



# City of Fontana

8353 Sierra Avenue  
Fontana, CA 92335

## Action Report

### Planning Commission

---

**File #:** 21-707  
**Agenda #:** PH-B

**Agenda Date:** 7/6/2021  
**Category:** Public Hearing

---

**FROM:**

Community Development

**TITLE:**

Master Case No. 21-034; Design Review Project No. 21-003 - A request to review and approve a site and architectural review of an approximately 92,433 concrete tilt-up warehouse building.

**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 PC No. 2021 - \_\_\_, to:

1. Determine that the project is Categorically Exempt pursuant to Section No. 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act and per Section No. 3.18 of the 2019 Local Guidelines for Implementing the California Environmental Quality Act, direct staff to file a Notice of Exemption; and,
2. Approve Design Review No. 21-003.

**APPLICANT:**

9<sup>th</sup> Street Partners  
P.O. Box 3388  
Manhattan Beach, CA 90266

**LOCATION:**

The project site is located on the northwest corner of Valley Boulevard and Catawba Avenue at 15894 Valley Boulevard (APN: 0235-141-04).

**REQUEST:**

A site and architectural review of an approximately 92,433 concrete tilt-up warehouse building.

**PROJECT PLANNER:**

Paul Gonzales, Senior Planner

I. BACKGROUND INFORMATION:

A. Land Use Designation:

	General Plan	Zoning	Existing Land Use
<b>Site:</b>	Light Industrial (I-L)	Light Industrial (M-1)	Vacant
<b>North:</b>	Residential Single Family (R-SF)	Single Family Residential (R-1)	Single Family Homes
<b>South:</b>	Light Industrial (I-L)	Light Industrial (M-1)	Warehouse Building
<b>East:</b>	General Commercial (C-G)	General Commercial (C-2)	Car sales and Res. Homes
<b>West:</b>	Light Industrial (I-L)	Light Industrial (M-1)	Trucking & Industrial uses

B. Environmental Review Finding:

The project qualifies for a Categorical Exemption, pursuant to Section 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act CEQA) and Section 3.01(f) of the City of Fontana 2018 Local Guidelines for Implementing the California Environmental Quality Act.

II. PROJECT DESCRIPTION:

A. Site Area: 4.07 adjusted gross acres for the warehouse site.

B. Building/Unit Analysis:

Building	Warehouse Area	Office
Building A	92,433 sq. ft.	2,000 sq. ft.

C. Setback and FAR Analysis:

Development Standards Building	Required	Proposed Building	Meets Requirements
<i>Setbacks:</i>			
Valley Boulevard (Industrial Collector)	20 ft. Min.	20 ft.	Yes
Catawba Avenue (Local Street)	20 ft. Min.	20 ft.	Yes
<i>Floor Area Ratio Maximum</i>	0.60 Max	53.1	Yes

D. Parking Analysis:

**Vehicle Parking**

Building	Parking Required	Parking Provided
Building	41	55
<b>Meets requirements</b>	<b>Yes</b>	

E. Landscaping:

Building	Landscaping Required	Landscaping Provided
Building	15%	27.4%
<b>Meets requirements</b>	<b>Yes</b>	

**III. ANALYSIS:**

The applicant, 9th Street Partners, is requesting that the Planning Commission review and approve the proposed project for site and architectural review for the development of a concrete tilt-up warehouse building totaling approximately 92,433 square feet on a vacant site. Pursuant to Section 30-116 of the Fontana Zoning and Development Code, a design review approval from the Planning Commission is required for the development of industrial buildings over 49,999 square feet.

**Design Review No. 20-003:**

The design review application is a proposal for site and architectural review of a new concrete tilt-up warehouse building totaling approximately 92,433 square feet. The building is proposed with a 2,000 square foot office area. Drive aisles and vehicular parking will be located along the perimeter of the building.

The proposed modern design for the building incorporates towers with decorative metal mullions, glass, painted bands, reveals, metal canopies, decorative lighting, and pop-outs to provide structural and visual interest and depth. Additionally, variations to the building roofline are incorporated to add architectural interest. The tower elements along the corners of the building will break up the massing of the buildings therefore creating a more vibrant and aesthetically pleasing design. The building is consistent with the architecture standards listed in the Zoning and Development Code. The applicant has proposed a modern design architecture with the use of charcoal colored and concrete panels comprised of White, and Gray shades on the facades. Under the proposed mullions at the entry ways, the applicant is proposing decorative lighting and accenting wood façades.

Additionally, proposed landscape and trees along the public right-of-way will soften the elevations to create a more visually aesthetic and pleasing streetscape. The surrounding area is currently developed with a combination of industrial, warehouse, trucking, and existing residential uses. The truck bay was strategically located away from the existing residential to the north. The proposed warehouse with articulated design, loading docks screened on the rear portion of the site, and additional landscaping will be an improvement to the site and surrounding area.

**MOTION:**

Approve staff recommendation.

**ATTACHMENTS:**

1. Vicinity Map
2. Site Plan
3. Elevations
4. Rendering
5. Planning Commission Resolution 2021-\_\_\_\_\_
6. Notice of Exemption
7. Public Hearing Notice

**UNDER SEPARATE COVER:**

1. Colored 11 x 17 Site Plan and Elevations



**PLANNING DIVISION**

**CITY OF FONTANA**

## VICINITY MAP

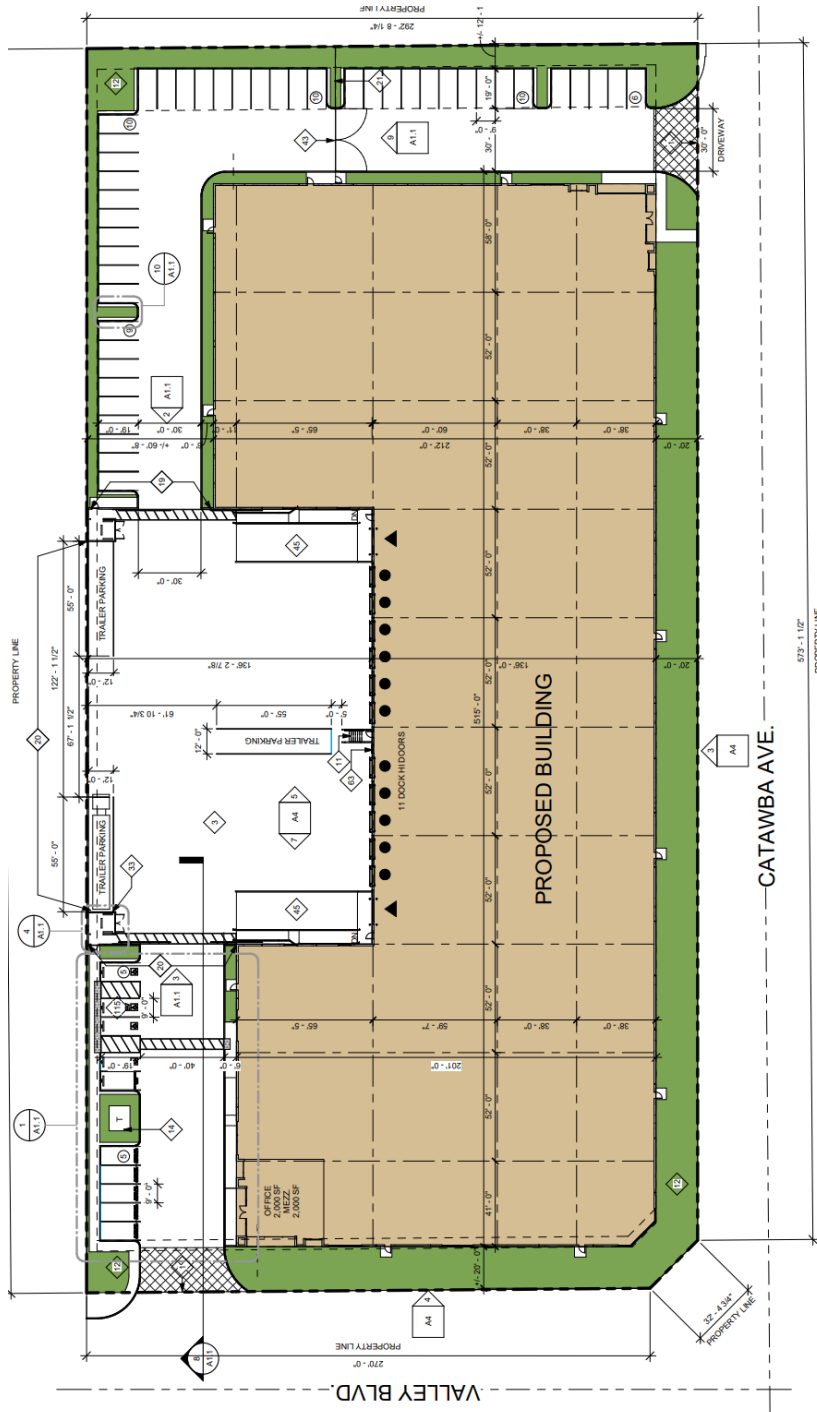
DATE: July 6, 2021

CASE: Master Case No. 21-034  
Design Review No. 21-003

# Site Plan

DATE: July 6, 2021

CASE: Master Case No. 21-034  
Design Review No. 21-003



## CITY OF FONTANA PLANNING DIVISION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



ENLARGED EAST ELEVATION

## Elevations

DATE: July 6, 2021

CASE: Master Case No. 21-034  
Design Review No. 21-003





NORTHEAST OFFICE CORNER @ CATAWBA AVE.



SOUTHEAST CORNER @ CATAWBA AVE.

**PLANNING DIVISION**

**CITY OF FONTANA**

**Rendering**

DATE: July 6, 2021

CASE: Master Case No. 21-034  
Design Review No. 21-003



**RESOLUTION PC NO. 2021-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING DESIGN REVIEW NO. 21-003 FOR A WAREHOUSE BUILDING TOTALING APPROXIMATELY 92,433 SQUARE FEET ON 4.07 ADJUSTED GROSS ACRES FOR A PROPERTY LOCATED ON THE NORTHWEST CORNER OF VALLEY BOULEVARD AND CATAWBA AVENUE (ACCESSOR PARCEL NUMBERS (APN 0235-141-04)).**

**WHEREAS**, the City of Fontana received an application on January 27, 2021, for Design Review No. 21-003 for the development of a warehouse building totaling approximately 92,433 square feet.

**Project Applicant:** 9<sup>th</sup> Street Partners  
PO Box 3388  
Manhattan Beach, CA 90266

**Project Location:** On the northwest corner of Valley Boulevard and Catawba Avenue at 15894 Valley Boulevard (APN: 0235-141-04).

**Site Area:** 4.07 adjusted gross acres

**WHEREAS**, the proposed project would accommodate the improvements required for street, sidewalk, lighting, and parkway for the proposed project site; and

**WHEREAS**, pursuant to the California Environmental Act (CEQA), the project qualifies for a Categorical Exemption, pursuant to Section 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section 3.01(f) of the City of Fontana 2018 Local Guidelines for Implementing the California Environmental Quality Act.

**WHEREAS**, the subject site was annexed from San Bernardino County into the City of Fontana on March 2, 1979; and

**WHEREAS**, pursuant to Chapter 30, Article II, Section 30-118 of the City of Fontana Zoning and Development Code, Design Reviews require approval by the Planning Commission; and

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

**WHEREAS**, Conditions of Approval have been prepared and attached hereto as Exhibit "A" for the Design Review Project No. 21-003; and

**WHEREAS**, the owners of property within 660 feet of the proposed project site were notified via public hearing notice mailer prior to the Public Hearing; and a notice of

the public hearing was published in the local *The San Bernardino Sun* newspaper on June 25, 2021, posted at City Hall and at the project site; and

**WHEREAS**, the Commission carefully considered all information pertaining to the proposed projects, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on July 6, 2021; and

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

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

**Section 1. Recitals.** The above recitals are incorporated herein by reference.

**Section 2. Findings on Design Review.** The City of Fontana Planning Commission hereby makes the following findings for the Design Review No. 21-003 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

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

Findings of Fact:    The proposal is for a design review for the development of a warehouse building totaling approximately 92,433 square feet on 4.1 adjusted gross acres. The use of architectural elements on the facades and pop outs create depth and interest, and towers will add structural and visual interest to the building that conforms to the Zoning and Development Code.

Furthermore, the site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code. The project has high quality architectural design, appropriate screening comprised of screen walls and landscaping that will be an appropriate and desirable development.

The proposed project is consistent with the General Plan Land Use Designation for the project site, because the proposed project is for a warehouse use, which is allowed in the Light Industrial (I-L) land use district of the General Plan as cited in Chapter 15. Furthermore, the proposed building is designed in a manner that limit off-site impacts; in that, the dock area is located in the interior of the site and there is sufficient stacking distance along all the driveways. Therefore, the proposed warehouse project is consistent with the General Plan Land Use and Zoning Designation.

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

Findings of Fact:     The proposal as mentioned in Finding No. 1 has been designed to in a manner that is consistent with the Zoning and Development Code design guidelines that results in a safe and desirable community. Improvements for the project include drainage, lighting, sidewalks, and grading to provide a safe and well-designed project in the neighborhood. The project will also include new sidewalk improvements along Valley Boulevard and Catawba Avenue; as well as, new driveway locations to further improve the site and to make this area safer for patrons of businesses nearby.

**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 proposed building as referenced in Finding No. 1 will use glazed windows, pop outs, reveals, decorative metal elements, and tower elements will add structural and visual interest to the building. Additionally, variations to the building roofline are incorporated to add architectural interest. The tower elements will break up the massing of the building creating a more vibrant and aesthetically pleasing design.

In addition, the landscaping and trees will create a more visually aesthetic view from the public right-of-way. The project includes screening walls in the truck dock area along the south as method for screening along with a landscape planter to accommodate planted in 36-inch boxes. The surrounding neighborhood is currently developed with a combination industrial, commercial, and residential uses. Thus, the proposed warehouse that includes an articulated design, loading dock that is screened in the interior portion of the site, and additionally, the building and office vehicle parking are strategically located adjacent to the existing homes on the northside.

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

Findings of Fact:     The proposal as mentioned in Findings No. 1 through 4 will result in the construction of a 92,433 square foot warehouse building pursuant to all applicable building, zoning, and fire codes and standards. The proposed building is designed in a manner that promotes safety and also limits off-site impacts; in that, the dock area is located in the interior of the site and there is sufficient stacking

distance along all the driveways. In addition, the project will be required to connect to the sewer.

**Section 4.** The Planning Commission has reviewed and considered the Notice of Exemption, any oral or written comments received, and the administrative record prior to making any recommendation on the proposed project. The Planning Commission finds that the Notice of Exemption has been completed in compliance with CEQA and the State CEQA Guidelines.

**Section 5.** Based on the foregoing, the City of Fontana Planning Commission hereby adopts the Notice of Exemption and Design Review Project No. 21-003 subject to the findings listed above and the conditions of approval as shown in the attached Exhibits "A" for the construction of a warehouse building on property designated with the Assessor Parcel Numbers (APNs): 0235-141-04.

**Section 6. Resolution Regarding Custodian of Record:** The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Community Development Department – Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

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

**APPROVED AND ADOPTED** by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 6<sup>th</sup> day of July 2021.

**City of Fontana**

---

Cathline Fort, Chairperson

**ATTEST:**

I, Idilio Sanchez, 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 6<sup>th</sup> day of July 2021, by the following vote, to-wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Idilio Sanchez, Secretary

**EXHIBIT “A”**



**CITY OF FONTANA  
CONDITIONS OF APPROVAL**

**PROJECT:** Master Case No. (MCN) 21-034  
Design Review No. 21-003

**DATE:** July 6, 2021

**LOCATION:** Northwest corner of Valley Boulevard and Catawba Avenue at 15894 Valley Boulevard (APN: 0235-141-04).

**PLANNING DIVISION:**

1. This approval is for Design Review No. 21-003 for site and architectural review for a warehouse building totaling approximately 92,433 square feet, as approved by the Planning Commission on July 6, 2021.
2. Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
  - A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy (C of O) or other document evidencing the City's final inspection and acceptance of the work.
  - B. All requirements of the Fontana Municipal Code shall be complied with.
  - C. All other Conditions of Approval imposed by this project have been fulfilled.
4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Community Development or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval.

5. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.
6. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.
7. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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

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

8. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section 30-23 of the Municipal Code.



9. 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 Community Development. The Director of Community Development may refer minor hue color changes to the original approving body for consideration under a revision to the original application.
10. The construction contractor will use the following source controls at all times:
  - A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(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.

Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.
11. Two (2) bicycle parking racks or secured bicycle lockers shall be provided for all nonresidential developments.
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, car pool, or any other designated parking as required by law.
13. All signs shall be reviewed under a separate Design Review Sign application.
14. 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.

15. 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 Community Development.
16. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Community Development or his/her designee.
17. The transformer(s) shall be screened by either a screen wall or mature, dense landscaping, and not visible from the public right-of-way.
18. There shall be no refrigerated uses on site; unless, a future tenant proposes to have such uses conducts an update of the California Environmental Quality Act (CEQA) document (i.e. Mitigated Negative Declaration) and any applicable studies/memorandums to amend this Condition of Approval.
19. Development fees and Planning Division final inspection fee must be paid prior to Certificate of Occupancy.
20. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Community Development and his/her designee.
21. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.
22. Sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
23. Historic Archaeological Resources:
  - A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
  - B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the

material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

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

#### **PRIOR TO ISSUANCE OF A GRADING PERMIT**

- 24. Plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

#### **BUILDING & SAFETY**

- 25. Shall comply 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
- 26. Automatic fire suppression systems shall be installed 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 Fontana Fire Prevention District.
- 27. The requirements of the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.
- 28. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.
- 29. 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 lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
- 30. All lot lines, easement lines, etc. shall 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.

31. Grading Requirements:

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

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

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

- 32. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

33. The following items shall be completed and/or submitted to Building & Safety Division – as applicable – 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
34. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety Division. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.
35. The existing parcels shall be combined into a single parcel, or a lot line adjustment shall be done so that the proposed structure(s) does not cross any lot line and complies with all requirements of the California Building Code, prior to any building permits being issued.
36. For the Building and Safety submittal of plans for Building Permits depict the following: site lighting, accessible path of travel to both office areas for future division of building, electric vehicle parking per California Code and illuminated address to be visible from the street.

#### **FIRE DEPARTMENT**

37. Jurisdiction. The above referenced project is under the jurisdiction of the Fontana Fire Protection District as served by the San Bernardino County Fire Department (SBCFD) (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.
38. 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 30 foot or 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 sec 503, SBCFD Standard 503.1

39. Secondary Access. The development shall have a minimum of \_\_\_\_\_3\_\_\_\_ points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCFD Standard 503.1
40. 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 sec 503, SBCFD Standard 503.1
41. Water System Commercial. Prior to map recordation, 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 B 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 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 sec 508, SBCFD Standard 508.1

**The Fire Flow for this project shall be: 2500 GPM for a 4 hour duration at 20 psi residual operating pressure. Fire Flow is based on a maximum 115,100 sq.ft. structure.**

Commercial/industrial projects with a building(s) exceeding 100,000 square feet shall be required to have a looped fire line system and with a minimum of two (2) points of connection to the public water source.

42. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard 508.5.2.
43. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
44. 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. SBCFD Standard 903.



45. 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 sec. 907, SBCFD Standard 907 FA-M.
46. 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. SBCFD Standard 901.4.4
47. High-Piled Storage. The applicant shall submit an application for a High-Piled Storage permit for storage of over 12' in height of Class I-IV commodities and/or over 6' in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall submit to the Fire Department concurrently with any racking permits to the Building and Safety division.
48. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code sec. 906.
49. 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. SBCFD Standard 503.1.2.
50. 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. SBCFD Standard 506

**POLICE DEPARTMENT:**

51. To discourage criminal activity, the vehicle gate within the Fire Lane shall remain closed and secured during non-business hours.
52. All block walls on-site shall incorporate an anti-graffiti coating.
53. Incorporate hostile landscape into the interior, perimeter landscape setback areas to discourage subjects from accessing the site.
54. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the

site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. To ensure the minimum light standard is met, provide a photometric layout under separate exhibit.

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

#### **ENGINEERING DEPARTMENT**

56. 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.
57. 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 onsite 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.
58. It is the applicant's responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to final acceptance by the City. Where applicable, the applicant must provide provisional street sweeping schedules to the City.

#### **PRIOR TO ISSUANCE OF GRADING PERMIT**

59. 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.

#### **PRIOR TO MAP RECORDATION**

60. A Security to guarantee the proper setting of all survey monuments within the project limits, and replacement of any existing survey monuments damaged or removed during construction; will be collected during the bond and agreement process. Survey monuments shall be placed as required by plans and corner records must be recorded with the County.

#### **PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS**

61. Record map and right-of-way dedications or easements required for the development.
62. Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed in triplicate on City-provided forms.

#### **PRIOR TO FINAL ACCEPTANCE OF PROJECT**

63. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
64. Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).
65. All underground utilities (sewer and storm drain) shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Videos to be inspected and approved by City Inspection. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
66. Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices Transfer. The Access, Maintenance, and the Water Quality Management Plan Certification for best management practices Completion must be submitted to the City Project Engineer.

## NOTICE OF EXEMPTION

PTO: Clerk of the Board of Supervisors  
County of San Bernardino  
385 N. Arrowhead Avenue, 2nd Floor  
San Bernardino, CA 92415-0130

FROM: City of Fontana  
Planning Division  
8353 Sierra Avenue  
Fontana, CA 92335

Project Title: Design Review No. 21-003

1. Project Location – On the northwest corner of Valley Boulevard and Catawba Avenue at 15894 Valley Boulevard (APN: 0235-141-04)
2. (a) Project Location - City: **Fontana, CA 92335**  
(b) Project Location - County: **San Bernardino**
4. Description of nature, purpose, and beneficiaries of Project: **Review and approve a new 92, 433 square foot warehouse and office.**
5. Name of Public Agency approving project: **City of Fontana**
6. Name of Person or Agency carrying out project: **9<sup>th</sup> Street Partners**
7. Exempt status: (Check one)
  - (a) ☐ Ministerial project.
  - (b) ☐ Not a project.
  - (c) ☐ Emergency Project.
  - (d) ☒ Categorical Exemption. State type and class number: Exempt under Section No. 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act and Section 3.01(f) of the City of Fontana 2018 Local Guidelines for Implementing the California Environmental Quality Act.
  - (e) ☐ Declared Emergency.
  - (f) ☐ Statutory Exemption. State Code section number: \_\_\_\_\_
  - (g) ☐ Other. Explanation: \_\_\_\_\_
8. Reason why project was exempt: **The site meets infill requirements.**
9. Contact Person: **Paul Gonzales, Senior Planner** Telephone: **(909) 350-6658**

Date Received for Filing:

\_\_\_\_\_  
Paul Gonzales  
Senior Planner

(Clerk Stamp Here)



## NOTICE OF PUBLIC HEARING

---

***Si desea información en Español referente a esta notificación o proyecto,  
favor de comunicarse al (909) 350-6728.***

In compliance with Section 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) No. 21-034 and Design Review Project (DRP) No. 21-003**

The submitted project is a request for a proposed warehouse building totaling approximately 92,433 square feet on a site of approximately 4.1 gross acres. The site is located on the northwest corner of Valley Boulevard and Catawba Avenue within the Light Industrial (M-1) Zoning District within the City of Fontana.

**Environmental  
Determination:**

The project qualifies for a Categorical Exemption, pursuant to Section 15332, Class 32, (In-Fill Development) of the California Environmental Quality Act (CEQA) and Section 3.01(f) of the City of Fontana 2019 Local Guidelines for Implementing the California Environmental Quality Act.

**Location:**

The site is located on the northwest corner of Valley Boulevard and Catawba Avenue at 15894 Valley Boulevard (APN 0235-141-04) within the Light Industrial (M-1) Zoning area.

**Date of Hearing:**

July 6, 2021

**Place of Hearing:**

8353 Sierra Avenue, Fontana, CA,  
City Council Chambers, and,  
KFON Channel 3

**Time of Hearing:**

6:00 P.M.

Should you have any questions concerning this project, please contact Paul Gonzales, **Senior Planner**, at (909) 350-6658 or via E-mail: [pgonzales@fontana.org](mailto:pgonzales@fontana.org).

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 DIVISION, 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.

