Leung

Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

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

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

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

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

Master Case (MCN) No. 24-0074; Design Review (DRP) No. 24-0039

A request to develop a 30-unit multi-family townhome development comprised of eight (8) two-story buildings and associated site improvements on a 2.15-acre parcel.

Environmental Determination:	This project qualifies for a categorical exemption pursuant to Section No. 15332 (Infill Development Projects) of the California Environmental Quality Act and Section No.3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing CEQA.
Location of Property:	15918 Merrill Avenue, (APN: 0233-052-13)
Date of Hearing:	October 7, 2025
Place of Hearing	City Hall Council Chambers 8353 Sierra Avenue Fontana, CA. 92335
Time of Hearing:	6:00 P.M.



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

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE. IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish Date: September 26, 2025

File #: 25-0558
Agenda #: PH-D

Agenda Date: 10/7/2025
Category: Public Hearing

FROM:
Planning Department

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

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

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

2. Approve Design Review No. 24-0040.

APPLICANT:
SA Golden Investment, Inc.
Saber Awad
6226 Cooper Avenue
Fontana, CA 92336

LOCATION:
The project site is located at 8161 Banana Avenue (Assessor's Parcel Number: 0230-041-61)

REQUEST:
Design Review Project (DR) No. 24-0040 - A request for the site and architectural approval of a new 3-story, 24-unit multi-family development and associated improvements on an approximately 0.6-acre site

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:

Land Use Table:

	General Plan	Zoning - Subdistrict	Existing Land Use
Site:	Single-Family Residential (R-SF)	Form-Based Code (FBC) - Route 66 Gateway	Single-Family Homes
North:	Public Facility (P-PF) and Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Public Facility (P-PF) and Form-Based Code (FBC) - Route 66 Gateway	Fire Station No. 73 and Commercial Center
South:	Single-Family Residential (R-SF)	Single-Family Residential (R -1)	Condominium Project
East:	Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Form-Based Code (FBC) - Route 66 Gateway	Phase 1 Banana North Project - Multi-Family Project under construction.
West:	Walkable Mixed-Use Corridor and Downtown (WMXU-1)	Form-Based Code (FBC) - Route 66 Gateway	Single-Family Home

PROJECT DESCRIPTION:

A. Site Area: Approximately .6 adjusted gross acres
B. Density:
Allowed: 39 dwelling units per acre (Maximum)
Proposed: 26 dwelling units per acre
C. Building Height:
Allowed: 70-Foot (Maximum)
Proposed: 38-Foot
D. Setback Analysis
Required:
Front: 0-Foot (Minimum)/ 10-foot (Maximum)
Side, Interior: 0-Foot (Minimum)
Rear: 5-Foot (Minimum)
Provided:
Front: 6-Foot
Side, Interior: 9-Foot
Rear: 12-Foot
E. Parking Analysis
Total Required Parking: 33 Spaces
Total Parking Provided: 33 Spaces

ANALYSIS:

The applicant, SA Golden Investment, Inc. is requesting that the Planning Commission review and approve a Design Review for the site and architectural review for the development of a new three (3) story project which includes 24 multi-family units. Two accessory dwelling units ("ADUs") are located at the front of the project along Banana Avenue. The ADUs are depicted on the plans and in the summary for informational purpose only; they are not a part of the Planning Commission's consideration as they are not subject to discretionary review.

The project site is located south of Foothill Boulevard and on the east side of Banana Avenue. The project consists of a rectangular building with parking, multi-family units, and amenities through various portions of the site. Currently, the site has two buildings and comprised of one parcel totaling .6 acres.

Design Review Project (DRP) No. 24-0040

The project includes the development of a 24-unit multi-family project within the Form Based Code's Route 66 Gateway subdistrict, on one parcel totaling approximately 0.6 adjusted gross acres. The 24 dwelling units are contained within one (1) three-story building totaling approximately 30,852 square feet. The project consists of three (3) floor plans ranging in size from 894 square feet to 1,309 square feet. The units are proposed at 1-bedrooms (894 square feet), 2-bedrooms (996 square feet), and 3-bedrooms (1,309 square feet). The project site is located on east side of Banana Avenue approximately 270 feet south of the southeast corner of the intersection of Foothill Boulevard and Banana Avenue.

The applicant has proposed a Tuscan architectural style for the apartment buildings. The architectural style is consistent with development that was previously approved on the adjacent site. The elevations include varying warm and neutral hues. A variety of design features and materials are provided on the elevations such as stone veneer, arched wall openings, decorative window treatment and shutters, varied rooflines, and other features appropriate to the Tuscan architecture. The variety in color and material will provide for an architecturally pleasing project that will enhance the character of the neighborhood.

Site Access/Circulation/Parking

The site shall be accessed through one main drive aisle off Banana Avenue. Side-by-side parking is located to the north and west sides of the building. The project will use the existing drive aisle that has paving with curbing on both sides and ADA access path on the north side. There will be 33 parking spaces provided for residents and guests. No parking is allowed on the main drive aisle; however, parking is allowed on Banana Avenue.

The project will have existing pedestrian access from the street shall be along the north side of the site along the one main drive aisle. The project site will also have pedestrian access from the project site to Banana Avenue. The access to the individual units will be through a courtyard opening within the middle of the building, this will provide access to all three (3) stories. There are openings to the courtyard on the east and west sides of the building. The pedestrian walkways are well defined by landscaping and lights.

Grading/Walls

The grading is consistent throughout the site. The project site will be graded to allow surface water to

drain to area, which drains along the concrete “V” ditch. The area drains will collect the nuisance water and gravity flow into individual chambers. The overflows from the chamber shall be piped to the paved public street.
The site has an existing decorative block wall and CMU wall of 6-feet in height along most of the property lines. A new perimeter wall, where needed, is proposed as a combination wall consisting of a maximum of 3-foot of retaining and 6-foot decorative garden wall.

In addition, the applicant is proposing appropriate drainage, grading, and perimeter walls to provide a safe and well-designed project. The project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. The proposed project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access.

Environmental:
Pursuant to the California Environmental Quality Act (CEQA) Guidelines and Section No. 3.22 (Categorical Exemption) of the City of Fontana’s 2019 Local Guidelines for Implementing CEQA, the proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 as a Class 32, In-Fill Development Project. The project site is considered Infill Development and meets the CEQA requirements of Infill: (1) The Project is consistent with the Walkable Mixed Used Corridor & Downtown (WMXU-1) designation of the General Plan and the Form-Based Code (FBC), Route 66 Gateway zoning district; (2) The Project Site is less than five (5) acres at 0.6 acres; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the proposed residential project. Further, none of the exceptions in CEQA Guidelines section 15300.2 apply to the project

MOTION:
Approve Staff’s Recommendation

ATTACHMENTS:
1. Vicinity Map
2. Project Plan Set
3. Planning Commission Resolution, Findings, and Conditions of Approval
4. Notice of Exemption
5. Notice of Intent and Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT



VICINITY MAP

DATE: October 7, 2025

CASE: Master Case No. 24-0080
Design Review No. 24-0040

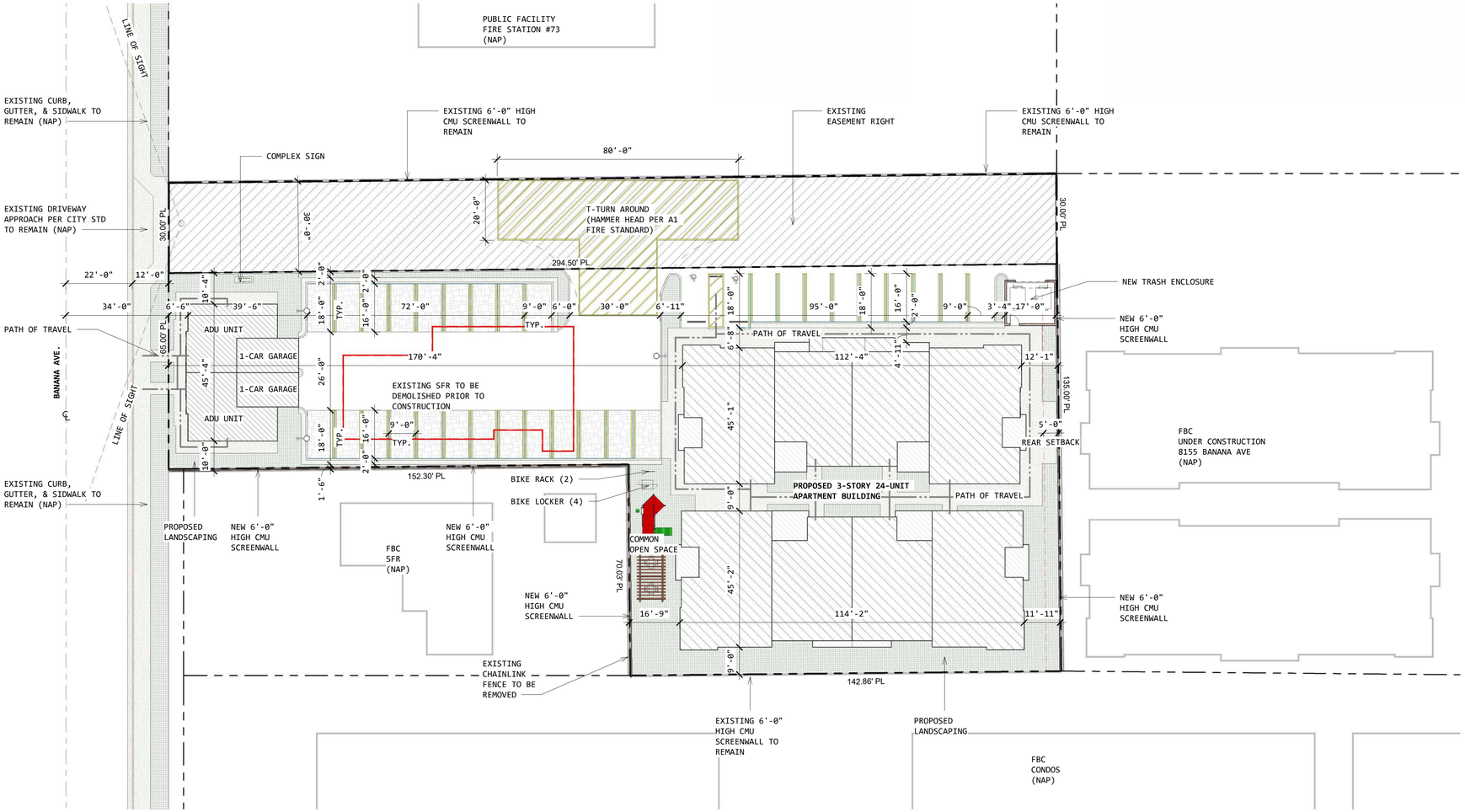
ATTACHMENT NO. 1

ATTACHMENT NO. 2

Proposed 24 Apartments For:

SA Golden Investments Inc.

8161 Banana Ave, Fontana, CA 92336



Site Plan

1" = 20'-0"

Project Info

APPLICANT:	SA GOLDEN INVESTMENTS, INC. SABER AWAD saberawad3346@gmail.com (909) 519-3346
PROJECT ADDRESS:	8161 BANANA AVE., FONTANA, CA 92336
ARCHITECT: **CONTACT:**	SA ARCHITECTS & ENGINEERS, INC. AHMAD AWAD ahmadawad@saae.us (909) 685-5092
APN:	0230-041-61-0000
ZONING:	FORM BASED CODE
DISTRICT:	ROUTE 66 GATEWAY
OCCUPANCY:	GROUP R-2 / U
CONSTRUCTION:	TYPE V-B
PROJECT DESCRIPTION:	PROPOSED (1) THREE-STORY 24-UNIT APARTMENT BUILDING & (1) TWO-STORY 2 UNIT ADU BUILDING. COMMON AMENITIES OF TRELLIS WITH SEATING AND TOT LOT.
BUILDING TYPE:	MULTI-PLEX
FRONTAGE TYPE:	DOORYARD
ARCHITECTURAL STYLE:	TUSCAN
LOT SIZE:	29,000 SQ FT (.67 ACRES)
MAXIMUM DENSITY: (.67 ACRES X 39 UNITS)	39 UNITS/ACRE 26 UNITS
MAXIMUM HEIGHT:	70 FEET
PROPOSED BUILDING HEIGHT:	38 FEET
PROPOSED UNIT COUNT:	**24 UNITS**
LOT COVERAGE:	**11,463 SQ. FT. (39.5%)**
NET LOT SIZE:	**17,537 SQ. FT (100%)**
HARDSCAPE AREA:	12,274 SQ. FT. (70.0%)
TOTAL LANDSCAPE AREA: (% AND SQ. FT. FOR ENTIRE SITE)	5,263 SQ. FT. (30.0%)

PARKING SUMMARY:

REQUIRED PARKING SPACES: 1 SPACE / 1 BED (6 UNITS) 1.5 SPACE / 2+ BED (18 UNITS)	33 SPACES
TOTAL PROVIDED PARKING: (FOR ENTIRE PROJECT)	**33 TOTAL PROVIDED PARKING** (INCLUDES 2 ADA PARKING PER CBC)
BICYCLE SPACES REQUIRED: (1 SPACE/4 UNITS) LONG TERM: SHORT TERM:	6 SPACES 4 SPACES 2 SPACES
AMENITIES PROVIDED:	LARGE OPEN SPACES WITH 1 TOT LOT AND 1 TRELLIS WITH CONCRETE SEATING

AREA SCHEDULE
(ONE BEDROOM - 6 UNITS)

FLOOR AREA	894 SQ. FT.
TOTAL CONDITIONED AREA	**894 SQ. FT.**
BALCONY	102 SQ. FT.
TOTAL NON-CONDITIONED AREA	**102 SQ. FT.**

AREA SCHEDULE
(TWO BEDROOM - 6 UNITS)

FLOOR AREA	996 SQ. FT.
TOTAL CONDITIONED AREA	**996 SQ. FT.**
BALCONY	118 SQ. FT.
TOTAL NON-CONDITIONED AREA	**118 SQ. FT.**

AREA SCHEDULE
(THREE BEDROOM - 12 UNITS)

FLOOR AREA	1,309 SQ. FT.
TOTAL CONDITIONED AREA	**1,309 SQ. FT.**
BALCONY	81 SQ. FT.
TOTAL NON-CONDITIONED AREA	**81 SQ. FT.**

AREA SCHEDULE
(ADU - 2 UNITS)

1ST FLOOR	520 SQ. FT.
2ND FLOOR	597 SQ. FT.
TOTAL CONDITIONED AREA	**1,117 SQ. FT.**
GARAGE	225 SQ. FT.
BALCONY	79 SQ. FT.
TOTAL NON-CONDITIONED AREA	**304 SQ. FT.**

Sequence of Drawings - DR

Number	*Description*
PL1	Cover Sheet
PL1.1	Site Facilities
PL2	Floor Plan - Typical Unit
PL3	Floor Plans
PL4	Elevations
PL5	Roof Plan
PL6	ADU Floor Plans & Elevations
PL7	Prelimnary Lighting Plan
PL8	Prelimnary Landscape Plan

SA ARCHITECTS + ENGINEERS

24-0032

Proposed 24 Apartments For:
SA Golden Investments Inc.
8161 Banana Ave, Fontana, CA 92336

14 Apr. 2025

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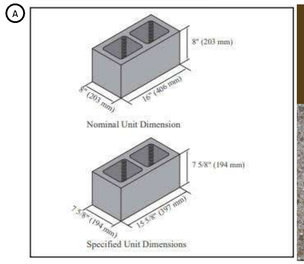
Cover Sheet

PL1

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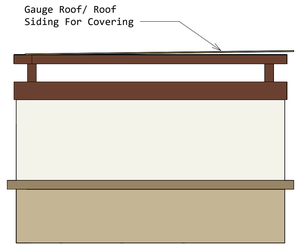
PERIMETER DECORATIVE SCREENWALL

A

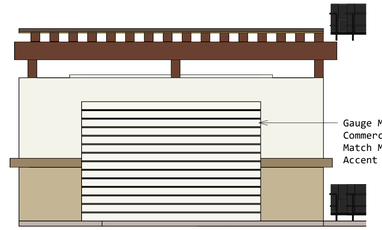




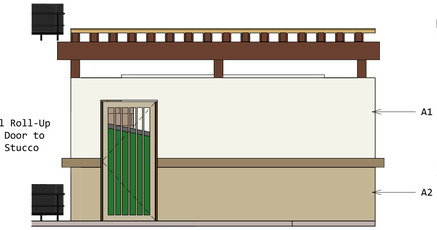
MANUFACTURER: ORCO BLOCK & HARDSCAPE
TYPE: PRECISION CMU
COLOR: COOL GRAY MW



Trash Encl. (Side)
1/4" = 1'-0"

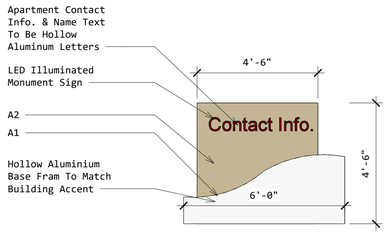


Trash Encl. (Front)
1/4" = 1'-0"

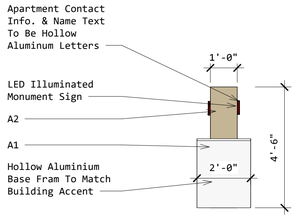


Trash Encl. (Rear)
1/4" = 1'-0"

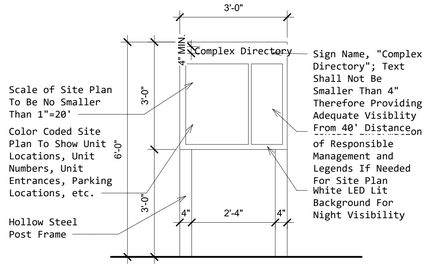
NOTE:
1. THE ENCLOSURE DOOR GATE SHALL BE DESIGNED WITH A METAL LATTICE COVER WITH VIEW OBSCURING SLATS OR OTHER OPAQUE MATERIAL.
2. STRUCTURE OF TRASH ENCLOSURE SHALL BE CONCRETE MASONRY BLOCKS WITH STUCCO LAYER TO MATCH COLOR OF BUILDINGS



Sign Front/Rear Elevation
3/8" = 1'-0"



Sign Left/Right Elevation
3/8" = 1'-0"



Directory Sign Elevation

SA ARCHITECTS + ENGINEERS

24-0032

SA ARCHITECTS & ENGINEERS, INC. AHMAD ARVIN STATE OF CALIFORNIA YR-2024

Proposed 24 Apartments
For:
SA Golden Investments Inc.
8161 Banana Ave, Fontana, CA 92336

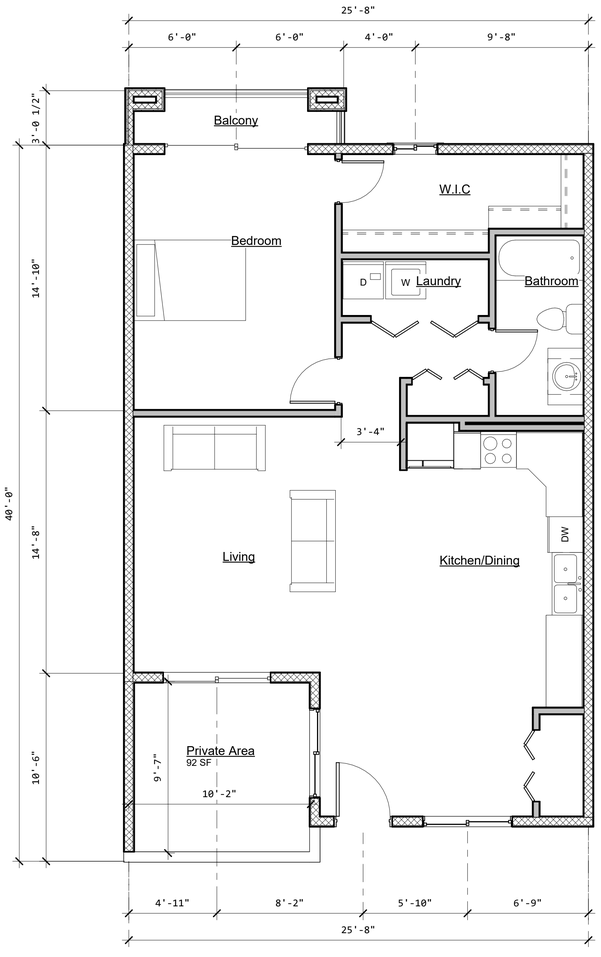
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Site Facilities

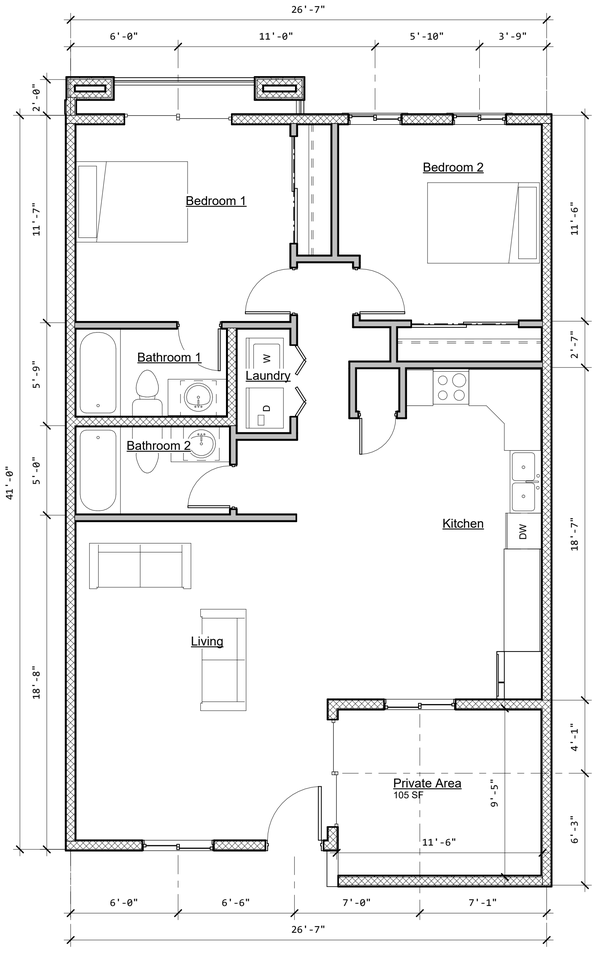
PL1.1

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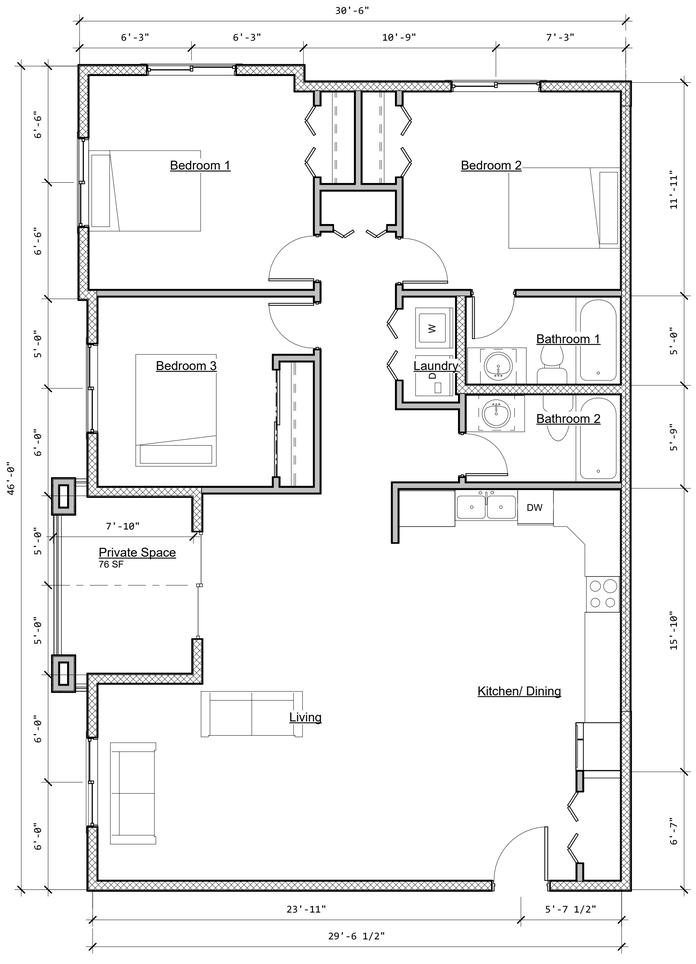
1 Bedroom Unit - Typical

1/4" = 1'-0"



2 Bedroom Unit - Typical

1/4" = 1'-0"



3 Bedroom Unit - Typical

1/4" = 1'-0"

SA ARCHITECTS + ENGINEERS

24-0032

Proposed 24 Apartments
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8161 Banana Ave, Fontana, CA 92336

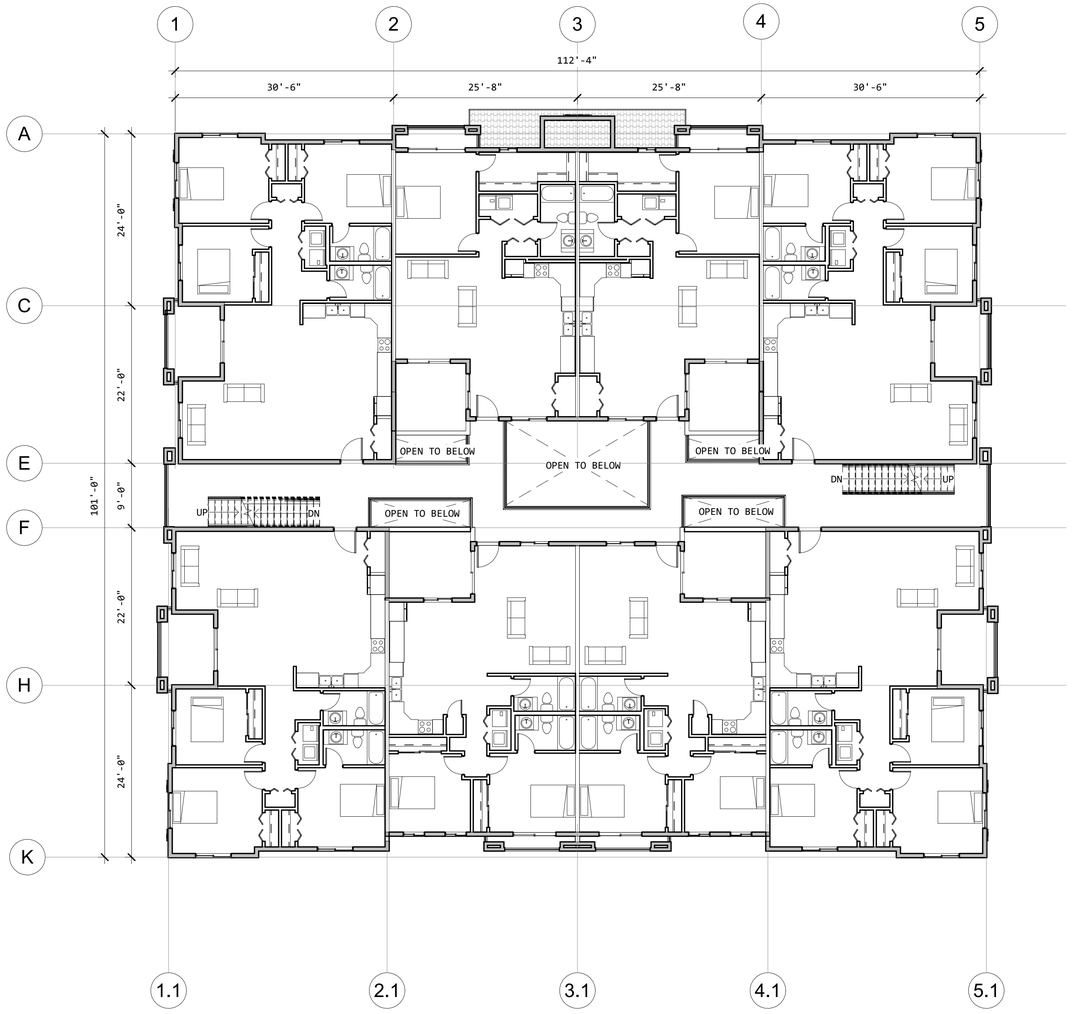
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Floor Plan - Typical Unit

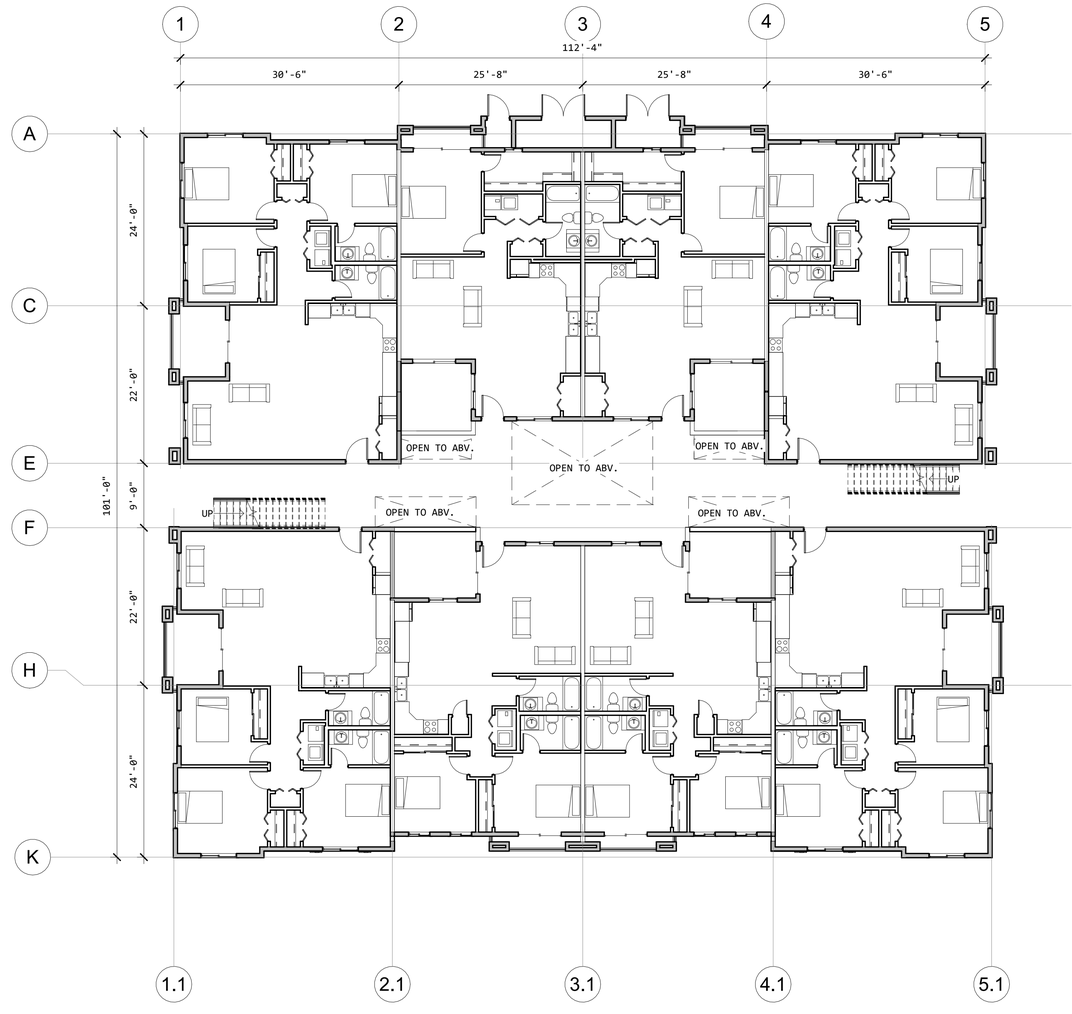
PL2

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2nd & 3rd Floor Plan

1" = 10'-0"



1st Floor Plan

1" = 10'-0"

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24-0032

SA ARCHITECTS & ENGINEERS, INC. AHMAD ARIAN STATE OF CALIFORNIA SAAE YR-2024

Proposed 24 Apartments
For:
SA Golden Investments Inc.
8161 Banana Ave, Fontana, CA 92336

197

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Floor Plans

PL3



East Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"



North Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"

Material Legend				
Mark	Material	Manufacturer	Material Color	Product #
A1	MAIN COLOR	DUNN EDWARDS	"CHALKY"	DEC793
A2	ACCENT COLOR ONE	DUNN EDWARDS	"NOMADIC TAUPE"	DE6192
A3	ACCENT COLOR TWO	DUNN EDWARDS	"MAPLE VIEW"	DE6152
A4	STONE VENEER	BORAL	"APSEN SOUTHERN LEDGESTONE"	
A5	TRIM AND FASCIA	EAGLE ROOFING	"TUSCAN MOSAIC"	DE6208
A6	ROOF TILE	BORAL	"MISSION S-APPLE BARK"	1MSCS0431
A7	SHUTTERS	DUNN EDWARDS	"WHARF VIEW"	DEC799



Material Legend

12" = 1'-0"

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24-0032

SA ARCHITECTS & ENGINEERS, INC. AHMAD AMIRI STATE OF CALIFORNIA SAAE YR-2024

Proposed 24 Apartments
For:
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8161 Banana Ave, Fontana, CA 92336

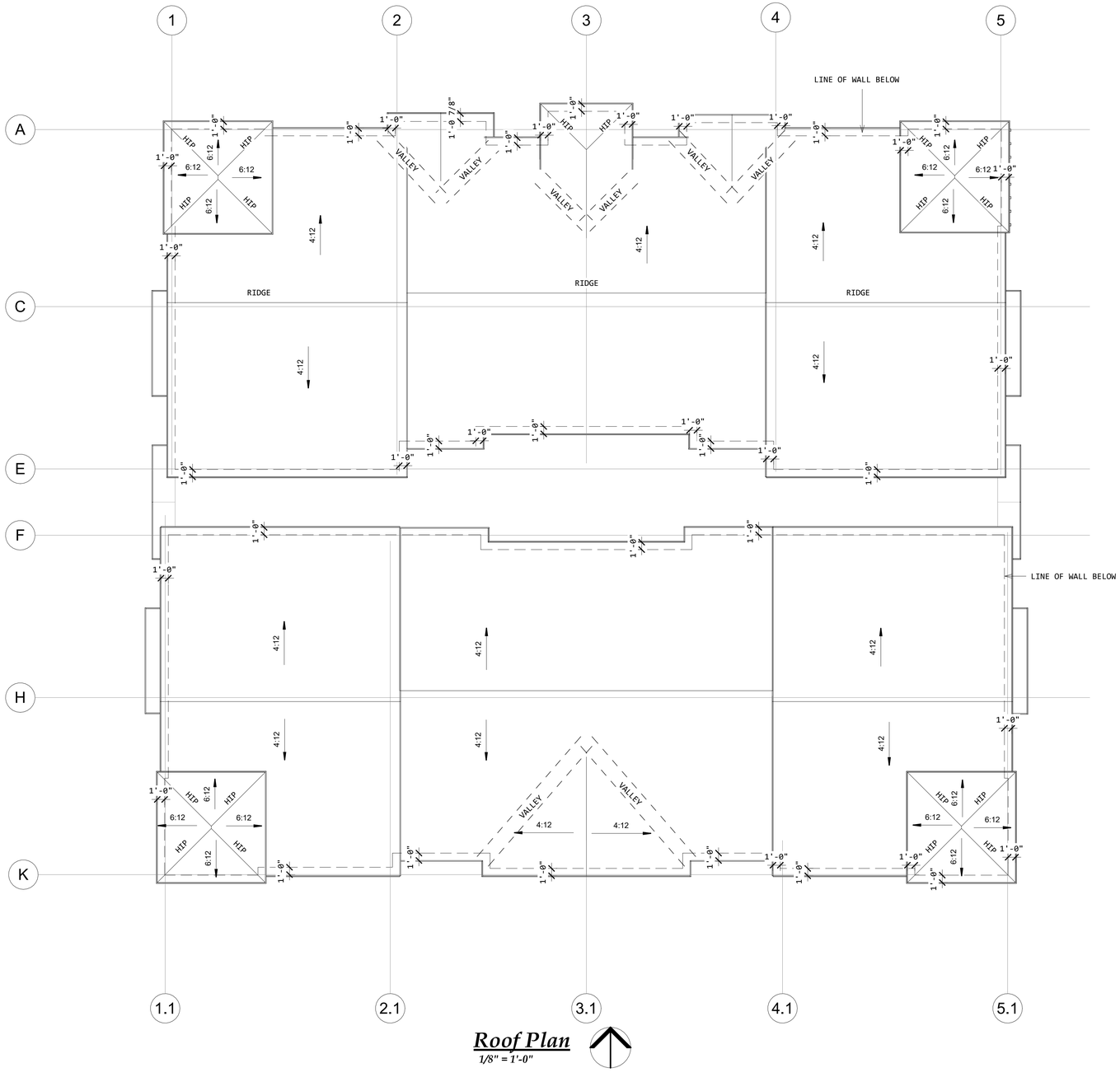
198

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Elevations

PL4



Roof Plan

1/8" = 1'-0"

SA ARCHITECTS + ENGINEERS

24-0032

SA ARCHITECTS & ENGINEERS, INC. AHMAD ARIOS STATE OF CALIFORNIA YR-2024

Proposed 24 Apartments
For:
SA Golden Investments Inc.
8161 Banana Ave, Fontana, CA 92336

199

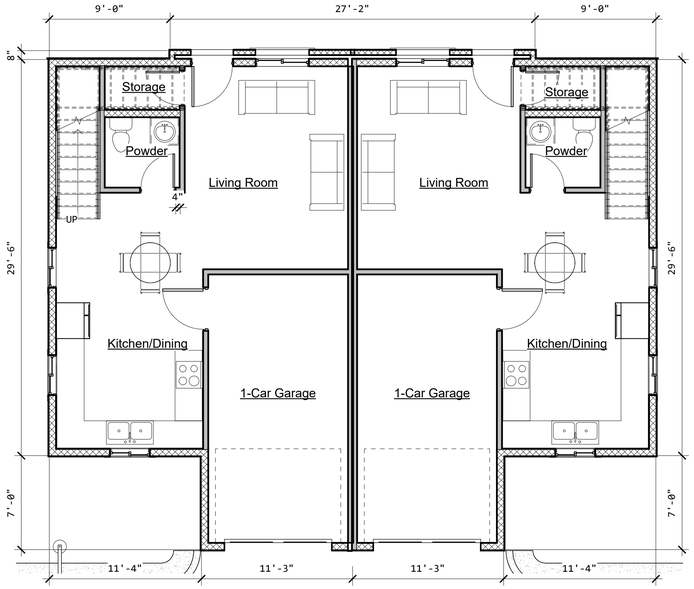
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Roof Plan

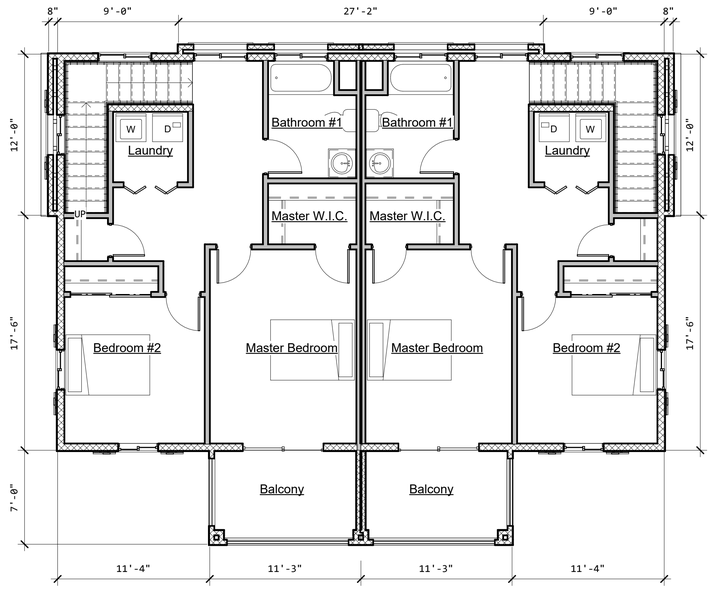
PL5

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ADU - 1st Floor Plan

3/16" = 1'-0"



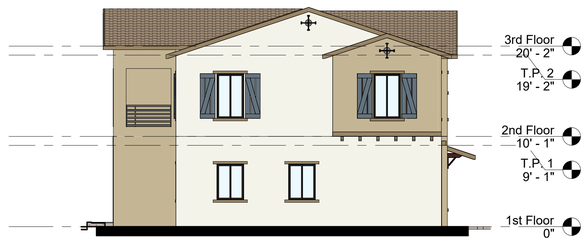
ADU - 2nd Floor Plan

3/16" = 1'-0"



ADU - East Elevation

1/8" = 1'-0"



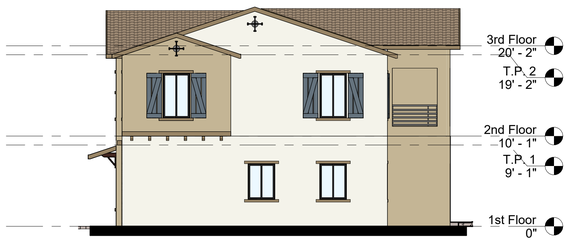
ADU - North Elevation

1/8" = 1'-0"



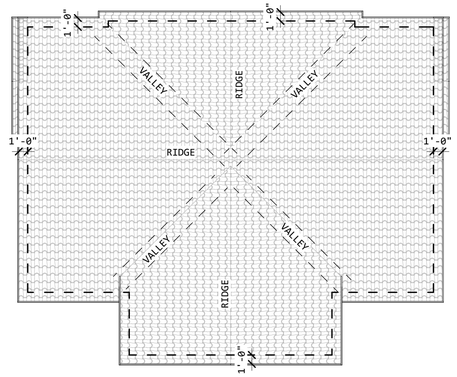
ADU - West Elevation

1/8" = 1'-0"



ADU - South Elevation

1/8" = 1'-0"



ADU - Roof Plan

1/8" = 1'-0"

SA ARCHITECTS + ENGINEERS

24-0032

SA ARCHITECTS & ENGINEERS, INC. STATE OF CALIFORNIA AHMAD ARAIN REG. YR-2024

Proposed 24 Apartments
For:
SA Golden Investments Inc.
8161 Banana Ave, Fontana, CA 92336

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ADU Floor Plans & Elevations

PL6

4/14/2025 4:26:17 PM

01

WARELIGHT. INDUSTRIAL AND COMMERCIAL LIGHTING MFR SINCE 2003

PROJECT NAME: _____
CATALOG NUMBER: _____
NOTES: _____
FIXTURE SCHEDULE: _____



The Warelight Small Area Light features a rugged one-piece, die-cast aluminum housing that secures the thermally conductive LED panel, and electrical chamber. The housing is low-profile and completely sealed against moisture and the environment.

Features:

- Voltage: 120-277V
- Lumens:
  - 40W = 5500
  - 70W = 9600
  - 100W = 13800
- CRI: 70
- CCT: 5000K
- Life: 100,000 hours
- Distribution: Type
- Mounting Options:
  - 6 inch Square Pole Mount
  - Slipfitter
- Listings: cULus, Wet Location Listed
- 5 year warranty

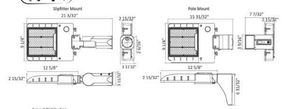
Series	Wattage	CCT	Distribution Type	Finish	Voltage	Accessories (Optional)
WL-SAL	40W	50K = 5000K	T3 = Type III Distribution	B = Bronze	DMV = Dimmable, 120-277V	Blank = No Mount
	70W					SQAL040A = Pole Mount
	100W					SPAL040A = Slip Fitter

Lighting Supplier Since 2003
WAREHOUSE-LIGHTING.COM

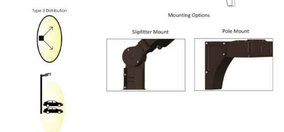
Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

WARELIGHT. INDUSTRIAL AND COMMERCIAL LIGHTING MFR SINCE 2003



Mounting Options



SKU	Dimensions	Weight	Lumens
WL-SAL-40W-50K-T3-B-DMV	12 5/8" L x 9 1/4" W x 2 15/32" H	7.57 lb	5500
WL-SAL-70W-50K-T3-B-DMV		7.88 lb	9600
WL-SAL-100W-50K-T3-B-DMV		8.23 lb	13800

Lighting Supplier Since 2003
WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

02

WARELIGHT.

PROJECT NAME: _____ CATALOG NUMBER: _____
NOTES: _____ FIXTURE SCHEDULE: _____



Warelight LED Wall Pack

FEATURES

- Prismatic glass refractor, non-yellowing
- Die-cast aluminum body
- 0-10V dimming standard
- ETL, DLC Listed
- 4x NPT 1/2in knockouts
- 120-277V
- CRI: >70
- CCT: 5000K (3000K, 4000K and 6500K available as factory special order)
- Life: 50000 Hours
- Warranty: 5 Years

Applications

- Building façade
- Carports
- Loading areas
- Driveways
- Parking areas

FIELD INSTALLED ACCESSORIES

- Wire Guard
- Visor
- Beauty Plate
- Photo Cell

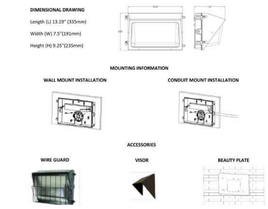
Warelight Wall Pack							
MODEL	WATTAGE	CCT	LUMENS	DLC	VOLTAGE	DIMMING	GENERATION
WLWP-45W-40K-MV-10D-G2	45W	4000K	5789	PLCLB24955NFB	120-277V	0-10V	G2
WLWP-45W-50K-MV-10D-G2	45W	5000K	5908	PLBKTQBF1R84			
WLWP-60W-40K-MV-10D-G2	60W	4000K	8038	PLKQB7D594AB			
WLWP-60W-50K-MV-10D-G2	60W	5000K	8093	PLQQD5FWA5TZ			
WLWP-75W-50K-MV-10D-G2	75W		9874	PLTQ5WQ95QCK			
WLWP-90W-50K-MV-10D-G2	90W	5000K	11473	PLPZK02JWRT			
WLWP-120W-50K-MV-10D-G2	120W		15438	PLPYK82DYGB			

WAREHOUSE-LIGHTING.COM

Warehouse-Lighting.com
2750 South 163rd St
New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

WARELIGHT.

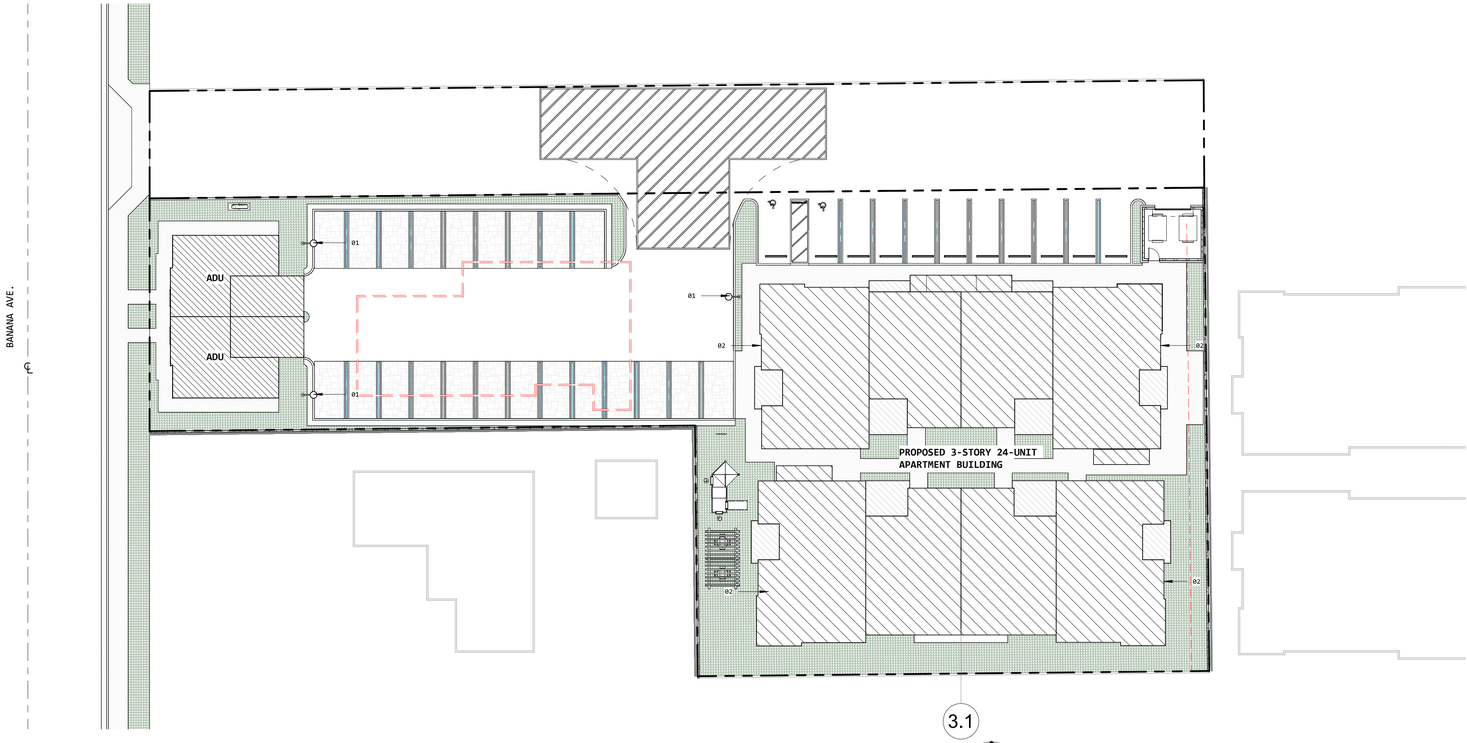


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Warehouse-Lighting.com
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New Berlin, WI 53151

Warehouse-Lighting.com
Phone: 888-454-4480
info@warehouse-lighting.com

NOTE: FOOT CANDLE LIGHITNG SHALL BE INCORPORATED AT ALL ENTRANCES, EXITS, PEDESTRIAN PATHS, AND PARKING LOTS AS INDICATED ON PLAN AND PER CITY OF FONTANA STANDARDS.



3.1

Site Lighting Plan

1" = 20'-0"

SA ARCHITECTS + ENGINEERS

24-0032

SA ARCHITECTS & ENGINEERS, INC. AHMAD ARIAN SINCE OF CALIFORNIA YR-2024

Proposed 24 Apartments
For:
SA Golden Investments Inc.
8161 Banana Ave, Fontana, CA 92336

14 Apr. 2025

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Prelimnary Lighting Plan

PL7

4/14/2025 4:26:20 PM

Plant Legend













SYMBOL	BOTANICAL/COMMON NAME	CONTAINER	WATER USE	HEIGHT WIDTH
	LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' DECIDUOUS ZUNI CRAPE MYRTLE EDISON FRIENDLY	24" BOX	MOD.	9'-12' LOW BRANCHING
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' EVERGREEN LITTLE GEM DWARF SOUTHERN MAGNOLIA	36" BOX STANDARD	MOD.	20'-25' 10'-15'
	BUXUS MICROPHYLLA BOXWOOD	1 GALLON	MOD.	3'-4' 2'-4'
	LANTANA X 'MONI' CONFETTI SPREADING LANTANA	1 GALLON	LOW	2'-3' 6'-8'

LOW GROWING SHRUBS AND GROUNDCOVERS

	CARISSA MACROCARPA 'TOMLINSON' TOMLINSON NATAL PLUM	5 GALLON	MOD.	2'-3' 3'
	ROSA X 'NOALESA' FLOWER CARPET RED ROSE	1 GALLON 1 GALLON	MOD. MOD.	2'-3' 2'-3'

NOTE: ALL PLANTERS TO RECEIVE 3" LAYER SHREDDED BARK MULCH, EXCEPT WHERE OTHERWISE SHOWN

PLANTING QUANTITY REQUIREMENTS
FINAL PLANTING PLAN TO REFLECT FOLLOWING QUANTITIES:

REQUIRED TREES: (1) TREE / 300 SF, MIN. 24" BOX AND 20% TO BE 36" BOX
REQUIRED SHRUBS: (3) SHRUBS / PER TREE, 50% TO BE 5-GALLON AND 50% TO BE 1-GALLON

NET LOT SIZE: 29,000 SQ FT (100%)

HARDSCAPE AREA: 23,052 SQ. FT. (80%)
TOTAL LANDSCAPE AREA: 5,763 SQ. FT. (20%)
(% AND SQ. FT. FOR ENTIRE SITE)

REQUIRED TREE QUANTITY: 20 TREES REQUIRED
PROVIDED TREE QUANTITY: **20 TREES PROVIDED**
NUMBER OF 24" BOX: 16 TREES 24" BOX
NUMBER OF 36" BOX: 4 TREES 36" BOX (20% MIN.)

REQUIRED SHRUB QUANTITY: 66 SHRUBS REQUIRED
PROVIDED SHRUB QUANTITY: **66 SHRUBS PROVIDED**
NUMBER OF 1-GALLON: 33 SHRUBS 1-GALLON (50% MIN.)
NUMBER OF 5-GALLON: 33 SHRUBS 5-GALLON (50% MIN.)

NOTE:
WITHIN ALL RESIDENTIAL ZONES, NO STRUCTURE, ACCESSORY STRUCTURE, FEATURE, WALL, FENCE, OR LANDSCAPING FEATURE TREES SHALL BE LOCATED WITHIN THE DRIVEWAY CORNER CUT-OFF AREA WHICH SHALL BE A SAFETY AREA, AND SHALL HAVE A CLEAR LINE OF SIGHT FOR A MOTORISTS AND/OR PEDESTRIAN CLEAR OF ANY VISUAL OBSTRUCTIONS MEASURING OVER 30 INCHES FROM THE STREET LEVEL.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto 55.6 **Conservation Factor** 0.55 (residential)
Maximum Allowable Water Allocation Equation:
MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA
55.6	0.62	0.55		0.45	0

MAWA

Estimated Total Water Use Equation:
ETWU = Eto x 0.62 x ETAF x LA
ETWU

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	LOW/MOD SHRUBS		99%	LOW/MOD	0.40	0.81	55.60	0.62	0.49			Dripline
	MOD TREES		1%	MOD	0.40	0.81	55.60	0.62	0.49			Dripline
	TOTAL LANDSCAPE AREA:										**ETWU:**	

LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME IRRIGATION AND AUTOMATIC WEATHER-SENSING IRRIGATION CONTROLLER

Volume Unit Conversions

Units	Equivalent				
	Liters (L)	Gallons (gal)	Cubic Feet (ft^3)	Cubic Meters (m^3)	Acre-Feet (ac-ft)
Liters	1	0.2642	3.531×10^{-2}	0.0001	8.106×10^{-7}
Gallons	3.785	1	0.1337	3.785×10^{-3}	3.068×10^{-6}
Cubic Feet	28.32	7.481	1	2.832×10^{-3}	2.296×10^{-5}
Cubic Meters	1.000	264.2	35.31	1	8.106×10^{-4}
Acre-Feet	1.233×10^{6}	3.259×10^{5}	4.356×10^{4}	1,233	1

Flow Rate/Discharge Unit Conversions

Units	Equivalent				
	Gallons per Minute (gpm)	Liters per Second (L/s)	Acre-Feet per Day (ac-ft/day)	Cubic Feet per Second (ft^3/s)	Cubic Meters per Day (m^3/day)
Gallons per Minute	1	6.309×10^{-2}	4.419×10^{-3}	2.228×10^{-3}	5.45
Liters per Second	15.85	1	7.005×10^{-2}	3.351×10^{-2}	86.4
Acre-Feet per Day	226.3	14.28	1	0.5042	1,234
Cubic Feet per Second	448.8	28.32	1.983	1	2.447
Cubic Meters per Day	1.369×10^{9}	8.64×10^{7}	6.051×10^{6}	3.051×10^{6}	1



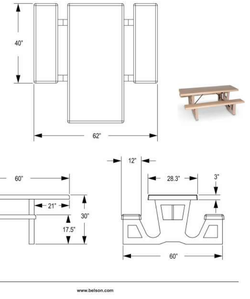
Preliminary Landscaping Plan

1" = 20'-0"

BELSON OUTDOORS
627 Americana Drive
Nampa, Idaho 83687
Phone: (800) 323-5064
Fax: (630) 897-0373
sales@belson.com

Model # CRT5H — Dimension Sheet

CONCRETE ADA PICNIC TABLE | 5' LENGTH



www.belson.com

Concrete Seating Detail

SA ARCHITECTS + ENGINEERS

24-0032

SA ARCHITECTS & ENGINEERS, INC.
AHMAD ARIAN
SAAE
YR-2024
STATE OF CALIFORNIA

Proposed 24 Apartments
For:
SA Golden Investments Inc.
8161 Banana Ave, Fontana, CA 92336

14 Apr. 2025

SA ARCHITECTS & ENGINEERS, INC. expressly reserves his common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner, nor are they to be assigned to any third party without first obtaining the express written permission and consent of SA ARCHITECTS & ENGINEERS, INC.

Prelimnary Landscape Plan

PL8

4/14/2025 4:26:22 PM

RESOLUTION NO. PC 2023-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 24-0040 FOR THE SITE AND ARCHITECTURAL APPROVAL OF A THREE-STORY BUILDING CONSISTING OF 24 UNITS WITH ASSOCIATED IMPROVEMENTS ON APPROXIAMTELY .6 GROSS ACRES FOR PROPERTY LOCATED SOUTH OF FOOTHILL BOULEVARD ON THE EAST SIDE OF BANANA AVENUE AND IDENTIFIED AS ASSESSOR PARCEL NUMBER 0230-041-61, PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332.

WHEREAS, the project site identified as Assessor Parcel Number ("APN") 0230-041-61 ("Project Site") was annexed from San Bernardino County into the City of Fontana on June 21, 2005; and

WHEREAS, on October 30, 2024, the City of Fontana ("City") received an application from SA Golden Investments, Inc. ("Applicant") for a Design Review (DRP No. 24-0040) for the development of a 24-unit multi-family building at the Project Site; and

WHEREAS, the Project Site has a General Plan Land Use designation of Walkable Mixed-Use Corridor & Downtown (WMXU-1) and within the Form Based Code, Route 66 Gateway District, which allows for such projects; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the Project is Categorically Exempt pursuant to CEQA Guidelines Section No. 15332 (Class No. 32, Infill Development) and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the CEQA as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project development occurs within city limits on a project site of less than five acres substantially surrounded by urban uses; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the site can be adequately served by all required utilities and public services, and none of the exceptions in CEQA Guidelines Section 15300.2 apply; and

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

WHEREAS, Conditions of Approval have been prepared and are attached hereto as Exhibit "A" for DRP No. 24-0040; and

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

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

hearing was published in the Fontana Herald newspaper on September 26, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on October 7, 2025, a duly noticed public hearing on DR No. 24-0040 was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City Staff, and other interested parties; and

WHEREAS, October 7, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on DR No. 24-0040; 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 incorporated herein by this reference.

Section 2. CEQA. The Planning Commission hereby determines that the Project is categorically exempt pursuant to Section No. 15332 (Infill Development) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemption) of the 2019 Local Guidelines for Implementing the California Environmental Quality Act (CEQA). The Project site is considered Infill as: (1) The Project is consistent with the Walkable Mixed-Use Corridor & Downtown (WMXU-1) land use designation and within the Form Based Code, Route 66 Gateway District zoning designation; (2) The Project Site is less than five (5) acres and is substantially surrounded by urban uses; (3) The Project Site is not within any known sensitive or threatened habitat area; (4) The Project will not have any significant effects related to traffic, noise, air quality, or water quality; and (5) There are adequate public services for the development of the residential project. The Planning Commission further determines that none of the exceptions in CEQA Guidelines Section 15300.2 apply to the Project and directs Staff to file a Notice of Exemption.

Section 3. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 24-0040 in accordance with Section No. 30-120 "Findings for approval," of the Fontana Zoning and Development Code:

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

Findings of Fact: The project site is located on east side of Banana Avenue approximately 270 feet south of the southeast corner of the intersection of Foothill Boulevard and Banana Avenue. The project site has a General Plan land use designation of Walkable Mixed-Use Corridor & Downtown (WMXU-1) and within the Form Based Code, Route 66 Gateway District for the properties of APNs: 0230-041-33-

61, totaling approximately .6 adjusted gross acres. The WMXU-1 designation is intended to allow residents and visitors to walk, bike and take transit to other uses for work, study, shopping, entertainment, recreation and civic activities. Furthermore, the project will provide compact residential development within walking distance of planned public transit stops and neighborhood shopping areas. WMXU-1 residential densities range from 3 to 39 dwelling units per acre. This use will be allowed within the applicable General Plan land use area.

This development meets the criteria contained in the Design Review section of the Municipal Code. Additionally, the project is aesthetically enhanced with architectural detail and the site design incorporates elements resulting in a desirable development. The buildings will not exceed the maximum height of 38-foot. The project has high-quality architectural design and will be an appropriate and desirable development for the community.

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

Findings of Fact: The project is located within the Route 66 Gateway subdistrict of the Form-Base Code (FBC) zoning district and has been determined to be aesthetically and architecturally pleasing and compatible with the neighborhood. The apartment complex is contemporary and true to style and compatible with the surrounding homes, resulting in high-quality architectural design appropriate and desirable for the surrounding community. The development will enhance the character of the surrounding residential area through appropriate attention to aesthetics and design.

The project includes street improvements: sidewalks, drainage, grading, and perimeter walls to provide a safe and well-designed complex. The project has been reviewed by the City of Fontana's Planning, Engineering, Building and Safety, and Fire Prevention Departments ("Departments") for site circulation, access, and safety. The Departments have determined that the project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access provided the project complies with the Conditions of Approval.

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

Findings of Fact: The project will provide much needed improvements to the project site and surrounding area. The project includes street improvements: sidewalks, drainage, grading and perimeter walls to provide a safe and well-designed complex. The apartment complex has been reviewed by the City of Fontana's Planning, Engineering, Building and Safety, and Fire Prevention Departments ("Departments") for site circulation, access, and safety. The Departments have determined that the project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for normal public access provided the project complies with the Conditions of Approval. This structure will be built pursuant to all applicable building, zoning and fire codes standards and therefore, shall promote the public health, safety, and welfare of the surrounding community.

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

Findings of Fact: The project has been determined to be appropriate and will result in a safe, well designed- facility. There will be one (1) main vehicle access points to the site. The main entrance will be accessed from Banana Avenue. The driveway is designed to accommodate passenger vehicle traffic and service vehicles, as necessary. The project has been reviewed by the City of Fontana's Planning, Engineering, Building and Safety, and Fire Prevention Departments ("Departments") for site circulation, access, and safety. The Departments have determined that the project meets or exceeds the standards of the Zoning and Development Code and will result in a safe, well designed- facility provided the project complies with the Conditions of Approval. The character of the surrounding neighborhood reflects residential uses consisting primarily of multi-family dwellings, and attached and detached single -family homes.

Section 4. Approval. Based on the foregoing, the Planning Commission hereby approves DRP No. 24-0040 subject to the Conditions of Approval attached hereto as **"Exhibit A"** and incorporated herein by this reference.

Section 5. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.

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

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

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

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 7th day of October 2025.

City of Fontana

_____
Idilio Sanchez, Chairperson

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 7th day of October 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. 24-0080
Design Review No. 24-0040

DATE: October 7, 2025

LOCATION: The project site is located at 8161 Banana Avenue (APN: 0230-041-61)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until all of the following have occurred:

   A. All of the improvements, construction, alteration, and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

   B. All other Conditions of Approval imposed by this project have been fulfilled.

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

   In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs

awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

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

3. 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 Sections No. 30-23 of the Municipal Code.

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

5. 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.

6. 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.

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

8. 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.

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

10. The current Development fees must be paid prior to issuance of building/construction permit.

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

12. 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 and is well-lit. The mail box shall 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.

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

14. All landscaping must be adequately maintained at all times.

15. 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, where applicable.

16. No solid masonry wall shall be less than a minimum of six (6) foot tall and no higher than nine (9) foot from top of ground when used in combination with a retaining wall unless otherwise stated in mitigations for this project.

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

18. Any 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 of a minimum of ¼ inch thick, or as determined by the Director of Planning.

19. 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.

20. 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.

21. 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.

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. Historical Archaeological Resources:

    A. Upon discovery of any cultural tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All cultural tribal 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.

24. The construction contractor will use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    D. Have only necessary equipment onsite.
    E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
        i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        ii. Temporarily enclose localized and stationary noise sources.
        iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
        iv. Applicant shall demonstrate that the project meets the driveway aisle setback standards.
        v. Applicant shall submit a parking plan for approval of the Director of Planning that each unit shall have at least one assigned parking space within 150’ of the unit.

25. 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.

26. Wall-mounted decorative lighting fixtures shall be provided at the front porch area.

27. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning.

28. 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.

29. The applicant/developer/property owner shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

Prior to Issuance of Grading Permit

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

Prior to Issuance of Building /Construction Permits

31. The applicant/developer/property owner 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 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

POLICE DEPARTMENT:

32. If a digital video surveillance system is available at the premise, it is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

ENGINEERING LAND DEVELOPMENT:

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

34. The applicant/developer/property owner 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 No. 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

35. The applicant/developer/property owner shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

Prior To Issuance of Grading Permit

36. The applicant/developer/property owner 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.

37. The applicant/developer/property owner shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

Prior To Issuance of any other Construction Permits

38. If applicable, the applicant/developer/property owner shall record right-of-way dedications and easements, as required for the development.

39. The applicant/developer/property owner 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 First Certificate of Occupancy

40. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

Prior to Issuance of Final Certificate of Occupancy

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

42. 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.

43. 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.

44. 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.

45. 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.

46. 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.

47. 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.

BUILDING AND SAFETY DEPARTMENT:

48. The applicant/developer/property owner 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.

49. The applicant/developer/property owner 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.

50. The applicant/developer/property owner 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.

51. The applicant/developer/property owner 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.

52. 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.

53. The applicant/developer/property owner 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 (0.5) 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 and Safety Department.

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

    I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

        1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

        2. The ground cover/finished surface material being proposed (e.g., type of

pavement, plant material, etc.); and

3. All proposed drainage structures; and
4. Any proposed and/or required walls or fencing.

54. The applicant/developer/property owner is required to obtain permits prior to the removal and/or demolition of structures.

55. The applicant/developer/property owner 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

56. The following items (as applicable) shall be completed and/or submitted to Building and Safety Department 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

57. Please be aware that a Construction Waste Management Plan (CWMP) will be required at time of plan check submittal. For more information regarding waste diversion, please contact Burrtec Waste at (909) 889-0911.

58. For more information related to Building & Safety, please visit our web page at https://www.fontana.org/136/Building-Safety.

FIRE PROTECTION DISTRICT:

59. 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

60. Fire Access Road Width: 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.

61. 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.

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

63. 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.

64. 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: 2250 GPM for a four-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 27,172 Square Foot structure.

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

66. 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.

67. 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

68. 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

69. Fire Alarm, Waterflow Monitoring: A water flow monitoring fire alarm system complying with the California Fire Code, National Fire Protection Association (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

70. 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

71. 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

72. 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

73. 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

74. 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

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

END OF CONDITIONS OF APPROVAL

NOTICE OF EXEMPTION

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

1. Project Title:	**Master Case No. 24-0080 and Design Review No. 24-0040.**
2. Project Applicant (include address, telephone number and email address):	**Ahmad Awad,** **Architect** **ahmadawad@saae.us** **(909) 685-5092** **SA Architects & Engineering, Inc.** **6226 Cooper Avenue** **Fontana, CA 92336**
3. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	**The Project site is located at south of Foothill Boulevard and east of Banana Avenue at (APN: 0230-041-61)**
4. (a) Project Location – City: Fontana	(b) Project Location – County: San Bernardino
5. Description of nature, purpose, and beneficiaries of Project:	**The project is for the development of three (3) story, 24 multi-family residential units on approximately 0.6 acres, located south of Foothill Boulevard and east of Banana Avenue at (APN: 0230-041-61)**
6. Name of Public Agency approving project:	City of Fontana
7. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement	**Ahmad Awad,** **Architect** **ahmadawad@saae.us** **(909) 685-5092** **SA Architects & Engineering, Inc.** **6226 Cooper Avenue** **Fontana, CA 92336**

of use from the Public Agency as part of the activity:	
8. Exempt status: (check one)	
(a) ☐ Ministerial project.	(Pub. Resources Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b) ☐ Not a project.	State CEQA Guidelines 15050(c)(2)-(3)
(c) ☐ Declared Emergency	(Pub. Resources Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(d) ☐ Emergency Project.	(Pub. Resources Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(e) ☒ Categorical Exemption. State type and section number:	**Exempt under Section 15332, Class 32 (Accessory Structures) of the California Environmental Quality Act**
(f) ☐ Statutory Exemption. State Code section number:	
(g) ☐ Other. Explanation:	
9. Reason why project was exempt:	**The proposed Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section No. 15332 (Class No. 32 In-Fill Development Project), Class 32 The project site is currently one lot surrounded by development within the City's designated infill boundary. The project is consistent with the General Plan and zoning, site is on five (5) gross acres or less (0.6 acres), has no value as habitat for endangered, rare, or threatened species, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and streets, schools, water, and fire protection have already been developed and are provided in the general area. Therefore, it has been determined that the project qualifies for a categorical exemption.**

10. Lead Agency Contact Person: Telephone:	Salvador Quintanilla, Senior Planner 909-350-6656
11. If filed by applicant: Attach Certificate of Determination (Form "B") before filing.	

12. Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☐
If yes, the date of the public hearing was: October 7, 2025

Date: October 8, 2025

_____
Signature

Name: DiTanyon Johnson

Title: Planning Manager

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing:

(Clerk Stamp Here)

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

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

In compliance with Section No. 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 shall be made 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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

Master Case No. 24-0080, Design Review No. 24-0040

A request to develop a three (3) story building with 24 multi-family residential units on one parcel (APN 0230-041-61) of approximately 0.6 gross acres.

Environmental Determination:	This project is Categorically Exempt pursuant to Section No. 15332 (In-Fill Development Project) of the California Environmental Quality Act and Section No. 3.22 (Categorical Exemptions) of the 2019 Local Guidelines for Implementing CEQA.
Location of Property:	8161 Banana Avenue APNs: 0230-041-61
Date of Hearing:	October 7, 2025
Place of Hearing:	City Hall Council Chambers 8353 Sierra Avenue Fontana, CA 92335
Time of Hearing:	6:00 pm



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

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

FONTANA
CALIFORNIA

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: September 27, 2025
S.B. Sun Newspaper

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0579
Agenda #: DC-A

Agenda Date: 10/7/2025
Category: Director Comments

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

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

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

RE: **Agenda for Upcoming City Council Items**

DATE: **October 7, 2025**

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

CITY COUNCIL OCTOBER 14, 2025	PLANNER	PLACEMENT
1. National Community Planning Month Proclamation	Patty Nevins	Special Presentations
2. MCN#25-0062; MIS#25-0011 Pro-Housing Designation Re-Application Resolution	Cecily Session-Goins	Consent Calendar
3. (Continued from September 9 and September 23, 2025) Appeal No. 25-0001 (MCN#22-000104; TPM#22-000025 (20611); DRP#22-000051) 398,514 sq. ft. Industrial Commerce Center Building East of Sierra Ave., west of Mango Ave., south of Summit Ave.	Salvador Quintanilla	Public Hearing
4. MCN#25-0047; MCA#25-0008 Amendments to Chapter 30 – Restaurants, Multi-Family; ASP and DRP Entitlements, Time Extensions for Tentative Maps Development Standards in R-4 zones, Temporary Use Permits for Temporary Commercial Buildings Curbside Delivery for Cannabis Retail Citywide	Cecily Session-Goins	Public Hearing

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

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

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

DATE: **October 7, 2025**

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

PLANNING COMMISSION OCTOBER 21, 2025	**PLANNER**	**PLACEMENT**
1. MCN#23-0100R1; DRP#23-062R2 Development of 83,632 square foot warehouse building North of Santa Ana Ave and east of Oleander Ave	Salvador Quintanilla	Public Hearing
2. MCN#25-0018; TTM#25-0001; DRP#25-006 Development of 219 Townhome Units South of Duncan Canyon Rd, west of Citrus Ave, and east of John Previti Ave	Salvador Quintanilla	Public Hearing
3. MCN#24-0059; TPM#20910 (TPM#24-0019); DRP#24-0030 Development of 595-Unit Multi-Family Project 5852 Edward Ave	Alejandro Rico	Public Hearing