

RESOLUTION PC NO. 2025-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE WEST GATE SPECIFIC PLAN (STATE CLEARINGHOUSE NO. 1995052002), DESIGN REVIEW NO. 23-0025 FOR SITE AND ARCHITECTURAL APPROVAL OF A MEDICAL CENTER CONSISTING OF TWO FOUR-STORY BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS WITHIN THE WEST GATE SPECIFIC PLAN LOCATED AT THE NORTHWEST CORNER OF SOUTH HIGHLAND AVENUE AND SAN SEVAINE ROAD (ASSESSOR PARCEL NUMBER: 0228-021-47).

WHEREAS, Assessor Parcel Number (“APN”) 0228-021-47 (“Project Site”) was annexed from San Bernadino County and into the City of Fontana on November 2, 1973; and

WHEREAS, on November 8, 2023, the City of Fontana (“City”) received an application from Caren Cupp of c|a Architects on behalf of Intex Corporation, (“Applicant”), for a Design Review (DRP No. 23-0025) for the development of two four-story medical office buildings; and

WHEREAS, the Project site has a General Plan Land Use designation of Regional Mixed Use (RMU), and is located within the West Gate Specific Plan (planning area no. 27), 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 Guidelines for Implementing CEQA, the City has prepared an Addendum to the West Gate Specific Plan Environmental Impact Report (State Clearinghouse (SCH) No. 1995052002) for the Project (“Addendum”); and

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

WHEREAS in connection with the Project and the Fontana Planning Commission’s (“Planning Commission”) review of the certified FEIR, the Planning Commission has independently reviewed all the prior environmental documentation prepared for this Project and the Addendum, and has exercised its independent judgment in making the determination that the certified FEIR with the Addendum fully analyzed and mitigated, where feasible, all potentially significant environmental impacts,

if any, that would result from the Project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

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

WHEREAS, Conditions of Approval are attached hereto as **Exhibit “A”** for DRP No. 23-0025; and

WHEREAS, all notices required by statute and the Fontana Municipal Code 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 September 16, 2025, a duly noticed public hearing on Design Review No. 23-0025 was held by the Planning Commission to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on September 16, 2025, the Planning Commission carefully considered all information, evidence and testimony presented at is public hearing on Design Review No. 23-0025; 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. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission has reviewed and considered the previously certified FEIR (State Clearinghouse No. 1995052002), the Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Planning Commission finds that the Addendum and West Gate Specific Plan EIR contain a complete and accurate reporting of all the environmental impacts associated with the 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 a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the West Gate Specific Plan EIR, the Addendum, and all related information presented to the Planning Commission, the Planning 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 West Gate Specific Plan EIR is the appropriate document for the Project as it:

- a. Will not result in substantial changes that would require major revisions of the 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 Project are developed that would require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR documents were certified showing any of the following:
 1. The Project would have one or more significant effects not discussed in the EIR;
 2. That significant effects previously examined would be substantially more severe than shown in the EIR;
 3. 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
 4. That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the West Gate Specific Plan EIR and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project have been addressed within the West Gate Specific Plan EIR 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 Project may result in any significant environmental impacts beyond those analyzed in the West Gate Specific Plan EIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgement and analysis of the Planning Commission.

Section 5. Adoption of the Addendum to the West Gate Specific Plan EIR. The Planning Commission hereby adopts the Addendum to the EIR for the West Gate Specific Plan EIR and Mitigation, Monitoring, and Reporting Program that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 6. Design Review Findings. The Planning Commission hereby makes the following findings for Design Review No. 23-0025 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 General Plan Land Use designation of Regional Mixed Use (RMU) is intended for a mixture of land uses on relatively large tracts of land located in proximity to regional transportation routes and supporting regional markets. The designation accommodates a wide range of retail, commercial, office, medium density residential, civic, open space and job-rich light manufacturing uses without adverse impacts on surrounding uses. The medical campus consisting of two four-story buildings to be used for medical offices and service meets the intention of the RMU general plan land use designation.

The Project is also consistent with the West Gate Specific Plan land use and architectural design standards. The Project Site is located in planning area no. 27 of the specific plan, which has a designation of Mixed Use-1 (MU-1). Per the specific plan, the MU-1 designation provides for a board range of business, commercial, retail, medical, education, entertainment, commercial services and other complementary uses. Medical facilities and offices are an allowed use in the MU-1 designation, thereby making the land use consistent with the West Gate Specific Plan. Additionally, the development meets all development and design standards in the West Gate 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 site and architectural design for the medical facility has been designed to comply with the City of Fontana Zoning and Development Code. The development meets all setbacks, height, landscaping, design, architecture, parking, access, and safety requirements. Access to and from the Project Site is provided from two driveways South Highland Avenue and one driveway on San Sevaine Road. Landscaping would be ornamental in nature and include trees, shrubs, and drought-tolerant plants in addition to a variety of groundcovers. The buildings will be constructed pursuant to all applicable building, zoning, and fire codes, in addition to the

Conditions of Approval attached hereto as Exhibit A and referenced herein.

The site improvements have been reviewed by the Fire, Building and Safety, Engineering and Public Works Departments. During the project review process, changes were made to the plans to ensure that the Project is well-designed. Therefore, the Project will promote health, safety, and welfare of the surrounding community.

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

Finding of Fact: The Project has been designed to enhance and complement the surrounding neighborhood. The architectural style is Modern. The buildings incorporate flat roof lines, a monochromatic color scheme, and metal accents. The result is a quality architectural design appropriate and desirable for the surrounding neighborhood. The development enhances the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Outdoor seating, a water feature and ample landscaping around the site have also been incorporated to compliment the buildings and the community at large. The Project has been reviewed by the Engineering, Building and Safety, and Fire Departments for safety, and changes were made to the plans to ensure that the Project is well-designed.

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 City of Fontana Zoning and Development Code. The Project improvements include sewer and storm drain systems, site circulation, parking, landscaping, lighting, driveways, and sidewalks. 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 7. Approval. Based on the findings in Section 5, the Planning Commission hereby approves Design Review No. 23-0025, subject to the Findings and the Conditions of Approval attached hereto, as **Exhibit "A"** and incorporated herein by reference and directs staff to file a Notice of Determination.

Section 8. 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 9. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 10. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 11. 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 16th day of September, 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 16th day of September, 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. 23-0103
Design Review No. 23-0025

DATE: September 16, 2025

LOCATION: The project site is located at the northwest corner of South Highland Avenue and San Sevaire Road

PLANNING DEPARTMENT:

1. 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 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.

2. 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.
3. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
4. 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 requirements of the City of Fontana's Municipal Code shall be complied with.
 - B. All Conditions of Approval imposed on this project have been fulfilled.
 - C. 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 final inspection and acceptance of the work.
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 residential 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 around 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. 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.

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.

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.

8. 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 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. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - G. Temporarily enclose localized and stationary noise sources.

H. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

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 Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections No. 30-30 and Sections No. 30-31 of the Municipal Code.
10. 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.
11. The current Development Fees shall be paid.

Prior to Issuance of Building /Construction Permits

12. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic.
13. The mailboxes 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 Post Office currently approves freestanding mailboxes that are F-series and wall-mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

BUILDING AND SAFETY DIVISION:

14. The applicant/developer/property owner shall comply 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
15. 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.
16. 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 No. 5 Article XIV.
17. 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 (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
 - G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
 - H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
- The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

- I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 - i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.);
 - ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.);
 - iii. All proposed drainage structures;
 - iv. Any proposed and/or required walls or fencing.
18. 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

19. 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:

20. 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.
21. 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.
22. 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.
23. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to form a new community facilities district (CFD) or annex into an existing community facilities district (CFD) for the purpose of

financing the costs of maintenance and operation of the street lighting, landscaping, parks, parkways, water quality/detention basins and the removal of or cover of graffiti. The city will determine which is more appropriate for the project, establishing a new district or annexing into an existing district.

24. The Westgate Medical Campus Project (the Project) requires the extension of the existing Cherry Ave storm drain from its current upstream end located at the intersection of Cherry Ave and Hawaii Ave, a) thence north to the MWD and SoCalGas transmission corridors that cross Cherry Ave, b) thence northeasterly parallel to the utility corridor to S. Highland Ave., c) thence east in S. Highland Ave. At this time, the Cherry Ave segment is to be constructed as part of the Raise Grant Improvement Project and the other two segments are to be constructed by the Project. However, if the Raise Grant project is not constructed in a timely manner this project shall design and construct all segments of the Cherry Ave Storm Drain.

PRIOR TO ISSUANCE OF GRADING PERMIT

25. 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.
26. 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 ANY OTHER CONSTRUCTION PERMITS

27. The Applicant shall record All right-of-way dedications, easements, reciprocal access agreement as required for the development, including any easements for the required improvements as outlined in the traffic conditions.
28. 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, flashing beacons, 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. Refer to traffic conditions of approval for a list of all required traffic improvements.
29. Full width public improvements Right of Way to Right of Way shall be constructed along South Highland Avenue between Cherry Ave and San Sevaine Road. Frontage improvements shall be constructed along San Sevaine Road.
30. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for South Highland Avenue and San Sevaine Road for the City to review and approve. South Highland Avenue and San Sevaine Road along the project frontage shall 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 ANY CERTIFICATE OF OCCUPANCY

31. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.

ENGINEERING - TRAFFIC

38. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
 - A. The project may have a single ingress/egress point along San Sevaine Rd that shall be designed, constructed, and signed to allow for all movements.

- B. The project may have two ingress/egress points along South Highland Ave. The westernmost location shall be designed, constructed, and signed to allow for Right-turn-in and Left-turn-in ingress, and Right-turn-out only egress. The easternmost location shall be designed, constructed, and signed to allow for all movements.
 - C. Ingress and egress restrictions shall be reinforced with a raised median.
39. The project shall design and construct a new traffic signal at the intersection of South Highland and San Sevaine Rd.
- A. The intersection shall accommodate the following lane configuration: Eastbound left-turn lane, eastbound thru lane, eastbound shared thru-right-turn lane, northbound left-turn lane, northbound thru lane, northbound right-turn lane, westbound left-turn lane, westbound thru lane, westbound shared thru-right-turn lane, southbound dual left-turn lanes, southbound thru lane, southbound right-turn lane.
 - B. The length of each turn lane shall be the distance identified in project traffic analysis, subject to further study and the approval of the City Engineer.
 - C. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.
 - D. The project shall fully improve all four corners of the intersection to meet current City and PROWAG standards. Any infrastructure at the intersection that may exist at the time the project begins grading that does not meet the most current City and PROWAG standards shall be reconstructed to meet such standards.
 - E. The project shall design and construct all modifications needed to any existing medians and infrastructure to accommodate the final lane configuration and turn-pocket lengths.
 - F. The project shall design and construct the related signal fiber interconnect to connect this signal to the City's existing fiber network.
 - G. The signal shall be operational at the time of the project's first issuance of an occupancy permit.
40. The project shall design and construct a new traffic signal at the project's easternmost driveway along South Highland.
- A. The intersection shall accommodate the following lane configuration: Eastbound left-turn lane, eastbound dual thru lanes, westbound thru lane, westbound shared thru-right-turn lane, southbound left-turn lane,

southbound right-turn lane.

- B. The signal shall include detection of queuing and occupancy within the eastbound left-turn lane at the project's westernmost driveway.
 - C. The length of each turn lane shall be the distance identified in project traffic analysis, subject to further study and the approval of the City Engineer.
 - D. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.
 - E. The intersection shall be designed and constructed as a three-leg intersection, with no leg on the south side, subject to the approval of the City Engineer.
 - F. The project shall fully improve all four corners of the intersection to meet current City and PROWAG standards.
 - G. The project shall design and construct the related signal fiber interconnect to connect this signal to the City's existing fiber network.
 - H. The signal shall be operational at the time of the project's first issuance of an occupancy permit.
41. The project shall design and construct Rectangular Rapid Flashing Beacon assisted pedestrian crosswalk across South Highland Ave at Hemlock Ave.
- A. The project shall prepare the design for a traffic signal at the intersection of South Highland Ave and Hemlock Ave, with an interim configuration to accommodate the limited construction of the pole and mast arm at the northwest and southeast corners of the intersection that will display the interim RRFB implementation.
 - B. The project shall fully improve all four corners of the intersection to meet current City and PROWAG standards.
 - C. In coordination with the City Traffic Engineer and prior to the issuance of the first occupancy permit, the project shall prepare a limited-scope three-intersection operational analysis of South Highland Ave and San Sevaire Rd, South Highland Ave and Hemlock Ave, and South Highland Ave and Beech Ave. to determine if stop-warrants are met to implement all-way-stop-control at the intersection of South Highland Ave and Hemlock Ave and if it remains appropriate within the operation of the subject corridor segment. Subject to the results of the analysis and the approval of the City

Engineer, the project may forgo the installation of the RRFB and instead design and construct an all-way-stop-control intersection.

42. The project shall design and construct the signal modifications needed at the intersection of Beech Ave and Summit Ave to implement a southbound right-turn overlap phase, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
43. The project shall design and construct the signal modifications needed at the intersection of Cherry Ave and Victoria St/Walnut St to implement a southbound right-turn overlap phase, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
44. The project shall design and construct the signal modifications needed at the intersection of Cherry Ave and Baseline Ave to implement a right-turn overlap phase in all four directions, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
45. The project shall design and construct the signal modifications needed at the intersection of Cherry Ave and Foothill Blvd to implement an eastbound right-turn overlap phase, subject to the approval of the City Engineer. Type 1A poles that will need to hold the load of a five-section signal head will need to be replaced with a Type 15 or greater pole.
46. The project shall coordinate with the City Traffic Engineer to conduct a signal timing and coordination analysis of Beech Ave from Cherry Ave to Summit Ave, inclusive of all signals within these limits.
 - A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.
 - B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.
 - C. Where signals are encountered that are owned and/or operated by agencies other than the City of Fontana, the project shall coordinate with those agencies and prepare the required material in order to implement any signal timing changes.
 - D. Where recommended changes will require equipment or infrastructure modifications or new installation, the project shall be responsible for the design and construction/implementation of such, subject to the approval of the City Engineer.

- E. In coordination with the City Traffic Engineer and at the approval of the City Engineer, the project may instead install devices/infrastructure necessary to monitor the signal timing and performance across the corridor.
- 47. The project shall coordinate with the City Traffic Engineer to conduct a signal timing and coordination analysis of Cherry Ave from 210 WB on/off ramps to Foothill Blvd, inclusive of all signals within these limits.
 - A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.
 - B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.
 - C. Where signals are encountered that are owned and/or operated by agencies other than the City of Fontana, the project shall coordinate with those agencies and prepare the required material in order to implement any signal timing changes.
 - D. Where recommended changes will require equipment or infrastructure modifications or new installation, the project shall be responsible for the design and construction/implementation of such, subject to the approval of the City Engineer.
 - E. In coordination with the City Traffic Engineer and at the approval of the City Engineer, the project may instead install devices/infrastructure necessary to monitor the signal timing and performance across the corridor.
- 48. The project shall coordinate with Caltrans to design and construct the additional westbound left-turn lane at the SR-210 westbound off-ramp at Cherry Ave as identified in the traffic study. The location is under the jurisdictional authority of Caltrans, and not the City of Fontana, as such, the final outcome of this effort cannot be guaranteed by the City of Fontana.
- 49. The project shall construct the ultimate improvements along the north and south frontages of South Highland between Cherry Ave and San Sevaine Rd, inclusive of two thru lanes in each direction, left-turn lanes, raised planted medians, sidewalk, shared-use path, and curb-and-gutter.
 - A. Along the south side of South Highland, between Cherry Ave and San Sevaine Rd, the project shall construct curb and gutter, a 6 foot planted landscape strip, and a 14 foot shared use path.
 - B. These improvements shall be in addition to those improvements needed for the traffic signals at the project's easternmost driveway and South Highland

and at the intersection of San Sevaine Rd and South Highland.

- C. Improvements shall extend further then the western and eastern termini of this segment of South Highland in order to tie-into existing infrastructure, subject to the approval of the City Engineer.
50. The project shall construct the ultimate improvements along the west frontage of San Sevaine Rd between South Highland and the project's northerly property line, inclusive of one thru lane, left-turn lanes, right-turn lanes, shared-use path, and curb-and-gutter.
- A. Along the west side of San Sevaine Rd, between South Highland and the project's northerly property line, the project shall construct curb and gutter, a 6 foot planted landscape strip, and a 14 foot shared use path.
 - B. These improvements shall be in addition to those improvements needed for the traffic signal at the intersection of San Sevaine Rd and South Highland.
 - C. Improvements shall extend further then the southern and northern termini of this segment of San Sevaine Rd in order to tie-into existing infrastructure, subject to the approval of the City Engineer.
51. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.
52. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation.
53. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.
54. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted and identified throughout the interior of the project. Pedestrian walkways shall have sufficient decorative pathway lighting.
55. The site plan shall identify interior traffic flow pattern and circulation, including any restricted/pre-designated parking areas.
56. Should improvements identified as part of the City's RAISE project not be under construction at the time the project is ready for issuance of the first occupancy permit, the project may be responsible for the construction of specific improvements subject to the approval of the City Engineer.

END OF CONDITIONS OF APPROVAL