

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA ADOPTING AN ADDENDUM TO THE CIVIC CENTER RENOVATION PROJECT MITIGATED NEGATIVE DECLARATION (SCH NO. 2023120527) AND MITIGATION MONITORING REPORTING PROGRAM (MMRP) APPROVING DESIGN REVIEW NO 25-0002 FOR SITE AND ARCHITECTURAL APPROVAL OF AN APPROXIMATELY 42,072 SQUARE FOOT CITY HALL BUILDING AND ASSOCIATED SITE IMPROVEMENTS, LOCATED AT 8353 SIERRA AVENUE (APN: 0192-031-23, 0192-031-24) HAS BEEN PREPARED FOR THIS PROPOSED PROJECT AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.**

**WHEREAS**, 8353 Sierra Avenue, (APN: 0192-031-23 and 0192-031-24) (“Project Site”) was annexed from San Bernardino County into the City of Fontana on January 17, 1952; and

**WHEREAS**, on January 29, 2025, the City of Fontana (“City”) received an application from the City of Fontana Engineering Department (“Applicant”) for a Design Review (DRP) No. 25-0002, a request for site and architectural review of the City Hall Renovation Project that includes the demolition of the existing City Hall building and the construction of an approximately 42,072 square foot new City Hall building. The project also includes facade improvements to the existing Development Services Organization (DSO) building located at 8353 Sierra Avenue; and

**WHEREAS**, the Project Site has a General Plan Land Use designation of Public Facilities (P-PF) and is located within the Form Based Code (FBC) Civic Downtown Core district, which allows for such projects; and

**WHEREAS**, 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 Civic Center Renovation Project Mitigated Negative Declaration (SCH NO. 2023120527) has been prepared for this proposed project. The Mitigated Negative Declaration was adopted by the Planning Commission on January 16, 2024, and it anticipated the project, 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 environmental document mentioned above; and

**WHEREAS**, pursuant to Fontana Zoning and Development Code Section 30-116, new construction of intuitional projects 25,000 square feet or more require the approval of a Design Review by the Fontana Planning Commission (“Planning Commission”); and

**WHEREAS**, pursuant to Fontana Zoning and Development Code Section 30-3.1, public projects are not subject to development standards or entitlement processes for any buildings, improvements, lots, or premises, owned, leased, operated or controlled by the City or any City Project for public purpose by the City of Fontana and such projects would still require discretionary review by the City; and

**WHEREAS**, the City wishes to protect and preserve the quality of the 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 Design Review (DRP) No. 25-0002; 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 local S.B. *Sun* newspaper on March 22, 2025, and simultaneously displayed at City Hall, and at the Project site; and

**WHEREAS**, on April 1, 2025, a duly noticed public hearing on Design Review No. 25-0002 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 April 1, 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 and correct and incorporated herein by reference.

**Section 2.** CEQA. The Planning Commission hereby adopts Addendum to the Civic Center Renovation Project Mitigated Negative Declaration (SCH NO. 2023120527) and Mitigation, Monitoring, and Reporting Program (MMRP) 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 and directs staff to file a Notice of Determination (NOD).

**Section 3.** Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 25-0002 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 project is for the development of a new city municipal building totaling approximately 42,072 including some facade improvements to the existing Development Services Organization (DSO) building. The

project is consistent with Chapter 15 (Land Use, Zoning, and Urban Development) of the General Plan which allows for projects in public or quasi-public ownership, such as existing schools; the facilities of agencies such as the City, County, water and sewer districts, and fire protection districts. The zoning is Downtown Core- Civic, which also allows for this type of development. The project is not located within any applicable Specific Plan.

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

Finding of Fact: The project will result in the construction of a new 42,072 square foot city municipal building and also includes some facade improvements to the existing Development Services Organization (DSO) building.

**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 city municipal building project has been thoughtfully designed to enhance and complement the surrounding neighborhood. The architectural style of development is characterized as Modern. This style is reflected in the Form Based Code zone and has been implemented throughout previously approved and constructed areas of the Civic Downtown Core district. The development aims to enrich the neighborhood's character through a strong focus on aesthetics and design.

Architectural relief utilized for the building will feature a light warm white/grey color palette with a textured orange terracotta accent. The architectural style includes glass window exterior with painted metal and steel accent panels. The project will include off-site improvements for sidewalks, curb and gutter to match existing. 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.**

Finding of Fact: The development complies with the City of Fontana Zoning and Development Code. The project improvements include off-site improvements for sidewalks, curb and gutter to match existing, storm drain systems, site circulation, parking, landscaping, lighting and driveways. The project has been reviewed by the City's Planning, Engineering, Building and Safety and Fontana Fire Prevention Departments for circulation, access and safety and was determined to meet all applicable requirements; thus, the improvements will result in a

safe, well-designed project.

**Section 4. Approval.** Based on the foregoing, the Planning Commission hereby approves DRP No. 25-0002 subject to the Conditions of Approval attached hereto as **Exhibit “A”** and incorporated herein by this reference as though fully set forth herein.

**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.

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

**City of Fontana**

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Idilio Sanchez, Chairperson

**ATTEST:**

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 1<sup>st</sup> day of April 2025, by the following vote, to-wit:

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

\_\_\_\_\_  
Joseph Armendarez, Secretary

**EXHIBIT "A"**



**CITY OF FONTANA**

**CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. (MCN) 23-0078  
Design Review No. (DRP) No. 25-0002

**DATE:** April 1, 2025

**LOCATION:** 8353 Sierra Avenue (APN: 0192-031-23, 0192-031-24)

**PLANNING DEPARTMENT:**

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
  - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the city, as evidenced by the City's issuance of a Certificate of Occupancy (C of O) or other document evidencing the City's final inspection and acceptance of the work.
  - B. All requirements of the Fontana Municipal Code shall be complied with.
  - C. All other Conditions of Approval imposed by this project have been fulfilled.
2. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval.
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. 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.
5. 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.

6. Bicycling parking areas shall be included and depicted on the plans that are submitted to the Building and Safety Department during plan check and be reviewed and approved by the Planning Department prior to the issuance of Building Permits.
7. A decorative low wall (minimum 3 feet) shall be installed along the northside of the building adjacent to the parking area behind the landscaping along Sierra Avenue to block the view of the parked vehicles from the street. The wall shall be depicted on the plans submitted to the Building and Safety Department. It shall be review and approved by the Planning Department.
8. 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. Any modifications to the parking areas shall be reviewed and approved by the Director of Planning.
9. Submit cut sheets or material samples of all colors finishes, and decorative elements utilized on the exterior of the building and walls to the Planning Department for review and approval during the building plan check submittal.
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 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.
12. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.
13. 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, it 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.

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

- A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
- B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
- C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
- D. Have only necessary equipment onsite.
- E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically

feasible, when necessary:

- F. Temporarily enclosed localized and stationary noise sources.
  - G. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
15. Up lighting shall be provided throughout the project site to complement the architectural detail of the building and the landscaped areas, except where the building is adjacent to residential properties.
  16. All roof-mounted and ground-mounted mechanical units shall be screened from view of adjacent streets by a parapet in height equal or greater to the installed unit, unless another method of visual screening is approved by the Director of Planning.
  17. The applicant/developer shall comply with the mitigation measures identified in the CEQA Addendum to the Mitigated Negative Declaration (SCH No. 2023120527) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.
  18. All Conditions of Approval contained herein and in the MMRP 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.
  19. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign(s) from the project site.

**BUILDING & SAFETY DEPARTMENT:**

20. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable: A. California Building Code B. California Residential Code C. California Electrical Code D. California Mechanical Code E. California Plumbing Code F. California Energy Code G. California Fire Code H. California Green Building Standards Code I. City of Fontana Ordinance. J. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.
21. 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.
22. 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.

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

29. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.
30. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
31. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

**PRIOR TO ISSUANCE OF GRADING PERMIT**

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 ISSUANCE OF CONSTRUCTION PERMITS**

33. The Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
34. 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**

35. Complete all public improvements required of the project. Ensure streetlights are energized and operating properly.
36. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans.
37. 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.
38. 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.
39. 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).

40. 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.
41. 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.

**FIRE DEPARTMENT:**

42. **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.
43. **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.
44. **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.
45. **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.
46. **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.
47. **Water System Commercial.** Prior to map recordation or lot line adjustment, all water

supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 2125 GPM for a four-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 42,072 Square Foot structure.

48. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.
49. **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.
50. **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.
51. **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.
52. **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.
53. **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.
54. **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

55. **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

56. **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**