City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2025-024

Tuesday, July 15, 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 Planning Commission Determination of General Plan conformance under Government Code section 65402 for the Vacation, Abandonment and Disposition of a portion of Live Oak Avenue, located on the east side of Live Oak Avenue and south of Village Drive, pursuant to the adopted Addendum to the Southridge Village Specific Plan. **25-0378**

RECOMMENDATION:
Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopt Resolution No. PC 2025-024 finding that the proposed vacation, abandonment, and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15060(b)(3) and directing staff to file a Notice of Exemption.

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

LOCATION:
The location of the proposed vacation is on the east side of Live Oak Avenue and south of Village Drive

PROJECT PLANNER:
DeLisa Bryant, Associate Engineer

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

CC-B Approval of Minutes of July 1, 2025. **25-0417**

Attachments: Draft Planning Commission Minutes of July 1, 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. 24-0063; Conditional Use Permit No. 24-0031, and Design Review No. 24-0034; A request to establish a self-storage and recreational vehicle storage use; and a request for site and architectural review of a new 136,863 square foot recreational vehicle storage and self-storage facility with office space, a 15-20-foot wide public trail, and associated site improvements on 13.16 acres located on property identified as Assessor Parcel Numbers 0237-411-28 and -29, pursuant to an Addendum to the Southridge Village Specific Plan EIR. 25-0382

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 PC No. 2025 - ____;and,

1. Find that the project has been reviewed under a previously certified Final Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) and adopted an Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines findings that no further analysis is required, and direct staff to file the Notice of Determination; and,

2. Approve Conditional Use Permit (CUP) No. 24-0031; and,

3. Approve Design Review (DR) No. 24-0034.

APPLICANT:
Conifer Court LLC

Bryan Avila
500 Newport Center Drive, Suite 570
Newport Beach Ca. 92660

LOCATION:
The project site is located south of Village Drive, east Live Oak Avenue, north of Cherry Avenue within the Southridge Village Specific Plan area of the city, (APNs: 037-411-28 and -29).

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 Determination
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. **25-0418**

An update of future City Council agenda items for July 22, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for August 5, 2025 for the Planning Commission's information.

Attachments: Upcoming City Council Items Memo
Upcoming Planning Commission Items Memo

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, August 1, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

File #: 25-0378
Agenda #: CC-A

Agenda Date: 7/15/2025
Category: Consent Calendar

FROM:
Engineering

TITLE:
Planning Commission Determination of General Plan conformance under Government Code section 65402 for the Vacation, Abandonment and Disposition of a portion of Live Oak Avenue, located on the east side of Live Oak Avenue and south of Village Drive, pursuant to the adopted Addendum to the Southridge Village Specific Plan.

RECOMMENDATION:
Staff recommends that the Planning Commission consider the location, purpose, and extent of the proposed real property vacation, abandonment, and disposition described herein as required under Government Code Section 65402(a) and adopt Resolution No. PC 2025-024 finding that the proposed vacation, abandonment, and disposition is in conformance with the City's General Plan, determining that the project is exempt under CEQA Guidelines Section 15060(b)(3) and directing staff to file a Notice of Exemption.

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

LOCATION:
The location of the proposed vacation is on the east side of Live Oak Avenue and south of Village Drive

REQUEST:
Determination by the Planning Commission that the vacation and abandonment, and disposition of Live Oak Avenue described herein is consistent with the goals and policies of the City of Fontana General Plan and that adoption of Resolution No. PC 2025-024 is exempt from CEQA review.

PROJECT PLANNER:
DeLisa Bryant, Associate Engineer

BACKGROUND INFORMATION:
Public right-of-way may be vacated by the City Council after making certain findings and following the process set forth in California Streets and Highways Code sections 8300 *et seq*. The process of vacating a right-of-way may be initiated by the City or upon a petition or request of an interested person.

California Streets and Highways Code sections 8320 through 8325 allows the City Council to vacate a public right-of-way following a public hearing on the matter, including notice as provided for by the statute when a summary vacation procedure is unavailable. A right-of-way may be vacated through the summary vacation procedure when it meets the requirements of California Streets and Highways Code sections 8330 et seq.
However, before the City Council takes action to vacate a public right-of-way, the Planning Commission as the City's designated planning agency must first find that the proposed vacation is consistent with the City's General Plan pursuant to Streets and Highways Code section 8313 and Government Code section 65402.

Specifically, Government Code Section 65402 provides that if a general plan or part thereof has been adopted, then 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 Commission as to conformity with said adopted general plan or part thereof, and that the Planning Commission 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 City Council.

On July 25, 2023, the Fontana City Council adopted Resolution No. 2023-085, which approved a comprehensive set of entitlements for the Southridge Project. These entitlements included general plan and specific plan amendments, tentative parcel and tract maps, a design review, and an administrative site plan. A key component of the Southridge Project is the developer, KB Homes, constructing new right-of-way for street and utility purposes along both Old Live Oak Avenue and Live Oak Avenue.

As part of Resolution 2023-085, the City Council adopted an Addendum to the EIR for the Southridge Village Specific Plan Final Environmental Impact Report (FEIR) (SCH No. 81052210) and Mitigation, Monitoring, and Reporting Program (MMRP) pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana’s 2019 Local Guidelines for Implementing CEQA.

As a direct result of these new right-of-way improvements, a portion of the existing right-of-way along Old Live Oak Avenue (referred to as the "Excess Right-of-Way," and more specifically described in Exhibit A and depicted in Exhibit B) is no longer needed for present or future public use. The City is now considering the formal summary vacation of this Excess Right-of-Way.

PROJECT DESCRIPTION:

The City intends to vacate the portion of Live Oak Avenue roadway depicted in Attachment 1 (Vicinity Map). The vacation restores ownership to the last owner on record before the street was dedicated to the City. The Planning Commission must determine whether the vacation and disposition are consistent with the City’s General Plan.

ANALYSIS:

The City has a portion of a public roadway located on the east side of Live Oak Avenue and accessing the public parking lot for Southridge Park. The effect of vacating a right-of-way is to revert the land in fee to the underlying landowners. Upon the vacation of the right-of-way, fee title will revert to the current property owners adjacent to the existing rights-of-way. The City no longer has a use for this right-of-way as they are not part of the City's General Plan Community Mobility and Circulation Element. Vacation of the right-of-way will allow the roadway to be re-aligned.

The vacation of this portion of Live Oak Avenue is due to a roadway re-alignment which will relocate the roadway to align with the access point for Southridge Plaza shopping center on the north side of Live Oak Avenue. The right of way necessary to accommodate the re-aligned roadway has been established. The City Council adopted Resolution Number 2025-021 Declaring a Portion of the property a right of way at the City Council meeting held on April 22, 2025.

Government Code section 65402 provides that the City's disposal of the real property shall be submitted to and reported upon by the planning agency with respect to conformity with the adopted General Plan. Accordingly, staff has analyzed whether the proposed vacation and disposition conform with the City's adopted General Plan.

General Plan Consistency, Vacation

The proposed vacations are consistent with:

- General Plan, Economy, Education, and Workplace Development Element (Chapter 13), Section E, Policies and Actions to Achieve the Goals, Goal No. 1, 2nd policy, reads: "Support initiatives for entrepreneurship in potential growth."
  The vacation will support developers and business owners' ability to establish and expand business in Fontana.

  Mobility and Circulation Chapter (Chapter 9): This chapter emphasizes creating a multi-functional street network that ensures safe, comfortable, and efficient movement within commercial and mixed-use areas to support a high quality of life and economic vitality.

  The new right-of-way to be constructed as part of the Southridge Project will effectively supersede the original public utility and street functions of the Excess Right-of-Way, thereby maintaining and enhancing the overall mobility and circulation network.

  Land Use, Zoning, and Urban Design Chapter (Chapter 15): This chapter promotes development patterns that support a high quality of life and economic prosperity, requiring public and private development to meet high design standards. The vacation of this excess right-of-way streamlines land use for the Southridge Project, allowing for a cohesive and high-quality development that aligns with the General Plan's vision for the City.

  Given that the new right-of-way effectively replaces the functions of the Excess Right-of-Way, staff finds that the proposed summary vacation conforms with the goals and policies of the City's General Plan.

General Plan Consistency, Disposition

The proposed disposition is consistent with:

- General Plan, Economy, Education, and Workplace Development Element (Chapter 13), Section E, Policies and Actions to Achieve the Goals, Goal 1, which reads: "Promote a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors."
  The disposition of this area will allow the city to vacate underutilized land, as well as attract and retain future businesses and create additional jobs. By authorizing the vacation, this underutilized land can be used toward economic development.

California Environmental Equality Act ("CEQA")
Pursuant to the adopted Addendum to the Southridge Village Specific Plan Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 81052210) and based on the CEQA Sections 15162 through 15164, staff has determined that, as to the proposed summary vacation, none of the criteria requiring a subsequent environmental document haves been met and that further environmental analysis is not required. A Notice of Determination has been prepared.

CONCLUSION:
Based on the General Plan and Zoning criteria cited above, staff concludes that vacation and disposition of the subject property are 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 PC 2025-___
Attachment No. 3 - Government Code

VICINITY MAP

DATE: July 15, 2025

CASE: **General Plan Consistency Determination**

RESOLUTION NO. 25-024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA, CALIFORNIA, PURSUANT TO STATE CEQA GUIDELINES SECTION 15061(B)(3), MAKING CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE VACATION, ABANDONMENT, AND FUTURE DISPOSITION OF A PORTION OF THE RIGHT-OF-WAY EASEMENT AT LIVE OAK AVENUE ON THE EAST SIDE OF LIVE OAK AVENUE AND SOUTH OF VILLAGE DRIVE AND DIRECTING STAFF TO FILE A NOTICE OF EXEMPTION.

WHEREAS, the street right-of-way segment is located at Live Oak Avenue, located on the east side of Live Oak Avenue and south of Village Drive, (the "Property"), as shown in Exhibit "B"; and

WHEREAS, the City proposes to vacate, abandon, and dispose of that portion of Live Oak Avenue located on the east side of Live Oak Avenue and south of Village Drive to accommodate the roadway re-alignment as approved by City Council Resolution 2025-021 to allow the land to be better utilized; and

WHEREAS, Government Code Section 65402(a) states that a local agency may not vacate, abandon, nor dispose of real property or a street within the City until the location, purpose and extent of the vacation, abandonment, or disposition have been reported upon by the planning agency of the City regarding the conformity with the General Plan; and

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

WHEREAS, the vacation, abandonment, and disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element, which supports initiatives for entrepreneurship in potential growth; and

WHEREAS, the vacation, abandonment and disposition of the Property aligns with the objectives of Goal Number 1 and Goal Number 3 of the General Plan's Community Mobility and Circulation Element which provides for a comprehensive and balanced transportation system and multimodal accessibility and transportation planning, as well as accommodating freight movement; and

ATTACHMENT NO. 2

WHEREAS, vacation, abandonment, and disposition of the Property aligns with the objectives of Goal Number 1 of the General Plan's Economy, Education, and Workplace Development Element in that it promotes a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors; and

WHEREAS, the purpose of this Resolution is for the Planning Commission of the City of Fontana ("Planning Commission") to make a determination of General Plan conformance in accordance with California Government Code Section 65402(a); and

WHEREAS, the Planning Commission has considered the entire administrative record, including the staff report and oral and written testimony from interested persons; and

WHEREAS, on July 15, 2025, the Planning Commission reviewed the General Plan conformance findings.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission:

SECTION 1. Recitals: the forgoing recitals are true, correct and incorporated herein.

SECTION 2. CEQA. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission finds that this Resolution is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) (the activity does not have the potential for causing a significant effect on the environment and Sections No. 3.01, 3.22, and 10.59 of the 2019 Local Guidelines for Implementing CEQA. 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. A determination that a vacation, abandonment, or disposition is consistent with a City's adopted General Plan and has no potential for resulting in physical change to the environment, directly or indirectly. The vacation and abandonment of streets and disposition will not involve nor approve any physical change to the environment nor any reasonably foreseeable future change. Therefore, no environmental review is required, and staff is directed to file a Notice of Exemption.

SECTION 3. General Plan Conformance. Based upon the entire record before it, the Planning Commission finds there is substantial evidence supporting a finding that the proposed vacation, abandonment, and disposition of the Property , in accordance with the details listed in the above recitals, is consistent with the goals, objectives and policies of the General Plan. The Planning Commission hereby directs staff to report this finding to the City Council. This finding is based on the fact that this right-of-way is not part of the City's General Plan Community Mobility and Circulation Element, and in part, on the following General Plan policies:

Community Mobility and Circulation Element Policy: Chapter 9, Section E: Policies and Actions to Achieve the Goals, Goal No. 1: "The City of Fontana has a comprehensive and

balanced transportation system and multimodal accessibility the top of citywide transportation planning, as well as accommodating freight movement."

Economy, Education, and Workplace Development Element Policy: Chapter 13: Section E: Policies and Actions to Achieve the Goals, Goal No. 1, Policy: 2nd Bullet, "Support initiatives for entrepreneurship in potential growth."

The vacation and abandonment of Live Oak Avenue located on the east side of Live Oak Avenue and south of Village Drive will support initiatives for entrepreneurship in potential growth for future developers and business owners that will establish and expand their businesses.

SECTION 4. General Plan Conformance Disposition. Based upon the entire record before it, the Planning Commission finds there is substantial evidence supporting a finding that the proposed disposition of the Property, in accordance with the details listed in the above recitals, is in conformance with the General Plan. The Planning Commission hereby directs staff to report this finding to the City Council. This finding is based on the following General Plan policies:

Economy, Education, and Workplace Development Element Policy: Chapter 13: Section E: Policies and Actions to Achieve the Goals, Goal 1: "Promote a diversified economy that builds on existing sectors and develops, attracts and retains future job-creating sectors."

The disposition of this area will allow the city to vacate and abandon underutilized land in which it can attract and retain future businesses and create additional jobs. *By authorizing this vacation and abandonment, this underutilized land can be used toward economic development.*

SECTION 5. Applicability of General Plan Conformance. The Planning Commission's General Plan conformance determination applies only to the vacation, abandonment, and disposition of the right-of-way as described in this Resolution, and to no other public street.

SECTION 6. Approval: Based on the foregoing, the Planning Commission hereby adopts this resolution and for purposes of reporting General Plan conformance pursuant to Government Code Section 65402 and finds that the proposed vacation and abandonment of streets Live Oak Avenue, located on the east side of Live Oak Avenue and south of Village Drive to be in conformance with the City of Fontana General Plan.

SECTION 7. 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 8. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

SECTION 9. Effective Date. This Resolution shall become effective immediately upon adoption.

SECTION 10. Severability. If any provision of this Resolution or the application of any provision to any person or circumstance is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions or applications of this Resolution are severable.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting of the Planning Commission held on the 15th day of July 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 15th day of July, 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Joseph Armedarez, Secretary

EXHIBIT "A"
LEGAL DESCRIPTION
STREET VACATION

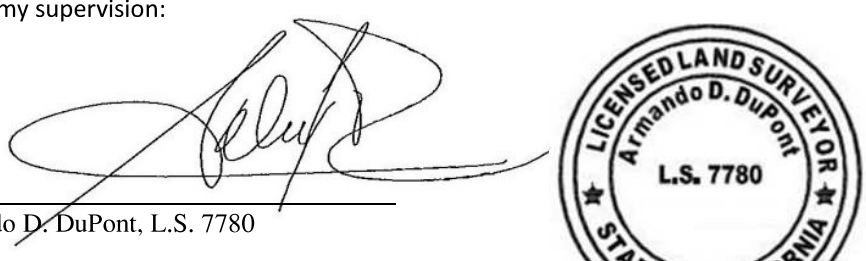
THOSE PORTIONS OF LIVE OAK AVENUE AND OLD LIVE OAK AVENUE, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SAID STREETS ARE SHOWN ON TRACT NO. 12064-2 AS PER MAP FILED IN BOOK 176, PAGES 78 THROUGH 97, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 28 OF SAID TRACT NO. 12064-2, SAID POINT BEING ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 135.51 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 70°42'52" EAST; THENCE NORTHERLY ALONG SAID CURVE, BEING ALSO THE EASTERLY LINE OF SAID LOT 28, THROUGH A CENTRAL ANGLE OF 34°05'37", AN ARC DISTANCE OF 80.63 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°04'14", AN ARC DISTANCE OF 54.56 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET; THENCE WESTERLY ALONG SAID CURVE, BEING ALSO THE NORTHERLY LINE OF SAID LOT 28, THROUGH A CENTRAL ANGLE OF 70°14'14", AN ARC DISTANCE OF 24.52 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 28, NORTH 03°19'14" EAST, 1.06 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 836.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 34°57'58" EAST, SAID CURVE BEING 36.00 FEET SOUTHEASTERLY, MEASURED CONCENTRICALLY FROM THE CENTERLINE OF LIVE OAK AVENUE AS SHOWN ON SAID TRACT NO. 12064-2; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°02'22", AN ARC DISTANCE OF 365.35 FEET; THENCE SOUTH 60°00'20" EAST, RADIAL TO PREVIOUSLY DESCRIBED CURVE, 2.52 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID TRACT NO. 12064-2, BEING ALSO THE WESTERLY LINE PARCEL 1 OF PARCEL MAP NO. 20565, AS PER MAP RECORDED IN BOOK 262, PAGES 100 THROUGH 103, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY; THENCE SOUTH 19°17'30" WEST, ALONG SAID WESTERLY LINE, 344.95 FEET; THENCE SOUTH 77°41'11" WEST, 16.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 116.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'41", AN ARC DISTANCE OF 72.33 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 22,954 SQUARE FEET OR 0.527 ACRES, MORE OR LESS

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

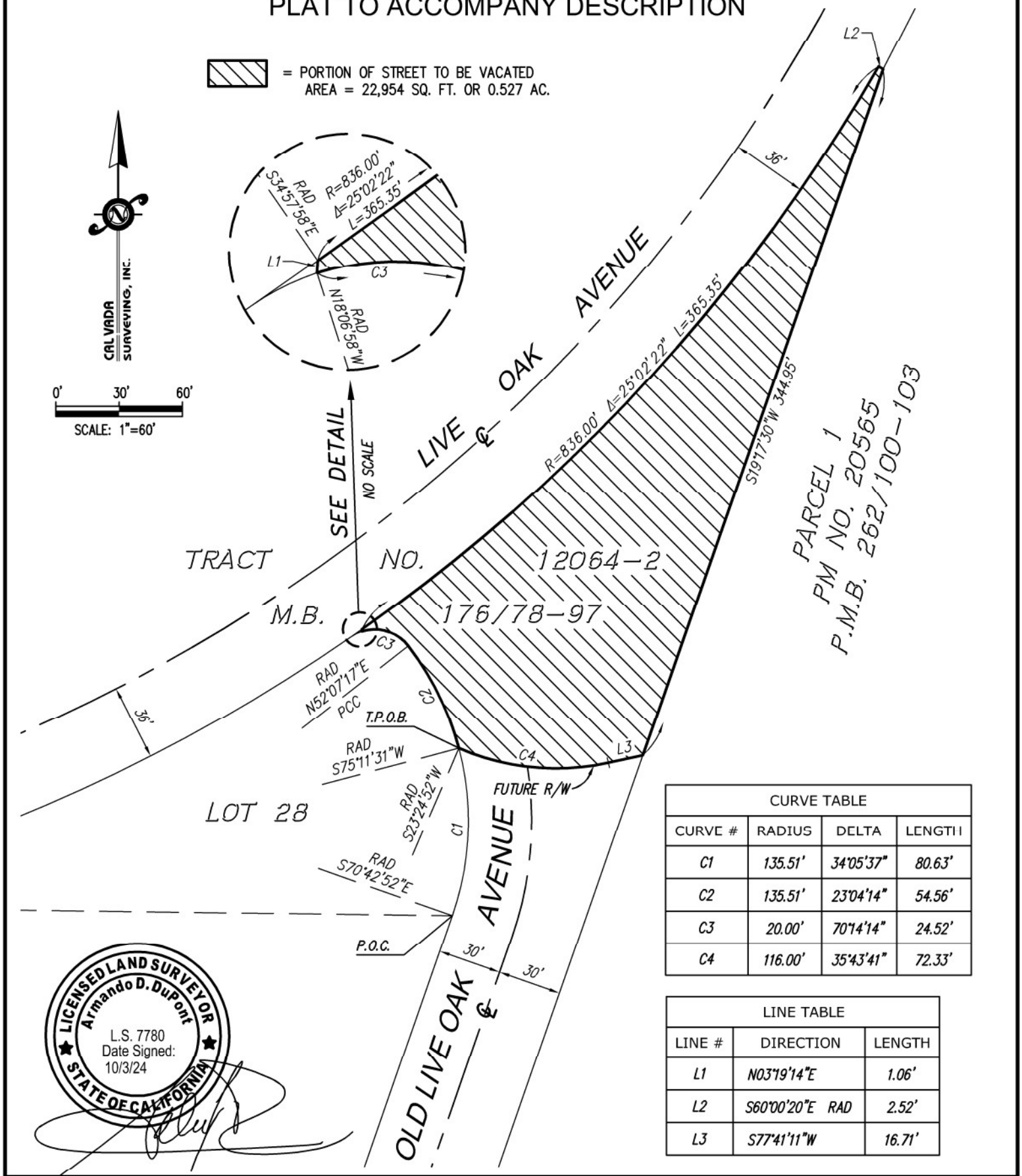
Prepared under my supervision:



Armando D. DuPont, L.S. 7780

10-3-24

EXHIBIT "B"
PLAT TO ACCOMPANY DESCRIPTION



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	135.51'	34°05'37"	80.63'
C2	135.51'	23°04'14"	54.56'
C3	20.00'	70°14'14"	24.52'
C4	116.00'	35°43'41"	72.33'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N03°19'14"E	1.06'
L2	S60°00'20"E RAD	2.52'
L3	S77°41'11"W	16.71'

LICENSED LAND SURVEYOR
Armando D. DuPont
L.S. 7780
Date Signed: 10/3/24
STATE OF CALIFORNIA

CAL VADA
SURVEYING, INC.
411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92878
Los Angeles
PHONE: 951-280-9960 FAX: 951-280-9746 www.calvada.com

Job No. 22191-2

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 #: 25-0417
Agenda #: CC-B

Agenda Date: 7/15/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Adjourned Regular Planning Commission Meeting of July 1, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Adjourned Regular Planning Commission meeting of July 1, 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, July 1, 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, July 1, 2025. Chair Sanchez called the meeting to order at 6:02 p.m.

Present: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commission ers Keetle and Lozano.

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Diane Fore, the Pledge of Allegiance was led by Commissioner Keetle.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of June 24th, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commis sioner Keetle and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

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

Absent: None

Abstain: None

PH-A Master Case No. 24-0065: Specific Plan Amendment No. 24-0001, Tentative Tract Map No. 20729 (TTM No. 24-0010) and Design Review No. 24-0035 - A request to amend the Rancho Fontana Specific Plan and to subdivide approximately 3.3 acres for condominium purposes and for the site and architectural approval of a new residential development consisting of 54 attached condominium dwellings and associated improvements, pursuant to an Addendum to the Rancho Fontana Specific Plan Environmental Impact Report.

Chair Sanchez opened the public hearing.

The City Clerk's Department received one (1) written correspondences addressed to the City Council in opposition of this item and noted that the correspondence had been provided to the Planning Commission.

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

Vice Chair Quintana inquired about the results of the traffic study and potential concerns related to traffic flow and left turns into the development. Associate Planner Session-Goins provided detailed traffic study results and clarified that the project will not be gated, which will support smoother traffic movement. Associate Planner Session-Goins also noted that two driveways will provide ingress and egress and that the queuing analysis indicated that even during peak times, projected queues will remain well within the available spacing from the signalized intersection on Orlando Drive. Additionally, inbound peak hour traffic is expected to result in roughly one left turn every 12 minutes, leading staff to conclude that no significant traffic or queuing issues are anticipated.

Another discussion ensued between the commission and staff regarding the location and extent of anticipated queuing, specifically whether queues would form along Orlando Drive or within the site's internal drive aisles. Staff explained that the queuing analysis primarily focused on Orlando Drive and nearby intersections, and no significant backup is anticipated either from Baseline Road or Lime Street.

Additional questions were raised regarding the relatively low number of peak hour trips projected for a 54-home development. Staff noted that trip estimates reflect the assumption that not all residents travel during peak periods and that the projections align with standard modeling methods.

Commissioner Keetle inquired about the fencing along Baseline Road, and staff clarified that while the development is not gated, there is an existing concrete block wall on the southern property line. The applicant plans to install a tubular steel fence and small retaining wall approximately three feet from the block wall to create a drainage channel for managing runoff and that the existing wall will be cleaned and maintained as part of the project. Regarding park and barbecue facilities, commissioners raised concerns about their location near parking areas and the lack of monitoring, questioning whether these amenities would be open to the public and how access would be managed.

Vice Chair Sanchez questioned why the project was not designed as a gated community, noting the property's potential for controlled access and the possible benefits of reducing street traffic during peak hours. Staff deferred the question to the applicant.

The applicant, Bryan Avilla, on behalf of NewBridge Homes, stated that he read and agreed to the Conditions of Approval and clarified that the property will be a single-parcel condo project with an HOA (Homeowners Association) managing common areas, including the park and parking, with covenants, conditions and restrictions to prevent unauthorized public use.

Commissioner Keetle raised concerns about the accessibility and enforcement of private amenities within the proposed development, specifically the park and barbecue areas. The applicant confirmed that these areas are private and will be managed by the HOA. Enforcement would fall to the HOA and property management, with potential support from law enforcement if necessary. Commissioners expressed concerns about the practicality of keeping the public out given the proximity to surrounding single-family homes and the likelihood of non-residents accessing the space.

The conversation also revisited the idea of gating the community to address potential unauthorized use, though concerns were raised about the burden that might place on the Fontana Police Department and the risk of overly restricting residents. The applicant acknowledged these issues and emphasized that similar models exist elsewhere in the city.

Regarding parking, the applicant explained that it will not be assigned but will be regulated by time limits, with towing and property management oversight to ensure proper use. Assigned parking may be considered in the future.

Chair Sanchez asked whether the applicant was open to gating the community. The applicant responded that from a traffic standpoint, gating the entire community would introduce challenges, including the need for turnarounds and increased loading on nearby streets—issues the current project design does not accommodate. While the applicant expressed a preference not to gate the development, they acknowledged that gating the park area could be a reasonable compromise and is an option they are open to considering.

Chair Sanchez suggested key cards for park access and parking passes for residents to manage parking and prevent issues. The applicant was open to both ideas.

Vice Chair Quintana inquired about vehicle queuing locations. The applicant clarified queuing occurs on Orlando and Baseline streets, not inside the project. Vice Chair Quintana praised the modern Spanish design and landscaping, confirming the plants shown in the renderings will be used on-site.

The Public Hearing was closed.

Chair Sanchez made a motion to approve the project with a request for staff and the applicant to explore possible gated access or key cards for the park as a non-binding suggestion.

Attorney Stephen Deitsch explained that if a motion is made and not seconded, another commissioner can offer a substitute motion which takes precedence. The motion to have the applicant work with staff on park gating and key cards was clarified as a suggestion, not a condition of approval, ensuring it would not delay or scale the project if infeasible.

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 2025-022; and recommend that the City;

1. **Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Rancho Fontana Specific Plan EIR (SCH No. 1981100211) and direct staff to file a Notice of Determination; and,**

2. **Adopt an ordinance approving Specific Plan Amendment No. 24-0001; and,**

3. **Adopt a resolution approving Tentative Tract Map No. 20729 (TTM No. 24-0010); and,**

4. **Adopt a resolution approving Design Review No. 24-0035**

ACTION: Motion was made by Chair Sanchez and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2025-022; approve Tentative Tract Map No. 20729 and approve Design Review No. 24-0035.

The motion carried by the following vote:

AYES: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioner s Keetle and Lozano NOES: None; ABSTAIN: None; ABSENT: None
Chair Sanchez returned to the dais.

PH-B Master Case No. 25-0019 and Municipal Code Amendment (MCA) No. 25-0007: Fontana Municipal Code amendments to Chapter 30 (Zoning and Development Code) for amendments to multiple sections of the Fontana Municipal Code, Chapter 30 - Zoning and Development Code, to revise signage regulations within the Downtown Core, streamline the approval process for various sign types, and to prohibit feather and yard signs pursuant to the certified General Plan Environmental Impact Report (State Clearinghouse [SCH] No. 2016021099) and Public Resources Code Section 21083.3.

Chair Sanchez opened the Public Hearing.

No written correspondence was received.

Alejandro Rico, Associate Planner, presented the staff report.

The Commission and staff discussed signage regulations for downtown businesses, including whether secondary businesses (e.g., cigar vendors inside bars) can display their signage. Associate Planner Rico explained it must align with the primary use of the business.

The discussion shifted to changes in the sign approval process. Staff explained that signage review would be guided by a downtown core design guidebook, emphasizing attractive, high-quality, and cohesive signage. The process would be managed by a designated planner, with ultimate sign-off from the Planning Director. However, if applicants disagree with a staff decision, they would have the right to appeal to the Planning Commission.

Commissioners raised concerns about the subjectivity of what is considered "attractive" or "creative" signage. They asked for clarification on who makes final decisions and requested more transparency. Staff emphasized use of visuals in the guidebook to help applicants understand expectations.

There were also questions about restrictions on yard signs downtown, especially for political campaigns. Staff responded that political signs are generally exempt under a separate section of the code.

Commissioner Keetle asked who has the final authority on approving downtown signage—whether it's the Planning Director (Director Nevins) or an individual planner. Director Nevins responded that although final approval is hers, most of the review will be handled by staff, specifically Planner Rico, who is assigned as the downtown planner.

Chair Sanchez acknowledged the answer and emphasized the importance of commissioners being involved in the process. He appreciated that there's an appeal process available if applicants disagree with staff decisions and reiterated the need to maintain a consistent, attractive aesthetic in downtown—citing examples of well-designed signs in nearby cities like Rancho Cucamonga.

Commissioner Keetle initiated a discussion by proposing a motion to approve the item under consideration—related to signage approvals in the downtown area—with the condition that all creative sign designs and sign programs continue to be reviewed by the Planning Commission. He emphasized that since the Commission is a five-member voting body, it should retain decision-making authority to ensure public oversight and alignment with the community's vision for revitalizing downtown.

Secretary Armendarez offered a substitute motion supporting the staff-recommended approval process as outlined, with the added stipulation that all applicants be explicitly informed about their right to appeal staff decisions to the Planning Commission. Secretary Armendarez explained that his intent was to streamline the development process while maintaining transparency and accountability. He expressed concern that requiring Commission review for every sign could slow progress and clarified that his substitute motion was meant to ensure applicants were not left unaware of their options if dissatisfied with an outcome.

After a brief procedural clarification, Vice Chair Quintana seconded Secretary's Armendarez motion, leading to a broader discussion among the commissioners. Commissioner Keetle reiterated that signs are subjective and argued that Commission review allows for a more democratic and community-driven evaluation, especially given the infrequent nature of such applications. He stressed the importance of elected and appointed officials—not just staff—steering the visual identity of the downtown area.

Secretary Armendarez countered that maintaining a consistent design vision is difficult if the composition of the Commission changes over time. He commented that allowing a rotating body to interpret aesthetics could cause inconsistency in applying the city's long-term goals. Other commissioners voiced support for both sides, with some acknowledging that they had concerns about specific signs already installed downtown, which didn't reflect the level of creativity envisioned during the general planning process.

Secretary Armendarez's motion—to approve the process as proposed and ensure applicant notification of the appeal process—was the one actively under consideration, having received a second and moved into the discussion phase.

No individuals spoke in support or opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in this staff report staff recommends that the Planning Commission adopt Resolution No. PC 2025-023; and forward the recommendation to the City Council to:

1. Determine that the proposed amendments are consistent with the Fontana General Plan and certified General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2016021099) and so qualifies for an exemption from CEQA, specifically Public Resources Code 21083.3 and CEQA Guidelines Section 15183 and Section 7 of the Local 2019 Guidelines for implementing CEQA, as the proposed amendments will have no new or more severe significant environmental effects "peculiar to" the Ordinance than discussed in the certified EIR and will have no significant off-site and cumulative impacts not discussed in that EIR as long as all applicable mitigation measures in the certified EIR will be undertaken; and,

2. Approve a Resolution recommending that the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0007 and amend Chapter 30 of the Municipal Code.

ACTION: Motion was made by Secretary Armendarez and seconded by Vice Chair Quintana and passed by a vote of 4-1 to approve Public Hearing Item "B" and adopt Resolution No. PC 2025-023.

The motion carried by the following vote:

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

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle closed his remarks by expressing gratitude to the planning staff and fellow commissioners, acknowledging the value of open discussion and differing perspectives. He emphasized that this kind of dialogue is exactly what the commission is meant for and reflected on the importance of living in a country that allows for such democratic processes. Tying his comments to the upcoming Fourth of July, he spoke with appreciation for the freedoms and system of government established by the nation's founders. He ended by wishing everyone a safe and enjoyable holiday, celebrating the values that make open governance possible.

Commissioner Lozano echoed Commissioner Kettle's remarks, extending thanks to the planning staff, council, and presenters. She shared that she genuinely enjoyed the meeting, describing it as interesting, fun, and at times even a little intense. Lozano appreciated the open, candid nature of the discussion and noted the value in not always agreeing, emphasizing the importance of honest dialogue. Commissioner Lozano closed by wishing everyone a safe and happy Fourth of July and reminded families to stay hydrated during the holiday.

Secretary Armendarez concluded by expressing sincere gratitude to city staff for their consistent dedication and the detailed information they provide, which he said helps the Commission make informed decisions. He voiced strong trust in the staff's judgment and the direction they've charted for the city's future. Secretary Armendarez encouraged those who are faith-based to pray for the country, especially during challenging times, urging unity over division. He ended with well wishes for a blessed and safe Fourth of July and looked forward to reconvening at the next meeting**.**

Vice Chair Quintana wrapped up the meeting by thanking staff for consistently providing thorough and reliable reports, acknowledging that while questions often arise, the foundation they offer is always solid. He praised the passion displayed by the commissioners during the meeting, saying it reaffirmed the City Council's strong choices in appointing each member. He appreciated the range of perspectives shared, emphasizing the strength of democratic debate and the importance of accepting the outcome of each vote.

He also reflected on the city's recent Fourth of July event, sharing his personal enjoyment of the festivities and the performance by the band Ozomatli. He recalled first seeing them open for Santana years ago and expressed excitement at seeing them again at the community celebration. He praised the City's fireworks show, calling it amazing and saying it never disappoints. Vice Chair Quintana closed by thanking everyone who attended and expressing his enthusiasm for making next year's event even better.

Chair Sanchez concluded the meeting by thanking staff for their continued support, noting that their work consistently makes the Commission's responsibilities more manageable. He also encouraged ongoing involvement from the Planning Commission, expressing appreciation for the thoughtful and passionate discussions that took place. He

emphasized the importance of mutual respect during conversations, ensuring that every voice is heard equally.

Chair Sanchez echoed praise for the city's Fourth of July fireworks show, mentioning that it was once again a standout event and giving a nod to Ozomatli's performance. He thanked everyone for attending the meeting and expressed personal gratitude to God for the opportunity to serve the city. He closed by wishing everyone a safe and happy Fourth of July.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 7:24 p.m. to the next Regular Planning Commission Meeting on Tuesday, July 15th, 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 15th DAY OF JULY 2025.

_____
Idilio Sanchez
Chair

File #: 25-0382
Agenda #: PH-A

Agenda Date: 7/15/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 24-0063; Conditional Use Permit No. 24-0031, and Design Review No. 24-0034; A request to establish a self-storage and recreational vehicle storage use; and a request for site and architectural review of a new 136,863 square foot recreational vehicle storage and self-storage facility with office space, a 15-20-foot wide public trail, and associated site improvements on 13.16 acres located on property identified as Assessor Parcel Numbers 0237-411-28 and -29, pursuant to an Addendum to the Southridge Village Specific Plan EIR.

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 PC No. 2025____, and

1. Find that the project has been reviewed under a previously certified Final Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) and adopted an Addendum, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines findings that no further analysis is required, and direct staff to file the Notice of Determination; and

2. Approve Conditional Use Permit (CUP) No. 24-0031; and

3. Approve Design Review (DR) No. 24-0034.

APPLICANT:
Conifer Court LLC
Bryan Avila
500 Newport Center Drive, Suite 570
Newport Beach Ca. 92660

LOCATION:
The project site is located south of Village Drive, east Live Oak Avenue, north of Cherry Avenue within the Southridge Village Specific Plan area of the city, (APNs: 037-411-28 and -29).

REQUEST:
Conditional Use Permit (CUP) No. 24-0031; A request to establish a self-storage and recreational vehicle (RV) storage use.

Design Review (DR) No. 24-0034 - A request to review the architecture, site design and associated improvements for a new 136,863 square foot recreational vehicle (“RV”) storage and self-storage

facility, new trail, and associated site improvements on a site comprised of approximately 13.16 acres.

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:
1. This project site was previously part of the old Declez Quarry, which produced tonalite rock. The site is currently undeveloped and heavily disturbed.

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	General Commercial (C-G)/ Open Space (O-S)	Southridge Village Specific Plan (SVSP)/ Planning Area 66B Mini Storage/Open Space /Fire Hazard Overlay	Vacant
North:	Residential Planned Community (R-PC)	Southridge Village Specific Plan (SVSP)/ Planning Area 70 Single Family Overlay	Single Family Dwellings
South:	Open Space (OS)	Southridge Village Specific Plan (SVSP), Quarry (Q), Planning Area 66B and 66C	Open space; and new residential development
East:	Open Space (OS)	Southridge Village Specific Plan (SVSP)/ Planning Area 73 Declez Channel	Declez Channel
West:	Open Space (O-S)	Southridge Village Specific Plan (SVSP), Planning Area 72	Open Space

PROJECT DESCRIPTION:
A. Site Area: 573,222 square feet, approximately 13.16 acres
B. Building Analysis:
Height: 25 feet

Office:	1,338 square feet
Self Storage:	76,966 square feet
RV Storage:	58,048 square feet

C. Parking Analysis:

Auto Required:	5 spaces
Provided:	7 spaces
Motorbike Required:	2 spaces
Provided:	2 spaces
Bicycle Required:	2 spaces
Provided:	2 spaces

D. Landscaping:

Required:	85,987 square feet (15 percent)
Provided:	108,629 square feet (24.6 percent)

ANALYSIS:

The applicant, Conifer Court LLC, is requesting that the Planning Commission approve Conditional Use Permit No. 24-0031 and Design Review No. 24-0034, a to allow for self-storage and RV storage use, and enable the development of a new 136,863 square foot RV and self-storage facility and associated improvements on an approximately 13.2 gross acres site located south of Village Drive, east of Live Oak Avenue and north of Cherry Avenue.

Conditional Use Permit (CUP) No. 24-0031

The Project seeks to establish the self-storage and RV storage use on 13.2 acres of vacant land. Section 5.8.7(2) of the Southridge Village Specific Plan allows self-storage and RV storage with an approved conditional use permit. This type of use is beneficial for the community because it offers convenient storage spaces for belongings, freeing up living areas and garages spaces at single-family homes. Also, the proposed RV storage facility provides a secured location to park an individual's RV vehicles, so they are not parked on the street taking away parking area for the neighboring residences. Additionally, self-storage facilities provide secure space for residents and local businesses to store inventory, or equipment when they don't have existing storage space.

The proposed self-storage and RV storage facility provides a well design facility, gated secure facility, and is a low impact use with relatively few visitors each day. Furthermore, this storage facility will be a quiet neighbor to the surrounding residential homes.

Design Review (DR) No. 24-0034

The development seeks site and architectural approval of a new 136,863 square foot RV and self-storage facility and a 20-foot-wide public trail on a 13.2-acre site.

The Applicant proposes a Modern Ranch style architecture for the buildings with an exterior neutral tan color palette scheme, with blue accents. The architectural style includes stucco exterior, metal framing, metal doors, and metal rib roof. The storage units have a stucco and/or metal board and batt exterior. The variations to the building face, varying roof lines and a building height of 25 feet, will make the Project architecturally pleasing and consistent with the surrounding area.

The Project includes associated on and off-site improvements, including parking spaces, new

landscaping, public trails, lighting, curb, gutter, sidewalks, utilities related to the Project and underground utilities.

The Applicant will construct an approximately 20-foot-wide trail along the perimeter of the storage facility that will connect to Southridge Village Park to the west and Village Drive to the east. Additionally, the trail will double as fire truck access and serve as a buffer between the self-storage facility and the City's open space to the south.

The project site is physically suitable in size and shape to support the development of a RV and self-storage facility. Applicable building codes, zoning codes, and fire codes and standards will 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 patter flows from the south to the north with a maximum slope of two (2) percent, with the drainage pattern to direct the water to the north/northeast area into a detention infiltration basin which will be installed as part of the project. The Applicant will construct an eight (8) foot-high block wall facing the new trail and around the facility site along the south and west sides of the property. Interior eight (8) foot high steel fence and gate will be installed by the entry point.

Site Access/Circulation/Parking:
Ingress and egress into the site are provided by a gated entry along Village Drive. The project site will have adequate circulation all around the storage buildings with one access point off of Village Drive. The project site is suitable in size and shape to support the development of the proposed RV and self -storage facility.

Fire Hazard Overlay
Since the subject parcel is within Fire Hazard Overlay a Fuel Modification Zone (FMZ), a plan, showing all fuel modification areas has been provided and approved by the City's Fire Marshall/Fontana Fire Protection District, subject to the conditions in the Fire Modification Zone plan.

Environmental:
Pursuant to Sections 15162 and 15164 of California Environmental Quality Act (CEQA) Guidelines, the Southridge Village Specific Plan Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) was certified by City Council on December 15, 1981. The aforementioned certified EIR, as amended and proposed Addendum anticipated the development of a Self-Storage/RV Storage facility, and also adequately identified potential impacts associated with this project. No substantial changes have been made and no new additional impacts beyond what was anticipated in the EIR and Addendum have been identified; therefore, no further environmental review is required for the proposed project. Addendum to the Southridge Village Specific Plan EIR:
Environmental Documents | Fontana, CA - Official Website
<https://www.fontanaca.gov/2137/Environmental-Documents>

MOTION:
Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project Plans
Attachment No. 3 - Planning Commission Resolution, and Conditions of Approval
Attachment No. 4 - Notice of Determination
Attachment No. 5 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

N

VICINITY MAP

DATE: July 15, 2025

CASE: Master Case No. 24-0063
Conditional Use Permit No. 24-0031
Design Review No. 24-0034

ATTACHMENT NO. 1

SHEET INDEX

COVER SHEET

CIVIL ENGINEER:

1.0 Site Plan
2.0 Conceptual Grading Plan
3.0 Proposed Easements
4.0 Fire Modification Plan

LANDSCAPE:

L1 Preliminary Plan
L2 Lighting PLan
L3 Wall Fence Plan

ARCHITECTURE:

CS to DD-9.5B Planning Submittal Plans

TRACT NO. 15117

CONIFER COURT

SELF STORAGE FACILITY
With ACCESSORY RV STORAGE

FONTANA, CALIFORNIA

Owner :
CONIFER COURT, LLC
500 Newport Center Drive, Ste 570
Newport Beach, CA 92660
PH 949.344.2705
Contact: Bryan Avilla
Email: bavilla@newbridgehomes.com

Civil Engineer :
ALLARD ENGINEERING
16866 Seville Avenue
Fontana, CA 92335
PH 909.356.1815
Contact: Reynold Allard
Email: reynoldallard@allardeng.com

Architect / Planner :
BUCILLA GROUP ARCHITECTURE INC.
1601 Dove Street., Suite 187,
Newport Beach, CA 92660
PH (949) 851-9080
Contact: Greg Bucilla / Rowena Brual
Email: greg@bg-architecture.com

Landscape Architect :
LANDARQ INC
4345 E. Lowell Street, Ste M
Ontario, CA 91761
PH 909.259.9428
Contact Fausto A. Reyes
Email fausto@landarq.com

CITY OF FONTANA
SITE PLAN

ASSESSOR'S PARCEL NO:

0237-411-29

OWNER/DEVELOPER:

CONIFER COURT, LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
(949) 344-2705

ENGINEER:

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

ARCHITECT:

BUCILLA GROUP ARCHITECTURE
1601 DOVE STREET, SUITE 187
NEWPORT BEACH, CA 92660
PHONE (949) 851-9080

BASIS OF BEARINGS:

THE CENTERLINE OF JURUPA AVE. AS INVERSED BETWEEN CITY OF FONTANA GPS CONTROL POINTS 20382 (INTERSECTION OF JURUPA AVE & CHERRY AVE.) AND 21178 (N.1/4 CORNER SECTION 35, E/O THE INTERSECTION OF JURUPA AVE. & LIVE OAK AVE.).
BEING: N89°54'59"E

BENCHMARK:

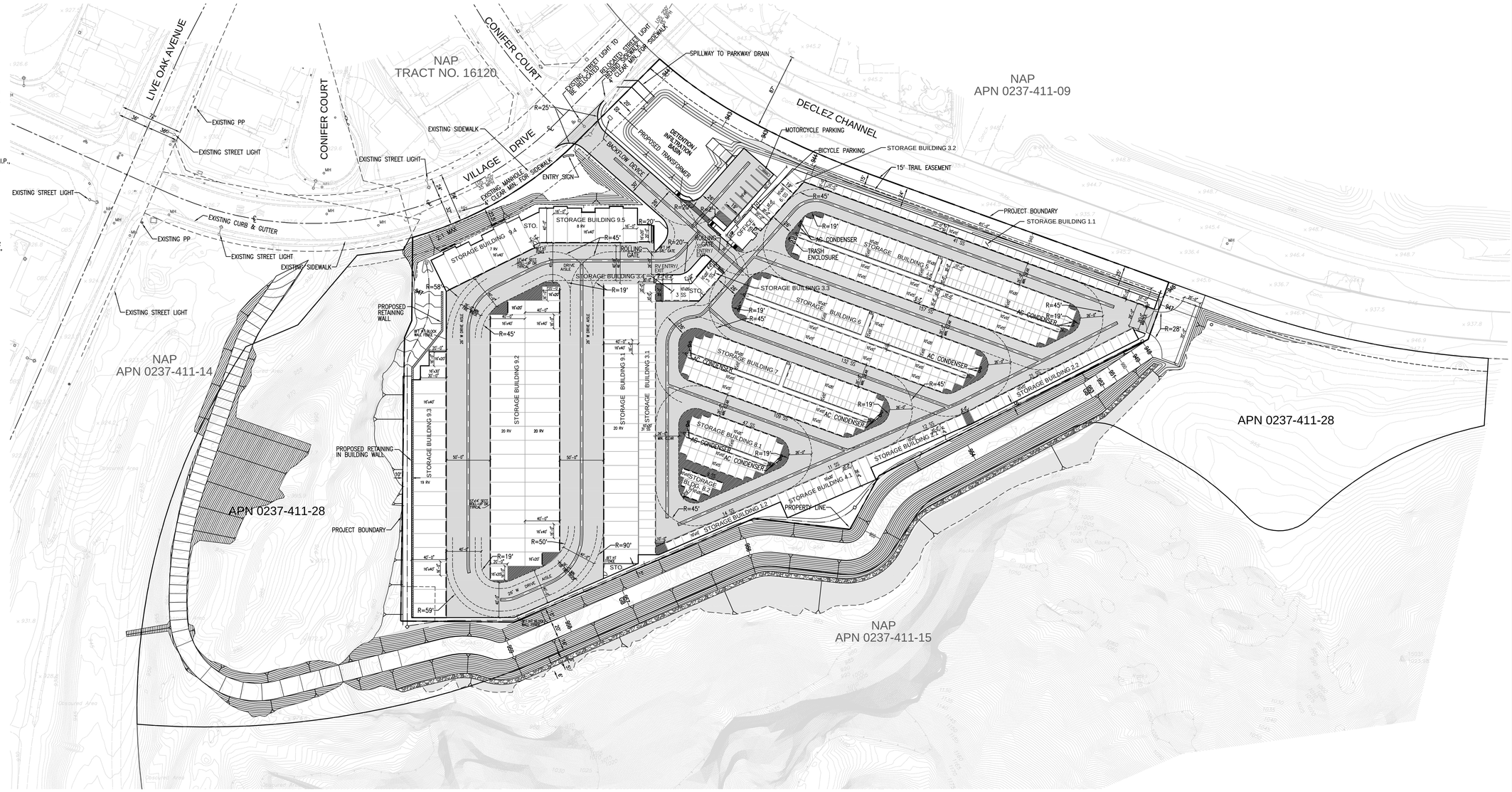
CITY OF FONTANA GPS CONTROL POINT NO. 21179 TOP OF A 1" I.P., TAGGED LS 2380, LOCATED APPROXIMATELY 348' E/O THE C 1/4 CORNER OF SECTION 35, T1S, R6W, SBM.
NGVD29 ELEVATION: 1286.575

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 10 OF TRACT NO. 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 275 OF MAPS, PAGES 66 THROUGH 90, INCLUSIVE, RECORDS OF SAID COUNTY.

LEGEND:

FS	FINISH SURFACE
LA	LANDSCAPE AREA
	PROPOSED PARCEL NUMBER
	PROPOSED RETAINING WALL
	PROPERTY LINE
	DAYLIGHT LINE
(1700)	EXISTING CONTOUR
	ASPHALT PAVEMENT



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
811 - (800) 422-4133

SITE STATISTICS:

APN 0237-411-29
GROSS AREA: 7.49 AC
NET AREA: 7.49 AC
DISTURBED AREA: 326,264 SF
IMPERVIOUS AREA: 281,165 SF

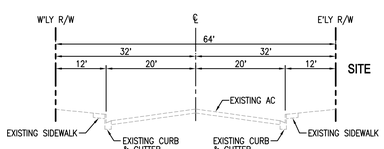
PROPOSED BUILDINGS:
BUILDING 1.1=4,100 SF
BUILDING 1.2=1,400 SF
BUILDING 2.1=1,800 SF
BUILDING 2.2=3,150 SF
BUILDING 3.1=6,200 SF
BUILDING 3.2=1,200 SF
BUILDING 3.3=600 SF
BUILDING 3.4=600 SF
BUILDING 4.1=3,300 SF
BUILDING 5=19,080 SF
BUILDING 6=16,072 SF
BUILDING 7=13,064 SF
BUILDING 8.1&8.2=6,911 SF
BUILDING 9.1=12,800 SF
BUILDING 9.2=24,320 SF
BUILDING 9.3=11,680 SF
BUILDING 9.4=4,432 SF
BUILDING 9.5=4,784 SF
BUILDING 10=1,338 SF (OFFICE)

PARKING:

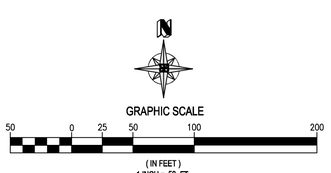
PROVIDED:
7 STANDARD STALLS
1 ADA VAN STALL
8 STALLS TOTAL

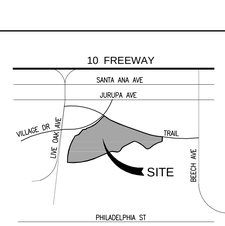
STORAGE UNITS:

STORAGE	TOTAL
RV	94
SELF	594
TOTAL	688



VILLAGE DRIVE
COLLECTOR STREET
NTS





VICINITY MAP
NTS

MCN24-0063

Prepared For:
CONIFER COURT, LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
(949) 344-2705

ROBERT K. ALLARD — No. 65349 — REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue, Fontana, CA 92335
Phone (909) 356-1815 Fax (909) 356-1795
Robert K. Allard R.C.E. 65349 Date

DATE	July, 2024
SCALE	1"=50'
DRAWN	C.V.
CHECKED	R.R.A.

SHEET TITLE: SITE PLAN
PROJECT: FONTANA SELF STORAGE
FONTANA, CALIFORNIA
JOB NO.

SHEET NO.
1.0

PLOT DATE: June 23, 2025 Admin
Filename: I:\Newbridge Homes\Fontana Storage\DWG\Entitlement\SITE PLAN\SITE PLAN.dwg

CITY OF FONTANA
CONCEPTUAL GRADING PLAN

ASSESSOR'S PARCEL NO:
0237-411-29

OWNER/DEVELOPER:
CONIFER COURT, LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
(949) 344-2705

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

ARCHITECT:
BUCILLA GROUP ARCHITECTURE
1601 DOVE STREET, SUITE 187
NEWPORT BEACH, CA 92660
PHONE (949) 851-9080

EARTHWORK:
CUT = 48,342 CY
FILL = 44,709 CY

BASIS OF BEARINGS:
THE CENTERLINE OF JURUPA AVE. AS INVERSED BETWEEN CITY OF FONTANA GPS CONTROL POINTS 20382 (INTERSECTION OF JURUPA AVE & CHERRY AVE.) AND 21178 (N.1/4 CORNER SECTION 35, E/O THE INTERSECTION OF JURUPA AVE. & LIVE OAK AVE.). BEING: N89°54'59"E

BENCHMARK:
CITY OF FONTANA GPS CONTROL POINT NO. 21179 TOP OF A 1" I.P., TAGGED LS 2380, LOCATED APPROXIMATELY 348' E/O THE C 1/4 CORNER OF SECTION 35, T1S, R6W, SBM. NGVD29 ELEVATION: 1286.575

LEGAL DESCRIPTION:
BEING A PORTION OF LOT 10 OF TRACT NO. 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 275 OF MAPS, PAGES 66 THROUGH 90, INCLUSIVE, RECORDS OF SAID COUNTY.

SITE STATISTICS:
PARCEL 1 (APN 0237-411-29)
GROSS AREA: 7.49 AC
NET AREA: 7.49 AC
DISTURBED AREA: 326,264 SF
IMPERVIOUS AREA: 281,165 SF

PARCEL 2 (APN 0237-411-28)
GROSS AREA: 5.67 AC
NET AREA: 5.67 AC
DISTURBED AREA: 79,000 SF
IMPERVIOUS AREA: 0 SF

LEGEND:
FS	FINISH SURFACE
LA	LANDSCAPE AREA
	PROPOSED PARCEL NUMBER
	PROPOSED RETAINING WALL
	PROPERTY LINE
	DAYLIGHT LINE
(1700)	EXISTING CONTOUR
	ASPHALT PAVEMENT

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
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22311 BROOKHURST ST SUITE 203
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SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

TIME WARNER CABLE
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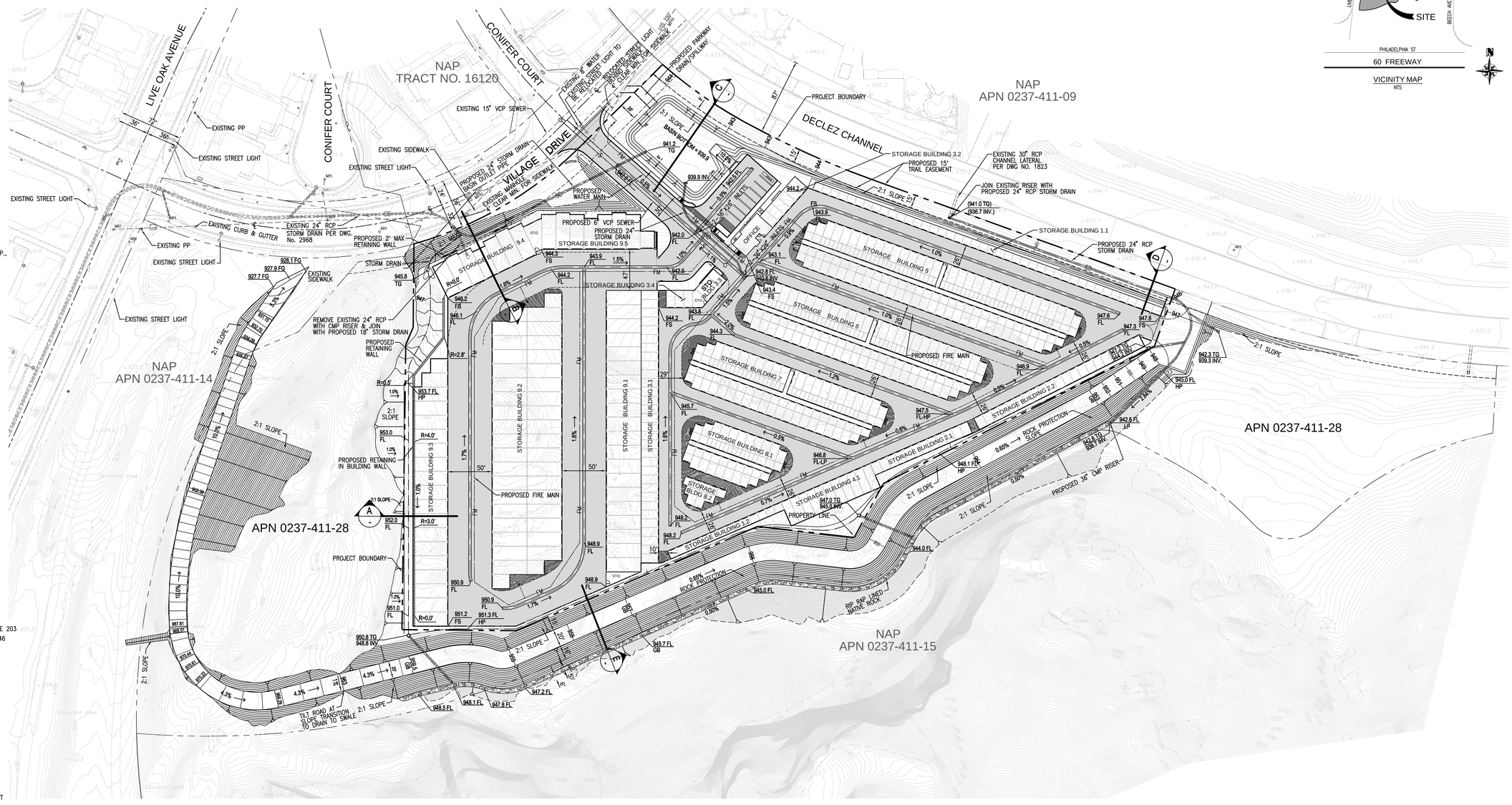
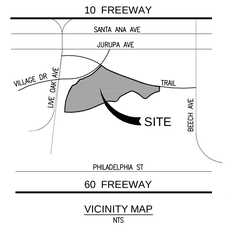
ONTARIO, CA 91761
(909) 975-3439

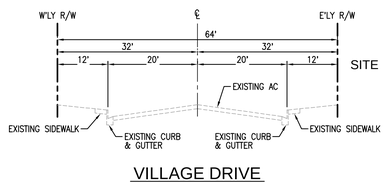
SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

UNDERGROUND SERVICE ALERT
811 - (800) 422-4133

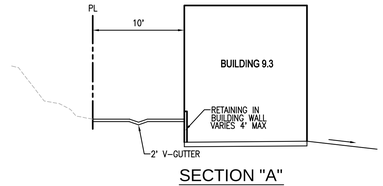




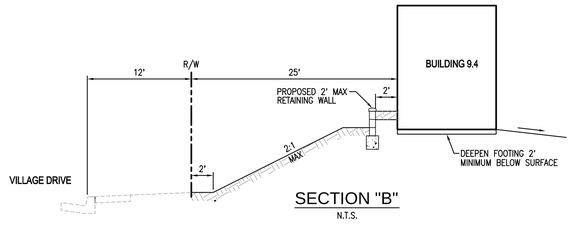
VICINITY MAP
NTS



VILLAGE DRIVE
COLLECTOR STREET
N.T.S.



SECTION "A"
N.T.S.



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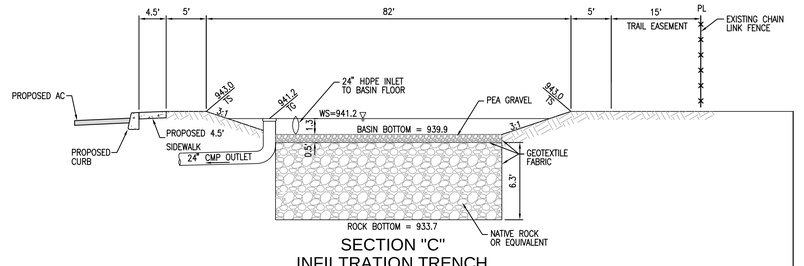
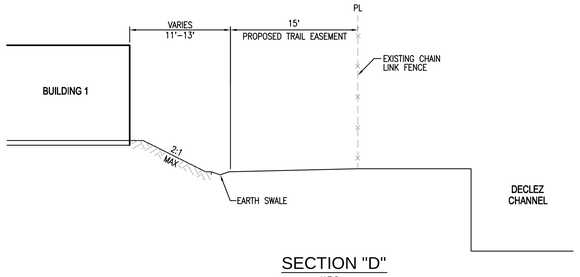
N.T.S.



SECTION "C"
INFILTRATION TRENCH
N.T.S.



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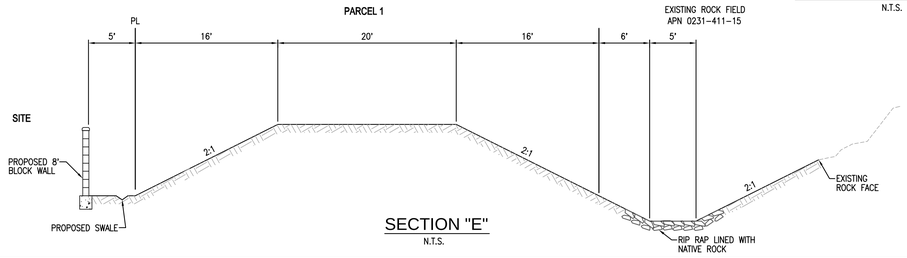
N.T.S.



SECTION "E"
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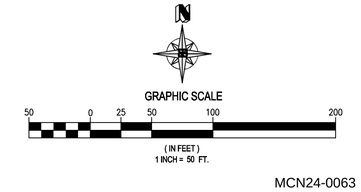


MCN24-0063

Prepared For:
CONIFER COURT, LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
(949) 344-2705

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815 Fax (909) 356-1795
Robert K. Allard R.C.E. 65849 Date

REGISTERED PROFESSIONAL ENGINEER ROBERT K. ALLARD No. 65849 CIVIL STATE OF CALIFORNIA

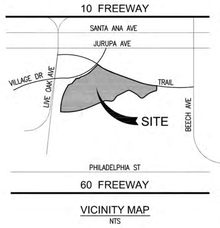
DATE	Febuary, 2022
SCALE	1"=50'
DRAWN	C.V.
CHECKED	R.R.A

SHEET TITLE: CONCEPTUAL GRADING PLAN
PROJECT: FONTANA SELF STORAGE
FONTANA, CALIFORNIA
JOB NO.
SHEET NO. 2.0

PLOT DATE: June 23, 2025 Admin
Filename: I:\Newbridge Homes\Fontana Storage\DWG\Entitlement\CONCEPT GRADING\Concept Grading.dwg

CITY OF FONTANA

PROPOSED EASEMENTS



VICINITY MAP
NTS

Easement for City Maintenance and Public Trail Access

Easement for City Maintenance of Drainage Facilities

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

MCN24-0063

Prepared For:
CONIFER COURT, LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
(949) 344-2765

REGISTERED PROFESSIONAL ENGINEER ROBERT R. ALLARD No. 65348 CIVIL STATE OF CALIFORNIA

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
19900 Seville Avenue
Rowland Heights, CA 91748
Phone (909) 305-1815 Fax (909) 305-1795

Robert R. Allard, R.C.E. 65348 — Date

DATE	SCALE	DRAWN	CHECKED
February, 2022	1"=50'	C.V.	R.R.A

PROPOSED EASEMENTS

FONTANA SELF STORAGE

FONTANA, CALIFORNIA

SHEET TITLE | PROJECT | JOB NO.

SHEET NO.
3.0

PARCEL 1
GROSS AREA: 326,264 S.F / 7.49 A.C.
NET AREA: (LESS Building Area): 189,912 S.F / 4.36 A.C.
TOTAL LANDSCAPE AREA: 47,216 S.F. / 24.8%

PARCEL 2
GROSS AREA: 246,958 S.F. / 5.67 A.C.
NET AREA: 246,958 S.F. / 5.67 A.C.
TOTAL LANDSCAPE AREA: 61,413 S.F. / 24.8%

TREES THAT GROW TALLER THAN THE ROOF OF A NEARBY STRUCTURE ARE TO BE MAINTAINED SUCH THAT THE MATURE CANOPIES WILL BE AT LEAST 10 FEET FROM THE SIDE OF ANY STRUCTURE.

CONIFER CT

(E) TRAIL ENTRY

(E) CITY R.O.W.

(N) LIGHT POST

(E) LIGHT POST TO BE REMOVED

(E) DECLEZ CHANNEL

ENTRY SIGNAGE BY ARCH.

BASIN ACCESS TO BOTTOM OF BASIN FOR MAINTENANCE

NEARLY A NON-VEGETATED ZONE FIVE (5) FEET IN WIDTH THAT IMMEDIATELY SURROUNDS EACH HOME/STRUCTURE.

(E) CITY SIDEWALK

LIVE OAK AVENUE

VILLAGE DR

PARK AND TRAIL PARKING LOT

TRAIL HEAD AND CONNECTION TO CITY PARK EXIT TO CITY SIDEWALK

SOUTHRIDGE PARK

CITY OF FONTANA / PL

PROPOSED TRAIL TO CONNECT TO EXISTING TRAIL

TRASH ENCLOSURE

OFFICE

PARKING

SS ENTRY/ EXIT

RV ENTRY/ EXIT

B-9.5 B-9.4 B-9.2 B-9.1 B-9.3 B-3.4 B-3.3 B-3.2 B-3.1 B-10 B-1.1 B-5 B-6 B-7 B-8.1 B-8.2 B-2.2 B-2.1 B-4.1 B-1.2

PUBLIC TRAIL

CITY OF FONTANA / PL

20' WIDE PUBLIC TRAIL

LANDSCAPE FOR 2:1 SLOPE. SCOPE FOR EROSION CONTROL

TREES THAT GROW TALLER THAN THE ROOF OF A NEARBY STRUCTURE ARE TO BE MAINTAINED SUCH THAT THE MATURE CANOPIES WILL BE AT LEAST 10 FEET FROM THE SIDE OF ANY STRUCTURE.

NEARLY A NON-VEGETATED ZONE FIVE (5) FEET IN WIDTH THAT IMMEDIATELY SURROUNDS EACH HOME/STRUCTURE.

NEARLY A NON-VEGETATED ZONE FIVE (5) FEET IN WIDTH THAT IMMEDIATELY SURROUNDS EACH HOME/STRUCTURE.

NATURAL SLOPE & TRAIL

NON - IRRIGATED NATIVE SLOPE MIX

20' WIDE PUBLIC TRAIL

CITY OF FONTANA / PL

IRRIGATED LANDSCAPE ALONG TRAIL EDGE

NON - IRRIGATED NATIVE SLOPE MIX

CITY OF FONTANA / PL

NON - IRRIGATED NATIVE SLOPE MIX

0' 20' 40' 80'

N

SCALE: 1"=40'-0"

LANDSCAPE AREAS

- Landscape areas to follow the City of Fontana guidelines.
- Landscape areas at basin to follow the City of Fontana guidelines.
- Non-irrigated Native Slope Mix
- Landscape areas at Southridge Park to follow the City of Fontana guidelines.
- Natural Public Trail
- Zone 0 (Non-Vegetated)

ALL LANDSCAPE AREAS WILL BE SPECIFIED WITH PLANTS FROM THE PLANT PALETTE ON THIS SHEET.

PLANT PALETTE

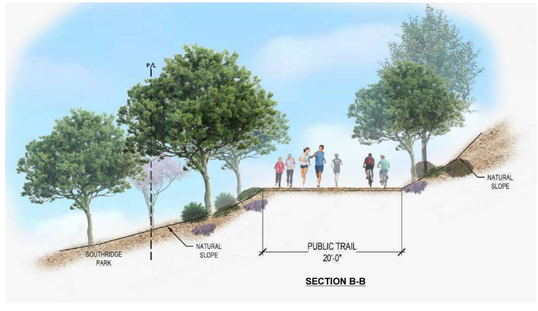
PLANT NAME	SIZE	QTY	WUCOLS	SIZE
TREES				H' X W'
Brahea armata / edulis Blue Hesper Palm	36" BOX	5	L	25' X 10'
Cercis occidentalis Western Redbud	36" BOX	14	L	20' X 25'
Chilopsis linearis Desert Willow	24" BOX	7	L	15' X 10'
Quercus agrifolia Coast Live Oak	36" BOX	32	L	35' X 35'
Fraxinus dipetala Foothill Ash	24" BOX	3	L	15' X 12'
Hymenosporum flavum Sweetshade Tree	24" BOX	9	M	25' X 15'
Prosopis glandulosa Honey Mesquite	24" BOX	6	L	15' X 15'
SHRUBS				
Encelia californica Coast Sunflower	5 GAL	-	L	2' X 2'
Lantana camara Bush Lantana	5 GAL	-	L	3' X 4'
Malva species Mallow	5 GAL	-	L	2' X 2'
Ribes species Currant/Gooseberry	5 GAL	-	L	6' X 4'
Melaleuca nesophila Pink Melaleuca	5 GAL	-	L	15' X 10'
mimulus aurantiacus Sticky Monkey Myrtle	5 GAL	-	L	1' X 2'
Arctostaphylos densiflora Sonoma Manzanita	5 GAL	-	L	3' X 5'
Baccharis pilularis Coyote Brush	5 GAL	-	L	4' X 4'
Bougainvillea spp. Bougainvillea	5 GAL	-	L	15' X 15'
Larrea tridentata Creosote Bush	5 GAL	-	L	3' X 3'
Calliandra californica Baja Fairy Duster	5 GAL	-	L	4' X 4'
Fremontodendron spp Flannel Bush	5 GAL	-	L	6' X 6'
Ceanothus spp. California Wild Lilac	5 GAL	-	L	2' X 4'
Prunus ilicifolia Hollyleaf Cherry	5 GAL	-	L	15' X 15'
Rhamnus californica Coffeeberry	5 GAL	-	L	6' X 6'
Rhus laurina Laurel Sumac	5 GAL	-	L	8' X 15'
Galvezia speciosa Island Bush Snapdragon	5 GAL	-	L	3' X 5'
Muhlenbergia dubia pine muhly	5 GAL	-	L	1'-2' X 2'
Stipa tenuissima Mexican feather grass	5 GAL	-	L	1'-2'X1'- 2'
GROUNDCOVERS				
Phlox subulata Moss Pink	1 GAL 36" O.C.	-	L	4" X 1'
Phyla nodiflora (Lippia repens) Lippia	1 GAL 48" O.C.	-	L	2" X 5'
Sedum species Stonecrops	1 GAL 36" O.C.	-	L	4" X 8"
Helianthemum nummularium Sunrose	1 GAL 36" O.C.	-	L	8" X 2'
Heuchera species and Cultivars Coral Bells	1 GAL 36" O.C.	-	L	6" X 12"
Acacia r. 'Desert Carpet' Desert Carpet Acacia	1 GAL 36" O.C.	-	L	1' X 2'
Iva hayesiana Poverty Weed	1 GAL 36" O.C.	-	L	2' X 5'
Salvia sonomensis Creeping Sage	1 GAL 36" O.C.	-	L	12" X 10"
Baccharis pilularis 'Pigeon Point' Dwarf Coyote Brush	1 GAL 6' O.C.	-	L	1' X 8'
Ceanothus gloriosus Point Reyes Ceanothus	1 GAL 36" O.C.	-	L	1' X 8'
Ceanothus griseus var. Carmel Ceanothus	1 GAL 36" O.C.	-	L	1' X 5'
Arctostaphylos 'Pacific Mist' Pacific Mist manzanita	1 GAL 36" O.C.	-	L	2' X 6'
Buxus microphylla japonica Japanese Boxwood	5 GAL	-	M	3' X 2'
Dietes iridioides Fortnight Lily	5 GAL	-	M	2' X 2'
Lantana montevidensis Trailing Lantana	1 GAL 36" O.C.	-	L	1' X 6'
Xylosma congesta Shiny Xylosma	5 GAL	-	M	8' X 8'

NOTES:
SHRUBS & GROUNDCOVERS WITHOUT A COLOR PLANT PATTERN HAVE NOT BEEN SPECIFIED

NOTE:
- VHFHZ AREA
- NATIVE PLANTING
- IRRIGATED VS NON-IRRIGATED

NOTE:
IF THERE IS A CONFLICT BETWEEN THESE PLANS AND THE FIRE PROTECTION PLAN, THE REQUIREMENTS OF THE FIRE PROTECTION PLAN SHALL PREVAIL.

SECTION A-A



SECTION B-B

CONIFER COURT RV & SELF STORAGE/ TRAILHEAD CONNECTION - PRELIMINARY PLAN

Village Drive, Fontana, CA

OWNER:
CONIFER COURT, LLC
500 NEWPORT CRT. DR., STE 570
NEWPORT BEACH, CA 92660

TRACT NO. 15117

Land A rq, Inc.
4345 E. Lowell St. Ste M
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175
JOB #: 2024 - 912
SHEET 1 OF 3

Date: 05/15/2025

LANDSCAPE LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	FIXTURE	WATTS	QTY.
	VISTA PROFESSIONAL MODEL# GR-2216-DZ-CFR STANDARD LED 6W OR EQ.	TREE UPLIGHTS (QUANTITY PER PLAN)	LED	4.5W	10
	B-K LIGHTING (1) PTR PALM TREE RING PER PALM W/ (4) MN MICRO NITE STAR FIXTURE	PALM LIGHT (26" MIN.-32" MAX DIA.)	LED	7W	3 RINGS 12 FIXTURES
	GR-5105-BSO-4-C-FR STANDARD LED 6W OR EQ.	ACCENT LIGHTS	LED	4.5V	2

NOTES:
ELECTRICAL LIGHTING LAYOUT IS DIAGRAMMATIC.
LICENSED ELECTRICAL CONTRACTOR OR ENGINEER WILL PROVIDE SCHEMATIC WIRING, DIAGRAM AND CALCULATIONS FOR BUILDING DEPARTMENT REVIEW AND APPROVAL. SEPARATE PERMIT REQUIRED.

SECTION C-C

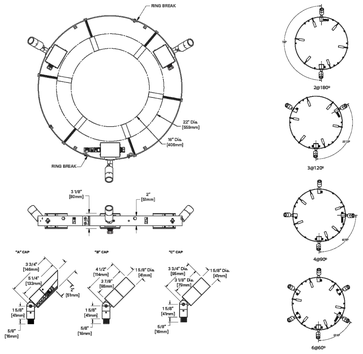
MICRO NITE STAR - PALM TREE RING LED (INTEGRAL)

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC
Example: PTR - 4 - 26 - MN - LED - TR - e66 - SP - BZW - 12 - 11 - B - TRe20 - MT
MATERIAL
Aluminum
SERIES
PTR - Palm Tree Ring
FIXTURE QUANTITY
2 - 2 @ 180° / 4 - 4 @ 90°
3 - 3 @ 120° / 6 - 6 @ 60°
STRAP SIZES
16 - 16" min. to 22" max. tree diameter
21 - 21" min. to 27" max. tree diameter
26 - 26" min. to 32" max. tree diameter
31 - 31" min. to 38" max. tree diameter
FIXTURE
MN - Micro Nite Star
SOURCE
LED - with Integral Driver
HOUSING
TR - Integral Transformer



MODEL **2216** | Specification Sheet
Residential Series • Up / Accent / Downlight

TYPE: MODEL:
PROJECT:

PRODUCT FEATURES

Wattage	4.5 W or 5.5 W
Voltage	9 – 15 VAC
Lumens	295 or 389 Lumens
Lamp Type	MR-16 LED
Housing	Die-cast Aluminum
Dimensions	2¼" DIA. x 7¼" D

ORDERING INFORMATION *EXAMPLE: GR-2216-B-5.5-W-36-FR*

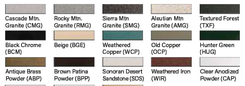
MOUNTING	MODEL	FINISH	LED	ACCESSORIES
	2216			

MOUNTING	MODEL	FINISH			
GR 402 ground stake	2216	B Black	BR Architectural Brnz	O Verde	
WM Wall mount canopy		J Architectural Bronze	LC Light Bronze	P Pewter	
TR Tree mount junction box		DK Dark Bronze	MB Special Bronze	M Mocha	
		AW Antique White	GG Glossy Grey	OF Olde Finish	
		W White	R Rust		
			MG Hunter Green		
			WB Weathered Bronze		
			WI Weathered Iron		
			GM Graphite Metallic		

LED	ACCESSORIES	ORDERING NOTES
4.5-W-10 4.5 Watts (Warm) 10° Narrow Spot	FR Frosted Lens	Fixtures shipped with specified mounting hardware.
4.5-W-25 4.5 Watts (Warm) 25° Spot	RL Flat Dark Blue Lens	If blank is to be used in conjunction with Extended Arm Mount GR.
4.5-W-40 4.5 Watts (Warm) 40° Wide Flood	SBL Flat Dark Blue Lens	Must specify with extended wire length.
5.5-W-10 5.5 Watts (Warm) 10° Narrow Spot	GL Flat Dark Green Lens	
5.5-W-25 5.5 Watts (Warm) 25° Spot	RL Flat Red Lens	Wireless Control RGBW Smart LED available. Consult Vista Customer Service for details.
5.5-W-40 5.5 Watts (Warm) 40° Flood	YL Flat Amber Lens	
5.5-W-60 5.5 Watts (Warm) 60° Wide Flood	HL Honeycomb louver	chroma connect
NL No Lamp	C 12" Wire Lead	

STANDARD FINISHES

PREMIUM FINISHES



Click Here to view larger, full-color swatches of all available finishes on our website.

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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10/26/2022 SKU - 1327
SUB-2408-00

MODEL **5105-BSO** | Specification Sheet
Residential Series • Up / Accent / Downlight

TYPE: MODEL:
PROJECT:

PRODUCT FEATURES

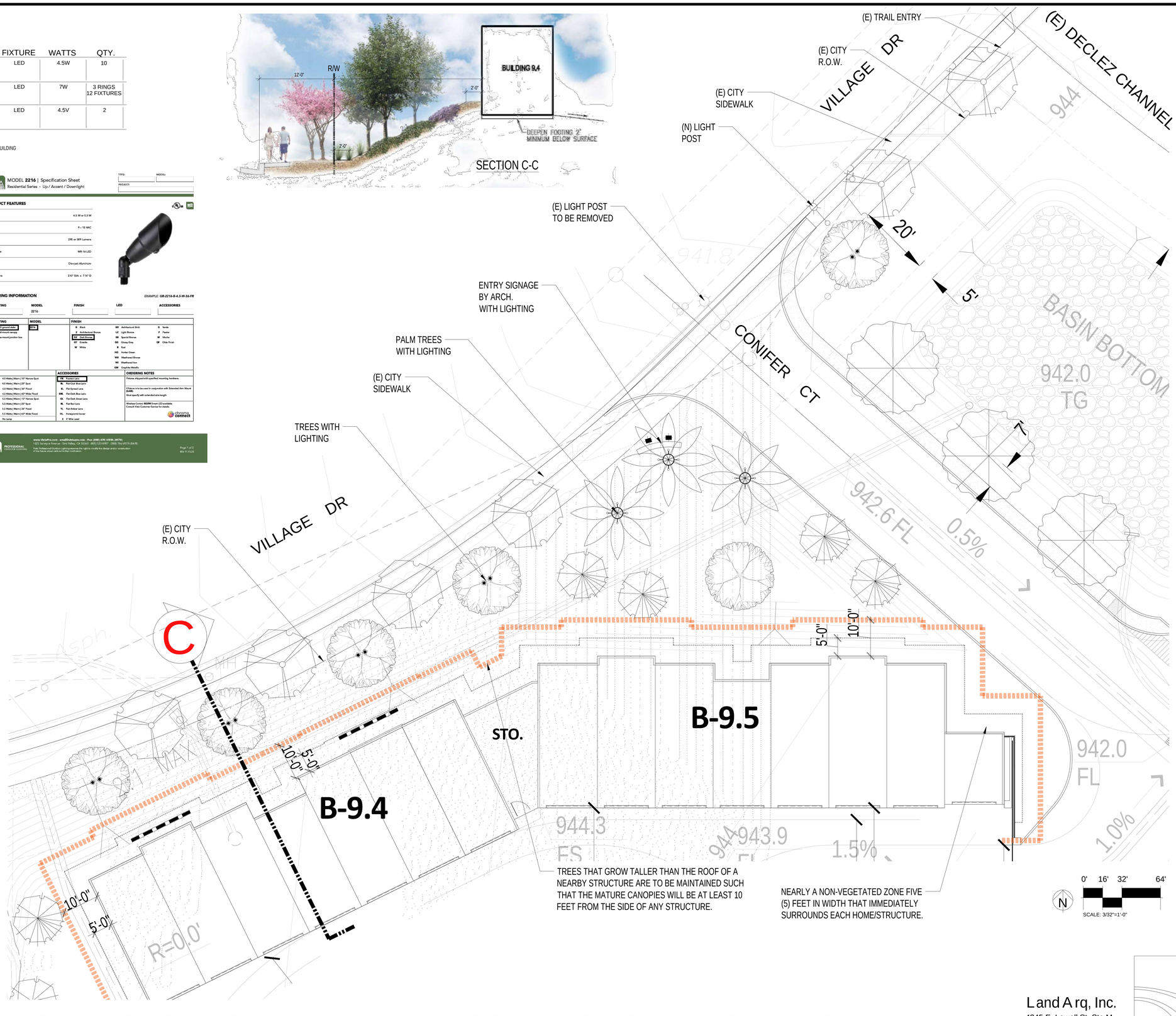
Wattage	2 – 4 W
Voltage	9 – 15 VAC
CCT	3000K, 4000K, 5000K
Housing	Die-cast Brass
Dimensions	3¾" W x 3" H x 3" D

ORDERING INFORMATION *EXAMPLE: GR-5105-BSO-2-W-FR*

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	ACCESSORIES
	5105	BSO			

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	ACCESSORIES
GR 402 Ground Stake	5105	BKV Olde Bronze	2 2 Watts	W 3000K	FR Frosted Lens
WM Wall Mount Canopy			3 3 Watts	N 4000K	S 3" Wire Lead
TR Tree-Mount Junction Box			4 4 Watts	C 5000K	

ORDERING NOTES
Fixtures shipped with specified mounting hardware.
If fixture is to be used in conjunction with Extended Arm Mount GR, Must specify with extended wire length.



CONIFER COURT RV & SELF STORAGE/ TRAILHEAD CONNECTION - LIGHTING PLAN

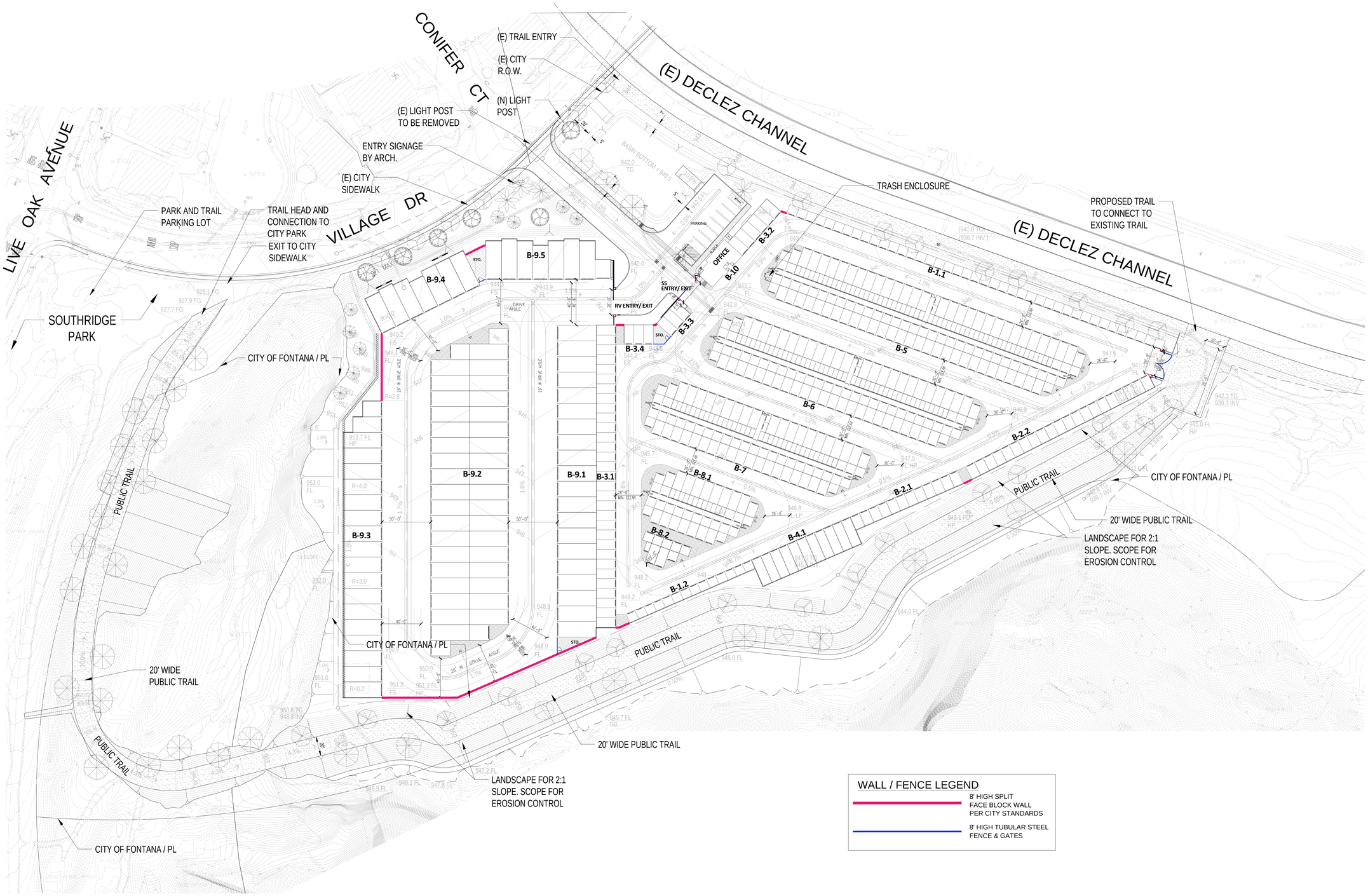
Village Drive, Fontana, CA

OWNER:
CONIFER COURT, LLC
500 NEWPORT CRT. DR., STE 570
NEWPORT BEACH, CA 92660

TRACT NO. 15117

Land A rq, Inc.
4345 E. Lowell St. Ste M
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175
JOB #: 2024 - 912
SHEET 2 OF 3

Date: 05/15/2025



WALL / FENCE LEGEND

- 8' HIGH SPLIT FACE BLOCK WALL PER CITY STANDARDS
- 8' HIGH TUBULAR STEEL FENCE & GATES

0' 20' 40' 80'

N

SCALE: 1"=40'-0"

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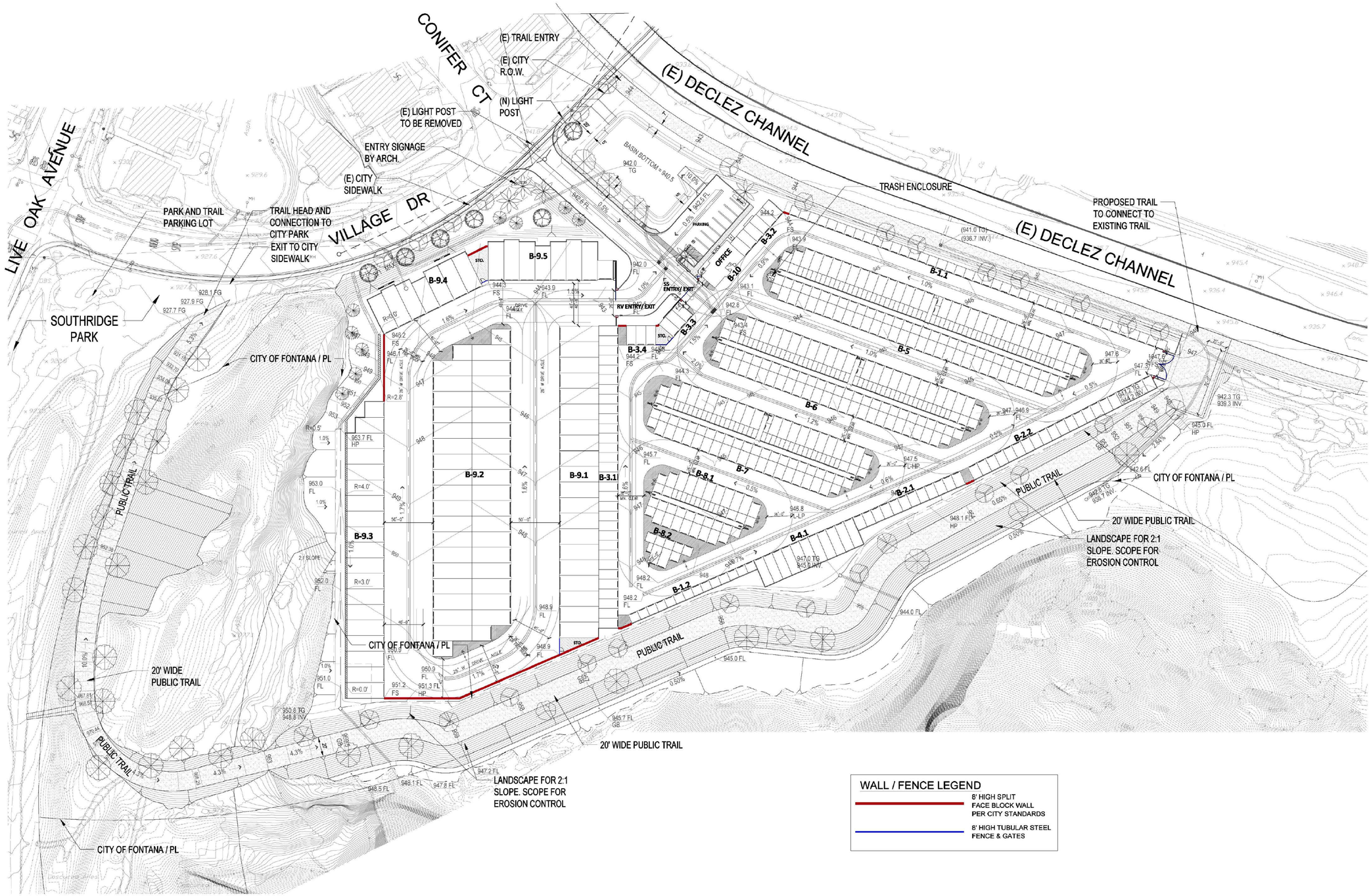

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APN: 023741127

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SHEET 3 OF 3

05-19-25

L3

24 x 36

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TRACT NO. 15117

CONIFER COURT

SELF STORAGE FACILITY
With ACCESSORY RV STORAGE

FONTANA, CALIFORNIA

ARCH STYLE
MODERN RANCH

05.19.2025

ARCHITECT:

BUCILLA GROUP ARCHITECTURE
INCORPORATED

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

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Greg G. Bucilla
C-26878
06-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

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Project :

CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

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BGA No. 24020

Sheet Title :

ARCH COVER SHEET

Sheet No. :

CS

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PROGRAM SUMMARY

CONIFER COURT

RV and Self Storage

3.21.25 Fontana, CA

SELF STORAGE

Ext. Bldg	Sto. Type	Access	Size	SF	No.	Total SF
B-0	Office / Retail	1st Level	varies	1,013	1	1,000
	Office	2nd Level	varies	283	1	338
Sub-Total						1,338

Ext. Bldg	Sto. Type	Access	Size	SF	No.	Total SF
B-1.1	Self	Outdoor	10x10	100	41	4,100
B-1.2	Self	Outdoor	10x10	100	14	1,400
B-2.1	Self	Outdoor	10x15	150	12	1,800
B-2.2	Self	Outdoor	10x15	150	21	3,150
B-3.1	Self	Outdoor	10x20	200	31	6,200
B-3.2	Self	Outdoor	10x20	200	6	1,200
B-3.3	Self	Outdoor	10x20	200	3	600
B-3.4	Self	Outdoor	10x20	200	3	600
B-4	Self	Outdoor	10x30	300	11	3,300
Sub-Total				157.3 Avg	142	22,350

Ext./Int. Bldg	Sto. Type	Access	Size	SF	No.	Total SF
B-5	Self	Indoor	5x10	50	57	2,850
		Indoor	10x10	100	40	4,000
		Outdoor	10x15	150	31	4,650
		Outdoor	10x20	200	29	5,800
	Non Storage	Int Corridor				1,780
					157	
B-6	Self	Indoor	5x10	50	47	2,350
		Indoor	10x10	100	35	3,500
		Outdoor	10x15	150	26	3,900
		Outdoor	10x20	200	24	4,800
	Non Storage	Int Corridor				1,522
					132	
B-7	Self	Indoor	5x10	50	37	1,850
		Indoor	10x10	100	30	3,000
		Outdoor	10x15	150	21	3,150
		Outdoor	10x20	200	19	3,800
	Non Storage	Int Corridor				1,264
					107	
B-8.1 & 8.2	Self	Indoor	5x10	50	13	650
		Indoor	10x10	100	24	2400
		Outdoor	10x15	150	9	1,350
		Outdoor	10x20	200	10	2,000
	Non Storage	Int Corridor				511
					56	
Sub-Total				110.7 Avg	452	55,127

PG.1

CONIFER COURT

RV and Self Storage

3.21.25 Fontana, CA

RV STORAGE

Ext. Bldg	Sto. Type	Access	Size	SF	No.	Total SF
B-9.1	RV	Outdoor	16x40	640	20	12,800
B-9.2	RV	Outdoor	16x40	640	36	23,040
		Outdoor	16x20	320	4	1,280
B-9.3	RV	Outdoor	16x40	640	17	10,880
		Outdoor	16x30	480	1	480
		Outdoor	16x20	320	1	320
B-9.4	RV	Outdoor	16x40	640	4	2,560
		Outdoor	16x42	672	2	1,344
		Outdoor	16x35	560	1	560
B-9.5	RV	Outdoor	16x40	640	4	2,560
		Outdoor	16x42	672	2	1,344
		Outdoor	16x35	560	1	560
		Outdoor	16x20	320	1	320
Sub-Total				617.5 avg	94	58,048
Total					688	136,863

PG.2

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CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

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NEWPORT BEACH, CA 92660

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PROGRAM SUMMARY

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AERIAL VIEW

ENTRY DRIVE VIEW

CONCEPTUAL IMAGERY

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STREET VIEW - 1

STREET VIEW - 2

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OFFICE GATED ENTRY VIEW

CONCEPTUAL IMAGERY

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Sheet Title :

CONCEPTUAL IMAGERY

Sheet No. :

CS-3

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RV STORAGE

SELF STORAGE

CONCEPTUAL IMAGERY

05.19.2025

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CONCEPTUAL IMAGERY
- RV STORAGE
- SELF STORAGE

Sheet No. :

CS-4

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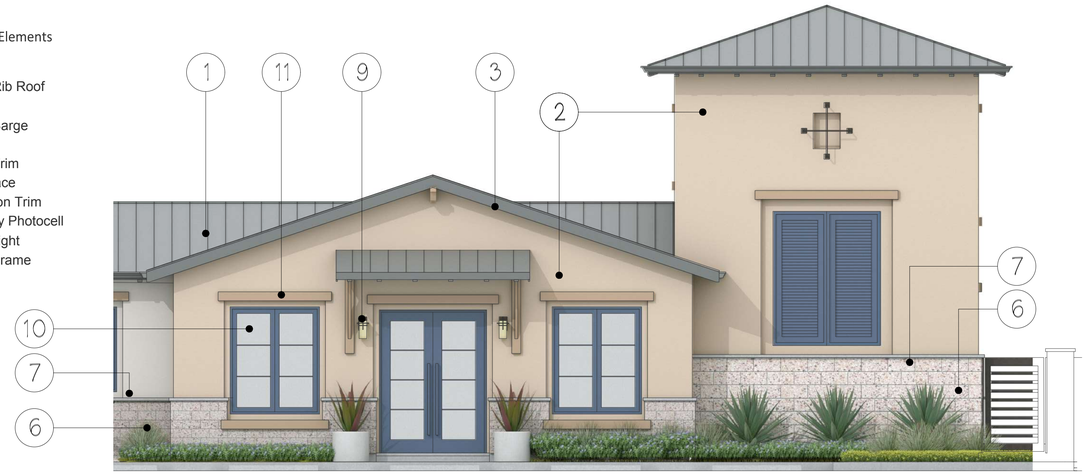
Exterior Project Elevations

	Self Storage & RV Storage + Office	Design Elements
1	Roof	Metal Rib Roof
2	Wall	Stucco
3	Fascia	Metal Barge
4	Gutter & Downspout	Metal
5	Trim	Metal Trim
6	Masonry Block	Split Face
7	Masonry Trim	Precision Trim
8	Light Fixture	Security Photocell
9	Light Fixture	Entry Light
10	Windows & Doors	Metal Frame
11	Trim	Stucco



OFFICE / RETAIL
EXTERIOR ELEV. (PARTIAL)

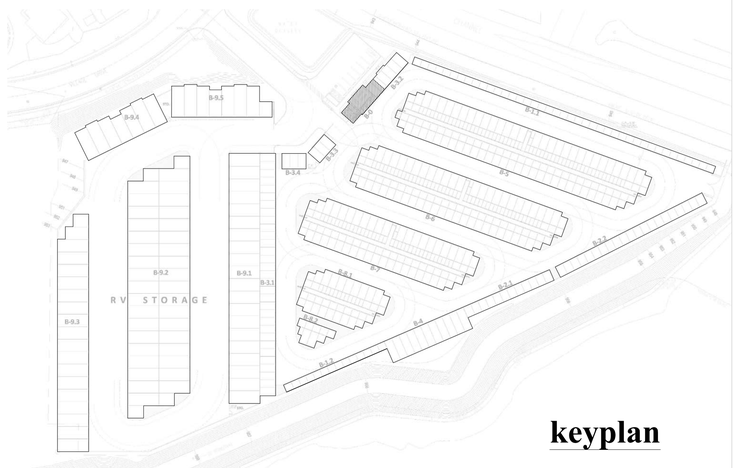
Interior Project Elevations

	Self Storage & RV Storage + Office	**Design Elements**
1	Roof	Metal Rib Roof
2	Wall	Metal Board and Batt
3	Fascia	Metal Barge
4	Gutter & Downspout	Metal
5	Garage Door	Metal Roll up
6	Trim	Metal Trim
7	Light Fixture	Security Photocell

OFFICE / RETAIL
INTERIOR ELEV. (PARTIAL)

DESIGN ELEMENTS
NOT TO SCALE

keyplan



ARCHITECT:
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Greg G. Bucilla
C-26978
06-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA 92337

Owner:
CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

NO.	DATE	DESCRIPTION
	082824	Prelim. Planning Submittal
	012725	Planning Re-Submittal

PERMIT NO:
DD SUBM. DATE: 01/27/25 (Planning Re-sub.)
BD SUBM. DATE:
PLOT DATE: 01/27/25 (Planning Re-sub.)

Project Number :
BGA No. 24020

Sheet Title :
DESIGN ELEMENTS
- OFFICE / RETAIL

Sheet No. :
CS-5

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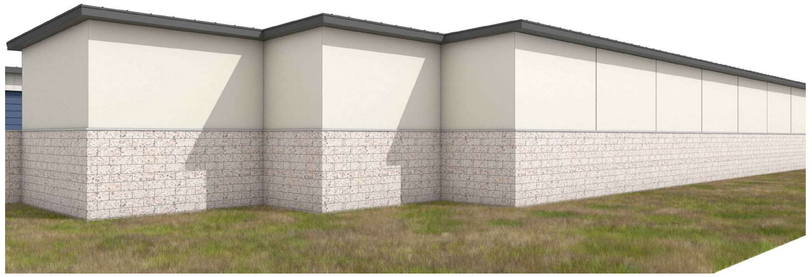
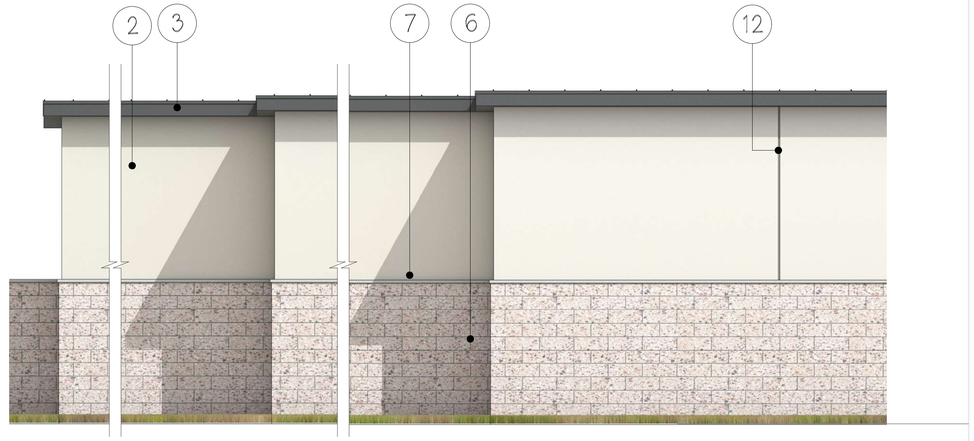


Exterior Project Elevations

Self Storage & RV Storage + Office — Design Elements

1	Roof	Metal Rib Roof
2	Wall	Stucco
3	Fascia	Metal Barge
4	Gutter & Downspout	Metal
5	Trim	Metal Trim
6	Masonry Block	Split Face
7	Masonry Trim	Precision Trim
8	Light Fixture	Security Photocell
9	Light Fixture	Entry Light
10	Windows & Doors	Metal Frame
11	Trim	Stucco
12	Stucco Screed @ 16' o.c.	Stucco
13	Accent Trim	Metal Trim



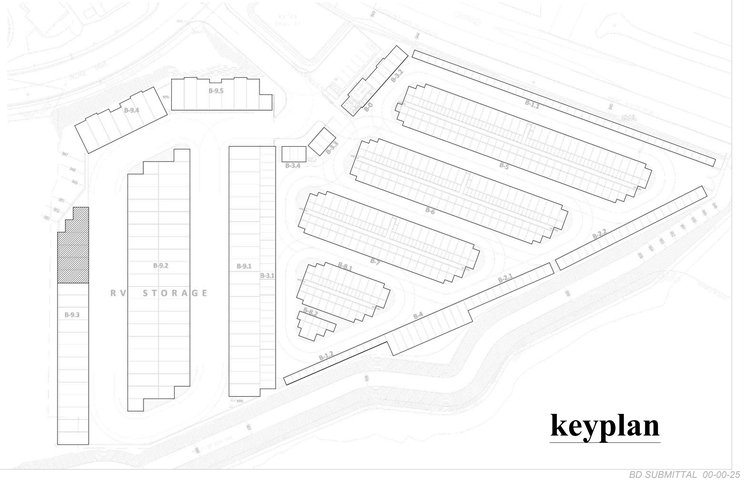
RV STORAGE
EXTERIOR ELEV. (PARTIAL)

Interior Project Elevations

Self Storage & RV Storage + Office — Design Elements

1	Roof	Metal Rib Roof
2	Wall	Metal Board & Batt
3	Fascia	Metal Barge
4	Gutter & Downspout	Metal
5	Garage Door	14' x 14' Metal Roll up
6	Trim	Metal Trim
7	Light Fixture	Security Photocell

RV STORAGE
INTERIOR ELEV. (PARTIAL)



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Project Number :
BGA No. 24020

Sheet Title :
DESIGN ELEMANTS
- RV STORAGE

Sheet No. :
CS-6

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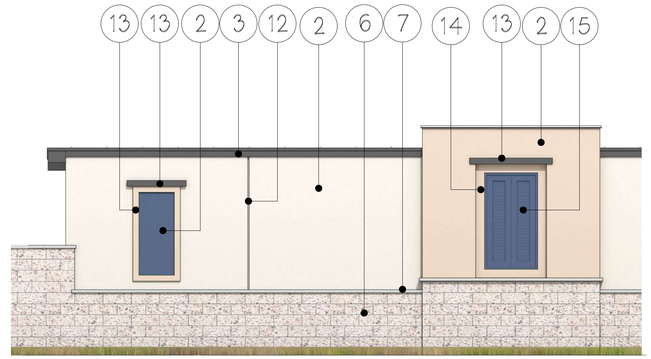
24 x 36

Exterior Project Elevations

	Self Storage & RV Storage + Office	Design Elements
1	Roof	Metal Rib Roof
2	Wall	Stucco
3	Fascia	Metal Barge
4	Gutter & Downspout	Metal
5	Trim	Metal Trim
6	Masonry Block	Split Face
7	Masonry Trim	Precision Trim
8	Light Fixture	Security Photocell
9	Light Fixture	Entry Light
10	Windows & Doors	Metal Frame
11	Trim	Stucco
12	Stucco Screed @ 10' o.c.	Stucco
13	Accent Trim	Foam Stucco
14	Recess Trim	Stucco
15	Shutter	Composite Mat'l



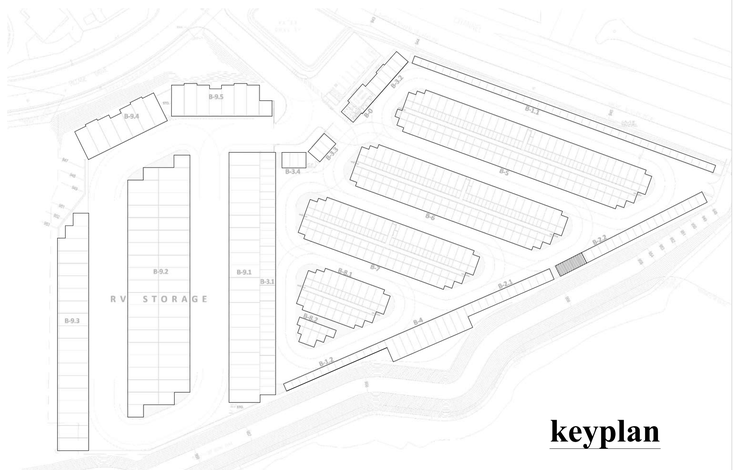
SELF STORAGE
INTERIOR ELEV. (PARTIAL)

Interior Project Elevations

	Self Storage & RV Storage + Office	Design Elements
1	Roof	Metal Rib Roof
2	Wall	Metal Board & Batt
3	Fascia	Metal Barge
4	Gutter & Downspout	Metal
5	Garage Door	9' x 8' Metal Roll up
6	Trim	Metal Trim
7	Light Fixture	Security Photocell

SELF STORAGE
EXTERIOR ELEV. (PARTIAL)

DESIGN ELEMENTS
NOT TO SCALE



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DESIGN ELEMENTS
- SELF STORAGE

Sheet No. :

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24 x 36

Modern Ranch

Character

The ranch style, noted for Spanish Colonial architecture beginnings in 1940's, became widely popular for use of simple plaster, board and batt wood siding, veneer wainscots and low profile roofs. The revival of this architectural style, focuses on modern materials such as various types of stucco, board and batt metal siding, significant variations of stone and brick veneer, along with the use of metal roofing.....as an eclectic modern style today.

Style Elements

Form & Massing	Asymmetrical & symmetrical plan forms Varied building heights
Entry Doors & Windows	Trim surround with Flat Head Pane breakups
Roof & Materials	Low pitch gable Metal Roof Shallow overhang with rafter tails Hip roof accent
Details	Stucco wall panels Board & Batt Siding Stone wainscot Shutters Ornamental W.I Vertical window proportions Flat window and door openings
Color & Materials	Dark roof color and fascia Light to medium wall plane color Medium-tone stone veneer

Design Characteristics

Low-pitched gable roof

Metal roof, open eave, and rafter tails

Doors and windows wrapped with trim

Wainscot with stucco

Board and batt siding

ARCH STYLE - MODERN RANCH

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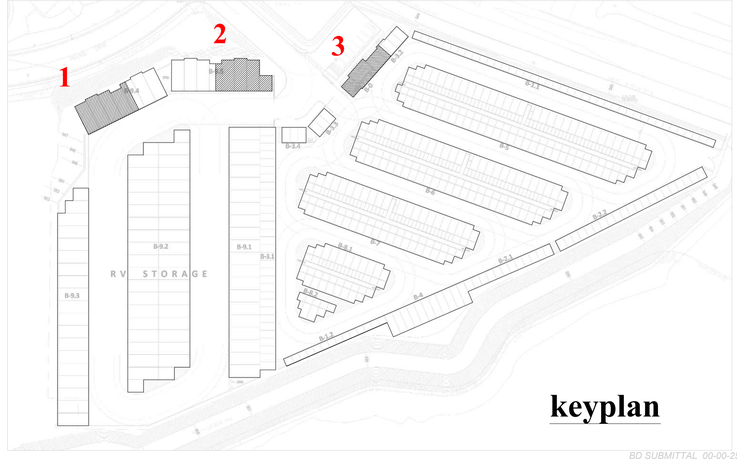

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Sheet Title :

ARCH STYLE
-MODERN RANCH

Sheet No. :

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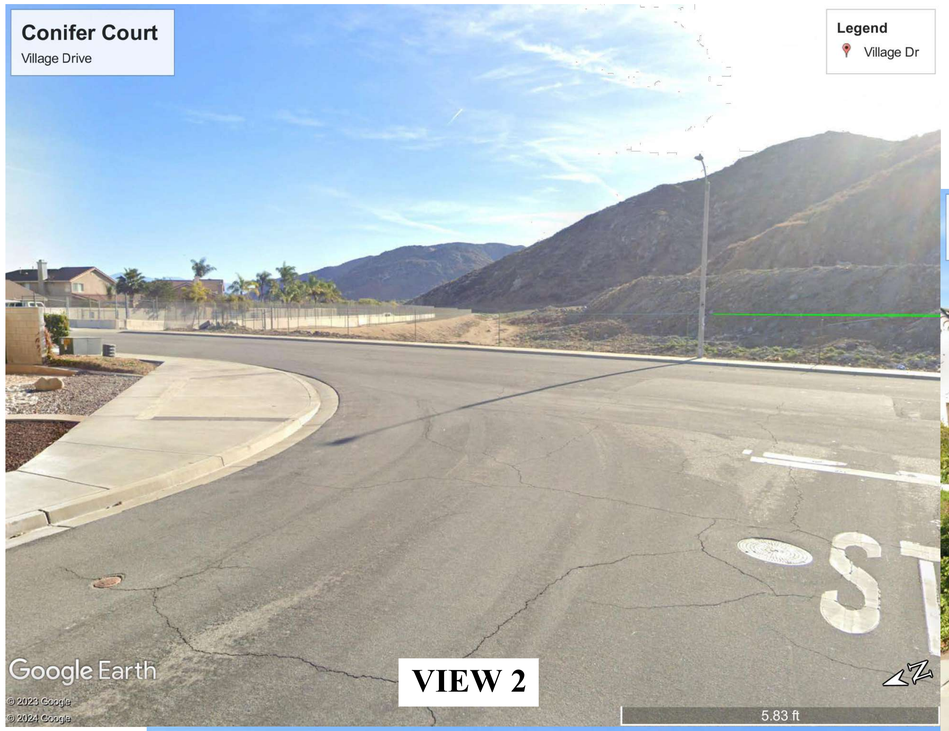

VIEW 2

VIEW 1

VIEW 3

ADJACENT ARCHITECTURAL PHOTOS

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Project Number :
BGA No. 24020

Sheet Title :
ADJACENT ARCHITECTURAL PHOTOS

Sheet No. :
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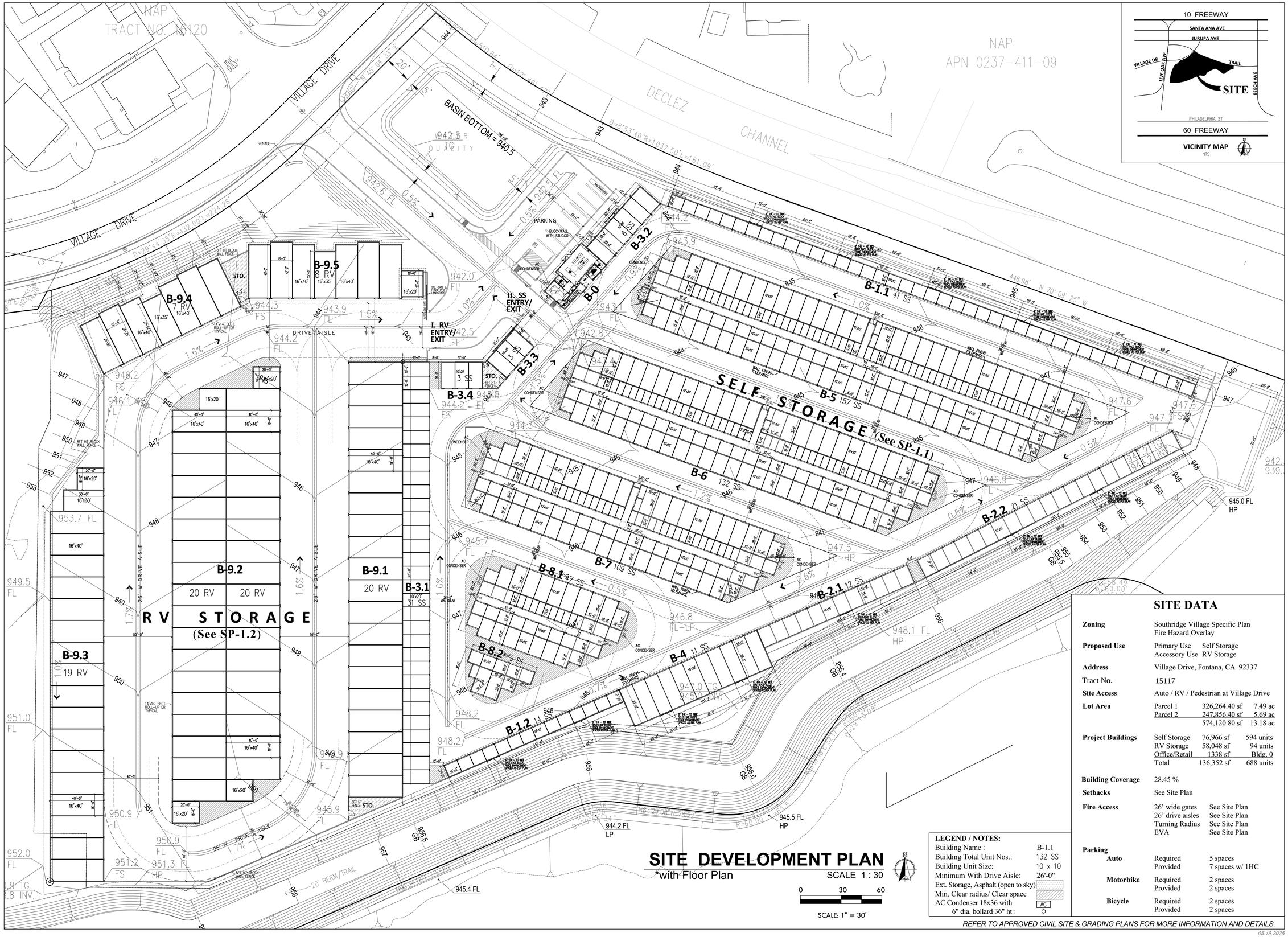
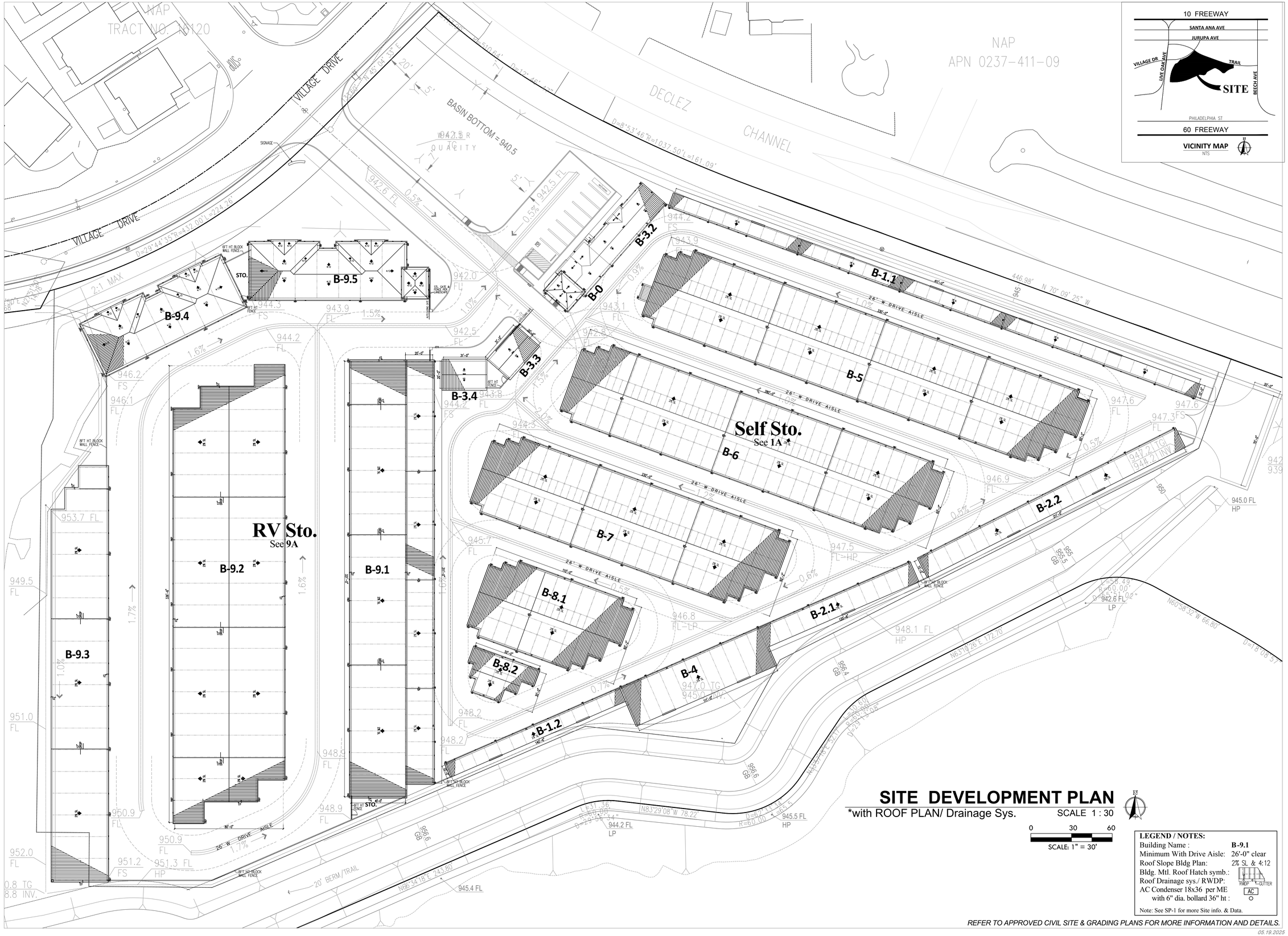

TRACT NO. 15120
NAP
APN 0237-411-09
VILLAGE DRIVE
DECLEZ CHANNEL
BASIN BOTTOM = 940.5
PARKING
BLOCKWALL WITH STUCCO
B-0
B-3.2
B-1.1 41 SS
B-5 157 SS
B-6 132 SS
B-7 109 SS
B-8.1 47 SS
B-8.2 49 SS
B-2.1 12 SS
B-2.2 21 SS
B-4 11 SS
B-1.2 14 SS
B-9.5 8 RV
B-9.4 7 RV
B-9.3 19 RV
B-9.2 20 RV 20 RV
B-9.1 20 RV
B-3.1 10'x20' 31 SS
B-3.3
B-3.4 3 SS
I. RV ENTRY/ EXIT
II. SS ENTRY/ EXIT
DRIVE AISLE
SELF STORAGE (See SP-1.1)
RV STORAGE (See SP-1.2)
26' W DRIVE AISLE
20' BERM / TRAIL
6FT HT BLOCK WALL FENCE
STO.
AC CONDENSER
944.2 FL LP
945.5 FL HP
945.0 FL HP
948.1 FL HP
945.4 FL
956.6 GB
956.4 GB
955.5 GB
942.5 FL
943.9 FL
942.6 FL
942.0 FL
944.2 FS
946.2 FS
946.1 FS
953.7 FL
949.5 FL
951.0 FL
952.0 FL
950.9 FL
951.2 FS
951.3 FL
947.0 TC
945.0 INV.
947.6 FL
947.5 FS
947.5 FL
946.9 FL
945.7 FL
946.8 FL-LP
948.7 FL
948.2 FL
944.3 FL
944.8 FL
942.8 FL
943.1 FL
944.4 FL
942.5 FL
939.
446.98' N 70° 09' 25" W
R=60.00'
L=58.49'
Δ=55°50'00"
R=610.64'
Δ=12°45'01"
R=1037.50'
L=161.09'
Δ=8°53'46"
R=437.00'
L=224.26'
Δ=29°24'15"
R=60.00'
L=50.00'
Δ=47°45'01"
R=20.00'
L=16.67'
Δ=47°45'01"
R=20.00'
L=16.67'
Δ=47°45'01"
R=20.00'
L=16.67

24 x 36



SITE DEVELOPMENT PLAN

*with ROOF PLAN/ Drainage Sys. SCALE 1 : 30

0 30 60

SCALE: 1" = 30'

LEGEND / NOTES:

Building Name :	B-9.1
Minimum With Drive Aisle:	26'-0" clear
Roof Slope Bldg Plan:	2% SL & 4:12
Bldg. Mtl. Roof Hatch symb.:	
Roof Drainage sys./ RWDP:	RWDP GUTTER
AC Condenser 18x36 per ME with 6" dia. bollard 36" ht :	AC

Note: See SP-1 for more Site info. & Data.

REFER TO APPROVED CIVIL SITE & GRADING PLANS FOR MORE INFORMATION AND DETAILS.

05.19.2025

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Project Number :

BGA No. 24020

Sheet Title :

SITE DEVELOPMENT PLAN -with ROOF PLAN/Drainage System

Sheet No. :

SP-1.0A

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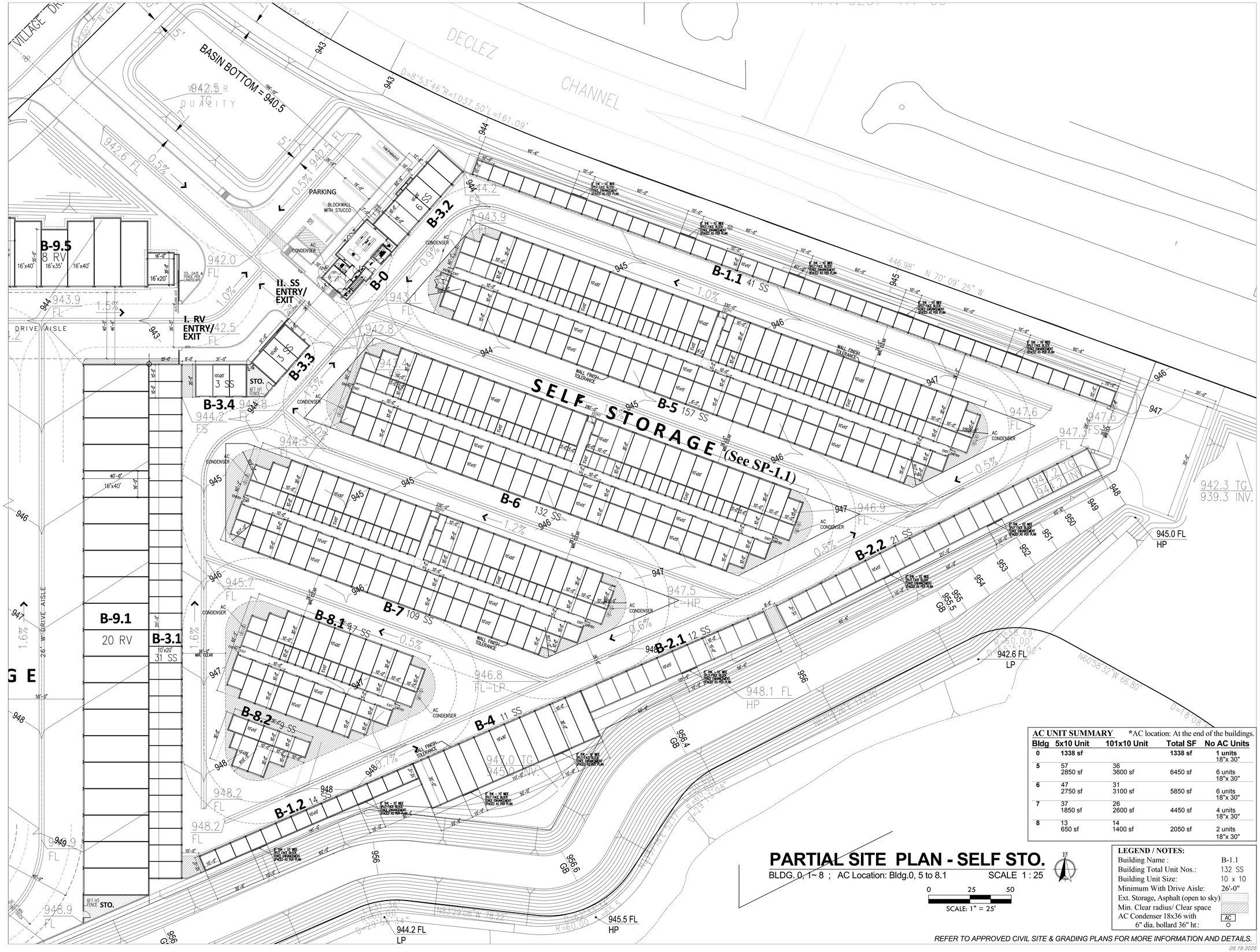

AC UNIT SUMMARY				*AC location: At the end of the buildings.
Bldg	5x10 Unit	101x10 Unit	Total SF	No AC Units
0	1338 sf		1338 sf	1 units 18"x 30"
5	57 2850 sf	36 3600 sf	6450 sf	6 units 18"x 30"
6	47 2750 sf	31 3100 sf	5850 sf	6 units 18"x 30"
7	37 1850 sf	26 2600 sf	4450 sf	4 units 18"x 30"
8	13 650 sf	14 1400 sf	2050 sf	2 units 18"x 30"

PARTIAL SITE PLAN - SELF STO.

BLDG. 0, 1~ 8 ; AC Location: Bldg.0, 5 to 8.1 SCALE 1 : 25

0 25 50

SCALE: 1" = 25'

LEGEND / NOTES:

Building Name :	B-1.1
Building Total Unit Nos.:	132 SS
Building Unit Size:	10 x 10
Minimum With Drive Aisle:	26'-0"
Ext. Storage, Asphalt (open to sky)	
Min. Clear radius/ Clear space	
AC Condenser 18x36 with 6" dia. bollard 36" ht :	AC

REFER TO APPROVED CIVIL SITE & GRADING PLANS FOR MORE INFORMATION AND DETAILS.

05.19.2025

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Sheet Title :

PARTIAL SITE PLAN
- SELF STORAGE

Sheet No. :

SP-1.1

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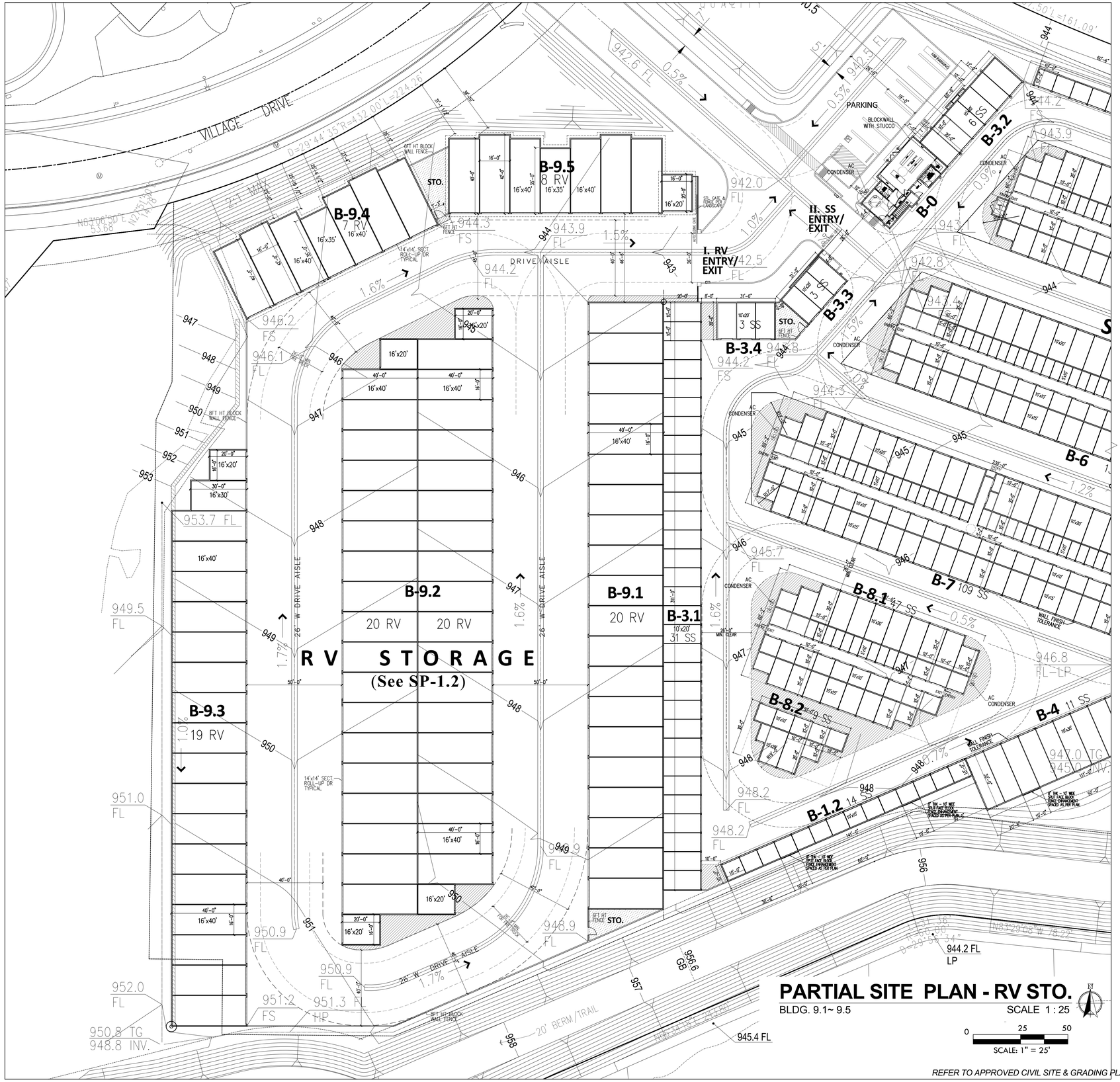

LEGEND / NOTES:

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Building Unit Size:	10 x 10
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Min. Clear radius/ Clear space	
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06.30-2025
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

CONIFER COURT

SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

NO.	DATE	DESCRIPTION
	082824	Prelim. Planning Submittal
	012725	Planning Re-Submittal
	020425	Planning Re-Submittal

PERMIT NO:
DD SUBM. DATE: 02/04/25 (Planning Re-sub.)
BD SUBM. DATE:
PLOT DATE: 02/03/25 (Planning Re-sub.)

Project Number :

BGA No. 24020

Sheet Title :

PARTIAL SITE PLAN
- RV STORAGE

Sheet No. :

SP1.2

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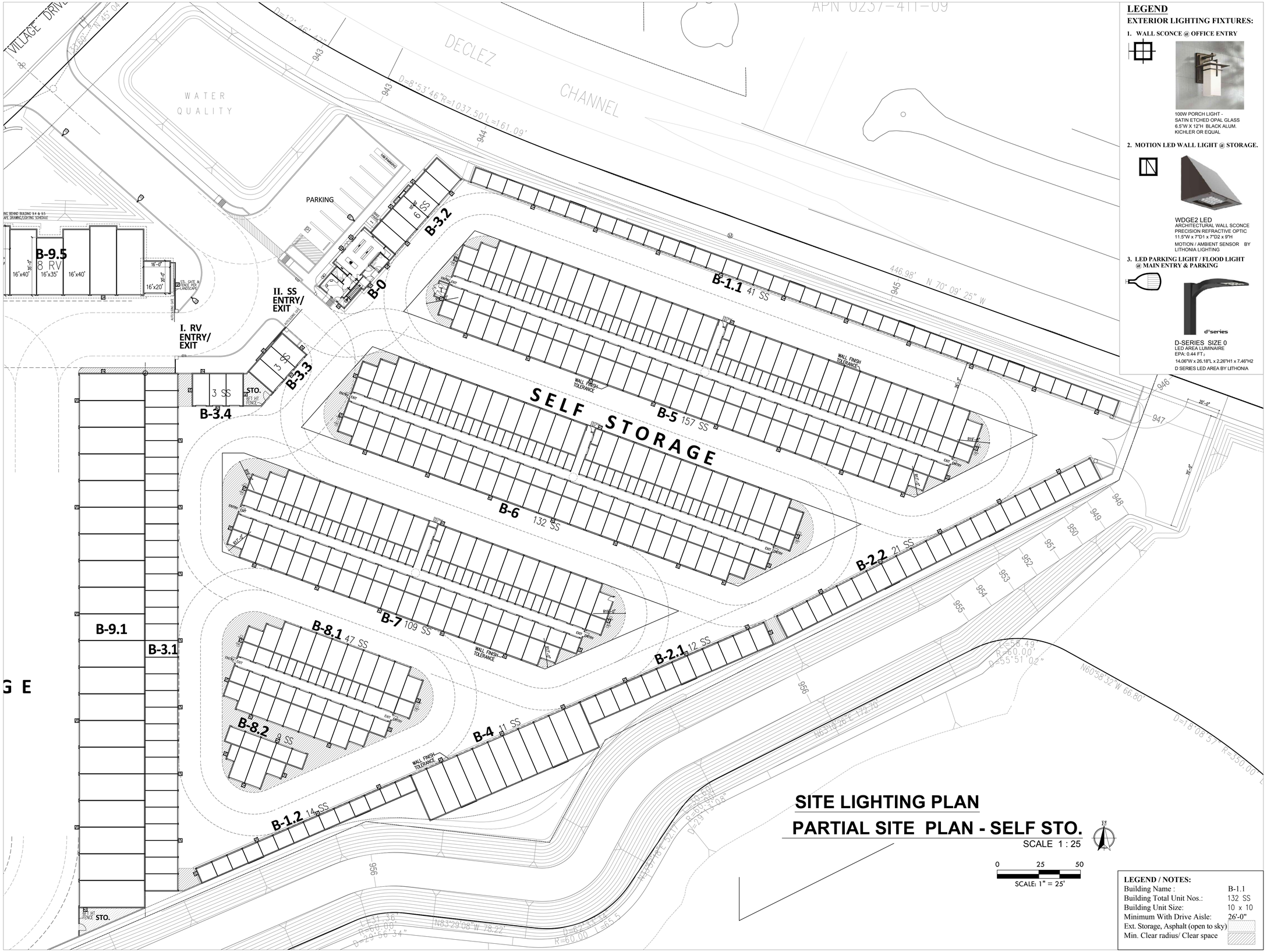

LEGEND

EXTERIOR LIGHTING FIXTURES:

1. **WALL SCONCE @ OFFICE ENTRY**

100W PORCH LIGHT -
SATIN ETCHED OPAL GLASS
6.5"W X 12"H BLACK ALUM.
KICHLER OR EQUAL

2. **MOTION LED WALL LIGHT @ STORAGE.**

WDGE2 LED
ARCHITECTURAL WALL SCONCE
PRECISION REFRACTIVE OPTIC
11.5"W x 7"D1 x 7"D2 x 9"H
MOTION / AMBIENT SENSOR BY LITHONIA LIGHTING

3. **LED PARKING LIGHT / FLOOD LIGHT @ MAIN ENTRY & PARKING**

D-SERIES SIZE 0
LED AREA LUMINAIRE
EPA: 0.44 FT²
14.06"W x 26.18"L x 2.26"H1 x 7.46"H2
D SERIES LED AREA BY LITHONIA

SITE LIGHTING PLAN

PARTIAL SITE PLAN - SELF STO.

LEGEND / NOTES:

Building Name :	B-1.1
Building Total Unit Nos.:	132 SS
Building Unit Size:	10 x 10
Minimum With Drive Aisle:	26'-0"
Ext. Storage, Asphalt (open to sky)	
Min. Clear radius/ Clear space	

05.19.2025

ARCHITECT:
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INCORPORATED
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Sheet Title :

LIGHTING PLAN
PARTIAL SITE PLAN
- SELF STORAGE

Sheet No. :

SP-1.3

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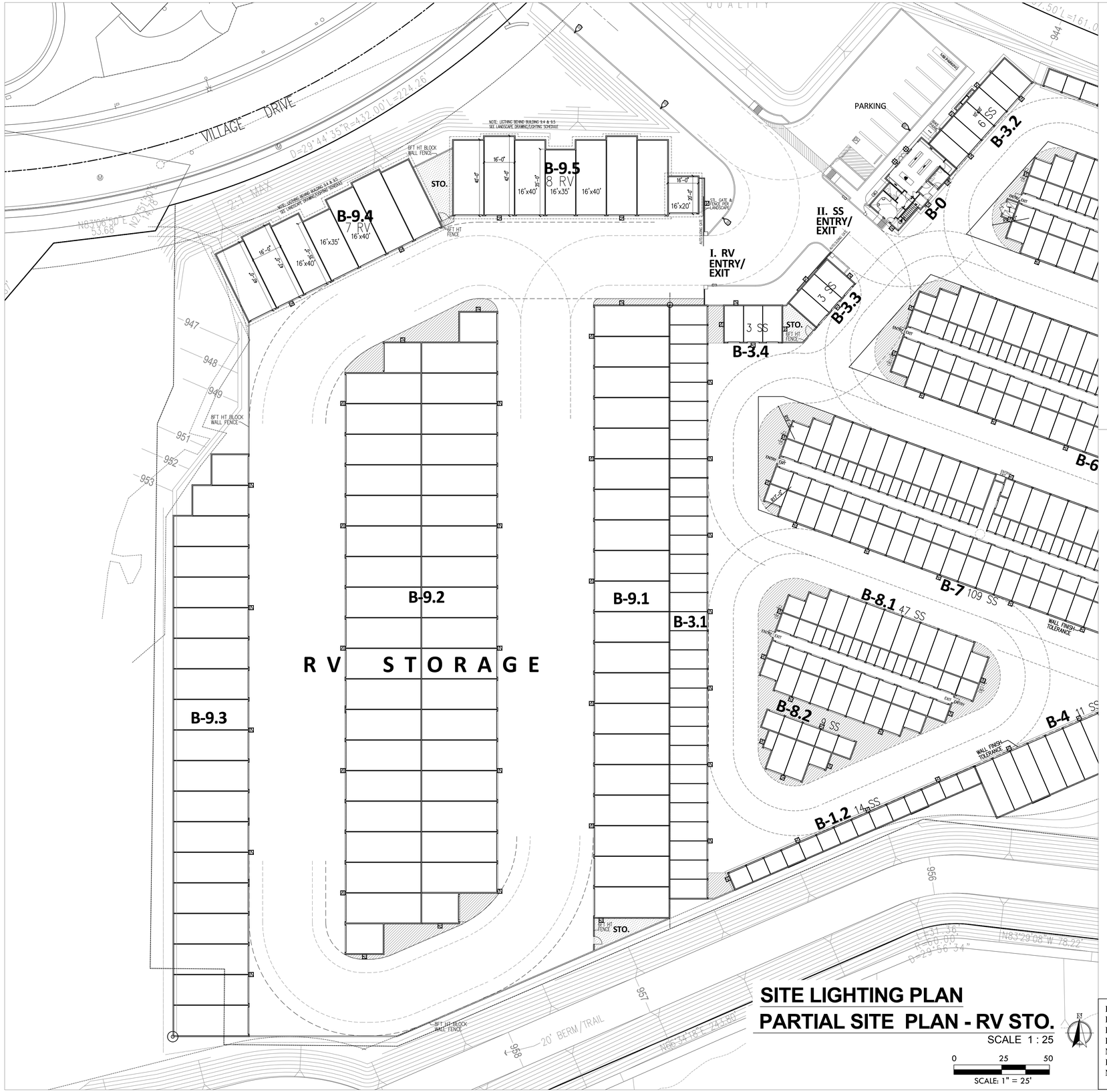

SITE LIGHTING PLAN
PARTIAL SITE PLAN - RV STO.

SCALE 1 : 25

0 25 50

SCALE: 1" = 25'

LEGEND / NOTES:

Building Name :	B-1.1
Building Total Unit Nos.:	132 SS
Building Unit Size:	10 x 10
Minimum With Drive Aisle:	26'-0"
Ext. Storage, Asphalt (open to sky)	
Min. Clear radius/ Clear space	

05.19.2025

LEGEND

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KICHLER OR EQUAL

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WDGE2 LED
ARCHITECTURAL WALL SCONCE
PRECISION REFRACTIVE OPTIC
11.5"W x 7"D1 x 7"D2 x 9"H
MOTION / AMBIENT SENSOR BY LITHONIA LIGHTING

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D-SERIES SIZE 0
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14.06"W x 26.18"L x 2.26"H1 x 7.46"H2
D SERIES LED AREA BY LITHONIA

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with ACCESSORY RV STORAGE

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Sheet Title :
LIGHTING PLAN
PARTIAL SITE PLAN
- RV STORAGE

Sheet No. :
SP-1.4

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B-9.4
7 RV
16'x40'

B-9.5
8 RV
16'x40'

STO.

6FT HT FENCE

12'x14' SECT ROLL-UP DR TYPICAL

DRIVE AISLE

16'x20'

16'x40'

8FT HT BLOCK WALL FENCE

26' W DRIVE AISLE

16'x30'

16'x40'

B-9.2
20 RV
20 RV

B-9.3
19 RV
24,876

B-9.1
20 RV
12,840

6FT HT FENCE

STO.

8FT HT BLOCK WALL FENCE

PARKING

16'x20'

6FT HT STL. GATE

SS ENTRY/ EXIT

RV ENTRY/ EXIT

OFFICE
B-10

B-3.2
6 SS
10'x20'

B-3.3
3 SS
10'x20'

B-3.4
10'x20'

B-3.1
31 SS
10'x20'

B-1.1
41 SS

B-5
15Y SS

B-6
132 SS

B-7
108 SS

B-8.1
47 SS

B-8.2
9 SS

B-1.2
14 SS

B-2.2
21 SS
10'x15'

B-2.1
12 SS
10'x15'

B-4.1
11 SS
10'x30'

5'x10'
10'x10'
10'x15'
10'x20'
10'x30'

SITE PHOTOMETRIC STUDY

SCALE 1 : 25

PREPARED BY -
Irwan Yowanto P.E., LC, RCDD
YOWANTO ENGINEERING
2705 N. Towne Avenue #C
Pomona, CA 91767
PH 909.626.6291

SP-1.5

FOR REFERENCE ONLY. CONTACT YOWANTO ENG'G FOR MORE INFORMATION AND DETAILS. NTS

24 x 36

CONIFER COURT

I. SELF STORAGE PLANS

SHEET INDEX

I.	Self Storage Building Plans - Cover Sheet
DD-1	Self Sto - Partial Site Keyplan
DD-1A	Self Sto - Partial Site Keyplan with Roof & Al
DD-0	Bldg. B-0 Off./Retail Plans & Section
DD-0A	Bldg. B-0 Off./Retail Elevations
DD-1.1	Bldg. B-1.1 Self Storage Plans
DD-1.1A	Bldg. B-1.1 Elevations
DD-1.1B	Bldg. B-1.1 Sections
DD-1.2	Bldg. B-1.2 Self Storage Plans
DD-1.2A	Bldg. B-1.2 Elevations
DD-1.2B	Bldg. B-1.2 Sections
DD-2.1	Bldg. B-2.1 Self Storage Plans
DD-2.1A	Bldg. B-2.1 Elevations
DD-2.1B	Bldg. B-2.1 Sections
DD-2.2	Bldg. B-2.2 Self Storage Plans
DD-2.2A	Bldg. B-2.2 Elevations
DD-2.2B	Bldg. B-2.2 Sections
DD-3.1	Bldg. B-3.1 Self Storage Plans
DD-3.1A	Bldg. B-3.1 Elevations
DD-3.1B	Bldg. B-3.1 Sections
DD-3.2	Bldg. B-3.2 Self Storage Plans
DD-3.2A	Bldg. B-3.2 Elevations
DD-3.2B	Bldg. B-3.2 Sections
DD-3.3	Bldg. B-3.3 Self Storage Plans
DD-3.4	Bldg. B-3.4 Self Storage Plans
DD-4	Bldg. B-4 Self Storage Plans
DD-4A	Bldg. B-4 Elevations
DD-4B	Bldg. B-4 Sections
DD-5	Bldg. B-5 Self Storage Plans
DD-5A	Bldg. B-5 Elevations
DD-5B	Bldg. B-5 Sections
DD-6	Bldg. B-6 Self Storage Plans
DD-6A	Bldg. B-6 Elevations
DD-6B	Bldg. B-6 Sections
DD-7	Bldg. B-7 Self Storage Plans
DD-7A	Bldg. B-7 Elevations
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DD-8.1	Bldg. B-8.1 Self Storage Plans
DD-8.1A	Bldg. B-8.1 Elevations
DD-8.1B	Bldg. B-8.1 Sections
DD-8.2	Bldg. B-8.2 Self Storage Plans
DD-8.2A	Bldg. B-8.2 Sections & Elevations

05.19.2025

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Sheet Title :

I. SELF STORAGE
- COVER SHEET

Sheet No. :

DD-I

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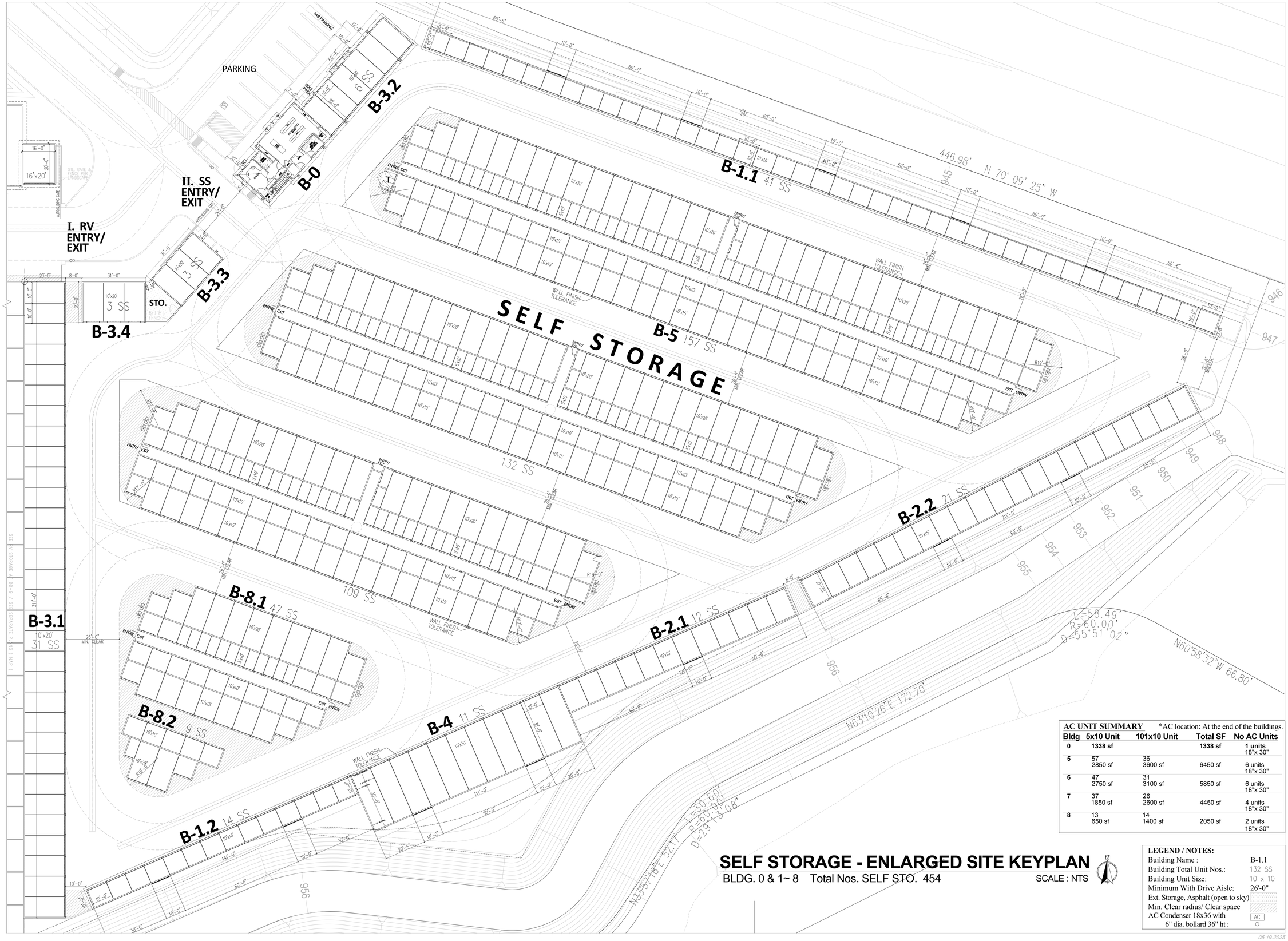

AC UNIT SUMMARY

*AC location: At the end of the buildings.

Bldg	5x10 Unit	101x10 Unit	Total SF	No AC Units
0	1338 sf		1338 sf	1 units 18"x 30"
5	57 2850 sf	36 3600 sf	6450 sf	6 units 18"x 30"
6	47 2750 sf	31 3100 sf	5850 sf	6 units 18"x 30"
7	37 1850 sf	26 2600 sf	4450 sf	4 units 18"x 30"
8	13 650 sf	14 1400 sf	2050 sf	2 units 18"x 30"

SELF STORAGE - ENLARGED SITE KEYPLAN

BLDG. 0 & 1~ 8 Total Nos. SELF STO. 454 SCALE : NTS

LEGEND / NOTES:

Building Name :	B-1.1
Building Total Unit Nos.:	132 SS
Building Unit Size:	10 x 10
Minimum With Drive Aisle:	26'-0"
Ext. Storage, Asphalt (open to sky)	
Min. Clear radius/ Clear space	
AC Condenser 18x36 with 6" dia. bollard 36" ht :	AC

05.19.2025

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Project Number :

BGA No. 24020

Sheet Title :

I.
SELF STORAGE
- ENL. SITE KEYPLAN

Sheet No. :

DD-1

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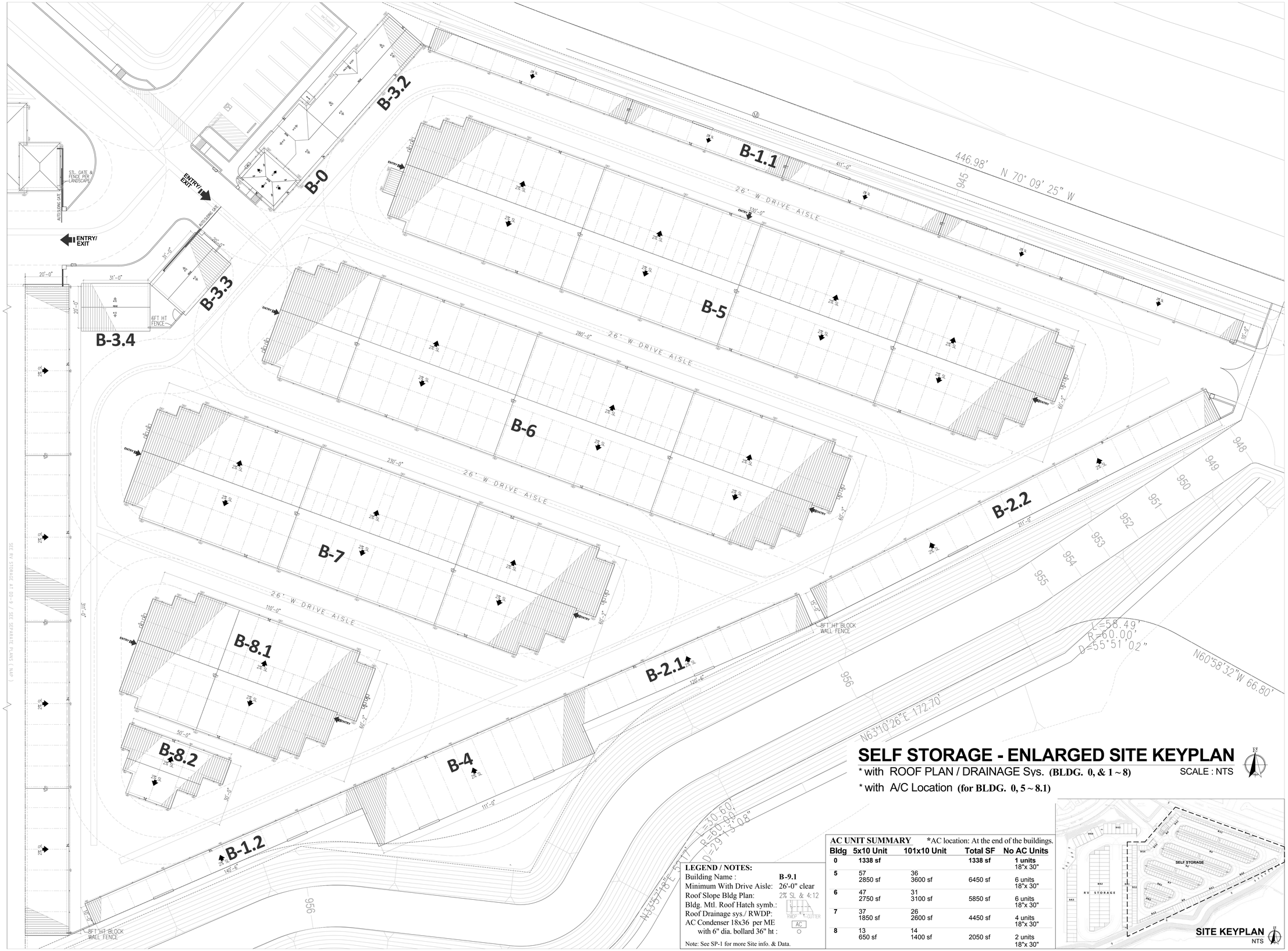

SELF STORAGE - ENLARGED SITE KEYPLAN

* with ROOF PLAN / DRAINAGE Sys. **(BLDG. 0, & 1 ~ 8)**

* with A/C Location **(for BLDG. 0, 5 ~ 8.1)**

SCALE : NTS

LEGEND / NOTES:

Building Name :	**B-9.1**
Minimum With Drive Aisle:	26'-0" clear
Roof Slope Bldg Plan:	2% SL & 4:12
Bldg. Mtl. Roof Hatch symb.:	
Roof Drainage sys./ RWDP:	
AC Condenser 18x36 per ME with 6" dia. bollard 36" ht :	AC

Note: See SP-1 for more Site info. & Data.

AC UNIT SUMMARY *AC location: At the end of the buildings.

Bldg	5x10 Unit	101x10 Unit	Total SF	No AC Units
0	**1338 sf**		**1338 sf**	**1 units 18"x 30"**
5	57 2850 sf	36 3600 sf	6450 sf	6 units 18"x 30"
6	47 2750 sf	31 3100 sf	5850 sf	6 units 18"x 30"
7	37 1850 sf	26 2600 sf	4450 sf	4 units 18"x 30"
8	13 650 sf	14 1400 sf	2050 sf	2 units 18"x 30"

SITE KEYPLAN
NTS

05.19.2025

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Sheet Title :
I.
SELF STORAGE
- ENL. SITE KEYPLAN with
- Roof Plans / Drainage &
- Bldg. AC Location

Sheet No. :
DD-1A

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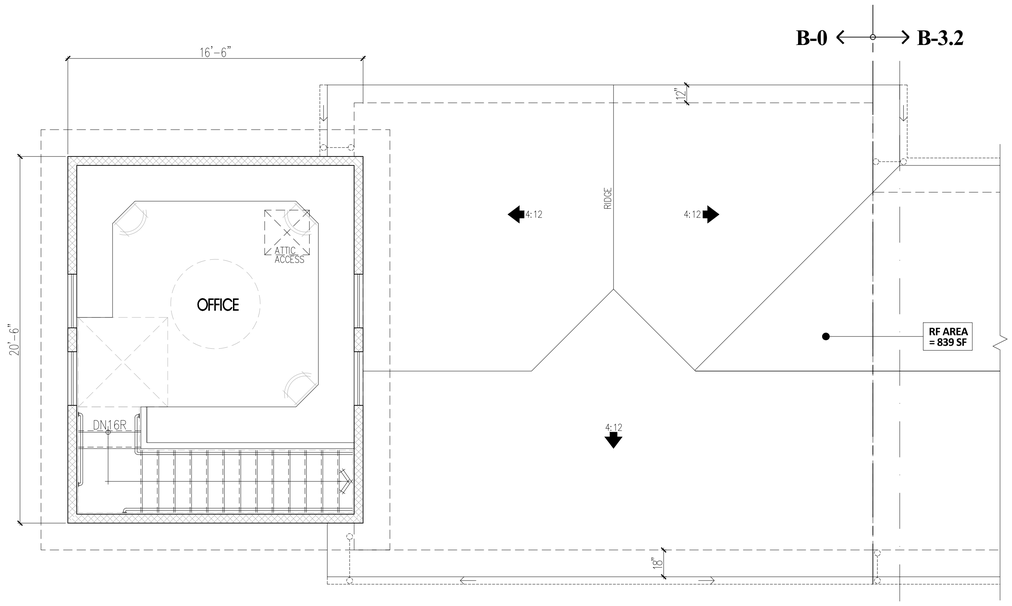
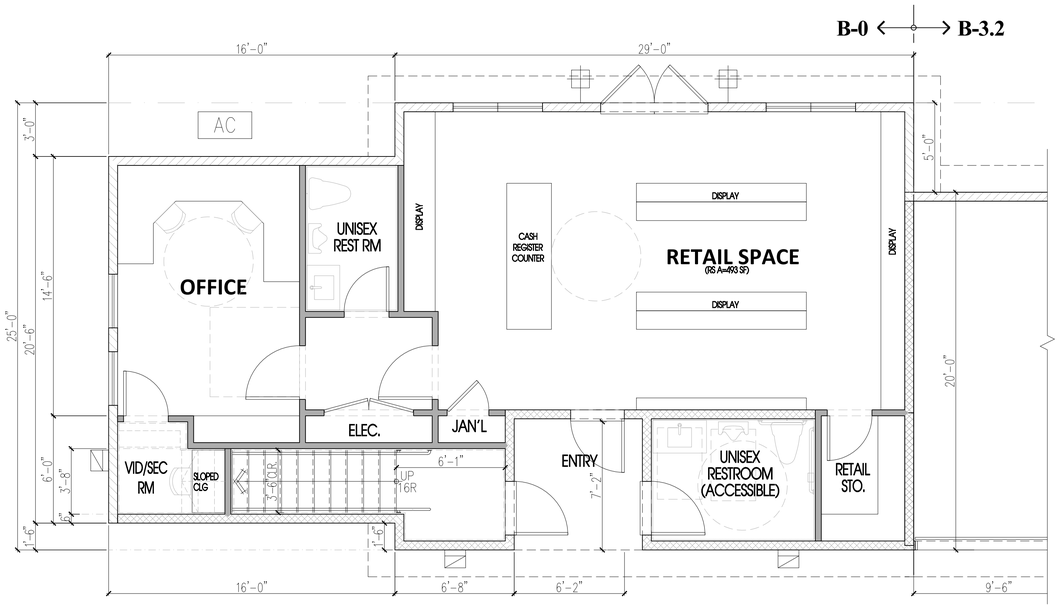


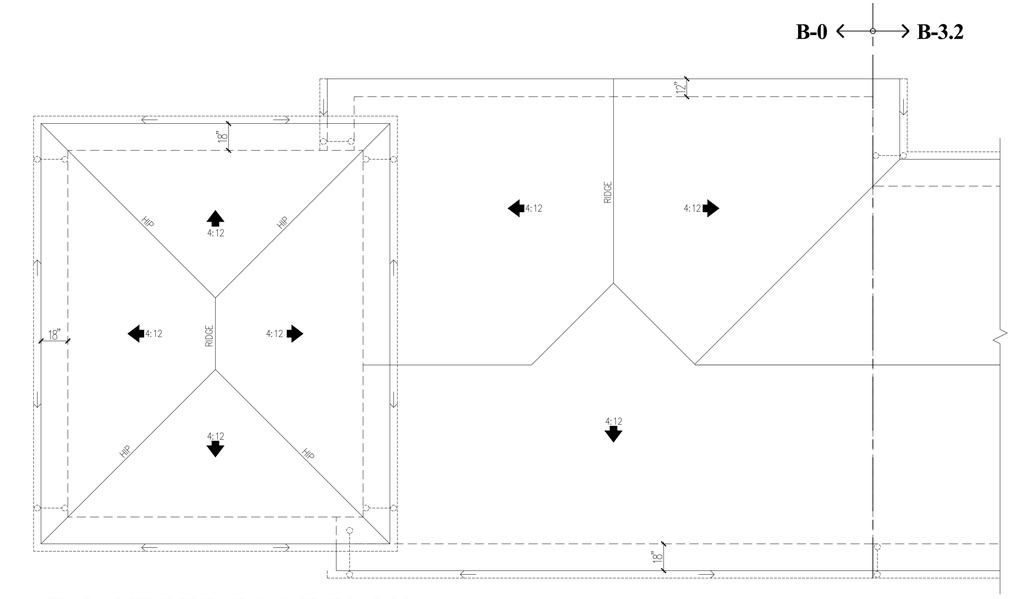
B-0 2F PLAN / 1F RF PLAN

2F AREA = 338 SF SCALE 1/4 = 1'-0"



B-0 1F ENLARGED PLAN

1F AREA = 1,000 SF SCALE 1/4 = 1'-0"

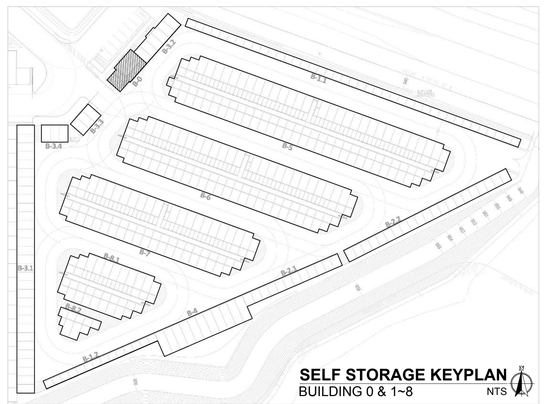


B-0 UPPER ROOF PLAN

RF AREA = 458 SF SCALE 1/4 = 1'-0"

B-0 ENLARGED SECTION

SCALE 1/4 = 1'-0"



BLDG. B-0 - OFFICE / RETAIL

1F AREA = 1,336 SF SCALE 1/4 = 1'-0"

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BUILDING B-0
(OFFICE / RETAIL)
- FLOOR PLAN
- ROOF PLAN
- SECTION

Sheet No. :
DD-0

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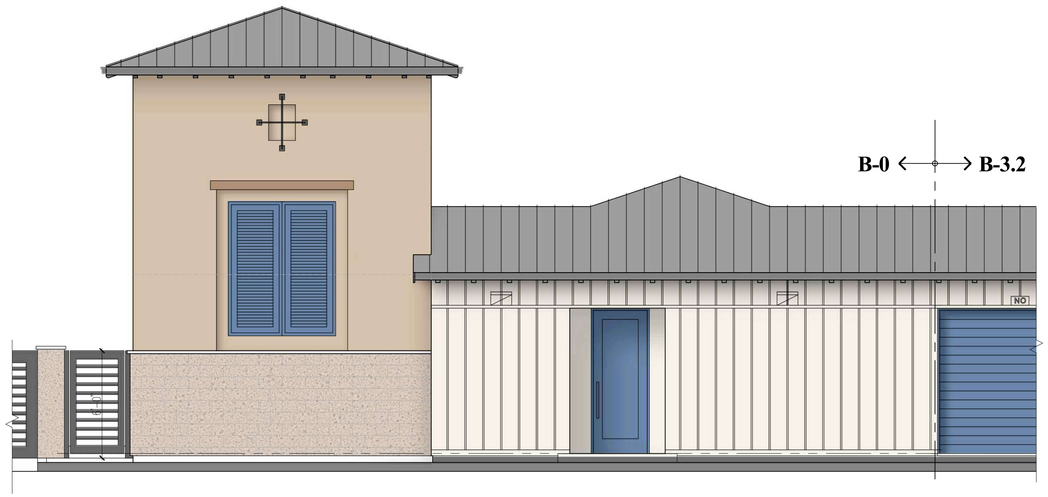
B-0 ENLARGED FRONT ELEVATION

SCALE 1/4 = 1'-0"

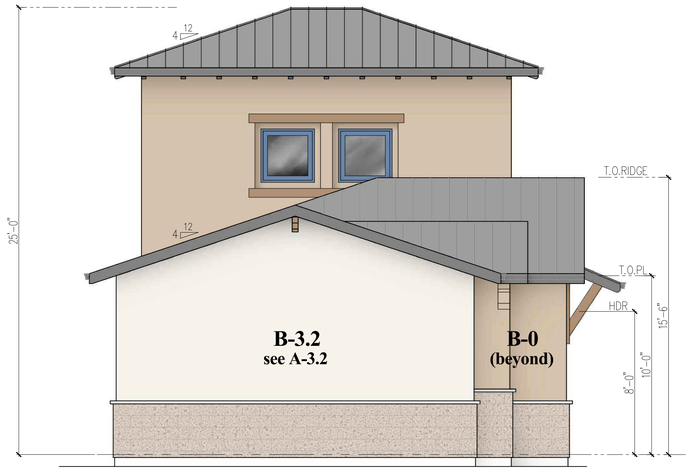
B-0 RIGHT ELEVATION

SCALE 1/4 = 1'-0"



B-0 ENLARGED REAR ELEVATION

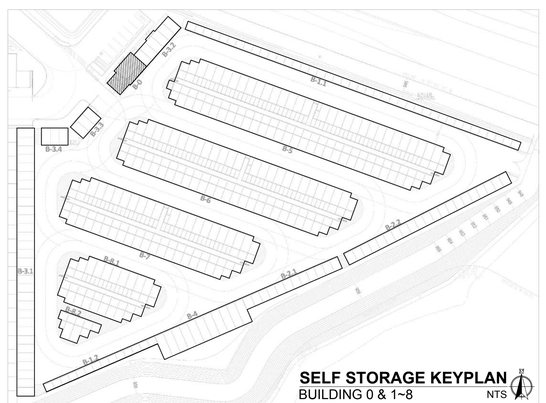
SCALE 1/4 = 1'-0"



B-0 LEFT ELEVATION

SCALE 1/4 = 1'-0"

BLDG. B-0 - OFFICE / RETAIL



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C-26974
06-30-2025
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STATE OF CALIFORNIA

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Project :

CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

NO.	DATE	DESCRIPTION
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	012725	Planning Re-Submittal
	020425	Planning Re-Submittal

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BD SUBM. DATE:
PLOT DATE: 02/03/25 (Planning Re-sub.)

Project Number :

BGA No. 24020

Sheet Title :

BUILDING B-0
(OFFICE / RETAIL)
- ELEVATIONS

Sheet No. :

DD-0A

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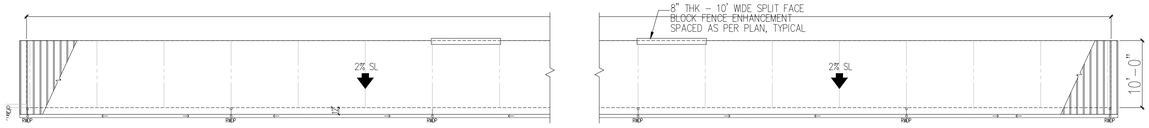
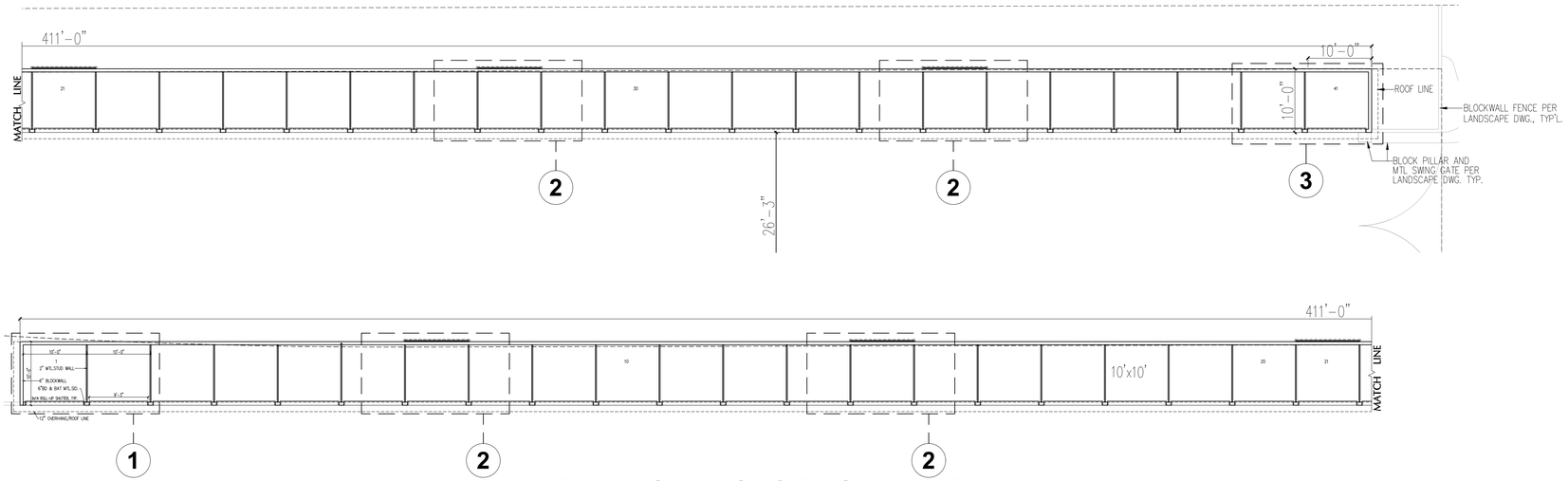


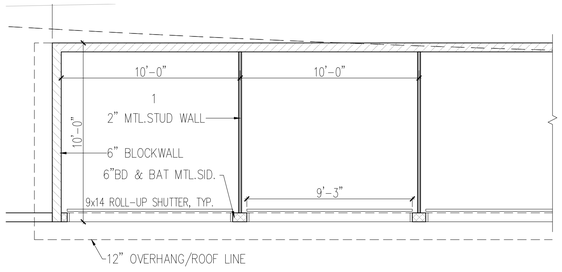
ROOF KEYPLAN PLAN

SCALE 3/32 = 1'-0"



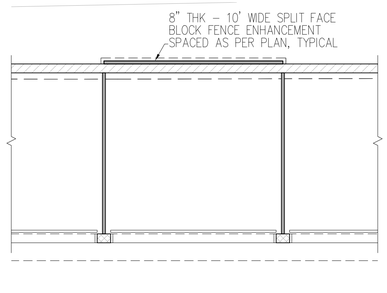
B-1.1 SELF STORAGE KEYPLAN

GFA = 4,110 41 SS SCALE 3/32 = 1'-0"



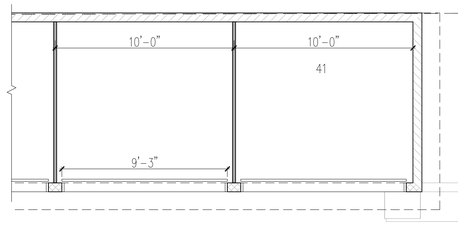
ENLARGED UNIT PLAN 1

RIGHT END SIDE SCALE 1/4" = 1'-0"



ENLARGED UNIT PLAN 2

@ WALL ENHANCEMENT SCALE 1/4" = 1'-0"

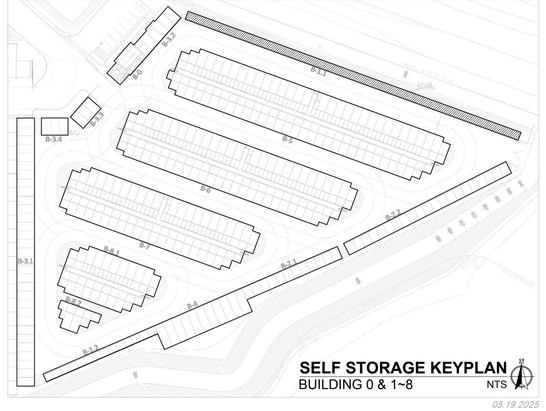


ENLARGED UNIT PLAN 3

RIGHT END SIDE SCALE 1/4" = 1'-0"

SELF STORAGE PLAN - BLDG. B-1.1

BUILDING 1



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BGA No. 24020

Sheet Title :

SELF STORAGE BLDG. B-1.1
- BUILDING PLANS

Sheet No. :

DD-1.1

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B-1.1 FRONT ELEVATION

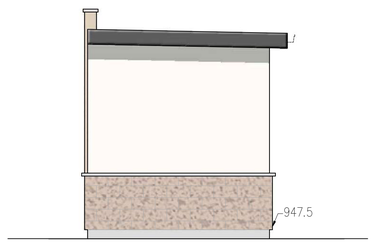
SOUTH KEYPLAN SCALE 3/32 = 1'-0"

B-1.1 ENL. PARTIAL FRONT ELEV.

SCALE 1/4" = 1'-0"

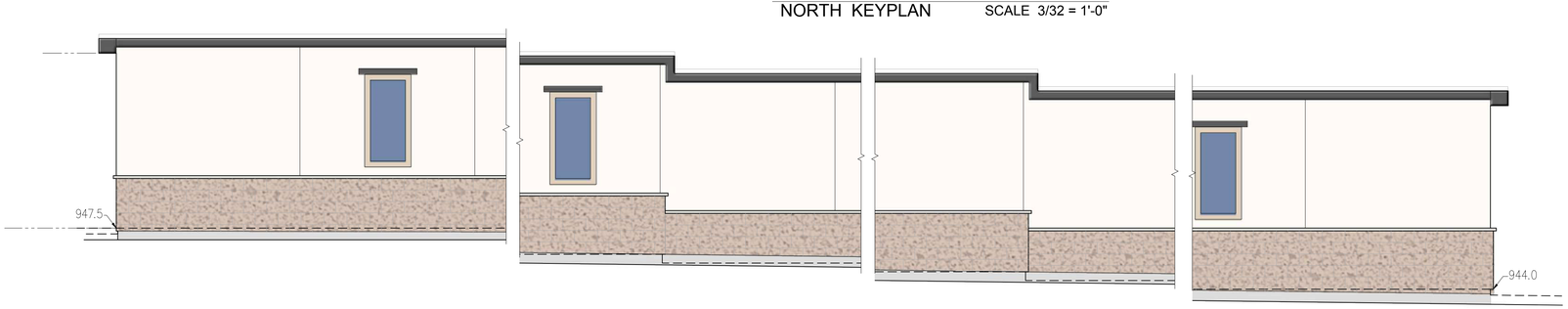
B-1.1 REAR ELEVATION

NORTH KEYPLAN SCALE 3/32 = 1'-0"



B-1.1 LEFT / RIGHT ELEV.

SCALE 1/4" = 1'-0"

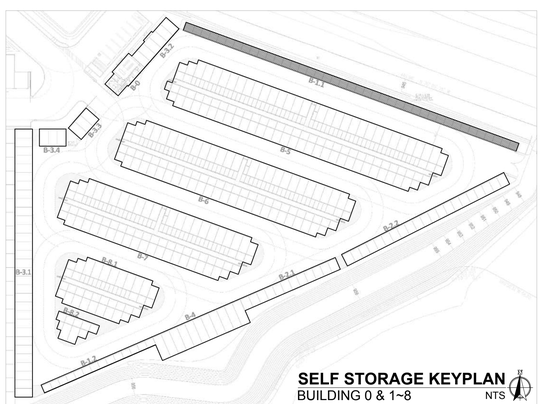


B-1.1 ENL. PARTIAL REAR ELEV.

SCALE 1/4" = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-1.1

BUILDING 1.1



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

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SELF STORAGE BLDG. B-1.1
- BLDG. ELEVATIONS

Sheet No. :

DD-1.1A

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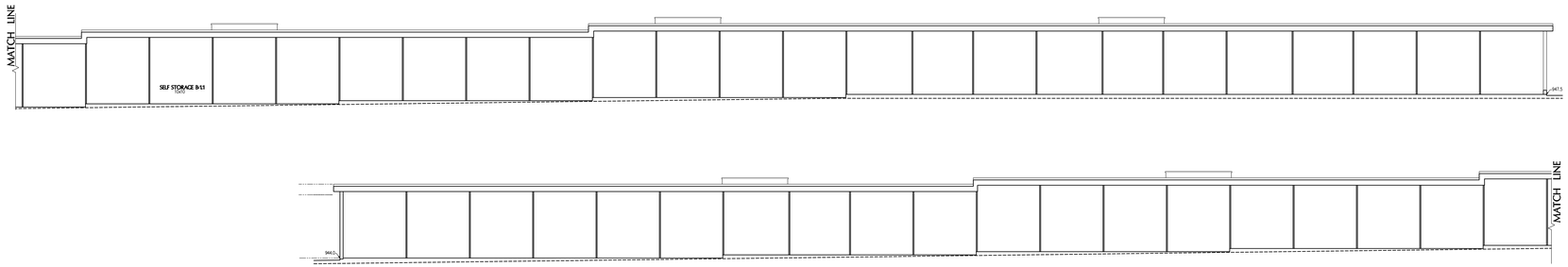
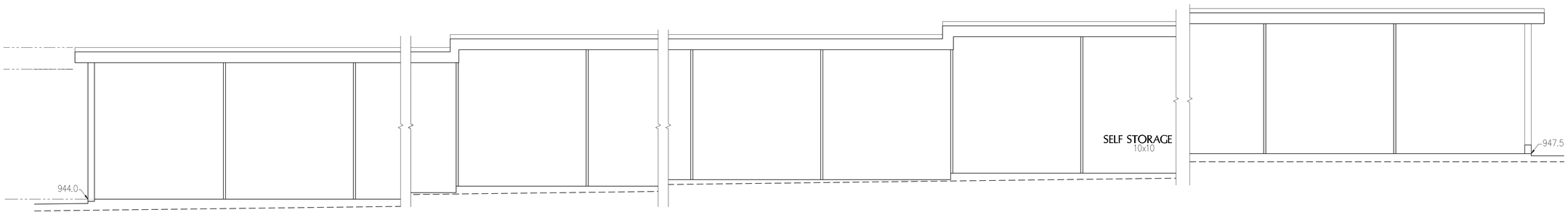


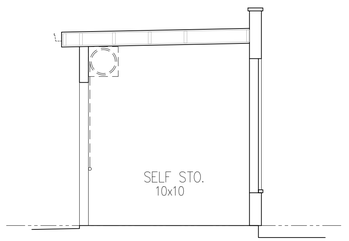
B-1.1 SECTION A-A

SECT. KEYPLAN SCALE 3/32 = 1'-0"



B-1.1 ENL. SECTION A-A

SCALE 1/4" = 1'-0"

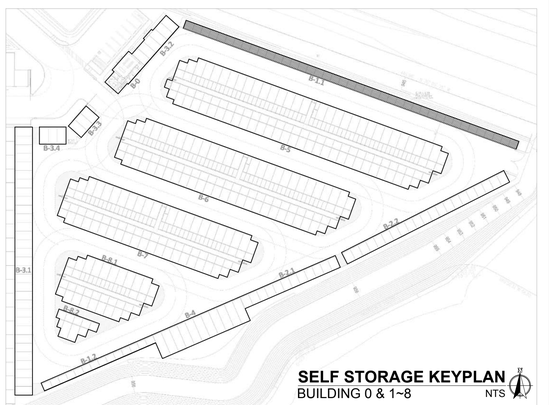


B-1.1 ENL. SECTION B - B

SCALE 1/4" = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-1.1

BUILDING 1.1



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

05.19.2025

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SELF STORAGE BLDG. B-1.1
- BLDG. SECTIONS

Sheet No. :

DD-1.1B

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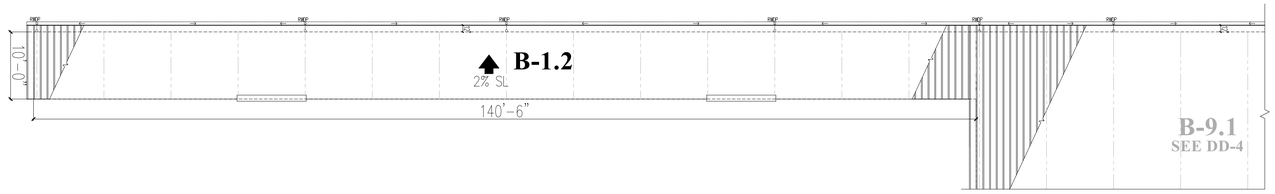
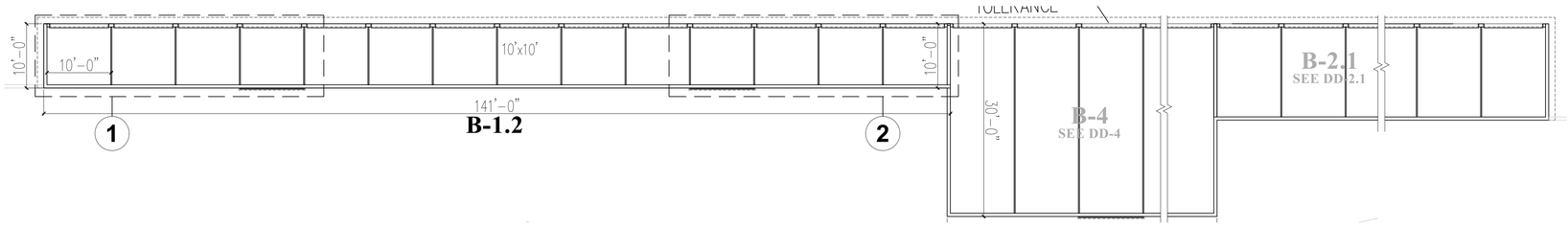


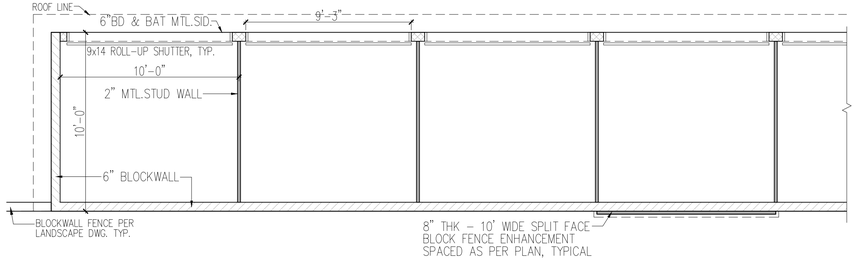
B-1.2 - ROOF KEYPLAN

SCALE 3/32 = 1'-0"



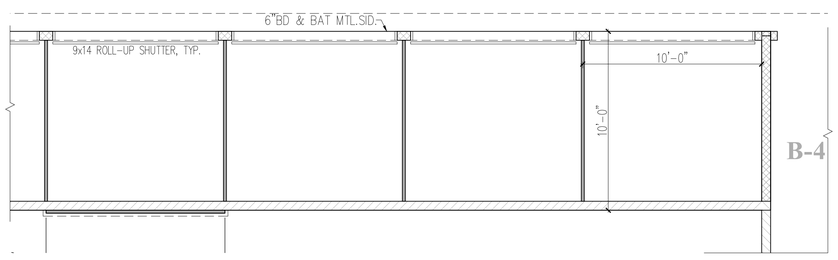
B-1.2 SELF STORAGE KEYPLAN

GFA = 1,410 SF 14 SS (B-1.2 KEYPLAN With B-4, B-2.1) SCALE 3/32 = 1'-0"



ENLARGED UNIT PLAN 1

LEFT END SIDE SCALE 1/4" = 1'-0"

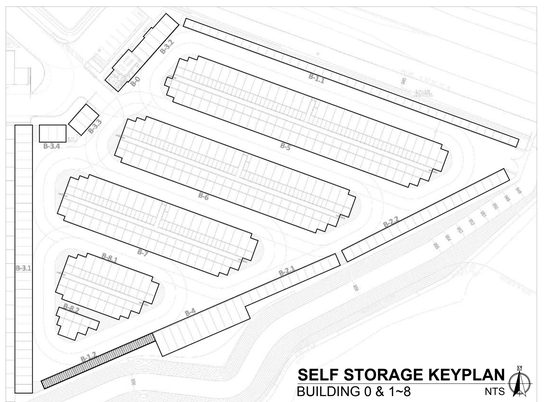


ENLARGED UNIT PLAN 2

RIGHT END CONNECTS TO B4 SCALE 1/4" = 1'-0"

SELF STORAGE PLAN - BLDG. B-1.2

BUILDING 1



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SELF STORAGE BLDG. B-1.2
- BUILDING PLANS

Sheet No. :

DD-1.2

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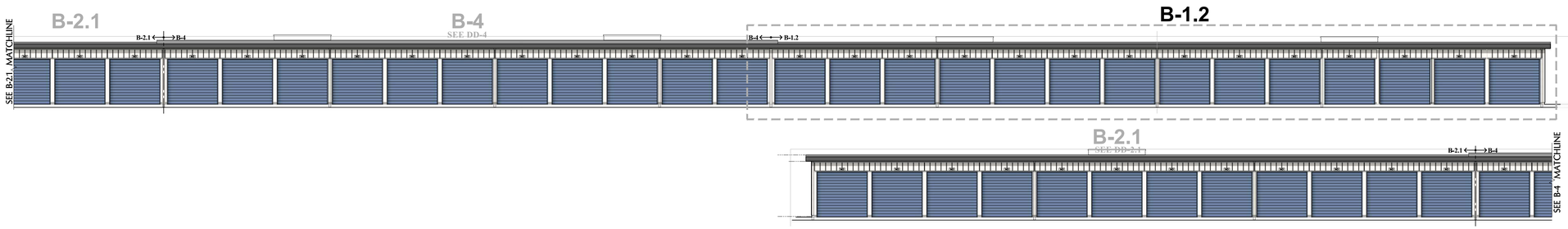
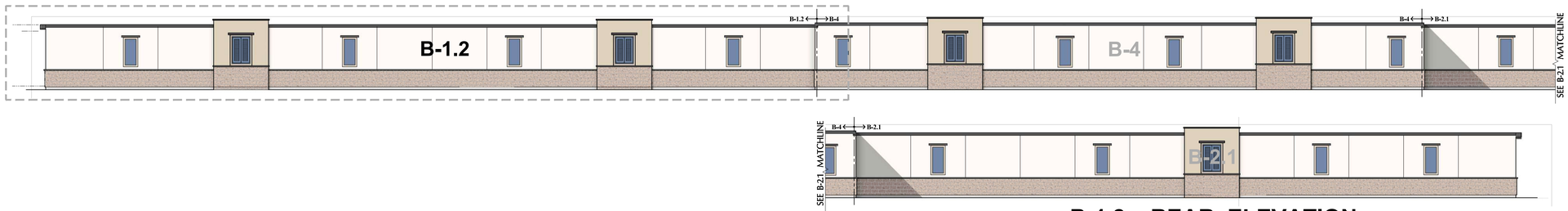


B-1.2 FRONT ELEVATION

SOUTH KEYPLAN BLDG. 1.2, B-4, B-2.1 SCALE 3/32 = 1'-0"

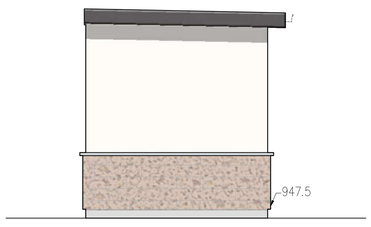
B-1.2 ENL. PARTIAL FRONT ELEV.

SCALE 1/4" = 1'-0"



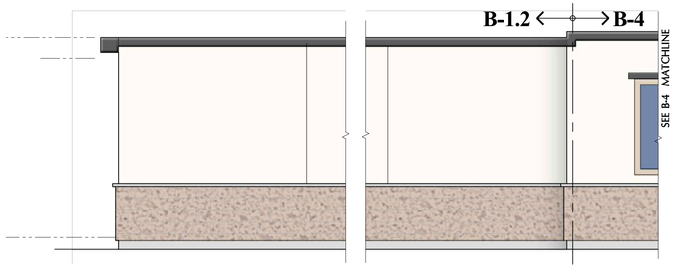
B-1.2 REAR ELEVATION

NORTH KEYPLAN BLDG. 1.2, B-4, B-2.1 SCALE 3/32 = 1'-0"



B-1.2 RIGHT ELEVATION

WEST KEYPLAN SCALE 3/32 = 1'-0"

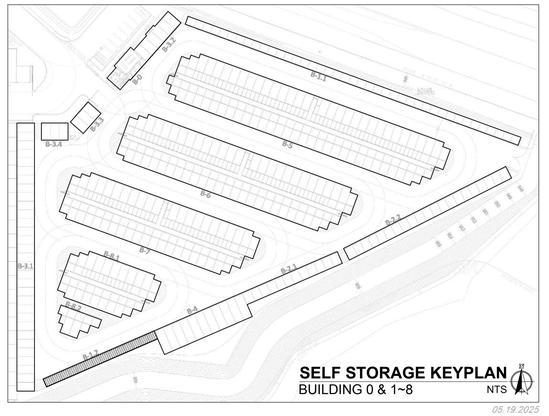


B-1.2 ENL. REAR ELEVATION

SOUTH SCALE 3/32 = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-1.2

BUILDING 1.2



SELF STORAGE KEYPLAN
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- BUILDING ELEVATIONS

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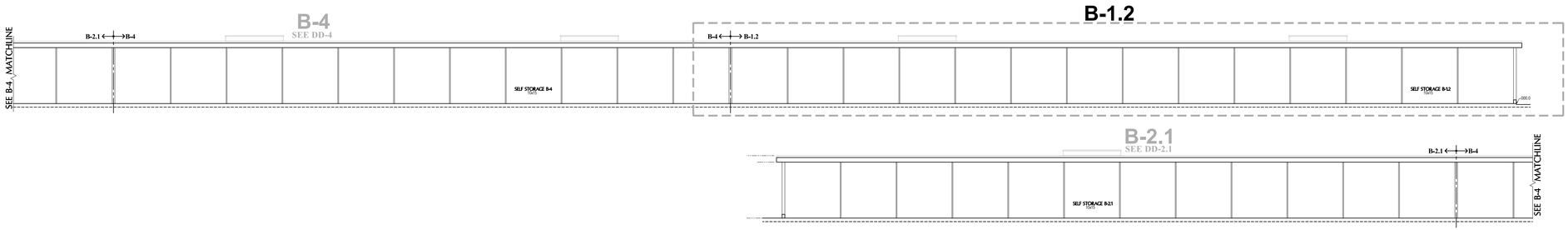
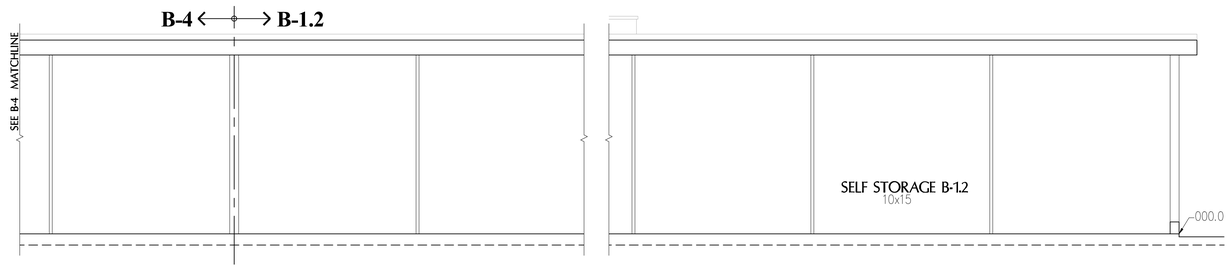


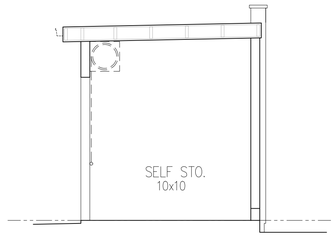
B-1.2 SECTION A-A

SECTION KEYPLAN SCALE 3/32 = 1'-0"



B-1.2 ENL. SECTION A-A

SCALE 1/4" = 1'-0"

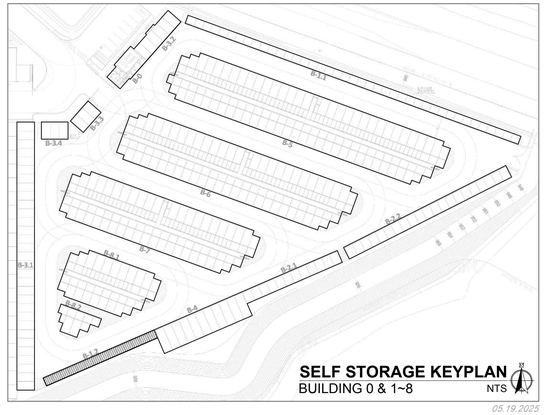


B-1.2 SECTION B - B

SCALE 1/4" = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-1.2

BUILDING 1.2



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Project Number :

BGA No. 24020

Sheet Title :

SELF STORAGE BLDG. B-1.2
- BUILDING SECTIONS

Sheet No. :

DD-1.2B

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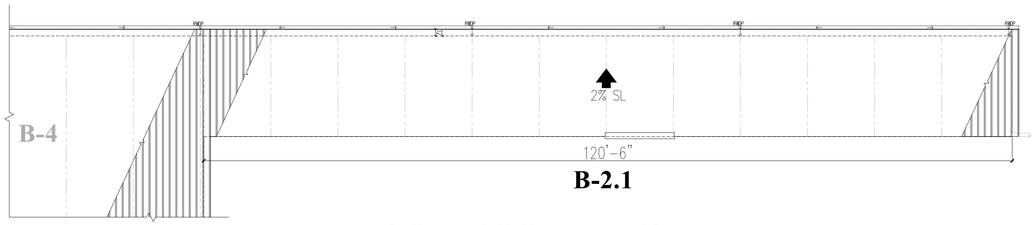
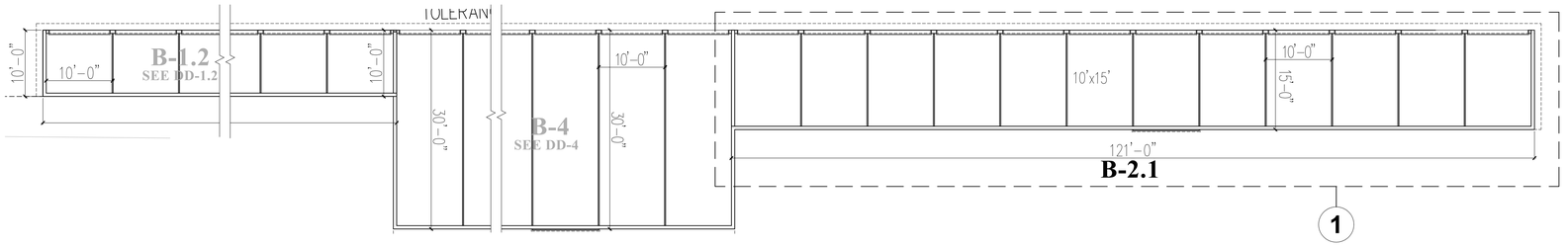


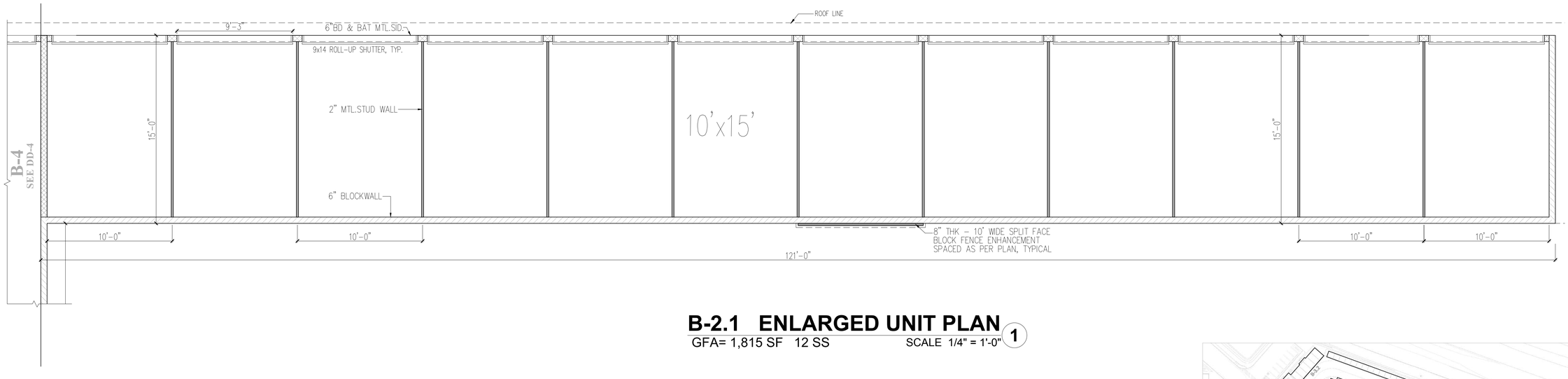
B-2.1 ROOF KEYPLAN

SCALE 3/32 = 1'-0"



B-2.1 SELF STORAGE KEYPLAN

(B-2.1 KEYPLAN With B-4, B-2.1) SCALE 3/32 = 1'-0"

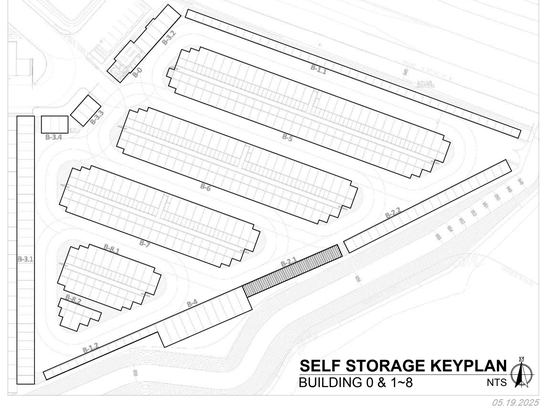


B-2.1 ENLARGED UNIT PLAN 1

GFA= 1,815 SF 12 SS SCALE 1/4" = 1'-0"

SELF STORAGE PLAN - BLDG. B-2.1

BUILDING 2



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

05.19.2025

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06-30-2025
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SELF STORAGE FACILITY
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VILLAGE DRIVE, FONTANA, CA

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- BUILDING PLANS

Sheet No. :

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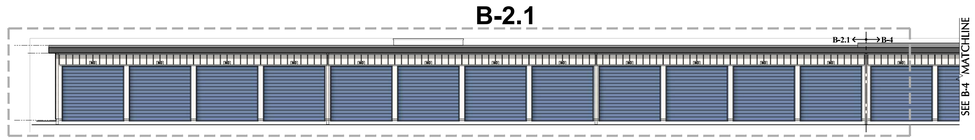
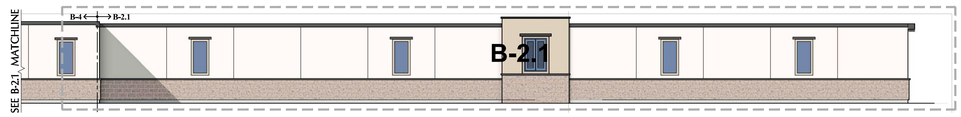


B-2.1 FRONT ELEVATION

SOUTH KEYPLAN BLDG. 1.2, B-4, B-2.1 SCALE 3/32 = 1'-0"

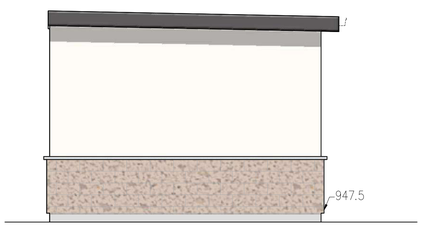
B-2.1 ENL. PARTIAL FRONT ELEV.

SCALE 1/4" = 1'-0"



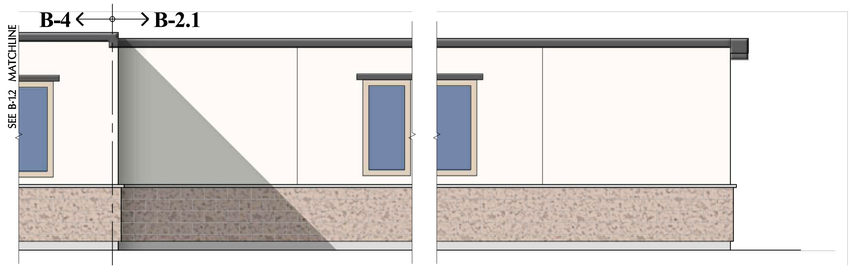
B-2.1 REAR ELEVATION

NORTH KEYPLAN BLDG. 1.2, B-4, B-2.1 SCALE 3/32 = 1'-0"



B-2.1 LEFT ELEVATION

WEST/ EAST KEYPLAN SCALE 3/32 = 1'-0"

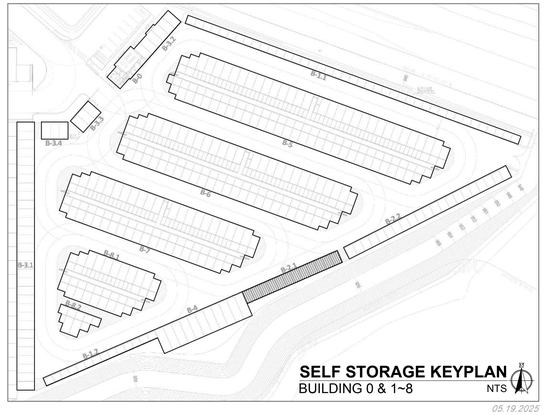


B-2.1 ENL. REAR ELEVATION

NORTH SCALE 3/32 = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-2.1

BUILDING 2.1



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SELF STORAGE BLDG. B-2.1
- BUILDING ELEVATIONS

Sheet No. :

DD-2.1A

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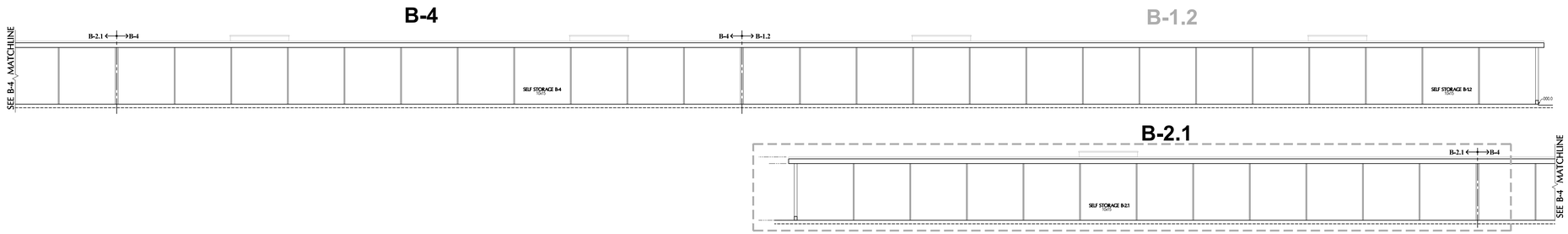
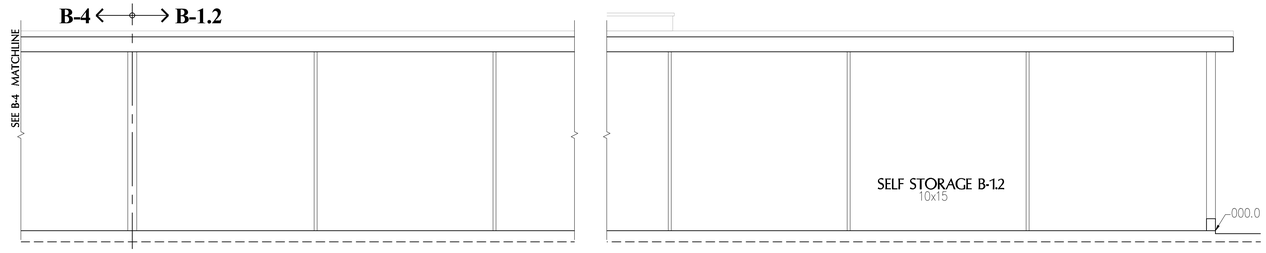


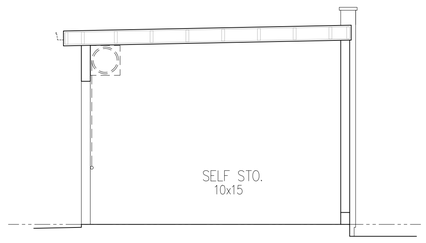
B-2.1 SECTION A-A

SECTION KEYPLAN SCALE 3/32 = 1'-0"



B-2.1 ENL. SECTION A-A

SCALE 1/4" = 1'-0"

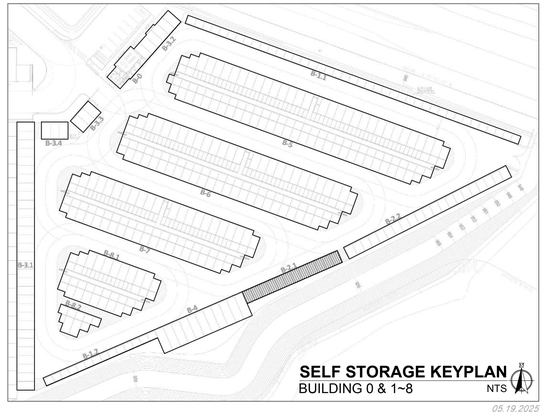


B-2.1 SECTION B - B

SCALE 1/4" = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-2.1

BUILDING 2



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- BUILDING SECTIONS

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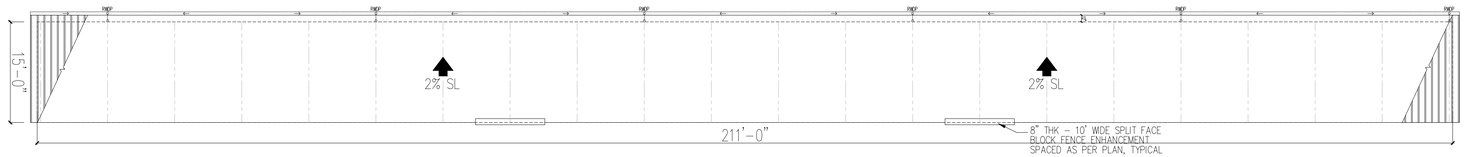
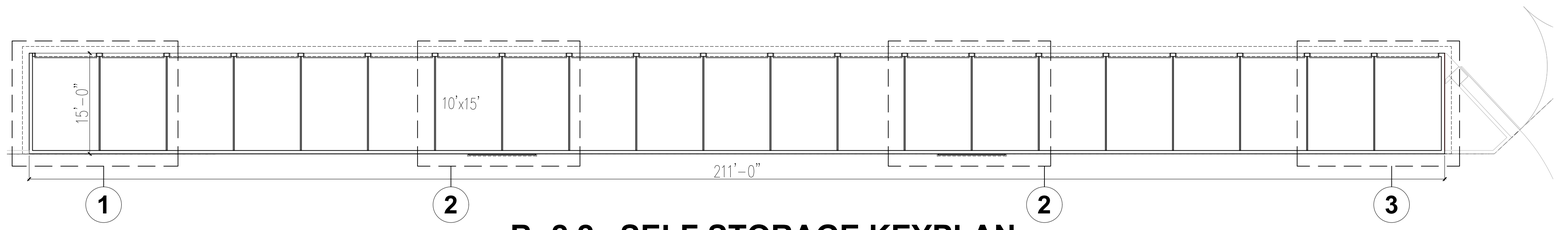


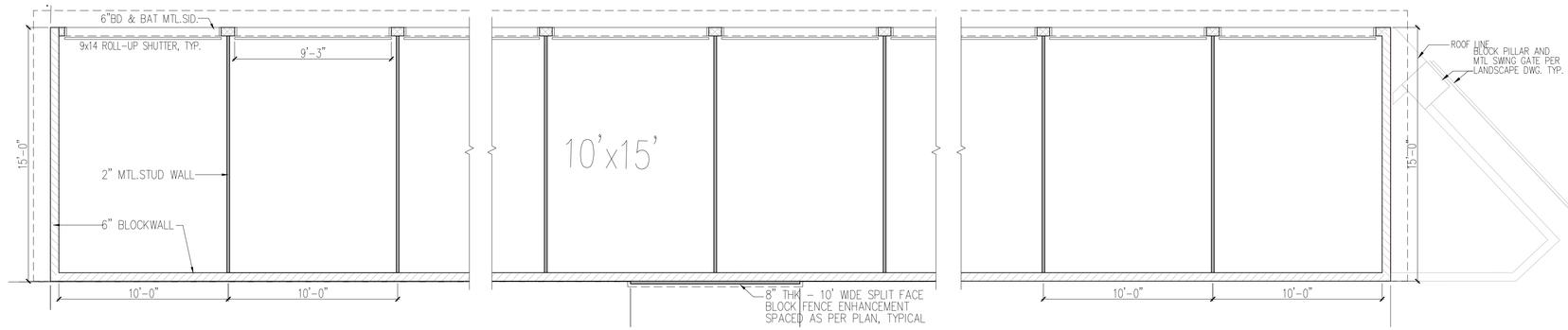
B- 2.2 ROOF KEYPLAN

SCALE 3/32 = 1'-0"



B- 2.2 SELF STORAGE KEYPLAN

GFA = 3165 SF 21 SS SCALE 3/32 = 1'-0"



ENLARGED UNIT PLAN 1

LEFT END SIDE SCALE 1/4" = 1'-0"

ENLARGED UNIT PLAN 2

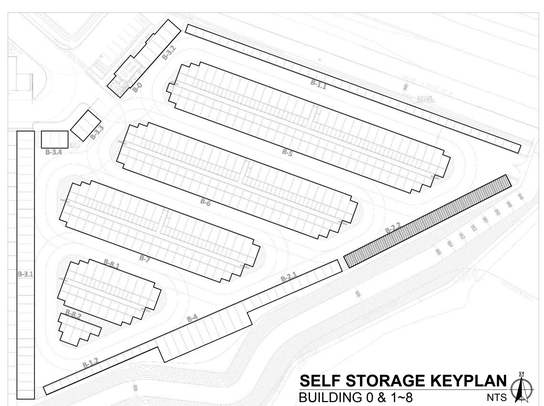
@ WALL ENHANCEMENT SCALE 1/4" = 1'-0"

ENLARGED UNIT PLAN 3

RIGHT END SIDE SCALE 1/4" = 1'-0"

SELF STORAGE PLAN - BLDG. B-2.2

BUILDING 2



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SELF STORAGE BLDG. B-2.2 - BUILDING PLANS

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DD-2.2

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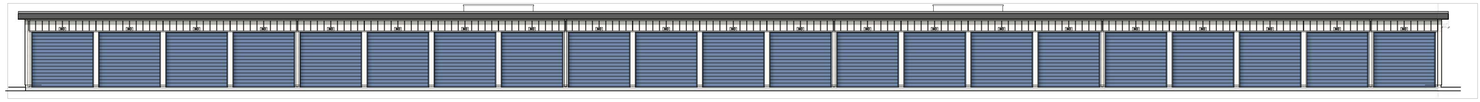
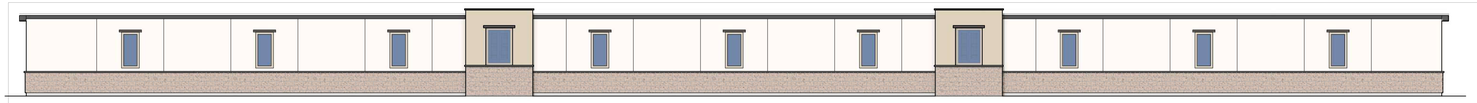
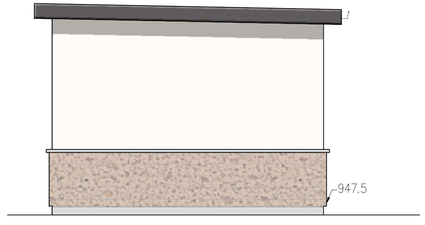


B-2.2 FRONT ELEVATION
NORTH KEYPLAN SCALE 3/32 = 1'-0"

B-2.2 ENL. PARTIAL FRONT ELEV.
SCALE 1/4" = 1'-0"



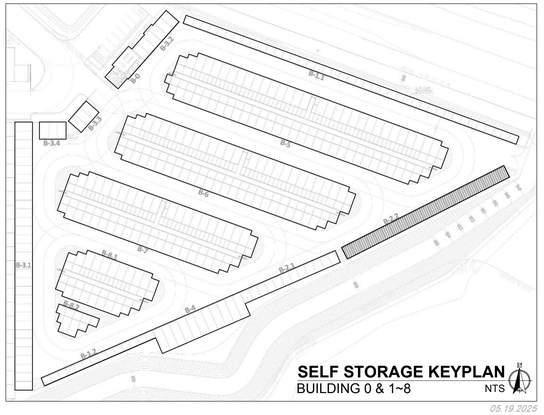
B-2.2 REAR ELEVATION
SOUTH KEYPLAN SCALE 3/32 = 1'-0"



B-2.2 LEFT ELEVATION
WEST/ EAST KEYPLAN SCALE 3/32 = 1'-0"

B-2.2 ENL. REAR ELEVATION
SOUTH SCALE 3/32 = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-2.2
BUILDING 2.2



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

05.19.2025

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- BUILDING ELEVATIONS

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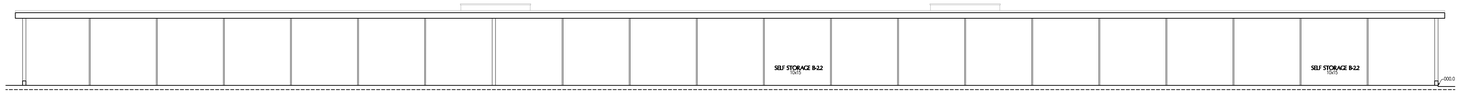
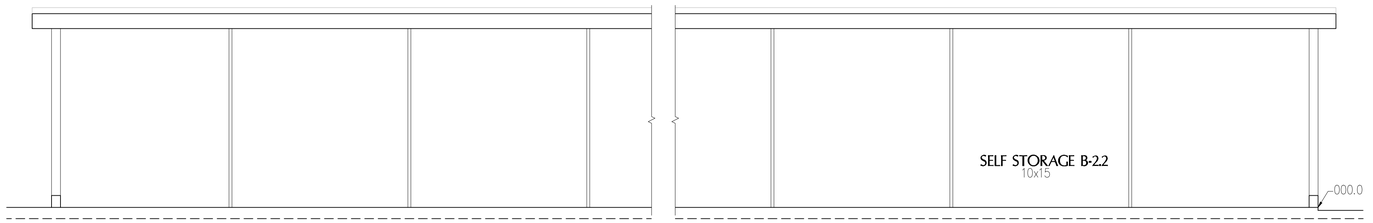


B-2.2 SECTION A-A

SECTION KEYPLAN SCALE 3/32 = 1'-0"



B-2.2 ENL. SECTION A-A

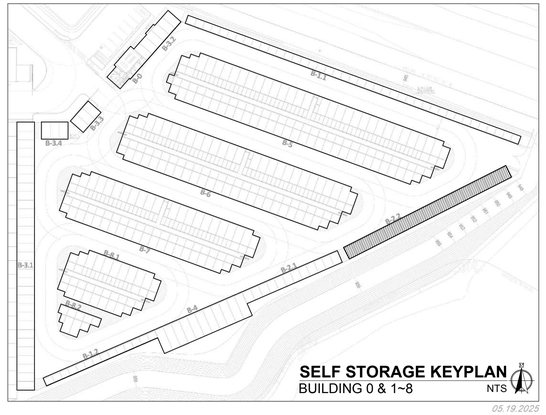
SCALE 1/4" = 1'-0"

B-2.2 SECTION B - B

SCALE 1/4" = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-2.2

BUILDING 2.2



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- BUILDING SECTIONS

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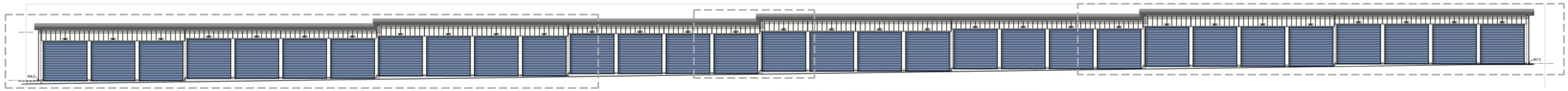
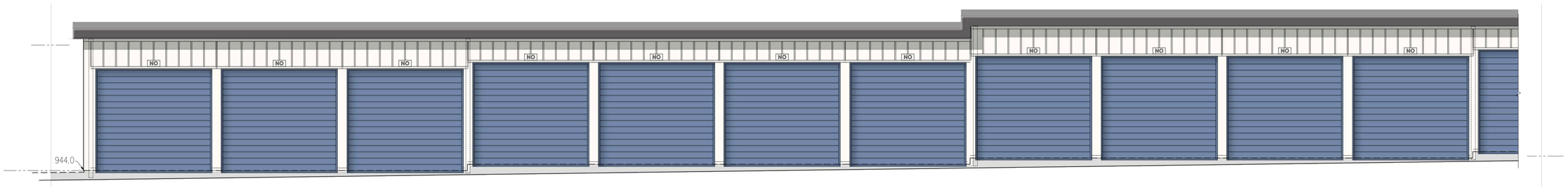


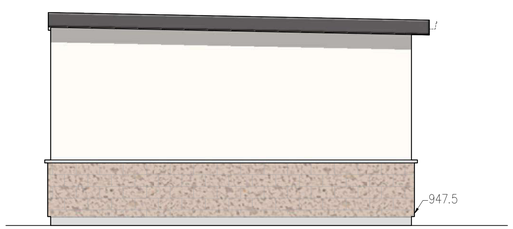
B-3.1 FRONT ELEVATION

NORTH KEYPLAN SCALE 3/32 = 1'-0"



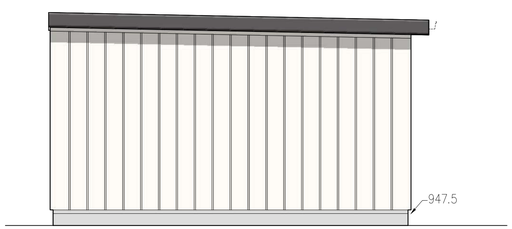
B-3.1 ENL. PARTIAL FRONT ELEV.

SCALE 1/4" = 1'-0"



B-3.1 LEFT ELEVATION

SOUTH SCALE 3/32 = 1'-0"

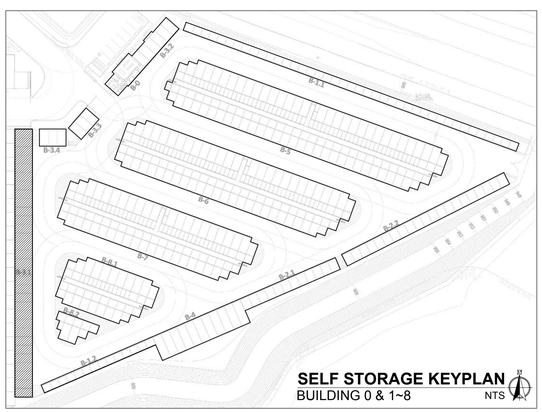


B-3.1 ENL. REAR ELEVATION

NORTH SCALE 3/32 = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-3.1

BUILDING 3.1



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CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

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	012725	Planning Re-Submittal
	020425	Planning Re-Submittal

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BD SUBM. DATE:
PLOT DATE: 02/03/25 (Planning Re-sub.)

Project Number :

BGA No. 24020

Sheet Title :

SELF STORAGE BLDG. B-3.1
- BUILDING ELEVATIONS

Sheet No. :

DD-3.1A

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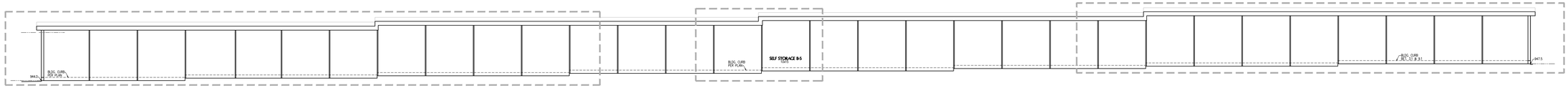
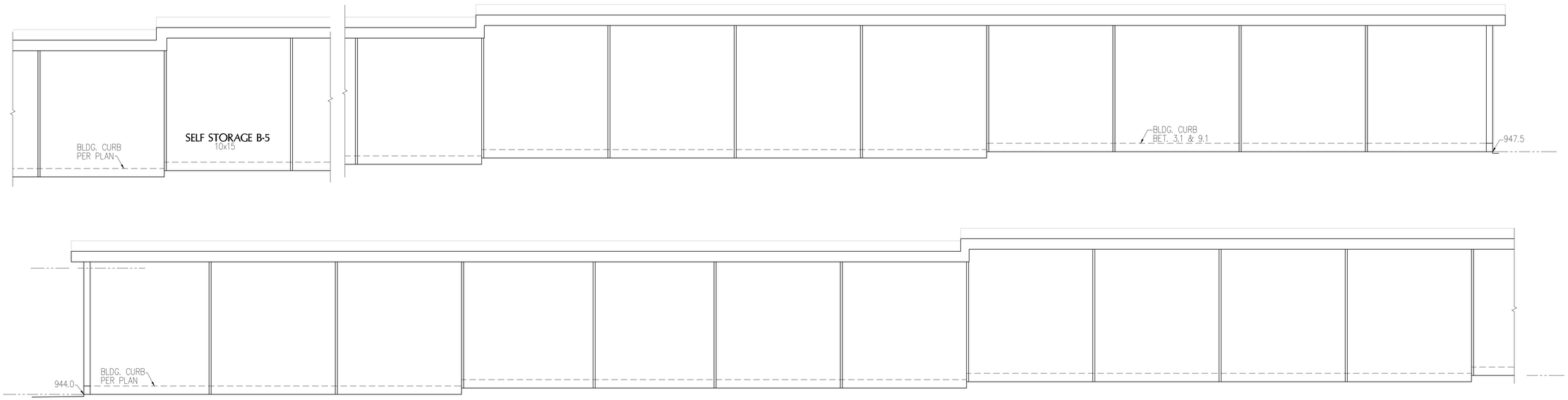


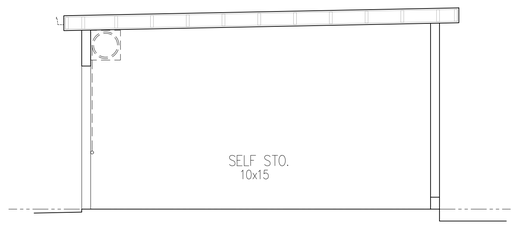
B-3.1 SECTION A-A

SECT. KEYPLAN SCALE 3/32 = 1'-0"



B-3.1 ENL. SECTION A-A

SCALE 1/4" = 1'-0"

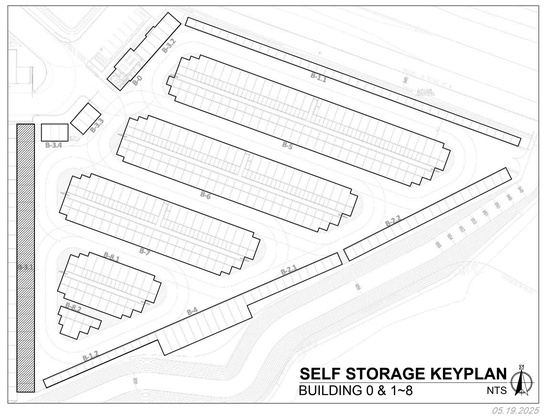


B-3.1 SECTION B-B

SCALE 3/32 = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-3.1

BUILDING 3



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SELF STORAGE BLDG. B-3.1
- BUILDING SECTIONS

Sheet No. :

DD-3.1B

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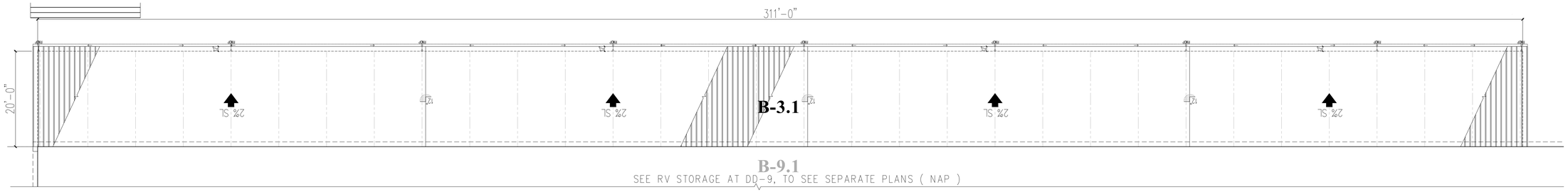
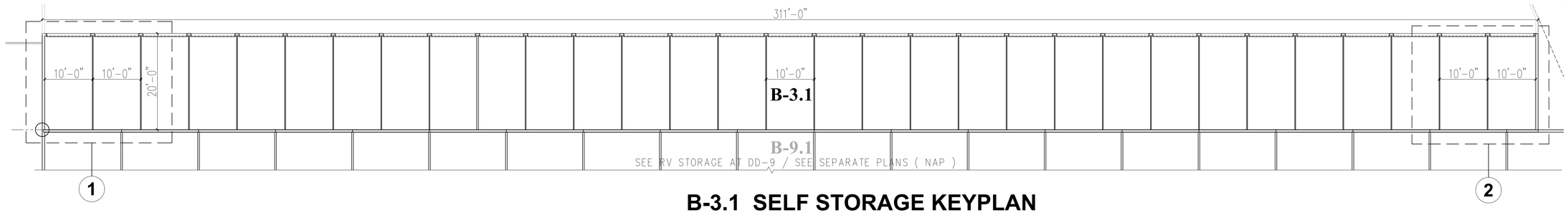


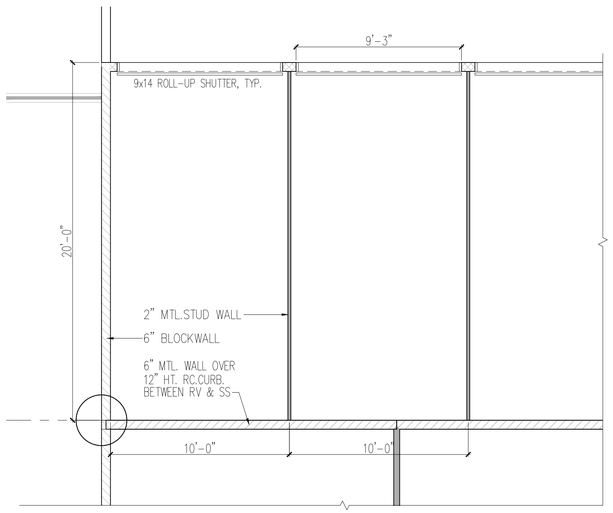
B-3.1 ROOF KEYPLAN

SCALE 3/32 = 1'-0"



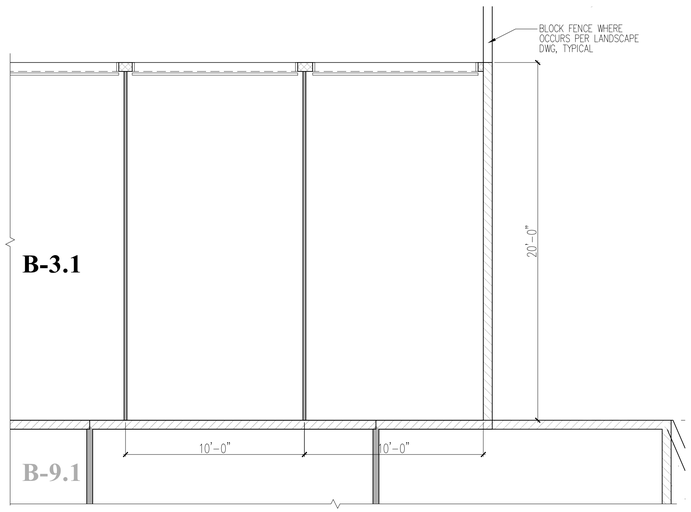
B-3.1 SELF STORAGE KEYPLAN

GFA = 6,375 SF (31 SS) SCALE 3/32 = 1'-0"



ENLARGED UNIT PLAN 1

RIGHT END SIDE SCALE 1/4" = 1'-0"

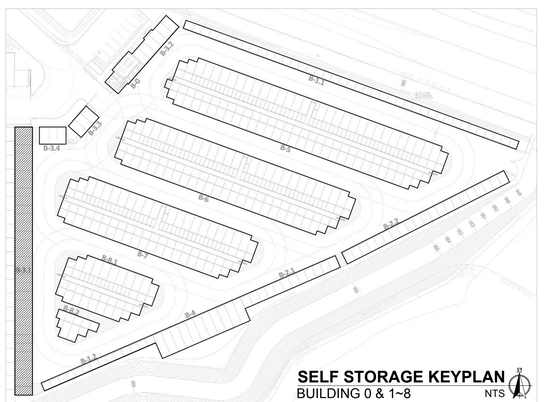


ENLARGED UNIT PLAN 2

RIGHT END SIDE SCALE 1/4" = 1'-0"

SELF STORAGE PLAN - BLDG. B-3.1

BUILDING 3



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Sheet Title :

SELF STORAGE BLDG. B-3.1
- BUILDING PLANS

Sheet No. :

DD-3.1

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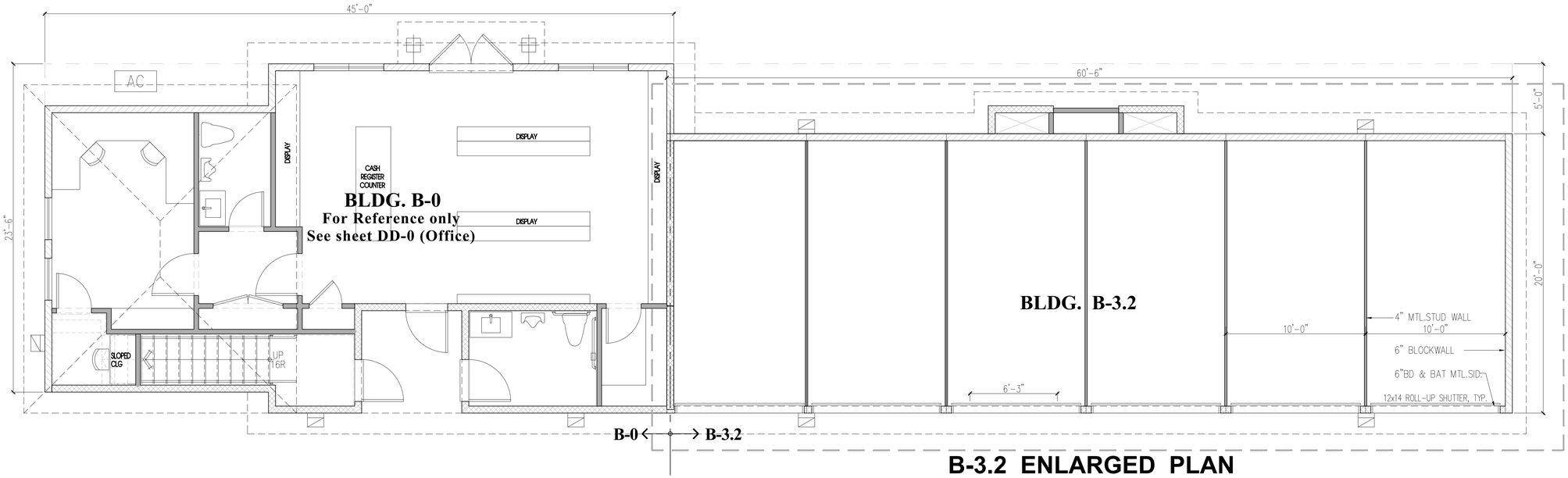
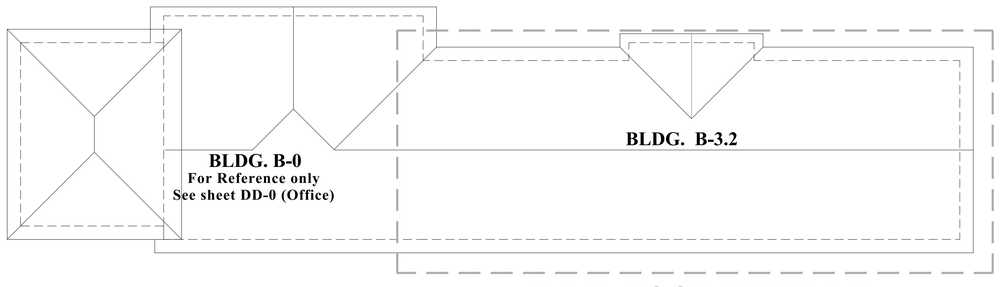


B-3.2 ENLARGED PLAN

AREA = 1,210 SF SCALE 1/4 = 1'-0"

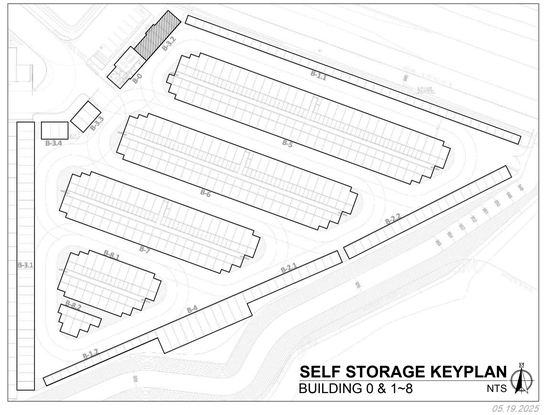


B-3.2 ROOF KEYPLAN

SCALE 1/8 = 1'-0"

SELF STORAGE PLANS - BLDG. B-3.2

BUILDING 3.2



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SELF STORAGE BLDG. B-3.2
- BUILDING PLANS

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DD-3.2

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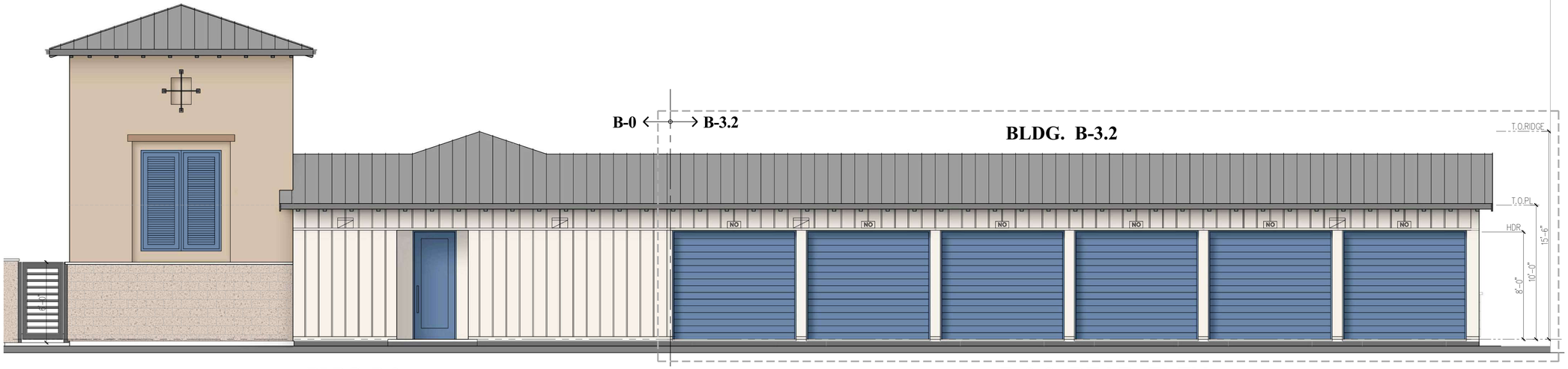

BLDG. B-0
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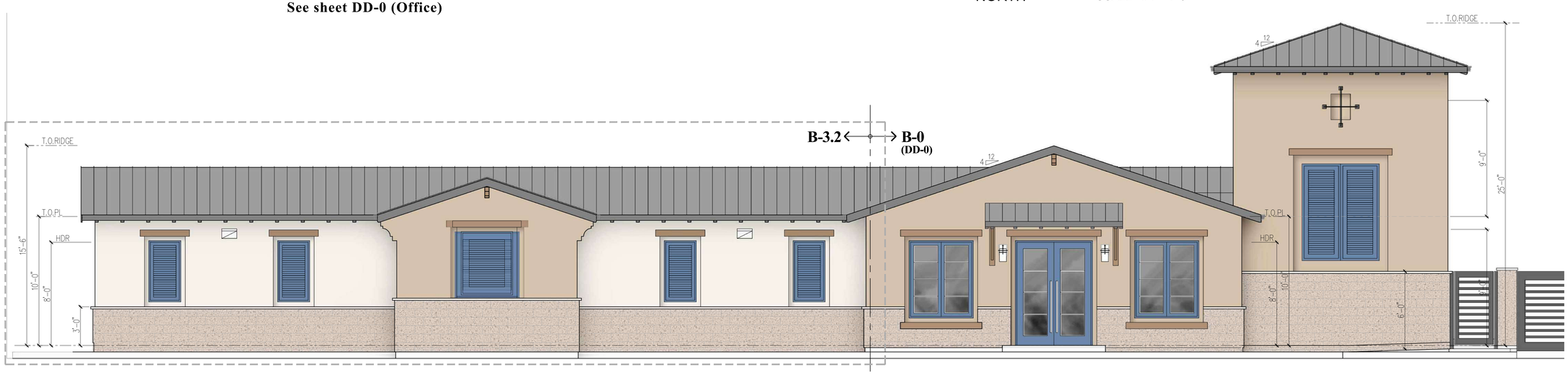
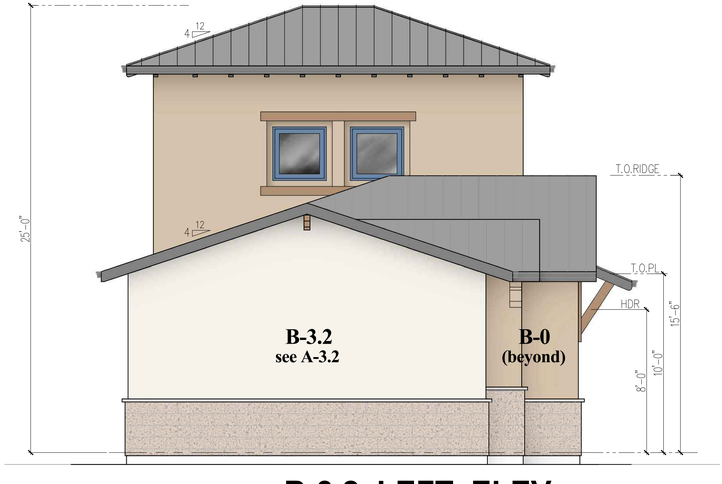
See sheet DD-0 (Office)

B-3.2 REAR ELEV.
NORTH SCALE 1/4 = 1'-0"



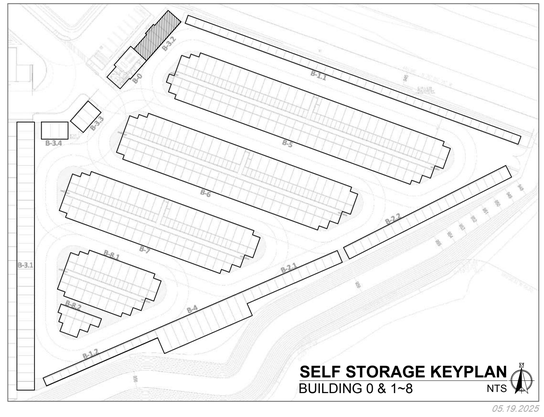
B-3.2 FRONT ELEV.
SOUTH SCALE 1/4 = 1'-0"

BLDG. B-0
For Reference only
See sheet DD-0 (Office)



B-3.2 LEFT ELEV.
EAST SCALE 1/4 = 1'-0"

SELF STORAGE ELEVATIONS - BLDG. B-3.2
BUILDING 3.2



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

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SELF STORAGE BLDG. B-3.2
- BUILDING ELEVATIONS

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DD-3.2A

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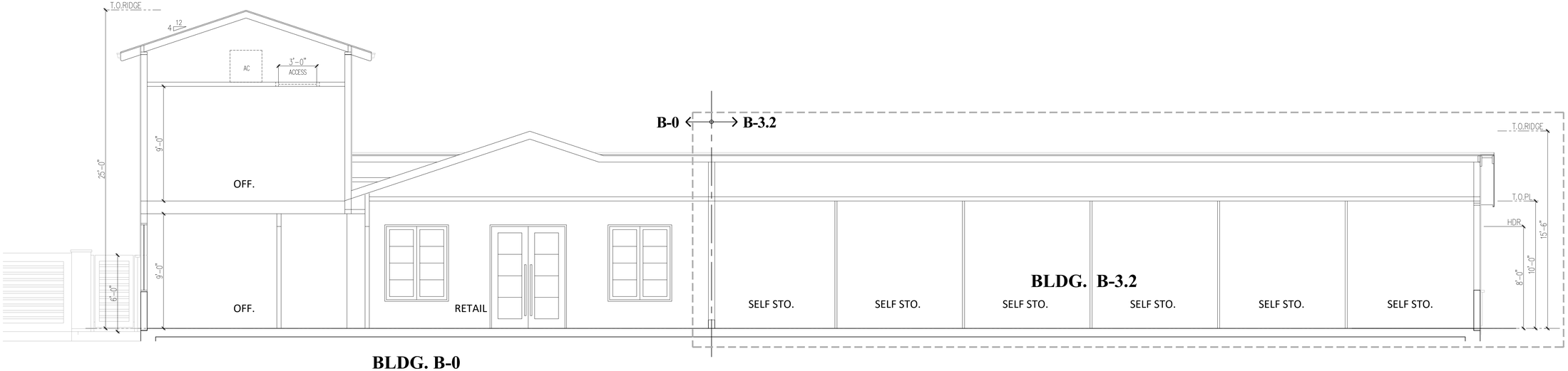

BLDG. B-0
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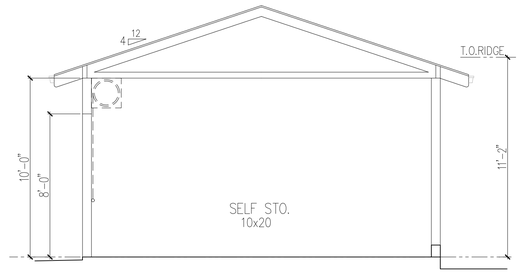
B-3.2 SECTION A-A

SCALE 1/4 = 1'-0"

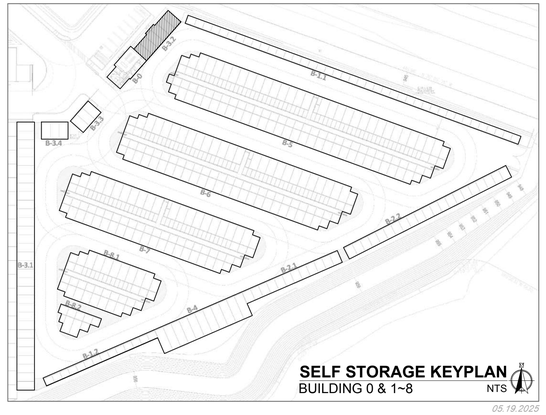


B-3.2 SECTION B-B

SCALE 1/4 = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-3.2

BUILDING 3.2



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SELF STORAGE BLDG. B-3.2
- BUILDING SECTIONS

Sheet No. :

DD-3.2B

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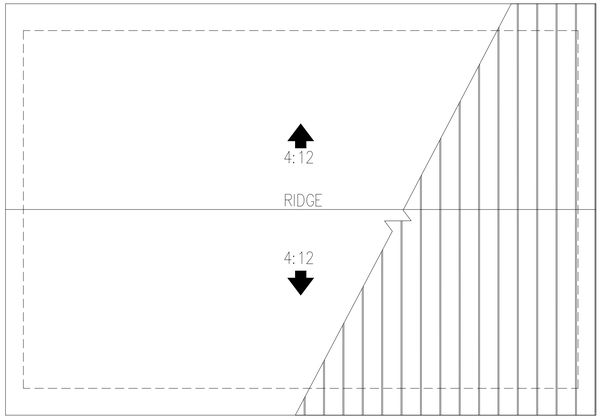
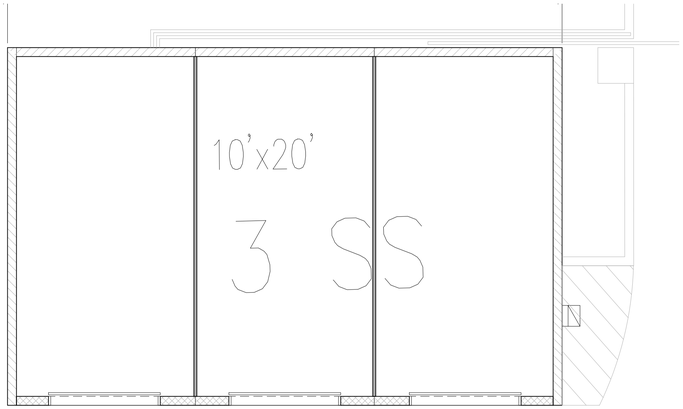


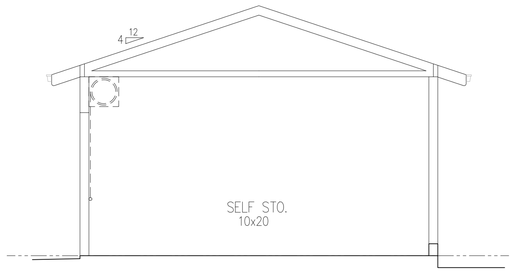
B-3.3 ROOF PLAN

SCALE 1/4 = 1'-0"



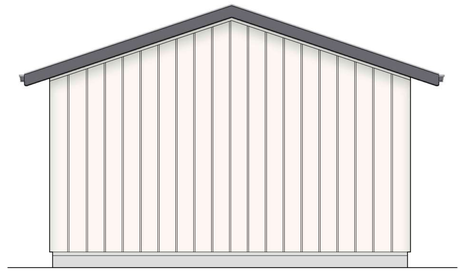
B-3.3 ENLARGED PLAN

AREA = 620 SF SCALE 1/4 = 1'-0"



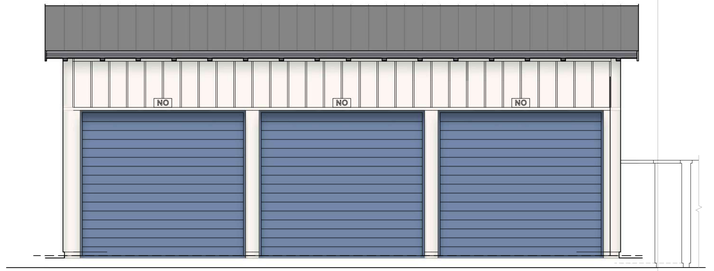
B-3.3 SECTION B-B

SCALE 1/4 = 1'-0"



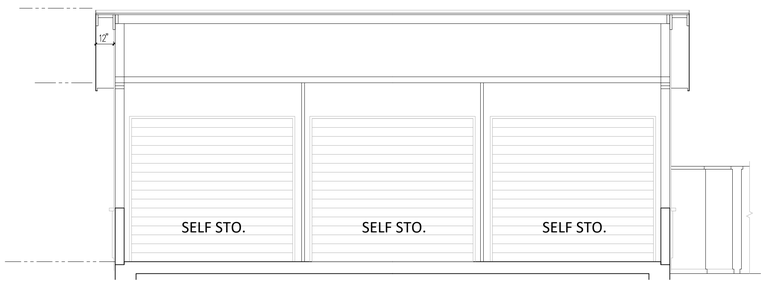
B-3.3 LEFT ELEV.

SCALE 1/4 = 1'-0"



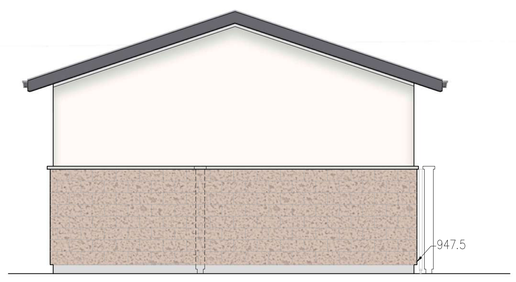
B-3.3 FRONT ELEV.

FACING INSIDE SCALE 1/4 = 1'-0"



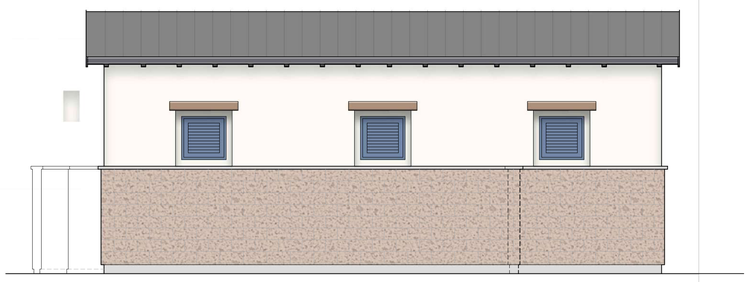
B-3.3 SECTION A-A

SCALE 1/4 = 1'-0"



B-3.3 RIGHT ELEV.

FACING ENTRY/ EAST SCALE 1/4 = 1'-0"

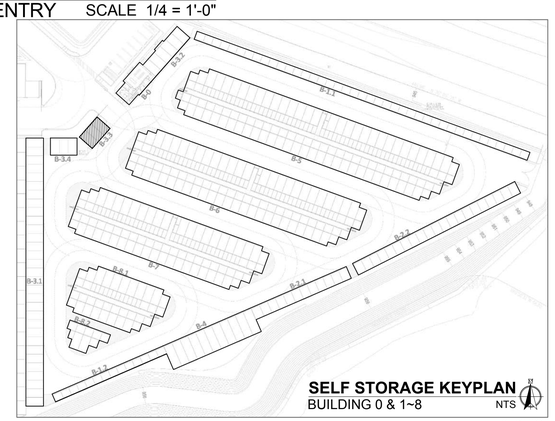


B-3.3 REAR ELEV.

NORTH FACING ENTRY SCALE 1/4 = 1'-0"

SELF STORAGE PLANS - BLDG. B-3.3

BUILDING 3.3



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STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

NO.	DATE	DESCRIPTION
	082824	Prelim. Planning Submittal
	012725	Planning Re-Submittal
	020425	Planning Re-Submittal

PERMIT NO:	
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BD SUBM. DATE:	
PLOT DATE:	02/03/25 (Planning Re-sub.)

Project Number :

BGA No. 24020

Sheet Title :

SELF STORAGE BLDG. B-3.3
- BUILDING ELEVATIONS

Sheet No. :

DD-3.3

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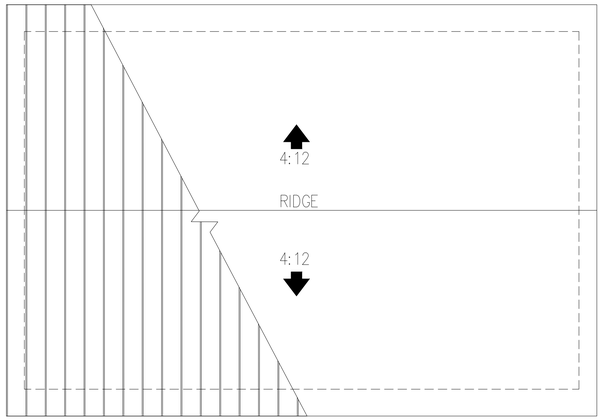
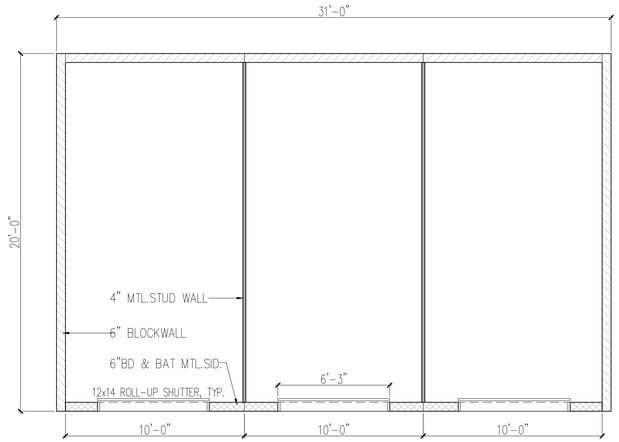


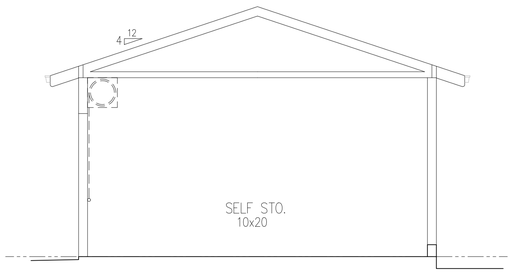
B-3.4 ROOF PLAN

SCALE 1/4 = 1'-0"



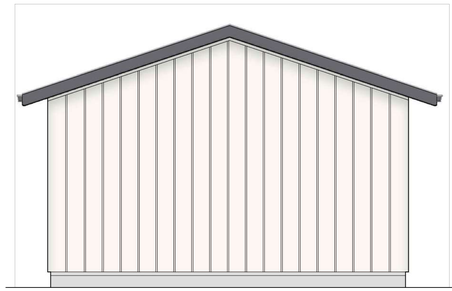
B-3.4 ENLARGED PLAN

AREA = 620 SF SCALE 1/4 = 1'-0"



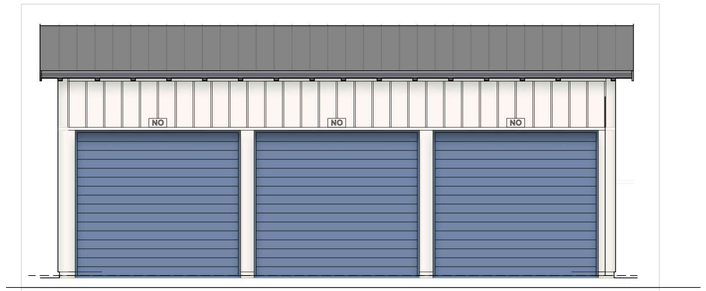
B-3.4 SECTION B-B

SCALE 1/4 = 1'-0"



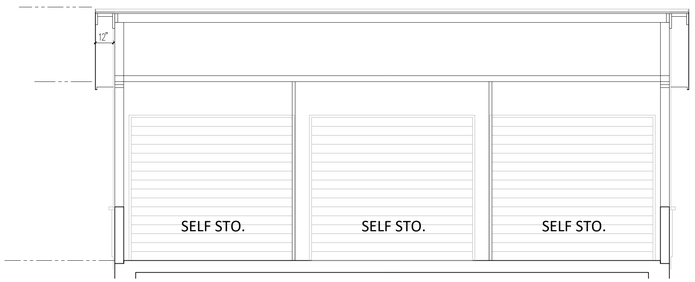
B-3.4 LEFT ELEV.

SCALE 1/4 = 1'-0"



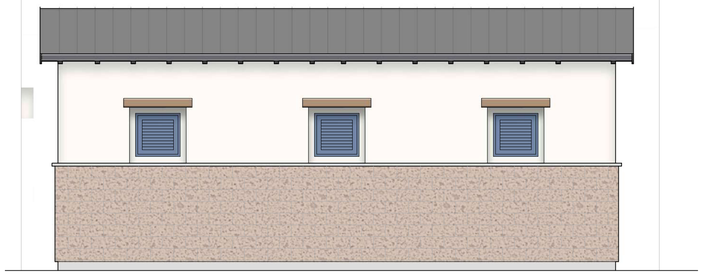
B-3.4 FRONT ELEV.

FACING INSIDE SCALE 1/4 = 1'-0"



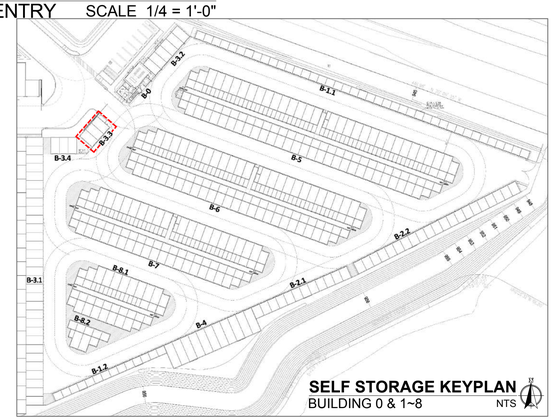
B-3.4 SECTION A-A

SCALE 1/4 = 1'-0"



B-3.3 REAR ELEV.

NORTH FACING ENTRY SCALE 1/4 = 1'-0"



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

SELF STORAGE PLANS - BLDG. B-3.4

BUILDING B-3.4

05.19.2025

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SELF STORAGE BLDG. B-3.4
- BUILDING ELEVATIONS & SECTIONS

Sheet No. :
DD-3.4

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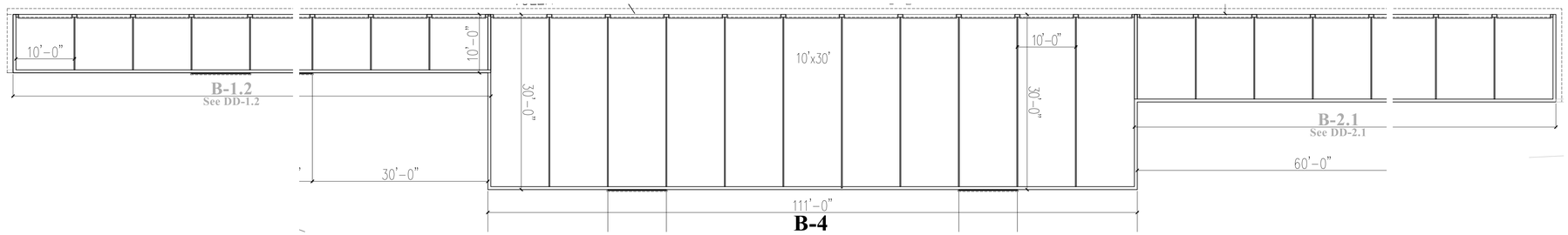
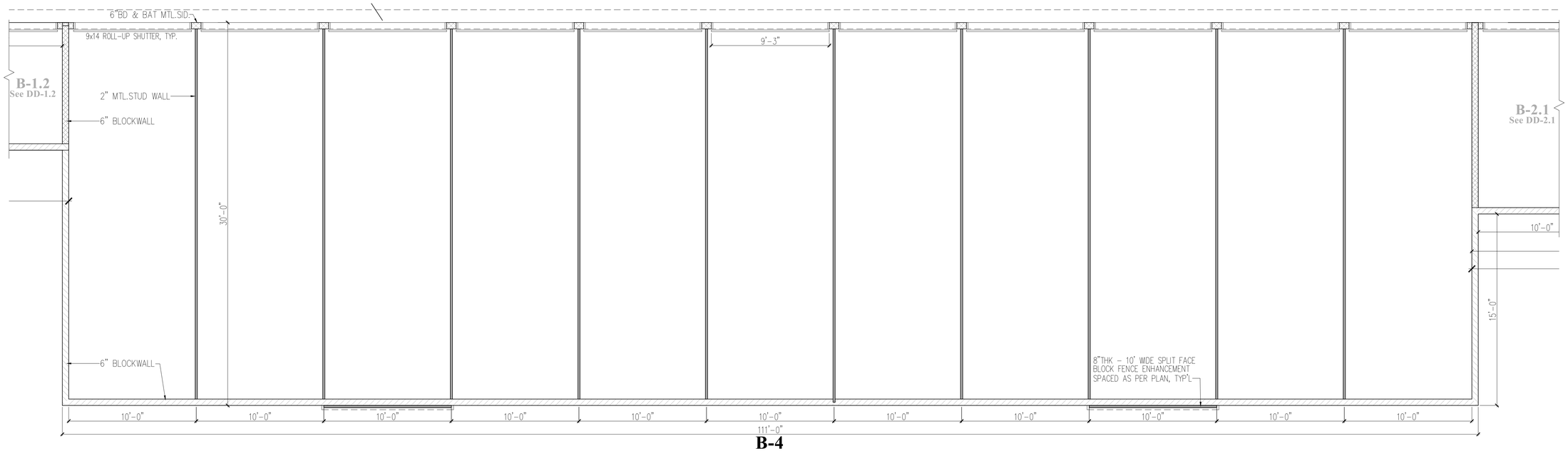


B-4

B-4 SELF STORAGE KEYPLAN

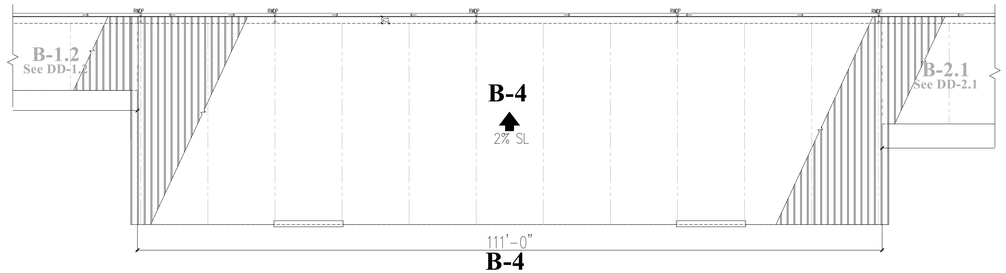
B-4 KEYPLAN With B-1.2, B-2.1 SCALE 3/32 = 1'-0"



B-4

B-4 ENLARGED PLAN

GFA = 3,330 SF (11 SS) SCALE 3/32 = 1'-0"

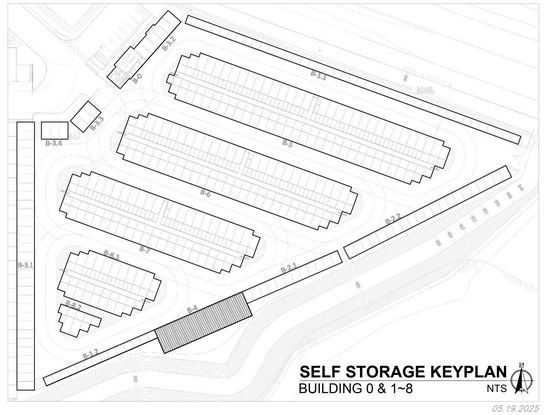


B-4

B-4 ROOF KEYPLAN

SCALE 3/32 = 1'-0"

SELF STORAGE PLAN - BLDG. B- 4



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SELF STORAGE BLDG. B-4
- BUILDING PLANS

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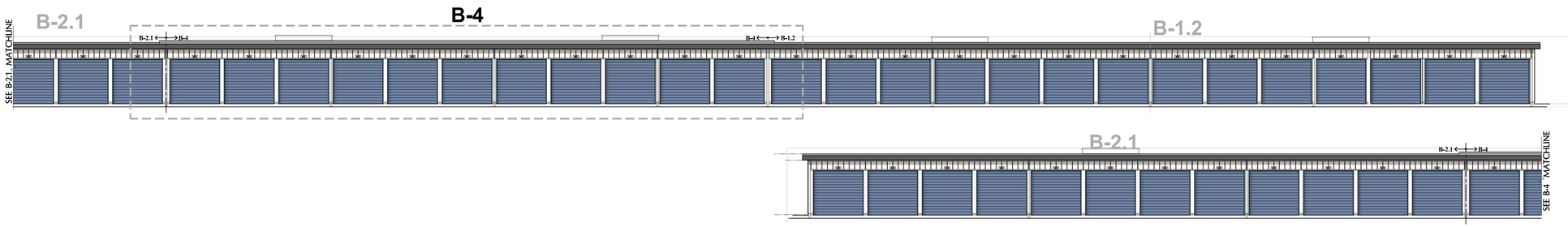
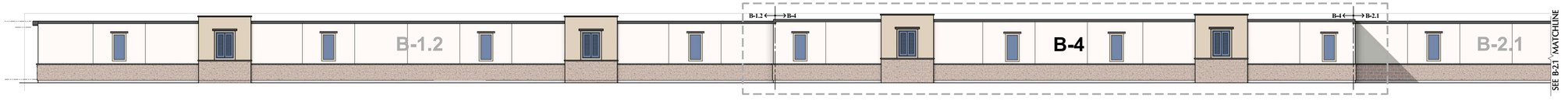


B-4 FRONT ELEVATION

SECTION KEYPLAN BLDG. 1.2, B-4, B-2.1 SCALE 3/32 = 1'-0"

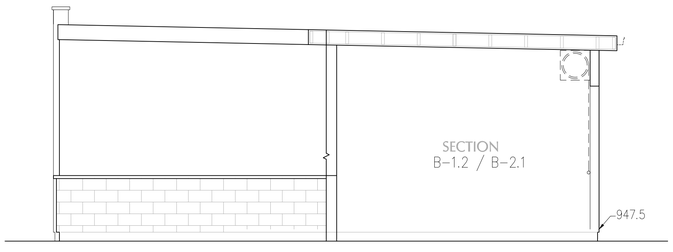
B-4 ENL. PARTIAL FRONT ELEV.

SCALE 1/4" = 1'-0"



B-4 REAR ELEVATION

NORTH KEYPLAN BLDG. 1.2, B-4, B-2.1 SCALE 3/32 = 1'-0"



B-4 RIGHT/ LEFT ELEVATION

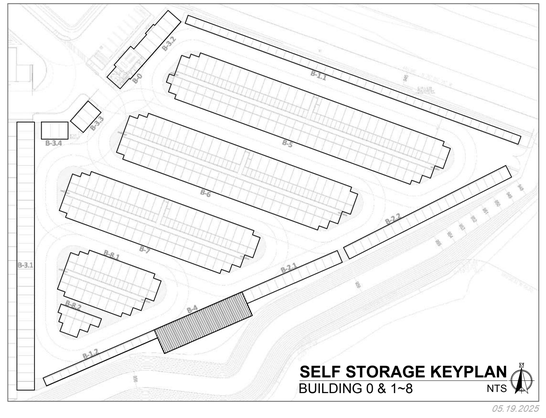
WEST/ EAST KEYPLAN SCALE 3/32 = 1'-0"

B-4 ENL. REAR ELEVATION

SOUTH SCALE 3/32 = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-4

BUILDING 4



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SELF STORAGE BLDG. B-4
- BUILDING ELEVATIONS

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DD-4A

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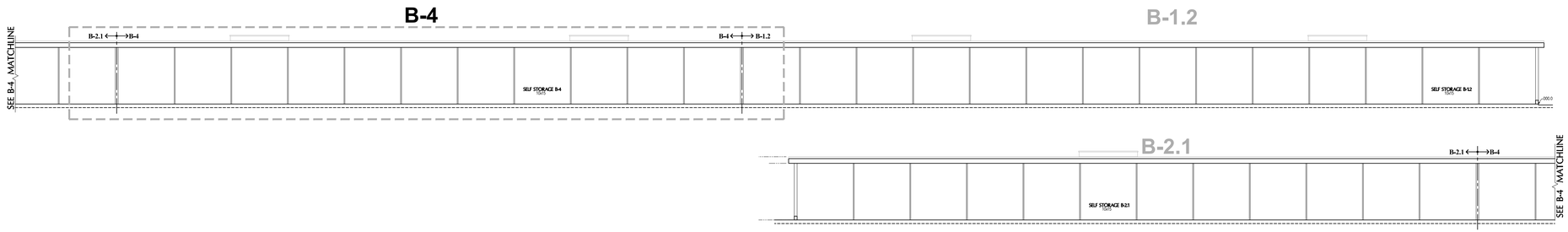
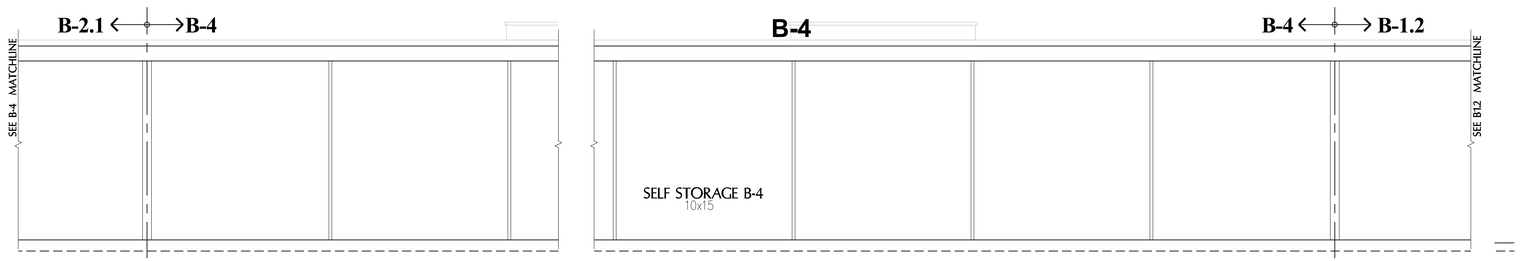


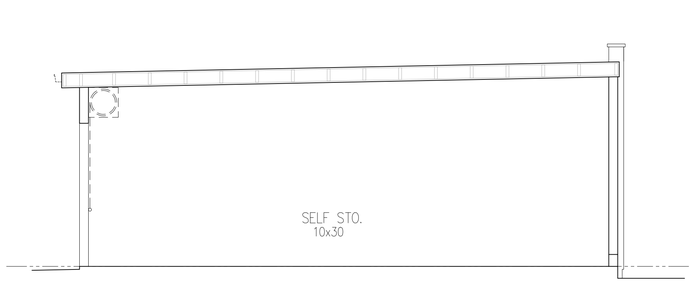
B-4 SECTION A-A

SECTION KEYPLAN SCALE 3/32 = 1'-0"



B-4 ENL. SECTION A-A

SCALE 1/4" = 1'-0"

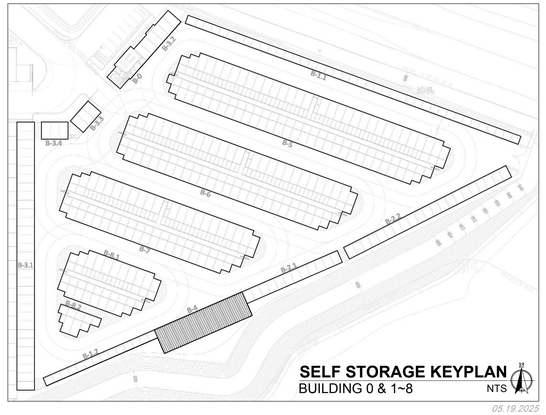


B-4 SECTION B - B

SCALE 1/4" = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-4

BUILDING 4



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- BUILDING SECTIONS

Sheet No. :

DD-4B

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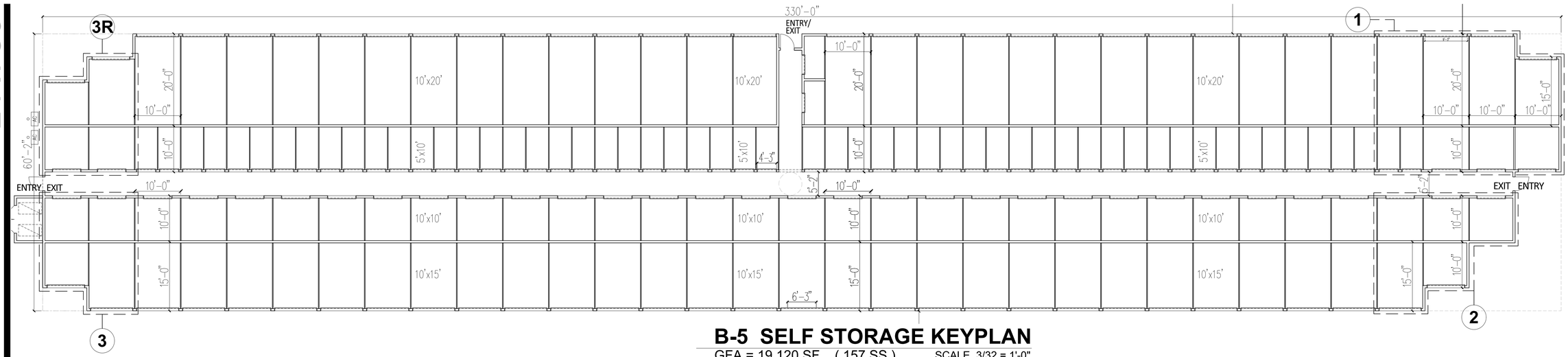
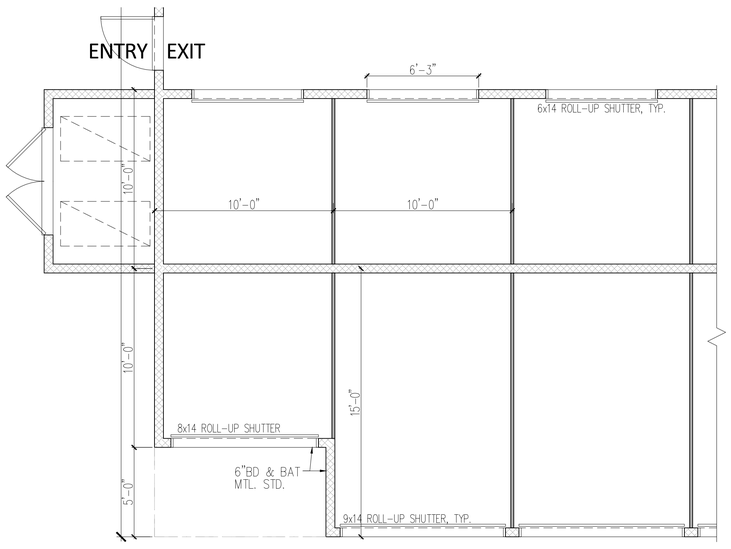


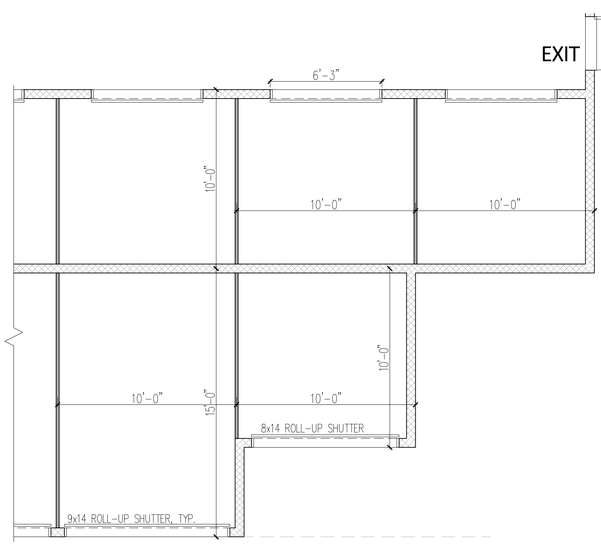
B-5 SELF STORAGE KEYPLAN

GFA = 19,120 SF (157 SS) SCALE 3/32 = 1'-0"



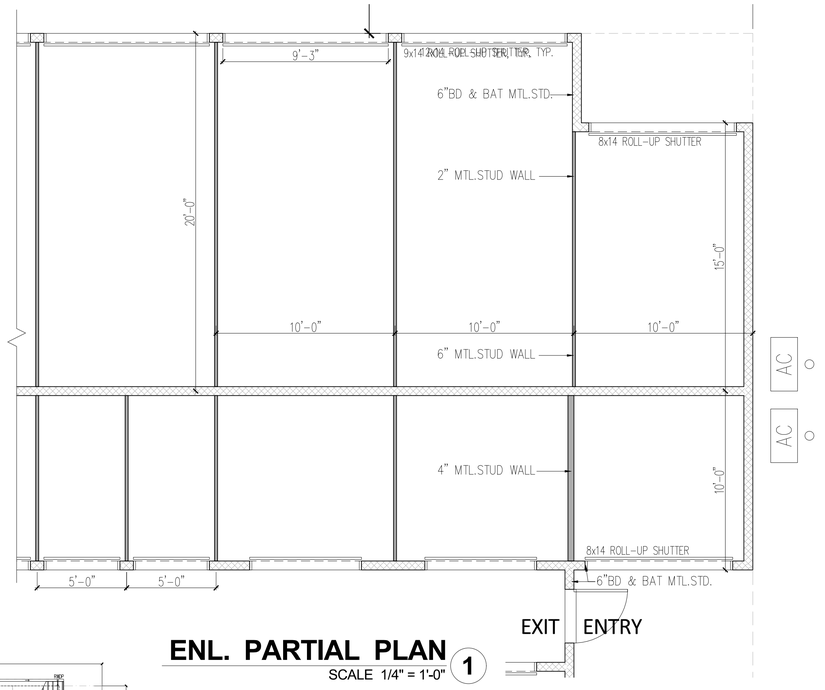
ENL. PARTIAL PLAN 3

3R (REVERSED PLAN) SCALE 1/4" = 1'-0"



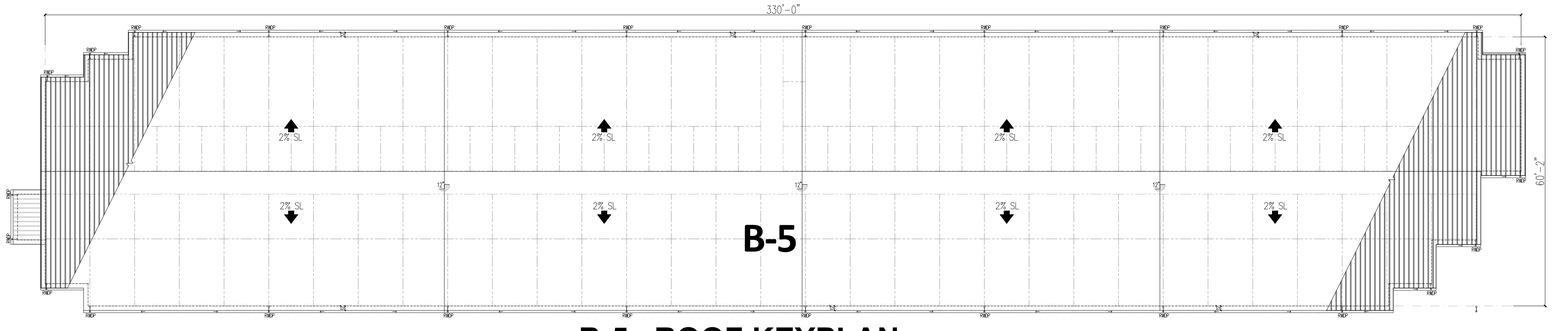
ENL. PARTIAL PLAN 2

SCALE 1/4" = 1'-0"



ENL. PARTIAL PLAN 1

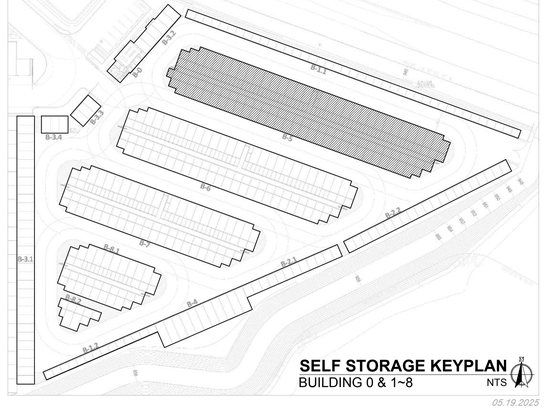
SCALE 1/4" = 1'-0"



B-5 ROOF KEYPLAN

SCALE 1/16" = 1'-0"

SELF STORAGE PLAN - BLDG. B-5



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

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SELF STORAGE BLDG. B-5
- BUILDING PLANS

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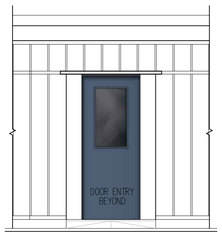
B-5 FRONT ELEVATION

NORTH / SOUTH KEYPLAN SCALE 3/32 = 1'-0"

B-5 ENL. PARTIAL FRONT ELEV.

SOUTH ELEV. (NORTH SIM.) SCALE 1/4" = 1'-0"



B-5 Door Entry

@ North Elev. SCALE 1/4" = 1'-0"

B-5 RIGHT ELEV.

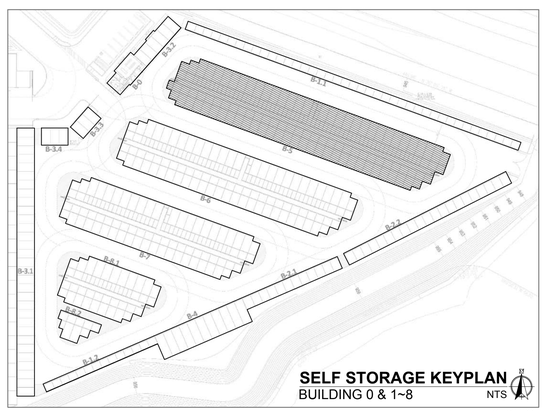
SCALE 1/4" = 1'-0"

B-5 RIGHT ELEV.

SCALE 1/4" = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-5

BUILDING 5



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BUILDING 0 & 1~8 NTS

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PERMIT NO:
DD SUBM. DATE: 02/04/25 (Planning Re-sub.)
BD SUBM. DATE:
PLOT DATE: 02/03/25 (Planning Re-sub.)

Project Number :

BGA No. 24020

Sheet Title :

SELF STORAGE BLDG. B-5
- BUILDING ELEVATIONS

Sheet No. :

DD-5A

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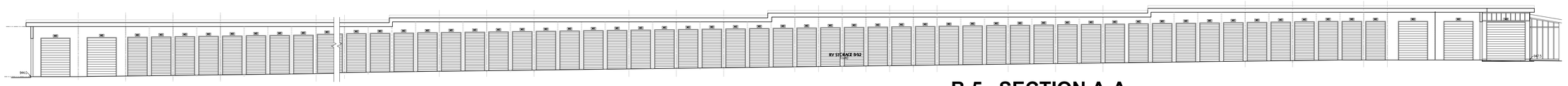
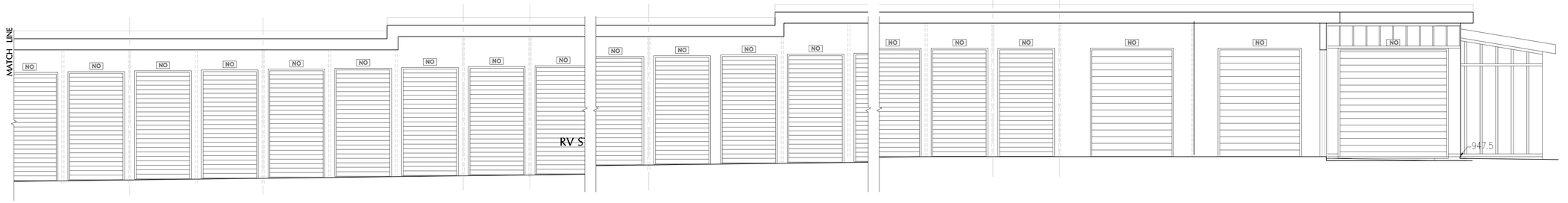
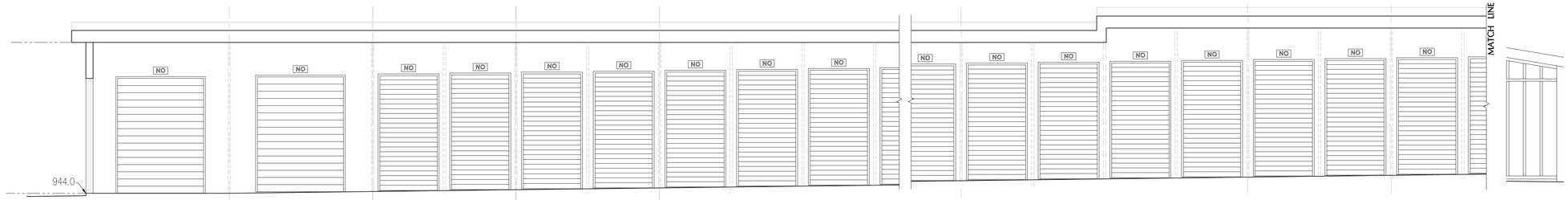
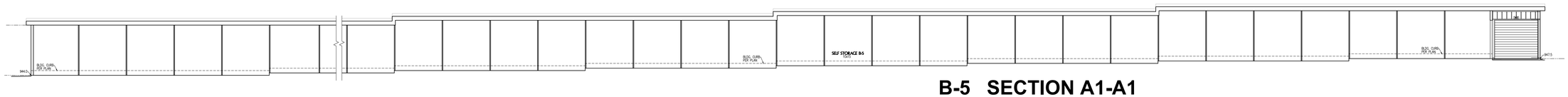


B-5 SECTION A-A
@ CORRIROR KEYPLAN SCALE 3/32 = 1'-0"





B-5 ENL. SECTION A-A
@ CORRIROR SCALE 3/32 = 1'-0"



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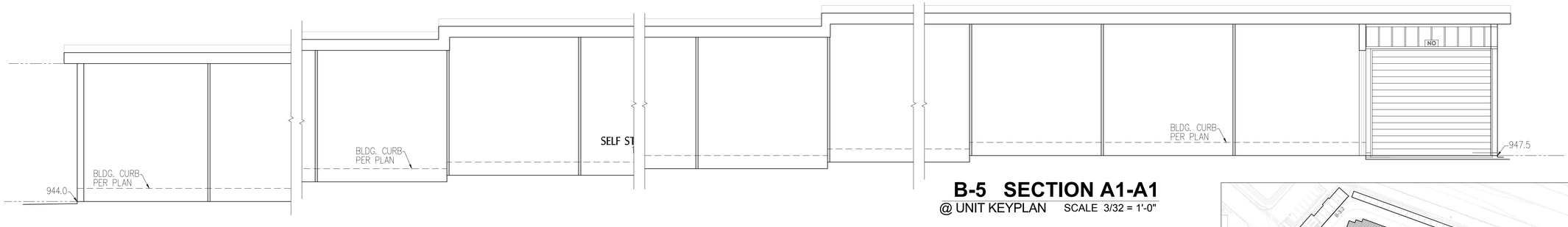
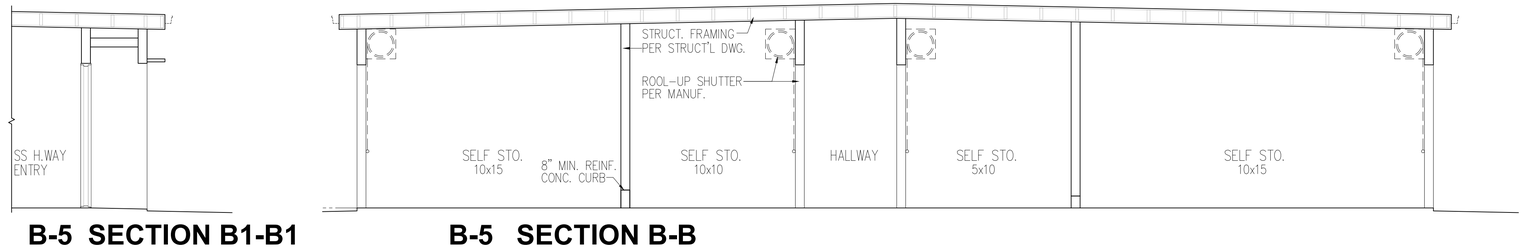


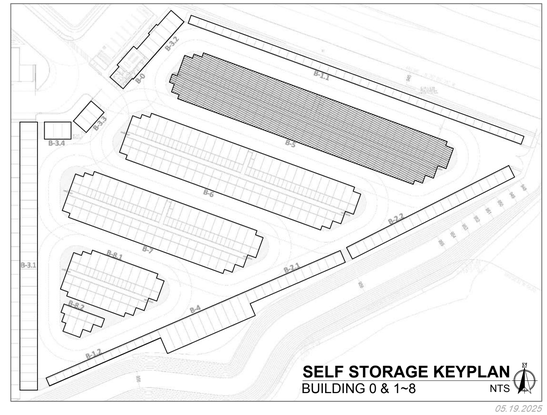
B-5 SECTION A1-A1
@ UNIT KEYPLAN SCALE 3/32 = 1'-0"



B-5 SECTION B1-B1
@ H.way North Entry SCALE 3/32 = 1'-0"

B-5 SECTION B-B
@ UNIT KEYPLAN SCALE 3/32 = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-5
BUILDING 5



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

05.19.2025

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06-30-2025
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STATE OF CALIFORNIA

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Project :

CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:
CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

NO.	DATE	DESCRIPTION
	082824	Prelim. Planning Submittal
	012725	Planning Re-Submittal
	020425	Planning Re-Submittal

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Sheet Title :
SELF STORAGE BLDG. B-5
- BUILDING SECTIONS

Sheet No. :
DD-5B

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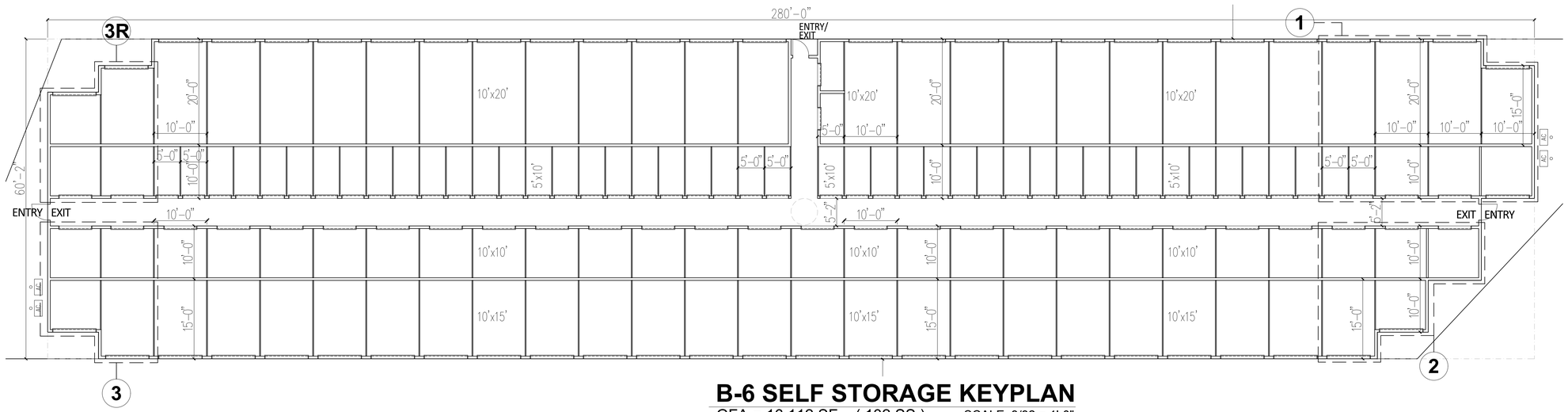
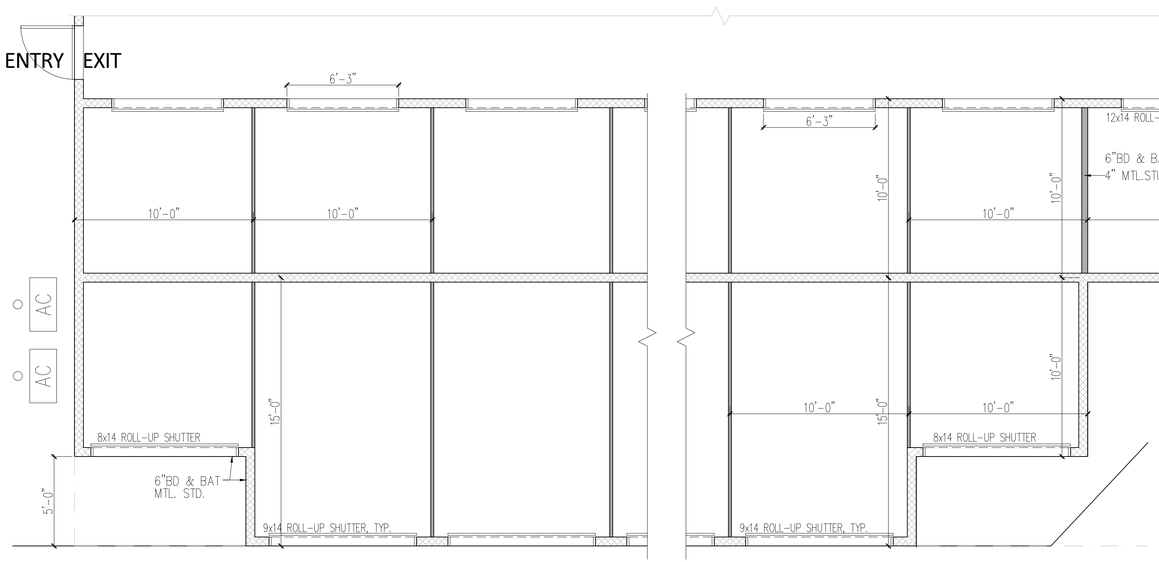


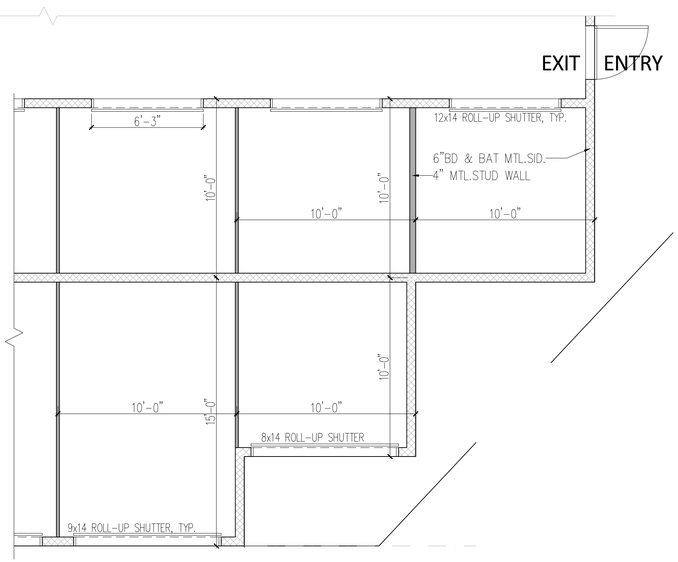
B-6 SELF STORAGE KEYPLAN

GFA = 16,112 SF (132 SS) SCALE 3/32 = 1'-0"



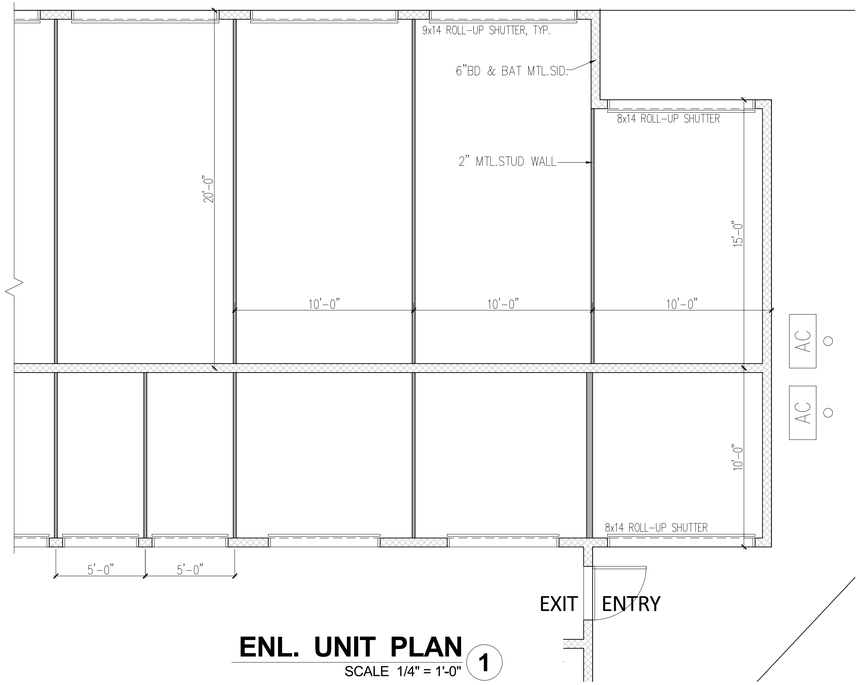
ENL. UNIT PLAN 3

3R TYPICAL SCALE 1/4" = 1'-0"



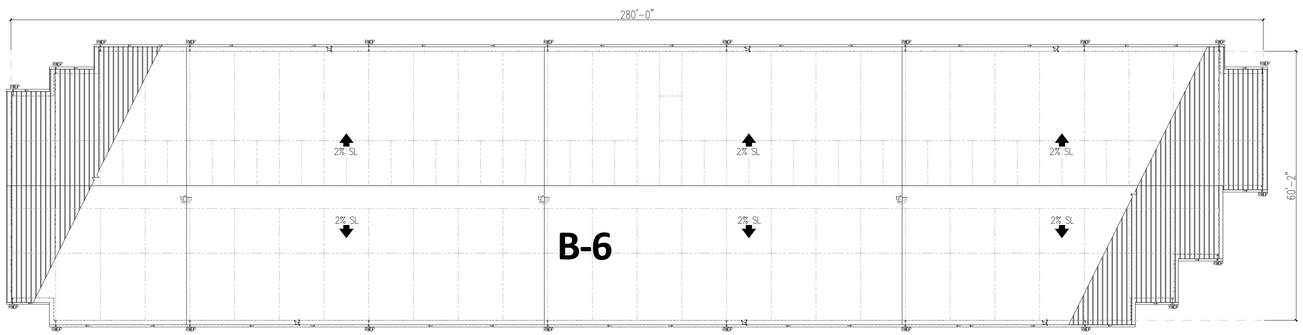
ENL. UNIT PLAN 2

SCALE 1/4" = 1'-0"



ENL. UNIT PLAN 1

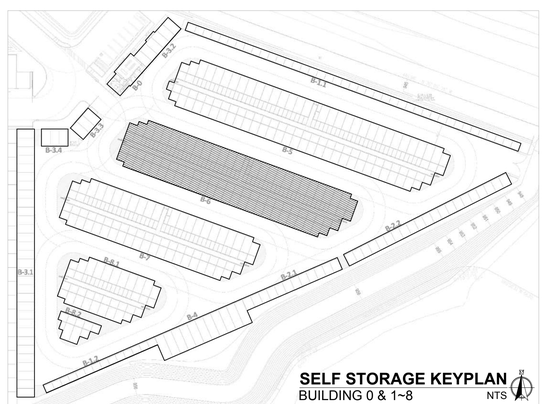
SCALE 1/4" = 1'-0"



B-6 ROOF KEYPLAN

SCALE 1/16" = 1'-0"

SELF STORAGE PLAN - BLDG. B-6



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

05.19.2025

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SELF STORAGE BLDG. B-6
- BUILDING PLANS

Sheet No. :

DD-6

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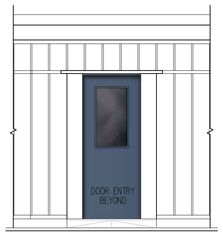
B-6 FRONT ELEVATION

NORTH / SOUTH KEYPLAN SCALE 3/32 = 1'-0"

B-6 ENL. PARTIAL FRONT ELEV.

SOUTH ELEV. (NORTH /SIM.) SCALE 1/4" = 1'-0"



B-6 Door Entry

@ North Elev. SCALE 1/4" = 1'-0"

B-6 LEFT ELEV.

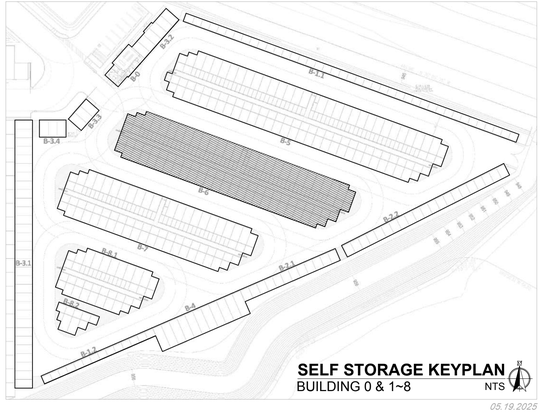
SCALE 1/4" = 1'-0"

B-6 RIGHT ELEV.

SCALE 1/4" = 1'-0"

SELF STORAGE ELEVATIONS - BLDG. B-6

BUILDING 6



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

05.19.2025

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Sheet Title :

SELF STORAGE BLDG. B-6
- BUILDING ELEVATIONS

Sheet No. :

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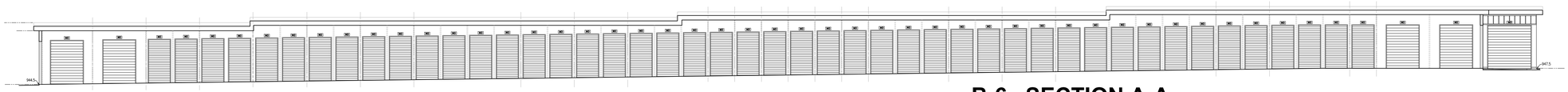
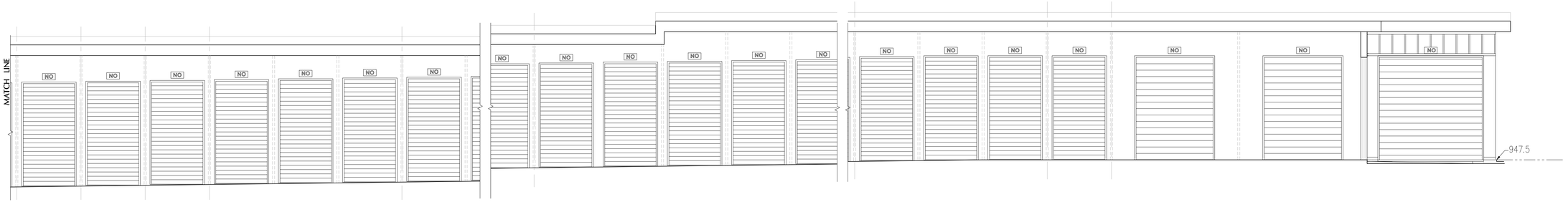
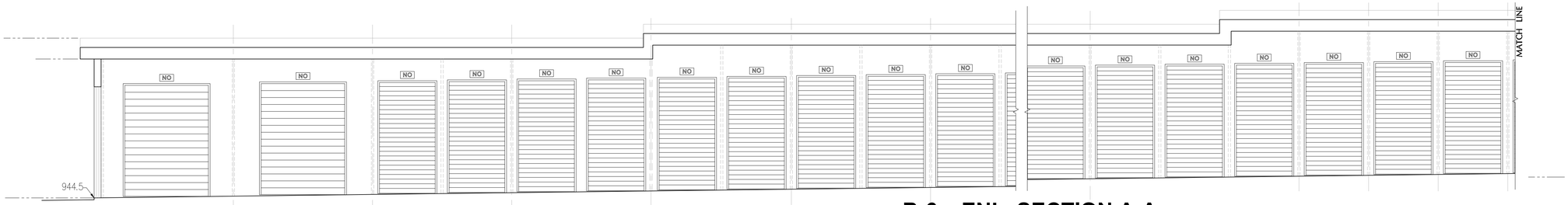
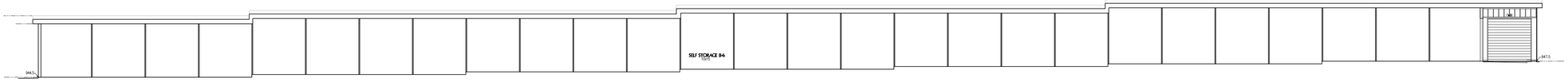


B-6 SECTION A-A
@ CORRIROR/ KEYPLAN SCALE 3/32 = 1'-0"

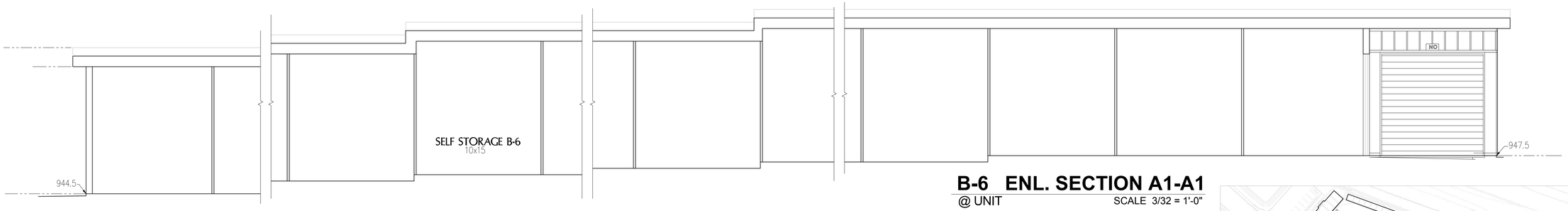




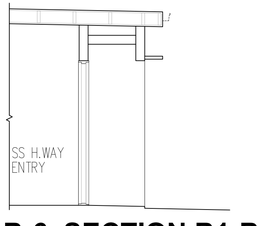
B-6 ENL. SECTION A-A
@ CORRIROR SCALE 3/32 = 1'-0"



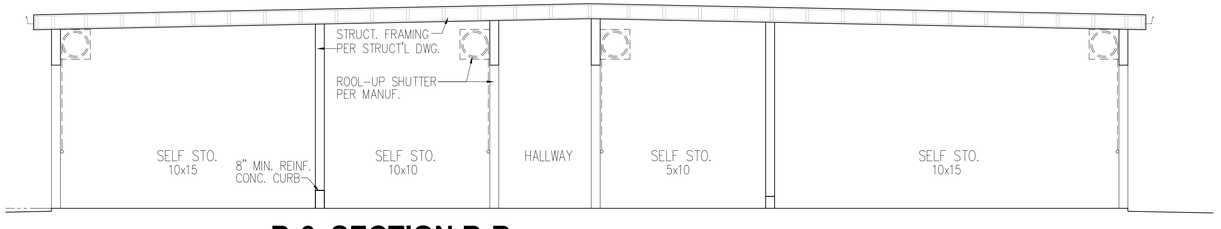
B-6 SECTION A1-A1
@ UNIT/ KEYPLAN SCALE 3/32 = 1'-0"



B-6 ENL. SECTION A1-A1
@ UNIT SCALE 3/32 = 1'-0"

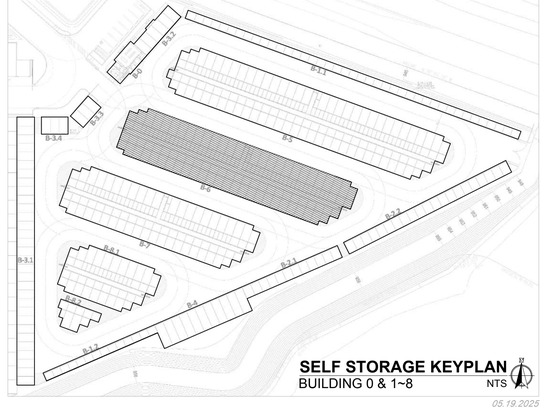


B-6 SECTION B1-B1
@ H.way North Entry SCALE 3/32 = 1'-0"



B-6 SECTION B-B
@ UNIT/CORR. SCALE 3/32 = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-6
BUILDING 6



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Sheet Title :

SELF STORAGE BLDG. B-6
- BUILDING SECTIONS

Sheet No. :

DD-6B

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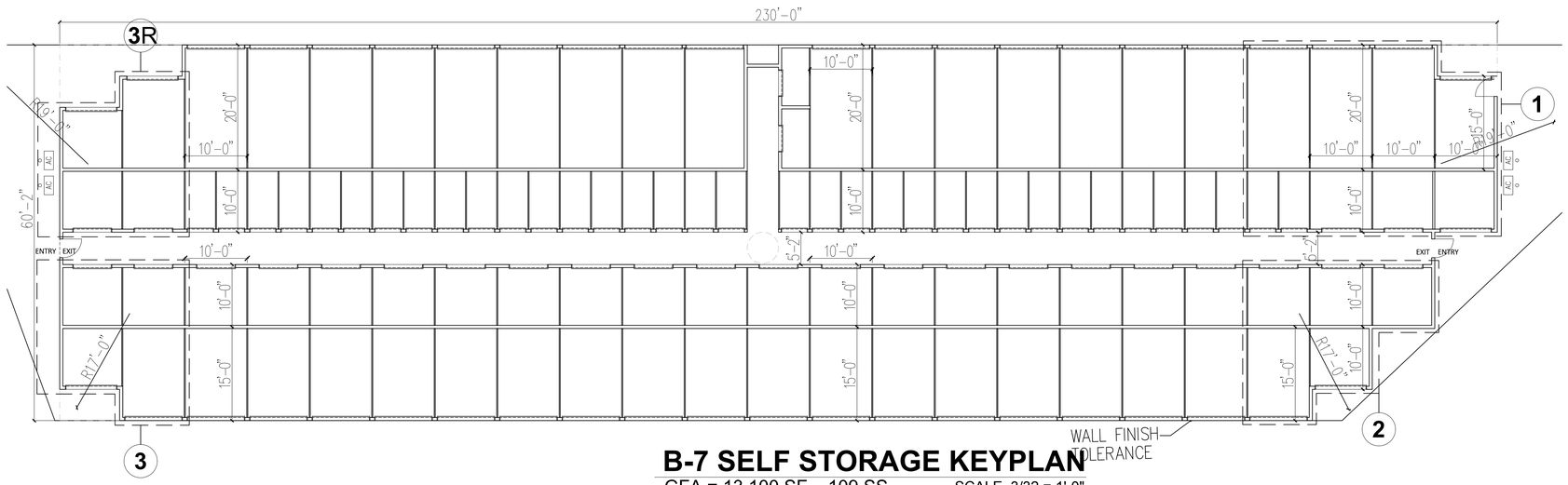
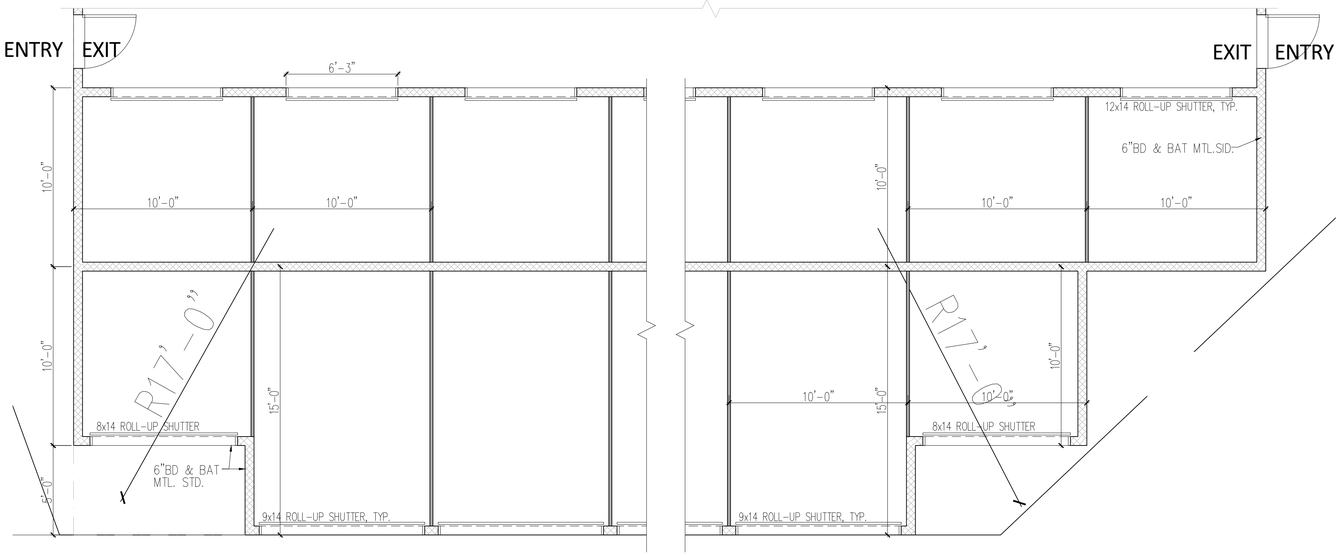


B-7 SELF STORAGE KEYPLAN

GFA = 13,100 SF 109 SS SCALE 3/32 = 1'-0"

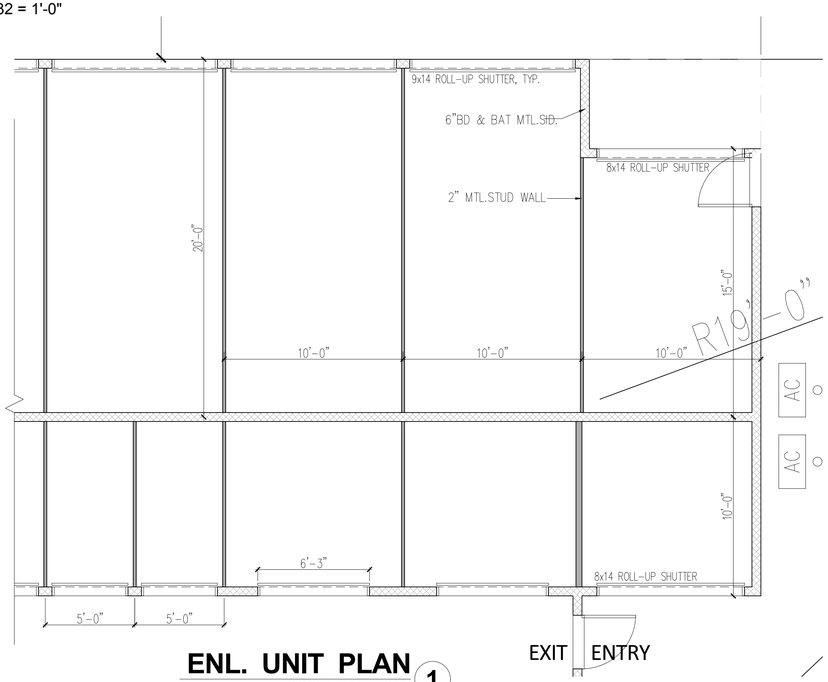


ENL. UNIT PLAN 3

3R TYP. SCALE 1/4" = 1'-0"

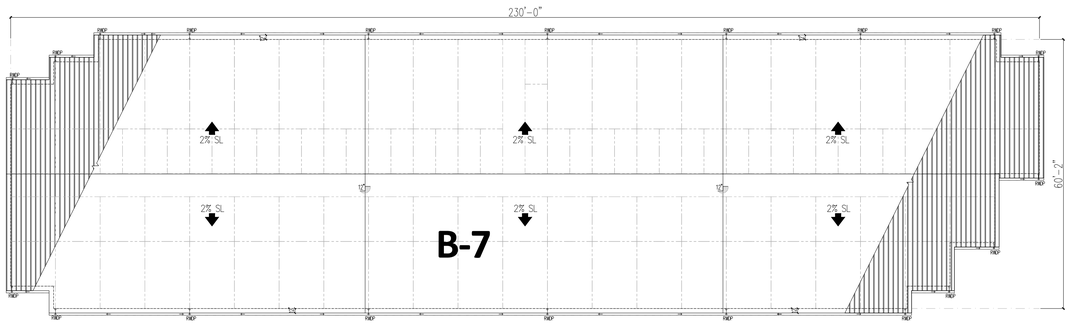
ENL. UNIT PLAN 2

SCALE 1/4" = 1'-0"



ENL. UNIT PLAN 1

SCALE 1/4" = 1'-0"



B-7 ROOF KEYPLAN

SCALE 1/16" = 1'-0"

SELF STORAGE PLAN - BLDG. B-7

SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

05.19.2025

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Sheet Title :
SELF STORAGE BLDG. B-7
- BUILDING PLANS

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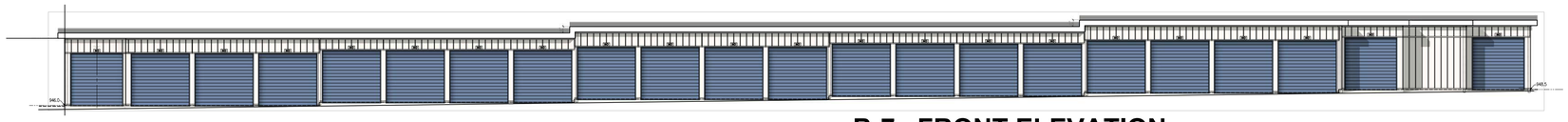
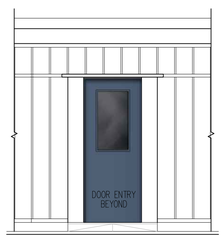


B-7 FRONT ELEVATION

NORTH / SOUTH KEYPLAN SCALE 3/32 = 1'-0"

B-7 ENL. PARTIAL FRONT ELEV.

SOUTH ELEV. (NORTH SIM.) SCALE 1/4" = 1'-0"



B-7 Door Entry

@ North Elev. SCALE 1/4" = 1'-0"

B-7 LEFT ELEV.

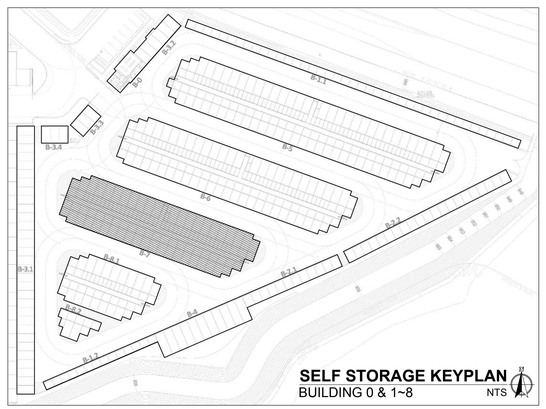
SCALE 1/4" = 1'-0"

B-7 RIGHT ELEV.

SCALE 1/4" = 1'-0"

SELF STORAGE ELEVATION - BLDG. B-7

BUILDING 7



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

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CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
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Project Number :

BGA No. 24020

Sheet Title :

SELF STORAGE BLDG. B-7
- BUILDING ELEVATIONS

Sheet No. :

DD-7A

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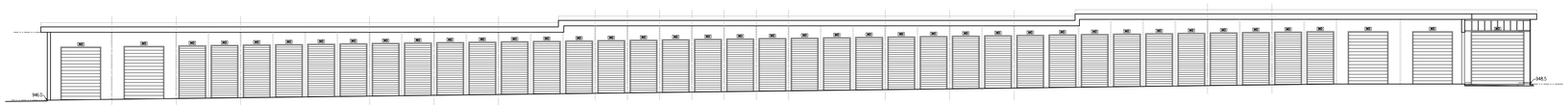

B-7 SECTION A-A
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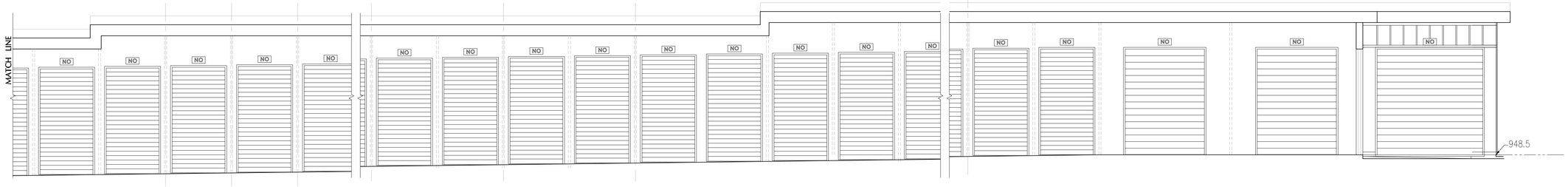

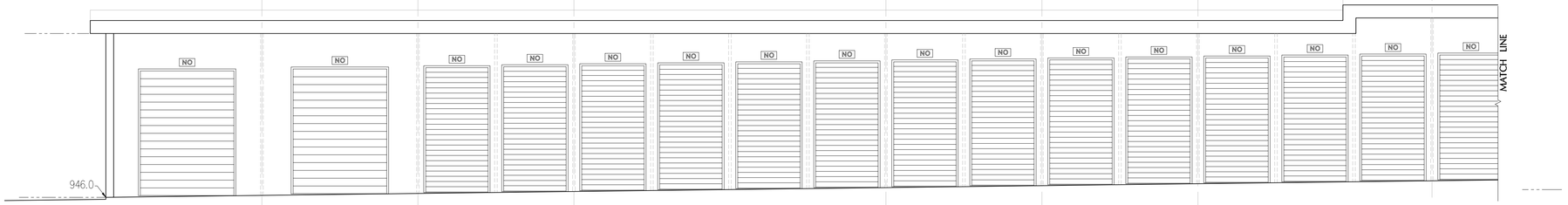

B-7 ENL. SECTION A-A
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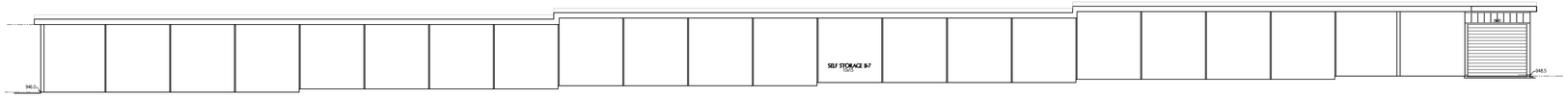

B-7 SECTION A1-A1
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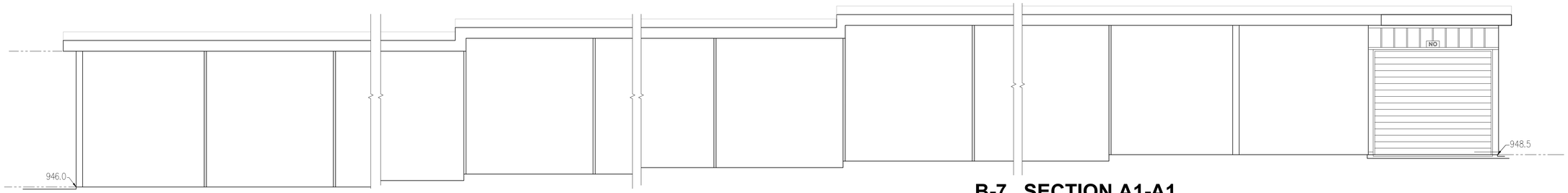

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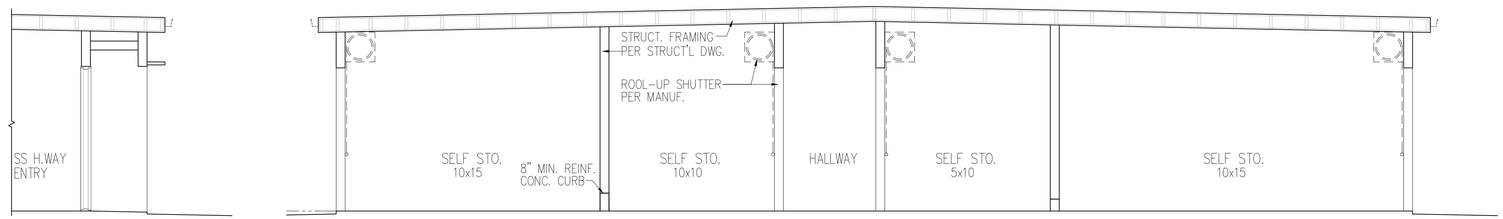
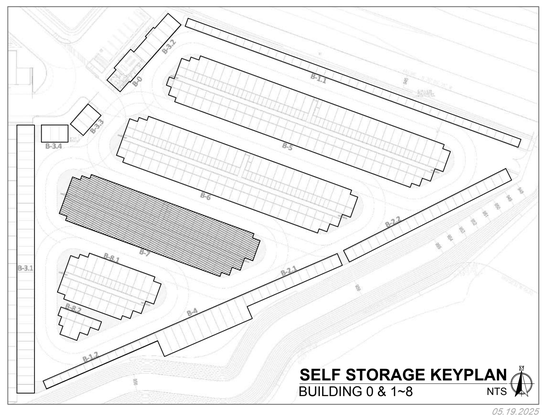


B-7 SECTION B1-B1
@ H.way North Entry SCALE 3/32 = 1'-0"

B-7 SECTION B-B
UNIT/ CORR. SCALE 1/4" = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-7
BUILDING 7



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

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SELF STORAGE BLDG. B-7
- BUILDING SECTIONS

Sheet No. :
DD-7B

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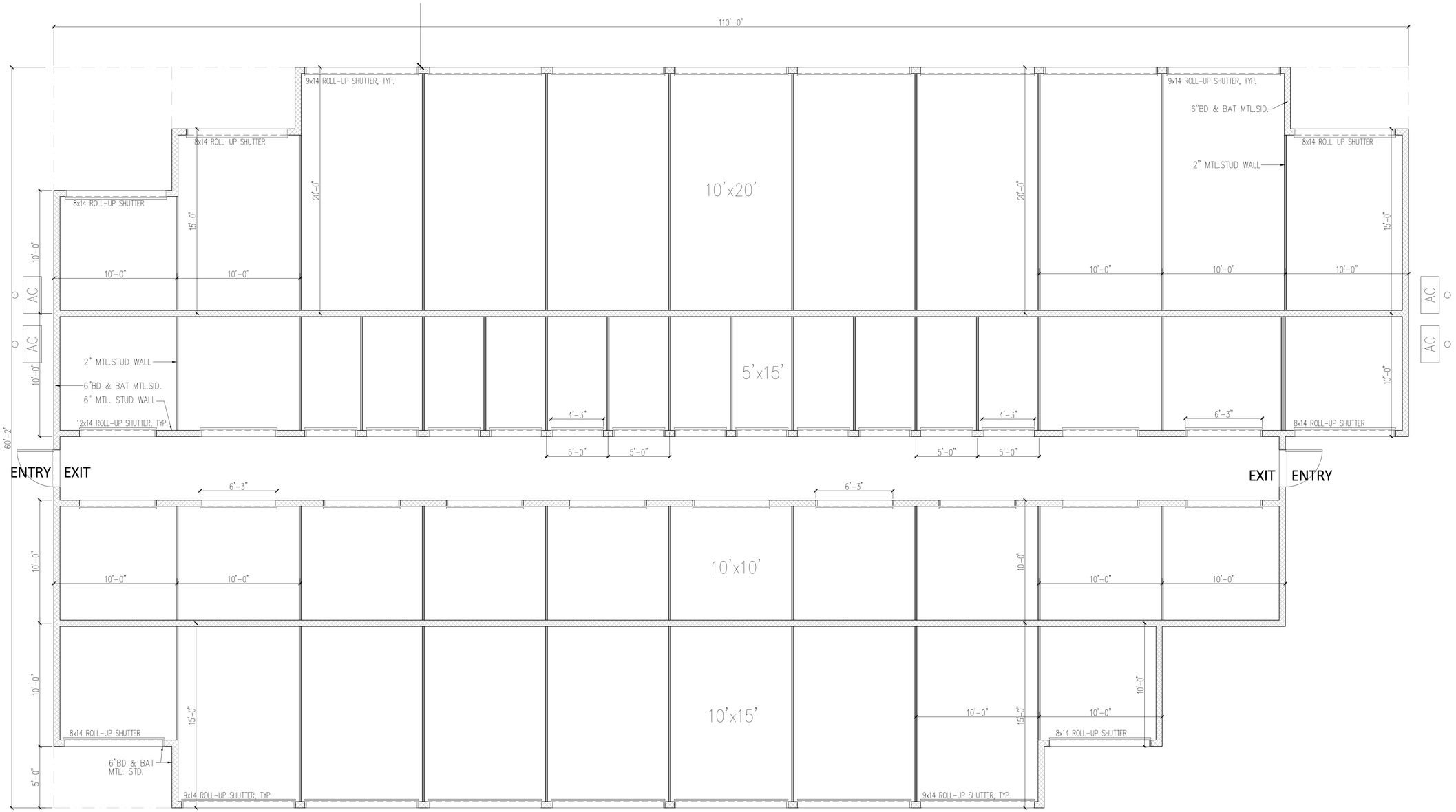
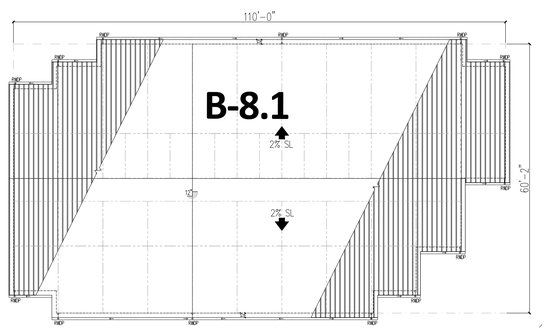




B-8.1 ROOF KEYPLAN

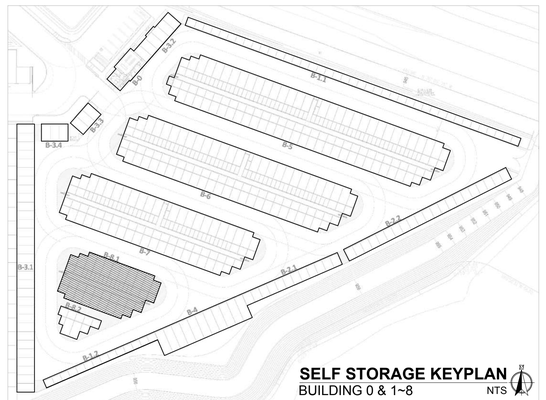
SCALE 1/16" = 1'-0"

B-8.1 ENLARGED PLAN

GFA = 5,880 SF (47 SS) BUILDING 8

SELF STORAGE PLAN - BLDG. 8.1

BUILDING 8



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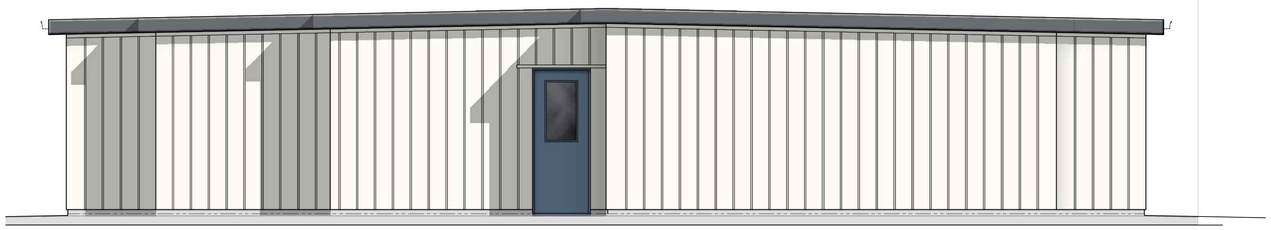
B-8.1 FRONT ELEVATION

SOUTH (NORTH SIM.) SCALE 1/4" = 1'-0"

B-8.1 LEFT ELEV.

SCALE 1/4" = 1'-0"

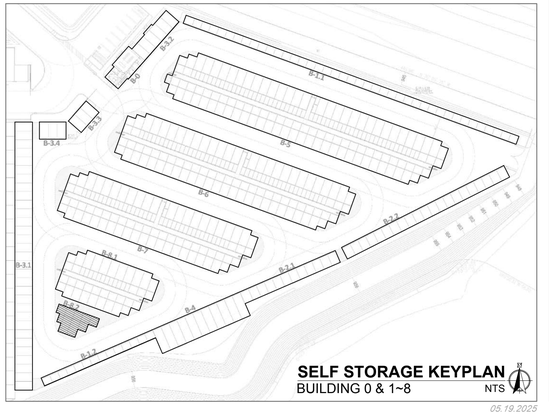


B-8.1 RIGHT ELEV.

SCALE 1/4" = 1'-0"

SELF STORAGE PLANS - BLDG. B-8.1

BUILDING 8.1



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SELF STORAGE BLDG. B-8.1
- BUILDING ELEVATIONS

Sheet No. :

DD-8.1A

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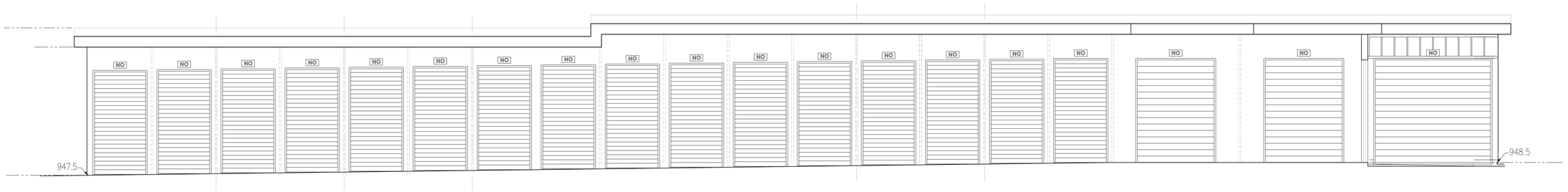
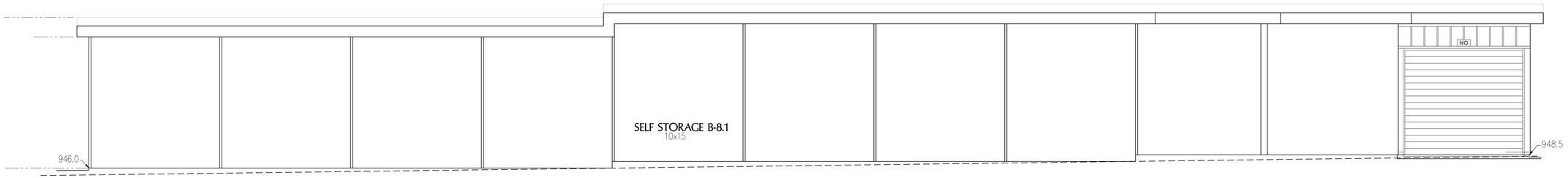
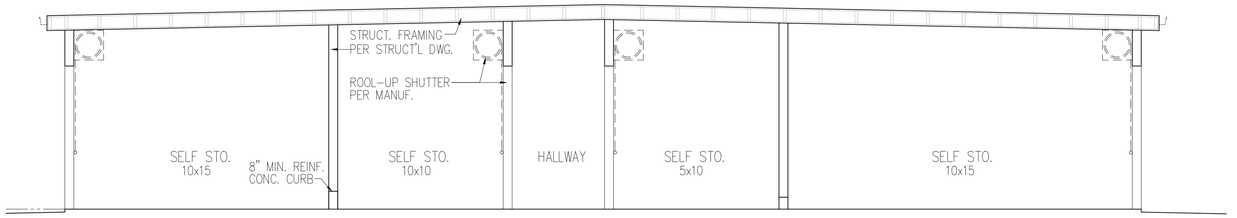


B-8.1 SECTION A-A
@ CORRIROR SCALE 3/32 = 1'-0"

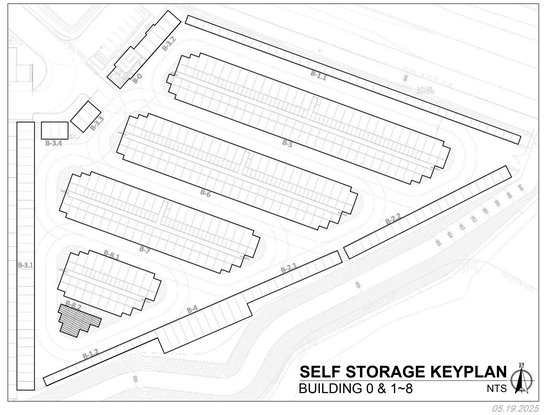


B-8.1 SECTION A1-A1
@ UNIT KEYPLAN SCALE 3/32 = 1'-0"



B-8.1 SECTION B-B
@ UNIT KEYPLAN SCALE 3/32 = 1'-0"

SELF STORAGE SECTIONS - BLDG. B-8.1
BUILDING 8.1



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SELF STORAGE BLDG. B-8.1
- BUILDING SECTIONS

Sheet No. :
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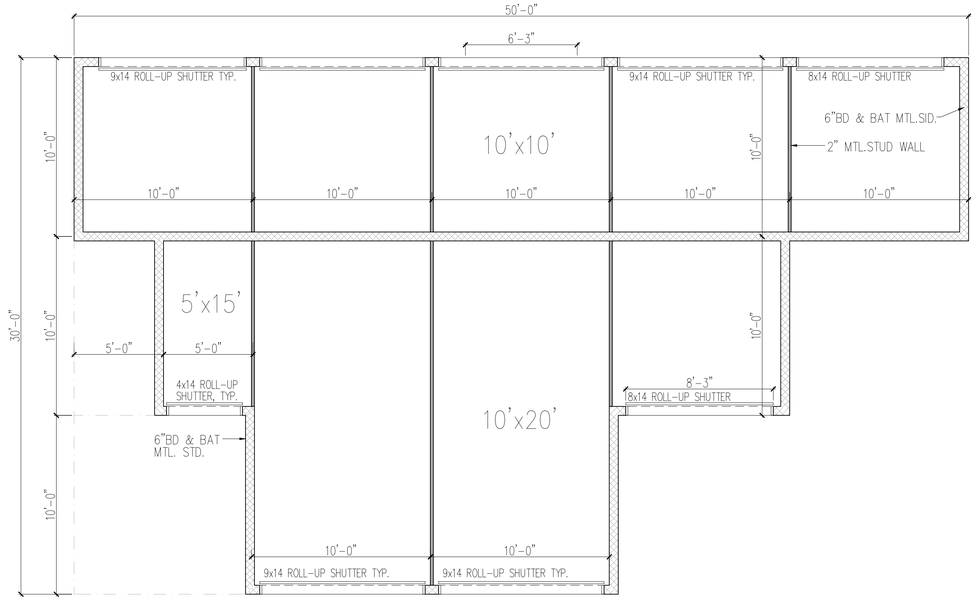
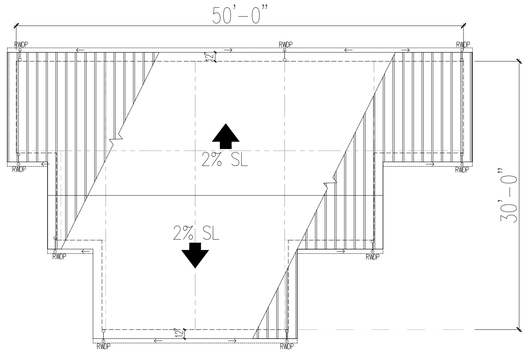


B-8.2 ENLARGED PLAN

GFA = 1,067 SF (47 SS) BUILDING 8

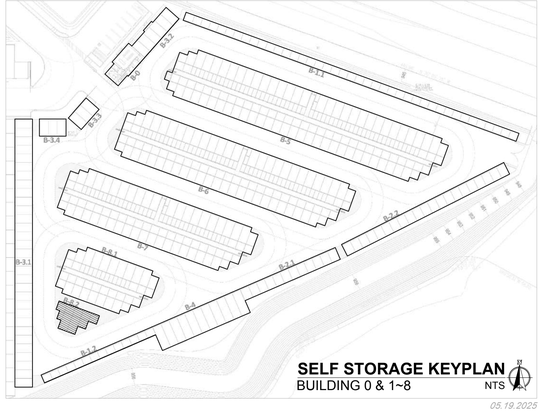


B-8.1 ROOF KEYPLAN

SCALE 1/8" = 1'-0"

SELF STORAGE PLAN - BLDG. 8.2

BUILDING 8



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SELF STORAGE BLDG. B-8.2
- BUILDING PLANS

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DD-8.2

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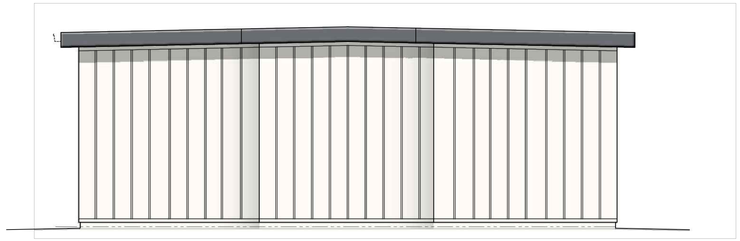
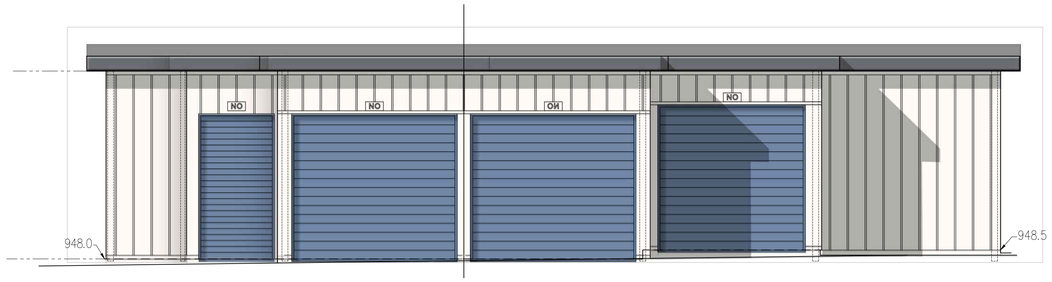


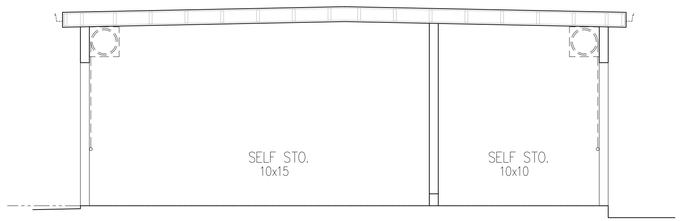
B-8.2 LEFT/RIGHT ELEVATION

SCALE 1/4" = 1'-0"



B-8.2 FRONT ELEVATION

SOUTH SCALE 1/4" = 1'-0"

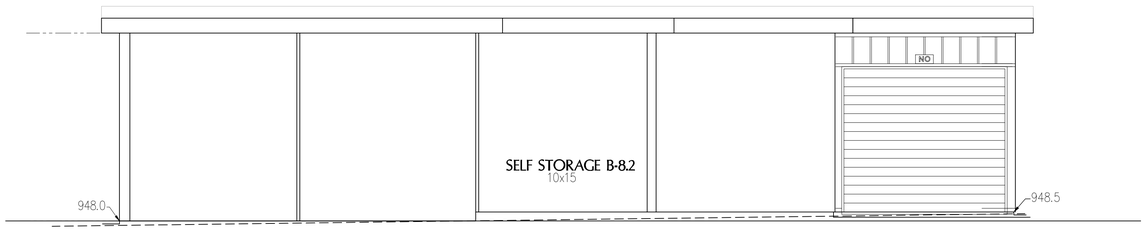


B-8.2 SECTION B-B

SCALE 1/4" = 1'-0"

B-8.2 FRONT ELEVATION

NORTH SCALE 1/4" = 1'-0"

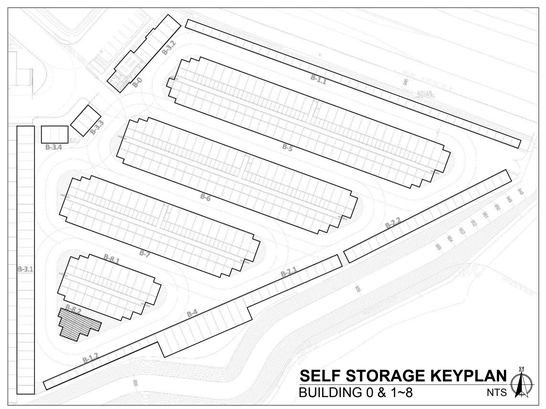


B-8.2 SECTION B-B

SCALE 1/4" = 1'-0"

SELF STORAGE PLANS - BLDG. B-8.2

BUILDING 8.2



SELF STORAGE KEYPLAN
BUILDING 0 & 1~8 NTS

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- BUILDING ELEVATIONS & SECTIONS

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CONIFER COURT

II. RV STORAGE PLANS

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II. RV Storage Building Plans - Cover Sheet	
DD-9	**RV Storage - Partial Site Keyplan**
DD-9A	**RV Storage - Partial Site Keyplan with Roof**
DD-9.1	**Bldg. B-9.1 RV Plans**
DD-9.1A	**Bldg. B-9.1 Roof Plan & Elevations**
DD-9.1B	**Bldg. B-9.1 Bldg. Sections**
DD-9.2	**Bldg. B-9.2 RV Plans**
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DD-9.5A	**Bldg. B-9.5 Roof Plan & Elevations**
DD-9.5B	**Bldg. B-9.5 Bldg. Sections**

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- COVER SHEET

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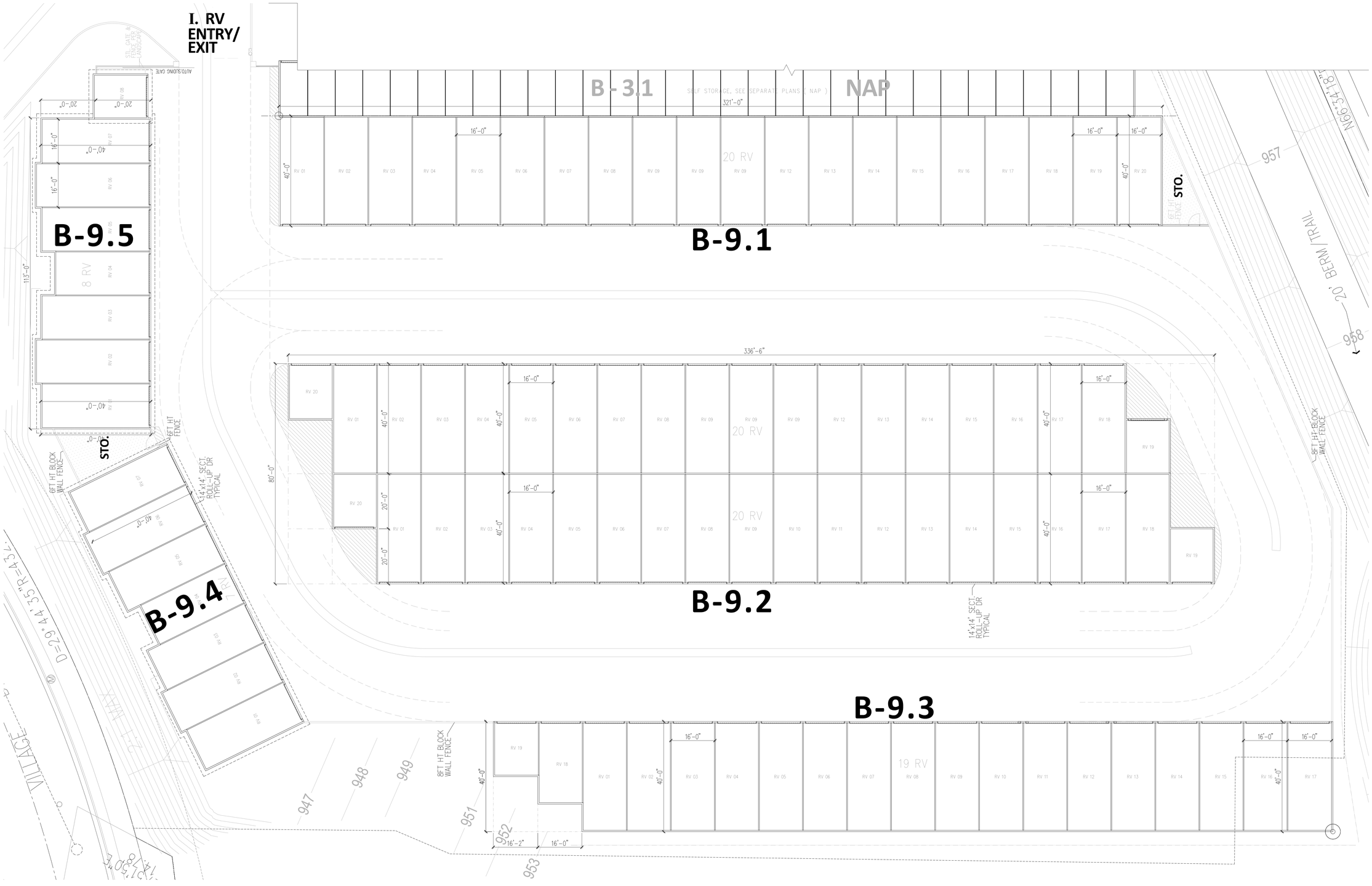

RV STORAGE - ENLARGED SITE KEYPLAN

BUILDING 9.1~9.5 Total Nos. RV STO. 94 SCALE 1/16 " = 1'-0"

LEGEND / NOTES:

Building Name :	B-1.1
Building Total Unit Nos.:	132 SS
Building Unit Size:	10 x 10
Minimum With Drive Aisle:	26'-0"
Ext. Storage, Asphalt (open to sky)	
Min. Clear radius/ Clear space	

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CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:
CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

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	012725	Planning Re-Submittal
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BD SUBM. DATE:
PLOT DATE: 02/03/25 (Planning Re-sub.)

Project Number :
BGA No. 24020

Sheet Title :
II.
RV STORAGE
- ENLARGED SITE KEYPLAN

Sheet No. :
DD-9

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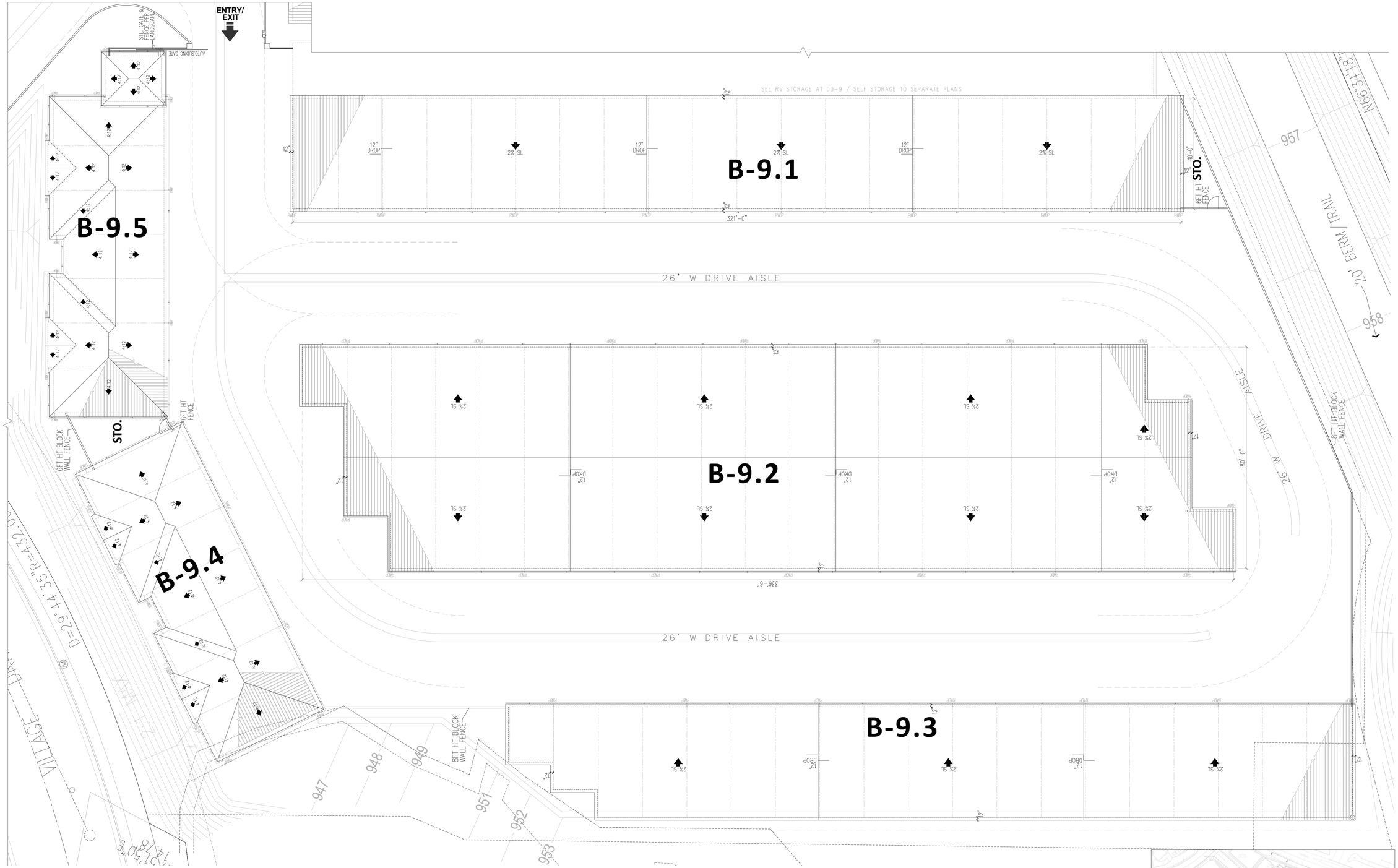


RV STORAGE - ENLARGED SITE KEYPLAN

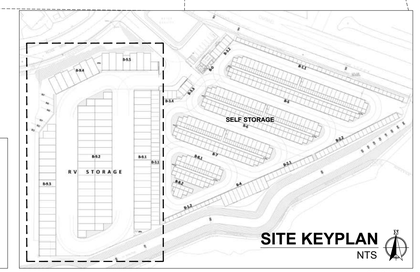
* with ROOF PLAN **(BLDG. 9.1 ~ 9.5)**

SCALE 1/16 " = 1'-0"

LEGEND / NOTES:

Building Name :	**B-9.1**
Minimum With Drive Aisle:	26'-0"
Roof Slope Bldg Plan:	2% SL & 4:12
Bldg. Mtl. Roof Hatch symb.:	
Roof Drainage sys./ RWDP:	

Note: See SP-1 for more Site info. & Data.



SITE KEYPLAN
NTS

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II.
RV STORAGE
- ENL. SITE KEYPLAN with Roof Plan / Drainage System (Bldg. 9.1 ~ 9.5)

Sheet No. :

DD-9A

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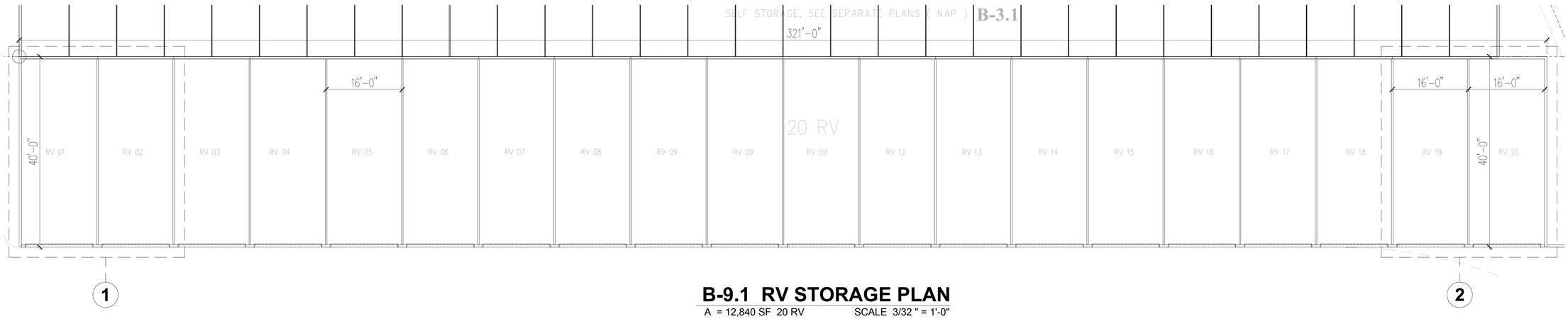
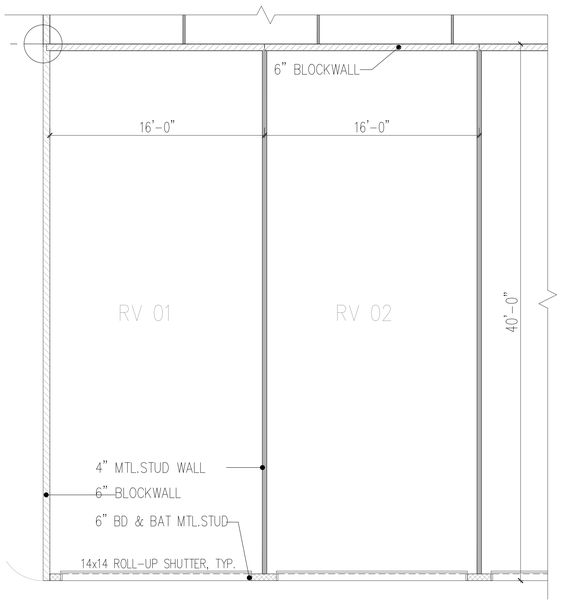


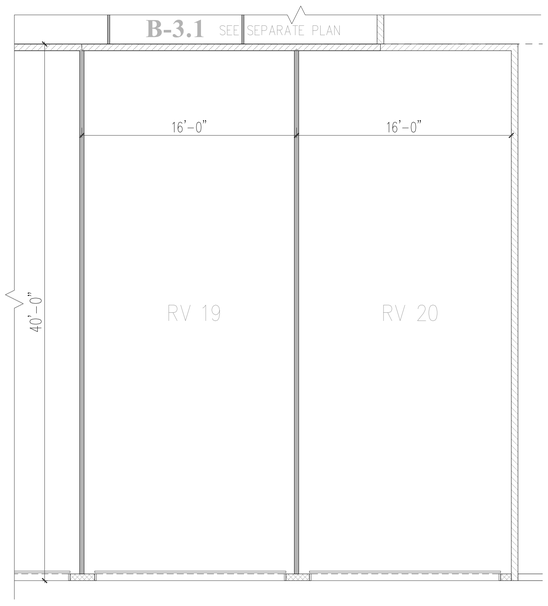
B-9.1 RV STORAGE PLAN

A = 12,840 SF 20 RV SCALE 3/32 " = 1'-0"



ENLARGED PARTIAL PLAN 1

LEFT END SIDE SCALE 3/16" = 1'-0"

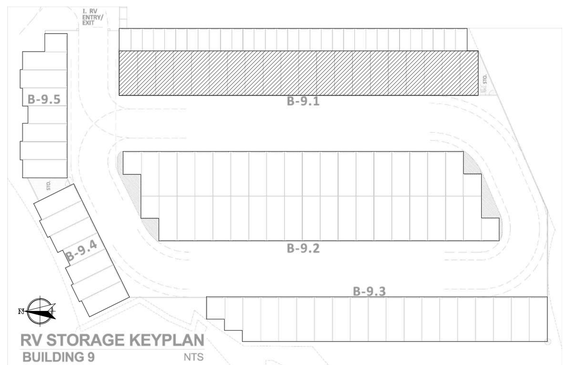


ENLARGED PARTIAL PLAN 2

RIGHT END SIDE SCALE 3/16" = 1'-0"

RV STORAGE PLAN - BLDG. B-9.1

SEE ROOF PLAN AT SHEET 9.1A BUILDING 9.1



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Sheet Title :
RV STORAGE PLANS - BUILDING B-9.1

Sheet No. :
DD-9.1

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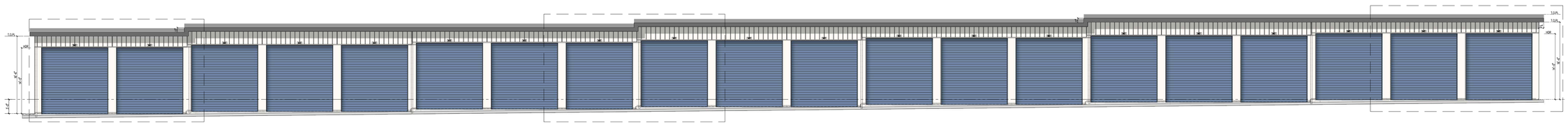


B-9.1 FRONT ELEVATION

WEST KEYPLAN SCALE 3/32" = 1'-0"

B-9.1 ENLARGED ELEVATION

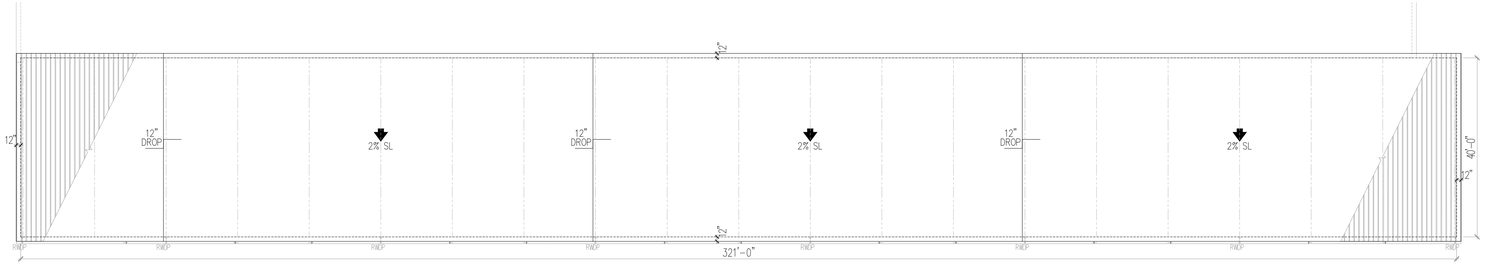
WEST SCALE 3/32" = 1'-0"

B-9.1 LEFT ELEV.

NORTH SCALE 3/16" = 1'-0"

B-9.1 RIGHT ELEV.

SOUTH SCALE 3/16" = 1'-0"

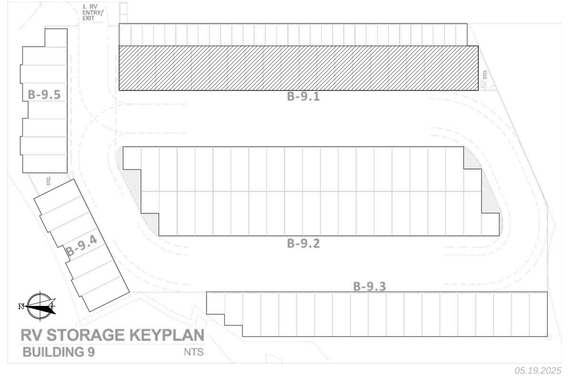


B-9.1 ROOF KEYPLAN

SCALE 1/16" = 1'-0"

RV STORAGE PLANS - BLDG. B-9.1

BUILDING 9.1



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Sheet Title :

RV STORAGE
- BLDG. B-9.1 ELEVATIONS

Sheet No. :

A-9.1A

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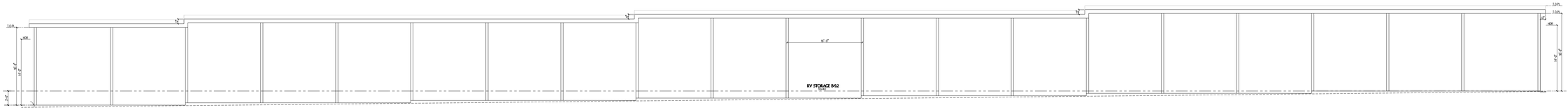
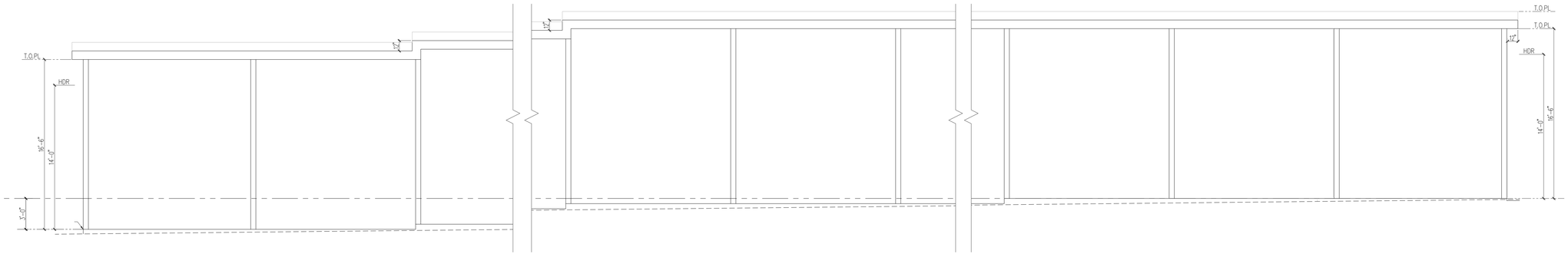


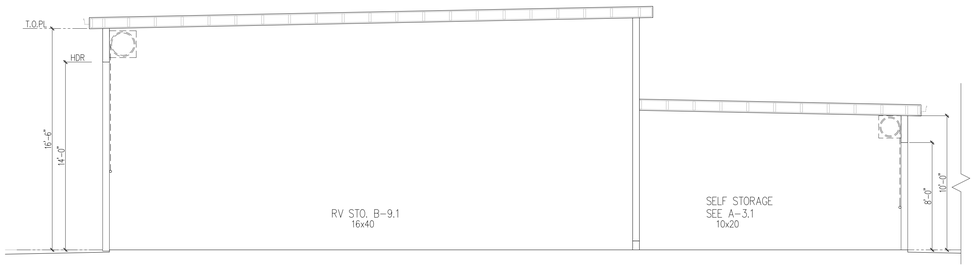
B-9.1 SECTION A-A

SCALE 3/16" = 1'-0"



B-9.1 ENL. SECTION A-A

SCALE 3/16" = 1'-0"

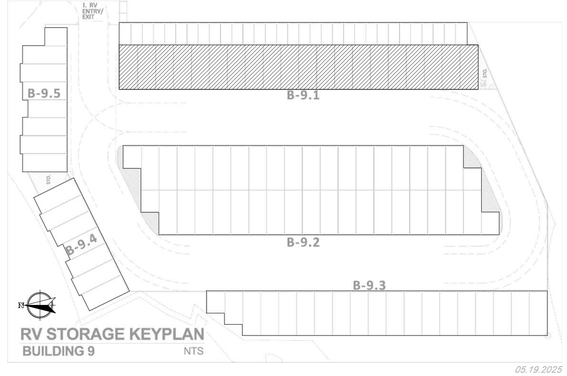


B-9.1 ENL. SECTION B-B

SCALE 3/16" = 1'-0"

RV STORAGE PLANS - BLDG. B-9.1

BUILDING 9.1



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Sheet Title :

RV STORAGE
- BLDG. B-9.1 SECTIONS

Sheet No. :

A-9.1B

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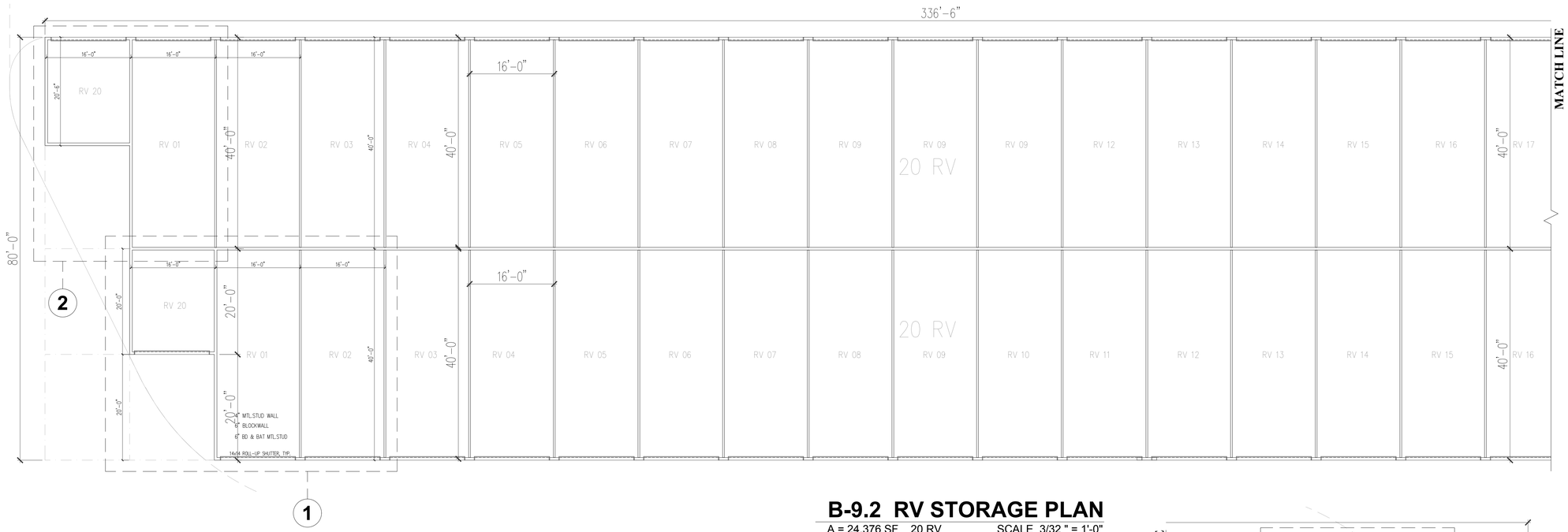
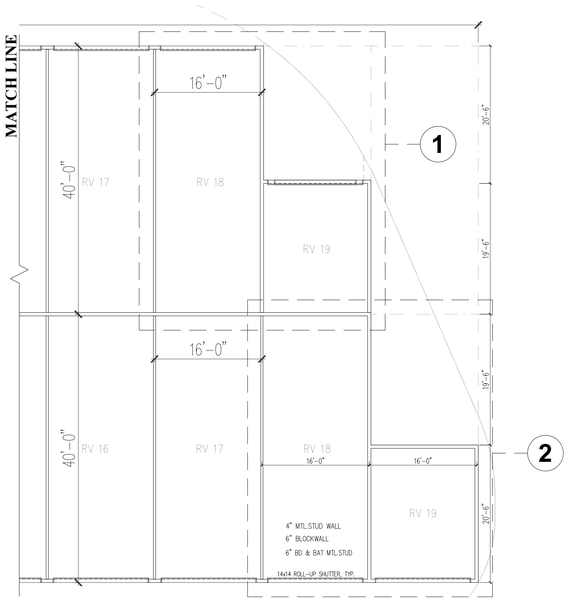
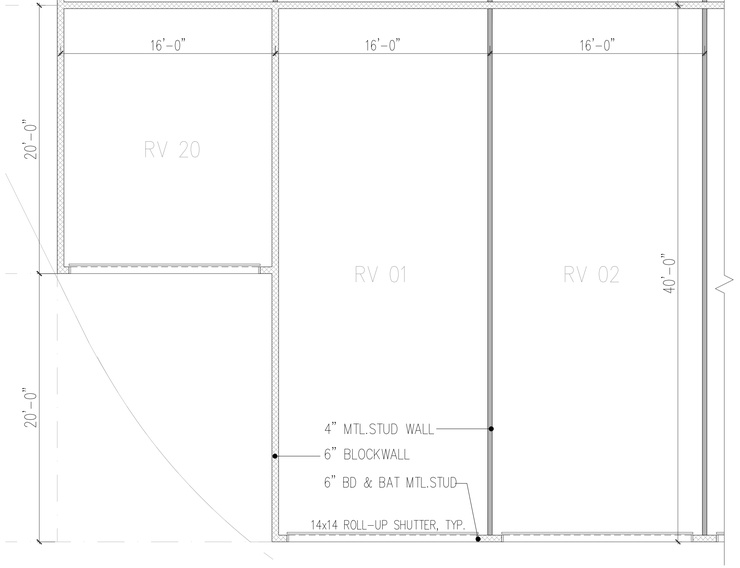


B-9.2 RV STORAGE PLAN

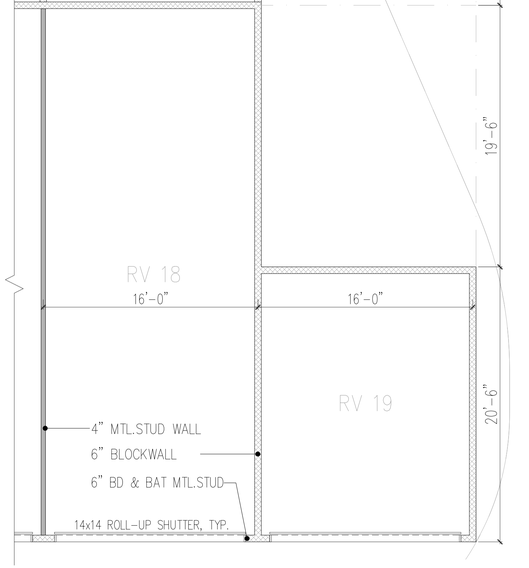
A = 24,376 SF 20 RV SCALE 3/32 " = 1'-0"





ENLARGED PARTIAL PLAN 1

LEFT END SIDE SCALE 3/16 " = 1'-0"

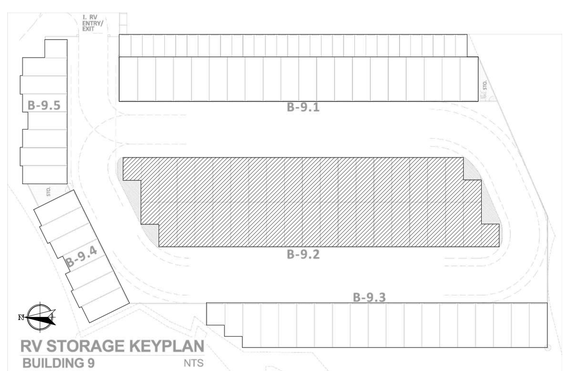


ENLARGED PARTIAL PLAN 2

LEFT END SIDE SCALE 3/16 " = 1'-0"

RV STORAGE PLAN - BLDG. B-9.2

SEE ROOF PLAN AT SHEET 9.2A BUILDING .9.2



RV STORAGE KEYPLAN
BUILDING 9 NTS

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RV STORAGE PLANS - BUILDING B-9.2

Sheet No. :
DD-9.2

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B-9.2 FRONT ELEVATION

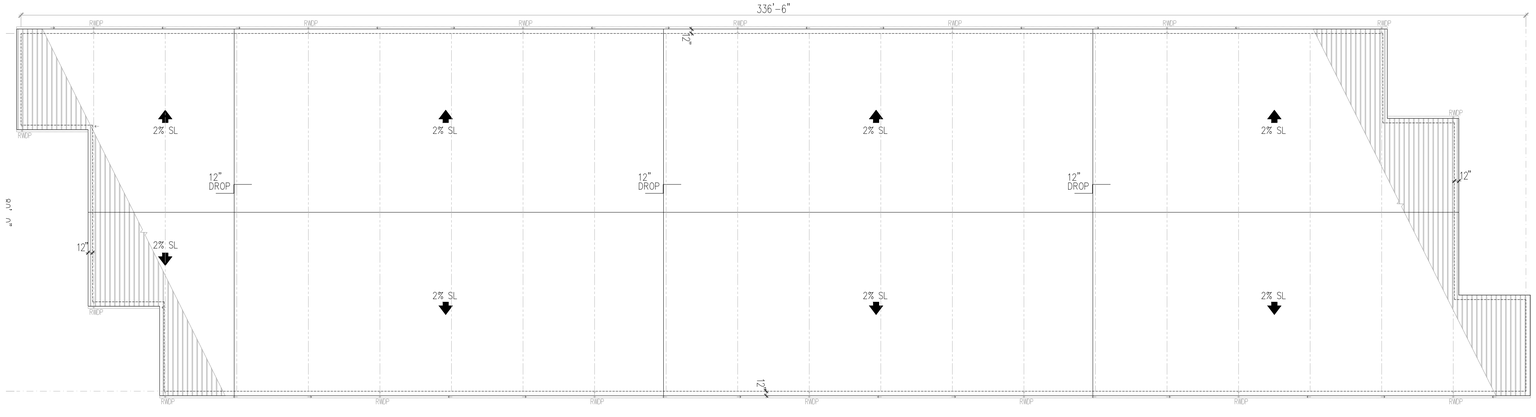
WEST KEYPLAN SCALE 3/32" = 1'-0"

B-9.2 ENL. FRONT ELEV.

PARTIAL ENLARGED ELEV. SCALE 3/32" = 1'-0"

B-9.2 ENL. LEFT ELEV.

NORTH (SIM. SOUTH) SCALE 3/32" = 1'-0"

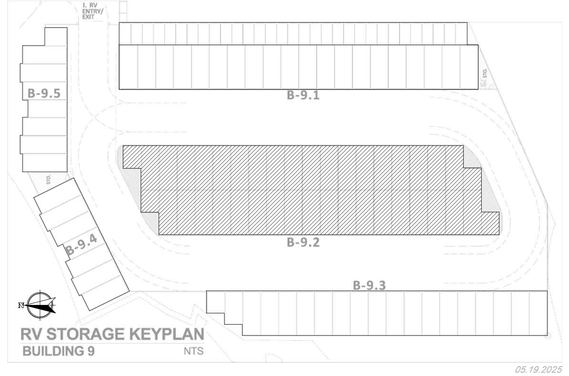


B-9.2 ROOF KEYPLAN

SCALE 1/16" = 1'-0"

RV STORAGE PLAN - BLDG. B-9.2

BUILDING 9



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RV STORAGE
- BLDG. B-9.2 ELEVATIONS

Sheet No. :

A-9.2A

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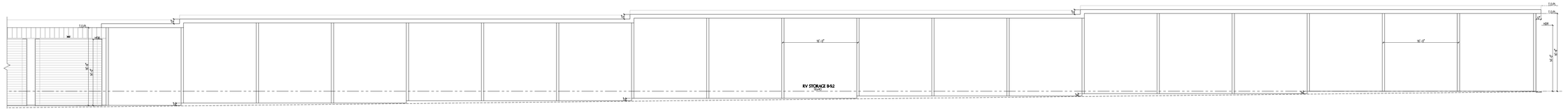
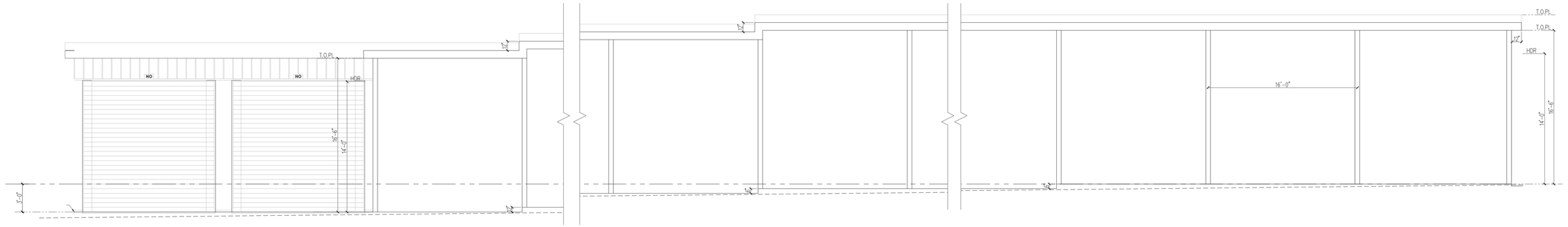


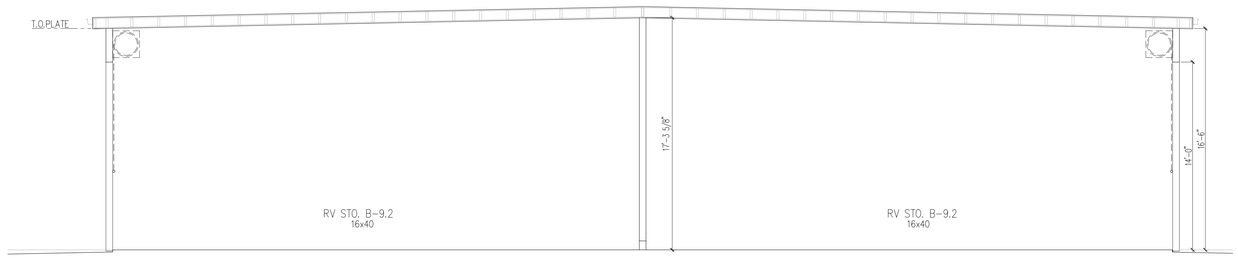
B-9.2 SECTION A-A

SCALE 3/16" = 1'-0"



B-9.2 ENL. SECTION A-A

ENLARGED SECTION SCALE 3/16" = 1'-0"

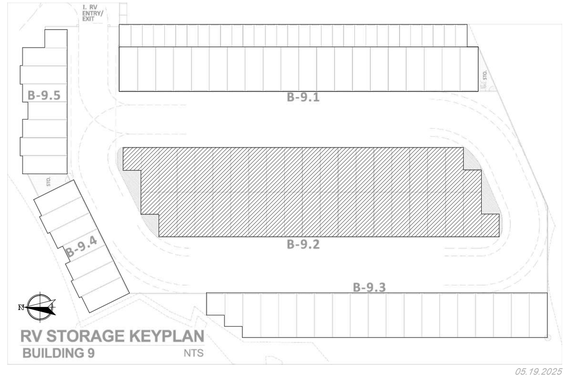


B-9.2 ENL. SECTION B-B

SCALE 3/16" = 1'-0"

RV STORAGE PLANS - BLDG. B-9.2

BUILDING 9.2



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Project :

CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

NO.	DATE	DESCRIPTION
	082824	Prelim. Planning Submittal
	012725	Planning Re-Submittal
	020425	Planning Re-Submittal

PERMIT NO:
DD SUBM. DATE: 02/04/25 (Planning Re-sub.)
BD SUBM. DATE:
PLOT DATE: 02/03/25 (Planning Re-sub.)

Project Number :

BGA No. 24020

Sheet Title :

RV STORAGE
- BLDG. B-9.2 SECTIONS

Sheet No. :

A-9.2B

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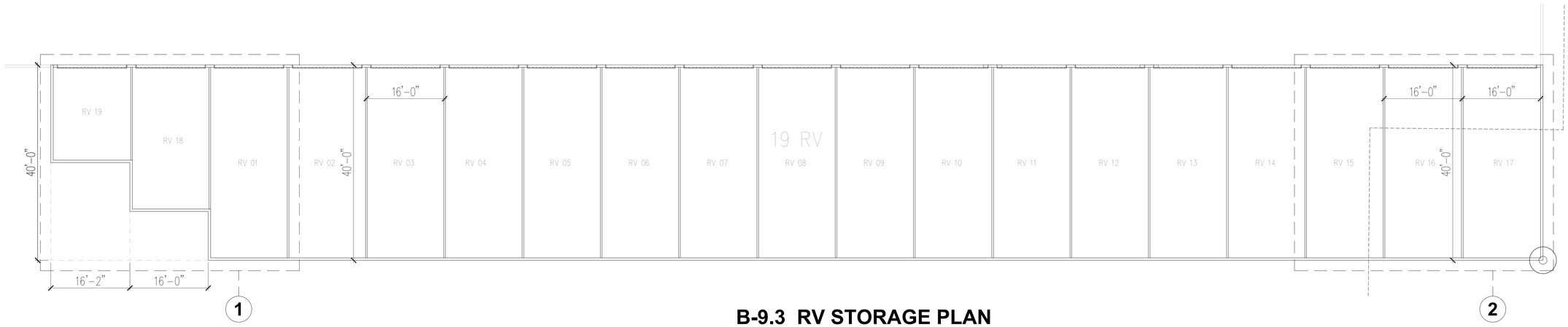
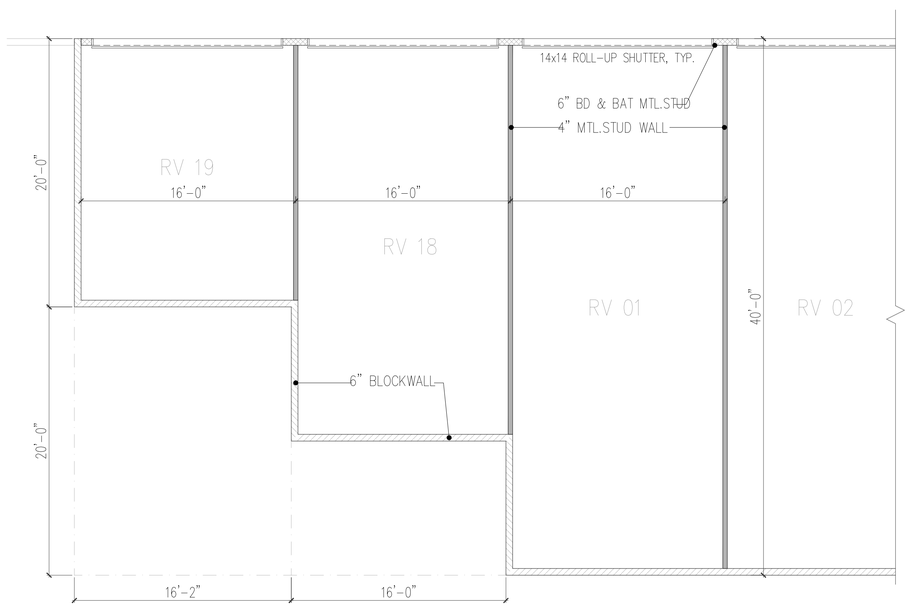


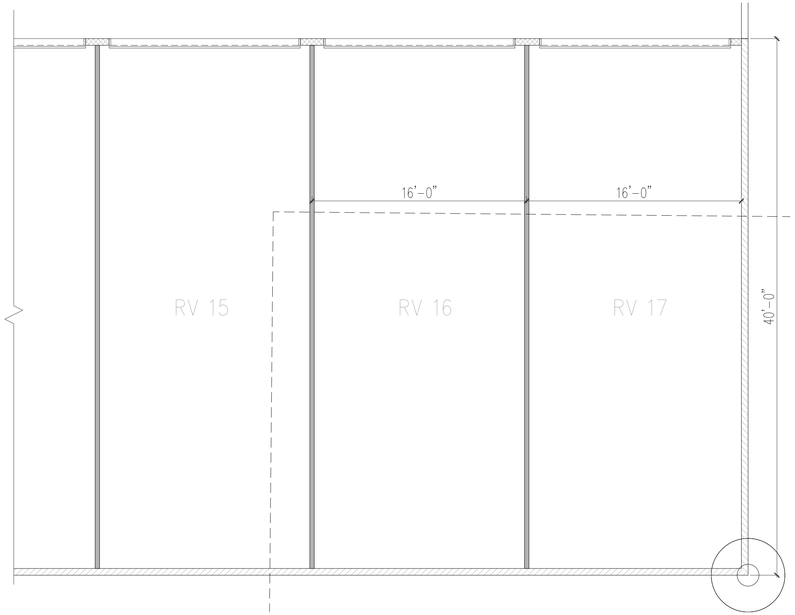
B-9.3 RV STORAGE PLAN

A = 11,717 SF 20 RV SCALE 3/32 " = 1'-0"



ENLARGED PARTIAL PLAN 1

LEFT END SIDE SCALE 3/16 " = 1'-0"

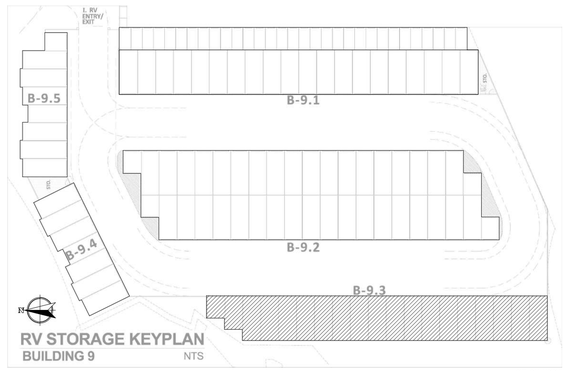


ENLARGED PARTIAL PLAN 2

LEFT END SIDE SCALE 3/16 " = 1'-0"

RV STORAGE PLAN - BLDG. B-9.3

SEE ROOF PLAN AT SHEET 9.3A BUILDING 9.3



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Project Number :
BGA No. 24020

Sheet Title :
RV STORAGE PLANS - BUILDING B-9.3

Sheet No. :
DD-9.3

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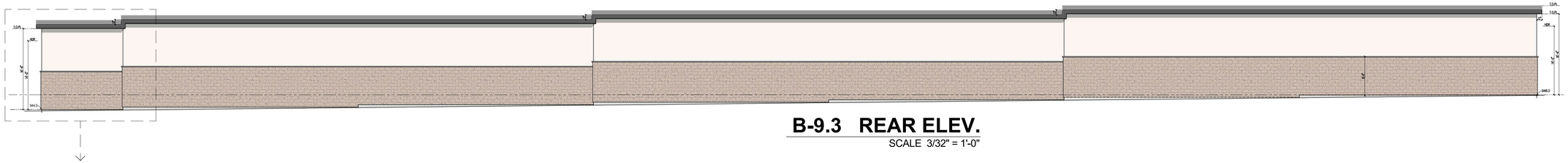
B-9.3 FRONT ELEVATION

WEST KEYPLAN SCALE 3/32" = 1'-0"

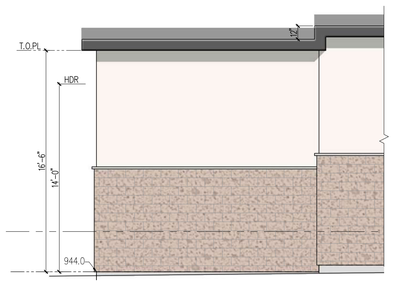
B-9.3 ENL. FRONT ELEV.

WEST ENLARGED ELEV. SCALE 3/32" = 1'-0"



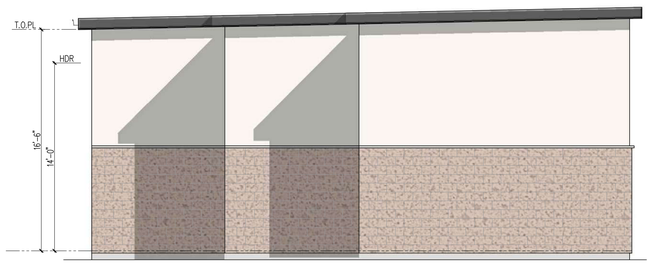
B-9.3 REAR ELEV.

SCALE 3/32" = 1'-0"



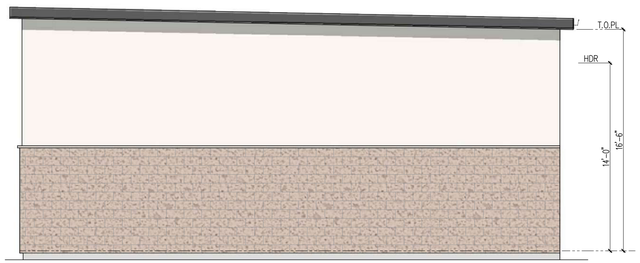
B-9.3 REAR ELEV.

PARTIAL ENLARGED ELEV. SCALE 3/32" = 1'-0"



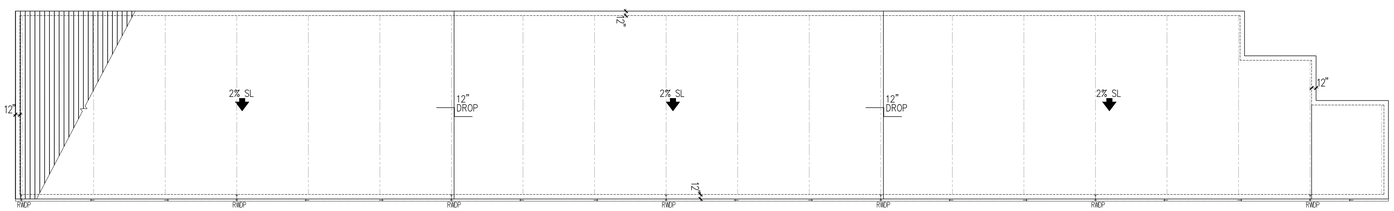
B-9.3 ENL. RIGHT ELEV.

NORTH SCALE 3/32" = 1'-0"



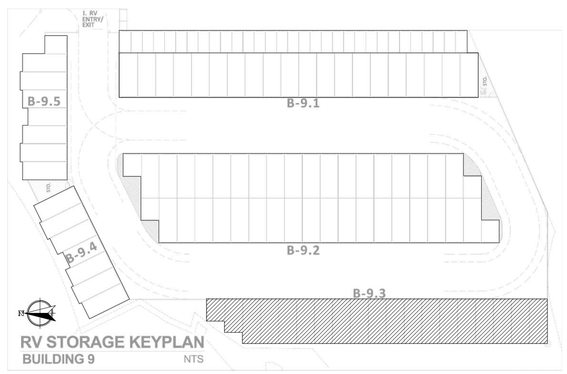
B-9.3 ENL. LEFT ELEV.

SOUTH SCALE 3/32" = 1'-0"



B-9.3 ROOF KEYPLAN

SCALE 1/16" = 1'-0"



RV STORAGE PLAN - BLDG. B-9.3

BUILDING 9

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Sheet Title :

RV STORAGE
- BLDG. B-9.3 ELEVATIONS

Sheet No. :

A-9.3A

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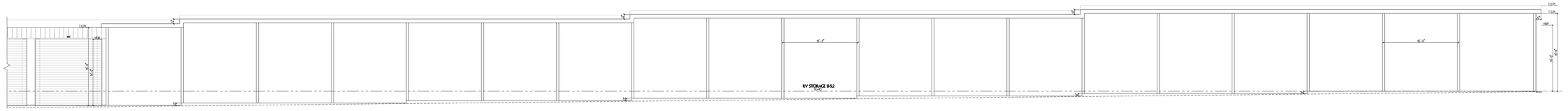
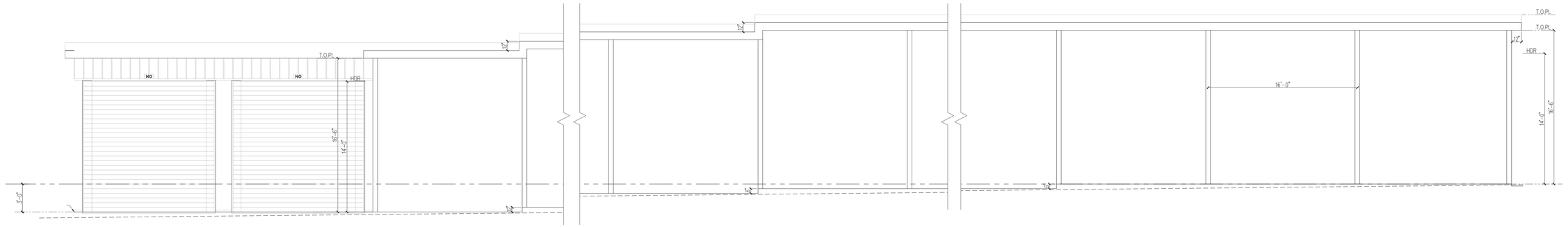


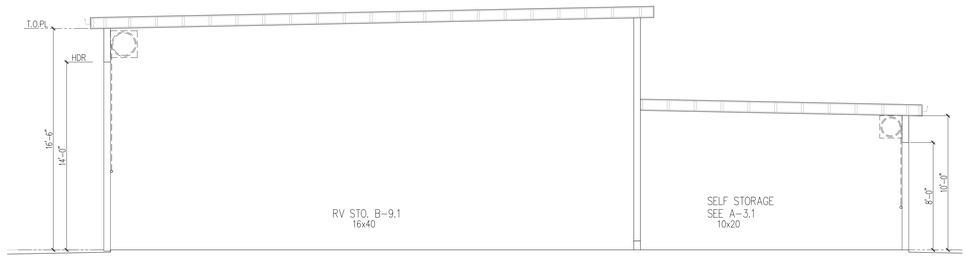
B-9.3 SECTION A-A

SCALE 3/16" = 1'-0"



B-9.3 ENL. SECTION A-A

ENLARGED SECTION SCALE 3/16" = 1'-0"

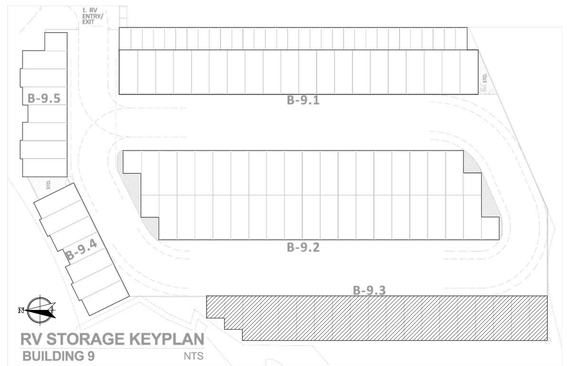


B-9.3 ENL. SECTION B-B

SCALE 3/16" = 1'-0"

RV STORAGE PLANS - BLDG. B-9.3

BUILDING 9.3



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Sheet Title :

RV STORAGE
- BLDG. B-9.3 SECTIONS

Sheet No. :

A-9.3B

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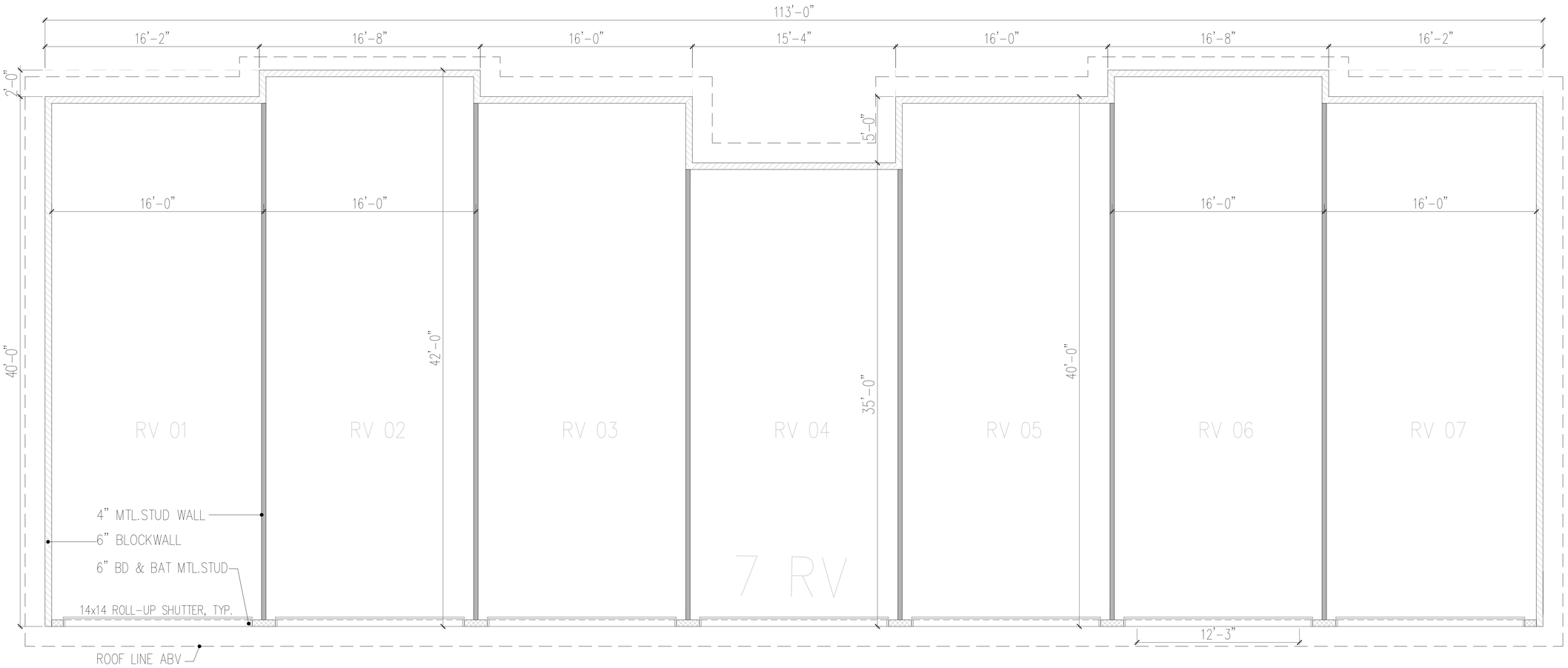
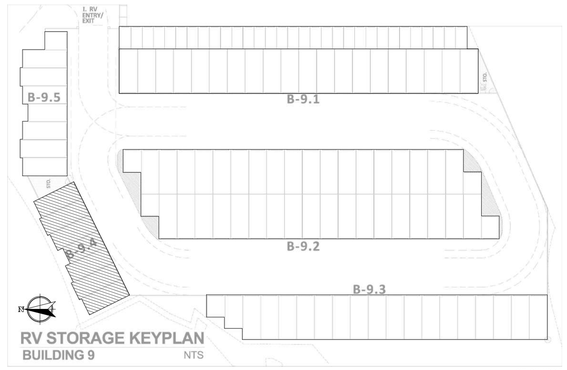


B-9.4 RV STORAGE PLAN

A = 4,520 SF 7RV SCALE 3/16 " = 1'-0"

RV STORAGE PLAN - BLDG. 9.4

SEE ROOF PLAN AT SHEET 9.4A BUILDING 9.4



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Sheet Title :
RV STORAGE PLANS - BUILDING 9.4

Sheet No. :
DD-9.4

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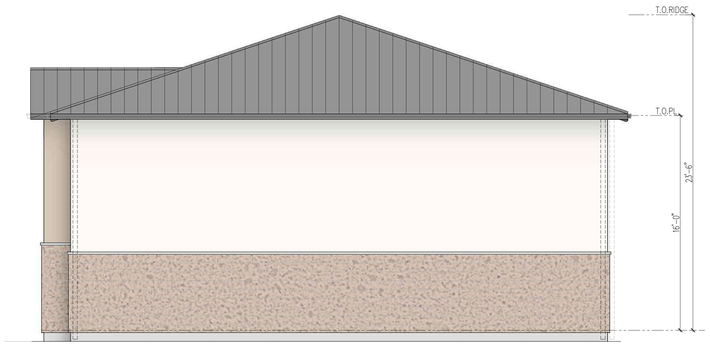
B-9.4 FRONT ELEVATION

WEST KEYPLAN SCALE 3/32" = 1'-0"

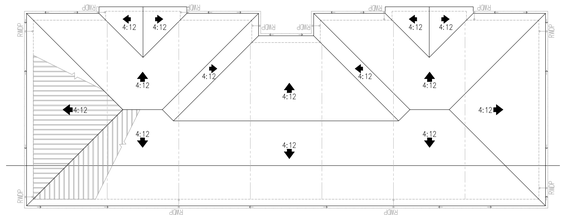
B-9.4 REAR ELEVATION

SOUTH KEYPLAN SCALE 3/32" = 1'-0"



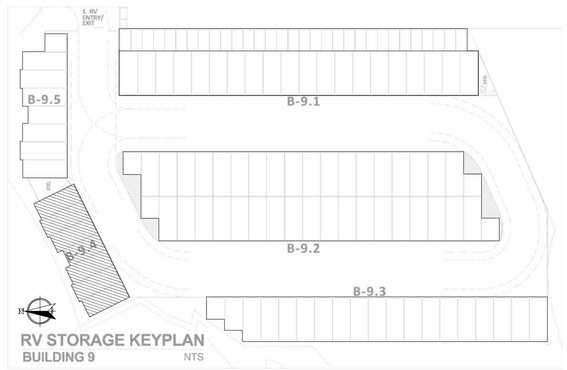
B-9.4 RIGHT/LEFT ELEV.

WEST KEYPLAN (SIM. EAST) SCALE 3/32" = 1'-0"



B-9.4 ROOF KEYPLAN

SCALE 1/16" = 1'-0"



RV STORAGE PLANS - BLDG. B-9.4

BUILDING 9.4

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RV STORAGE
- BLDG. B-9.4 ELEVATIONS

Sheet No. :

A-9.4A

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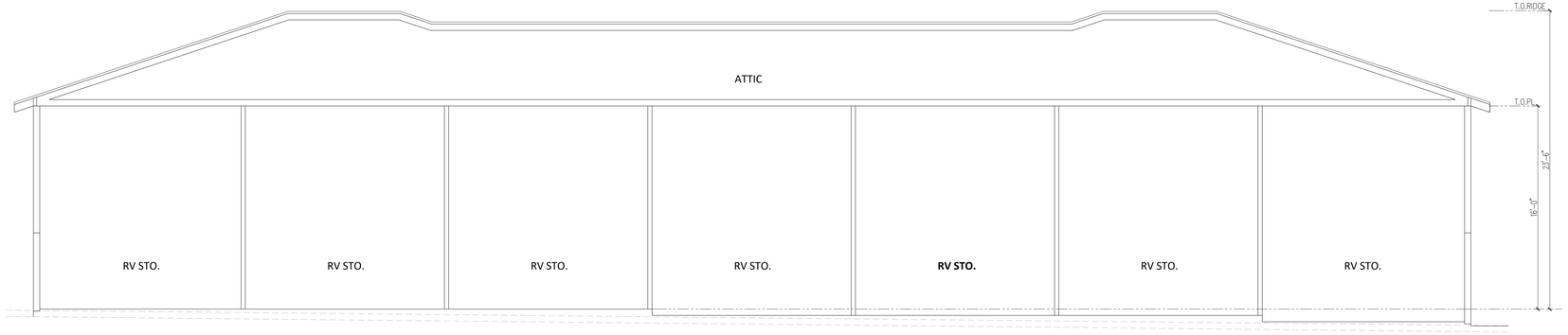
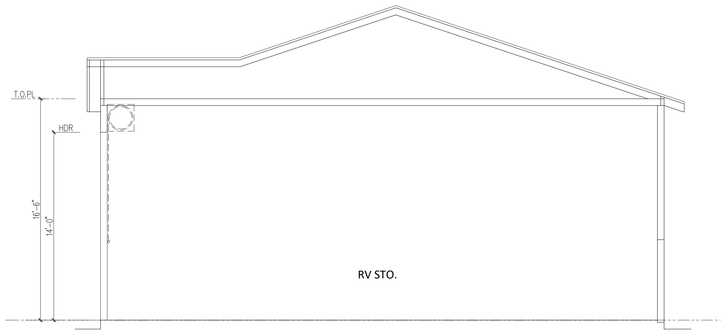


B-9.4 SECTION A-A

SCALE 3/32" = 1'-0"

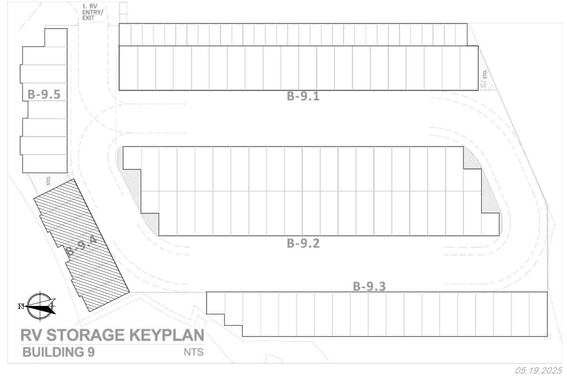


B-9.4 SECTION B-B

SCALE 3/32" = 1'-0"

RV STORAGE PLANS - BLDG. B-9.4

BUILDING 9.4



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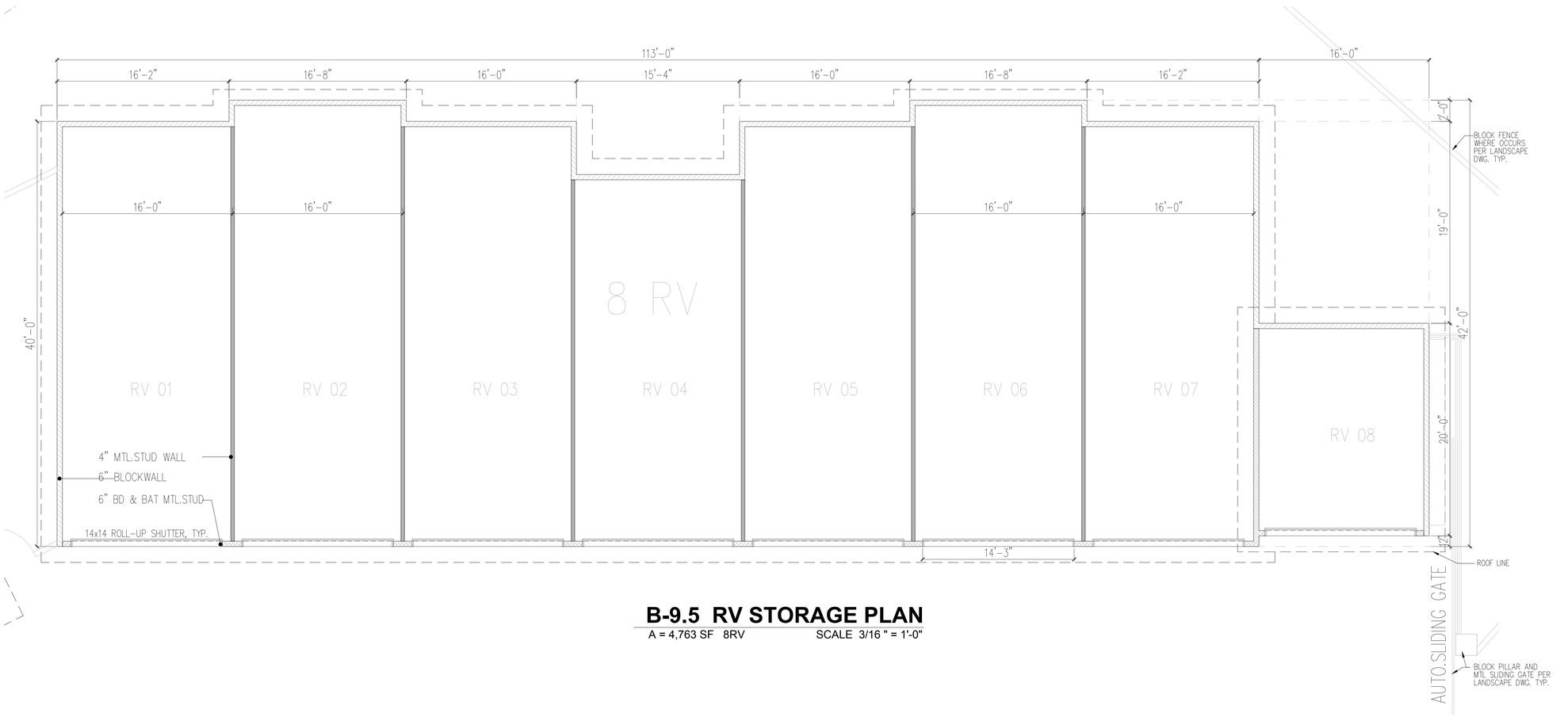
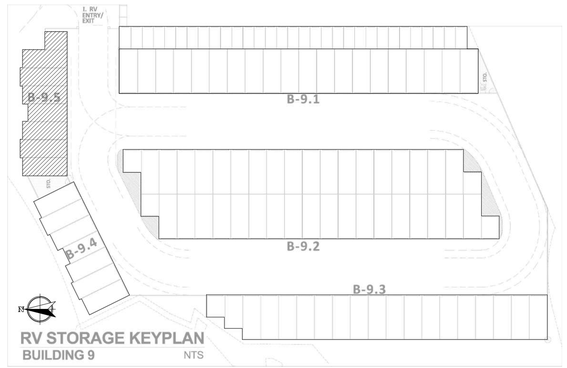


B-9.5 RV STORAGE PLAN

A = 4,763 SF 8RV SCALE 3/16 " = 1'-0"

RV STORAGE PLAN - BLDG. B-9.5

SEE ROOF PLAN AT SHEET 9.5A BUILDING 9.5



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BGA No. 24020

Sheet Title :
RV STORAGE PLANS - BUILDING B-9.5

Sheet No. :
DD-9.5

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05.19.2025

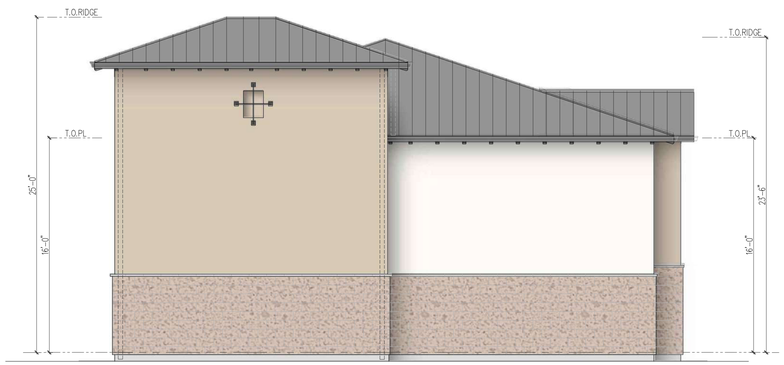
24 x 36

B-9.5 FRONT ELEVATION

WEST KEYPLAN SCALE 3/32" = 1'-0"

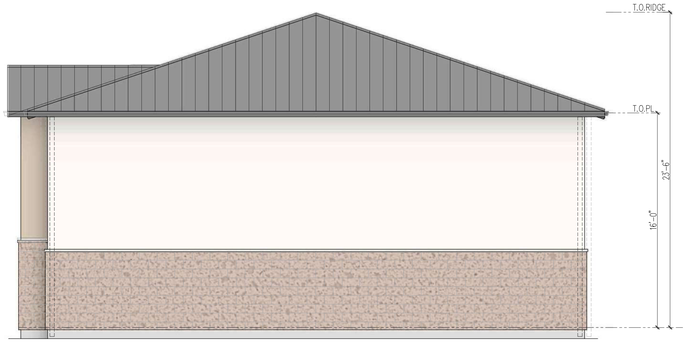
B-9.5 REAR ELEVATION

SOUTH KEYPLAN SCALE 3/32" = 1'-0"



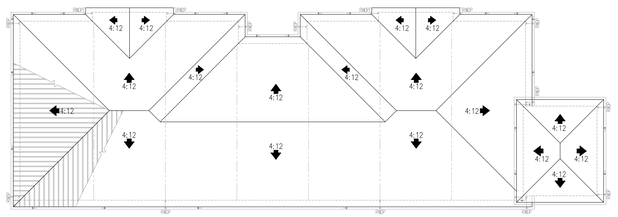
B-9.5 LEFT ELEV.

EAST SCALE 3/32" = 1'-0"



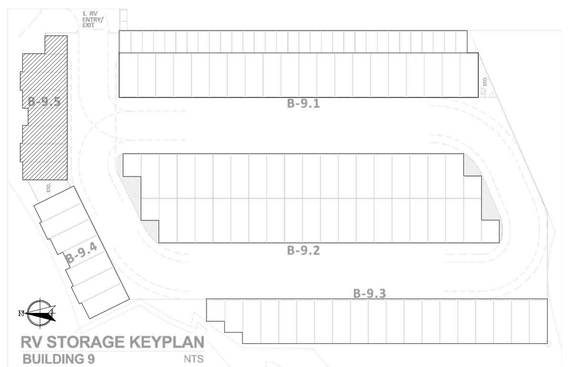
B-9.5 RIGHT ELEV.

WEST KEYPLAN SCALE 3/32" = 1'-0"



B-9.5 ROOF KEYPLAN

SCALE 1/16" = 1'-0"



RV STORAGE PLANS - BLDG. B-9.5

BUILDING 9.5

05.19.2025

ARCHITECT:

BUCILLA GROUP ARCHITECTURE
INCORPORATED

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 info@bg-architecture.com
https://www.bg-architecture.com

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STAMP

LICENSED ARCHITECT
Greg G. Bucilla
C-26808
06-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

CONIFER COURT
SELF STORAGE FACILITY
with ACCESSORY RV STORAGE

VILLAGE DRIVE, FONTANA, CA

Owner:

CONIFER COURT, LLC
500 NEWPORT CTR. DR., STE 570
NEWPORT BEACH, CA 92660

NO.	DATE	DESCRIPTION
	082824	Prelim. Planning Submittal
	012725	Planning Re-Submittal
	020425	Planning Re-Submittal

PERMIT NO:
DD SUBM. DATE: 02/04/25 (Planning Re-sub.)
BD SUBM. DATE:
PLOT DATE: 02/03/25 (Planning Re-sub.)

Project Number :

BGA No. 24020

Sheet Title :

RV STORAGE
- BLDG. B-9.5 ELEVATIONS

Sheet No. :

A-9.5A

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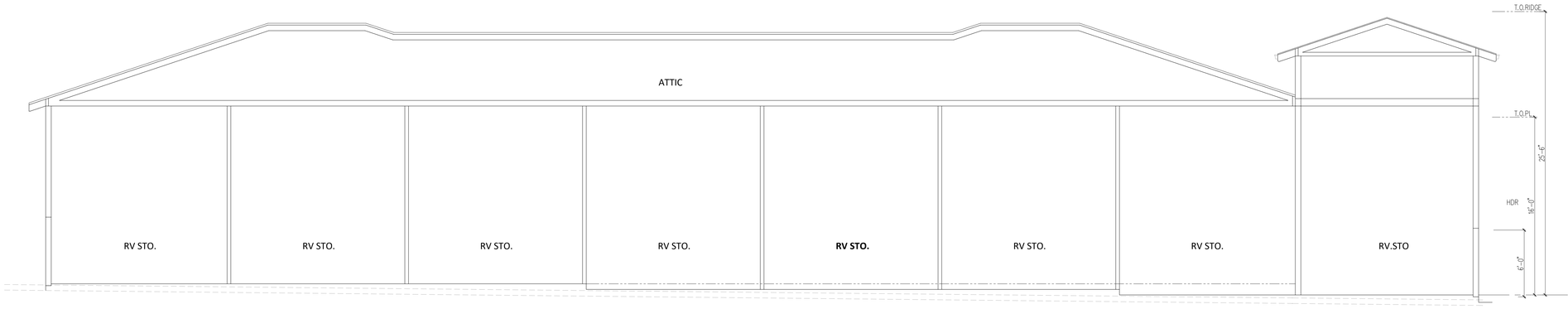
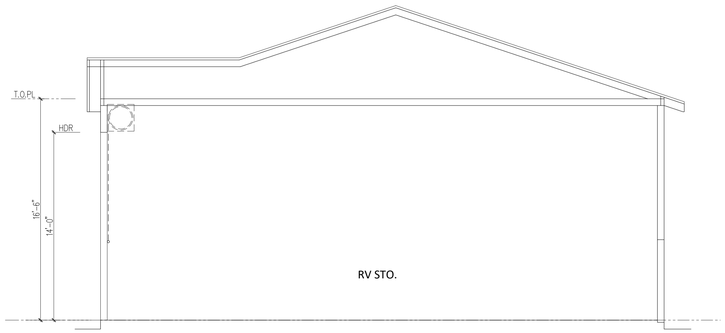
24 x 36



B-9.4 SECTION A-A

SCALE 3/32" = 1'-0"

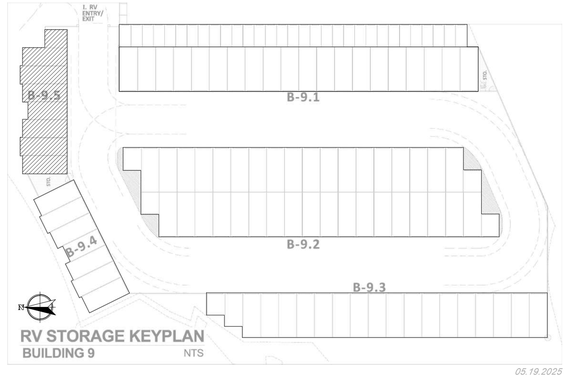


B-9.4 SECTION B-B

SCALE 3/32" = 1'-0"

RV STORAGE PLANS - BLDG. B-9.4

BUILDING 9.4



05.19.2025

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STAMP

LICENSED ARCHITECT
Greg G. Bucilla
C-26978
06-30-2025
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

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Project Number :

BGA No. 24020

Sheet Title :

RV STORAGE
- BLDG. B-9.5 SECTIONS

Sheet No. :

A-9.5B

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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 SOUTHRIDGE VILLAGE SPECIFIC PLAN (SCH NO. 1981052210), CONDITIONAL USE PERMIT NO. 24-0031 TO ALLOW RECREATIONAL VEHICLE STORAGE AND A SELF-STORAGE USE, AND DESIGN REVIEW NO. 24-0034 FOR THE SITE AND ARCHITECTURAL REVIEW OF A NEW 136,863 SQUARE FOOT SELF-STORAGE AND RECREATIONAL VEHICLE STORAGE FACILITY WITH ASSOCIATED SITE IMPROVEMENTS, ON APPROXIMATELY 13.2 GROSS ACRES IDENTIFIED AS ASSESSOR PARCEL NUNBERS 0237-411-28 AND -29).

WHEREAS, Assessor's Parcel Numbers ("APNs") 0237-411-28 and -29 ("Project Site"), were annexed from San Bernardino County and incorporated into the City of Fontana on January 17, 1970; and

WHEREAS, on September 11, 2024, the City of Fontana (City") received an application from Conifer Court LLC ("Applicant") for a Conditional Use Permit ("CUP No. 24-0031"), seeking to establish a self-storage and recreational vehicle ("RV") storage use and a self-storage use, and Design Review ("DRP No. 24-0034"), seeking to construct a 136,863 square foot self-storage and RV storage facility, with associated site improvements, at the Project Site (the "Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of General Commercial (C-G) and is located within the Quarry District with a mini-storage overlay, Planning Area 66B of the Southridge Village Specific Plan (SVSP) which allows for such projects with an approved conditional use permit; 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 209 Local Guidelines for Implementing CEQA, an Addendum to the Southridge Village Specific Plan Environmental Impact Report (SRV EIR No. 81-3) (State Clearinghouse (SCH) No. 1981052210) has been prepared for this proposed Project. The aforementioned EIR adopted by the City Council on December 1981, anticipated various types of commercial uses; and Amendment 15 to the SVSP created a mini-storage overlay over this Project Site; 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 and the proposed Addendum to the FEIR, the Planning Commission has independently reviewed all the prior environmental documentation prepared for this self-storage and RV storage project, and has exercised its independent judgment in making the determination that the certified FEIR and proposed

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 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 for the Project and are attached hereto as **Exhibit "A"**; 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 newspaper on July 4, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on July 15, 2025, a duly noticed public hearing on CUP No. 24-0031 and DRP No. 24-0034, was held by the Planning Commission to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on July 15, 2025, the Planning Commission carefully considered all information, evidence, and testimony presented at its public hearing on CUP No. 24- 0031 and DRP No. 24-0034, 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. As the decision-making body for the Project, the Planning Commission has reviewed and considered the Southridge Village Specific Plan EIR 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 Southridge Village Specific Plan EIR 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 Southridge Village 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 Southridge Village Specific Plan EIR

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 Projects because the Project:

A. Will not result in substantial changes that would require major revisions of the Southridge Village Specific Plan EIR 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 Southridge Village Specific Plan EIR 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 Southridge Village Specific Plan EIR 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 are considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the leady agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Southridge Village Specific Plan EIR and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the proposed Project have been addressed within the Southridge Village 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 proposed Project may result in any significant environmental impacts beyond those analyzed in the Southridge Village Specific Plan EIR. 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 Southridge Village Specific Plan EIR. The Planning Commission hereby adopts the Addendum to the EIR for the Southridge Village Specific Plan Environmental Impact Report (SCH No. 1981052210) 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. Conditional Use Permit Findings. The Planning Commission hereby makes

the following findings for CUP No. 24-0031 in accordance with Section 30-150 “Findings for Approval” of the Fontana Zoning and Development Code.

Finding No. 1. **The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and applicable Specific Plan or Area Plan, and City Regulations/standards.**

Findings of Fact: The Project Site is designated as C-G under the General Plan and is located within the SVSP, Quarry District with a mini-storage overlay, Planning Area 66B, which allows for self-storage and RV storage with an approved conditional use permit. The Project complies with the General Plan, FMC and the SVSP.

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 13.2 acres and involves establishing RV and storage uses. The on-site circulation has been reviewed by the Fire, Planning, Traffic and Engineering Departments and it was determined that the driveway access point to the Project Site along Village Drive is adequate. The site is near existing utilities and physically suited for the type of use.

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

Findings of Fact: The self-storage and RV storage facility is a well-designed, secure facility. The use is low impact, generating relatively few daily visitors. Furthermore, the storage facility is designed to be a quiet neighbor to the surrounding residential homes. There will be no adverse effect to the neighboring sites or their permitted uses. 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 has been determined to meet or exceed the requirements for all applicable building code, zoning, and fire code standards.

.

Section 7. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 24-0034 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 Facts: The self-storage and RV storage facility is consistent with the General Plan designation for the Project Site, which is C-G. The C-G land use category

is intended for commercial uses.

The Project is located within the SVSP and is consistent with the requirements set forth in that plan. The self-storage and RV storage facility meets all zoning and development standards set forth in the FMC and SVSP.

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 development complies with the City of Fontana Zoning and Development Code. The Project's improvements including sidewalks, drainage, and grading, ensure a safe and well-designed development. Additionally, the development meets all setbacks, height, landscaping, design, parking, access, and safety requirements.

The site improvements have been reviewed by the City of Fontana 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. Additionally, the applicant will construct a 20-foot-wide trail as part of this project. The improvements will include drainage and grading, ensure a safe and well-designed trail that will enhance the walking experience for the residents.

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 has been designed to enhance and complement the surrounding neighborhood. The architectural theme for the Project is described as Modern Ranch. The result is a high-quality architectural design appropriate and desirable for the surrounding neighborhood. The development will enhance the character of the surrounding neighborhood through appropriate attention to aesthetics and design.

Architectural relief utilized for the buildings consists of varied roof lines, metal framing, metal doors, and metal rib roof and other features appropriate to the style. The storage units have a metal board and batt exterior and other features appropriate to the style. The use of a variety of colors and materials such as stucco exterior finish, further adds architectural diversity to the facility. Additionally, the landscaping incorporates plants to complement the architectural style of the building and the development as a whole. The Project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety. During the project review process, the plans were evaluated to confirm a high quality design for the Project.

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, including sidewalks, drainage, and grading, ensure a safe and well-designed development.

Additionally, 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 8. Approvals. Based on the foregoing, the Planning Commission hereby approves CUP No. 24-0031 and DRP No. 24-0034, subject to the Conditions of Approval attached hereto as "**Exhibit A**" 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 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 15th day of July 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 15th day of July 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: Conditional Use Permit No. 24-0031
Design Review No. 24-0034
Master Case No. 24-0063

DATE: July 15 ,2025

LOCATION: The project site is located south of Village Drive and east of Live Oak Avenue within the Southridge Village Specific Plan (APNs: 0237-411-28 and -29)

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 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. 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 Section No. 30-30 and Section No. 30-31 of the Municipal Code.

3. The Applicant shall record an easement for the City of Fontana Maintenance and Public Access and for the Maintenance of Drainage Facilities.

4. 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 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. 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.

6. The project shall comply with all applicable provisions, regulations and development standards of the Southridge Village Specific Plan and Fontana Zoning and Development Code.

7. 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.

8. 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.

9. The applicant shall post a publicly visible sign on the construction 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.

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

11. Bicycle parking racks or secured bicycle lockers shall be provided for all nonresidential developments pursuant to the Zoning and Development Code.

12. 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, carpool, or any other designated parking as required by law.

13. The applicant shall depict step outs in the landscaping areas as required pursuant to the Zoning and Development Code Section No. 30-670, on the Site and Landscaping plans prior to submittal of Building Department plan check.

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

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

16. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

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

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

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 either a screen wall or mature, dense landscaping, and not visible from the public right-of-way to the satisfaction of the Director of Planning and his/her designee.

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 fee 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 shall provide up-lighting on the street frontage and up-light proposed street frontage trees to the satisfaction of the Director of Planning and his/her designee.

26. The Applicant shall post a publicly visible sign on the construction 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.

27. Adhere to the city light standard of one foot candle minimum of light for all entrances, exits, pedestrian walkways, parking lots and activity areas of the storage facility. 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.

28. A Register of Professional Archaeologists (RPA)-qualified archeologist experienced with Native American artifact identification and approved by the City of Fontana shall be present to monitor the first two (2) days of site preparation/ grubbing; the first two (2) days of mass grading; and the first two (2) days of utility trenching. Such monitoring activities may be reduced or terminated depending on the findings and recommendations of the archeologist. In the event that prehistoric or historic cultural resources be uncovered during these activities, representatives of the tribal entity(s) whom consider the project site to be within their traditional use area shall be contacted and invited to the site to review the find, and monitoring shall be continued at the discretion of archeologist.

29. 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.

30. All the construction contractors 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:

1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
2. Temporarily enclose localized and stationary noise sources.
3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

31. There shall be five (5) feet of landscaping and two (2) feet of decorative concrete for passengers to step out of vehicles, total of seven (7) feet, at end of automobile parking aisles.

PRIOR TO ISSUANCE OF GRADING PERMIT

32. 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.

33. 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

34. A Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

35. 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.

POLICE DEPARTMENT

36. Install and maintain the Fontana Police Department's R.E.A.C.T. electronic gate system (in addition to the County's Knox Box system).

37. 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 thirty (30) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

ENGINEERING LAND DEVELOPMENT:

38. 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 owner maintained.
39. 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.
40. 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.
41. 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.
42. 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.
43. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals.

PRIOR TO ISSUANCE OF GRADING PERMIT

44. 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.
45. 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.
46. The Applicant shall submit and gain approval for encroachment permits for any work taking place on City Property or obtain authorization for work on City Property acceptable to the City Engineer.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

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

48. Provide a Legal Description and Plat for any City easement to be relinquished.
49. Provide a Legal Description & Plat and dedicate to the City easements or in fee at the discretion of the City Engineer for the following:
    a. Trail adjacent to the existing Flood Control Channel.
    b. Storm drain in the trail.
50. Form or Annex to a CFD for maintenance of public trail, rock fall protection slope, associated storm drain system, fuel modification zone, and Slope Stabilization. (Coordinate with Finance Department).
51. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements. Obtain approval of the map prior to the first public hearing for formation of the CFD.
52. The Applicant shall record All map's, easements, as required for the development.
53. 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, streetlights, striping, signs, Slope Stabilization of Public Property 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. The project Driveway to conform to Commercial Driveway Standard Plan 1001. Correct any instances where existing City sidewalk directly adjacent to the self-storage Project in compliance with the City of Fontana Municipal Code that doesn't conform with accessibility requirements. The Trailhead shall conform to City Standards.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

54. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.
55. 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.
56. 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.
57. 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.
58. 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.
59. The Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work for CFD maintained areas 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).

60. 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.

61. 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.

62. 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.

BUILDING & SAFETY:

63. 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 Electrical Code

    C. California Mechanical Code

    D. California Plumbing Code

    E. California Energy Code

    F. California Fire Code

    G. California Green Building Standards Code

    H. City of Fontana Ordinance

    I. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

64. The Applicant shall install an automatic fire sprinkler systems in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Department of Fire Protection, Planning and Engineering of the San Bernardino County Fire Department.

65. 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.

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

67. Except as specifically shown in the approved concept plans, all perimeter/ boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the property line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the property 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.

68. 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.

69. Grading Requirements:

    A. Grading plans shall be submitted to and approved by the Building and Safety Department. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-off.

    B. All drainage water shall drain via approved methods, to an approved location, such as a public street, 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. (i.e.; concrete swale to slag or 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 the Building and Safety Department.

    Except as shown in the approved preliminary drainage plan, the on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten-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 property 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.); and

        ii. The ground cover/finished surface material being proposed (i.e.: type of pavement, plant material, etc.); and

        iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

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

71. All signs shall be Underwriters Laboratories, or equal, approved.

72. All exterior lighting shall be orientated, 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

73. The following items (as applicable) shall be completed and/or submitted to Building and 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

74. 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. For more information related to Building & Safety, please visit our web page at https://www.fontana.org/136/Building-Safety.

SAN BERNARDINO COUNTY FIRE DEPARTMENT:

75. **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.

76. **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

77. **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

78. **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

79. **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.

80. **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: 2875 GPM for a 4 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 24,300 Square Foot structure.

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

82. **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

83. **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.

84. **Combustible Native Vegetation.** Combustible native vegetation shall be removed as follows: Where the average slope of the site is less than 15%, combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. Where the average slope of the site is 15% or greater, combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. California Fire Code Chapter 49.

85. **Fuel Modification Zones.** A Fire Protection Plan has been designed specifically for the subject project and approved by the Fire Department. All requirements of the Plan shall be adhered to, and any landscaping or construction within these areas shall be submitted to the Fire Department for review and approval in compliance with appropriate standards. California Fire Code Chapter 49.

86. **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

87. **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

88. **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

89. **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

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

91. **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

92. **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

93. **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

94. **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:	☐ Clerk of the Board of Supervisors or X County Clerk Address:	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Salvador Quintanilla Phone: **(909) 350-6656**
			Email: squintanilla@fontanaca.gov
TO:	X 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): **1981052210**
Project Title: **Master Case No. 24-0063, Conditional Use Permit No. 24-0031and Design Review No. 24-0034**
Project Applicant (include address, telephone number and email address): **Bryan Avila, Project Manager, bavilla@newbridgehomes.com, Conifer Court LLC, 500 Newport Center Drive, Suite 570, Newport Beach, CA 92660, (619) 723-5485**
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): **Located south of Village Drive, east of Live Oak Avenue, north of Cherry Avenue**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**
Project Description: **Master Case No. 24-0063, Conditional Use Permit No. 24-0031and Design Review No. 24-0034 - A request to establish a Self-Storage & RV/Storage facility and for the site and architectural approval of a new Self-Storage and RV/Storage facility of approximately 136,863 square, a trail, and associated site**

improvements on approximately 13.16 adjusted gross acre site, pursuant to a previously approved Addendum to the previously certified EIR for the Southridge Village Specific Plan.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **July 15, 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 was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. **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 Southridge Village Specific Plan Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on December 1981 and it anticipated the development of a Self-Storage & RV Storage facility 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.**	
☐	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:	Location:

Date:	_____ **DiTanyon Johnson** **Planning Manager**

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 No. (MCN) 24-0063; Conditional Use Permit (CUP) No. 24-0031 & and Design Review (DR) No. 24-0034:

A request to establish a Self-Storage & RV/Storage facility and for the site and architectural approval of a new Self-Storage and RV/Storage facility of approximately 136,863 square, a trail, and associated site improvements on approximately 13.16 adjusted gross acre site.

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 Southridge Village Specific Plan Environmental Impact Report No. 81-3 (State Clearinghouse [SCH] No. 1981052210) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on December 1981 and it anticipated the development of a Self-Storage & RV Storage facility 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: The project site is located south of Village Drive and east of Live Oak Avenue within the Southridge Village Specific Plan (APNs: 0237-411-28 and -29)

Date of Hearing: July 15, 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 **Salvador Quintanilla, Senior Planner**, at (909) 350-6656 or email him 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.

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: July 4, 2025

8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 25-0418
Agenda #: DC-A

Agenda Date: 7/15/2025
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: **July 15, 2025**

The items listed below are for agenda forecast purposes and are subject to change.

CITY COUNCIL JULY 22, 2025	PLANNER	PLACEMENT
1. MCN#24-065; SPA#24-0001; TTM #20729 (TTM#24-0010); DRP#24-0035 Amendment to Rancho Fontana Specific Plan	Cecily Session-Goins	Public Hearing
2. MCN#25-0019; MCA#25-007 Sign Code Amendment to Ch. 30, Article XII Downtown Core	Alejandro Rico	Public Hearing

FONTANA
CALIFORNIA

MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning PN

RE: Agenda for Upcoming Planning Commission Items

DATE: July 15, 2025

The items listed below are for agenda forecast purposes and are subject to change.

PLANNING COMMISSION AUGUST 5, 2025	PLANNER	PLACEMENT

No items listed for this meeting, as of the date of this memo.