8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 21-2216
Agenda #: PH-B

Agenda Date: 6/20/2023
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 22-084: General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), Design Review No. 22-043, and Administrative Site Plan No. 23-014 - A request for site and architectural review for the development of 255 condominium units (147 detached Cluster Homes units and 108 detached Stub Drive units) with various amenities, and a public park within a 58-acre overall project site. The project includes an Addendum to the previously certified EIR for the Southridge Village Specific Plan.

RECOMMENDATION:
Based on the information contained in this staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2023-___, and forward a recommendation to the City Council to:

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southridge Village Specific Plan EIR (State Clearinghouse [SCH] No. 81052210) and direct staff to file a Notice of Determination; and,
2. Adopt a resolution approving General Plan Amendment No. 22-008; and,
3. Adopt a resolution approving Specific Plan Amendment No. 22-004; and,
4. Adopt a resolution approving Tentative Parcel Map No. 20565 (TPM No. 22-018) Tentative Tract Map No. 20568 (TTM No. 22-007), Design Review No. 22-043, and Administrative Site Plan No. 23-014, subject to the attached Findings and Conditions of Approval.

APPLICANT:
Ian Harvey
NH Southridge LLC
500 Newport Center Drive, Suite No. 570
Newport Beach, CA 92660

LOCATION:
The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

REQUEST:
1. General Plan Amendment No. 22-008 - A request to amend the General Plan Land Use

Designation on five (5) sites (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19) totaling approximately 58 acres; Site No. 1 from Recreational Facilities (P-R) to Medium Residential (R-M), Site No. 2 from Open Space (OS) to Medium Density Residential (R-M), Site No. 3 from OS to General Commercial (C-G), Site No. 4 from C-G to Public Facilities (P-PF), and Site No. 5 from OS to Residential Planned Community (R-PC).

2. Specific Plan Amendment No. 22-004 - A request to amend the Specific Plan land use designations for Planning Area 56 from Bird Farm (BF) and Planning Area 66A from Quarry (Q) to Entry Estates/Duplex (Medium Density Residential) with a maximum density of 8 dwelling units per acre, and amend the Medium Density Residential Development Standard Guidelines to reduce the minimum Building Site Area/Unit from 3,000 square feet to 2,000 square feet, reduce the distance from a private street to a garage from five (5) feet to two (2) feet, and reduce the distance between principal structures from ten (10) feet to eight (8) feet.

3. Tentative Parcel Map No. 20565 (TPM No. 22-018) - A proposal to subdivide two existing parcels into three parcels to accommodate the residential development, neighborhood park, and the public trail.

4. Tentative Tract Map No. 20568 (TTM No. 22-007) - A proposal to subdivide one lot to establish a condominium map for the development of 255 condominium dwelling units, letter lots and water quality basin.

5. Design Review No. 22-043 - A request for site and architectural review for the development of 255 condominium units (147 detached Cluster Homes units and 108 detached Stub Drive units), with various amenities on approximately 32.1-acres.

6. Administrative Site Plan No. 23-014 - A request for site and architectural review for the development of a future public park with various park amenities on approximately 1.74 acres.

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:
Land Use Designations:

	General Plan	Existing Zoning /Overlay	Existing Land Use
Site:	Open Space (OS) and Recreational Facilities (P-R)	Southridge Village Specific Plan, Planning Areas 56, 66A and 66C, Bird Farm and Quarry	Vacant
North:	General Commercial (C-G), Residential Planned Community (R-PC	Southridge Village Specific Plan, Single Family	Live Oak Road and Village Drive followed by single-family residences
South:	Residential Planned Community (R-PC)	Southridge Village Specific Plan, Townhomes (12 units/acre)	Single-family residences

West:	Recreational Facilities (P-R)	Southridge Village Specific Plan, Community Park (CP), Sub-Regional Center (SRC)	Southridge Park
East:	Open Space (OS)	Southridge Village Specific Plan, Open Space (OS), Quarry (Q)	Vacant and undeveloped land

PROJECT DESCRIPTION:

A. Project Area: 58 adjusted gross acres (overall project area)
(37.3 adjusted gross acres; Park, Trail, and Residential Development)

B. Building Analysis

Allowable Density: 8 dwelling units/acre (Max)
Proposed Density: 7.9 dwelling units/acre

C. Building Height:

Maximum Allowed: 35 feet
Proposed: 26'3" feet maximum

D. Building/Unit Analysis:

108 Detached Stub Drive units

Plan	No. of Stories	Beds.	Baths	Square Footage
1	2	3	2.5	1,710 square feet
2 (Optional 4th bedroom)	2	3 + loft	2.5	1,791 square feet
3 (Optional 4th bedroom)	2	3 + loft	2.5	1,927 square feet

147 Detached Cluster Homes units

Plan	No. of Stories	Beds.	Baths	Square Feet
1	2	3	2.5	1,936 square feet
2/2X (Optional 4th bedroom)	2	3 + loft	2.5	1,990 square feet
3 (Optional 4th bedroom)	2	3 + loft	2.5	2,307 square feet

E. Parking Analysis:
Required: 2 spaces x 255 units = 510 covered spaces (garage spaces)
0.5 spaces x 255 units = 127.5 uncovered spaces (open spaces)

Two covered spaces (garage space) plus one-half uncovered spaces

Provided: 684 Spaces
(Garage: 510 spaces, Open: 182 spaces)

ANALYSIS:

The applicant, Newbridge Homes, is proposing to amend the General Plan Land Use Designations on 58 acres, modify the Southridge Specific Plan, subdivide the existing parcels into three parcels to establish a future public park, a public trail, and a residential development, and construct a residential development to include a 255-unit (condominium) complex on approximately 37.3 gross acres, with various amenities that will benefit the residents of the complex along with park improvements. The project site is located on the south side of Village Drive, on the east side of Live Oak Avenue, and north of the existing Southridge Park.

General Plan Amendment No. 22-008:

The purpose of this General Plan Amendment is to change the General Plan Land Use Designation to clean up inconsistencies between the General Plan and the Southridge Village Specific Plan and to facilitate the development of the proposed project. The proposed General Plan Amendment (Attachment No. 5) will amend the General Plan Land Use Designation for 58 acres which includes Site No. 1 from Recreational Facilities (P-R) to Medium Residential (R-M) to allow the proposed residential development, Site No. 2 from Open Space (OS) to Medium Density Residential (R-M) to allow the proposed residential development, Site No. 3 from OS to General Commercial (C-G) (see Attachment No. 5) to create consistency between the General Plan and existing Specific Plan commercial designation, Site No. 4 from C-G to Public Facilities (P-PF) to create consistency between the General Plan and existing Specific Plan public facilities designation for the existing fire station site, and Site No. 5 from OS to Residential Planned Community (R-PC) to create consistency between the General Plan and existing Specific Plan land use designations for the existing residential homes within the Southridge Village Specific Plan.

Specific Plan Amendment No. 22-004:

The applicant is proposing to amend the Southridge Village Specific Plan to allow for the development of the residential project and the public park. The applicant is proposing to amend Planning Area 56 Bird Farm (BF) and Planning Area 66A Quarry (Q) designations identified to the Entry Estates/Duplex (Medium Density Residential) land use category, and amend the Medium Density Residential Development Standard Guidelines to reduce the minimum Building Site Area/Unit from 3,000 square feet to 2,000 square feet, reduce the distance from a private street to a garage from five (5) feet to two (2) feet and reduce the distance between principal structures from ten (10) feet to eight (8) feet (see Attachment No. 6 and 7). The proposed amendments will allow for the development of the proposed project.

Tentative Parcel Map No. 20565 and Tentative Tract Map No. 20568*:*

The proposed tentative parcel map (TPM No. 20565) will be used to reconfigure the existing two parcels into three parcels for the purposes of a new park, a public trail, and for a future residential

condominium complex. Tentative Tract Map No. 20568 will subdivide the residential parcel for condominium purposes to include 255 residential parcels and various lettered lots.

Administrative Site Plan No. 23-014:

As part of a proposal for a residential development, Newbridge Homes proposes to dedicate a park with recreational amenities to the city. The Parks, Community and Human Services Commission reviewed and forwarded a 5-0 recommendation to the Planning Commission for the construction of the public park. The future public park will be approximately 1.74 acres, which is comprised of 14 parking spaces, three (3) pickleball court, covered benches, two (2) shade structures, concrete walking trails, open lawn area, lighting, fencing, benches, and waste receptacles.

Design Review No. 22-043:

The proposed project includes 255 residential (Condominium) units, including 108 detached Stub Drive units and 147 detached Cluster Homes units. The applicant has proposed three (3) floor plans with three (3) elevations per plan for all three (3) types of the detached single-family homes.

The detached Stub Drive units will be configured in a “U” shape area of eight (8) buildings with a common driveway that will be used to access the garages for the units in the building. The “front” entrance for each unit will be on the garage side and on the side of the buildings. The proposed stub drive condominiums range in size from 1,710 square feet to 1,927 square feet.

The proposed detached cluster units are arranged along private drives and/or in clusters of eight (8) homes. All floor plans will consist of three (3) bedrooms, loft, optional 4th bedroom and will range in size from 1,936 square feet to 2,307 square feet. No unit will exceed the maximum height of 35 feet. The maximum lot coverage, height, unit sizes, and all applicable development standards will comply with those specified in the Fontana City Code and the Southridge Village Specific Plan.

The applicant is proposing three architectural styles. The architectural styles for the Stub Drive and Cluster buildings are Spanish, Craftsman, and Italianate. Each type will reflect medium earth tone warm-colors (i.e. brown, tan, beige, etc.). There are nine (9) color schemes provided for the overall project. Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural “pop-outs,” banding, porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan. All units are designed with concrete tile roofing material coordinated to match the color scheme of each elevation. All plans are proposed as two-story homes. Additionally, garage doors will incorporate windows and varied door colors and patterns appropriate for each plan.

Site Access/Circulation/ Parking:

The applicant is proposing one main entrance for the residents and visitors via Live Oak Avenue and a secondary resident entrance/exit via Live Oak Avenue. The applicant has also proposed an emergency vehicular access (EVA) through the parking lot of the Southridge Park. The residential development will have private streets and private drive aisles. The garages for each residential unit will be accessible from the private drive aisles. The applicant is providing 684 parking spaces

(Garage: 510 spaces, Open: 182 spaces) which exceeds parking requirements.

Fencing and Security and Amenities/Grading:

The applicant is proposing to have six-foot-high vinyl fencing along the interior side boundaries of the cluster and stub drive units. Various homes will have split-face walls and tubular steel fence (view fence) along the rear and side of the lots. The street sides of the proposed community on Live Oak Avenue will have solid split face walls and tubular steel fence (view fence). The entryway to the project site will have stone veneer pilasters with decorative caps and tubular steel entry/exit gates. A tubular steel fencing for the emergency entry/exit gate will be located at the emergency vehicle access points. The proposed walls and fencing for the project site will provide a vibrant and safe design for this private community.

The proposed development includes several amenities throughout the community. A community pool and spa will be centrally located and will also include a pool building with restroom, sun deck with lounge furniture and a patio cover with barbeque island and picnic tables. The community will also include a play structure, tot lot, paseos, tricycle track with benches, shade structures, turf play areas with tables and seating areas, cabanas, outdoor fitness stations, and several passive recreational areas to gather. An existing public trail wraps around the project site and connects to the future public park.

The overall project site will be tiered, decreasing in elevation from east to west and draining towards the detention basin located along the westerly property line and south of the project entry. The cluster homes, stub drive homes, and amenities will drain to the main private streets which will direct water towards to the proposed detention basin.

Environmental:

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. 81052210) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council in December 1981 and it anticipated the development of residential units from the proposed project. The Addendum supports the proposed General Plan Amendments (GPA) because it addresses inconsistencies with the existing Southridge Village Specific Plan land uses. Additionally, the Southridge Village Specific Plan allows for the development of 8,800 residential units, however, 7,836 units were developed. The GPA for the project will establish the land uses to allow the development of 255 residential units which remains less than what the EIR anticipated; therefore, an addendum was prepared for the project. The Addendum to the Southridge Village Specific Plan EIR can be found at Environmental Documents | Fontana, CA - Official Website (fontanaca.gov) <https://www.fontanaca.gov/2137/Environmental-Documents>.

MOTION:

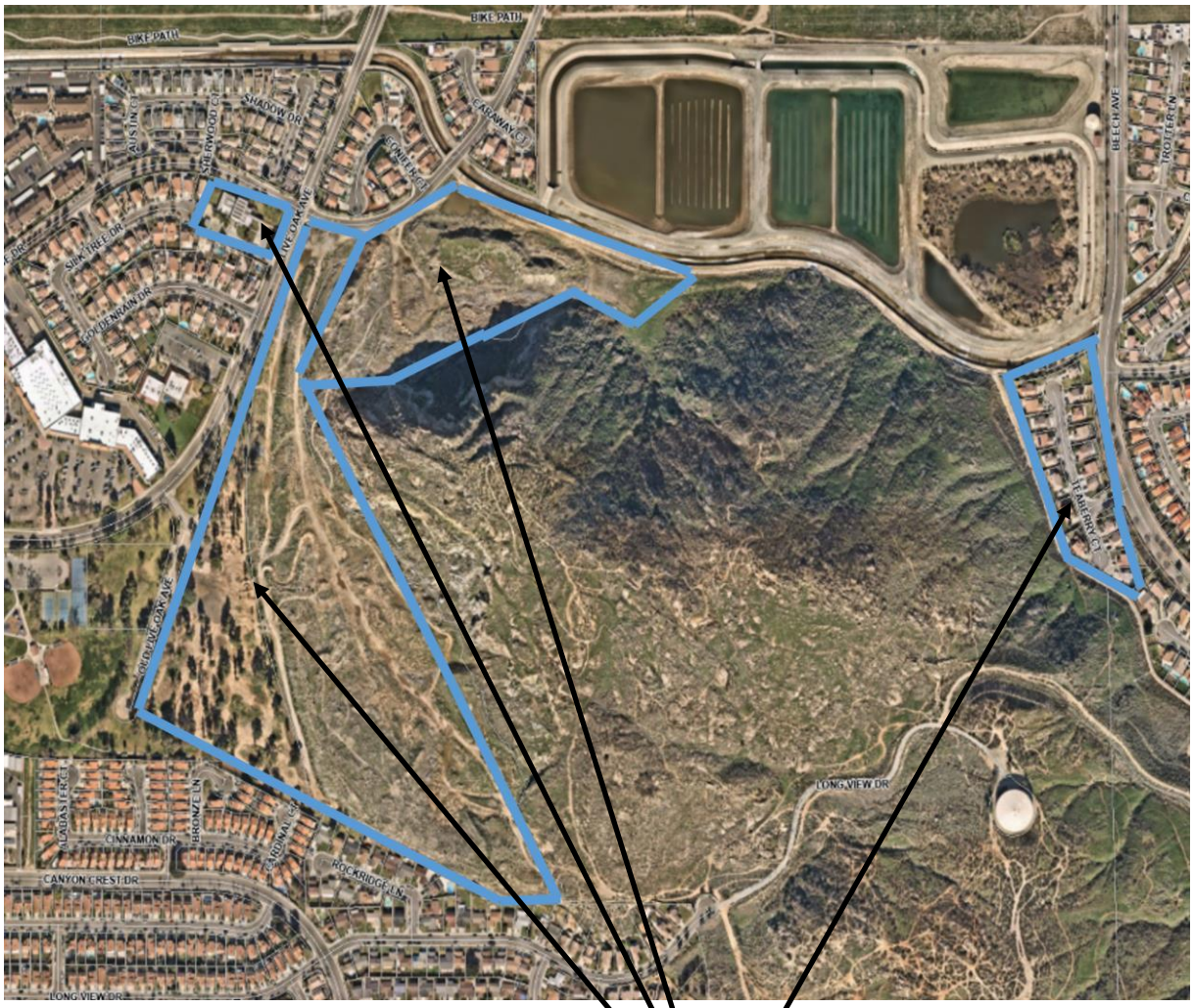
Approves staff's recommendation.

ATTACHMENTS:

1. Vicinity Map
2. Tentative Parcel Map No. 20565

3. Tentative Tract Map No. 20568
4. Project Plans
5. Existing and Proposed General Plan Land Use Designation
6. Existing and Proposed Specific Plan Amendment Exhibit
7. Proposed Specific Plan Amendment Updated Language
8. Planning Commission Resolution, Findings and Conditions of Approval
9. Notice of Determination
10. Notice of Public Hearing

CITY OF FONTANA PLANNING DEPARTMENT



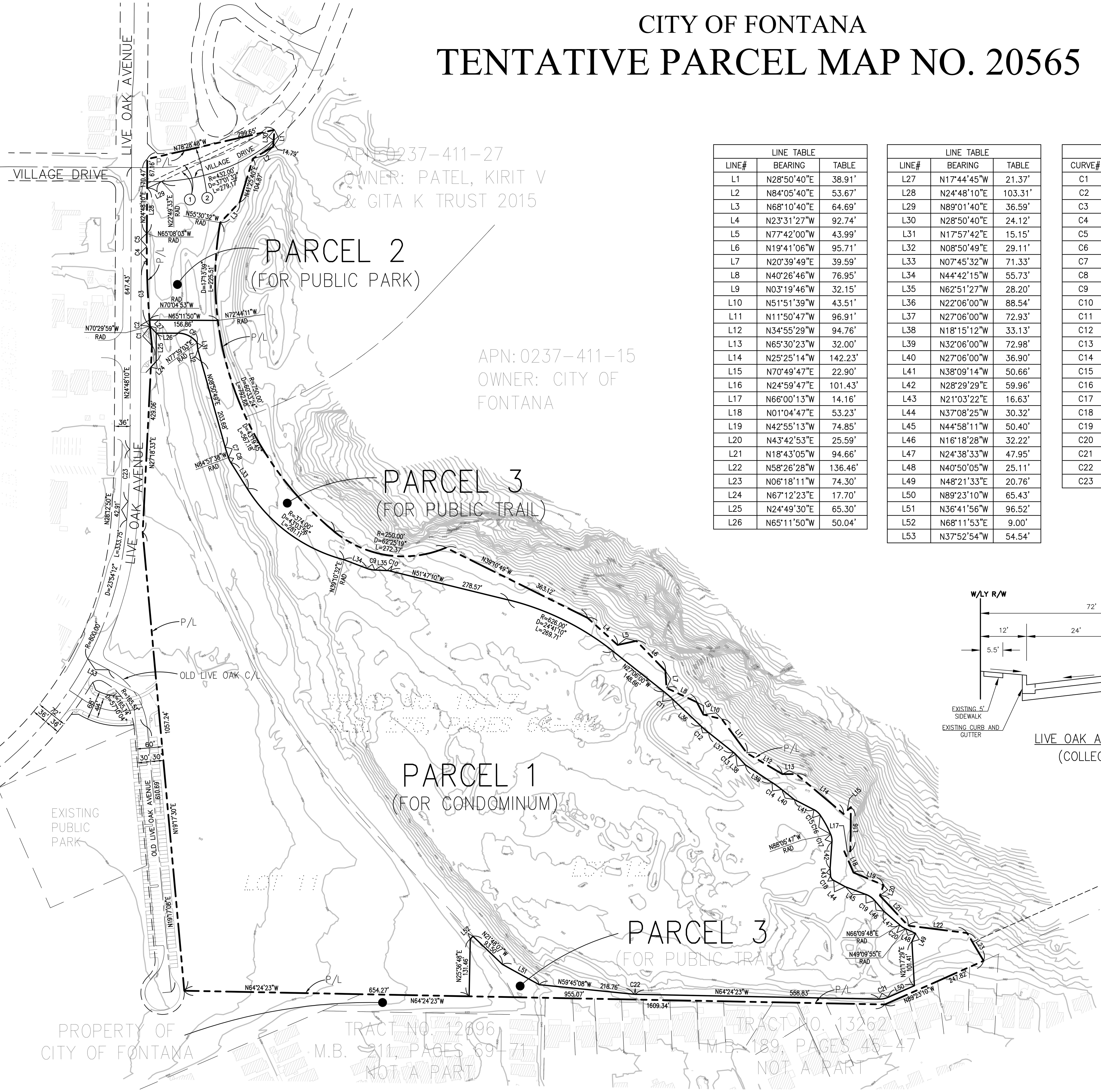
VICINITY MAP

DATE: June 20, 2023
CASE: Master Case No. 22-084
General Plan Amendment No. 22-008
Specific Plan Amendment No. 22-004
Tentative Parcel Map No. 20565
Tentative Tract Map No. 20568
Administrative Site Plan No. 23-014
Design Review No. 22-043

ATTACHMENT NO. 1

ATTACHMENT NO. 2

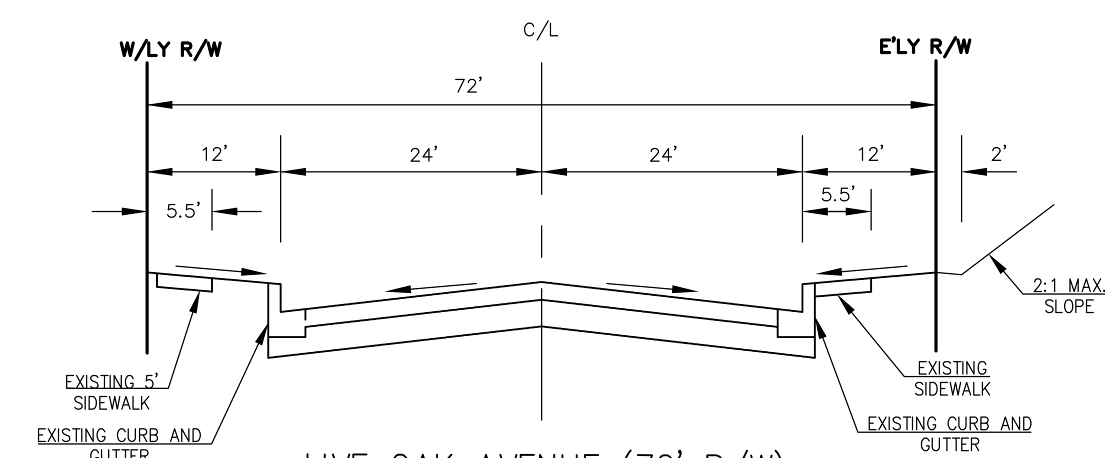
CITY OF FONTANA
TENTATIVE PARCEL MAP NO. 20565



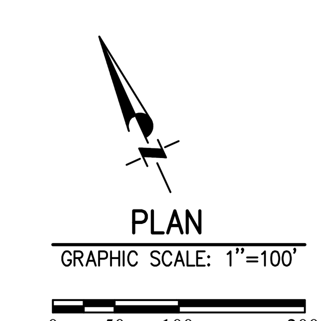
LINE TABLE		
LINE#	BEARING	TABLE
L1	N28°50'40"E	38.91'
L2	N84°05'40"E	53.67'
L3	N68°10'40"E	64.69'
L4	N23°31'27"W	92.74'
L5	N77°42'00"W	43.99'
L6	N19°41'06"W	95.71'
L7	N20°39'49"E	39.59'
L8	N40°26'46"W	76.95'
L9	N03°19'46"W	32.15'
L10	N51°51'39"W	43.51'
L11	N11°50'47"W	96.91'
L12	N34°55'29"W	94.76'
L13	N65°30'23"W	32.00'
L14	N25°25'14"W	142.23'
L15	N70°49'47"E	22.90'
L16	N24°59'47"E	101.43'
L17	N66°00'13"W	14.16'
L18	N01°04'47"E	53.23'
L19	N42°55'13"W	74.85'
L20	N43°42'53"E	25.59'
L21	N18°43'05"W	94.66'
L22	N58°26'28"W	136.46'
L23	N06°18'11"W	74.30'
L24	N67°12'23"E	17.70'
L25	N24°49'30"E	65.30'
L26	N65°11'50"W	50.04'

LINE TABLE		
LINE#	BEARING	TABLE
L27	N17°44'45"W	21.37'
L28	N24°48'10"E	103.31'
L29	N89°01'40"E	36.59'
L30	N28°50'40"E	24.12'
L31	N17°57'42"E	15.15'
L32	N08°50'49"E	29.11'
L33	N07°45'32"W	71.33'
L34	N44°42'15"W	55.73'
L35	N62°51'27"W	28.20'
L36	N22°06'00"W	88.54'
L37	N27°06'00"W	72.93'
L38	N18°15'12"W	33.13'
L39	N32°06'00"W	72.98'
L40	N27°06'00"W	36.90'
L41	N38°09'14"W	50.66'
L42	N28°29'29"E	59.96'
L43	N21°03'22"E	16.63'
L44	N37°08'25"W	30.32'
L45	N44°58'11"W	50.40'
L46	N16°18'28"W	32.22'
L47	N24°38'33"W	47.95'
L48	N40°50'05"W	25.11'
L49	N48°21'33"E	20.76'
L50	N89°23'10"W	65.43'
L51	N36°41'56"W	96.52'
L52	N68°11'53"E	9.00'
L53	N37°52'54"W	54.54'

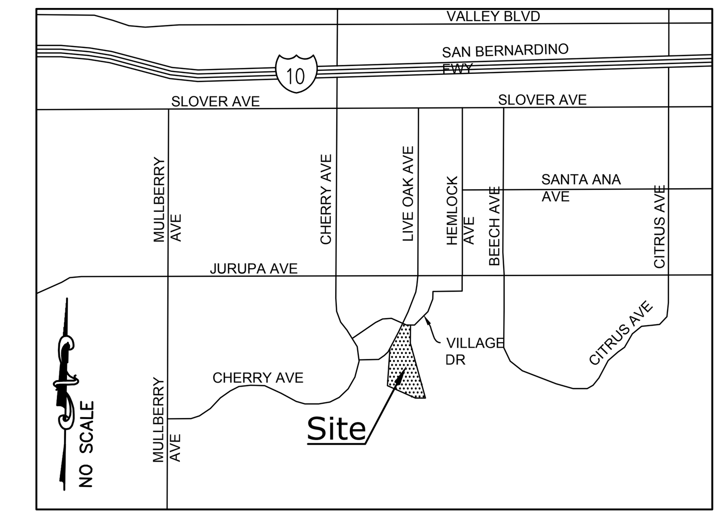
CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	44.87	1959.91	01d18'43"
C2	14.31	1959.91	00d25'06"
C3	152.76	1959.91	04d27'56"
C4	30.52	2914.82	00d36'00"
C5	30.26	5779.60	00d18'00"
C6	50.73	55.00	52d50'53"
C7	25.38	382.00	03d48'26"
C8	13.40	60.00	12d47'54"
C9	19.01	60.00	18d09'12"
C10	7.73	40.00	11d04'17"
C11	28.45	326.00	05d00'00"
C12	23.91	274.00	05d00'00"
C13	6.18	40.00	08d50'48"
C14	27.75	318.00	05d00'00"
C15	19.54	40.00	27d59'27"
C16	49.91	237.00	12d04'00"
C17	18.56	40.00	26d35'16"
C18	14.22	14.00	58d11'46"
C19	25.01	50.00	28d39'44"
C20	16.39	55.25	16d59'54"
C21	21.80	50.00	24d58'47"
C22	4.06	50.00	04d39'15"
C23	119.07	2000.00	03d24'40"



LIVE OAK AVENUE (72' R/W)
(COLLECTOR STREET)
N.T.S.



VICINITY MAP



LEGAL DESCRIPTION:

PARCEL A:
LOT 11 OF TRACT NO. 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
0237-411-13-0-000

PARCEL B:
LOT 12 OF TRACT 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275 OF MAPS, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL MINERALS, AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SAID PROPERTY IN CONNECTION THEREWITH, AS RESERVED IN DEED EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-259739 OF OFFICIAL RECORDS.
APN: 0237-411-14-0-000

ASSESSOR'S PARCEL NO.

0237-411-13, 0237-411-14

OWNERS FOR EXISTING LOT 11 OF TRACT 15117

CITY OF FONTANA, A MUNICIPAL CORPORATION.

OWNERS FOR EXISTING LOT 12 OF TRACT 15117

NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: 949-344-2705

CITY OF FONTANA UTILITY, NOTIFICATION LIST

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

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

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

UNDERGROUND SERVICE ALERT
(800) 422-4133

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

AT&T
22311 BROOKHURST ST STUITE 2013
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

EXISTING LAND USE:

VACANT UNIMPROVED/SINGLE FAMILY RESIDENTIAL

ADJACENT LAND USE:

NORTH –LIVE OAK AVENUE
SOUTH –SINGLE-FAMILY RESIDENTIAL
EAST –VACANT LAND
WEST –PUBLIC FACILITIES

PROPOSED LAND ZONING:

SPECIFIC PLAN – SOUTHRIDGE VILLAGE (SP#1)
MEDIUM DENSITY RESIDENTIAL(R-M)

EXISTING LOTS:

LOT 12 27.37 GROSS ACRES
LOT 11 9.96 GROSS ACRES

PROPOSED PARCELS:

PARCEL 1 32.17 GROSS ACRES
PARCEL 2 1.74 GROSS ACRES
PARCEL 3 3.41 GROSS ACRES

PROPOSED STREET DEDICATION:

TOTAL: 17,724 SQUARE FEET (0.41 ACRES)

EASEMENTS:

(1) EASEMENT FOR INGRESS, EGRESS, SEWER AND INCIDENTAL PURPOSES AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID MAP FOR SAID TRACT. (PLOTTED HEREON).

(2) EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID MAP FOR SAID TRACT. (PLOTTED HEREON)

REV#	RECORD RCE APPR	DATE	REVISION BLOCK REVISION DESCRIPTION	PLAN CKR APPR	CITY ENGR APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92600
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L. | REVIEWED BY: J.L.
DATE: 04/24/2023 | DATE: 04/24/2023

REGISTERED PROFESSIONAL ENGINEER JOHN TUAN LUONG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 20565

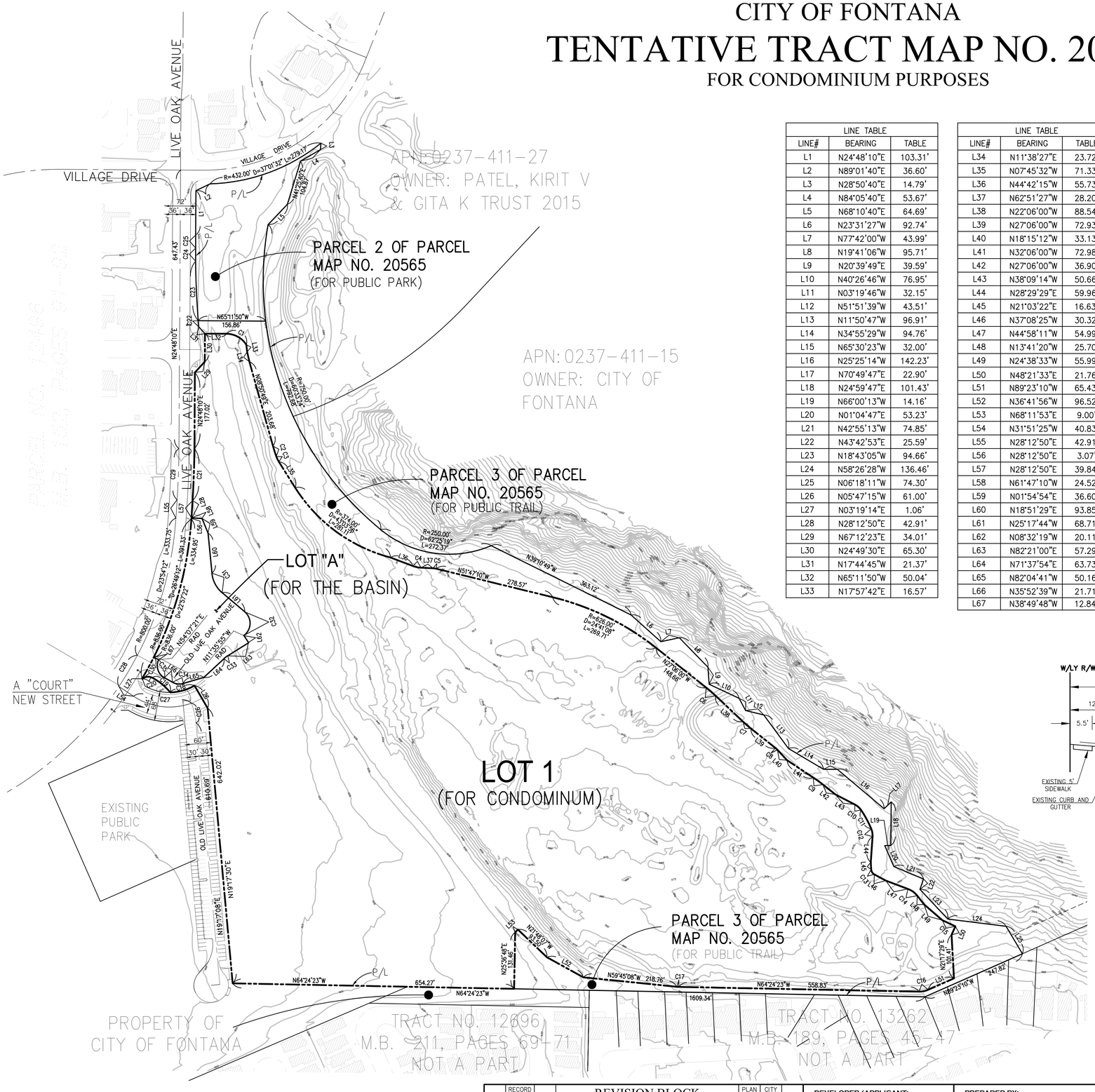
SOUTHRIDGE VILLAGE
FONTANA, CA

SHEET 1 OF 1

06-07-23

ATTACHMENT NO. 3

CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20568
FOR CONDOMINIUM PURPOSES

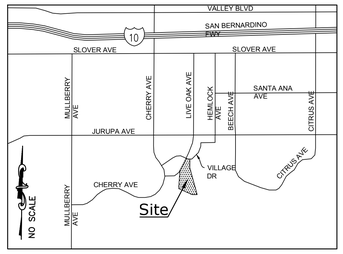


LINE TABLE		
LINE#	BEARING	TABLE
L1	N24°48'10"E	103.31'
L2	N89°01'40"E	36.60'
L3	N28°50'40"E	14.79'
L4	N84°05'40"E	53.67'
L5	N68°10'40"E	64.69'
L6	N23°31'27"W	92.74'
L7	N77°42'00"W	43.99'
L8	N19°41'06"W	95.71'
L9	N20°39'49"E	39.59'
L10	N40°26'46"W	76.95'
L11	N03°19'46"W	32.15'
L12	N51°51'39"W	43.51'
L13	N11°50'47"W	96.91'
L14	N34°55'29"W	94.76'
L15	N65°30'23"W	32.00'
L16	N25°25'14"W	142.23'
L17	N70°49'47"E	22.90'
L18	N24°59'47"E	101.43'
L19	N66°00'13"W	14.16'
L20	N01°04'47"E	53.23'
L21	N42°55'13"W	74.85'
L22	N43°42'53"E	25.59'
L23	N18°43'05"W	94.66'
L24	N58°26'28"W	136.46'
L25	N06°18'11"W	74.30'
L26	N05°47'15"W	61.00'
L27	N03°19'14"E	1.06'
L28	N28°12'50"E	42.91'
L29	N67°12'23"E	34.01'
L30	N24°49'30"E	65.30'
L31	N17°44'45"W	21.37'
L32	N65°11'50"W	50.04'
L33	N17°57'42"E	16.57'

LINE TABLE		
LINE#	BEARING	TABLE
L34	N11°38'27"E	23.72'
L35	N07°45'32"W	71.33'
L36	N44°42'15"W	55.73'
L37	N62°51'27"W	28.20'
L38	N22°06'00"W	88.54'
L39	N27°06'00"W	72.93'
L40	N18°15'12"W	33.13'
L41	N32°06'00"W	72.98'
L42	N27°06'00"W	36.90'
L43	N38°09'14"W	50.66'
L44	N28°29'29"E	59.96'
L45	N21°03'22"E	16.63'
L46	N37°08'25"W	30.32'
L47	N44°58'11"W	54.99'
L48	N13°41'20"W	25.70'
L49	N24°38'33"W	55.99'
L50	N48°21'33"E	21.76'
L51	N89°23'10"W	65.43'
L52	N36°41'56"W	96.52'
L53	N68°11'53"E	9.00'
L54	N31°51'25"W	40.83'
L55	N28°12'50"E	42.91'
L56	N28°12'50"E	3.07'
L57	N28°12'50"E	39.84'
L58	N61°47'10"W	24.52'
L59	N01°54'54"E	36.60'
L60	N18°51'29"E	93.85'
L61	N25°17'44"W	68.71'
L62	N08°32'19"W	20.11'
L63	N82°21'00"E	57.29'
L64	N71°37'54"E	63.73'
L65	N82°04'41"W	50.16'
L66	N35°52'39"W	21.71'
L67	N38°49'48"W	12.84'

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	54.98	55.00	57d16'23"
C2	25.38	382.00	03d48'26"
C3	13.40	60.00	12d47'54"
C4	19.01	60.00	18d09'12"
C5	7.73	40.00	11d04'17"
C6	28.45	326.00	05d00'00"
C7	23.91	274.00	05d00'00"
C8	6.18	40.00	08d50'48"
C9	27.75	318.00	05d00'00"
C10	19.54	40.00	27d59'27"
C11	49.91	237.00	12d04'00"
C12	18.56	40.00	26d35'16"
C13	14.22	14.00	58d11'46"
C14	27.30	50.00	31d16'51"
C15	33.33	891.42	02d08'31"
C16	21.80	50.00	24d58'47"
C17	4.06	50.00	04d39'15"
C18	59.12	116.00	29d12'07"
C19	54.56	135.51	23d04'14"
C20	24.52	20.00	70d14'14"
C21	121.21	2407.77	02d53'03"
C22	14.31	1959.91	00d25'06"
C23	138.44	1959.91	04d02'50"
C24	30.52	2914.82	00d36'00"
C25	30.26	5779.60	00d18'00"
C26	47.25	165.51	16d21'30"
C27	140.39	150.00	53d37'37"
C28	84.14	800.00	06d01'33"
C29	119.07	2000.00	03d24'40"
C30	56.38	836.00	03d51'49"
C31	52.40	68.00	44d09'12"
C32	63.34	35.00	103d41'48"
C33	11.04	59.00	10d43'07"
C34	25.80	32.00	46d12'02"
C35	47.98	32.00	85d54'49"

VICINITY MAP



LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 20565, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK __, PAGES __, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: 949-344-2705

CITY OF FONTANA UTILITY, NOTIFICATION LIST

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

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

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

UNDERGROUND SERVICE ALERT
(800) 422-4133

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

AT&T
22311 BROOKHURST ST STUITE 2013
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

EXISTING LAND USE:

VACANT UNIMPROVED/SINGLE FAMILY RESIDENTIAL

ADJACENT LAND USE:

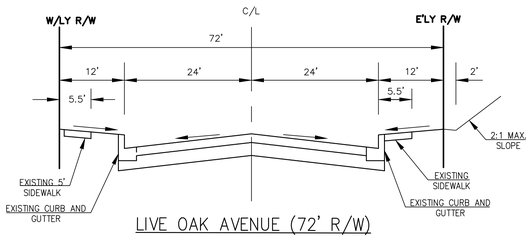
NORTH -LIVE OAK AVENUE
SOUTH -SINGLE-FAMILY RESIDENTIAL
EAST -VACANT LAND
WEST -PUBLIC FACILITIES

EXISTING/PROPOSED LAND ZONING:

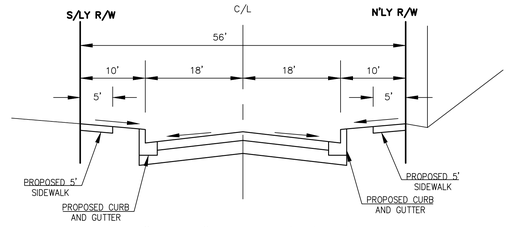
SPECIFIC PLAN - SOUTHRIDGE VILLAGE (SP#1)
MEDIUM DENSITY RESIDENTIAL(R-M)

PROPOSED LOTS:

LOT 1	31.77 GROSS ACRES
LOT "A"	0.97 GROSS ACRES



LIVE OAK AVENUE (72' R/W)
(COLLECTOR STREET)
N.T.S.



A "COURT" STREET (56' R/W)
(LOCAL STREET)
N.T.S.

PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

REVISION BLOCK						
REV#	RECORD RCE APPR	DATE	REVISION DESCRIPTION	PLAN CKR APPR	CITY ENGR APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92600
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L. | REVIEWED BY: J.L.
DATE: | DATE:

REGISTERED PROFESSIONAL ENGINEER JOHN LUAN NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 20568

SOUTHRIDGE VILLAGE
FONTANA, CA

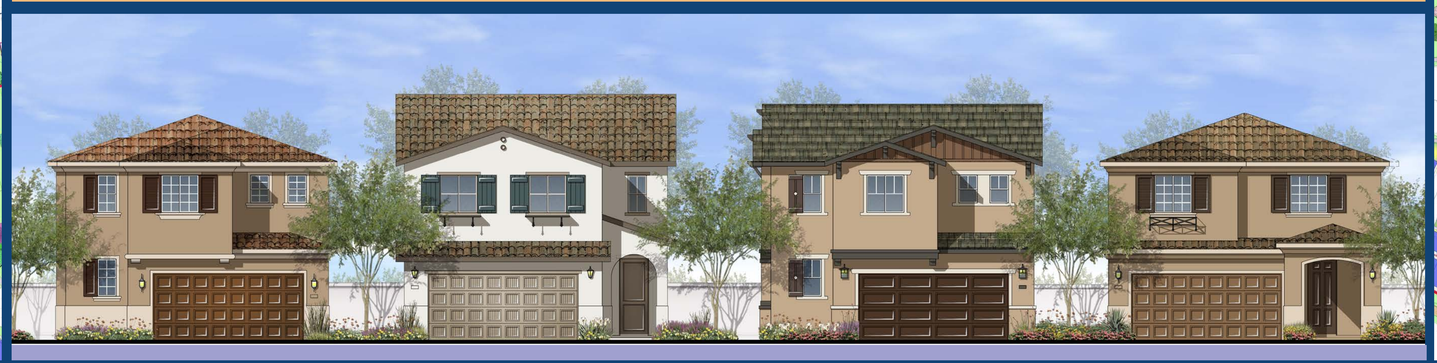
SHEET 1 OF 1

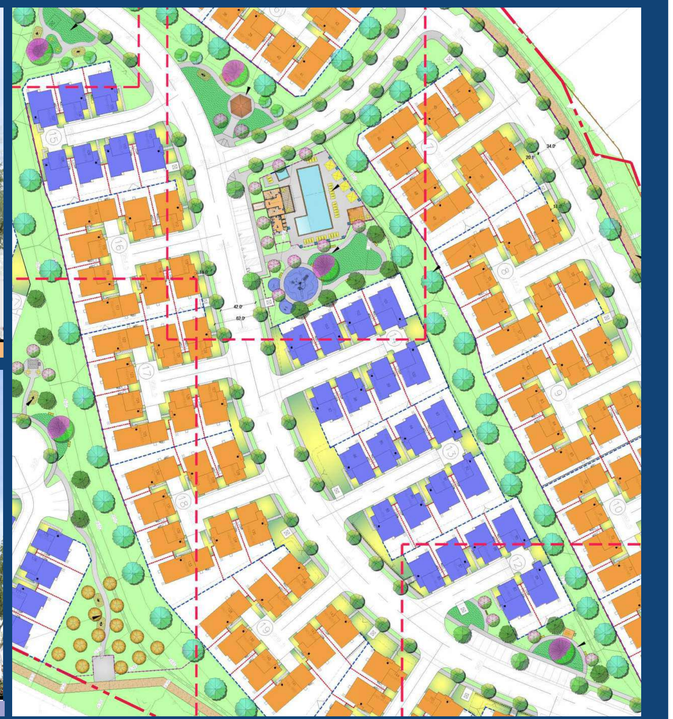
03-17-23

ATTACHMENT NO. 4









OUR TEAM

NH SOUTHRIDGE LLC.
Contact: J. Robert Meserve | rmeserve@newbridgehomes.com
500 Newport Center Drive, Suite 570
Newport Beach, CA 92660
949. 344.2704 | www.newbridgehomes.com

WHA. Architects . Planners . Designers .
Contact: Gary Cunningham | garyc@whainc.com
680 Newport Center Dr., Suite 300 Newport Beach, CA 92660
949.250.0607 | www.WHAinc.com

UNITED CIVIL INC
Contacts: Anthony Ng, PE | 818.707.8648 ext. 11| Anthony@unitedcivilinc.com
John Luong, PE | 626.575.9999 ext. 202 | John@uc-la.com
30141 Agoura Road, Suite 215 Agoura Hills, CA 91301
www.unitedcivilinc.com

LANDARQ, INC.
Contact: Fuasto A. Reyes | fausto@landarq.com
4345 E. Lowell Street, Suite M Ontario, CA 91761
909.259-9428 | www.landarq.com

SHEET INDEX:

CIVIL

PM-1	Tentative Parcel Map Tract No. 20568
PM-2	Tentative Tract Map Tract No. 20568
SP-1	Site Development Plan
SP-2	Site Development Plan
SP-3	Site Development Plan
SP-4	Site Development Plan
C-1	Grading Conceptual Plan
C-2	Grading Conceptual Plan
C-3	Grading Conceptual Plan
C-4	Grading Conceptual Plan
UT-1	Composite Utility Plan

LANDSCAPE

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L-3	Enlargements
L-4	Enlargements
L-5	Enlargements
L-6	Enlargements
L-7	Conceptual Landscape Plan
L-7	Wall & Fence Plan Sections

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ASP-2	Conceptual Site Plan Project Summary
APP-3	Unit Distribution Plan
ASP-4	Conceptual Open Space Plan
ASP-5	Conceptual Pedestrian Connectivity
ASP-6	Conceptual Parking Plan
ASP-7	Conceptual Fire Access Plan
ASP-8	Trash Storage & Staging

NewBridge Homes

THE HEIGHTS AT SOUTHRIDGE

FONTANA, CA

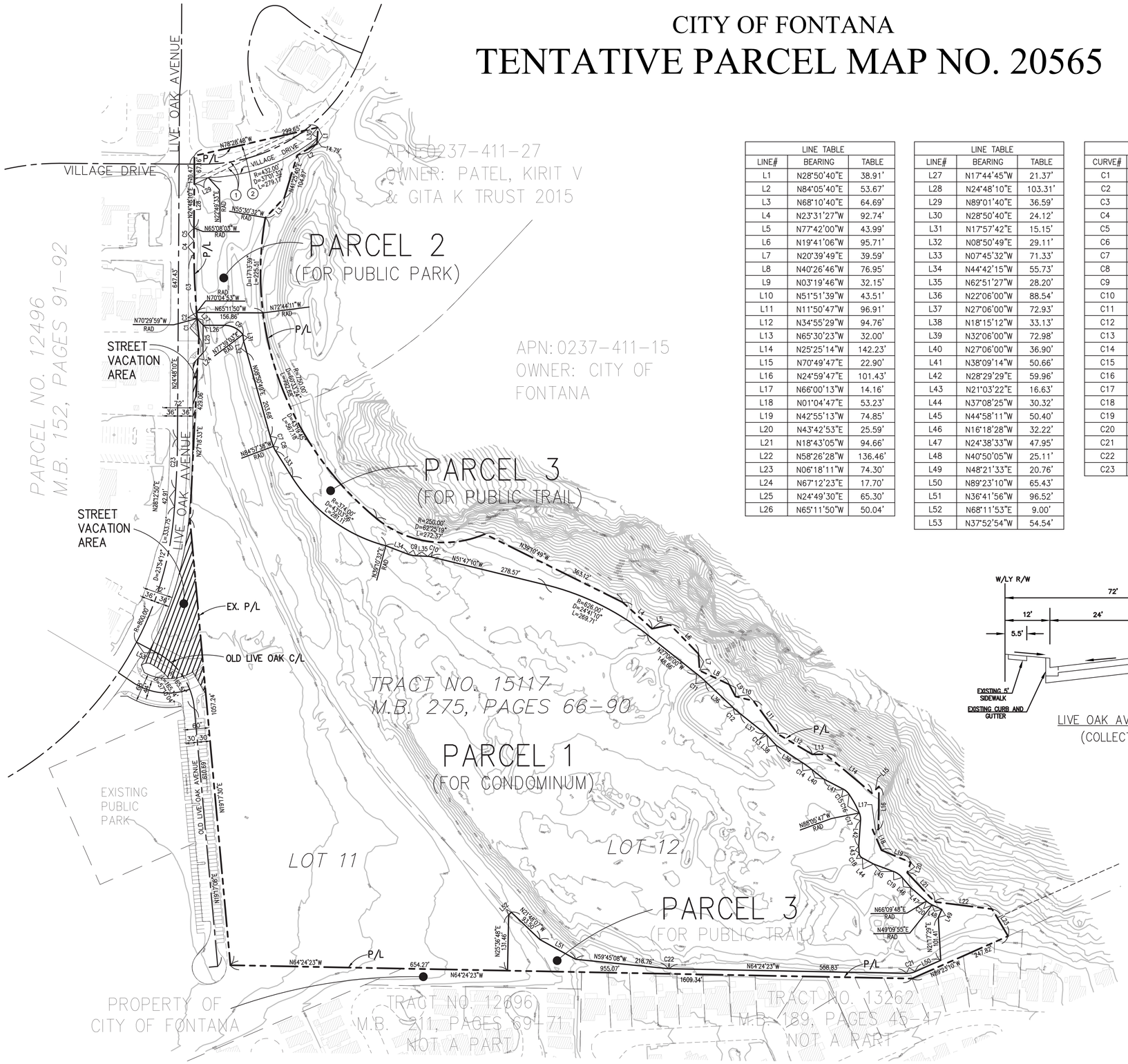
CITY SUBMITTAL

© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2021278 | 03-20-23

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

CITY OF FONTANA

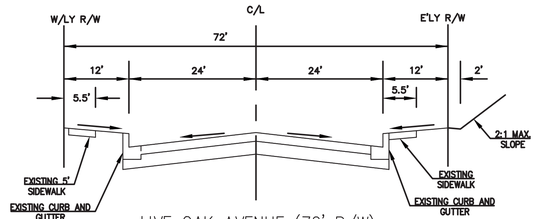
TENTATIVE PARCEL MAP NO. 20565



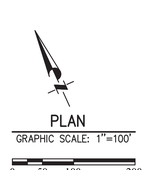
LINE TABLE		
LINE#	BEARING	TABLE
L1	N28°50'40"E	38.91'
L2	N84°05'40"E	53.67'
L3	N68°10'40"E	64.69'
L4	N23°31'27"W	92.74'
L5	N77°42'00"W	43.99'
L6	N19°41'06"W	95.71'
L7	N20°39'49"E	39.59'
L8	N40°26'46"W	76.95'
L9	N03°19'46"W	32.15'
L10	N51°51'39"W	43.51'
L11	N11°50'47"W	96.91'
L12	N34°55'29"W	94.76'
L13	N65°30'23"W	32.00'
L14	N25°25'14"W	142.23'
L15	N70°49'47"E	22.90'
L16	N24°59'47"E	101.43'
L17	N66°00'13"W	14.16'
L18	N01°04'47"E	53.23'
L19	N42°55'13"W	74.85'
L20	N43°42'53"E	25.59'
L21	N18°43'05"W	94.66'
L22	N58°26'28"W	136.46'
L23	N06°18'11"W	74.30'
L24	N67°12'23"E	17.70'
L25	N24°49'30"E	65.30'
L26	N65°11'50"W	50.04'

LINE TABLE		
LINE#	BEARING	TABLE
L27	N17°44'45"W	21.37'
L28	N24°48'10"E	103.31'
L29	N89°01'40"E	36.59'
L30	N28°50'40"E	24.12'
L31	N17°57'42"E	15.15'
L32	N08°50'49"E	29.11'
L33	N07°45'32"W	71.33'
L34	N44°42'15"W	55.73'
L35	N62°51'27"W	28.20'
L36	N22°06'00"W	88.54'
L37	N27°06'00"W	72.93'
L38	N18°15'12"W	33.13'
L39	N32°06'00"W	72.98'
L40	N27°06'00"W	36.90'
L41	N38°09'14"W	50.66'
L42	N28°29'29"E	59.96'
L43	N21°03'22"E	16.63'
L44	N37°08'25"W	30.32'
L45	N44°58'11"W	50.40'
L46	N16°18'28"W	32.22'
L47	N24°38'33"W	47.95'
L48	N40°50'05"W	25.11'
L49	N48°21'33"E	20.76'
L50	N89°23'10"W	65.43'
L51	N36°41'56"W	96.52'
L52	N68°11'53"E	9.00'
L53	N37°52'54"W	54.54'

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	44.87	1959.91	01d18'43"
C2	14.31	1959.91	00d25'06"
C3	152.76	1959.91	04d27'56"
C4	30.52	2914.82	00d36'00"
C5	30.26	5779.60	00d18'00"
C6	50.73	55.00	52d50'53"
C7	25.38	382.00	03d48'26"
C8	13.40	60.00	12d47'54"
C9	19.01	60.00	18d09'12"
C10	7.73	40.00	11d04'17"
C11	28.45	326.00	05d00'00"
C12	23.91	274.00	05d00'00"
C13	6.18	40.00	08d50'48"
C14	27.75	318.00	05d00'00"
C15	19.54	40.00	27d59'27"
C16	49.91	237.00	12d04'00"
C17	18.56	40.00	26d35'16"
C18	14.22	14.00	58d11'46"
C19	25.01	50.00	28d39'44"
C20	16.39	55.25	16d59'54"
C21	21.80	50.00	24d58'47"
C22	4.06	50.00	04d39'15"
C23	119.07	2000.00	03d24'40"

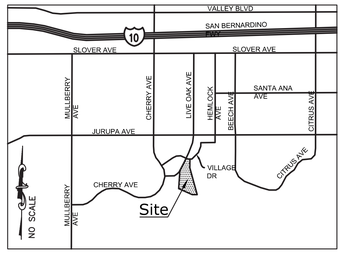


LIVE OAK AVENUE (72' R/W)
(COLLECTOR STREET)
N.T.S.



PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

VICINITY MAP



LEGAL DESCRIPTION:

PARCEL A:
LOT 11 OF TRACT NO. 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
0237-411-13-0-000

PARCEL B:
LOT 12 OF TRACT 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275 OF MAPS, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL MINERALS, AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SAID PROPERTY IN CONNECTION THEREWITH, AS RESERVED IN DEED EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-259739 OF OFFICIAL RECORDS.
APN: 0237-411-14-0-000

ASSESSOR'S PARCEL NO.

0237-411-13, 0237-411-14

OWNERS FOR EXISTING LOT 11 OF TRACT 15117

CITY OF FONTANA, A MUNICIPAL CORPORATION.

OWNERS FOR EXISTING LOT 12 OF TRACT 15117

NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: 949-344-2705

CITY OF FONTANA UTILITY, NOTIFICATION LIST

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

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

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

UNDERGROUND SERVICE ALERT
(800) 422-4133

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

AT&T
22311 BROOKHURST ST STUITE 2013
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

EXISTING LAND USE:

VACANT UNIMPROVED/SINGLE FAMILY RESIDENTIAL

ADJACENT LAND USE:

NORTH -LIVE OAK AVENUE
SOUTH -SINGLE-FAMILY RESIDENTIAL
EAST -VACANT LAND
WEST -PUBLIC FACILITIES

PROPOSED LAND ZONING:

SPECIFIC PLAN - SOUTHRIDGE VILLAGE (SP#1)
MEDIUM DENSITY RESIDENTIAL(R-M)

EXISTING LOTS:

LOT 12	27.37 GROSS ACRES
LOT 11	9.96 GROSS ACRES

PROPOSED PARCELS:

PARCEL 1	32.17 GROSS ACRES
PARCEL 2	1.74 GROSS ACRES
PARCEL 3	3.41 GROSS ACRES

PROPOSED STREET DEDICATION:

TOTAL: 17,724 SQUARE FEET (0.41 ACRES)

PROPOSED STREET VACATION:

25,353 SQUARE FEET (0.58 ACRES)

EASEMENTS:

(1) EASEMENT FOR INGRESS, EGRESS, SEWER AND INCIDENTAL PURPOSES AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID MAP FOR SAID TRACT. (PLOTTED HEREON).

(2) EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID MAP FOR SAID TRACT. (PLOTTED HEREON)

	RECORD RCE			REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE		REVISION DESCRIPTION	APPR	APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC

500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92600
TEL: (949) 344-2705

CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L.	REVIEWED BY: J.L.
DATE: 04/24/2023	DATE: 04/24/2023

REGISTERED PROFESSIONAL ENGINEER JOHN TUAN LUONG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 20565

SOUTHRIDGE VILLAGE
FONTANA, CA

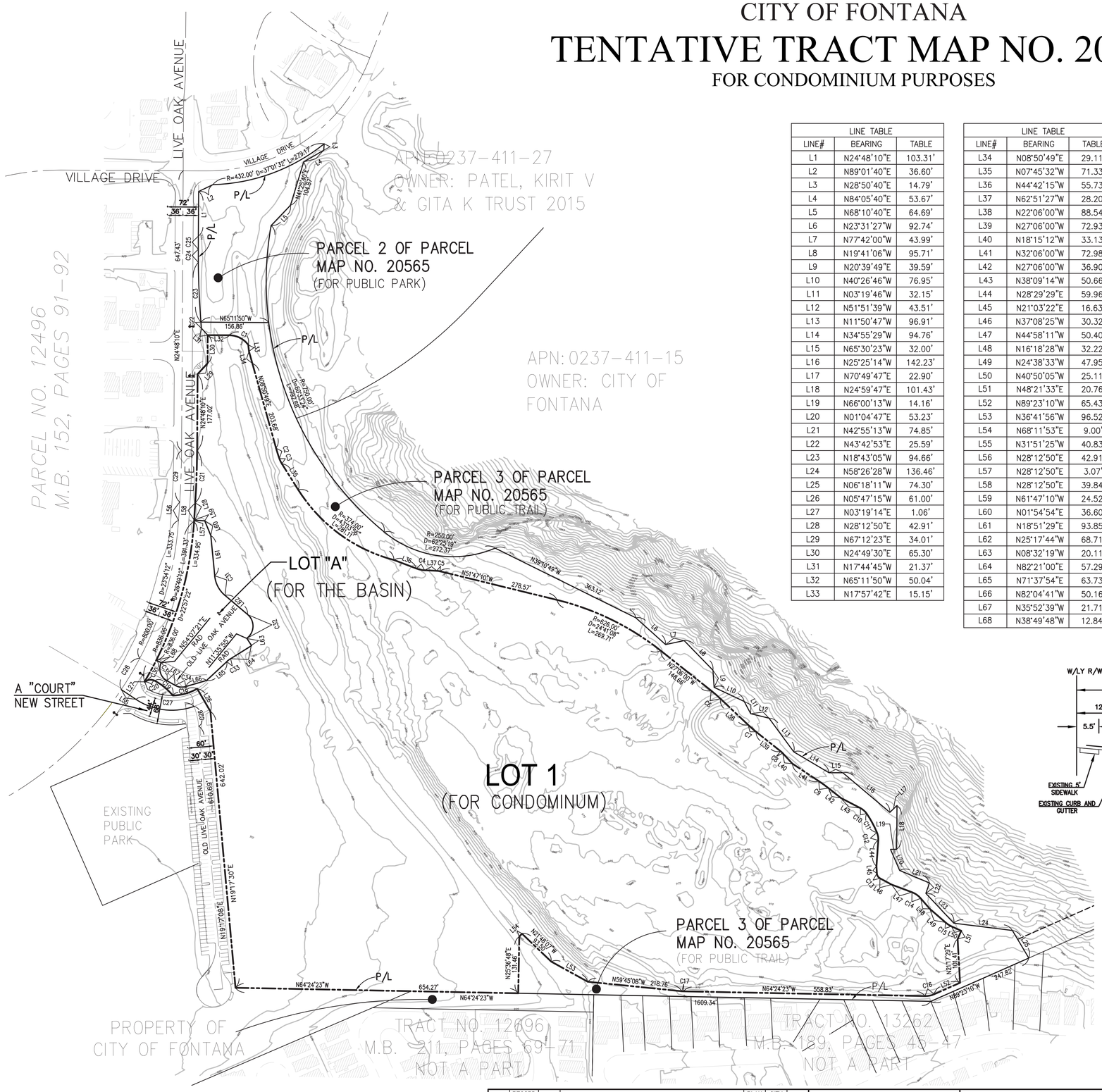
PM-1
SHEET 1 OF 1

04-24-23

CITY OF FONTANA

TENTATIVE TRACT MAP NO. 20568

FOR CONDOMINIUM PURPOSES

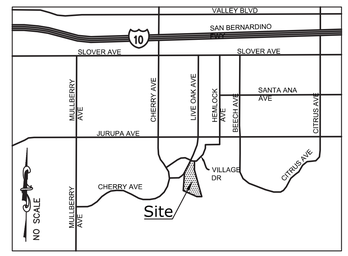


LINE TABLE		
LINE#	BEARING	TABLE
L1	N24°48'10"E	103.31'
L2	N89°01'40"E	36.60'
L3	N28°50'40"E	14.79'
L4	N84°05'40"E	53.67'
L5	N68°10'40"E	64.69'
L6	N23°31'27"W	92.74'
L7	N77°42'00"W	43.99'
L8	N19°41'06"W	95.71'
L9	N20°39'49"E	39.59'
L10	N40°26'46"W	76.95'
L11	N03°19'46"W	32.15'
L12	N51°51'39"W	43.51'
L13	N11°50'47"W	96.91'
L14	N34°55'29"W	94.76'
L15	N65°30'23"W	32.00'
L16	N25°25'14"W	142.23'
L17	N70°49'47"E	22.90'
L18	N24°59'47"E	101.43'
L19	N66°00'13"W	14.16'
L20	N01°04'47"E	53.23'
L21	N42°55'13"W	74.85'
L22	N43°42'53"E	25.59'
L23	N18°43'05"W	94.66'
L24	N58°26'28"W	136.46'
L25	N06°18'11"W	74.30'
L26	N05°47'15"W	61.00'
L27	N03°19'14"E	1.06'
L28	N28°12'50"E	42.91'
L29	N67°12'23"E	34.01'
L30	N24°49'30"E	65.30'
L31	N17°44'45"W	21.37'
L32	N65°11'50"W	50.04'
L33	N17°57'42"E	15.15'

LINE TABLE		
LINE#	BEARING	TABLE
L34	N08°50'49"E	29.11'
L35	N07°45'32"W	71.33'
L36	N44°42'15"W	55.73'
L37	N62°51'27"W	28.20'
L38	N22°06'00"W	88.54'
L39	N27°06'00"W	72.93'
L40	N18°15'12"W	33.13'
L41	N32°06'00"W	72.98'
L42	N27°06'00"W	36.90'
L43	N38°09'14"W	50.66'
L44	N28°29'29"E	59.96'
L45	N21°03'22"E	16.63'
L46	N37°08'25"W	30.32'
L47	N44°58'11"W	50.40'
L48	N16°18'28"W	32.22'
L49	N24°38'33"W	47.95'
L50	N40°50'05"W	25.11'
L51	N48°21'33"E	20.76'
L52	N89°23'10"W	65.43'
L53	N36°41'56"W	96.52'
L54	N68°11'53"E	9.00'
L55	N31°51'25"W	40.83'
L56	N28°12'50"E	42.91'
L57	N28°12'50"E	3.07'
L58	N28°12'50"E	39.84'
L59	N61°47'10"W	24.52'
L60	N01°54'54"E	36.60'
L61	N18°51'29"E	93.85'
L62	N25°17'44"W	68.71'
L63	N08°32'19"W	20.11'
L64	N82°21'00"E	57.29'
L65	N71°37'54"E	63.73'
L66	N82°04'41"W	50.16'
L67	N35°52'39"W	21.71'
L68	N38°49'48"W	12.84'

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	50.73	55.00	52d50'53"
C2	25.38	382.00	03d48'26"
C3	13.40	60.00	12d47'54"
C4	19.01	60.00	18d09'12"
C5	7.73	40.00	11d04'17"
C6	28.45	326.00	05d00'00"
C7	23.91	274.00	05d00'00"
C8	6.18	40.00	08d50'48"
C9	27.75	318.00	05d00'00"
C10	19.54	40.00	27d59'27"
C11	49.91	237.00	12d04'00"
C12	18.56	40.00	26d35'16"
C13	14.22	14.00	58d11'46"
C14	25.01	50.00	28d39'44"
C15	16.39	55.25	16d59'54"
C16	21.80	50.00	24d58'47"
C17	4.06	50.00	04d39'15"
C18	59.12	116.00	29d12'07"
C19	54.56	135.51	23d04'14"
C20	24.52	20.00	70d14'14"
C21	121.21	2407.77	02d53'03"
C22	14.31	1959.91	00d25'06"
C23	138.44	1959.91	04d02'50"
C24	30.52	2914.82	00d36'00"
C25	30.26	5779.60	00d18'00"
C26	47.25	165.51	16d21'30"
C27	140.39	150.00	53d37'37"
C28	84.14	800.00	06d01'33"
C29	119.07	2000.00	03d24'40"
C30	56.38	836.00	03d51'49"
C31	52.40	68.00	44d09'12"
C32	63.34	35.00	103d41'48"
C33	11.04	59.00	10d43'07"
C34	25.80	32.00	46d12'02"
C35	47.98	32.00	85d54'49"

VICINITY MAP



LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 20565, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK __, PAGES __, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER:

NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: 949-344-2705

CITY OF FONTANA UTILITY, NOTIFICATION LIST

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

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

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

UNDERGROUND SERVICE ALERT
(800) 422-4133

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

AT&T
22311 BROOKHURST ST STUITE 2013
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

EXISTING LAND USE:

VACANT UNIMPROVED/SINGLE FAMILY RESIDENTIAL

ADJACENT LAND USE:

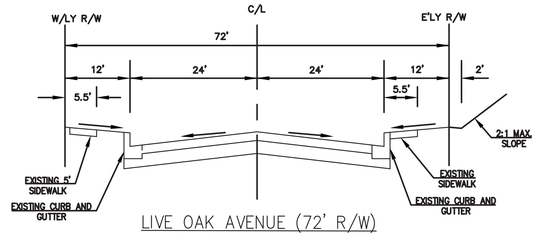
NORTH -LIVE OAK AVENUE
SOUTH -SINGLE-FAMILY RESIDENTIAL
EAST -VACANT LAND
WEST -PUBLIC FACILITIES

EXISTING/PROPOSED LAND ZONING:

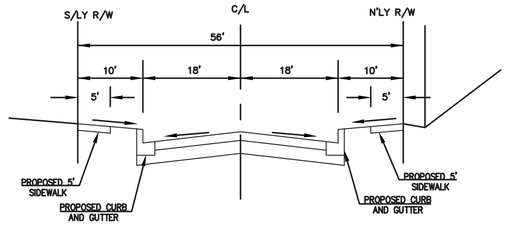
SPECIFIC PLAN - SOUTHRIDGE VILLAGE (SP#1)
MEDIUM DENSITY RESIDENTIAL(R-M)

PROPOSED LOTS:

LOT 1	31.77 GROSS ACRES
LOT "A"	0.97 GROSS ACRES



LIVE OAK AVENUE (72' R/W)
(COLLECTOR STREET)
N.T.S.



A "COURT" STREET (56' R/W)
(LOCAL STREET)
N.T.S.

PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

REV#	RECORD RCE APPR	DATE	REVISION BLOCK REVISION DESCRIPTION	PLAN CKR APPR	CITY ENGR APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92600
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L.	REVIEWED BY: J.L.
DATE: 04/24/2023	DATE: 04/24/2023

REGISTERED PROFESSIONAL ENGINEER JOHN LUAN LUONG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 20568

SOUTHRIDGE VILLAGE
FONTANA, CA

PM-2
SHEET 1 OF 1

04-24-23

CITY OF FONTANA

SITE DEVELOPMENT PLAN
TRACT NO. 20565

FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION:

PARCEL A:
LOT 11 OF TRACT NO. 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
0237-411-13-0-000

PARCEL B:
LOT 12 OF TRACT 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275 OF MAPS, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL MINERALS, AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SAID PROPERTY IN CONNECTION THEREWITH, AS RESERVED IN DEED EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-259739 OF OFFICIAL RECORDS.
APN: 0237-411-14-0-000

ASSESSOR'S PARCEL NO.

0237-411-13, 0237-411-14

OWNERS FOR EXISTING LOT 11 OF TRACT 15117

CITY OF FONTANA, A MUNICIPAL CORPORATION.

OWNERS FOR EXISTING LOT 12 OF TRACT 15117

NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: 949-344-2705

CITY OF FONTANA UTILITY, NOTIFICATION LIST

CITY OF FONTANA
8353 SIERRA AVE
FONTANA, CA 92335
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SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
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SO. CALIF. EDISON COMPANY
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15966 ARROW BOULEVARD
FONTANA, CA 92335
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AT&T
22311 BROOKHURST ST STUITE 2013
HUNTINGTON BEACH, CA 92646
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(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

EXISTING LAND USE:

VACANT UNIMPROVED/SINGLE FAMILY RESIDENTIAL

ADJACENT LAND USE:

NORTH -LIVE OAK AVENUE
SOUTH -SINGLE-FAMILY RESIDENTIAL
EAST -VACANT LAND
WEST -PUBLIC FACILITIES

PROPOSED LAND ZONING:

SPECIFIC PLAN - SOUTHRIDGE VILLAGE (SP#1)
MEDIUM DENSITY RESIDENTIAL(R-M)
MAXIMUM DENSITY: 8 DU/AC
PROPOSED DENSITY: 7.9 DU/AC

PROPOSED PARCELS:

PARCEL 1	32.17 GROSS ACRES
PARCEL 2	1.74 GROSS ACRES
PARCEL 3	3.41 GROSS ACRES

PROPOSED STREET DEDICATION:

TOTAL: 17,724 SQUARE FEET (0.41 ACRES)

PROPOSED STREET VACATION:

25,353 SQUARE FEET (0.58 ACRES)

PARKING SUMMARY

REQUIRED: 638 SPACES (2.5 SPACES PER HOME)
- (255) (3+ BEDROOM) X 2.0 SPACES = 510 SPACES
- (255) (GUEST) X 0.5 SPACES = 128 SPACES

PROVIDED: 684 SPACES
- GARAGE: 510 SPACES
- PARALLEL: 113 SPACES (8' X 22')
- HEAD IN: 61 SPACES (9' X 19')

OPEN SPACE SUMMARY

CENTRAL RECREATION AREA (29,058 SQ. FT.)
SECONDARY RECREATION AREA (7,884 SQ. FT.)



INDEX MAP

VICINITY MAP



LEGEND

- PROP. BLOCK WALL
- PROP. 6' VIEW FENCE
- PROP. ROCK FALL BARRIER FENCE
- FIRE HYDRANT
- ACCESS GATE
- GRADING SLOPE

PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

REV#	RECORD RCE APPR		DATE	REVISION BLOCK / REVISION DESCRIPTION	PLAN CKR APPR	CITY ENGR APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92600
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L. | REVIEWED BY: J.L.
DATE: 04/24/2023 | DATE: 04/24/2023

REGISTERED PROFESSIONAL ENGINEER JOHN LUAN LEUNG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

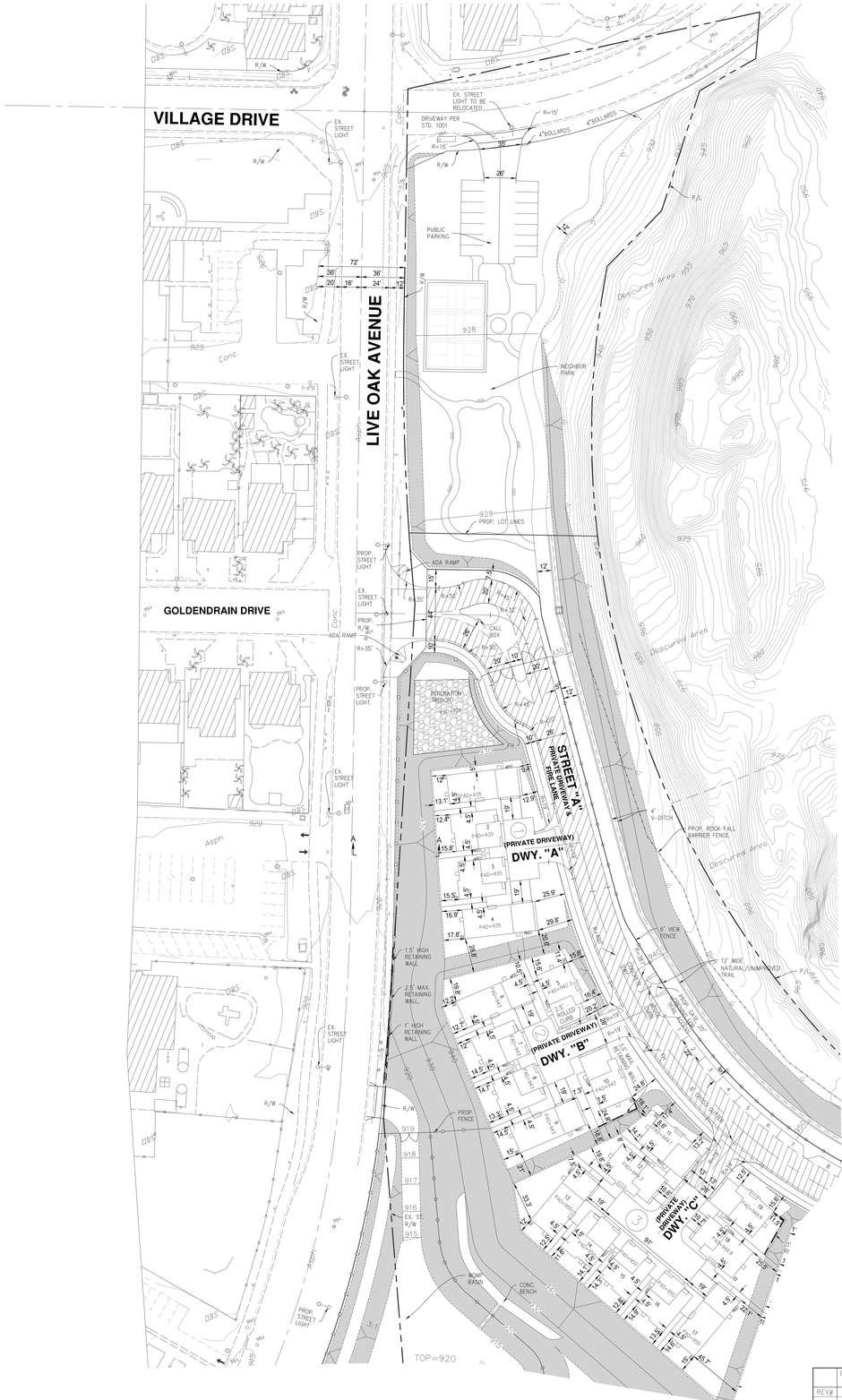
SITE DEVELOPMENT PLAN
TRACT NO. 20565
SOUTHRIDGE VILLAGE
FONTANA, CA

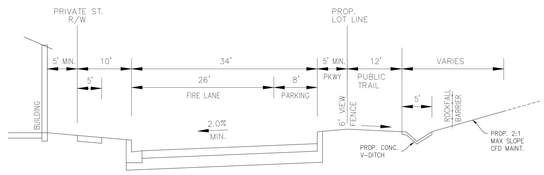
SP-1
SP-1
04-24-2023

CITY OF FONTANA

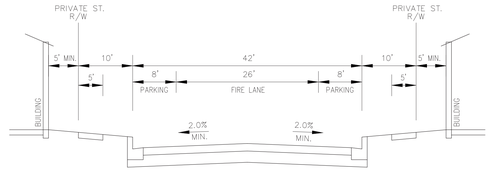
SITE DEVELOPMENT PLAN
TRACT NO. 20565

FOR CONDOMINIUM PURPOSES

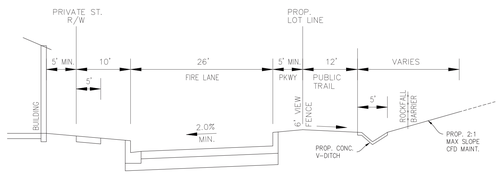




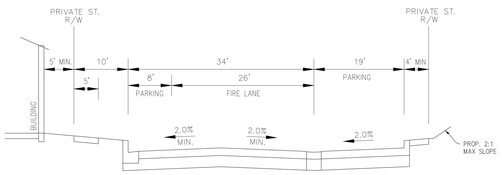
TYPICAL STREET SECTION STREET "A"
N.T.S.



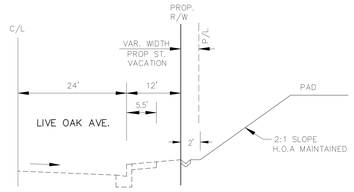
TYPICAL STREET SECTION STREET "C"
N.T.S.



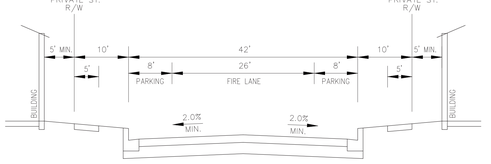
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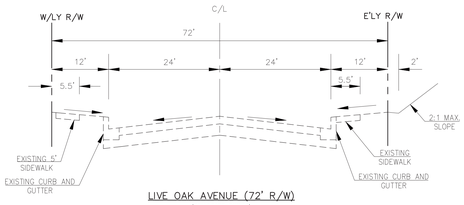
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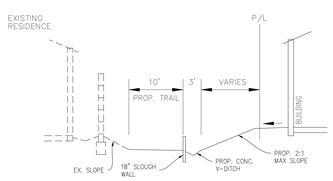
SECTION A–A
N.T.S.



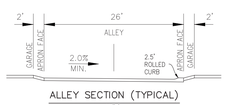
TYPICAL STREET SECTION STREET "D"
N.T.S.



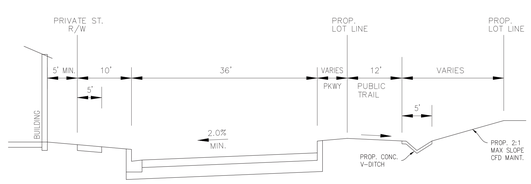
LIVE OAK AVENUE (72' R/W)
(COLLECTOR STREET)
N.T.S.



SECTION B–B
N.T.S.



ALLEY SECTION (TYPICAL)
N.T.S.



STREET ENTRY WAY
N.T.S.

VICINITY MAP



LEGEND

- PROP. BLOCK WALL
- PROP. 6' VIEW FENCE
- PROP. ROCK FALL BARRIER FENCE
- FIRE HYDRANT
- ACCESS GATE
- GRADING SLOPE
- FIRE LANE

PLAN
GRAPHIC SCALE: 1"=40'
0 20 40 80

RECORD RCE			REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92600
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L. | REVIEWED BY: J.L.
DATE: 04/24/2023 | DATE: 04/24/2023

RECEIVED PROFESSIONAL ENGINEER JOHN LUAN LEONG NO.65214 OF: 06-30-23 CIVIL STATE OF CALIFORNIA

SITE DEVELOPMENT PLAN
TRACT NO. 20565
SOUTHRIDGE VILLAGE
FONTANA, CA

SP-2
SP-2

04-24-2023

LEGEND

- PROP. BLOCK WALL
- PROP. 6' VIEW FENCE
- PROP. ROCK FALL BARRIER FENCE
- FIRE HYDRANT
- ACCESS GATE
- GRADING SLOPE
- FIRE LANE

LIVE OAK AVENUE

STREET "A" PRIVATE DRIVEWAY & FIRE LANE

STREET "B" PRIVATE DRIVEWAY & FIRE LANE

STREET "C" PRIVATE DRIVEWAY & FIRE LANE

STREET "D" PRIVATE DRIVEWAY & FIRE LANE

PRIVATE DRIVEWAY & FIRE LANE STREET "D"

(PRIVATE DRIVEWAY) DWY. "A"

(PRIVATE DRIVEWAY) DWY. "B"

(PRIVATE DRIVEWAY) DWY. "C"

(PRIVATE DRIVEWAY) DWY. "D"

(PRIVATE DRIVEWAY) DWY. "E"

(PRIVATE DRIVEWAY) DWY. "F"

(PRIVATE DRIVEWAY) DWY. "G"

(PRIVATE DRIVEWAY) DWY. "H"

(PRIVATE DRIVEWAY) DWY. "I"

(PRIVATE DRIVEWAY) DWY. "J"

(PRIVATE DRIVEWAY) DWY. "K"

(PRIVATE DRIVEWAY) DWY. "L"

(PRIVATE DRIVEWAY) DWY. "M"

(PRIVATE DRIVEWAY) DWY. "N"

(PRIVATE DRIVEWAY) DWY. "O"

(PRIVATE DRIVEWAY) DWY. "P"

(PRIVATE DRIVEWAY) DWY. "Q"

(PRIVATE DRIVEWAY) DWY. "R"

(PRIVATE DRIVEWAY) DWY. "S"

(PRIVATE DRIVEWAY) DWY. "T"

(PRIVATE DRIVEWAY) DWY. "U"

(PRIVATE DRIVEWAY) DWY. "V"

(PRIVATE DRIVEWAY) DWY. "W"

(PRIVATE DRIVEWAY) DWY. "X"

(PRIVATE DRIVEWAY) DWY. "Y"

(PRIVATE DRIVEWAY) DWY. "Z"

(PRIVATE DRIVEWAY) DWY. "AA"

(PRIVATE DRIVEWAY) DWY. "BB"

(PRIVATE DRIVEWAY) DWY. "CC"

(PRIVATE DRIVEWAY) DWY. "DD"

(PRIVATE DRIVEWAY) DWY. "EE"

(PRIVATE DRIVEWAY) DWY. "FF"

(PRIVATE DRIVEWAY) DWY. "GG"

(PRIVATE DRIVEWAY) DWY. "HH"

OS: CENTRAL RECREATION AREA (22,584 SQ FT)

CENTRAL RECREATION AREA (6,474 SQ FT)

PUBLIC STREET

PROP. FENCE

PROP. GATE 20' WIDE

PROP. ROCK FALL BARRIER FENCE

12' WIDE NEW NATURAL /UNIMPROVED TRAIL

6' VIEW FENCE

5.5' BLOCK WALL

1.5' BLOCK WALL

5.5' MAX. RETAINING WALL H=6'

5' MAX. RETAINING WALL H=5.5'

3' MAX. RETAINING WALL H=3'

2' MAX. RETAINING WALL

1.5' MAX RETAINING WALL H=4'

1.0' MAX RETAINING WALL WITH 6' HIGH BLOCK WALL

12.5' MAX. RETAINING WALL

5' MAX. RETAINING WALL

3' MAX. RETAINING WALL H=3'

6" CROSS GUTTER

3' BROW DITCH

ROLLED CURB

3' WIDE V-DITCH

40'X40' TURNAROUND FOR VEHICLE

4" BOLLARDS

24" SLOUGH WALL

12' WIDE NEW TRAIL

CONCRETE DWY.

PARKING

EX. PARKING

EX. STREET LIGHT

PROP. STREET LIGHT

CONC. BENCH

BOMB BASIN

TOP=920
BOTTOM=915

FH

CALL 903

Obscured Area

Asph.

PLAN
GRAPHIC SCALE: 1"=40'
0 20 40 80

	RECORD RCE		REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92600
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L. | REVIEWED BY: J.L.
DATE: 04/24/2023 | DATE: 04/24/2023

REGISTERED PROFESSIONAL ENGINEER JOHN LIAN LIANG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

SITE DEVELOPMENT PLAN
TRACT NO. 20565
SOUTHRIDGE VILLAGE
FONTANA, CA

SP-3
SP-3

04-24-2023

LEGEND

- PROP. BLOCK WALL
- PROP. 6' VIEW FENCE
- PROP. ROCK FALL BARRIER FENCE
- FIRE HYDRANT
- ACCESS GATE
- GRADING SLOPE
- FIRE LANE



PLAN
GRAPHIC SCALE: 1"=40'
0 20 40 80

REVISION BLOCK	RECORD RCE			PLAN CKR	CITY ENGR	
REVISION DESCRIPTION	APPR	DATE		APPR	APPR	DATE

DEVELOPER/APPLICANT:
NH SOUTHRIDGE LLC
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NEWPORT BEACH, CA 92600
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AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

DESIGNED BY: J.L. | REVIEWED BY: J.L.
DATE: 04/24/2023 | DATE: 04/24/2023

RECEIVED PROFESSIONAL ENGINEER JOHN LUAN CONG NO.65214 EXP. 06-30-25 CIVIL STATE OF CALIFORNIA

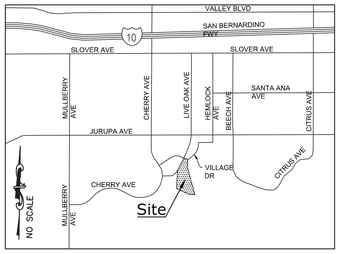
SITE DEVELOPMENT PLAN
TRACT NO. 20565
SOUTHRIDGE VILLAGE
FONTANA, CA

SP-4
SP-4
04-24-2023



INDEX MAP

VICINITY MAP



LEGAL DESCRIPTION:

PARCEL A:
LOT 11 OF TRACT NO. 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
0237-411-13-0-000

PARCEL B:
LOT 12 OF TRACT 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275 OF MAPS, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL MINERALS, AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SAID PROPERTY IN CONNECTION THEREWITH, AS RESERVED IN DEED EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-259739 OF OFFICIAL RECORDS.
APN: 0237-411-14-0-000

ASSESSOR'S PARCEL NO.

0237-411-13, 0237-411-14

OWNER:

NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: 949-344-2705

EARTHWORKS ESTIMATE:

RAW CUT = 258,939 CY, RAW FILL = 290,291 CY
GRADING AREA = 37.03 AC.

PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

	RECORD RCE		REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE

DEVELOPER/APPLICANT:
NH Southridge LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

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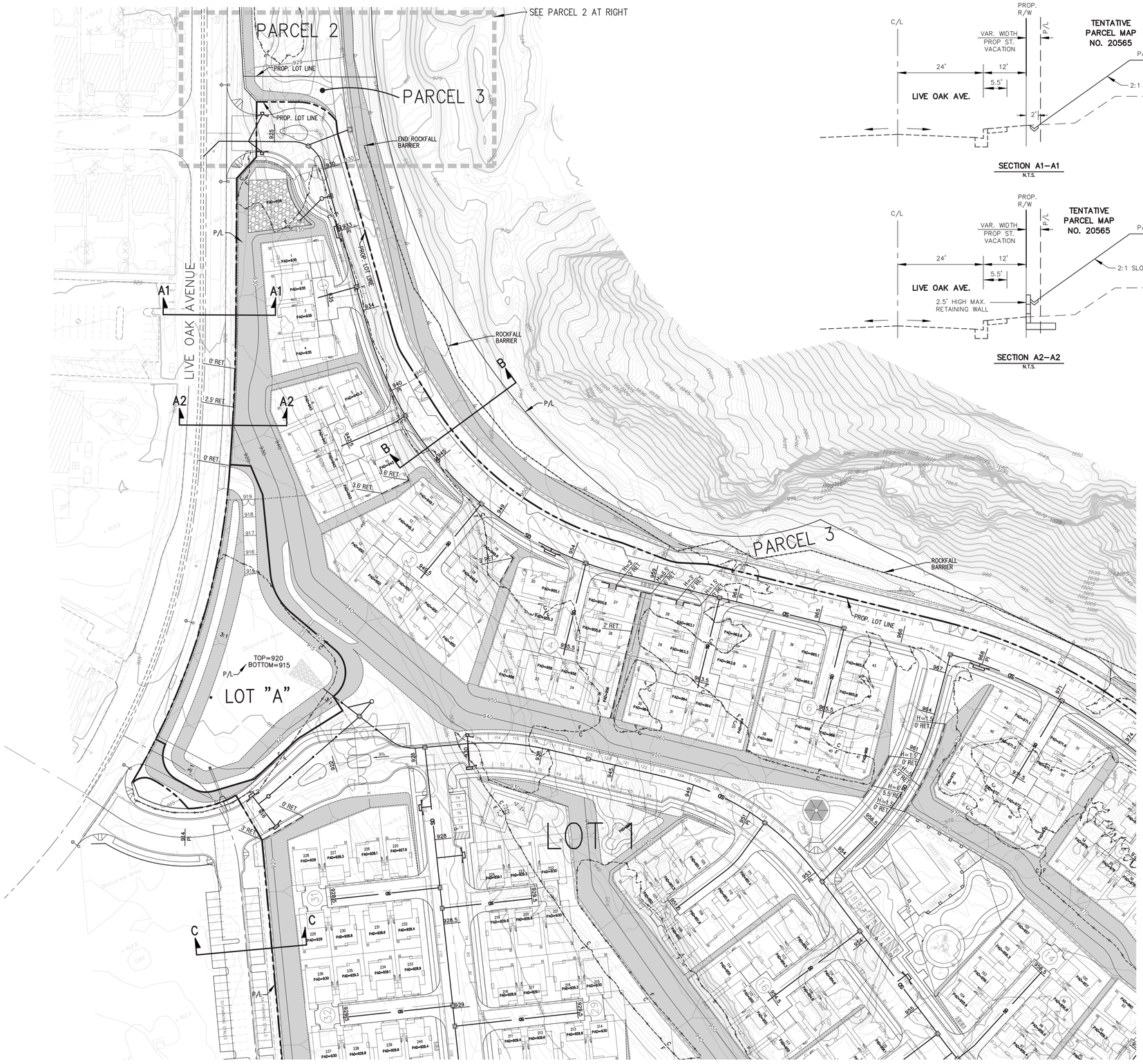
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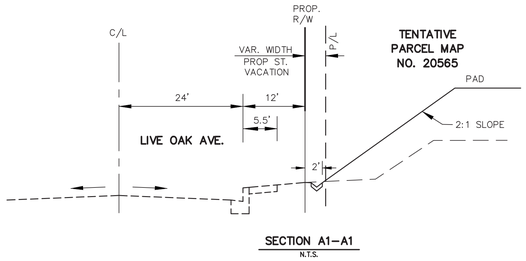
REGISTERED PROFESSIONAL ENGINEER JOHN LUAN NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

GRADING CONCEPTUAL PLAN
TRACT NO. 20568
SOUTHRIDGE VILLAGE
FONTANA, CA

UT-1
C-1

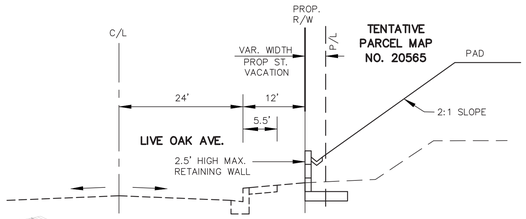
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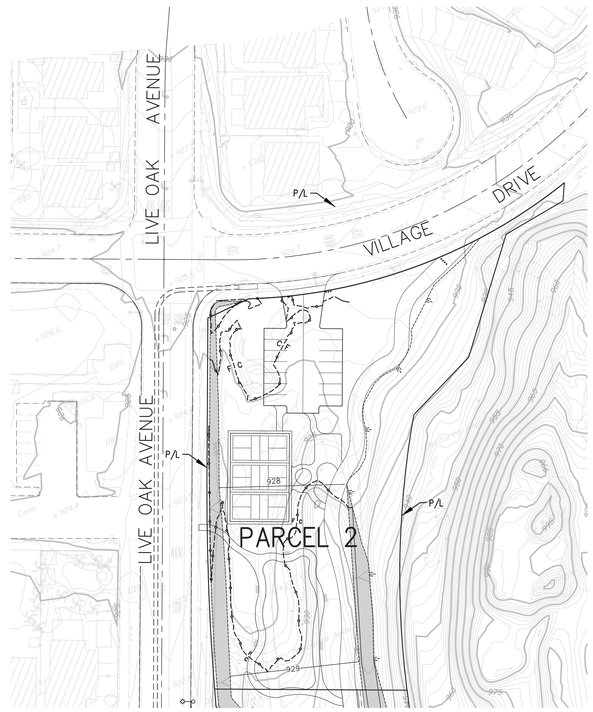


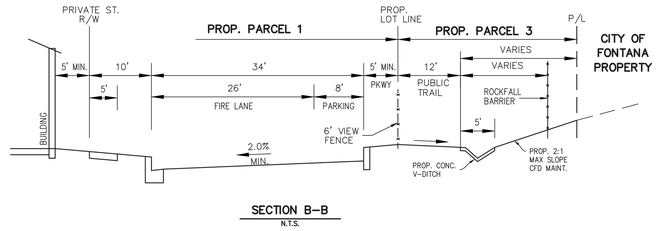
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N.T.S.

TENTATIVE PARCEL MAP NO. 20565



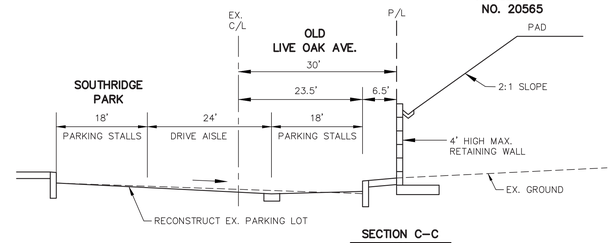
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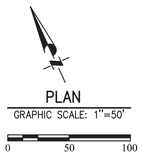


SECTION B–B
N.T.S.

TENTATIVE PARCEL MAP NO. 20565



SECTION C–C
N.T.S.



REV#	RECORD RCE APPR	DATE	REVISION BLOCK / REVISION DESCRIPTION	PLAN CKR APPR	CITY ENGR APPR	DATE

DEVELOPER/APPLICANT:

NH Southridge LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
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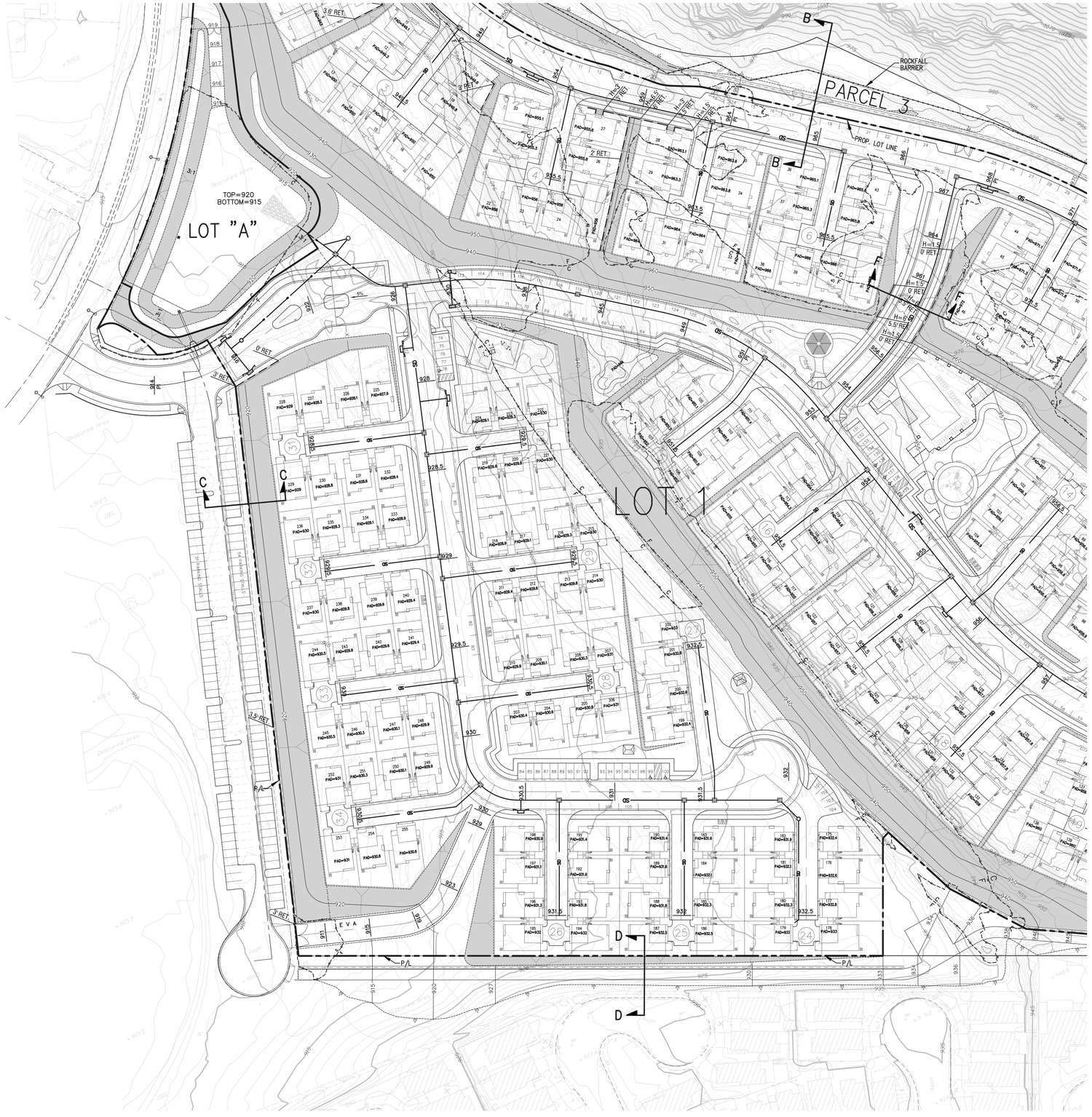
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DATE: 05-02-23	DATE: 05-02-23

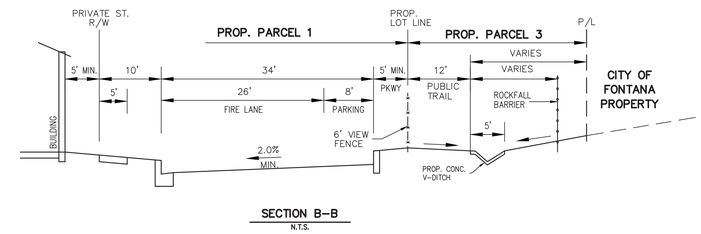
REGISTERED PROFESSIONAL ENGINEER JOHN LOANN LIANG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

GRADING CONCEPTUAL PLAN
TRACT NO. 20568
SOUTHRIDGE VILLAGE
FONTANA, CA

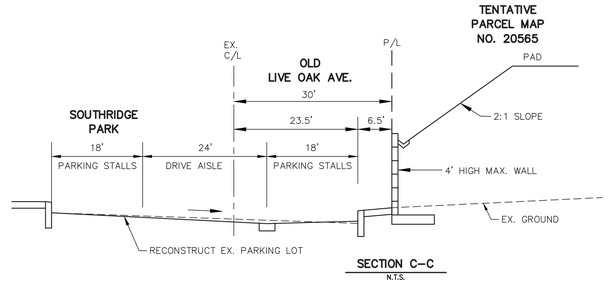
C-2
C-2

05-02-23

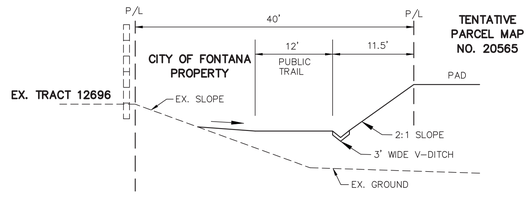




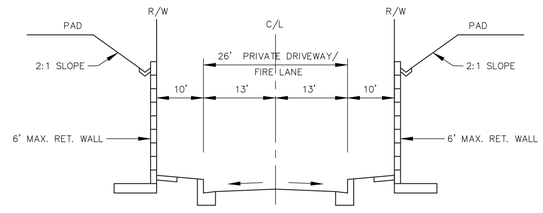
SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



SECTION D–D
N.T.S.



SECTION F–F
N.T.S.

PLAN
GRAPHIC SCALE: 1"=50'
0 50 100

	RECORD RCE		REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE

DEVELOPER/APPLICANT:

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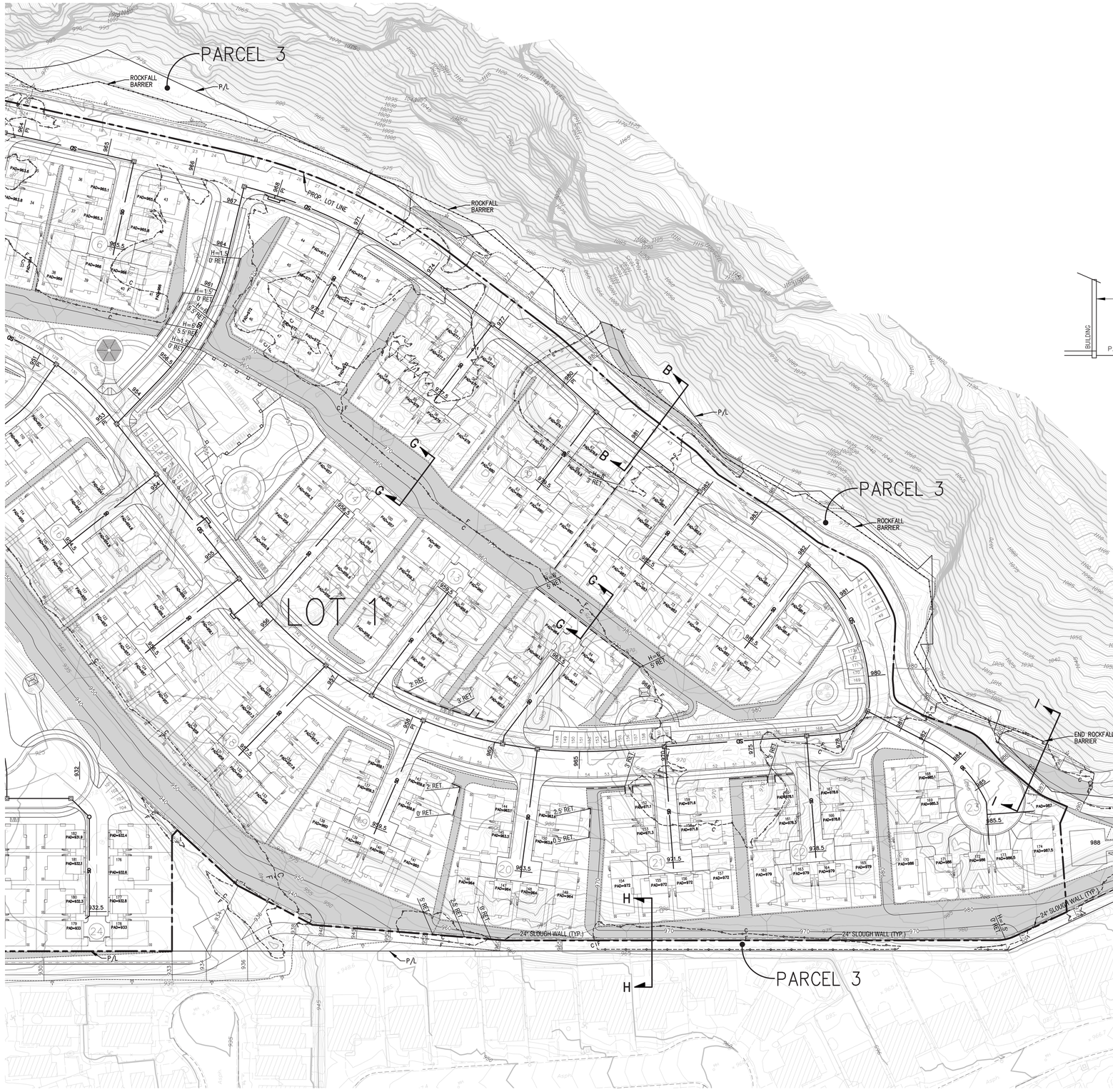
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DATE: 05–02–23	DATE: 05–02–23

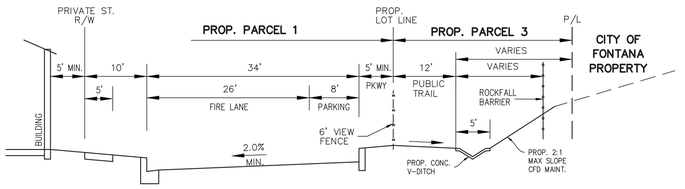
REGISTERED PROFESSIONAL ENGINEER JOHN TUAN LUONG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

GRADING CONCEPTUAL PLAN
TRACT NO. 20568
SOUTHRIDGE VILLAGE
FONTANA, CA

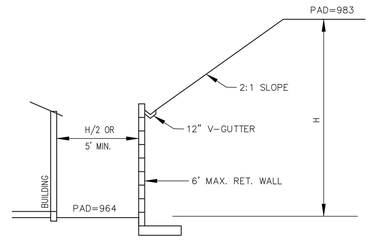
C–3
C–3

05–02–23

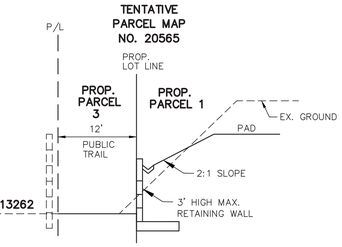




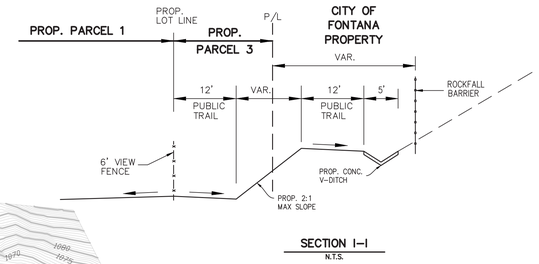
SECTION B–B
N.T.S.



SECTION G–G
N.T.S.



SECTION H–H
N.T.S.



SECTION I–I
N.T.S.

PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

	RECORD RCE		REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE

DEVELOPER/APPLICANT:

NH Southridge LLC
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GRADING CONCEPTUAL PLAN
TRACT NO. 20568
SOUTHRIDGE VILLAGE
FONTANA, CA

C-4
C-4

05-02-23

EXIST. 16-INCH WATER MAIN PER 2566F-1

15'

PROP. LOT LINE

EXIST. 21-INCH WATER MAIN PER 2566F-1

12'

PROP. 6" DOMESTIC WATER METER

PROP. FIRE WATER METER

EXIST. 21-INCH SEWER MAIN PER 2424-3

11'

PROP. 6" DOMESTIC WATER LINE

6'

PROP. FIRE WATER LINE

EXIST. 42-INCH RCP SD MAIN PER 1215-23

EXIST. 12-INCH WATER MAIN PER 6006FR-1

EXIST. 21-INCH WATER MAIN PER 2566F-1 TO BE REMAIN

PROP. 6" DOMESTIC WATER METER

LOT "A"

15'

PROP. FIRE WATER METER

13.25'

EXIST. 21-INCH WATER MAIN PER 2566F-1

PROP. 6" DOMESTIC WATER LINE

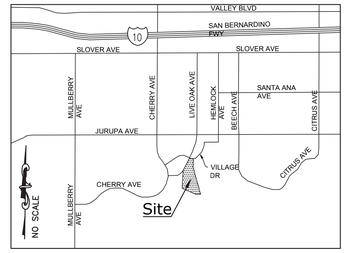
PROP. 6" DOMESTIC WATER LINE

PROP. FIRE WATER LINE

PROP. FIRE WATER LINE

LOT 1

VICINITY MAP



LEGEND

- PROPOSED 8" SEWER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED 6" DOMESTIC WATER MAIN
- PROPOSED 8" FIRE WATER MAIN
- EXISTING SEWER MAIN
- EXISTING STORM DRAIN MAIN
- EXISTING DOMESTIC WATER MAIN
- PROPOSED LOT LINE
- CLUSTER OF MAILBOXES
- PRIVATE STREET LIGHT
- PUBLIC STREET LIGHT

SCALE: 1" = 80'

0 80 160

COMPOSITE UTILITY EXHIBIT

SOUTHRIDGE IN FONTANA
TRACT NO. 20568

UT-1

WALL/ FENCE LEGEND

- SPLIT FACE BLOCK WALL (1-SIDED)
- PRECISION BLOCK WALL
- TUBULAR STEEL FENCE/ VIEW FENCE
- VINYL FENCE
- ROCK BARRIER
- PILASTERS
- PEDESTRIAN GATE
- VEHICULAR GATE

PUBLIC PARK
-PICKLEBALL COURTS (3)
W/ COVERS & BLEACHERS.

SECONDARY ENTRANCE

SLOPE PLANTING

WATER QUALITY BASIN
CITY/ CFD MAINTAINED

MAIN ENTRY

PARK PARKING AREA

SOUTHRIDGE PARK (N.A.P.)

EMERGENCY VEHICULAR ACCESS

H.O.A. MAINTAINED

-EXERCISE STATIONS.
-CONNECTIVITY FOR RESIDENTS TO ACCESS TRAIL.
-MAINTENANCE ACCESS ROAD/ VEHICULAR TURNAROUD.

CITY/CFD MAINTAINED

NATURAL TRAIL W/ VIEW FENCE

SLOPE PLANTING

LIVE OAK AVENUE

VILLAGE DRIVE

NATURAL TRAIL CONNECTION THROUGHOUT THE PARK TO VILLAGE DR.

SLOPE PLANTING

NATURAL TRAIL CONNECTIVITY

UNDERGROUND WQMP BASIN

HOA MAINTAINED

5-12 YEARS TOT LOT W/ SHADE STRUCTURES & BIKE RACKS

-PARKS W/ SHADE STRUCTURES
-CIRCUIT WORKOUT STATIONS

MAIN COMMON AREA W/ POOL AND AMENITIES

2-5 YEARS TOT LOT

SLOPE PLANTING

NATURAL TRAIL W/ VIEW FENCE

PARKS W/ SHADE STRUCTURES W/ TABLES

CITY/CFD MAINTAINED

SLOPE PLANTING

A B C D E F G

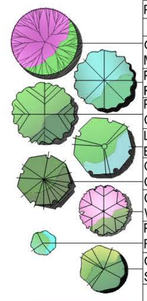
ON-SITE LANDSCAPE AREAS

- Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (321,336 S.F.)
- Private Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (95,274 S.F.)
- Turf HOA Maintained (15,867 S.F.)

CITY LANDSCAPE AREAS

- Landscaped areas to follow the City of Fontana guidelines. City Maintained (64,641 S.F.)
- Turf City Maintained (4,333 S.F.)
- (E) Natural Trail and Slope City Maintained (172,538 S.F.)
- Decomposed Granite City Maintained (5,584 S.F.)
- Gravel at bottom of WQMP Basin City Maintained (21,557 S.F.)

PROPOSED PLANT PALETTE



(SHRUB & GROUNDCOVER PLANTS NOT SPECIFIED)

NOTE: QUANTITIES WILL BE FINALIZED DURING FINAL CONSTRUCTION DOCUMENTS PHASE.

PLANT NAME	SIZE	QTY	WUCOLS
TREES			
Ginkgo biloba Maidenhair Tree	36" BOX	11	L
Pistacia x 'Red Push' Red Push Pistache	24" BOX	112	M
Platanus racemosa California Sycamore	36" BOX	57	M
Lophostomon conferta Brisbane box	24" BOX	26	M
Quercus agrifolia Coast Live Oak	36" BOX	47	L
Cercis occidentalis Western Redbud	15 GAL	75	L
Podocarpus macrophyllus Fern pine	15 GAL	30	M
Gleditsia triacanthos 'Sunburst' Sunburst Locust	24" BOX	174	L
SHRUBS			
Rhus integrifolia Lemonade Berry	15 GAL	-	L
Heteromeles arbutifolia Toyon	15 GAL	-	L
Salvia g. 'Furman's Red' Furman's Red Autumn Sage	5 GAL	-	L
Elaeagnus pungens Thorney Olive or Silveberry	15 GAL	-	L
Rhamnus californica Coffeeberry	15 GAL	-	L
Lauris nobilis Bay Tree	15 GAL	-	L
Rhus ovata Sugar bush	15 GAL	-	M
Agave attenuata Foxtail Agave	5 GAL	-	L
Bougainvillea 'La Jolla' La Jolla Bougainvillea	5 GAL	-	L
Lantana montevidensis Trailing Purple Lantana	5 GAL	-	L
Aloe arborescens Tree Aloe	5 GAL	-	L
Lavandula spp Lavender	1 GAL	-	L
Agave 'Blue Glow' Blue Glow Agave	5 GAL	-	L
Phlomis fruticose Jerusalem sage	5 GAL	-	L
Distictis buccinatoria Scarlet Trumpet Vine	15 GAL	-	L
Macfadyena unguis-cati Cat's Claw Vine	15 GAL	-	L
Ficus pumila Creeping Fig	15 GAL	-	M
GROUNDCOVERS			
Baccharis pilularis 'Pigeon Point' Dwarf Coyote Brush	1 GAL 6' O.C.	-	L
Lantana 'New Gold' New Gold Lantana	1 GAL 36" O.C.	-	L
Trachleospermum jasminoides Star Jasmine	1 GAL 48" O.C.	-	M
Teucrium x lucidrys Dwarf Germander	1 GAL 36" O.C.	-	M

MAWA CALCULATIONS

Project Name: THE HEIGHTS AT SOUTHRIDGE

ETo= 56.5 City of Fontana
LA= 560,124 sq.ft

MAWA= (Eto)(0.62)[(0.55)xLA]

10,791,629 gal./yr

MAWA=Maximum Applied Water Allowance
Eto=Reference Evapotranspiration (inch per year)
0.62=Conversion Factor (to gallons)
0.55=ET Adjustment Factor for Residential Areas
LA=Landscape Area (square feet)

ETWU= (Eto)(0.62)(PF*HA)/IE

Sub ETWU	(gal./yr)	Eto	0.62	PF	HA(sq.ft)	IE
ON-SITE LANDSCAPE AREAS						
ETWU1(70% LA)=	2,984,815	56.5	0.62	0.2	345,090	0.81
ETWU2(30% LA)=	3,198,001	56.5	0.62	0.5	147,895	0.81
ETWU3 (TURF)=	385,352	56.5	0.62	0.5	17,821	0.81
CITY LANDSCAPE AREAS						
ETWU1(70% LA)=	272,369	56.5	0.62	0.2	31,490	0.81
ETWU2(30% LA)=	291,809	56.5	0.62	0.5	13,495	0.81
ETWU3 (TURF)=	93,694	56.5	0.62	0.5	4,333	0.81
Total ETWU=	**7,226,040**		gal./yr			

PF=Plant Factor
0-0.3 for low water use plants
0.4-0.6 for moderate water use plants
0.7-1.0 for high water use plants
HA=Hydrozone Area
Square feet of Landscape Areas
IE=Irrigation Efficiency
(Minimum=0.71)

MAWA > **Total ETWU**
10,791,629 > 7,226,040 gal./yr

SITE PLAN

0' 30' 60' 120'

N

SCALE: 1"=60'-0"

THE HEIGHTS AT SOUTHRIDGE- CONCEPTUAL LANDSCAPE PLAN

Live Oak Ave, Fontana, CA

L-1

LandArq, Inc.
4345 E. Lowell St. Ste M
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023





PICKLEBALL COURTS W/ COVERS & BLEACHERS. PER CITY STANDARDS & PARK DESIGN STANDARDS



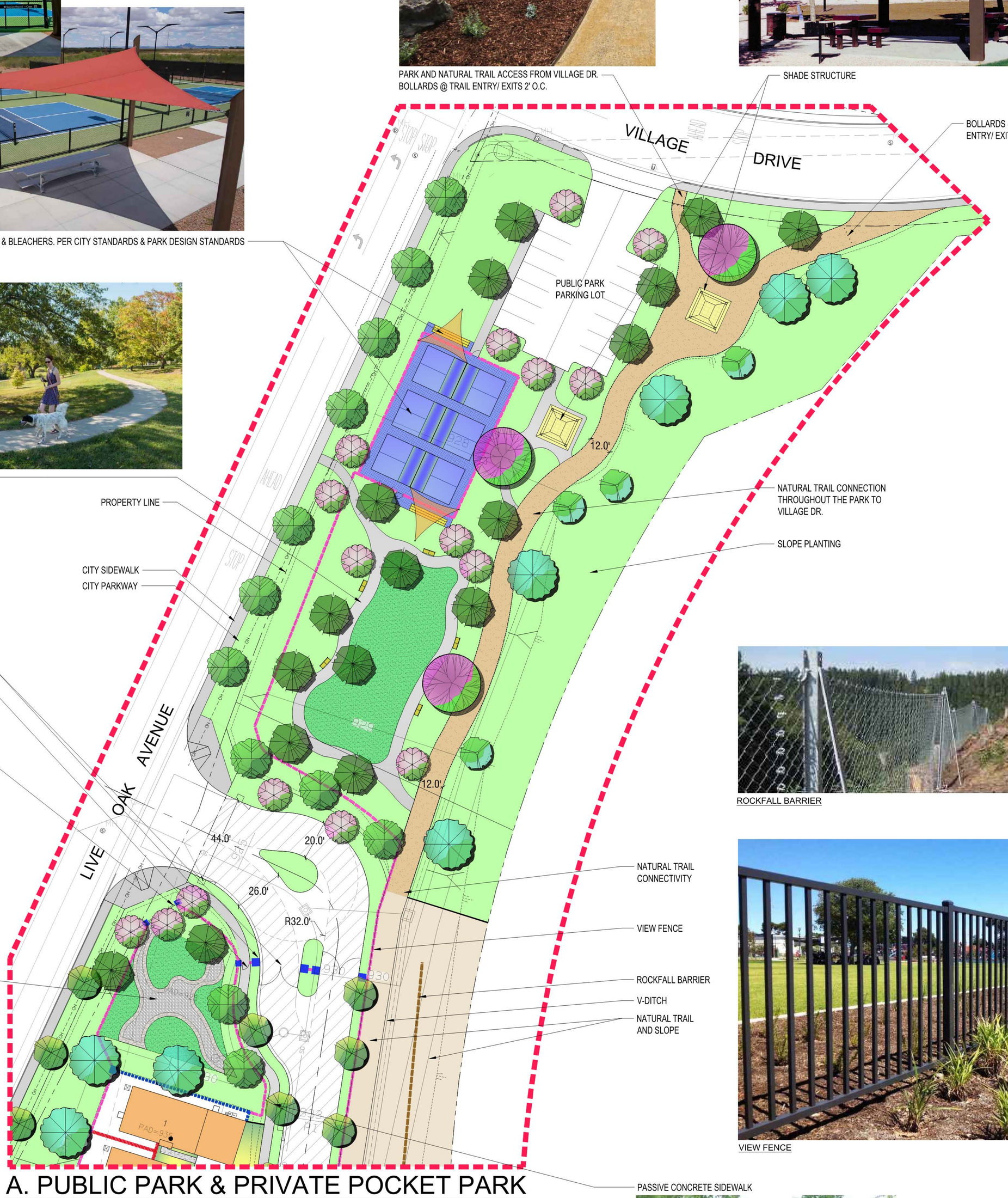
PARK AND NATURAL TRAIL ACCESS FROM VILLAGE DR.
BOLLARDS @ TRAIL ENTRY/ EXITS 2' O.C.



SHADE STRUCTURE



CONCRETE WALK AT PARK





ROCKFALL BARRIER



UNDERGROUND WQMP BASIN



VIEW FENCE

A. PUBLIC PARK & PRIVATE POCKET PARK

0' 10' 20' 40'

SCALE: 1"=20'-0"



PASSIVE CONCRETE SIDEWALK



AMENITIES IN PASSIVE PARK

ON-SITE LANDSCAPE AREAS

- Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (321,336 S.F.)
- Private Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (95,274 S.F.)
- Turf HOA Maintained (15,867 S.F.)

CITY LANDSCAPE AREAS

- Landscaped areas to follow the City of Fontana guidelines. City Maintained (64,641 S.F.)
- Turf City Maintained (4,333 S.F.)
- (E) Natural Trail and Slope City Maintained (172,538 S.F.)
- Decomposed Granite City Maintained (5,584 S.F.)
- Gravel at bottom of WQMP Basin City Maintained (21,557 S.F.)

THE HEIGHTS AT SOUTHRIDGE- ENLARGEMENTS

Live Oak Ave, Fontana, CA

L-2

LandArq, Inc.
4345 E. Lowell St. Ste M
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Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023



MAINTENANCE ACCESS ROAD & GATES

VIEW FENCE ALONG PERIMETER OF WQMP BASIN



CITY PARKWAY

CORNER MONUMENT

DECORATIVE PAVEMENT

ENTRY MONUMENT

VIEW FENCE

SPLIT FACE BLOCK WALL (1- SIDED) W/ PILASTERS

SOUTHRIDGE PARK PARKING AREA

SOUTHRIDGE PARK (N.A.P.)

CITY SIDEWALK

CITY PARKWAY

R.O.W.

WATER QUALITY BASIN

CITY SIDEWALK

LIVE OAK AVENUE



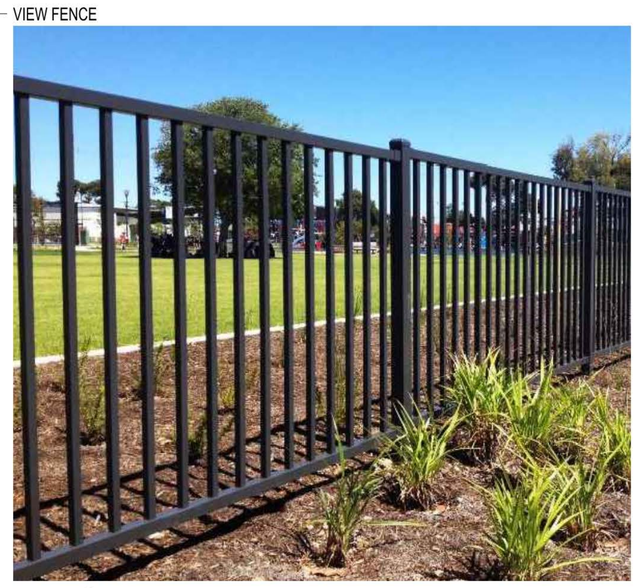
SLOPE PLANTING

VINYL FENCE



SPLIT FACE BLOCK WALL (1- SIDED)

VIEW FENCE



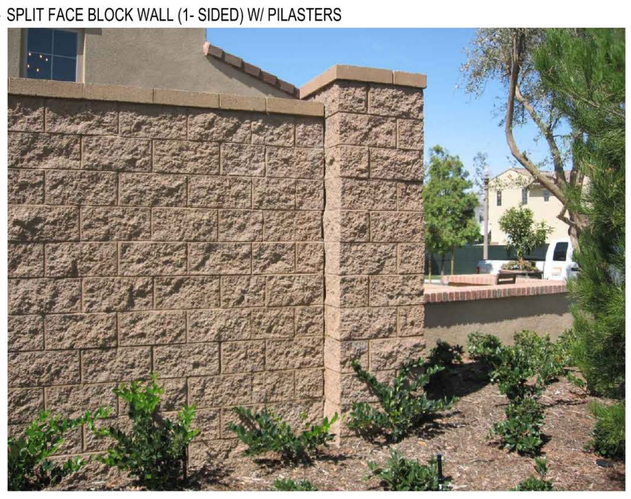
VIEW FENCE

PEDESTRIAN GATE W/ DECORATIVE PILASTERS

ENTRY MONUMENT/ CALL BOX W/ DECORATIVE TREES

VEHICULAR GATES W/ DECORATIVE PILASTERS

SPLIT FACE BLOCK WALL (1- SIDED) W/ PILASTERS



DECORATIVE PAVEMENT @ DRIVEWAY ENTRANCES TO CLUSTER HOMES & STUB DRIVE HOMES.

B. WQMP BASIN & MAIN ENTRY

0' 10' 20' 40'

SCALE: 1"=20'-0"



MAIN ENTRY TO THE HEIGHTS AT SOUTHRIDGE

ON-SITE LANDSCAPE AREAS	CITY LANDSCAPE AREAS
Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (321,336 S.F.)	Landscaped areas to follow the City of Fontana guidelines. City Maintained (64,641 S.F.)
Private Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (95,274 S.F.)	Turf City Maintained (4,333 S.F.)
Turf HOA Maintained (15,867 S.F.)	(E) Natural Trail and Slope City Maintained (172,538 S.F.)
	Decomposed Granite City Maintained (5,584 S.F.)
	Gravel at bottom of WQMP Basin City Maintained (21,557 S.F.)

THE HEIGHTS AT SOUTHRIDGE- ENLARGEMENTS

Live Oak Ave, Fontana, CA

L-3

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Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023



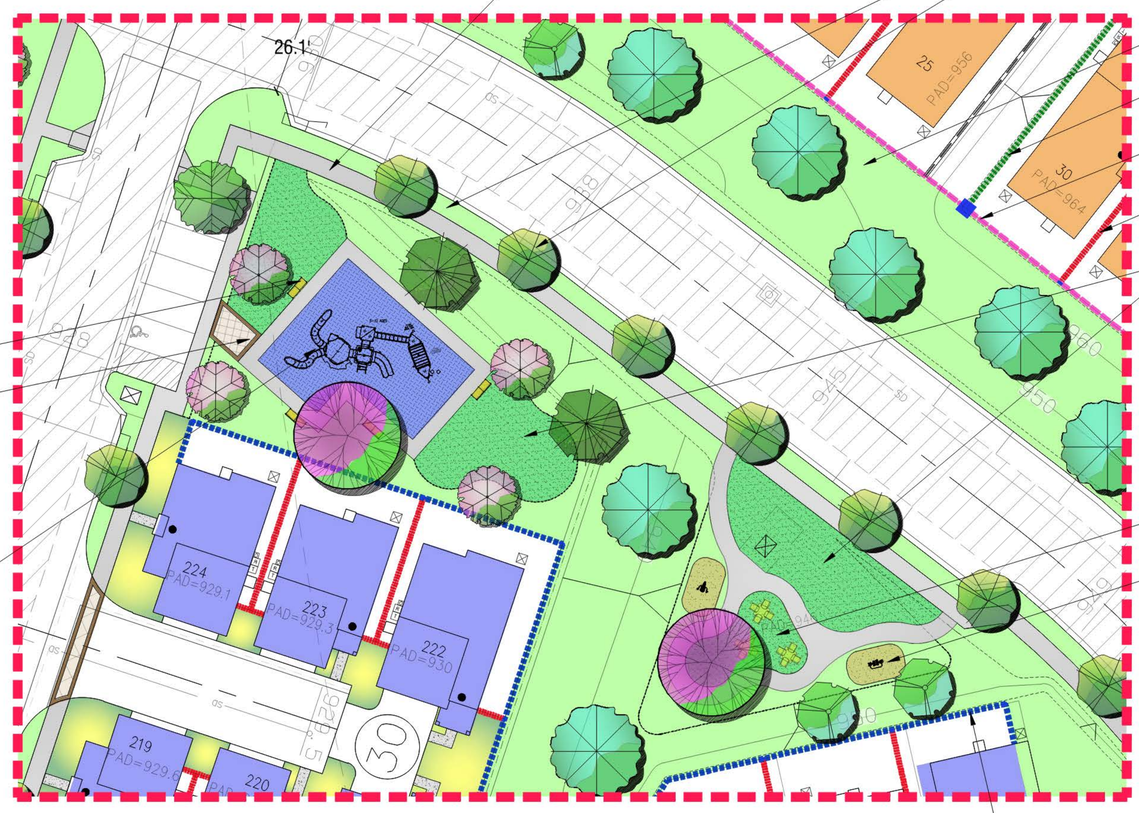


BENCHES AROUND PERIMETER OF TOT LOT

ENTRY TO TOT LOT

5-12 YRS. PLAY STRUCTURE











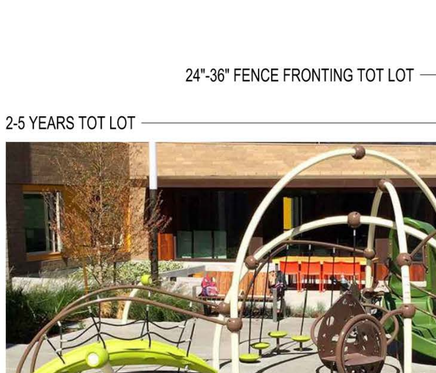


C. 5-12 TOT LOT & CIRCUIT PARK

SLOPE PLANTING

OUTDOOR FITNESS STATIONS

GAZEBO W/ BBQ & TABLES



DECORATIVE PAVEMENT @ DRIVEWAY ENTRANCES TO CLUSTER HOMES & STUB DRIVE HOMES.

VIEW FENCE ALONG POOLS PERIMETER

ENTRY/ EXIT INTO POOL AREA

CLUB HOUSE/ POOL EQUIPMENT BLDG



POOL AND SPA

24"-36" FENCE FRONTING TOT LOT

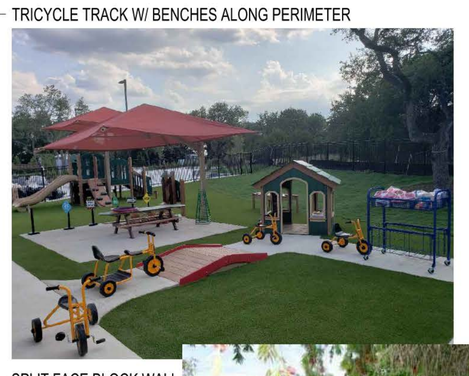
2-5 YEARS TOT LOT













D. MAIN COMMON AREA & POCKET PARK

ON-SITE LANDSCAPE AREAS	CITY LANDSCAPE AREAS
Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (321,336 S.F.)	Landscaped areas to follow the City of Fontana guidelines. City Maintained (64,641 S.F.)
Private Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (95,274 S.F.)	Turf City Maintained (4,333 S.F.)
Turf HOA Maintained (15,867 S.F.)	(E) Natural Trail and Slope City Maintained (172,538 S.F.)
	Decomposed Granite City Maintained (5,584 S.F.)
	Gravel at bottom of WQMP Basin City Maintained (21,557 S.F.)

THE HEIGHTS AT SOUTHRIDGE- ENLARGEMENTS

Live Oak Ave, Fontana, CA

L-4

LandArq, Inc.
4345 E. Lowell St. Ste M
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Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023



BENCHES/ PARK AMENITIES





SHADE STRUCTURE W/ TABLES



BLOCK WALL W/ PILASTERS



VIEW FENCE W/ PILASTERS



ON-SITE LANDSCAPE AREAS

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- Private Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (95,274 S.F.)
- Turf HOA Maintained (15,867 S.F.)

CITY LANDSCAPE AREAS

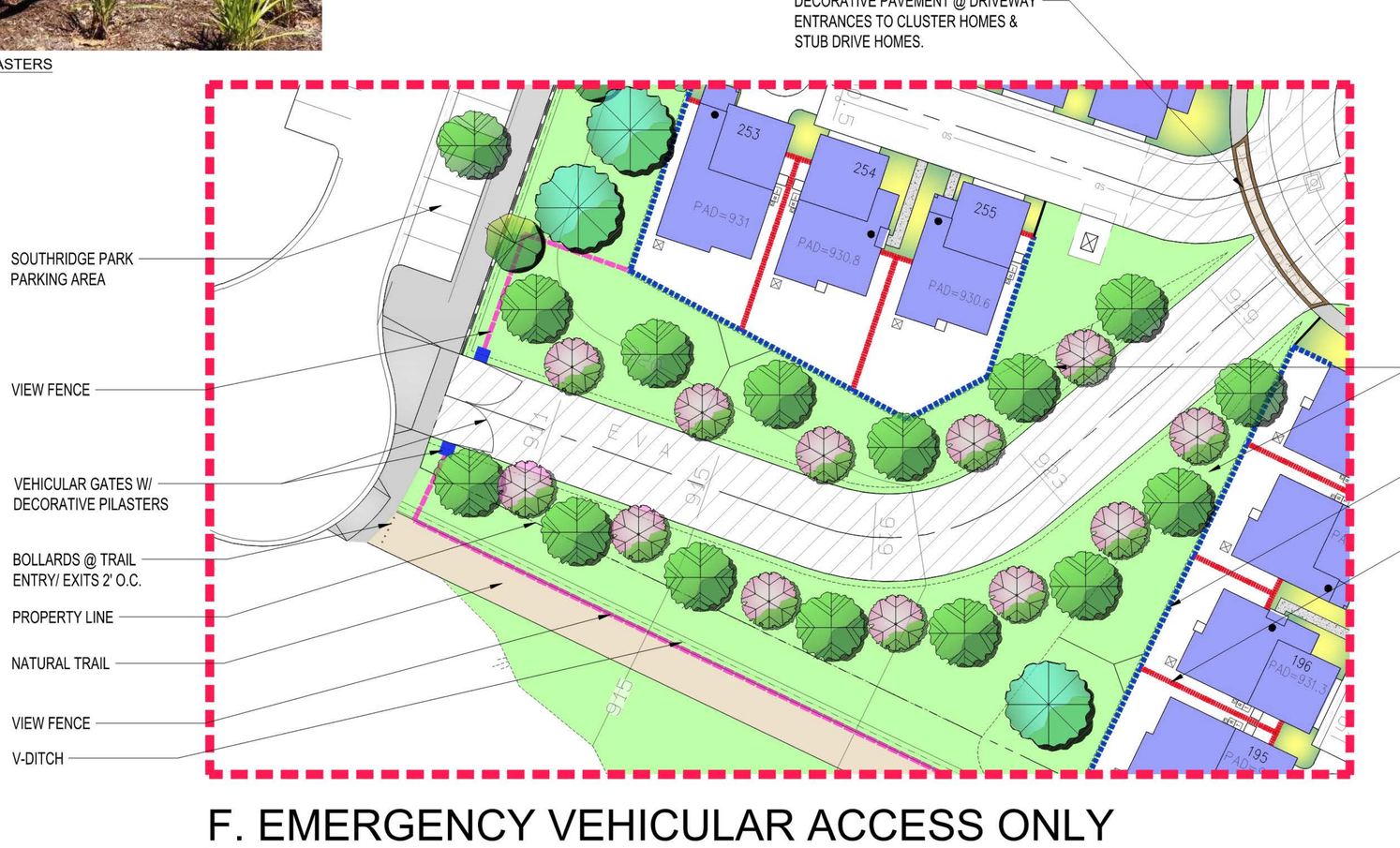
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- Turf City Maintained (4,333 S.F.)
- (E) Natural Trail and Slope City Maintained (172,538 S.F.)
- Decomposed Granite City Maintained (5,584 S.F.)
- Gravel at bottom of WQMP Basin City Maintained (21,557 S.F.)

E. POCKET PARK & CIRCUIT PARK

0' 10' 20' 40'

N

SCALE: 1"=20'-0"



DECORATIVE PAVEMENT @ DRIVEWAY ENTRANCES TO CLUSTER HOMES & STUB DRIVE HOMES.



SLOPE PLANTING

SPLIT FACE BLOCK WALL (1- SIDED)

VINYL FENCE



F. EMERGENCY VEHICULAR ACCESS ONLY

0' 10' 20' 40'

N

SCALE: 1"=20'-0"

THE HEIGHTS AT SOUTHRIDGE- ENLARGEMENTS

Live Oak Ave, Fontana, CA

L-5

LandArq, Inc.
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Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023



TURF PLAY AREAS W/
SEATING BENCHES



SHADE STRUCTURE W/ TABLES

DECORATIVE PAVEMENT
@ DRIVEWAY ENTRANCES
TO CLUSTER HOMES &
STUB DRIVE HOMES.



AMENITIES IN PARKS

PROPERTY LINE

NATURAL TRAIL
AND SLOPE

VIEW FENCE

V-DITCH

TURF PLAY
AREA W/
TABLES

ROCKFALL BARRIER

PARKWAYS/ STREET TREES



SIDEWALK

PROPERTY LINE

VINYL FENCE

PRECISION BLOCK
WALL

SPLIT FACE BLOCK
WALL (1- SIDED)

(E) NATURAL TRAIL
AND SLOPE

SLOPE PLANTING

(N.A.P.)

PROPERTY LINE

NATURAL TRAIL
AND SLOPE

VEHICULAR
TURNAROUND
CITY/CFD
MAINTAINED

VIEW FENCE

FIRE ACCESS/
MAINTENANCE
ACCESS GATES

(N.A.P.)



VINYL FENCE



SPLIT FACE BLOCK WALL (1- SIDED)





G. POCKET PARK/ PASSIVE CITY PARK

0' 10' 20' 40'

N

SCALE: 1"=20'-0"

ON-SITE LANDSCAPE AREAS

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- Private Landscaped areas to follow the City of Fontana guidelines. HOA Maintained (95,274 S.F.)
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CITY LANDSCAPE AREAS

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- (E) Natural Trail and Slope City Maintained (172,538 S.F.)
- Decomposed Granite City Maintained (5,584 S.F.)
- Gravel at bottom of WQMP Basin City Maintained (21,557 S.F.)

VIEW FENCE



THE HEIGHTS AT SOUTHRIDGE- ENLARGEMENTS

Live Oak Ave, Fontana, CA

L-6

LandArq, Inc.
4345 E. Lowell St. Ste M
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023



SITE PLAN

0' 30' 60' 120'

SCALE: 1"=60'-0"

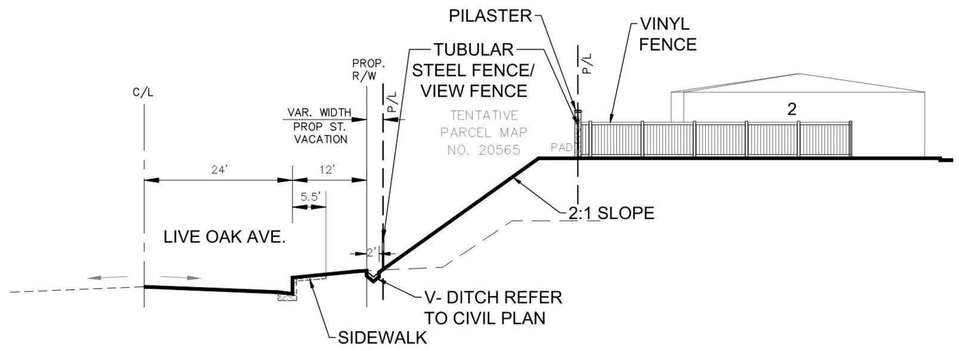
THE HEIGHTS AT SOUTHRIDGE- CONCEPTUAL LANDSCAPE PLAN

Live Oak Ave, Fontana, CA

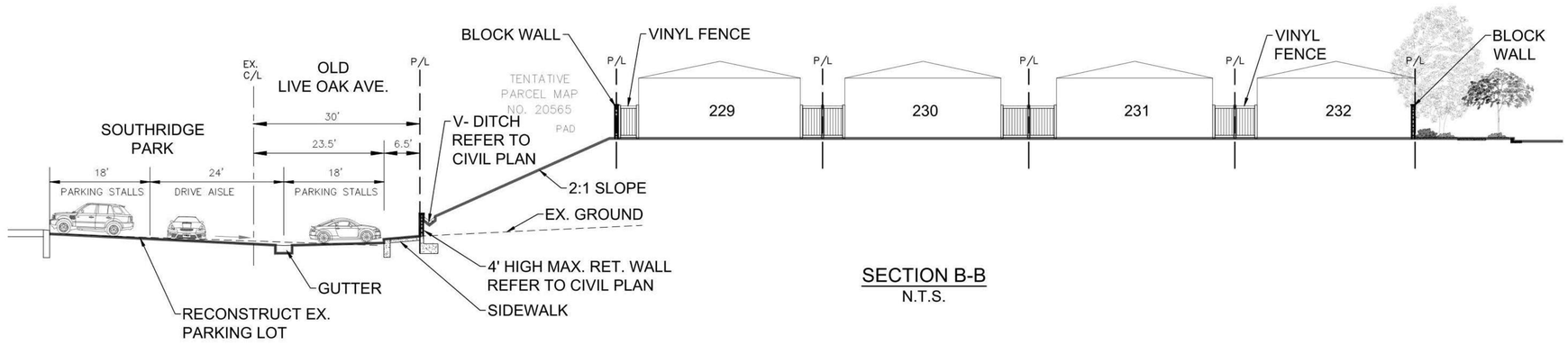
L-7

LandArq, Inc.
4345 E. Lowell St. Ste M
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

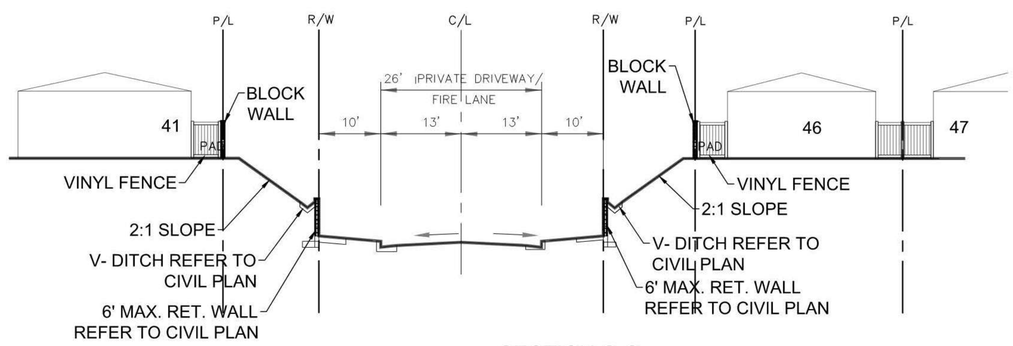
Date: 05/03/2023



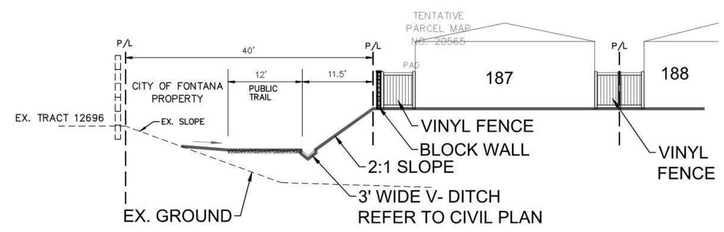
SECTION A-A
N.T.S.



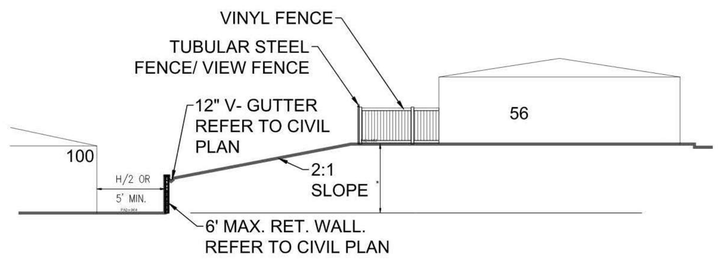
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

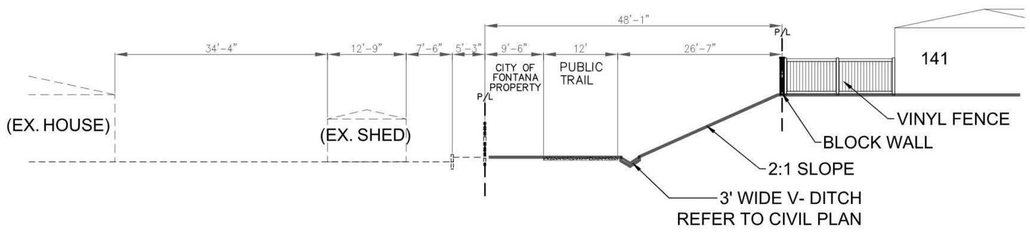


SECTION D-D
N.T.S.



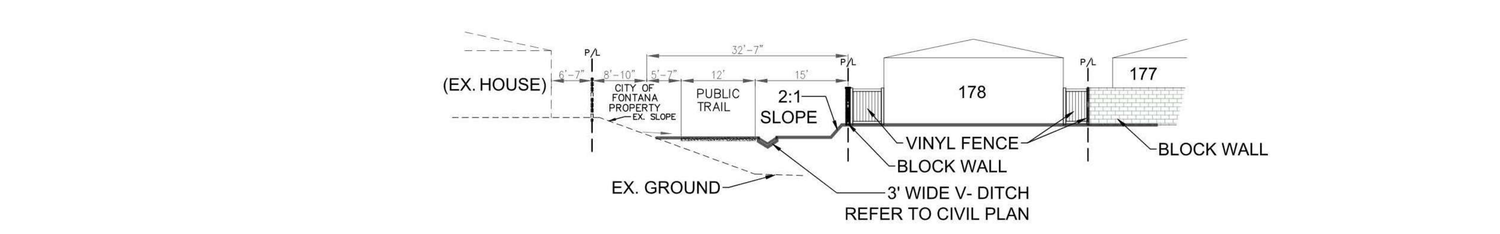
SECTION E-E
N.T.S.

SECTION F-F
N.T.S.



SECTION G-G
N.T.S.

SECTION H-H
N.T.S.



SECTION I-I
N.T.S.

THE HEIGHTS AT SOUTHRIDGE- WALL / FENCE PLAN SECTIONS

Live Oak Ave, Fontana, CA

L-8

LandArq, Inc.
4345 E. Lowell St. Ste M
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023



Project Summary

Total Project Area: ± 37.32 Acres
Residential Area: ± 32.17 Acres
Trailhead Park : ± 1.74 Acres
Public Trail: ± 3.41 Acres

Total Units: 255 Homes
- (147) 2-Story SFD Cluster Homes (58%)
- (108) 2-Story SFD Stub Drive Homes (42%)

*See Site Details for plan type breakdown and bed count information

MAX Density: 8 Homes per Acre
Provided Density: 7.9 Homes per Acre

Parking:

Required: 638 Spaces
- (255) 3+ Bedroom x 2.5 Spaces = 637.5 Spaces

Provided: 684 Spaces
- Garage: 510 Spaces
- Parallel: 113 Spaces (8' x 22')
- Head In: 61 Spaces (9' x 19')

*6 ADA guest spaces provided

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

NewBridge Homes

CONCEPTUAL SITE PLAN
SOUTHRIDGE SITE

CITY SUBMITTAL

FONTANA, CA

ASP-1

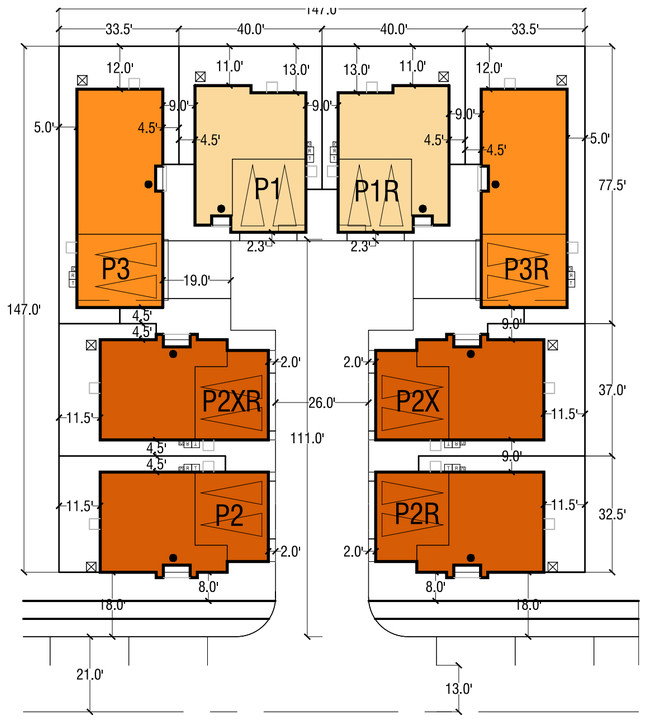
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2021278 | 03-10-23

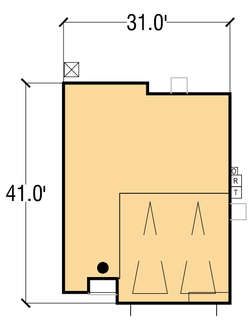
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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

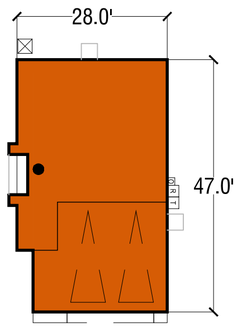
Legend
● = Entry
R = Reverse Plan
X = Courtyard Plan



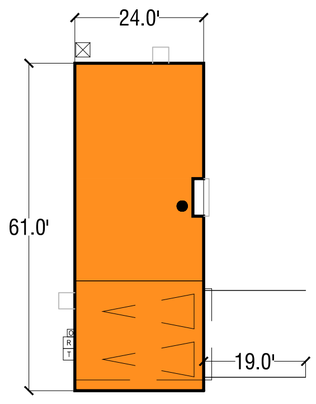
2-Story SFD Cluster Homes



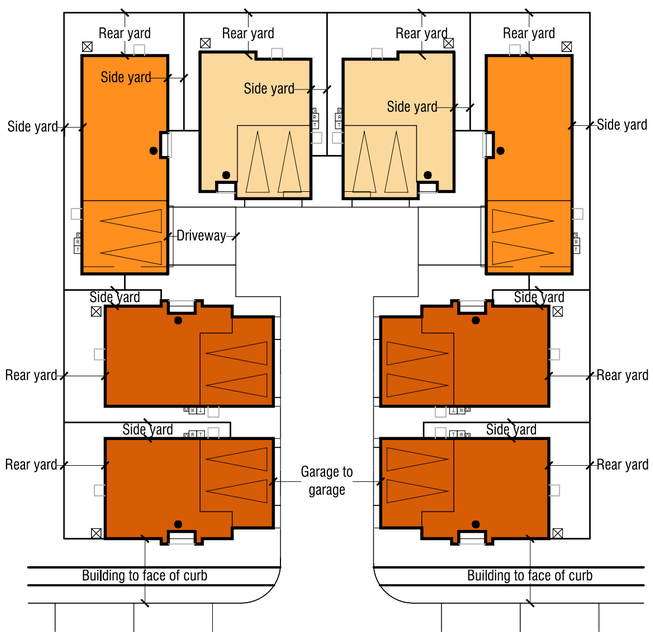
Cluster Plan 1
40 Homes
± 1,936 SF
3 Bedroom, 2.5 Bath, Loft
2-Car Garage



Cluster Plan 2/2X
70 Homes
± 1,990 SF
3 Bedroom, 2.5 Bath, Loft,
Opt. Bed 4
2-Car Garage



Cluster Plan 3
37 Homes
± 2,307 SF
3 Bedroom, 2.5 Bath, Loft,
Den, Opt. Bed 4
2-Car Garage

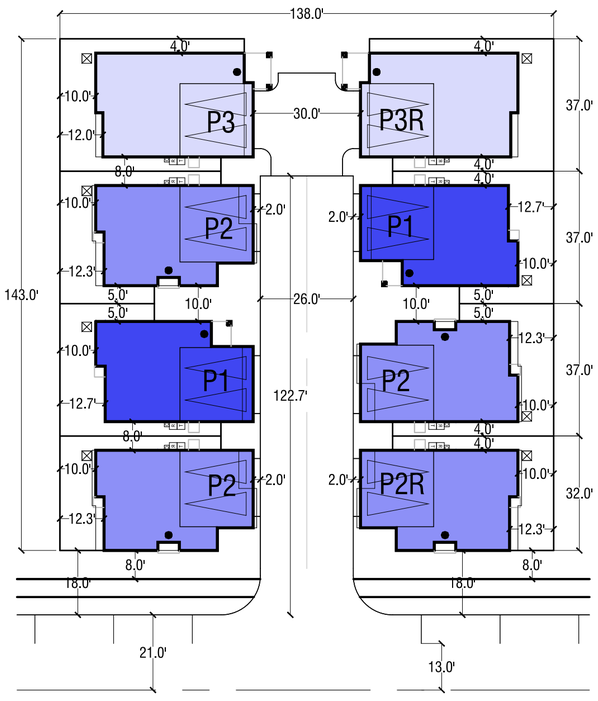


2-Story SFD Cluster Homes
Setback locations

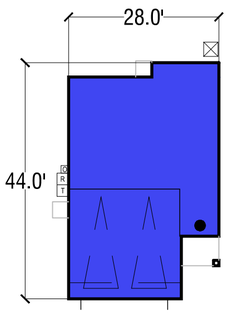
SFD Cluster Home Setbacks

Side yard	4.5' Min.
Rear yard	10' Min.
Building to building separation	9' Min.
Garage to garage separation	30' Min.
Building to face of curb	18' Min.
Driveway with parking allowed	19' Min.

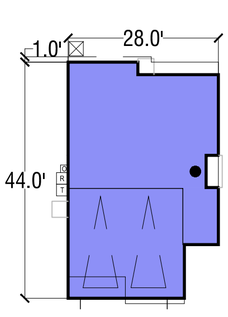
Legend
● = Entry
R = Reverse Plan
X = Courtyard Plan



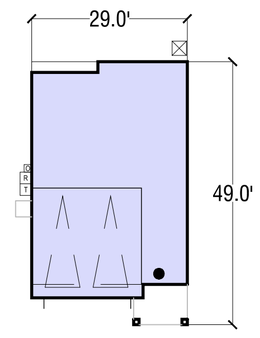
2-Story Stub Drive SFD Homes



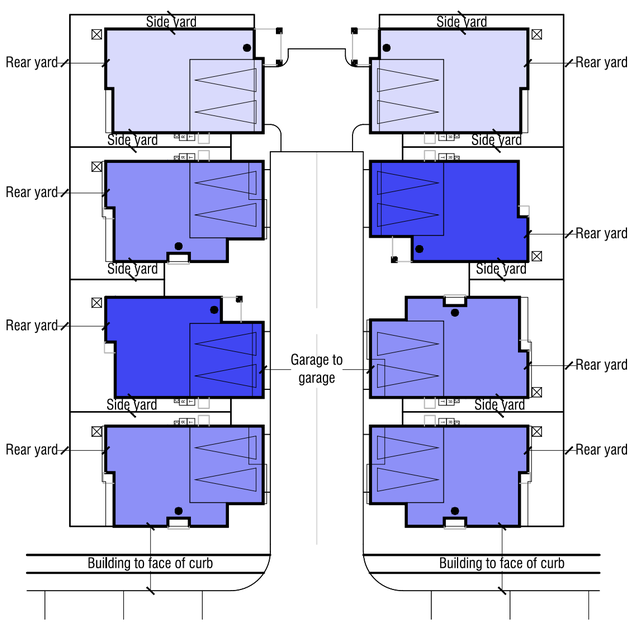
Stub Drive Plan 1
29 Homes
± 1,710 SF
3 Bedroom, 2.5 Bath, Tech
2-Car Garage



Stub Drive Plan 2
52 Homes
± 1,791 SF
3 Bedroom, 2.5 Bath, Loft,
Opt. Bed 4
2-Car Garage



Stub Drive Plan 3
27 Homes
± 1,927 SF
3 Bedroom, 2.5 Bath, Loft,
Opt. Bed 4
2-Car Garage



2-Story Stub Drive SFD Homes
Setback locations

Stub Drive SFD Home Setbacks

Side yard	4' Min.
Rear yard	10' Min.
Building to building separation	8' Min.
Garage to garage separation	30' Min.
Building to face of curb	18' Min.

Notes:

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3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

NewBridge Homes

CONCEPTUAL SITE DETAILS
SOUTHRIDGE SITE

CITY SUBMITTAL

FONTANA, CA

ASP-2

0 50 100 200

2021278 | 03-10-23

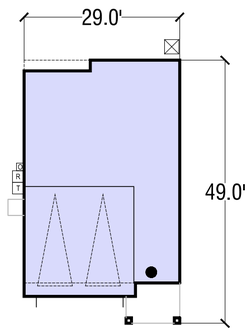
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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Stub Drive Plan 1
29 Homes
± 1,710 SF
3 Bedroom, 2.5 Bath, Tech
2-Car Garage

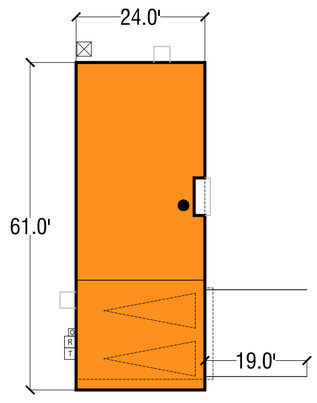
Stub Drive Plan 2
52 Homes
± 1,791 SF
3 Bedroom, 2.5 Bath, Loft,
Opt. Bed 4
2-Car Garage



Stub Drive Plan 3
27 Homes
± 1,927 SF
3 Bedroom, 2.5 Bath, Loft,
Opt. Bed 4
2-Car Garage

Cluster Plan 1
40 Homes
± 1,936 SF
3 Bedroom, 2.5 Bath, Loft
2-Car Garage

Cluster Plan 2/2X
70 Homes
± 1,990 SF
3 Bedroom, 2.5 Bath, Loft,
Opt. Bed 4
2-Car Garage



Cluster Plan 3
37 Homes
± 2,307 SF
3 Bedroom, 2.5 Bath, Loft,
Den, Opt. Bed 4
2-Car Garage

Key

Lot Number	174
Plan Number	2
Color Scheme	6

Lot No.	Plan No.	Elev. Type	Garage	Arch Style	Color Scheme
1	3R	C	RIGHT	CRAFTS	9
2	1R	B	LEFT	ITAL	4
3	1	C	RIGHT	CRAFTS	8
4	3	A	LEFT	SPAN	1
5	2R	C	LEFT	CRAFTS	9
6	3R	A	RIGHT	SPAN	3
7	1R	B	LEFT	ITAL	6
8	1	C	RIGHT	CRAFTS	7
9	3	B	LEFT	ITAL	5
10	2	A	RIGHT	SPAN	2
11	2R	B	LEFT	ITAL	5
12	2X	C	RIGHT	CRAFTS	7
13	3R	A	RIGHT	SPAN	1
14	1R	B	LEFT	ITAL	4
15	1	A	RIGHT	SPAN	3
16	1	C	RIGHT	CRAFTS	9
17	3	B	LEFT	ITAL	6
18	2XR	A	LEFT	SPAN	2
19	2	C	RIGHT	CRAFTS	8
20	2R	A	LEFT	SPAN	1
21	2X	B	RIGHT	ITAL	5
22	3R	C	RIGHT	CRAFTS	7
23	1R	A	LEFT	SPAN	3
24	1	B	RIGHT	ITAL	6
25	3	A	LEFT	SPAN	2
26	2XR	C	LEFT	CRAFTS	8
27	2	B	RIGHT	ITAL	4
28	2R	C	LEFT	CRAFTS	7
29	2X	A	RIGHT	SPAN	2
30	3R	B	RIGHT	ITAL	5
31	1R	C	LEFT	CRAFTS	9
32	1	A	RIGHT	SPAN	1
33	3	C	LEFT	CRAFTS	8
34	2XR	B	LEFT	ITAL	4
35	2	A	RIGHT	SPAN	3
36	2R	B	LEFT	ITAL	6
37	2X	C	RIGHT	CRAFTS	8
38	3R	A	RIGHT	SPAN	3
39	1R	B	LEFT	ITAL	5
40	1	C	RIGHT	CRAFTS	7
41	3	B	LEFT	ITAL	4
42	2XR	A	LEFT	SPAN	1
43	2	C	RIGHT	CRAFTS	9
44	2R	A	LEFT	SPAN	2
45	2X	B	RIGHT	ITAL	6
46	3R	C	RIGHT	CRAFTS	9
47	1R	A	LEFT	SPAN	3
48	1	B	RIGHT	ITAL	4
49	3	A	LEFT	SPAN	1
50	2XR	C	LEFT	CRAFTS	7
51	2	B	RIGHT	ITAL	5
52	2R	C	LEFT	CRAFTS	8
53	2X	A	RIGHT	SPAN	3
54	3R	B	RIGHT	ITAL	6
55	1R	C	LEFT	CRAFTS	9

Lot No.	Plan No.	Elev. Type	Garage	Arch Style	Color Scheme
56	1	A	RIGHT	SPAN	2
57	3	C	LEFT	CRAFTS	7
58	2XR	B	LEFT	ITAL	4
59	2	A	RIGHT	SPAN	1
60	2R	B	LEFT	ITAL	4
61	2X	C	RIGHT	CRAFTS	9
62	3R	A	RIGHT	SPAN	3
63	1R	B	LEFT	ITAL	6
64	1	C	RIGHT	CRAFTS	8
65	3	B	LEFT	ITAL	5
66	2XR	A	LEFT	SPAN	2
67	2	C	RIGHT	CRAFTS	7
68	2R	A	LEFT	SPAN	3
69	2X	B	RIGHT	ITAL	5
70	3R	C	RIGHT	CRAFTS	9
71	1R	A	LEFT	SPAN	1
72	1	B	RIGHT	ITAL	4
73	3	A	LEFT	SPAN	2
74	2XR	C	LEFT	CRAFTS	8
75	2	B	RIGHT	ITAL	6
76	2R	C	LEFT	CRAFTS	7
77	2X	A	RIGHT	SPAN	2
78	3R	B	RIGHT	ITAL	6
79	1R	C	LEFT	CRAFTS	8
80	1	A	RIGHT	SPAN	3
81	2XR	B	LEFT	ITAL	4
82	2	A	RIGHT	SPAN	1
83	2R	A	LEFT	SPAN	2
84	3R	C	RIGHT	CRAFTS	7
85	3	B	LEFT	ITAL	6
86	2	C	RIGHT	CRAFTS	9
87	1	A	LEFT	SPAN	3
88	2	B	RIGHT	ITAL	5
89	2R	C	LEFT	CRAFTS	8
90	2	B	RIGHT	ITAL	4
91	1	A	LEFT	SPAN	2
92	3R	C	RIGHT	CRAFTS	9
93	3	A	LEFT	SPAN	3
94	2	B	RIGHT	ITAL	5
95	1	C	LEFT	CRAFTS	7
96	2	A	RIGHT	SPAN	1
97	2R	B	LEFT	ITAL	4
98	2	A	RIGHT	SPAN	3
99	1	C	LEFT	CRAFTS	8
100	3R	B	RIGHT	ITAL	5
101	3	C	LEFT	CRAFTS	9
102	2	A	RIGHT	SPAN	1
103	1	B	LEFT	ITAL	6
104	2	C	RIGHT	CRAFTS	7
105	2R	C	LEFT	CRAFTS	8
106	2R	A	LEFT	SPAN	1
107	1R	B	RIGHT	ITAL	5
108	1	C	LEFT	CRAFTS	9
109	2	B	RIGHT	ITAL	6

Lot No.	Plan No.	Elev. Type	Garage	Arch Style	Color Scheme
110	1	A	LEFT	SPAN	2
111	2	B	RIGHT	ITAL	4
112	2R	A	LEFT	SPAN	1
113	2X	B	RIGHT	ITAL	5
114	3R	C	RIGHT	CRAFTS	7
115	1R	A	LEFT	SPAN	2
116	1	C	RIGHT	CRAFTS	9
117	3	B	LEFT	ITAL	4
118	2XR	A	LEFT	SPAN	3
119	2	C	RIGHT	CRAFTS	8
120	2R	B	LEFT	ITAL	5
121	2X	C	RIGHT	CRAFTS	7
122	3	A	LEFT	SPAN	1
123	1R	B	LEFT	ITAL	4
124	1	A	RIGHT	SPAN	3
125	3	C	LEFT	CRAFTS	8
126	2XR	B	LEFT	ITAL	6
127	2	A	RIGHT	SPAN	2
128	2R	C	LEFT	CRAFTS	9
129	2X	A	RIGHT	SPAN	2
130	3R	B	RIGHT	ITAL	4
131	1R	C	LEFT	CRAFTS	7
132	1	B	RIGHT	ITAL	5
133	3	A	LEFT	SPAN	3
134	2XR	C	LEFT	CRAFTS	8
135	2	B	RIGHT	ITAL	6
136	2R	A	LEFT	SPAN	3
137	2X	B	RIGHT	ITAL	5
138	3R	C	RIGHT	CRAFTS	9
139	1R	A	LEFT	SPAN	2
140	1	C	RIGHT	CRAFTS	8
141	3	B	LEFT	ITAL	6
142	2XR	A	LEFT	SPAN	1
143	2	C	RIGHT	CRAFTS	7
144	2R	B	LEFT	ITAL	4
145	2X	C	RIGHT	CRAFTS	9
146	3R	A	RIGHT	SPAN	2
147	1R	B	LEFT	ITAL	5
148	1	A	RIGHT	SPAN	3
149	3	C	LEFT	CRAFTS	7
150	2XR	B	LEFT	ITAL	6
151	2	A	RIGHT	SPAN	1
152	2R	C	LEFT	CRAFTS	8
153	2X	A	RIGHT	SPAN	2
154	3R	B	RIGHT	ITAL	4
155	1R	C	LEFT	CRAFTS	9
156	1	B	RIGHT	ITAL	6
157	3	A	LEFT	SPAN	1
158	2XR	C	LEFT	CRAFTS	7
159	2	B	RIGHT	ITAL	5

Lot No.	Plan No.	Elev. Type	Garage	Arch Style	Color Scheme
160	2R	A	LEFT	SPAN	2
161	2X	B	RIGHT	ITAL	4
162	3R	C	RIGHT	CRAFTS	8
163	1R	A	LEFT	SPAN	1
164	1	C	RIGHT	CRAFTS	7
165	3	B	LEFT	ITAL	6
166	2XR	A	LEFT	SPAN	3
167	2	C	RIGHT	CRAFTS	9
168	2R	B	LEFT	ITAL	6
169	2X	C	RIGHT	CRAFTS	8
170	3R	A	LEFT	SPAN	3
171	1R	B	LEFT	ITAL	4
172	1	C	RIGHT	CRAFTS	9
173	1	A	RIGHT	SPAN	1
174	3	B	LEFT	ITAL	5
175	2	B	RIGHT	ITAL	6
176	2R	A	LEFT	SPAN	1
177	1	C	RIGHT	CRAFTS	9
178	3	B	LEFT	ITAL	4
179	3R	A	RIGHT	SPAN	2
180	2R	C	LEFT	CRAFTS	8
181	1	B	RIGHT	ITAL	5
182	2R	A	LEFT	SPAN	3
183	2	C	RIGHT	CRAFTS	7
184	2R	A	LEFT	SPAN	2
185	1	B	RIGHT	ITAL	4
186	3	C	LEFT	CRAFTS	8
187	3R	B	RIGHT	ITAL	6
188	2R	C	LEFT	CRAFTS	9
189	1	A	RIGHT	SPAN	1
190	2R	B	LEFT	ITAL	5
191	2	A	RIGHT	SPAN	1
192	2R	C	LEFT	CRAFTS	8
193	1	B	RIGHT	ITAL	6
194	3	A	LEFT	SPAN	3
195	3R	C	RIGHT	CRAFTS	7
196	2R	B	LEFT	ITAL	4
197	1	A	RIGHT	SPAN	2
198	2R	C	LEFT	CRAFTS	9
199	2	A	RIGHT	SPAN	2

Lot No.	Plan No.	Elev. Type	Garage	Arch Style	Color Scheme
200	2R	C	LEFT	CRAFTS	8
201	1	B	RIGHT	ITAL	5
202	3	A	LEFT	SPAN	3
203	2R	B	LEFT	ITAL	4
204	1	A	RIGHT	SPAN	3
205	2R	C	LEFT	CRAFTS	9
206	3R	B	RIGHT	ITAL	5
207	3	A	LEFT	SPAN	2
208	1	C	RIGHT	CRAFTS	7
209	2R	B	LEFT	ITAL	6
210	2	A	RIGHT	SPAN	1
211	2R	C	LEFT	CRAFTS	9
212	1R	B	RIGHT	ITAL	4
213	2R	A	RIGHT	SPAN	2
214	3R	C	RIGHT	CRAFTS	8
215	3	B	LEFT	ITAL	5
216	2	C	RIGHT	CRAFTS	7
217	1	A	LEFT	SPAN	1
218	2	B	RIGHT	ITAL	6
219	2R	A	LEFT	SPAN	3
220	1R	C	RIGHT	CRAFTS	7
221	3R	B	RIGHT	ITAL	6
222	3	A	LEFT	SPAN	2
223	1	B	LEFT	ITAL	5
224	2	C	RIGHT	CRAFTS	8
225	2R	A	LEFT	SPAN	1
226	2	B	RIGHT	ITAL	5
227	1	C	LEFT	CRAFTS	7
228	3R	A	RIGHT	SPAN	3
229	3	B	LEFT	ITAL	6

Lot No.	Plan No.	Elev. Type	Garage	Arch Style	Color Scheme
230	2	C	RIGHT	CRAFTS	9
231	1	A	LEFT	SPAN	2
232	2	B	RIGHT	ITAL	4
233	2R	C	LEFT	CRAFTS	7
234	2	A	RIGHT	SPAN	3
235	1	B	LEFT	ITAL	4
236	3R	C	RIGHT	CRAFTS	8
237	3	A	LEFT	SPAN	1
238	2	B	RIGHT	ITAL	5
239	1	C	LEFT	CRAFTS	9
240	2	A	RIGHT	SPAN	2
241	2R	B	LEFT	ITAL	5
242	2	C	RIGHT	CRAFTS	7
243	1	A	LEFT	SPAN	3
244	3R	B	RIGHT	ITAL	4
245	3	C	LEFT	CRAFTS	9
246	2	A	RIGHT	SPAN	1
247	1	B	LEFT	ITAL	6
248	2	C	RIGHT	CRAFTS	8
249	2R	A	LEFT	SPAN	3
250	2	B	RIGHT	ITAL	4
251	1	C	LEFT	CRAFTS	8
252	3R	A	RIGHT	SPAN	2
253	3	B	LEFT	ITAL	5
254	2	C	RIGHT	CRAFTS	7
255	1	A	LEFT	SPAN	1

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

NewBridge Homes

UNIT DISTRIBUTION PLAN

SOUTHRIDGE SITE

CITY SUBMITTAL

FONTANA, CA

ASP-3

0 50 100 200

2021278 | 03-10-23

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Project Summary

Total Project Area: ± 37.32 Acres
Residential Area: ± 32.17 Acres
Trailhead Park : ± 1.74 Acres
Public Trail: ± 3.41 Acres

Total Units: 255 Homes
- (147) 2-Story SFD Cluster Homes (58%)
- (108) 2-Story SFD Stub Drive Homes (42%)

*See Site Details for plan type breakdown and bed count information

MAX Density: 8 Homes per Acre
Provided Density: 7.9 Homes per Acre

Parking:

Required: 638 Spaces
- (255) 3+ Bedroom x 2.5 Spaces = 637.5 Spaces

Provided: 684 Spaces
- Garage: 510 Spaces
- Parallel: 113 Spaces (8' x 22')
- Head In: 61 Spaces (9' x 19')

*6 ADA guest spaces provided

Open Space:

Provided: 889,192 S.F. Total (20.41 Acres)
- Common: 430,492 S.F. (9.88 Acres) **HOA Maintained**
- Private: 226,512 S.F. (5.20 Acres) **Privately Maintained**
- Parcel 2: 59,242 S.F. (1.36 Acres) **City Maintained**
- Parcel 3: 149,846 S.F. (3.44 Acres) **City Maintained**
- WQ Basin: 42,266 S.F. (.97 Acres) **City Maintained**

***Private Streets and front yards will also be maintained by the HOA**

Notes:

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CONCEPTUAL OPEN SPACE/HOA PLAN

SOUTHRIDGE SITE

ASP-4

0 50 100 200

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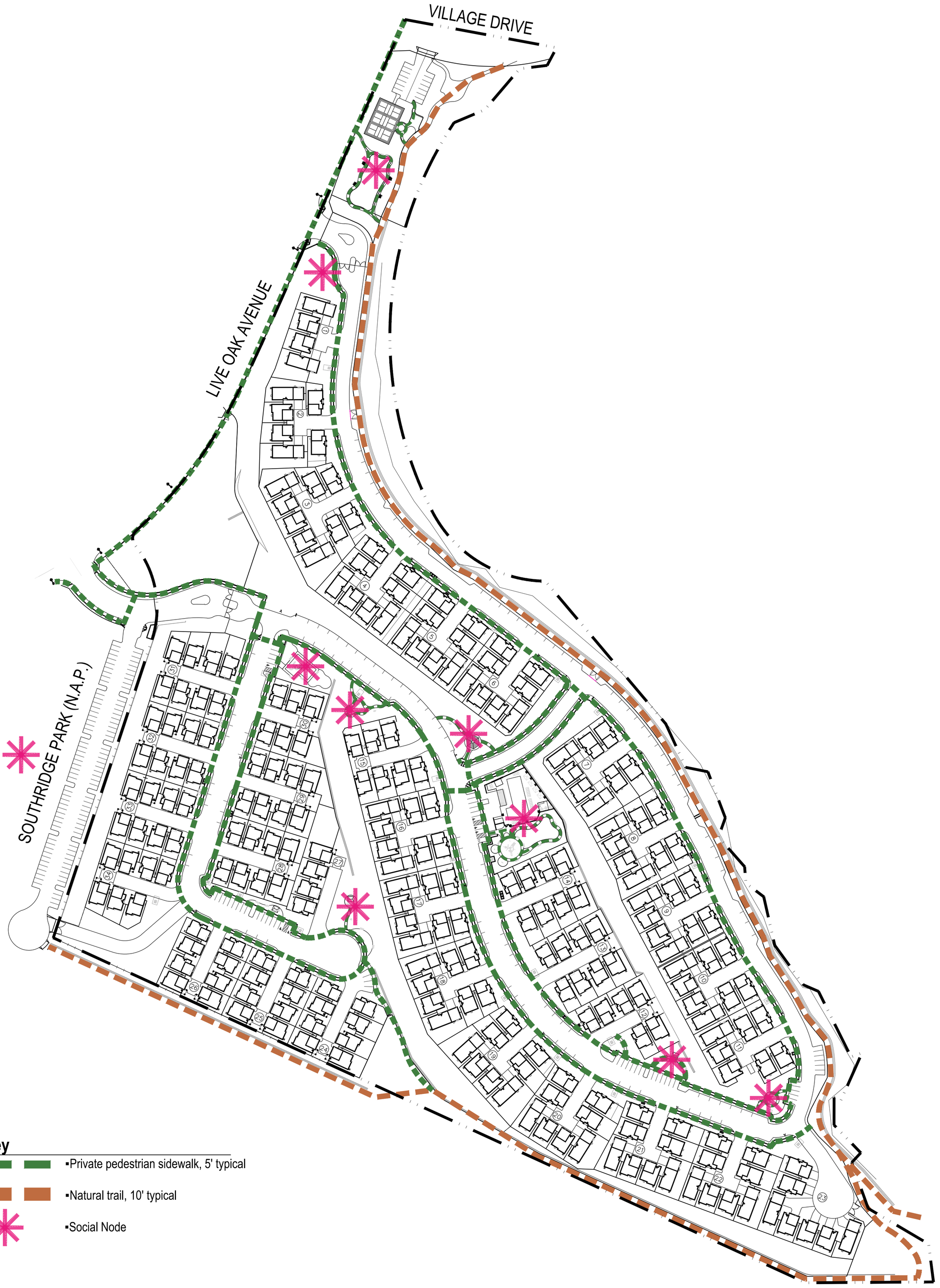
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CONCEPTUAL PEDESTRIAN CONNECTIVITY

SOUTHRIDGE SITE

ASP-5

0 50 100 200

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Parking Summary
NH Southridge LLC
WHA - 2021278 - February 28, 2023

2 Story SFD Cluster Homes

Plan #	Beds	Bath	Notes	Garage Config	Total Homes	Req'd Parking Ratio Per DU	Total Req'd Parking	Garage	Driveways	Head-In/ Parallel	Total Provided
1	3	2.5	Loft	2	40	2.5	100	80	0	20	100
2/2X	3	2.5	Loft, Opt. Bed 4	2	70	2.5	175	140	0	35	175
3	3	2.5	Loft, Den, Opt Bed 4	2	37	2.5	93	74	0	19	93
Add'l Guest Parking						0				27	27
Subtotal					147	2.5	368	294	0	101	395
										Avg. Parking Ratio Provided	***2.69***

2 Story SFD Stub Drive

Plan #	Beds	Bath	Notes	Garage Config	Total Homes	Req'd Parking Ratio Per DU	Total Req'd Parking	Garage	Driveways	Head-In/ Parallel	Total Provided
1	3	2.5	Tech	2	29	2.5	73	58	0	15	73
2	3	2.5	Loft, Opt. Bed 4	2	52	2.5	130	104	0	26	130
3	3	2.5	Loft, Opt. Bed 4	2	27	2.5	68	54	0	14	68
Add'l Guest Parking						0				18	18
Subtotal					108	2.5	270	216	0	73	289
										Avg. Parking Ratio Provided	***2.68***

TOTAL PARKING					255		638	510	0	174	684
										Avg. Parking Ratio Provided	***2.68***
										Overall Required	***2.5***

Notes:

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3. Base information per civil engineer.
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NewBridge Homes

CONCEPTUAL PARKING PLAN
SOUTHRIDGE SITE

ASP-6

0 50 100 200

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Project Summary

Total Project Area: ± 37.32 Acres
Residential Area: ± 32.17 Acres
Trailhead Park : ± 1.74 Acres
Public Trail: ± 3.41 Acres

Total Units: 255 Homes
- (147) 2-Story SFD Cluster Homes (58%)
- (108) 2-Story SFD Stub Drive Homes (42%)

*See Site Details for plan type breakdown and bed count information

MAX Density: 8 Homes per Acre
Provided Density: 7.9 Homes per Acre

Parking:

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- (255) 3+ Bedroom x 2.5 Spaces = 637.5 Spaces

Provided: 684 Spaces
- Garage: 510 Spaces
- Parallel: 113 Spaces (8' x 22')
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Notes:

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7. Building setbacks are measured from property lines to building foundation lines.

NewBridge Homes

CONCEPTUAL FIRE ACCESS PLAN

SOUTHRIDGE SITE

ASP-7

0 50 100 200

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Cluster Homes
Trash Barrel Staging Enlargement

Stub Drive Homes
Trash Barrel Staging Enlargement

Project Summary

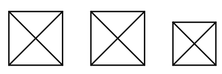
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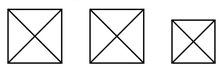
*See Site Details for plan type breakdown and bed count information

MAX Density: 8 Homes per Acre
Provided Density: 7.9 Homes per Acre

Trash Barrels: SFD Cluster Homes
(2) 95-gallon barrel (trash and green/compost)
(1) 60-gallon barrels (recycling)



SFD Stubs Homes
(2) 95-gallon barrel (trash and green/compost)
(1) 60-gallon barrels (recycling)



Notes:

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2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
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NewBridge Homes

TRASH BARREL PICK-UP STAGING
SOUTHRIDGE SITE

ASP-8

0 50 100 200

CITY RE-SUBMITTAL

FONTANA, CA

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OUR TEAM

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4345 E. Lowell Street, Suite M Ontario, CA 91761
909.259-9428 | www.landarq.com

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2.6	Clusters | Roof Plans
3.1	Clusters | Plan 3 Floor Plan
3.1 .1	Clusters | Plan 3 Addenda B and C Plans
3.2	Clusters | Plan 3A & 1B Front Elevations
3.2.1	Clusters | Plan 3C Front Elevations
3.2	Clusters | Plan 3A & 3B Front Elevations with Materials
3.2.1	Clusters | Plan 3C Front Elevations with Materials
3.3	Clusters | Plan 3A Spanish Exterior Elevations
3.4	Clusters | Plan 3B Italianate Exterior Elevations
3.5	Clusters | Plan 3C Craftsman Exterior Elevations
3.6	Clusters | Plan Roof Plans
C&M.1	Clusters | 'A' - Spanish Color & Materials
C&M.2	Clusters | 'B' - Italianate Color & Materials
C&M.3	Clusters | 'C' - Craftsman Color & Materials
C&M.4	Clusters | Carriage Lighting by Style

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

0 2 4 8

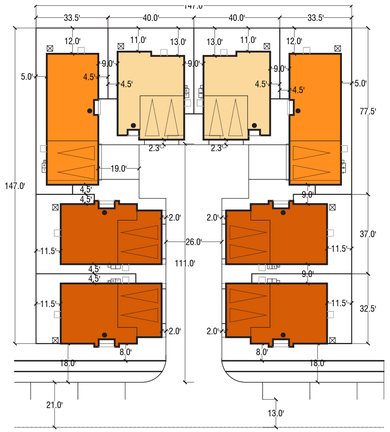
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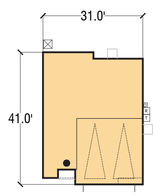
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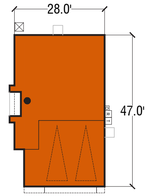
Legend
● = Entry
R = Reverse Plan
X = Courtyard Plan



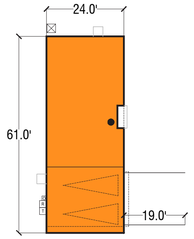
2-Story SFD Cluster Homes



Cluster Plan 1
40 Homes
+ 1,936 SF
3 Bedroom, 2.5 Bath, Loft
2-Car Garage



Cluster Plan 2/2X
70 Homes
+ 1,990 SF
3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
2-Car Garage

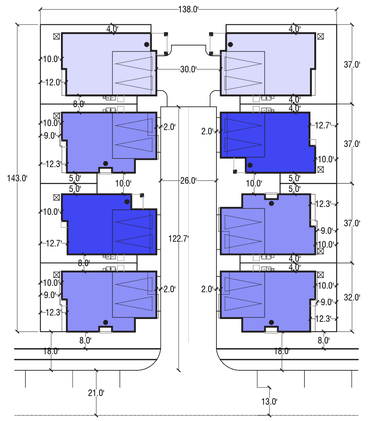


Cluster Plan 3
37 Homes
+ 2,307 SF
3 Bedroom, 2.5 Bath, Loft, Den, Opt. Bed 4
2-Car Garage

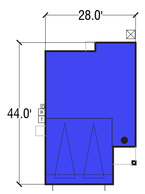
SFD Cluster Home Setbacks

Side yard	4.5' Min.
Rear yard	10' Min.
Building to building separation	9' Min.
Garage to garage separation	30' Min.
Building to face of curb	18' Min.
Driveway with parking allowed	19' Min.

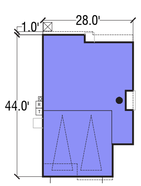
Legend
● = Entry
R = Reverse Plan
X = Courtyard Plan



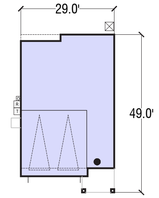
2-Story Stub Drive SFD Homes



Stub Drive Plan 1
29 Homes
+ 1,710 SF
3 Bedroom, 2.5 Bath, Tech
2-Car Garage



Stub Drive Plan 2
52 Homes
+ 1,791 SF
3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
2-Car Garage



Stub Drive Plan 3
27 Homes
+ 1,927 SF
3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
2-Car Garage

Stub Drive SFD Home Setbacks

Side yard	4' Min.
Rear yard	10' Min.
Building to building separation	8' Min.
Garage to garage separation	30' Min.
Building to face of curb	18' Min.

SITE PLAN PROJECT SUMMARY

SOUTHRIDGE - CLUSTERS

FONTANA, CA

SP1.1

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NewBridge Homes

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2A | SPANISH
LOT 10 | SCHEME 2

2C | CRAFTSMAN
LOT 5 | SCHEME 9

TYPICAL CLUSTER STREET SCENE

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

SS.C

0 2 4 8

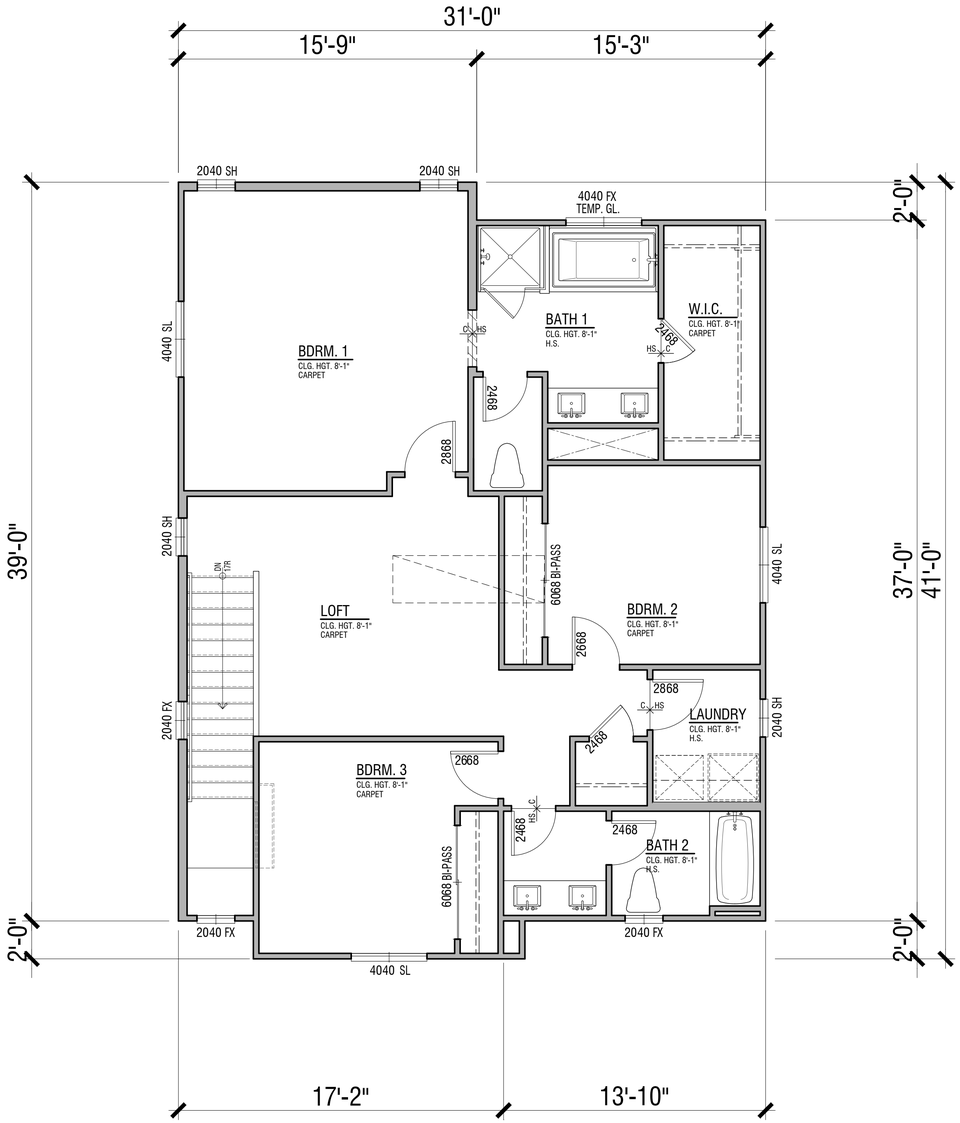
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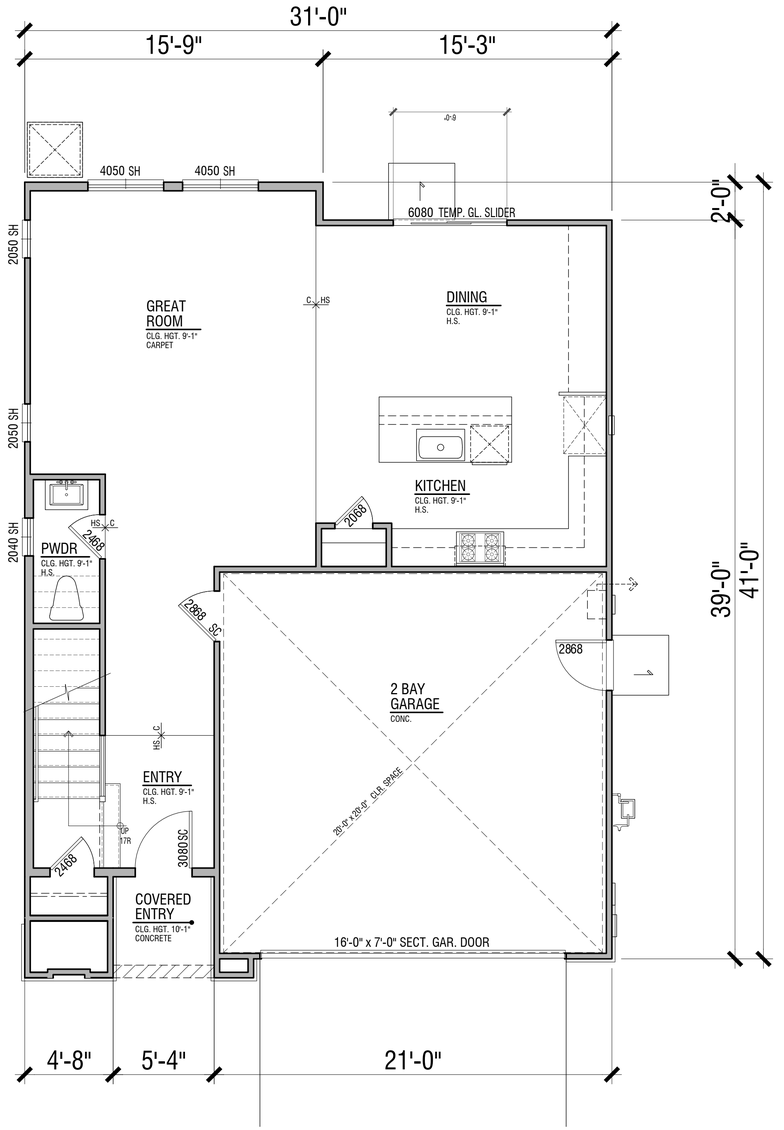
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PLAN 1A | SPANISH

Upper Floor - 1,163 SF

1,936 S.F.
3 Bdrm | 2.5 Bath | Loft
2- BAY Garage
9' | 8' Plates

Lower Floor - 773 SF

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

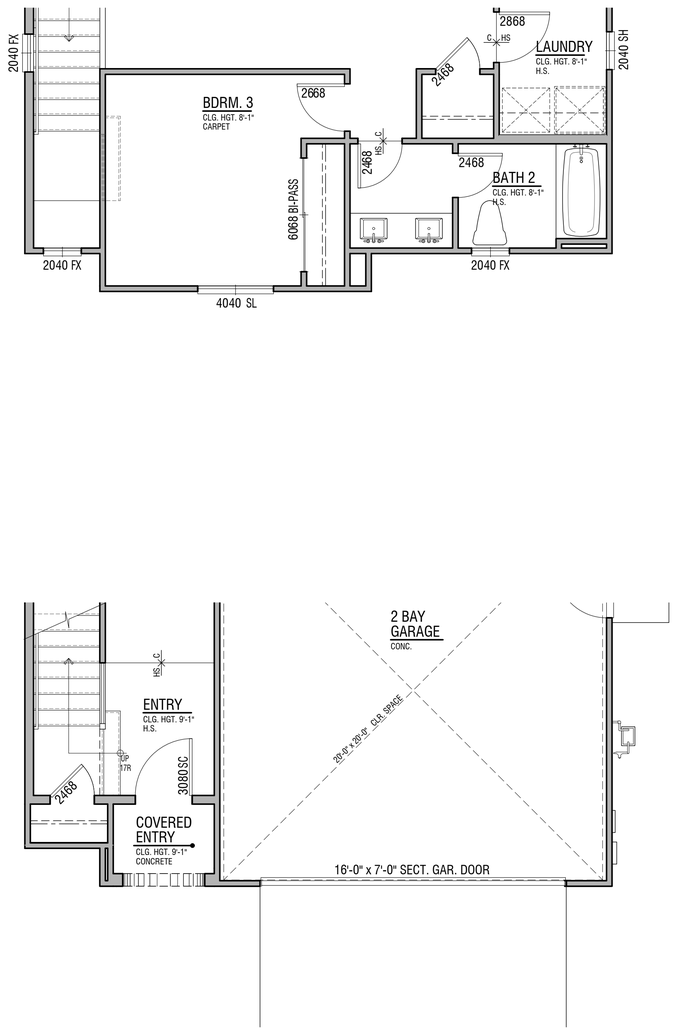
1.1

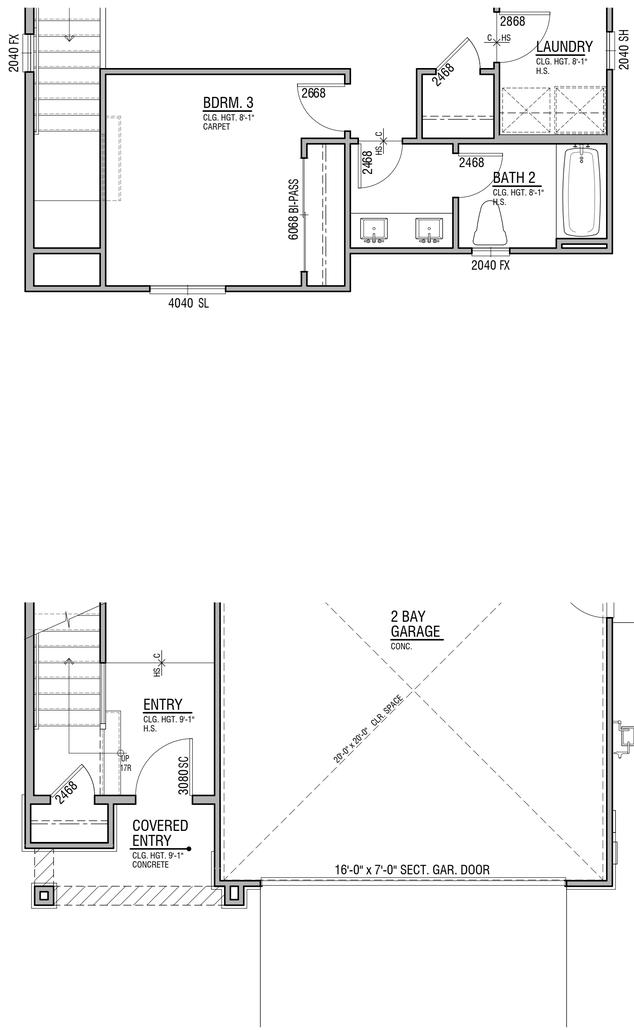
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PLAN 1

1,936 S.F.
3 Bdrm | 2.5 Bath | Loft
2- BAY Garage
9' | 8' Plates

Plan 1B | ITALIANATE

Plan 1C | CRAFTSMAN

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

1.1.1

0 2 4 8

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SCHEME 1

A | SPANISH



SCHEME 6

B | ITALIANATE



SCHEME 7

C | CRAFTSMAN

PLAN 1

Front Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

1.2

0 2 4 8

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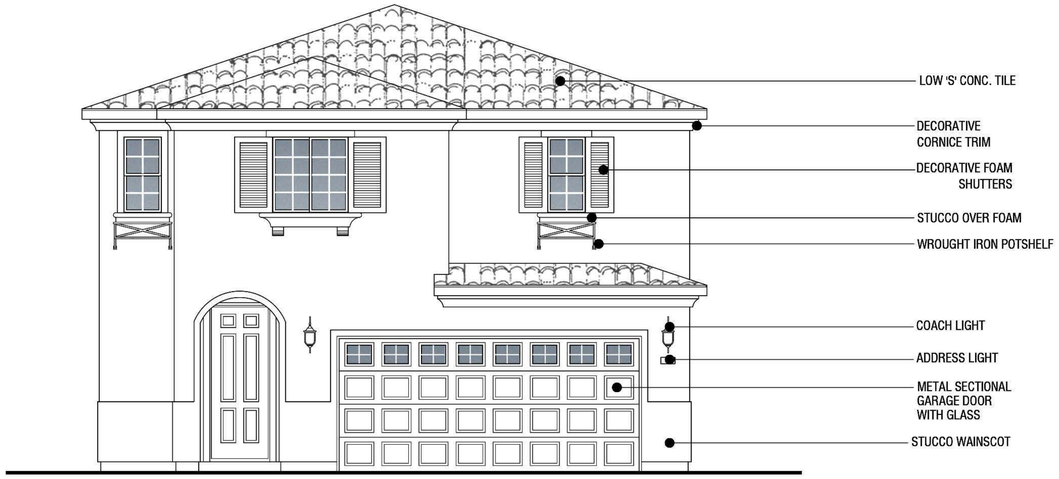
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A | SPANISH



B | ITALIANATE



C | CRAFTSMAN

PLAN 1

Front Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

1.2

0 2 4 8

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ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 1A | SPANISH

Building Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

1.3

0 2 4 8

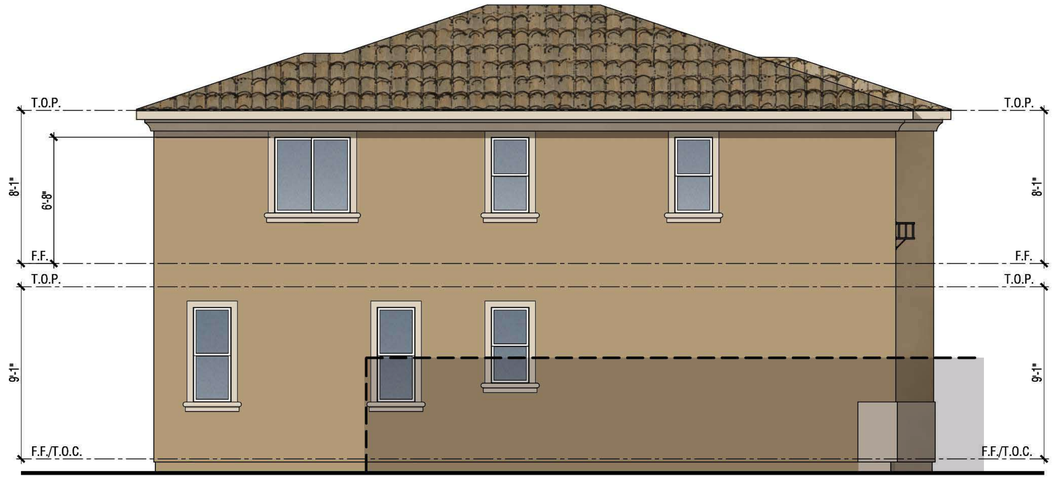
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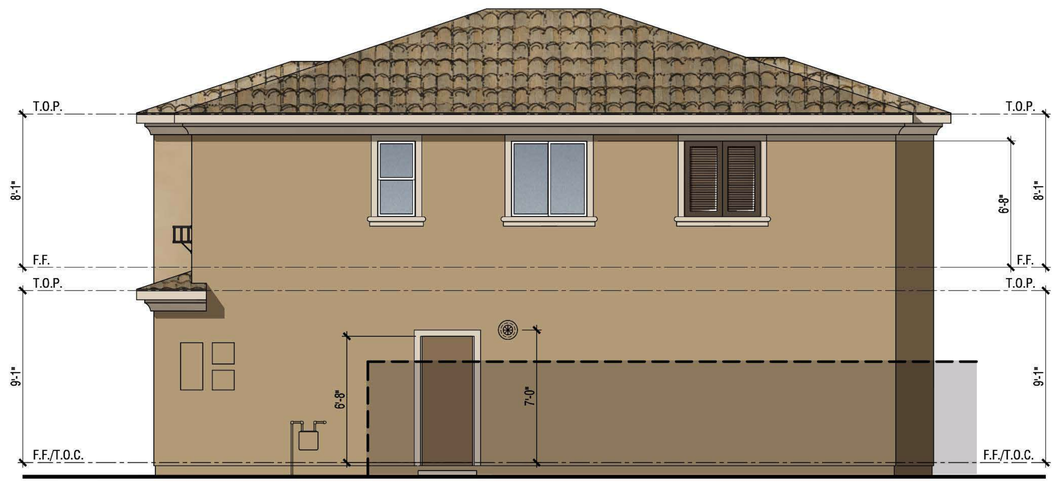
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 1B | ITALIANATE

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

1.4

0 2 4 8

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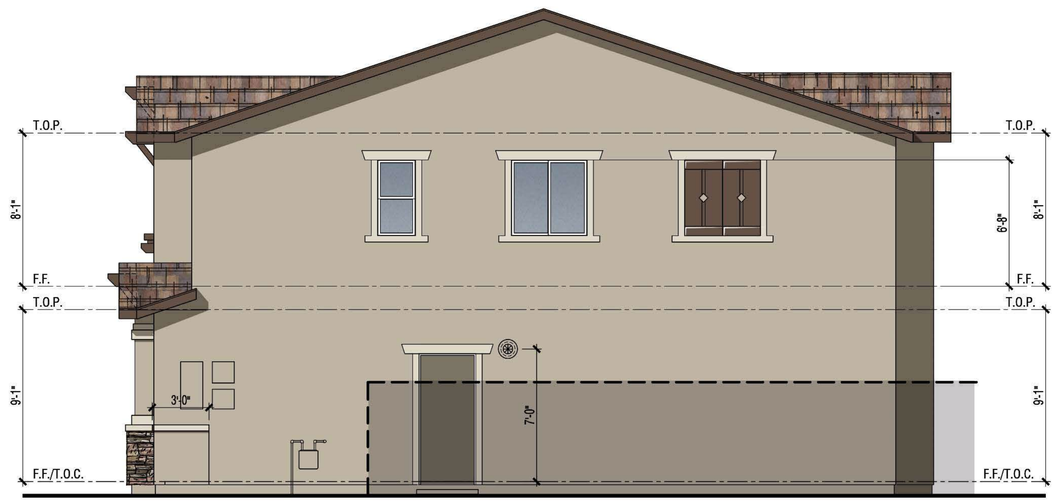
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 1C | CRAFTSMAN

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

1.5

0 2 4 8

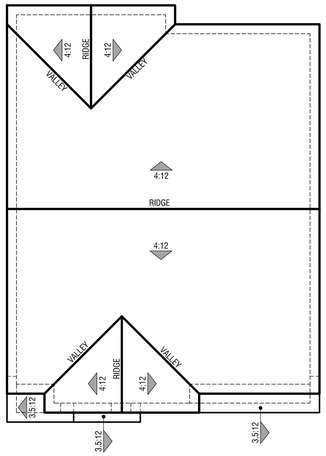
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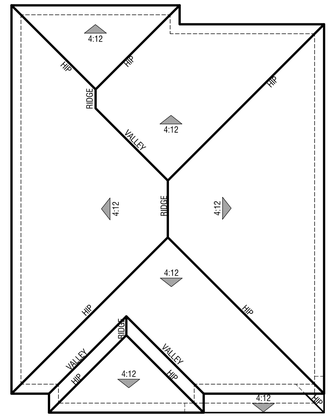
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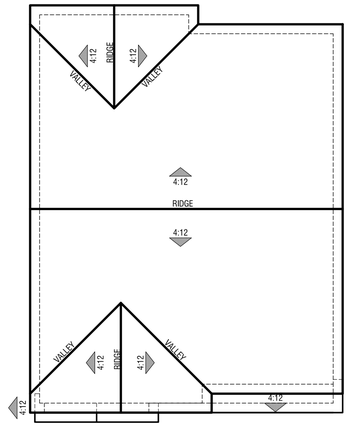
1A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



1B | ITALIANATE

Eave 12" / Rake 12"
Concrete Low "S" Tile



1C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 1

Roof Plans

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

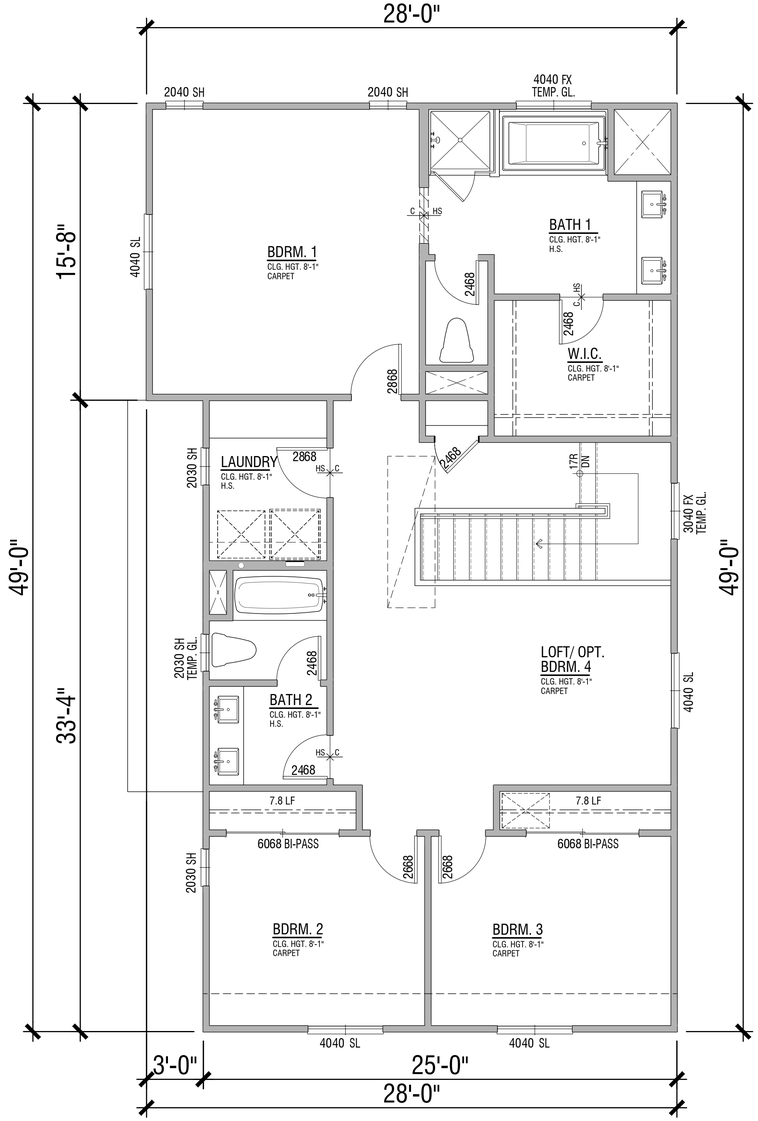
1.6

0 4 8 16

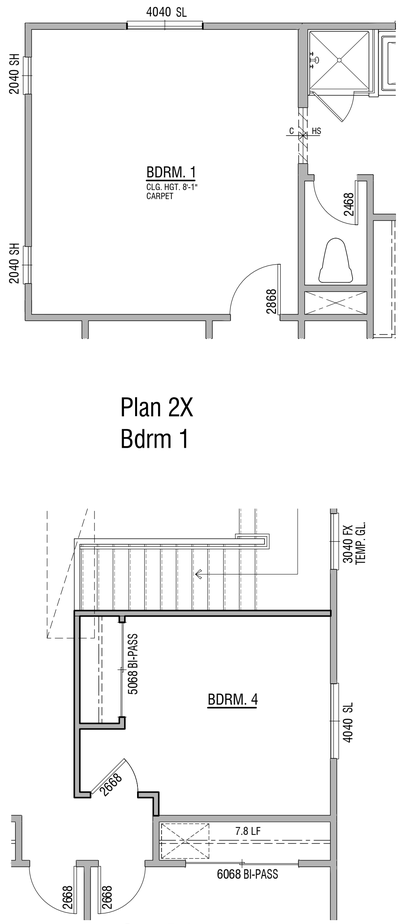
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Upper Floor - 1,216 SF

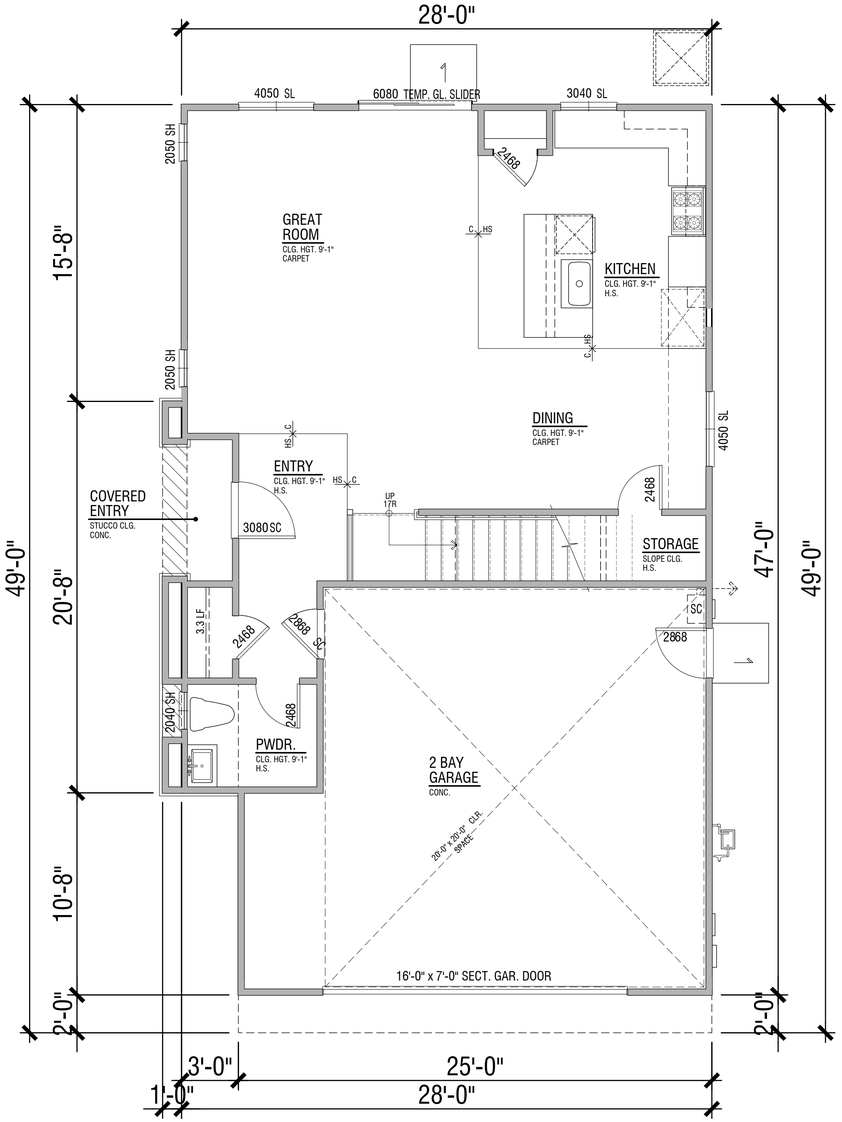


Plan 2X
Bdrm 1

Opt. Bdrm 4

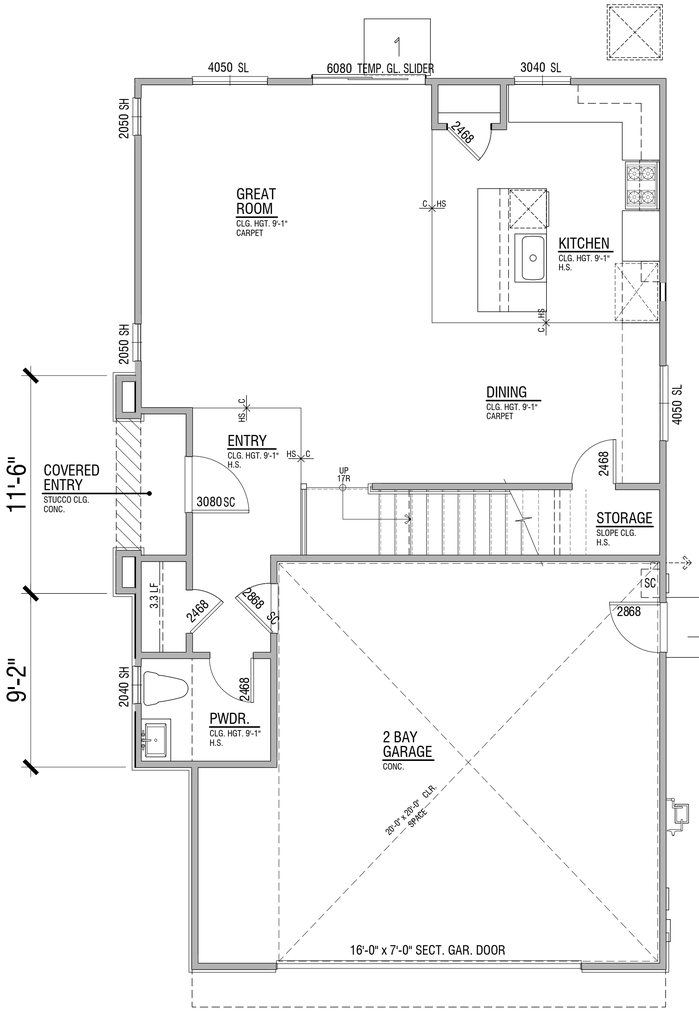
Plan 2A | Spanish

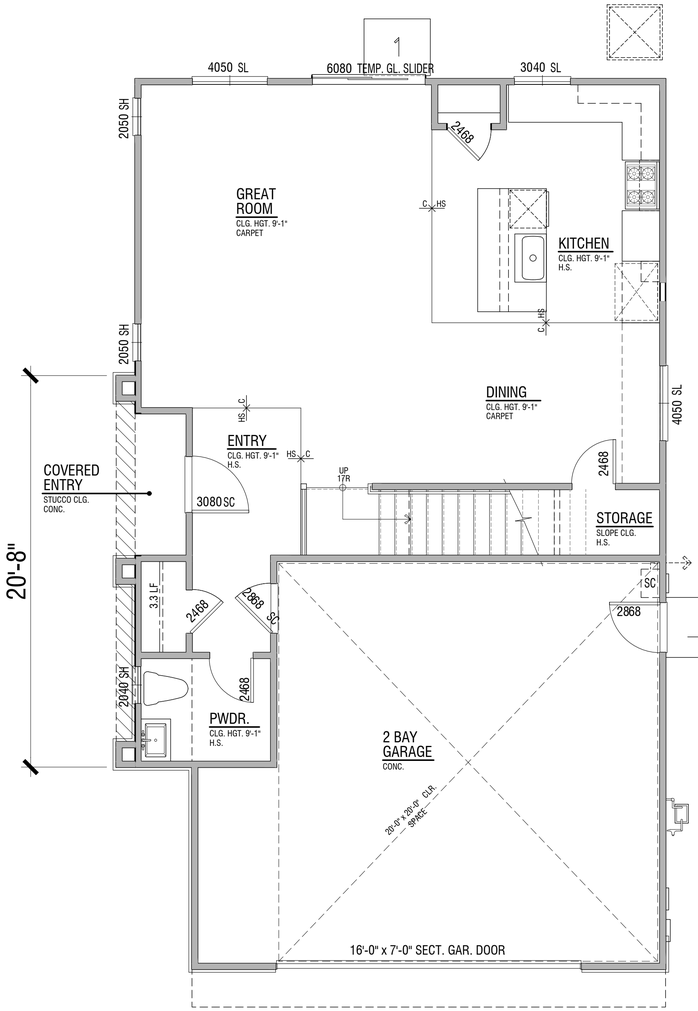
1,990 S.F.
3 Bdrm | 2.5 Bath | Loft
2- BAY Garage
8' | 9' Plates



Lower Floor - 774 SF

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Plan 2

1,990 S.F.
3 Bdrm | 2.5 Bath | Loft
2- BAY Garage
8' | 9' Plates

Plan 2B | Italianate

Plan 2C | Craftsman

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.1.1

0 2 4 8

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SCHEME 2

2A | SPANISH



SCHEME 9

2C | CRAFTSMAN



SCHEME 5

2B | ITALIANATE

PLAN 2

Front Elevations

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SCHEME 2

2X A | SPANISH



SCHEME 7

2X C | CRAFTSMAN



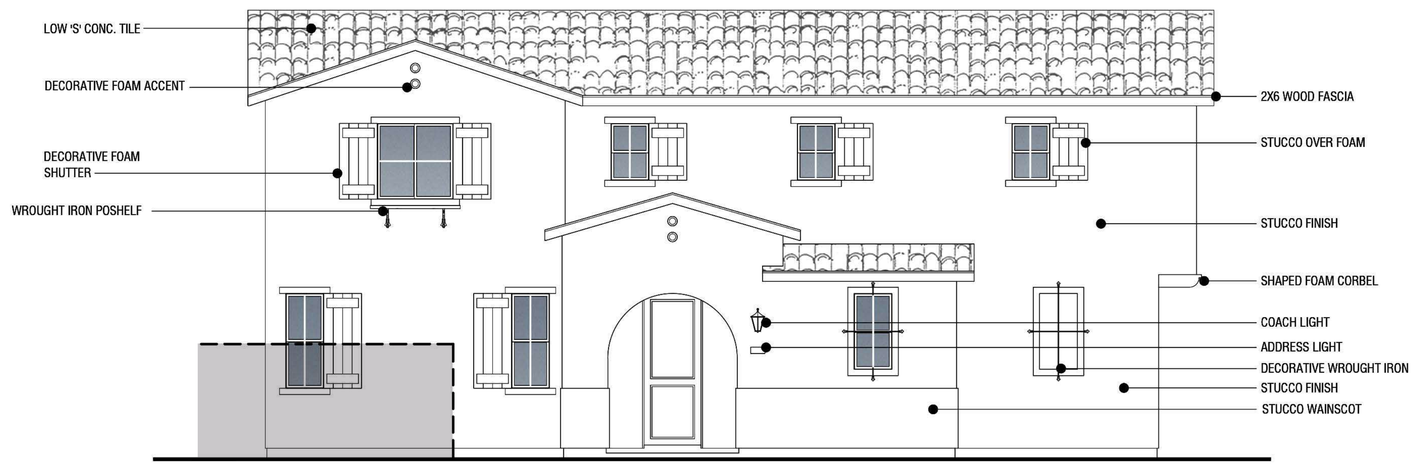
SCHEME 5

2X B | ITALIANATE

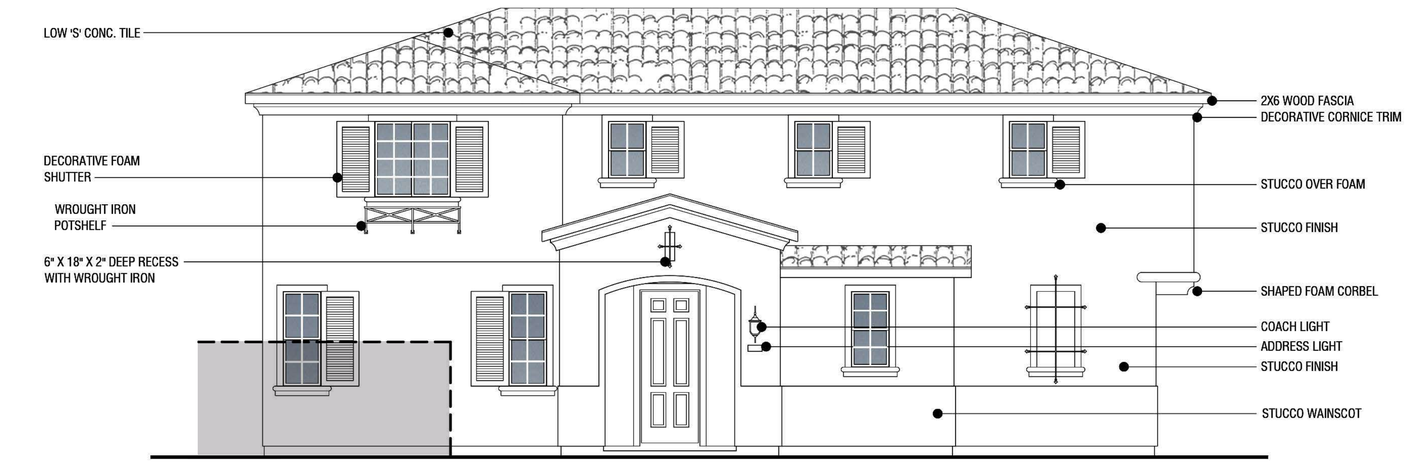
PLAN 2X

Front Elevations

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A | SPANISH

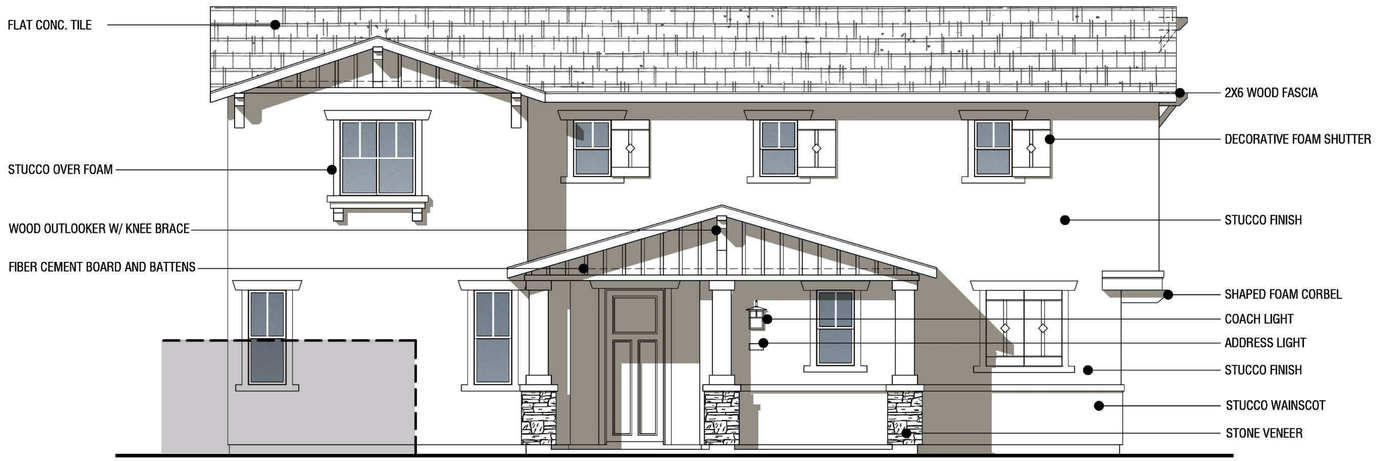


B | ITALIANATE

PLAN 2

Front Elevations

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C | CRAFTSMAN

PLAN 2

Front Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.2.1

0 4 8 16

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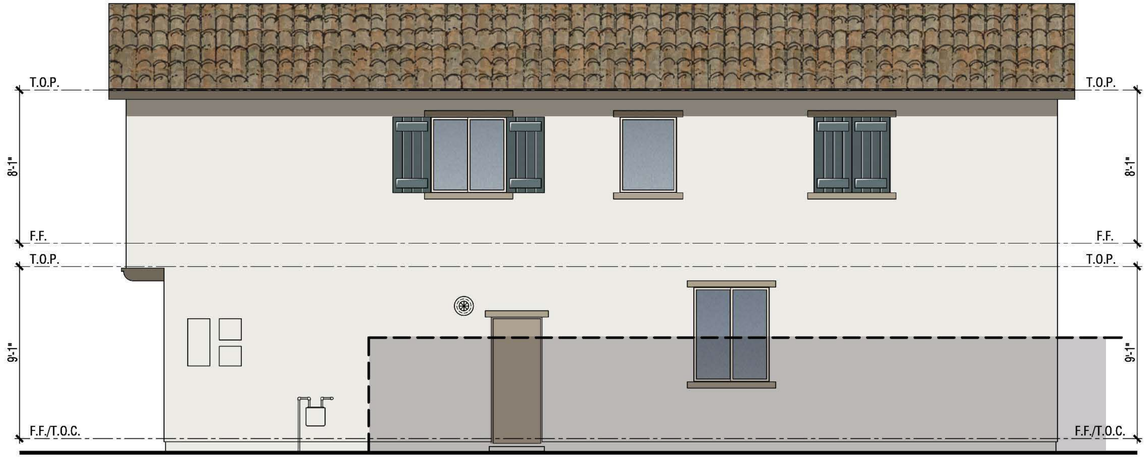
ORANGE COUNTY . LOS ANGELES . BAY AREA



Front



Right



Rear



Left

PLAN 2A | SPANISH

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.3

0 2 4 8

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Front

SAME AS BASE PLAN

SAME AS BASE PLAN



Left

PLAN 2X A | SPANISH

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.3.1

0 2 4 8

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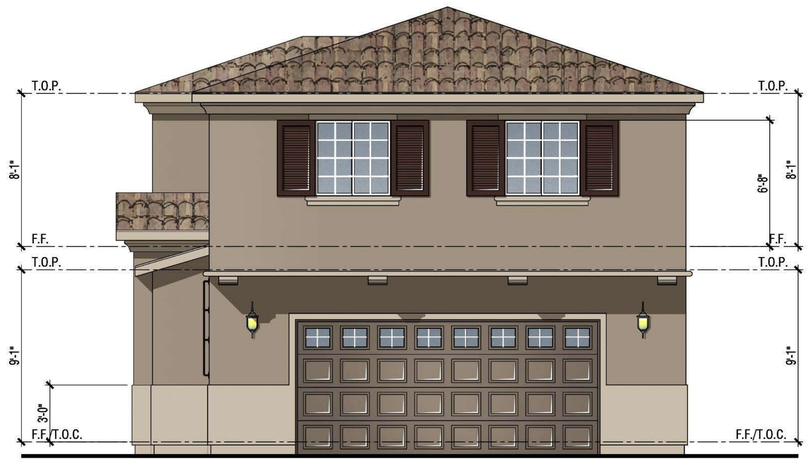
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WHA.

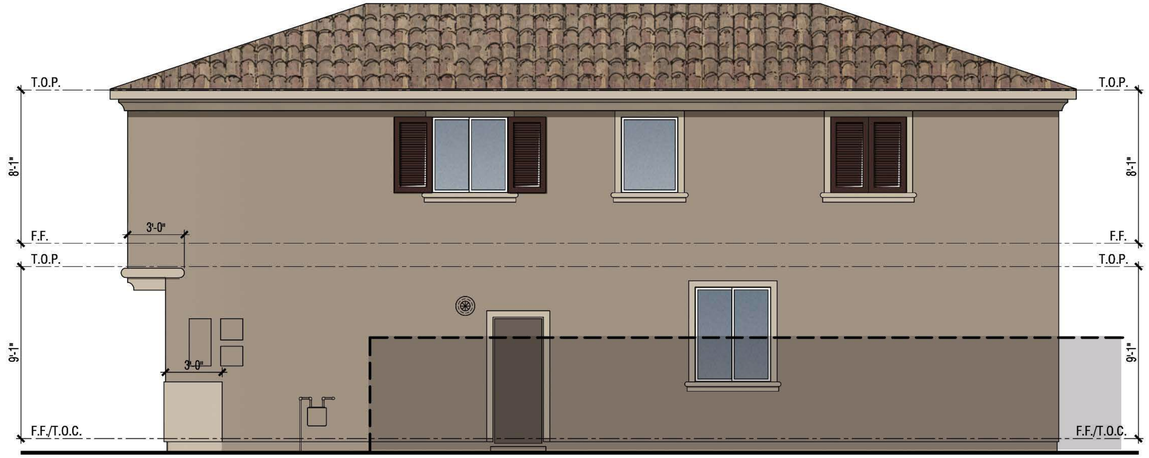
ORANGE COUNTY . LOS ANGELES . BAY AREA



Front



Right



Rear



Left

PLAN 2B | ITALIANATE

Building Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.4

0 2 4 8

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Front

SAME AS BASE PLAN

SAME AS BASE PLAN



Left

PLAN 2X B | ITALIANATE

Building Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.4.1

0 2 4 8

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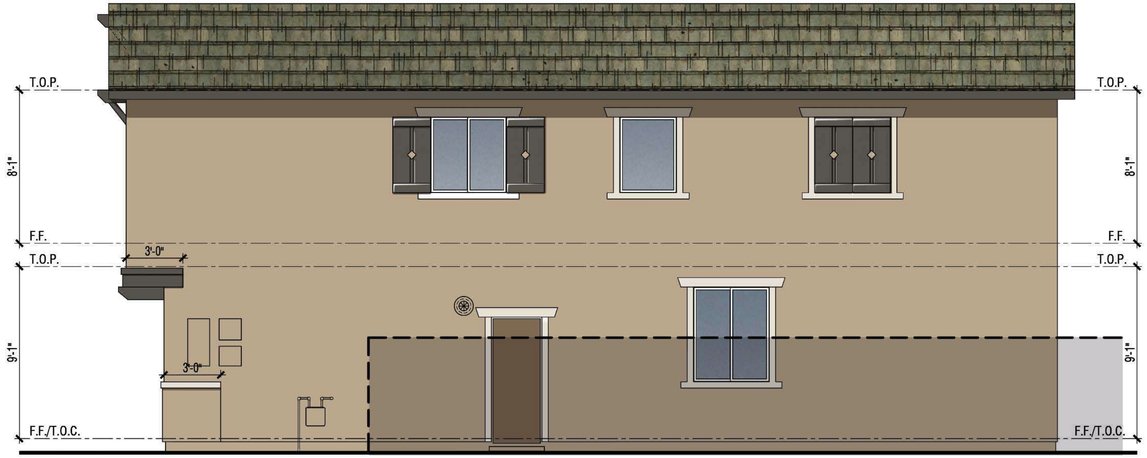
ORANGE COUNTY . LOS ANGELES . BAY AREA



Front



Right



Rear



Left

PLAN 2C | CRAFTSMAN

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.5

0 2 4 8

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WHA.

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Front

SAME AS BASE PLAN

SAME AS BASE PLAN



Left

PLAN 2X C| CRAFTSMAN

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

2.5.1

0 2 4 8

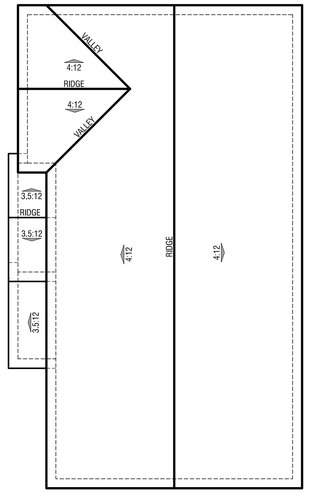
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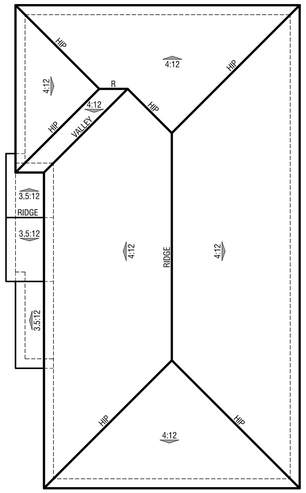
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



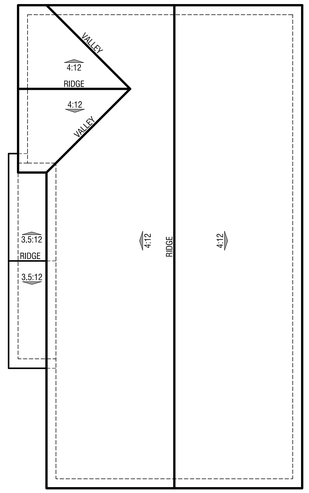
2A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



2B | ITALIANATE

Eave 12" / Rake 12"
Concrete Low "S" Tile



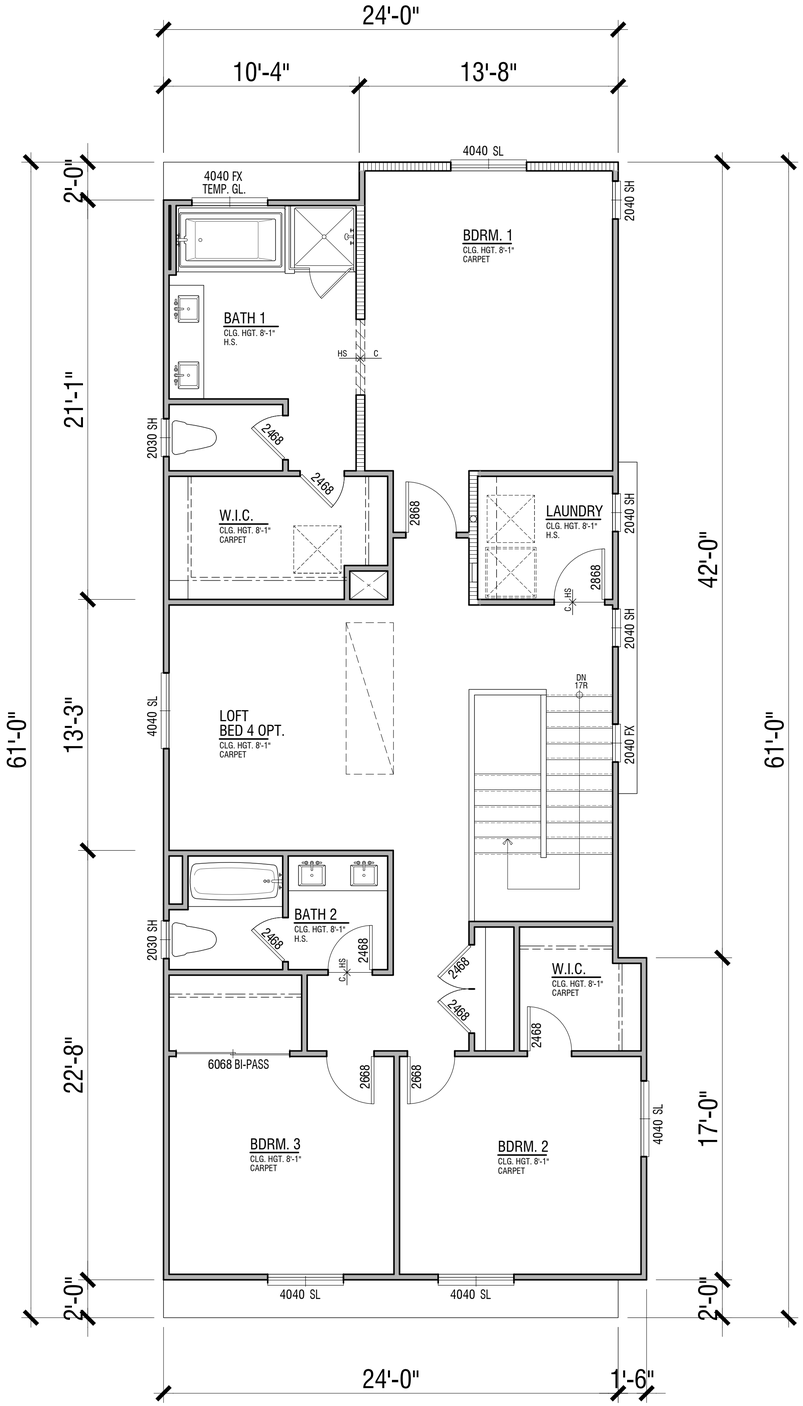
2C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

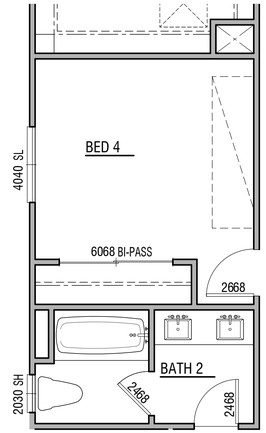
PLAN 2

Roof Plans

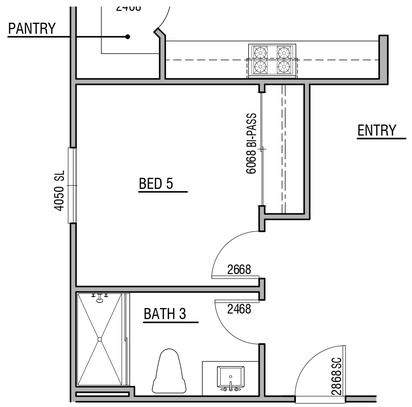
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Upper Floor - 1,351 SF



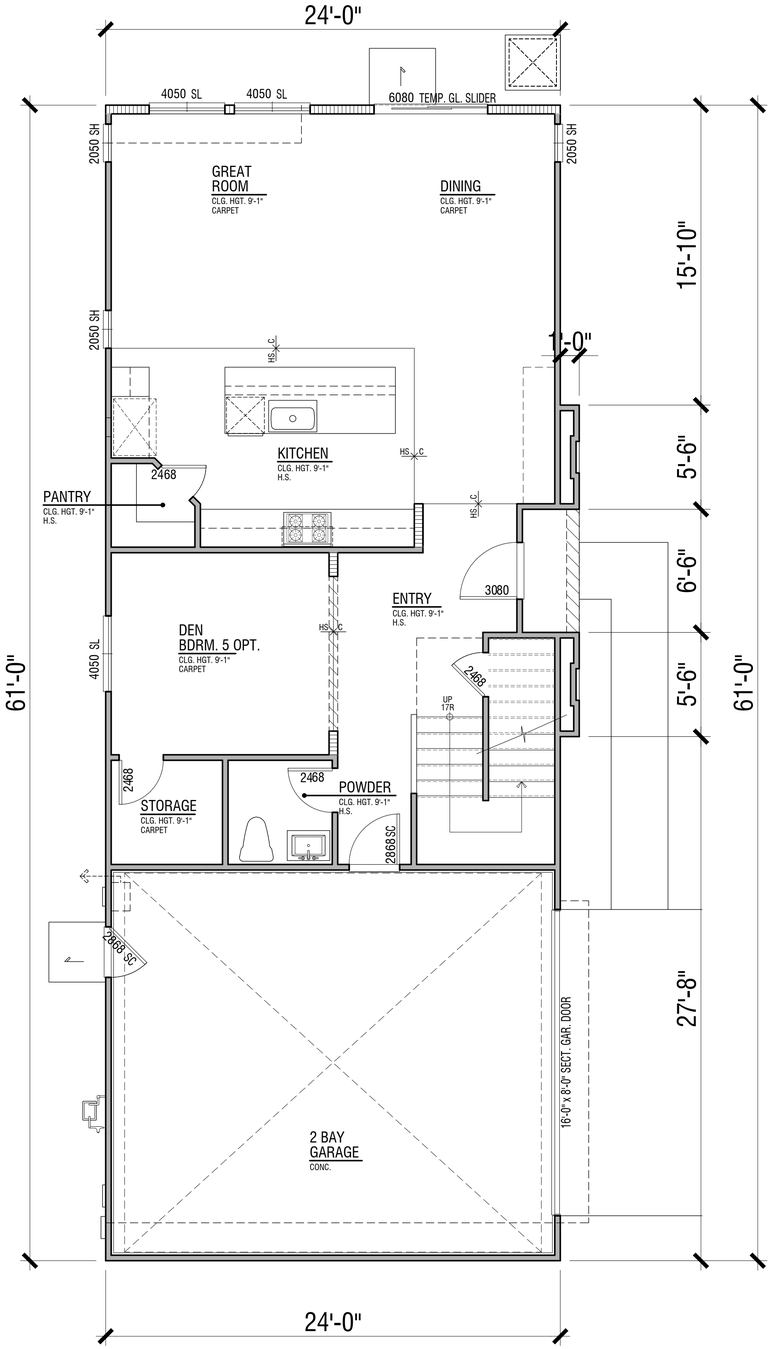
Opt. Bdrm 4



Opt. Bdrm 5 | BATH 3

PLAN 3A | SPANISH

2,307 S.F.
3 Bdrm | 2.5 Bath | Den | Loft
2- BAY Garage
8' | 9' Plates



Lower Floor - 956 SF

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.1

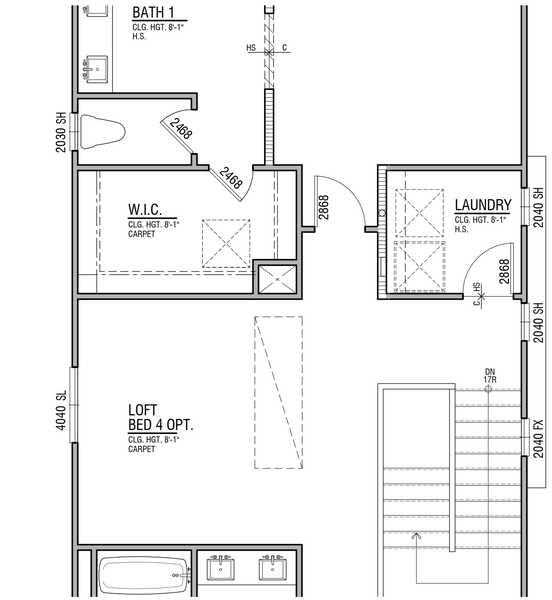
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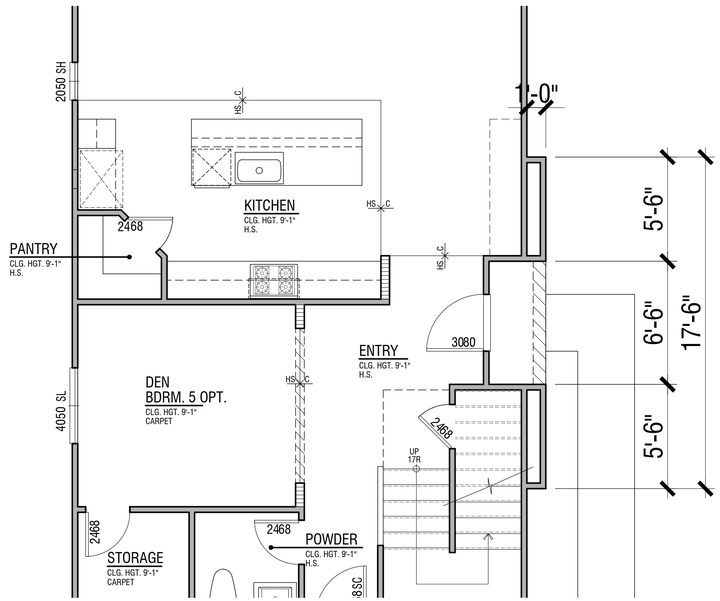
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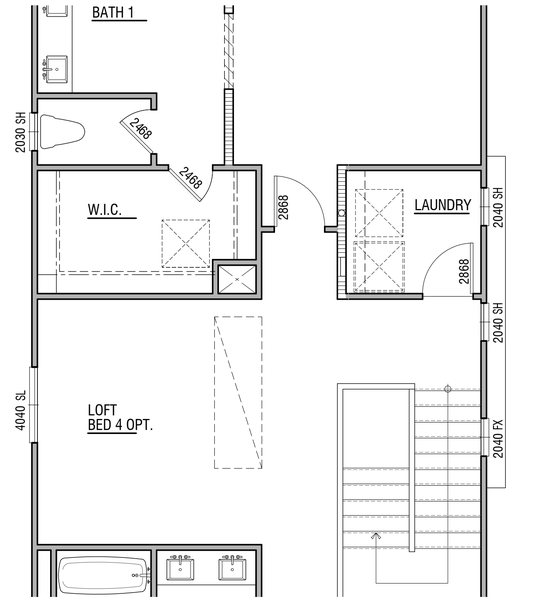
NewBridge Homes

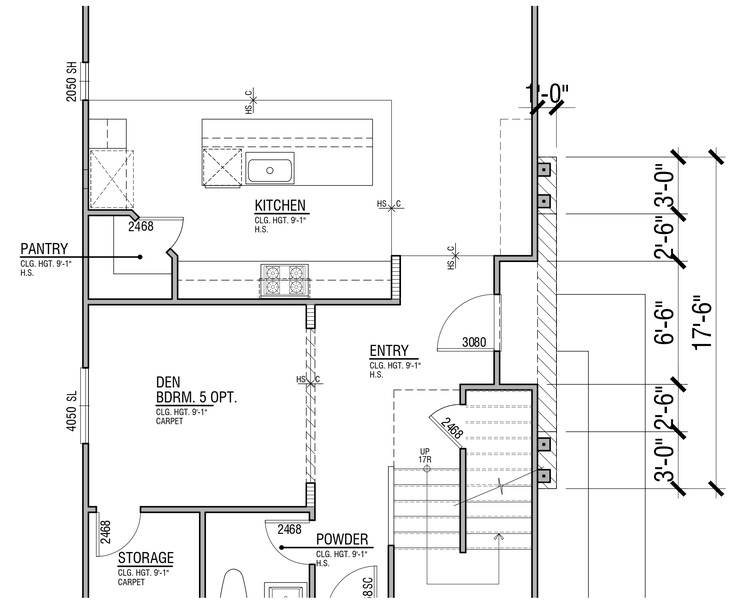
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ORANGE COUNTY . LOS ANGELES . BAY AREA





Plan 3B | Italianate





Plan 3C | Craftsman

PLAN 3

2,307 S.F.
3 Bdrm | 2.5 Bath | Den | Loft
2- BAY Garage
8' | 9' Plates

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.1.1

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ORANGE COUNTY . LOS ANGELES . BAY AREA



SCHEME 3

A | SPANISH



SCHEME 5

B | ITALIANATE

PLAN 3

Front Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.2

0 2 4 8

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



SCHEME 8

C | CRAFTSMAN

PLAN 3

Front Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.2.1

0 2 4 8

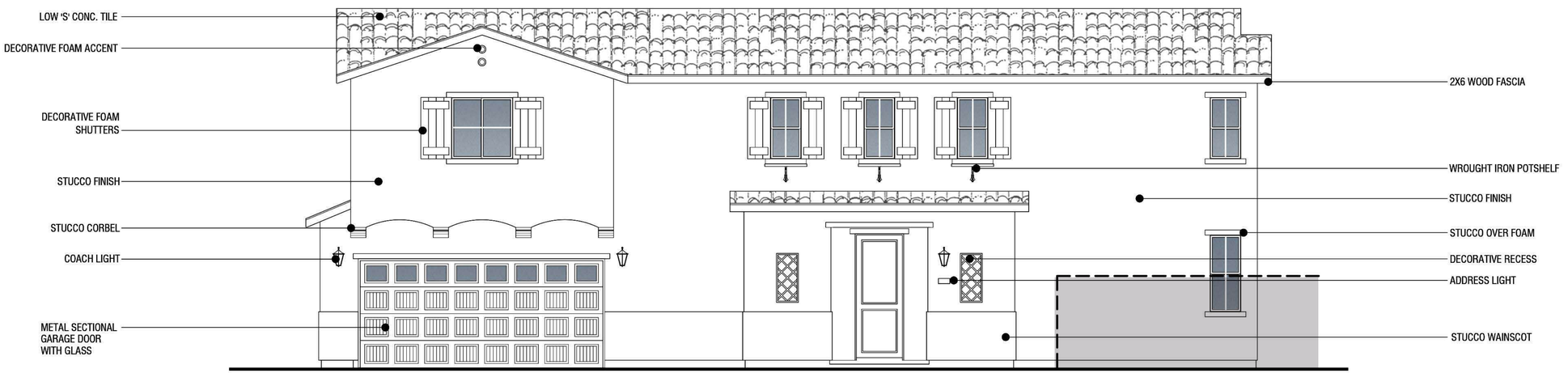
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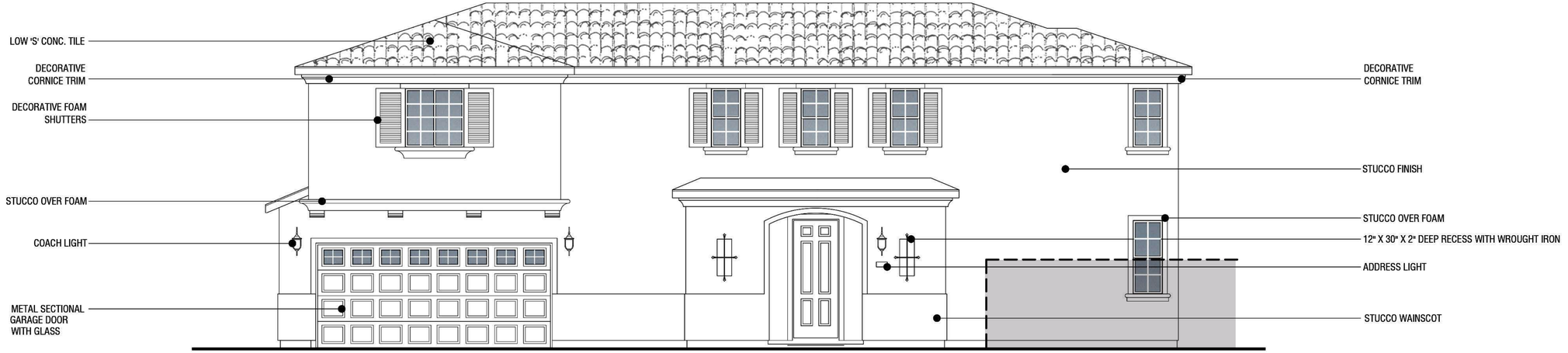
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



A | SPANISH



B | ITALIANATE

PLAN 3

Front Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.2

0 2 4 8

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ORANGE COUNTY . LOS ANGELES . BAY AREA



C | CRAFTSMAN

PLAN 3

Front Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.2.1

0 2 4 8

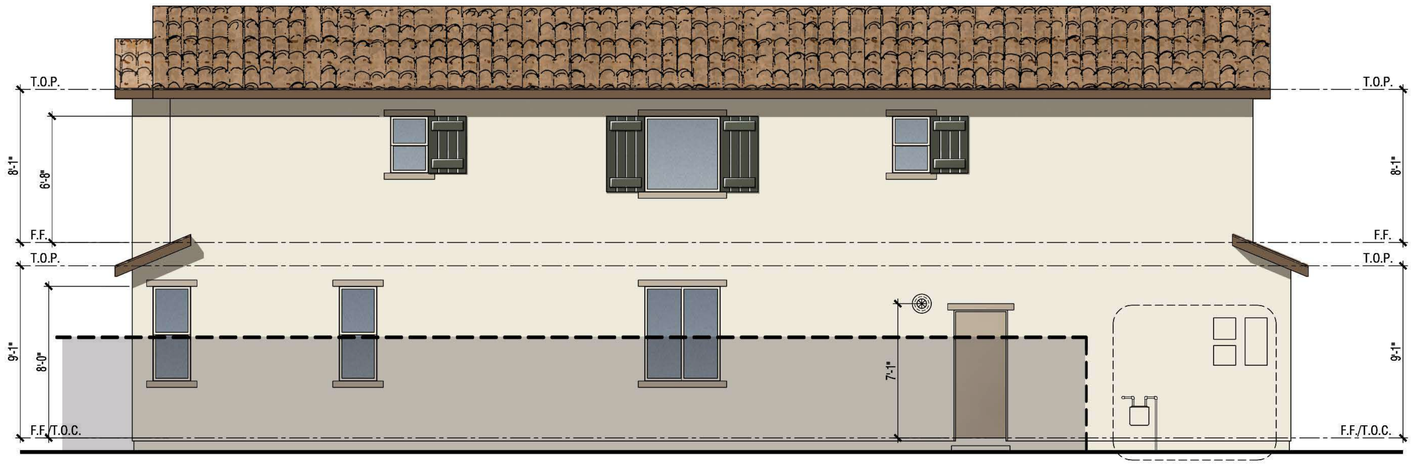
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WHA.

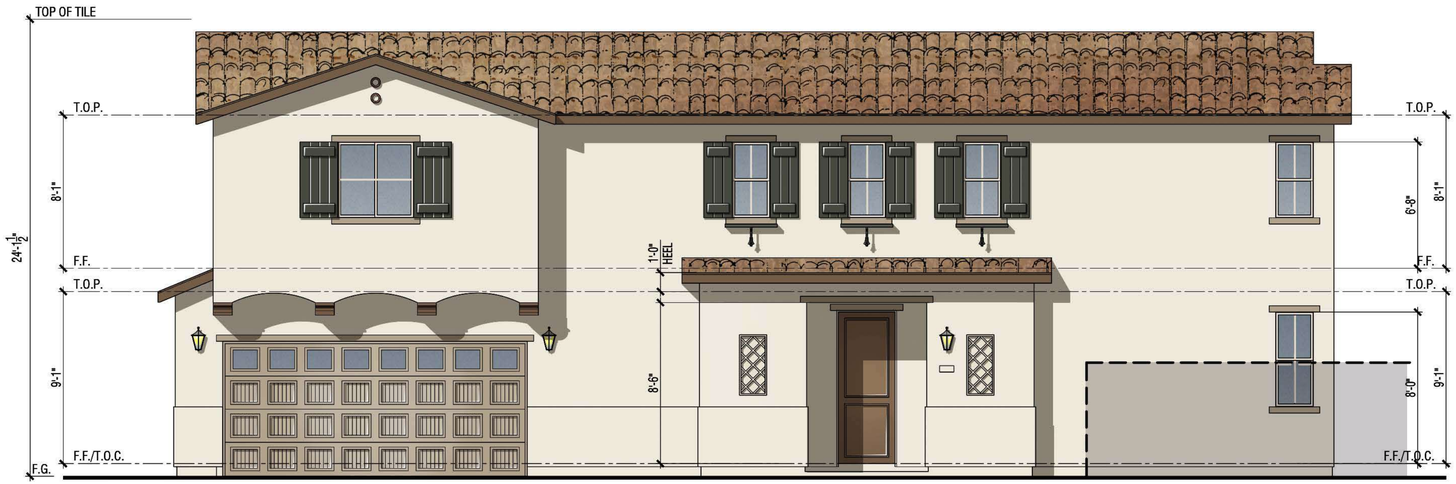
ORANGE COUNTY . LOS ANGELES . BAY AREA



Rear



Left



Front



Right

PLAN 3A | SPANISH

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.3

0 2 4 8

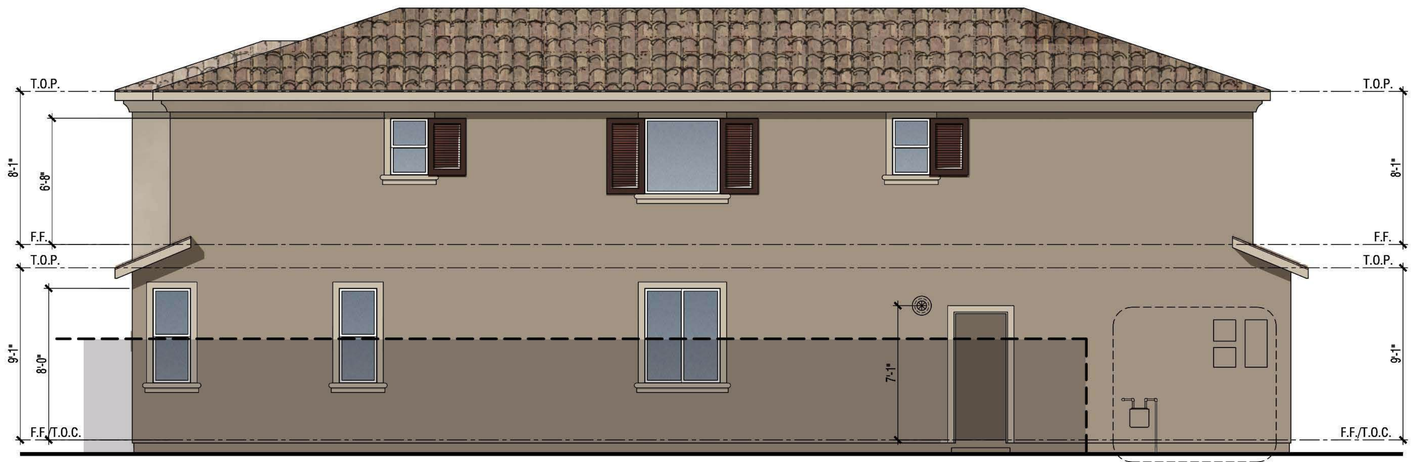
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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

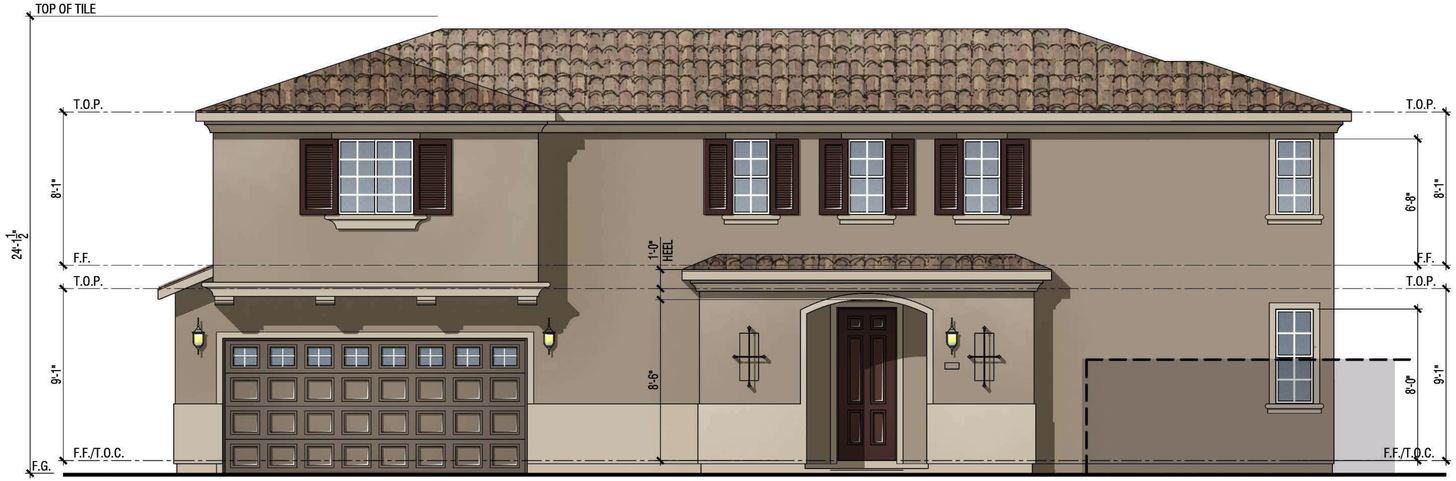
ORANGE COUNTY . LOS ANGELES . BAY AREA



Rear



Left



Front



Right

PLAN 3B | ITALIANATE

Building Elevations

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.4

0 2 4 8

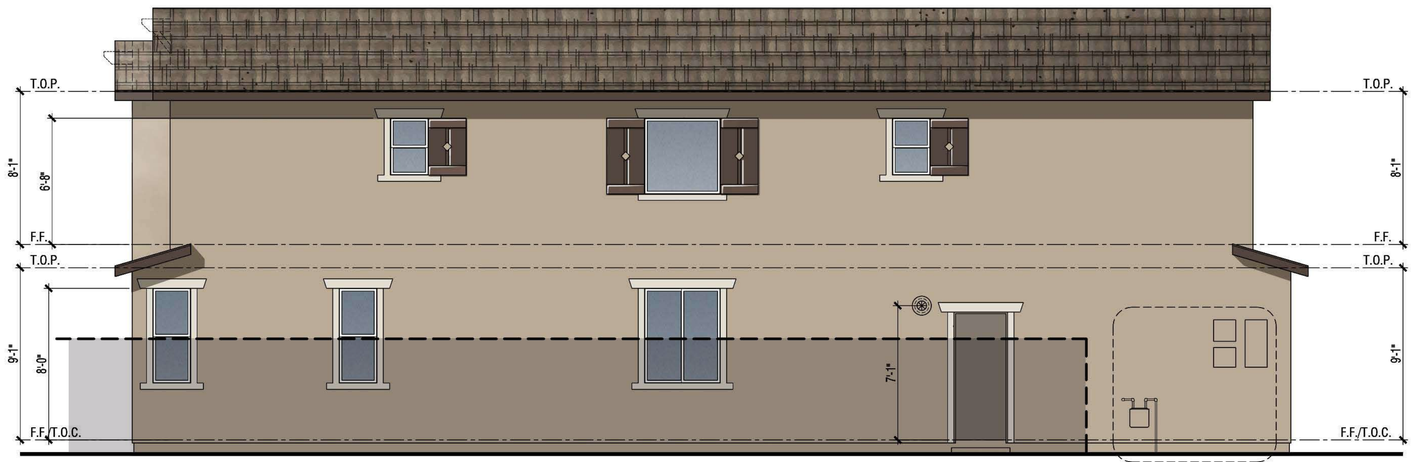
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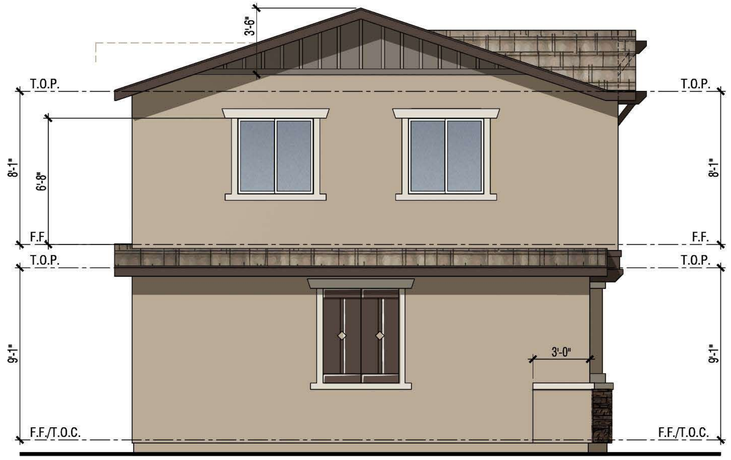
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Rear



Left



Front



Right

PLAN 3C | CRAFTSMAN

Building Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - CLUSTERS

FONTANA, CA

3.5

0 2 4 8

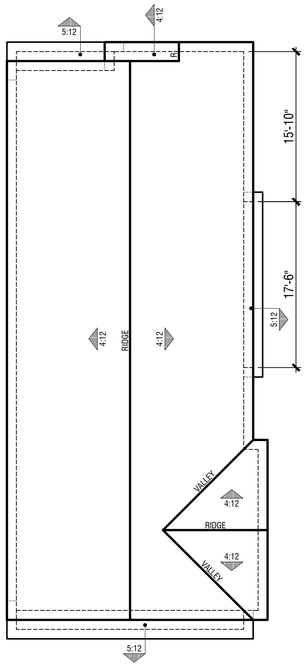
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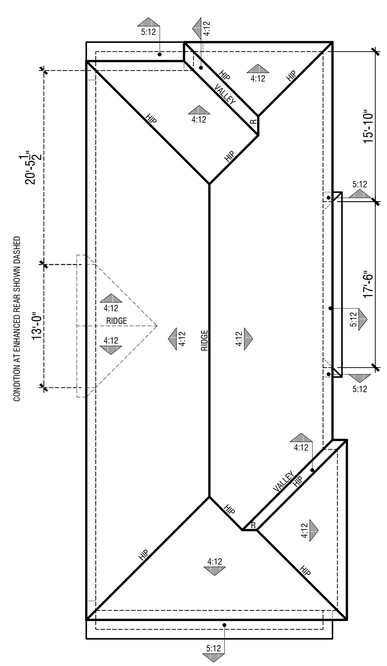
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



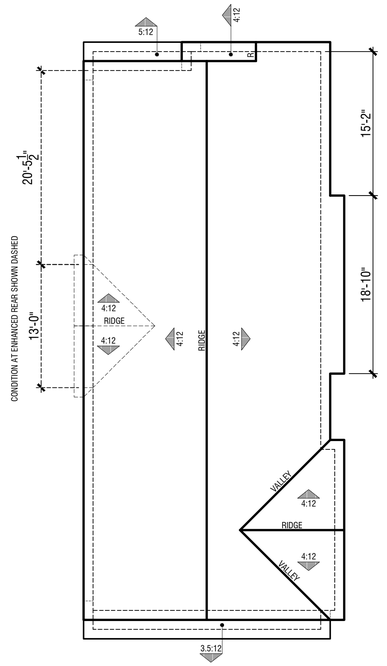
3A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



3B | ITALIANATE

Eave 12" / Rake 12"
Concrete Low "S" Tile



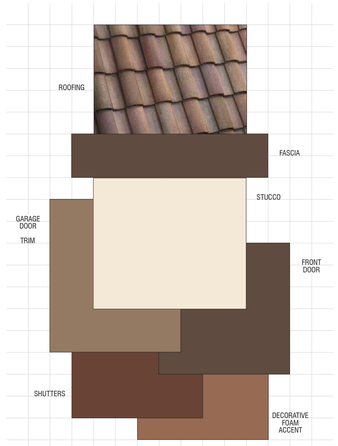
3C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 3

Roof Plans

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SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022068

SCHEME 1
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068

Exterior Color & Materials

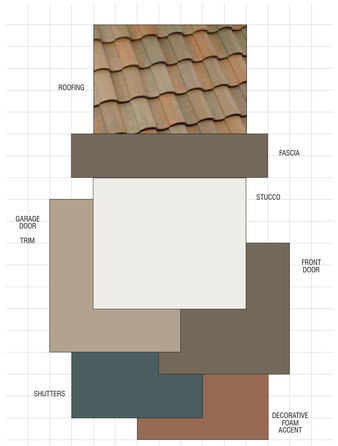
SCHEME 1 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3815 Red Bluff Blend Ref: .22 Emi: .93 A.SRI: 23 CRRC: 0918-0089	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7557 Summer White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 6083 Sable	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 6102 Portabello	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6062 Rugged Brown	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
†Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.



SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022068

SCHEME 2
'A' Elevations Only
Spanish

WHA.

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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068

Exterior Color & Materials

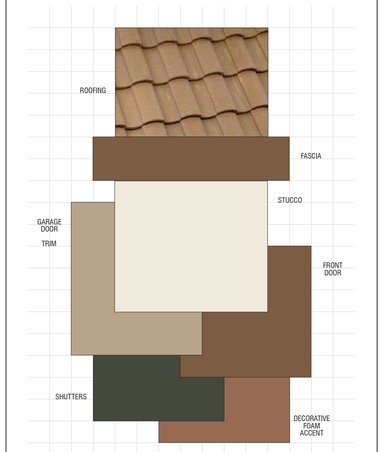
SCHEME 2 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3680 Los Padres Blend Ref: .24 Emi: .91 A.SRI: 25 CRRC: 0918-0013	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7005 Pure White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7033 Brainstorm Bronze	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7546 Prairie Grass	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6223 Still Water	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
†Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.



SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022068

SCHEME 3
'A' Elevations Only
Spanish

WHA.

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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068

Exterior Color & Materials

SCHEME 3 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3532 Weathered Terracotta Ref: .24 Emi: .88 A.SRI: 26 CRRC: 0918-0014	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 6385 Dover White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7523 Burnished Brandy	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7534 Outerbanks	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6209 Ripe Olive	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
†Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.

Scheme 1 **Scheme 2** **Scheme 3**

SPANISH 'A' EXTERIOR COLOR & MATERIALS

SOUTHRIDGE - CLUSTERS

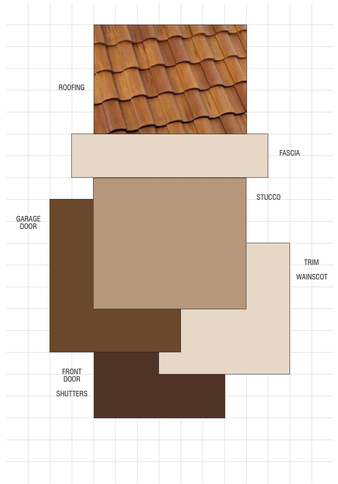
FONTANA, CA

C&M.1

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ORANGE COUNTY . LOS ANGELES . BAY AREA



SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022068

SCHEME 4
'B' Elevations Only
Italianate

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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068
PAGE 4 OF 9

Exterior Color & Materials

SCHEME 4 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

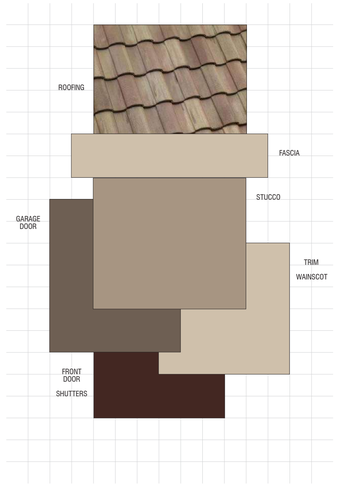
Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SMC 8816 San Gabriel Blend Ref: .15 Emi: .93 A.SRI: 17 CRRC: 0918-0034	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7724 Canoe)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7553 Fragile Beauty	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors	SW 6097 Sturdy Brown	Sherwin Williams
Accent Color *(applied to):* Front Door, Shutters	SW 6069 French Roast	Sherwin Williams
'Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.

Scheme 4



SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022068

SCHEME 5
'B' Elevations Only
Italianate

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068
PAGE 5 OF 9

Exterior Color & Materials

SCHEME 5 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

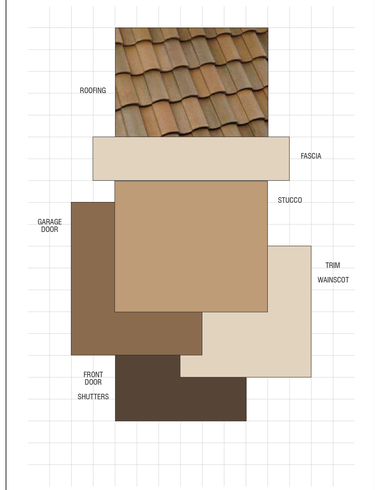
Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SCC 8825 Corona Del Mar Ref: .14 Emi: .90 A.SRI: 16 CRRC: 0918-0074	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7513 Sanderling)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7532 Urban Putty	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors	SW 7515 Homestead Brown	Sherwin Williams
Accent Color *(applied to):* Front Door, Shutters	SW 2838 Polished Mahogony	Sherwin Williams
'Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.

Scheme 5



SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022068

SCHEME 6
'B' Elevations Only
Italianate

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068
PAGE 6 OF 9

Exterior Color & Materials

SCHEME 6 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3605 San Benito Blend Ref: .20 Emi: .92 A.SRI: 21 CRRC: 0918-0031	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7690 Mesa Tan)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7555 Patience	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors	SW 6110 Steady Brown	Sherwin Williams
Accent Color *(applied to):* Front Door, Shutters	SW 7027 Hickory Smoke	Sherwin Williams
'Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.

Scheme 6

ITALIANATE 'B' EXTERIOR COLOR & MATERIALS

NewBridge Homes

SOUTHRIDGE - CLUSTERS

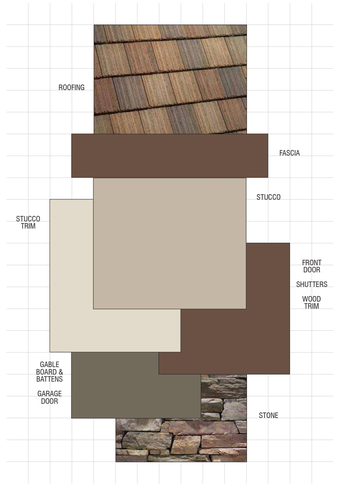
FONTANA, CA

C&M.2

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SOUTHRIDGE - CLUSTERS
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SCHEME 7
'C' Elevations Only
Craftsman

WHA.

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Exterior Color & Materials

SCHEME 7 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5671 Village Blend Ref: .17 Emi: .93 A.SRI: 17 CRRC: 0918-0039	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
'Manufactured Stone *(dry stack joints)*	Manzanita Cliffstone	Eldorado
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7506 Loggia)	Omega
Trim Color #1 *(applied to)*: Stucco Trim	SW 7568 Neutral Ground	Sherwin Williams
Trim Color #2 *(applied to)*: Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 7520 Dark Brown	Sherwin Williams
Trim Color #3 *(applied to)*: Gable Board & Battens, Garage Door, Secondary Doors	SW 6173 Cocoon	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

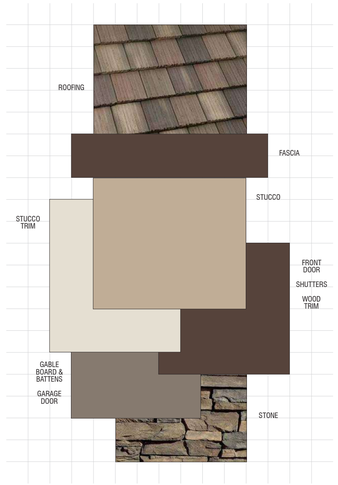
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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.

Scheme 7



SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022068

SCHEME 8
'C' Elevations Only
Craftsman

WHA.

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SOUTHRIDGE - CLUSTERS

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Exterior Color & Materials

SCHEME 8 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	SHP 8707 Sierra Blend Ref: .14 Emi: .92 A.SRI: 15 CRRC: 0918-0070	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
'Manufactured Stone *(dry stack joints)*	Lantana Cliffstone	Eldorado
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 9111 Antler Velvet)	Omega
Trim Color #1 *(applied to)*: Stucco Trim	SW 7010 White Duck	Sherwin Williams
Trim Color #2 *(applied to)*: Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 6041 Otter	Sherwin Williams
Trim Color #3 *(applied to)*: Gable Board & Battens, Garage Door, Secondary Doors	SW 7025 Backdrop	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

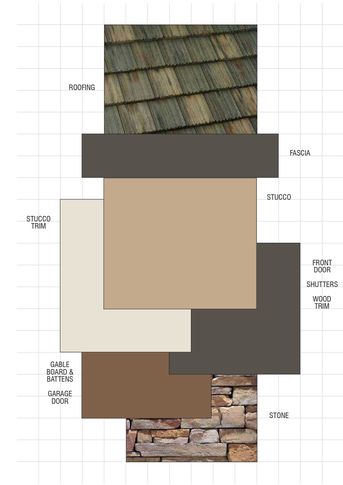
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REVISIONS:

Number	Date	Description
1	10/3/22	Various revisions per city comments.

Scheme 8



SOUTHRIDGE - CLUSTERS
Fontana, California
NEWBRIDGE HOMES
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SCHEME 9
'C' Elevations Only
Craftsman

WHA.

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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
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Exterior Color & Materials

SCHEME 9 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5634 Kings Canyon Blend Ref: .13 Emi: .94 A.SRI: 16 CRRC: 0918-0044	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
'Manufactured Stone *(dry stack joints)*	Mesquite Cliffstone	Eldorado
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7690 Townhall Tan)	Omega
Trim Color #1 *(applied to)*: Stucco Trim	SW 6154 Nacre	Sherwin Williams
Trim Color #2 *(applied to)*: Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #3 *(applied to)*: Gable Board & Battens, Garage Door, Secondary Doors	SW 2806 Rookwood Brown	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Number	Date	Description
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Scheme 9

CRAFTSMAN 'C' EXTERIOR COLOR & MATERIALS

SOUTHRIDGE - CLUSTERS

FONTANA, CA

NewBridge Homes

C&M.3

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C | Craftsman



B | ITALIANATE



A | Spanish

CARRIAGE LIGHTING

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

C&M.4

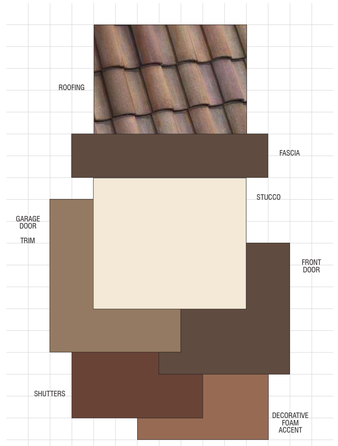
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Fontana, California
NEWBRIDGE HOMES
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PRELIMINARY SCHEME 1
'A' Elevations Only
Spanish

WHA.

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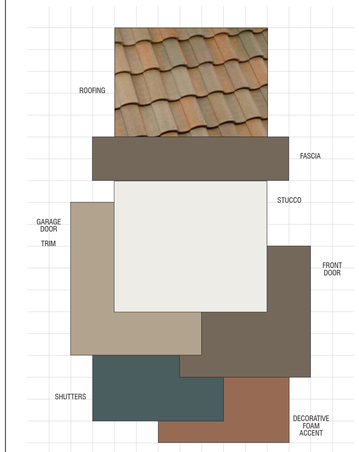
Fontana, California
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Preliminary Exterior Color & Materials

SCHEME 1 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	5815 Red Bluff Blend Ref: .22 Emi: .93 A.SRI: 23 CRRC: 0918-0089	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7557 Summer White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 6083 Sable	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 6102 Portabello	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6062 Rugged Brown	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Fontana, California
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PRELIMINARY SCHEME 2
'A' Elevations Only
Spanish

WHA.

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SOUTHRIDGE - CLUSTERS

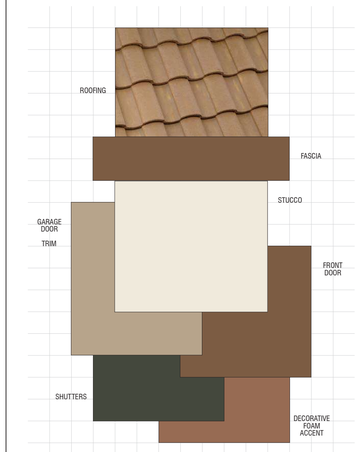
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068

Preliminary Exterior Color & Materials

SCHEME 2 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3680 Los Padres Blend Ref: .24 Emi: .91 A.SRI: 25 CRRC: 0918-0013	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7005 Pure White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7033 Brainstorm Bronze	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7546 Prairie Grass	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6223 Still Water	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Fontana, California
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PRELIMINARY SCHEME 3
'A' Elevations Only
Spanish

WHA.

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SOUTHRIDGE - CLUSTERS

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022068

Preliminary Exterior Color & Materials

SCHEME 3 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3532 Weathered Terracotta Ref: .24 Emi: .88 A.SRI: 26 CRRC: 0918-0014	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 6385 Dover White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7523 Burnished Brandy	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7534 Outerbanks	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6209 Ripe Olive	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Scheme 1 **Scheme 2** **Scheme 3**

SPANISH 'A' EXTERIOR COLOR & MATERIALS

NewBridge Homes

SOUTHRIDGE - CLUSTERS

FONTANA, CA

C&M.1

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Plan 2B | Italianate | Plan 1A | Spanish | Plan 2C | Craftsman | Plan 3B | Italianate

OUR TEAM

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909.259-9428 | www.landarq.com

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NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

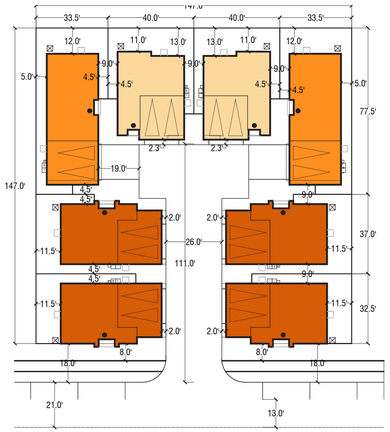
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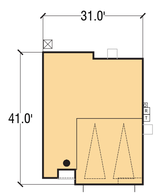
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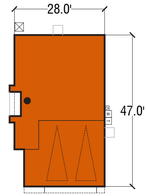
Legend
● = Entry
R = Reverse Plan
X = Courtyard Plan



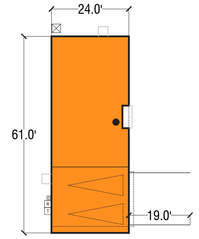
2-Story SFD Cluster Homes



Cluster Plan 1
40 Homes
+ 1,936 SF
3 Bedroom, 2.5 Bath, Loft
2-Car Garage



Cluster Plan 2/2X
70 Homes
+ 1,990 SF
3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
2-Car Garage

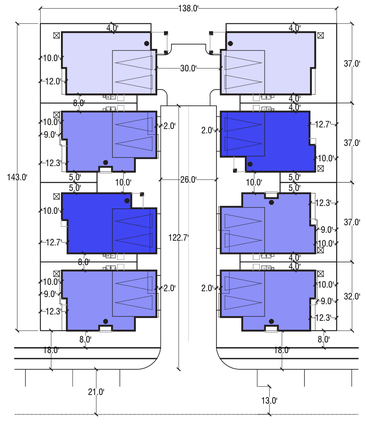


Cluster Plan 3
37 Homes
+ 2,307 SF
3 Bedroom, 2.5 Bath, Loft, Den, Opt. Bed 4
2-Car Garage

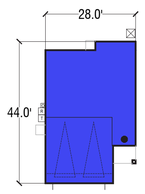
SFD Cluster Home Setbacks

Side yard	4.5' Min.
Rear yard	10' Min.
Building to building separation	9' Min.
Garage to garage separation	30' Min.
Building to face of curb	18' Min.
Driveway with parking allowed	19' Min.

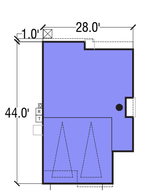
Legend
● = Entry
R = Reverse Plan
X = Courtyard Plan



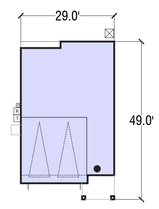
2-Story Stub Drive SFD Homes



Stub Drive Plan 1
29 Homes
+ 1,710 SF
3 Bedroom, 2.5 Bath, Tech
2-Car Garage



Stub Drive Plan 2
52 Homes
+ 1,791 SF
3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
2-Car Garage



Stub Drive Plan 3
27 Homes
+ 1,927 SF
3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
2-Car Garage

Stub Drive SFD Home Setbacks

Side yard	4' Min.
Rear yard	10' Min.
Building to building separation	8' Min.
Garage to garage separation	30' Min.
Building to face of curb	18' Min.

SITE PLAN PROJECT SUMMARY

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

SP1.1

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Plan 2B | Italianate
Lot 231 | Scheme 4

Plan 1A | Spanish
Lot 230 | Scheme 2

Plan 2C | Craftsman
Lot 229 | Scheme 9

Plan 3B | Italianate
Lot 228 | Scheme 6

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

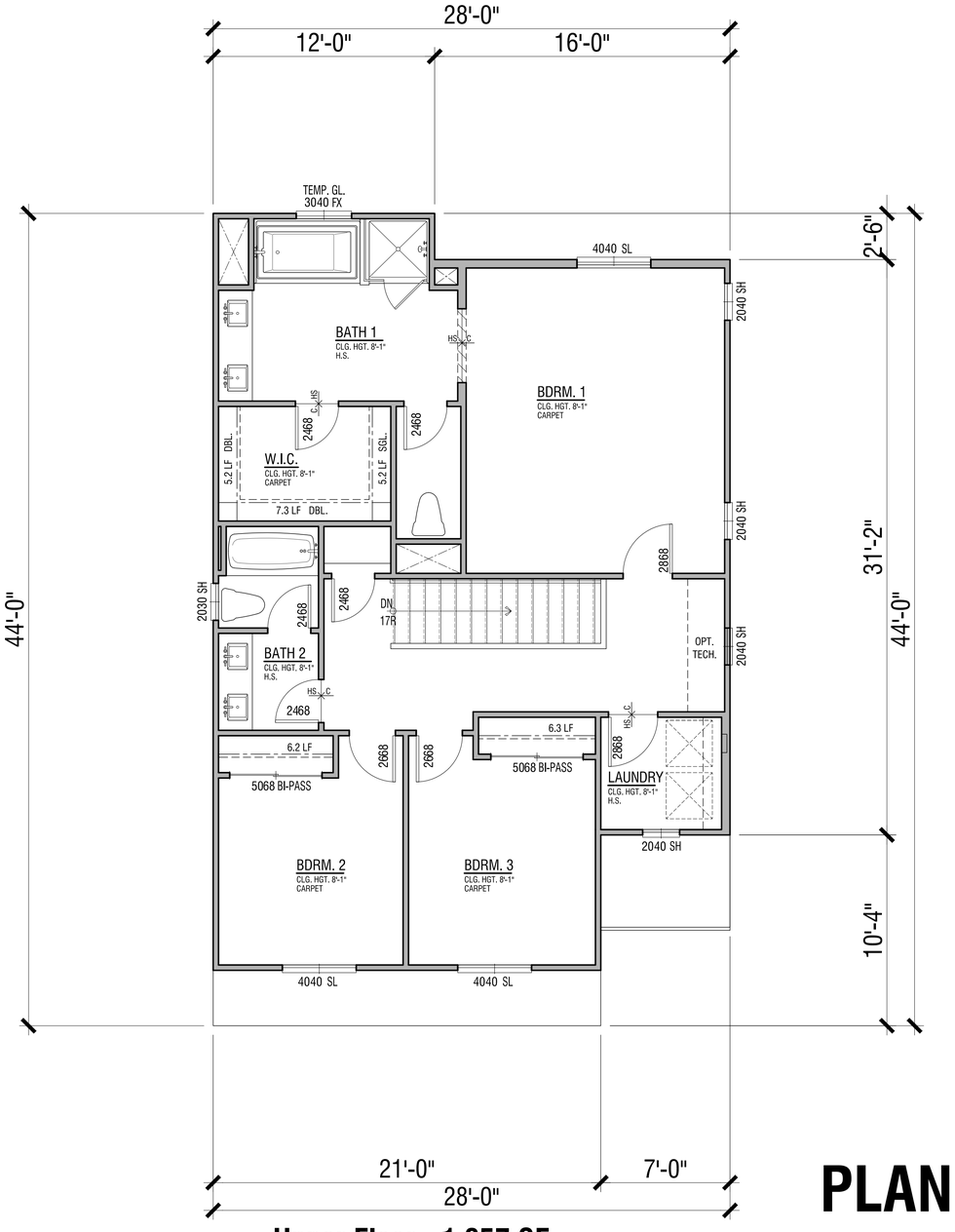
FONTANA, CA

SS.S

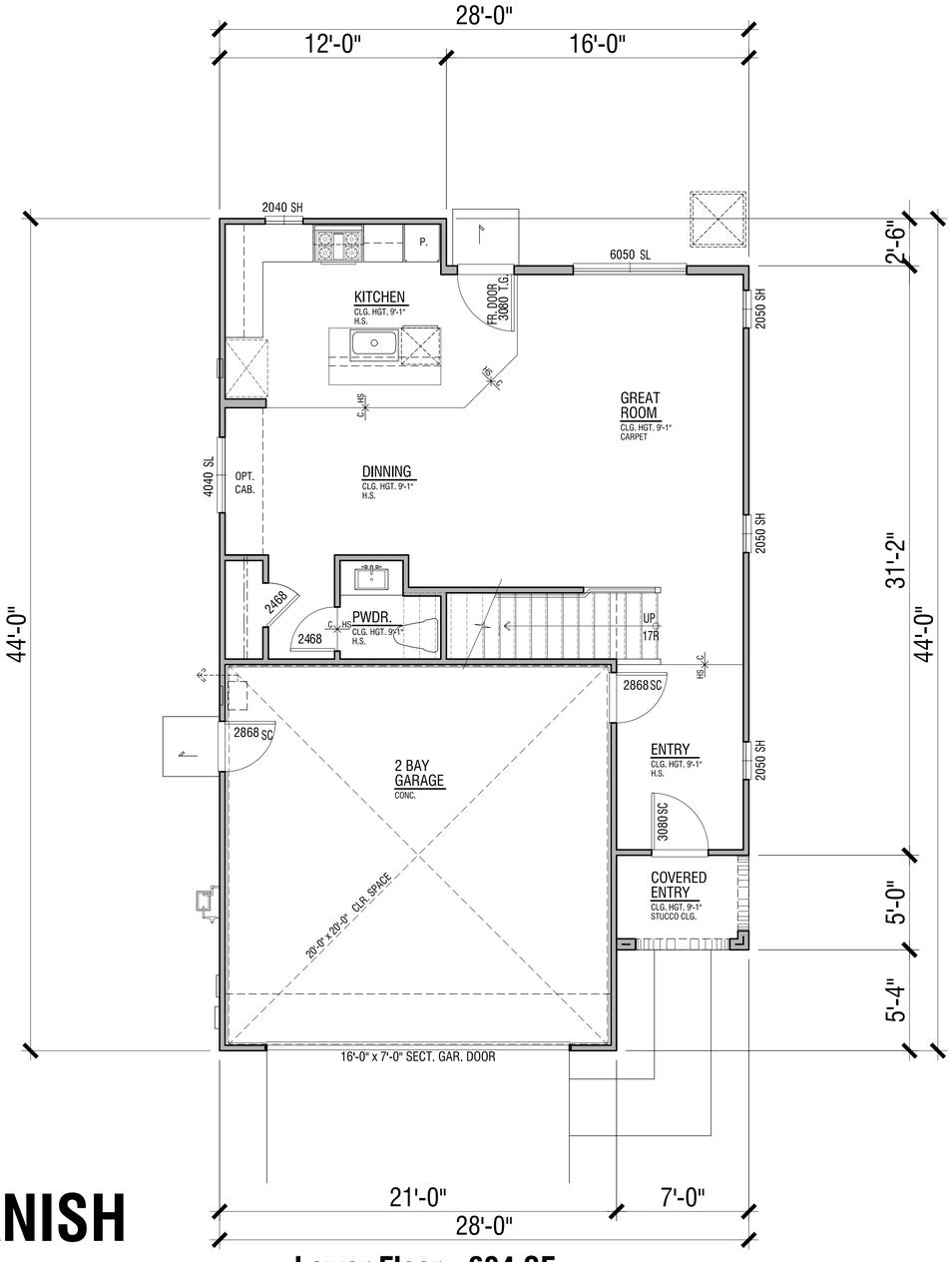
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Upper Floor - 1,057 SF



Lower Floor - 694 SF

PLAN 1A | SPANISH

1,710 S.F.
3 Bdrm | 2.5 Bath
2- BAY Garage
8' | 9' Plates

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

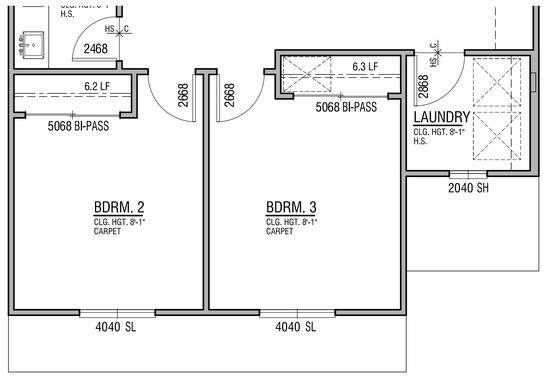
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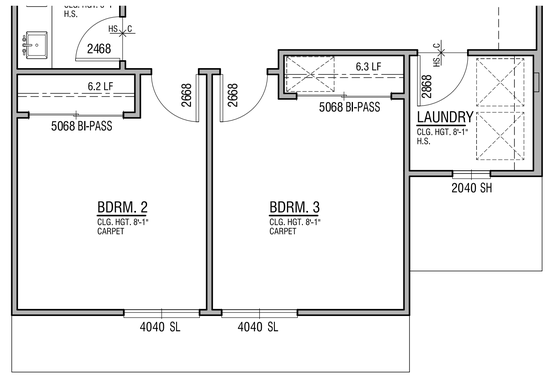
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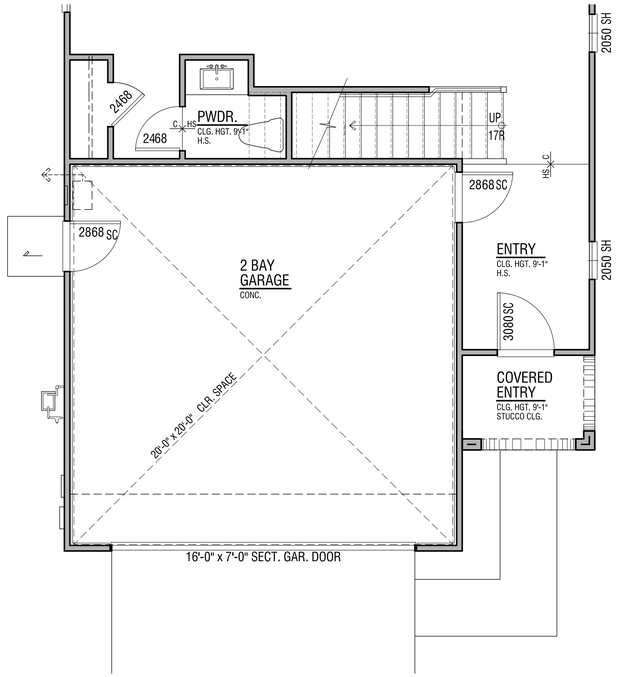
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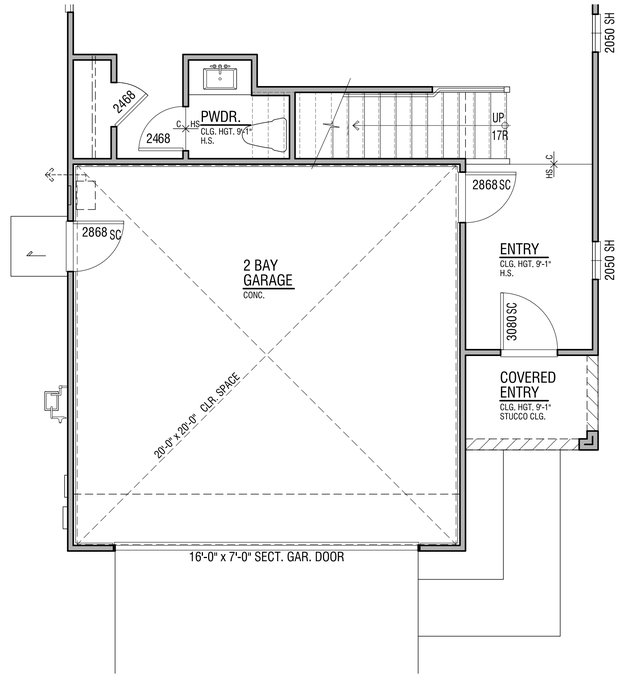
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PLAN 1B | ITALIANATE

PLAN 1

1,710 S.F.
3 Bdrm | 2.5 Bath
2- BAY Garage
8' | 9' Plates

PLAN 1C | CRAFTSMAN

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

1.1.1
0 2 4 8

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1A | SPANISH

Scheme 2



1C | CRAFTSMAN

Scheme 7



1B | ITALIANATE

Scheme 5

PLAN 1

Front Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

1.2

0 2 4 8

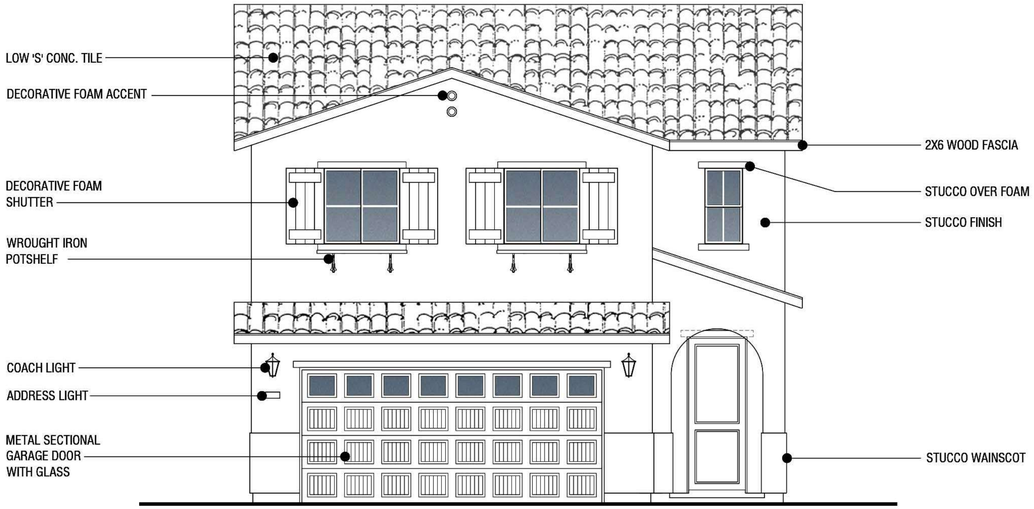
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1A | SPANISH



1C | CRAFTSMAN



1B | ITALIANATE

PLAN 1

Front Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

1.2

0 2 4 8

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Left



Front



Right



Rear

PLAN 1A | SPANISH

Building Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

1.3

0 2 4 8

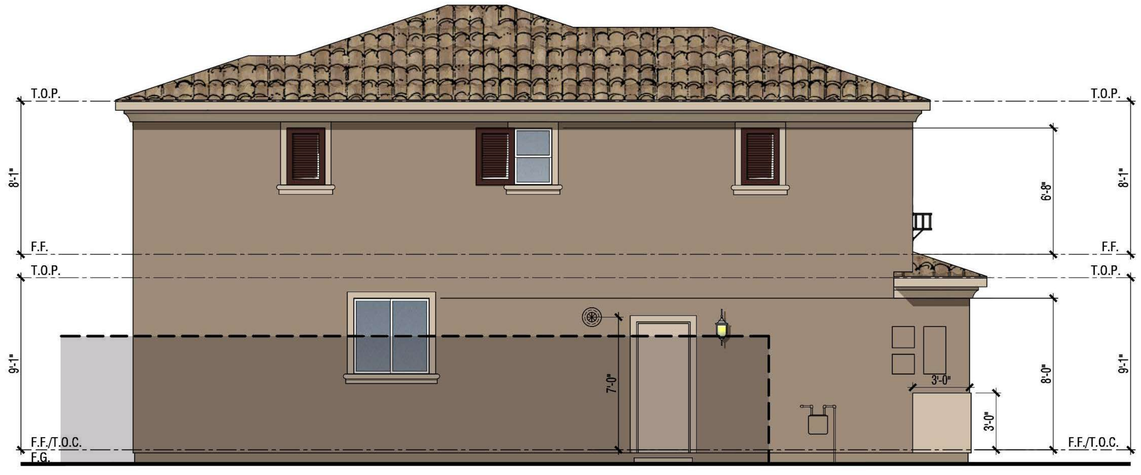
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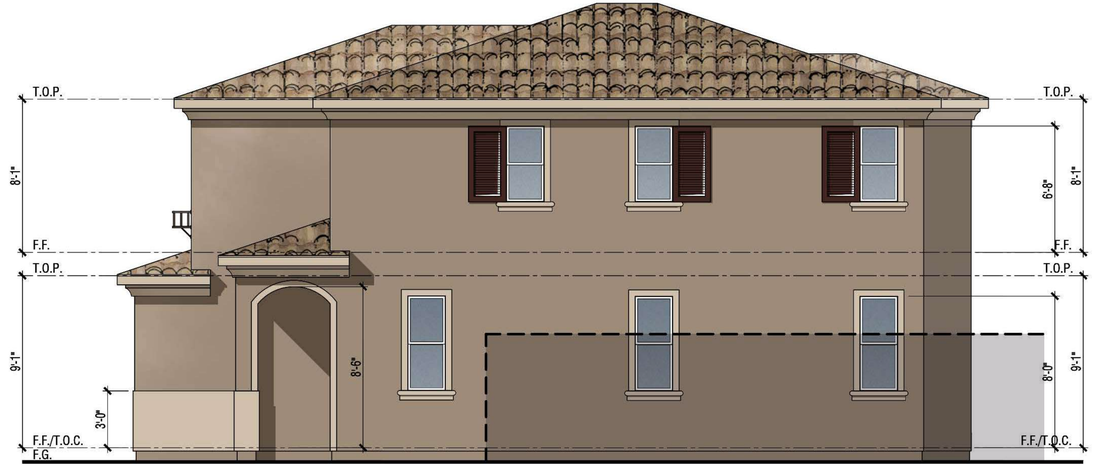
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 1B | ITALIANATE

Building Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

1.4

0 2 4 8

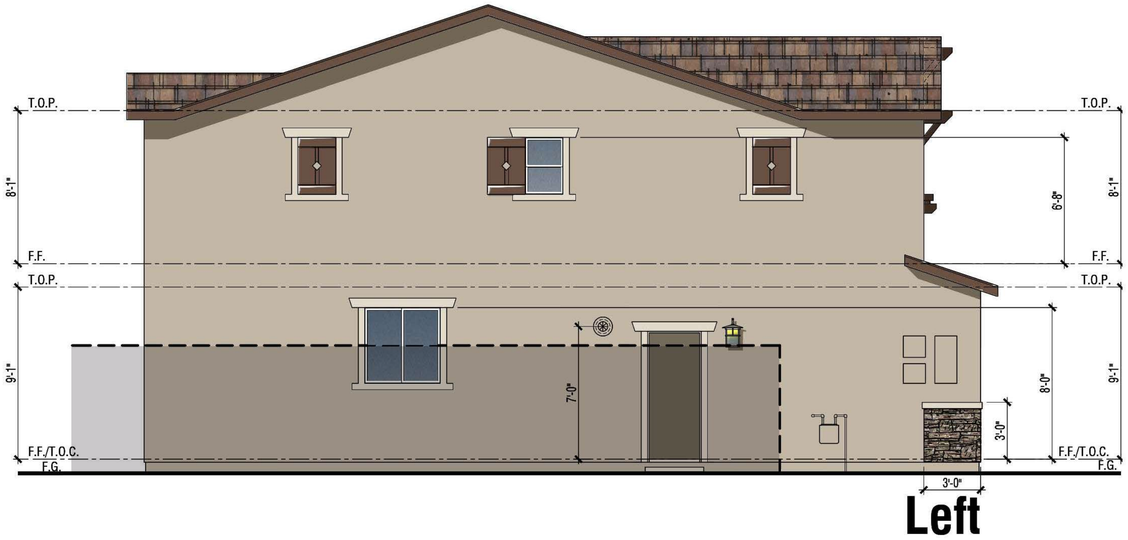
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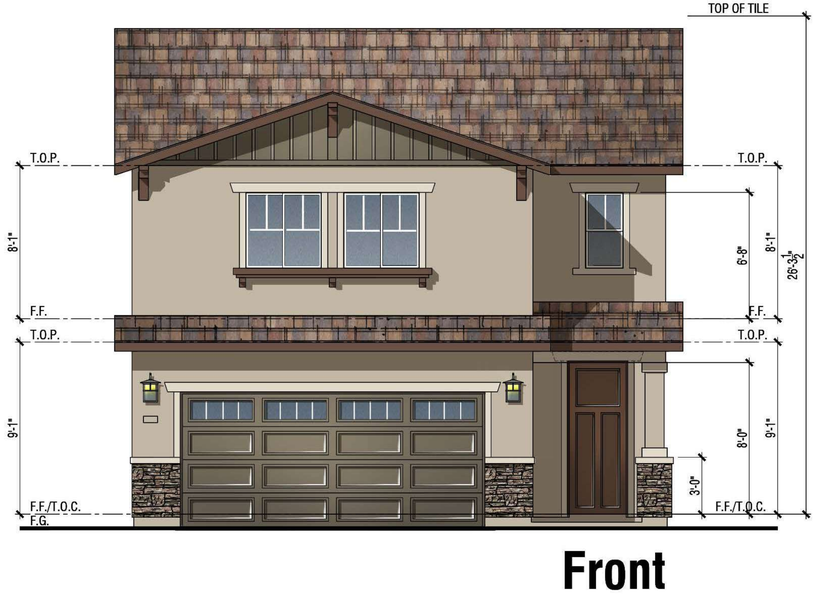
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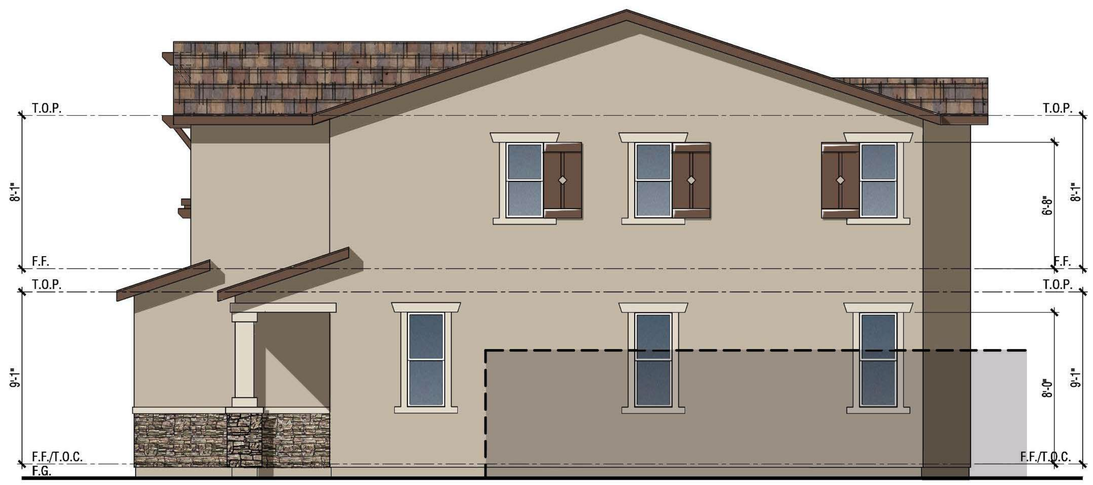
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 1C | CRAFTSMAN

Building Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

1.5

0 2 4 8

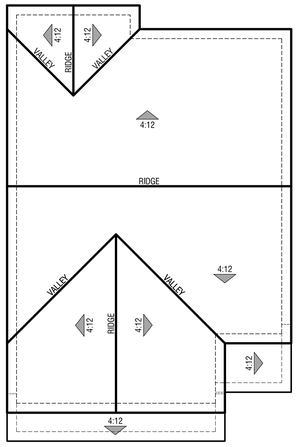
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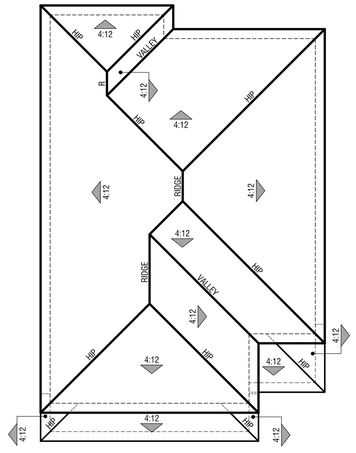
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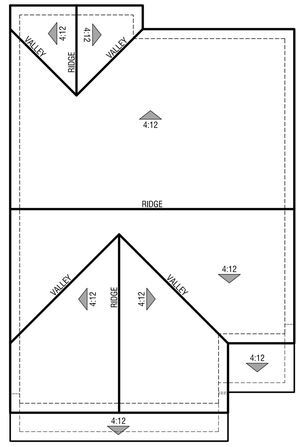
1A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



1B | ITALIANATE

Eave 12" / Rake 12"
Concrete Low "S" Tile



1C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 1

Roof Plans

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

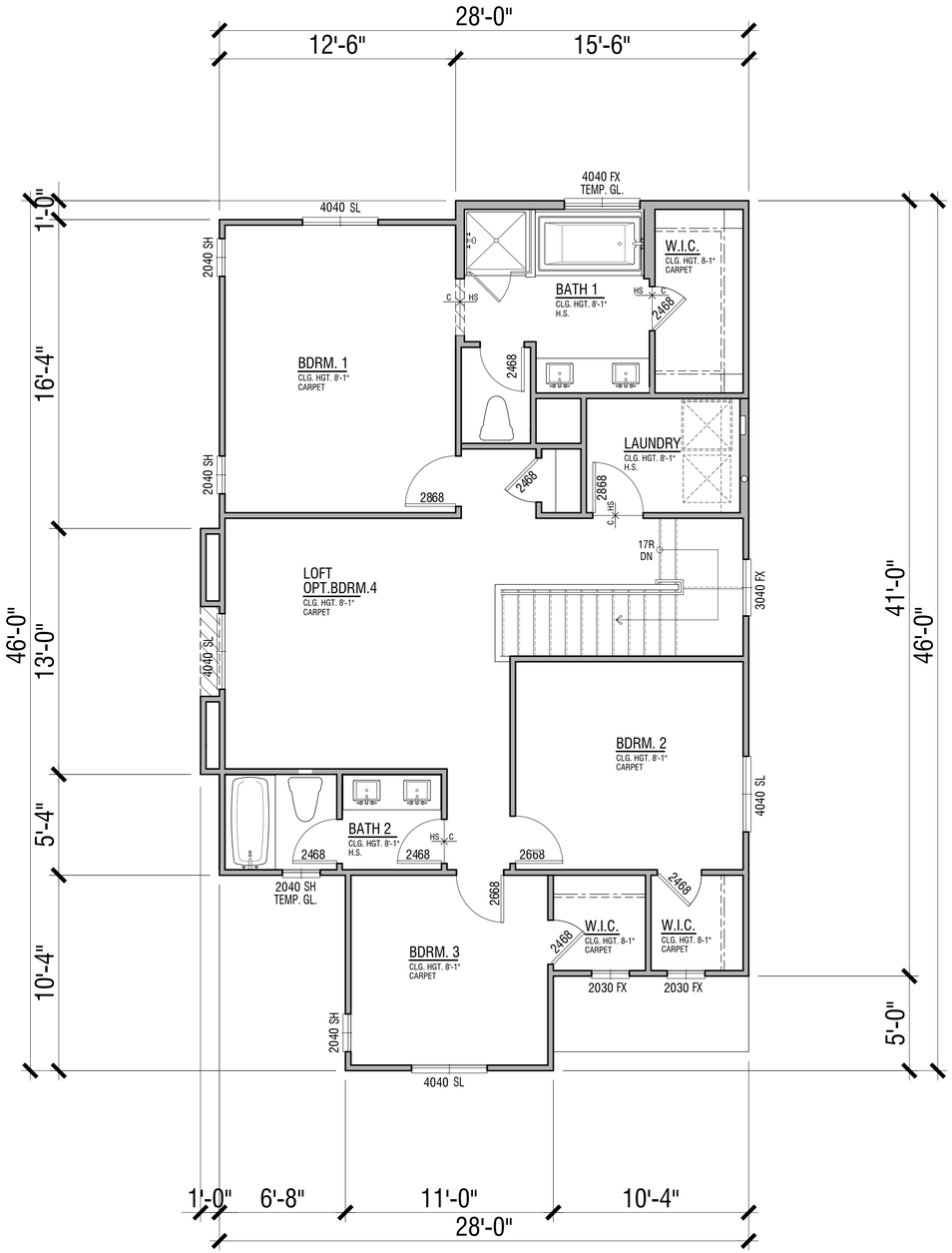
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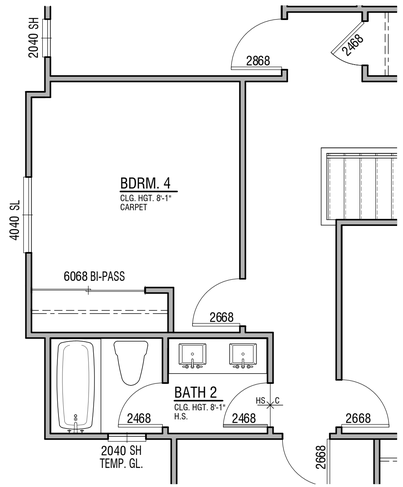
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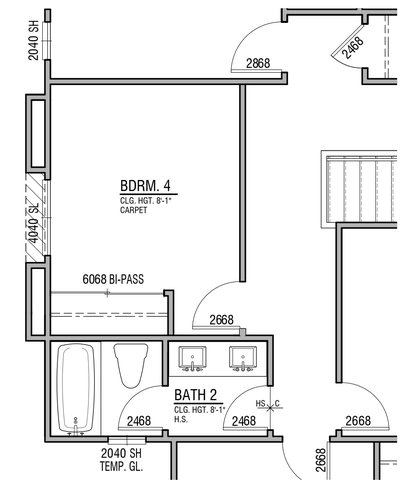
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Upper Floor - 1,109 SF



Opt. Bdrm 4 at Plan 2B & 2C



Opt. Bdrm 4 at Plan 2A

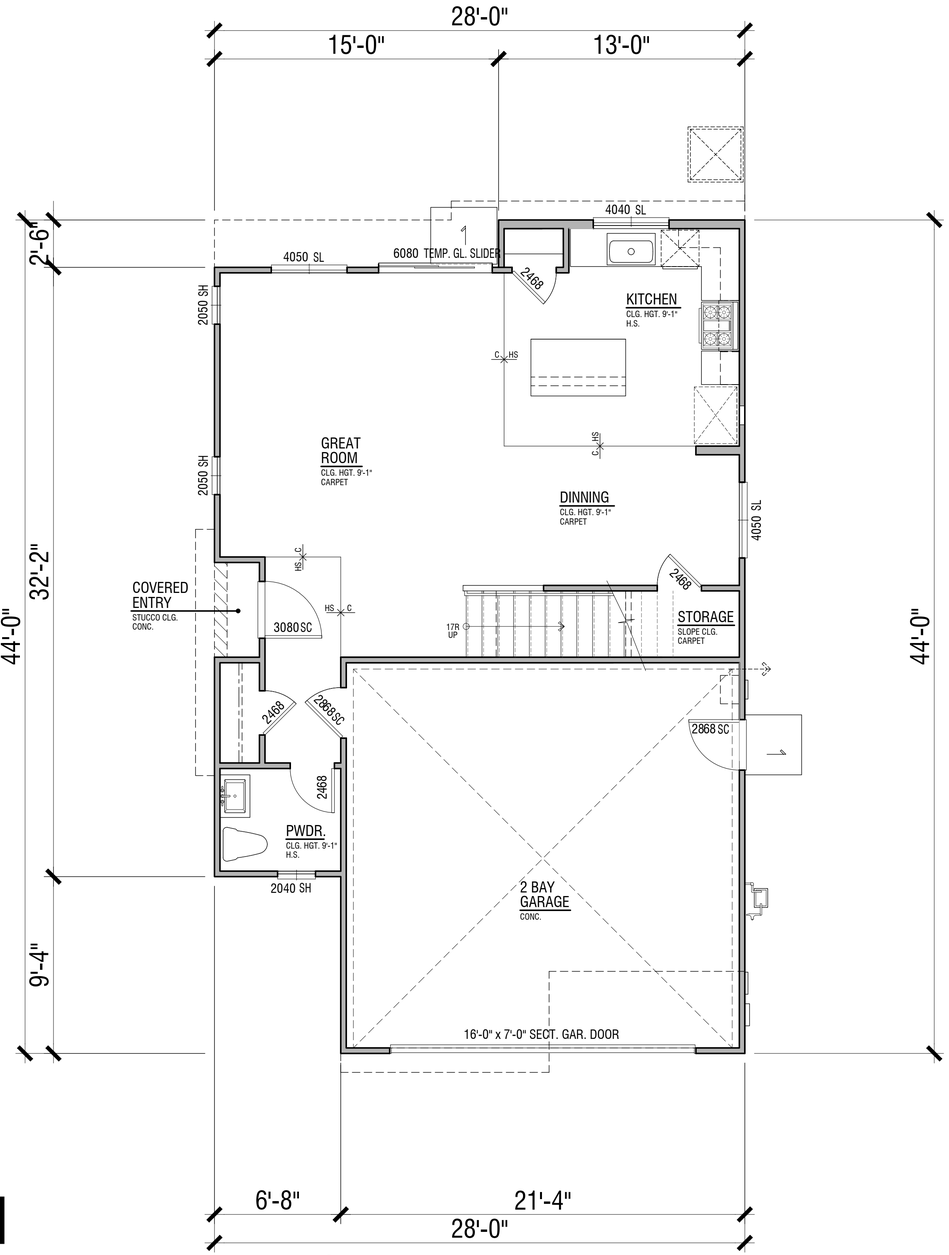
PLAN 2A | SPANISH

1,791 S.F.

3 Bdrm | 2.5 Bath | Loft (Bdrm 4)

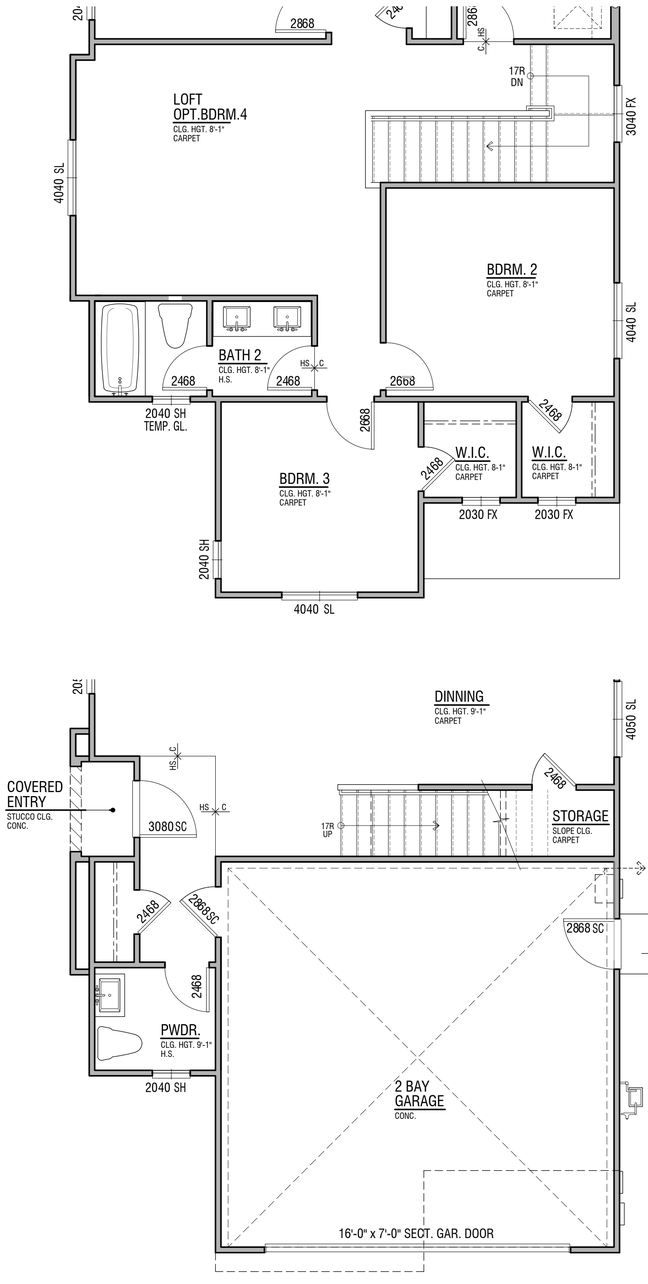
2- BAY Garage

8' | 9' Plates



Lower Floor - 682 SF

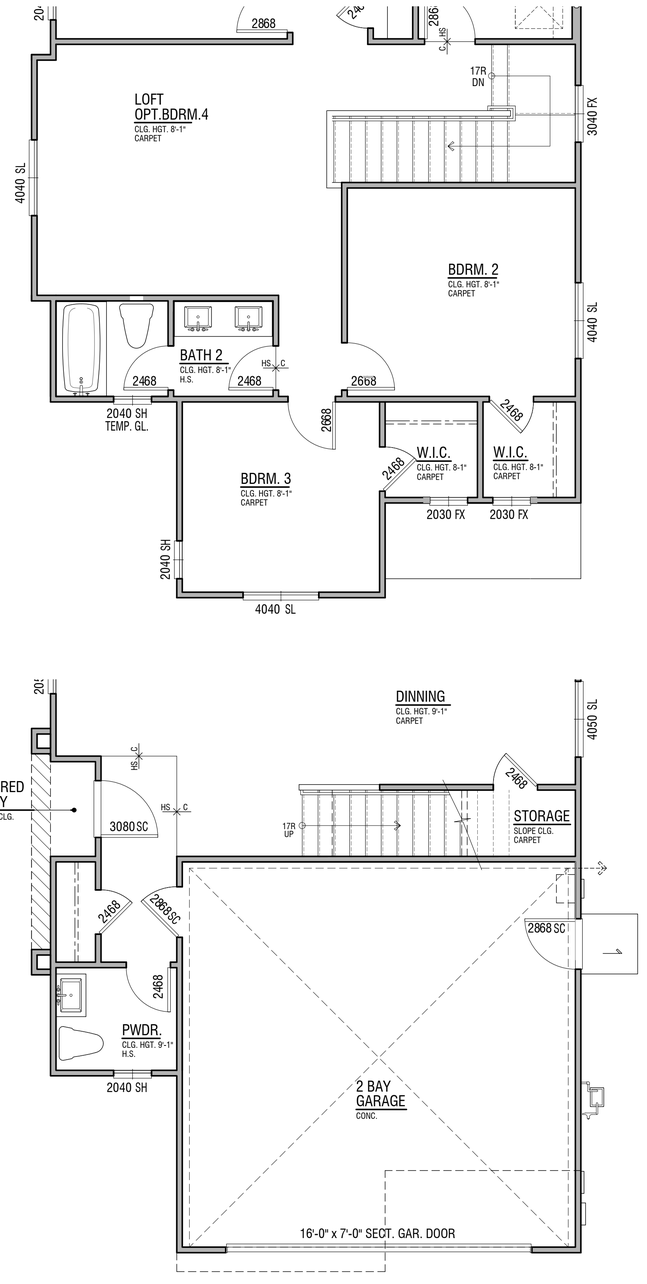
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PLAN 2

1,804 S.F.
3 Bdrm | 2.5 Bath | Loft (Bdrm 4)
2- BAY Garage
8' | 9' Plates

PLAN 2B | ITALIANATE



PLAN 2C | CRAFTSMAN

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.1.1

0 2 4 8

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Scheme 1

A | SPANISH



Scheme 9

C | CRAFTSMAN



Scheme 4

B | ITALIANATE

PLAN 2

Front Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.2

0 2 4 8

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ORANGE COUNTY . LOS ANGELES . BAY AREA



A | SPANISH



C | CRAFTSMAN



B | ITALIANATE

PLAN 2

Front Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.2.1

0 2 4 8

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A | SPANISH



C | CRAFTSMAN



B | ITALIANATE

PLAN 2

Front Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.2.2

0 2 4 8

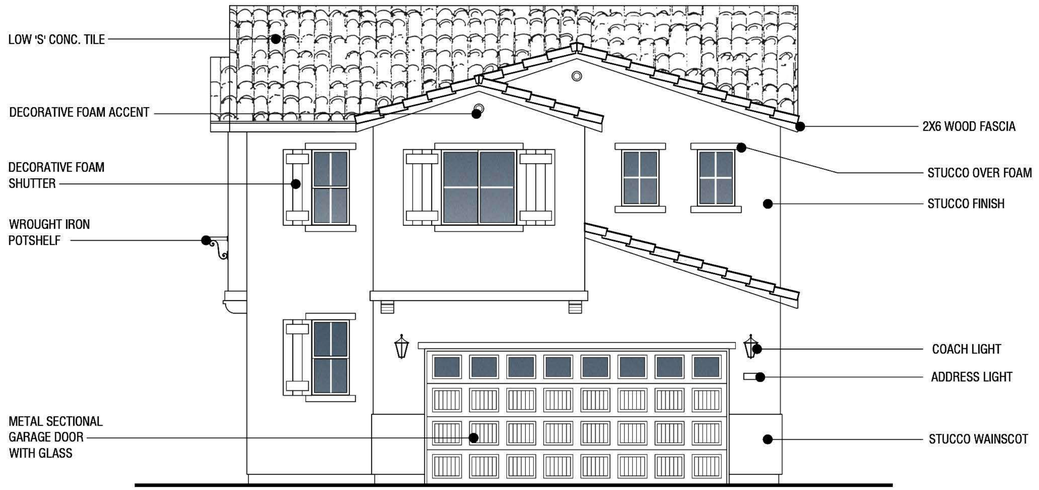
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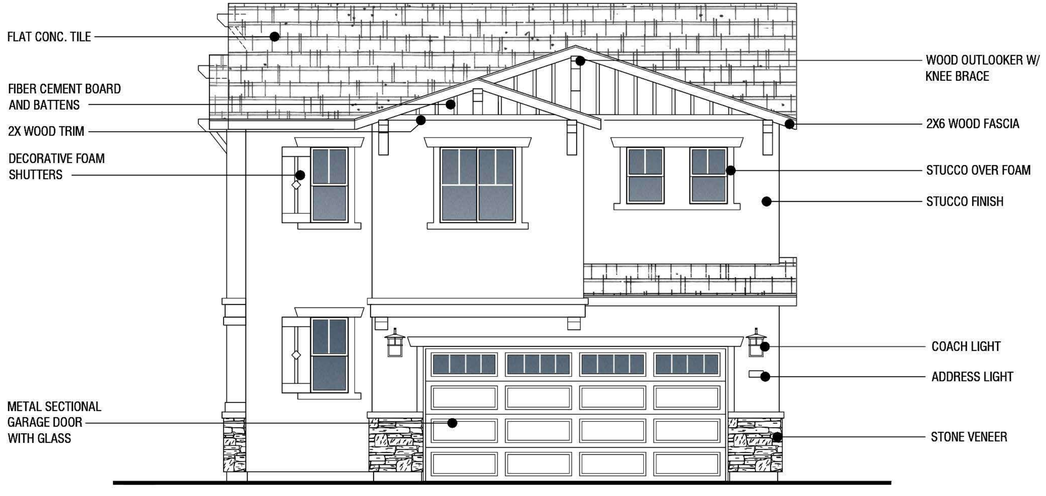
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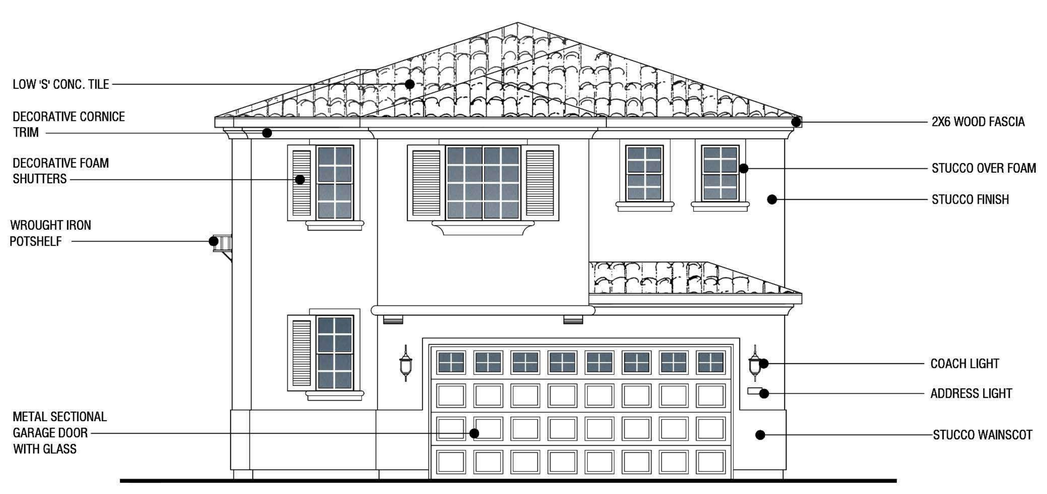
ORANGE COUNTY . LOS ANGELES . BAY AREA



A | SPANISH



C | CRAFTSMAN



B | ITALIANATE

PLAN 2

Front Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.2.3

0 2 4 8

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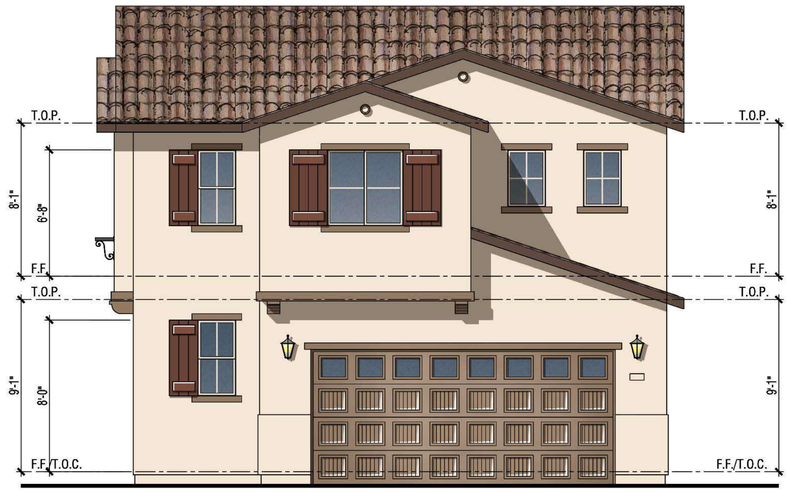
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Front



Right



Rear



Left

PLAN 2A | SPANISH

Building Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.3

0 2 4 8

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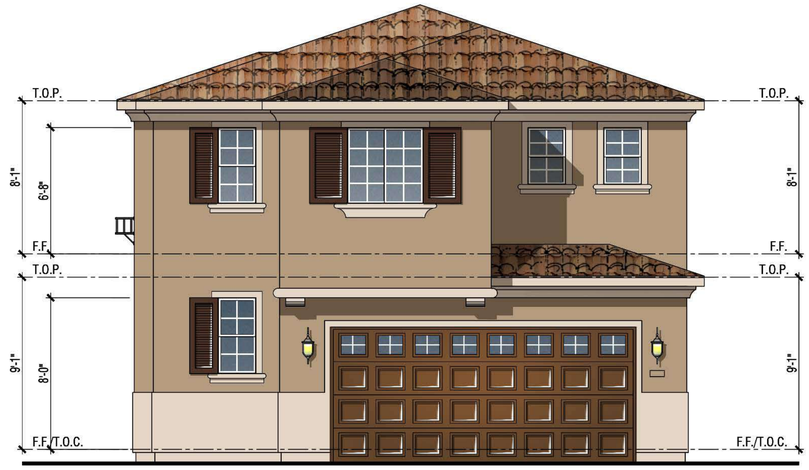
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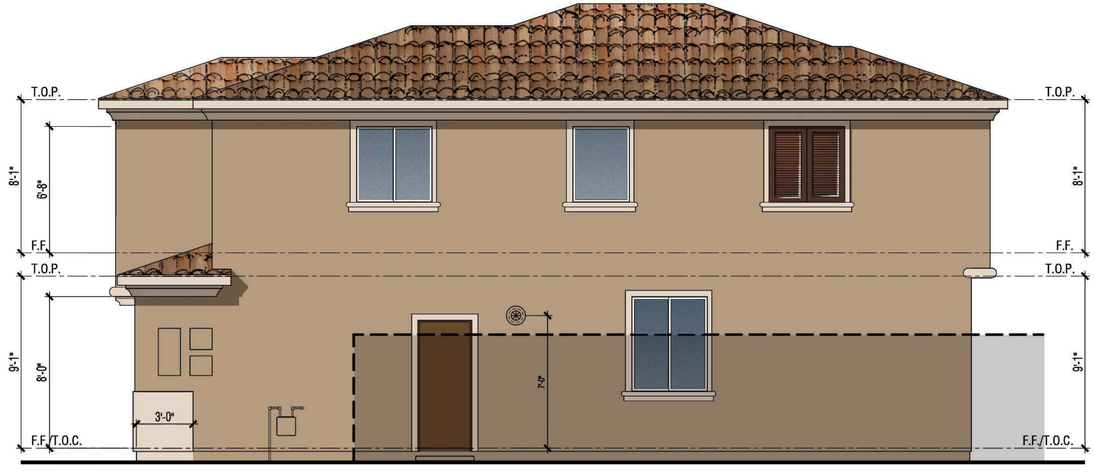
ORANGE COUNTY . LOS ANGELES . BAY AREA



Front



Right



Rear



Left

PLAN 2B | ITALIANATE

Building Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.4

0 2 4 8

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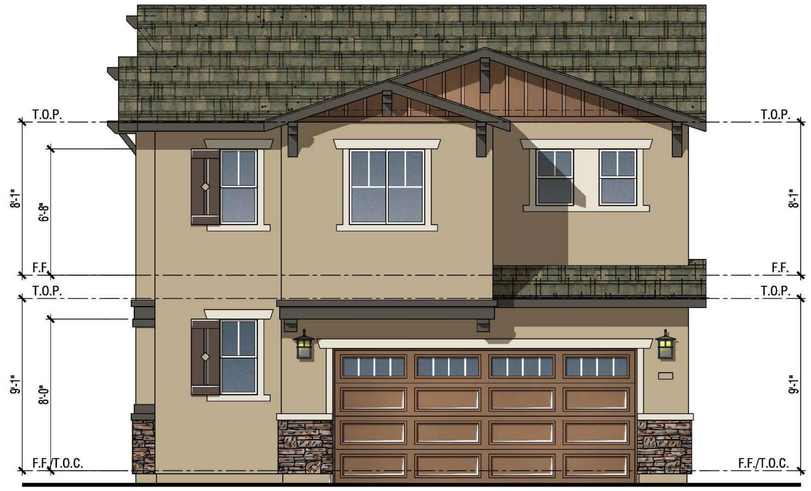
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Front



Right



Rear



Left

PLAN 2C | CRAFTSMAN

Building Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

2.5

0 2 4 8

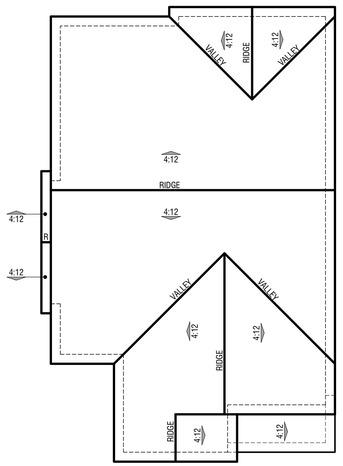
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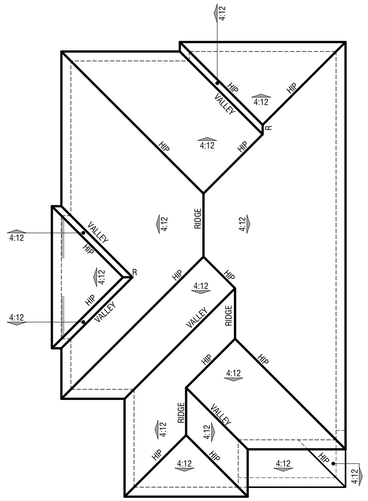
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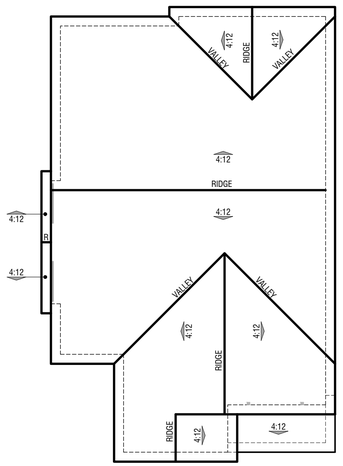
2A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



2B | ITALIANATE

Eave 12" / Rake 12"
Concrete Low "S" Tile



2C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete Flat Tile

PLAN 2

Roof Plans

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

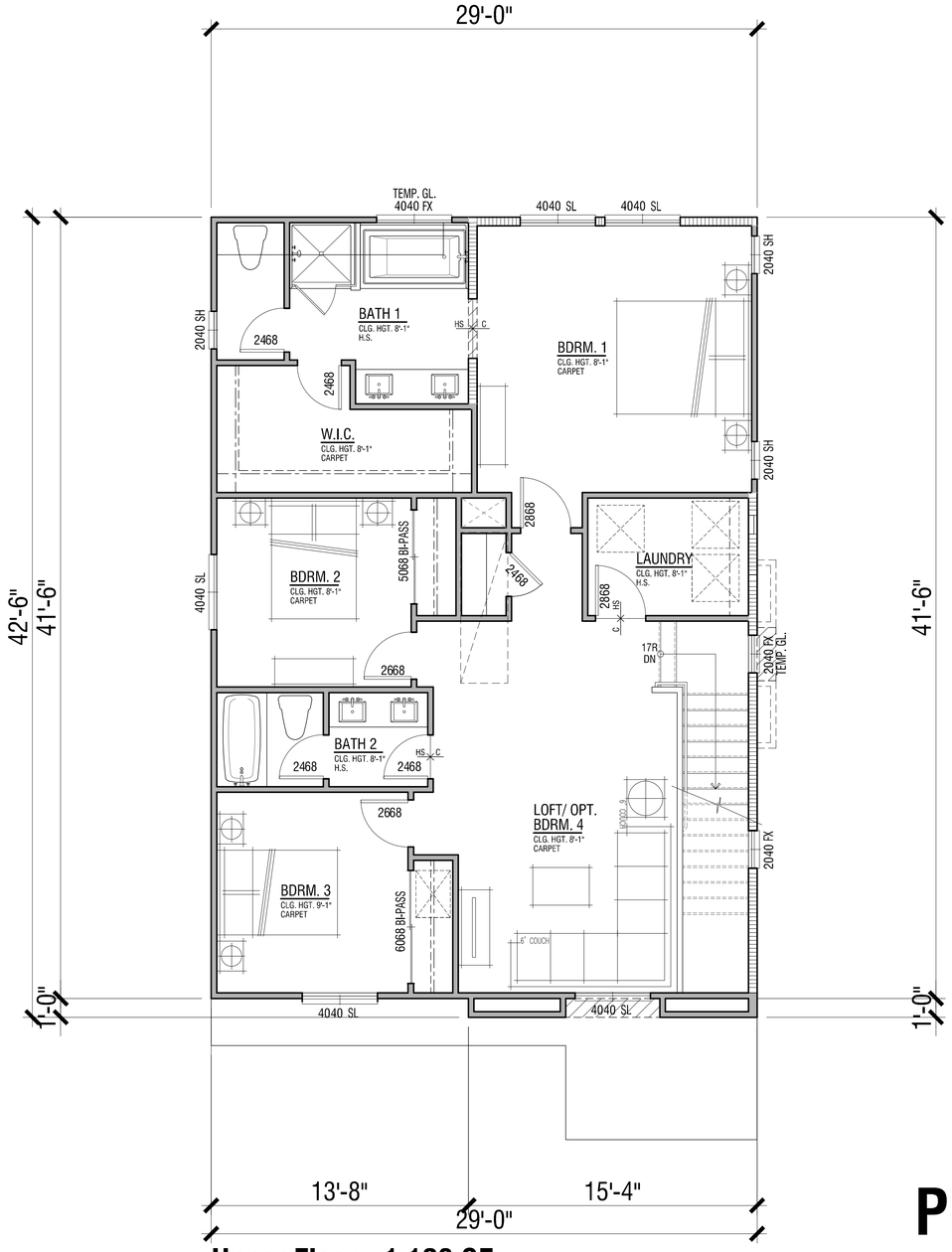
2.6

0 4 8 16

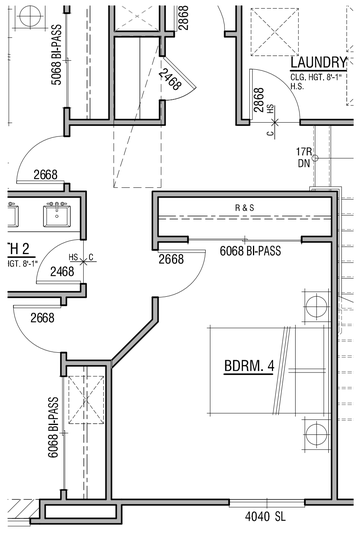
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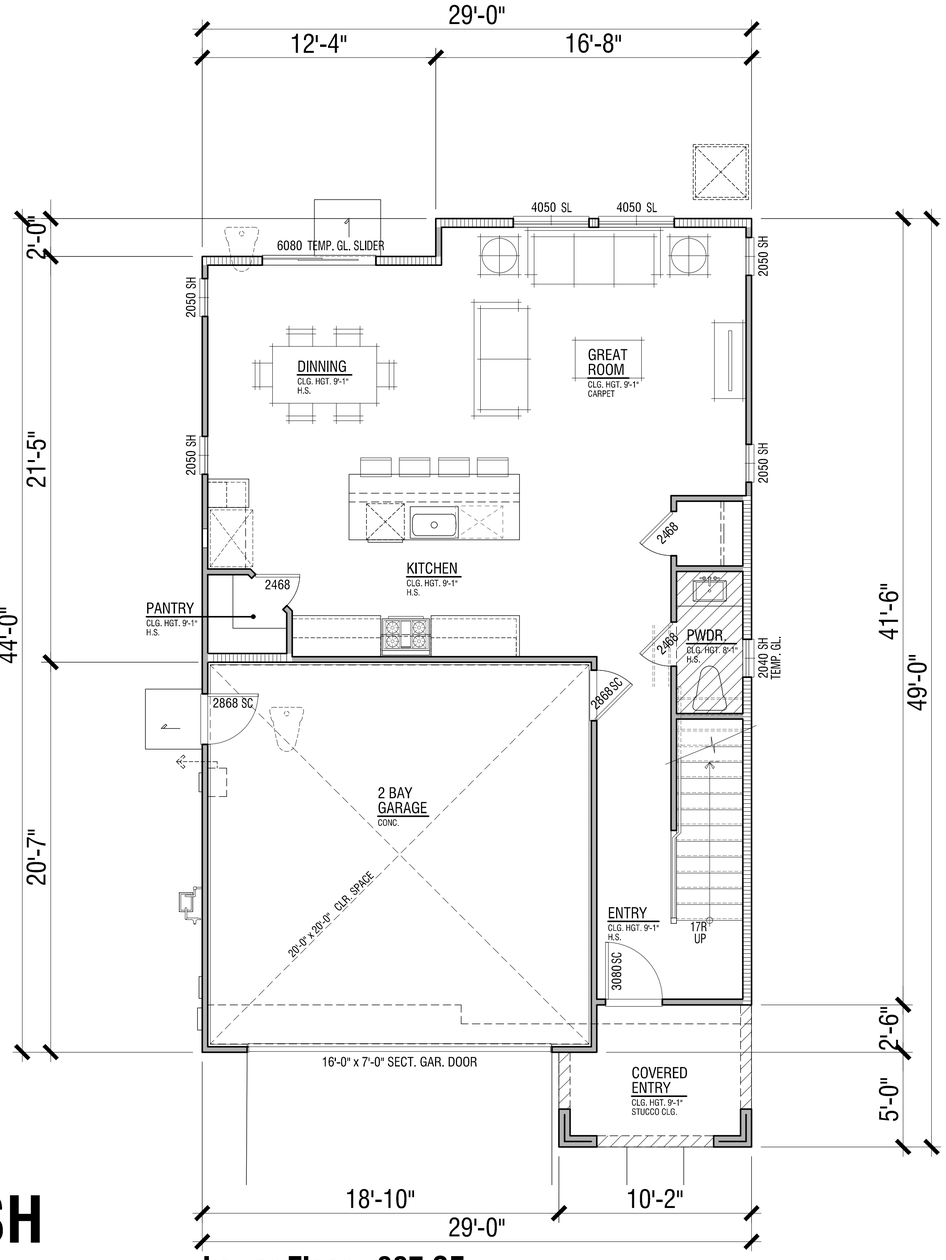
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Upper Floor - 1,120 SF



Opt. Bdrm 4



Lower Floor - 807 SF

PLAN 3A | SPANISH

1,927 S.F.
3 Bdrm | 2.5 Bath | Loft
2- BAY Garage
8' | 9' Plates

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

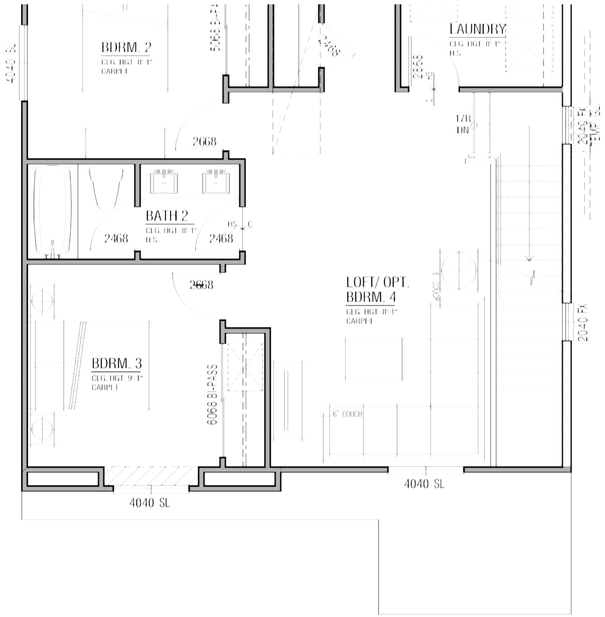
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0 2 4 8

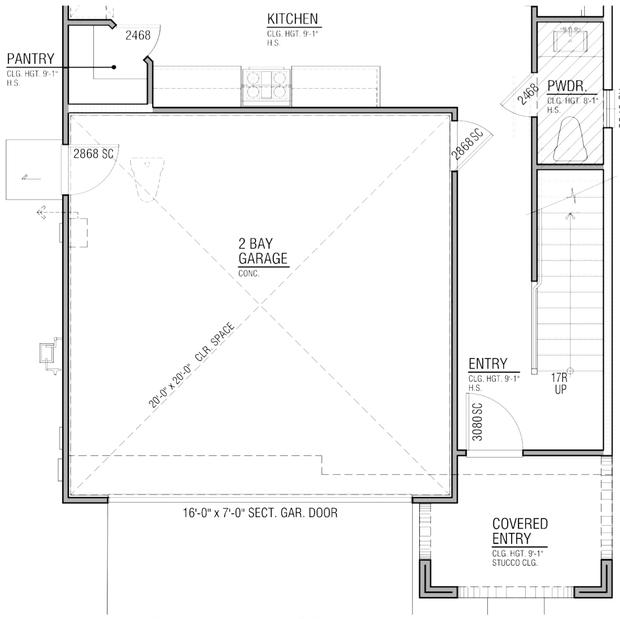
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ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Floor - 1,120 SF

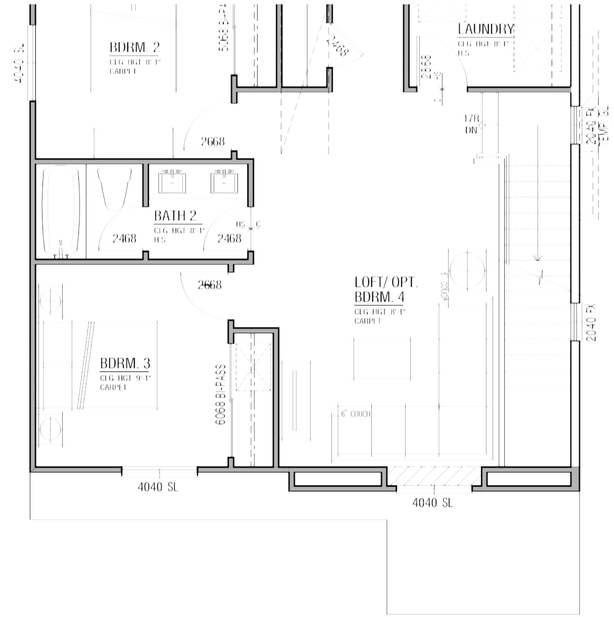


Lower Floor - 807 SF

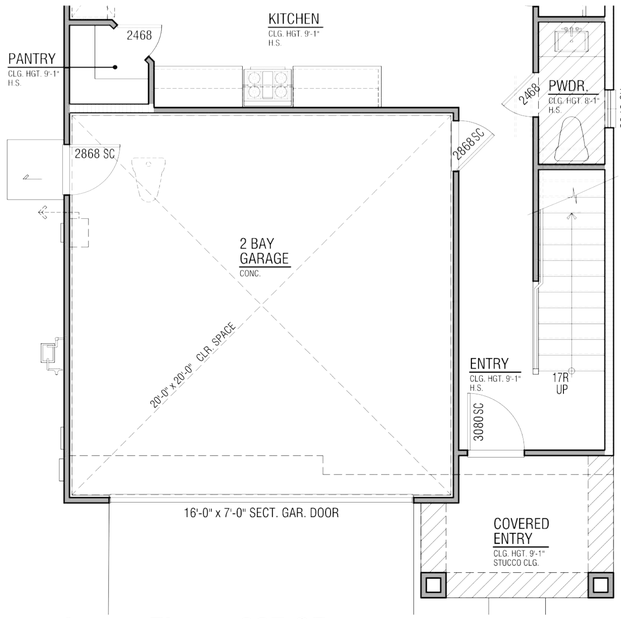
PLAN 3B | ITALIANATE

PLAN 3

1,927 S.F.
3 Bdrm | 2.5 Bath | Loft
2- BAY Garage
8' | 9' Plates



Upper Floor - 1,120 SF



Lower Floor - 807 SF

PLAN 3C | CRAFTSMAN

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

3.1.1

0 2 4 8

DESIGN REVIEW

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ORANGE COUNTY . LOS ANGELES . BAY AREA



3A | SPANISH

Scheme 3



3C | CRAFTSMAN

Scheme 6



3B | ITALIANATE

Scheme 8

PLAN 3

Front Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

3.2

0 2 4 8

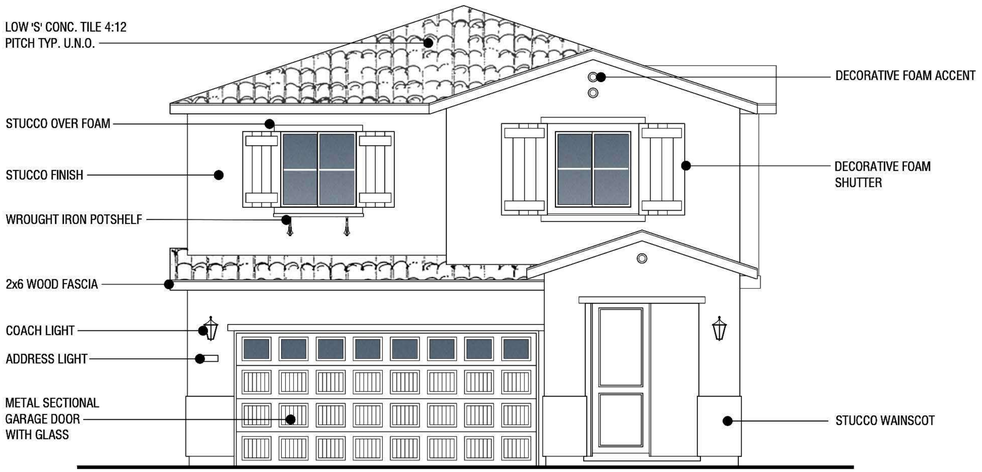
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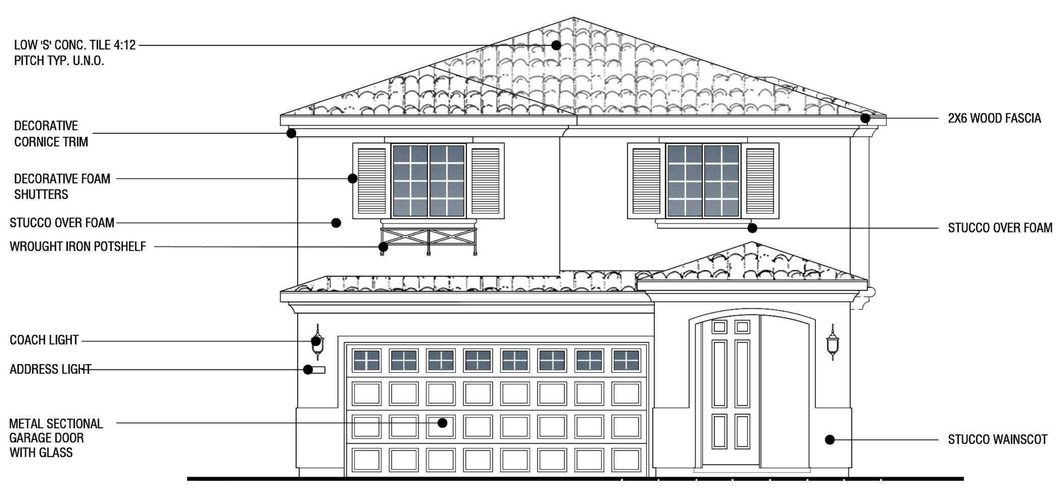
ORANGE COUNTY . LOS ANGELES . BAY AREA



3A | SPANISH



3C | CRAFTSMAN



3B | ITALIANATE

PLAN 3

Front Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

3.2

0 2 4 8

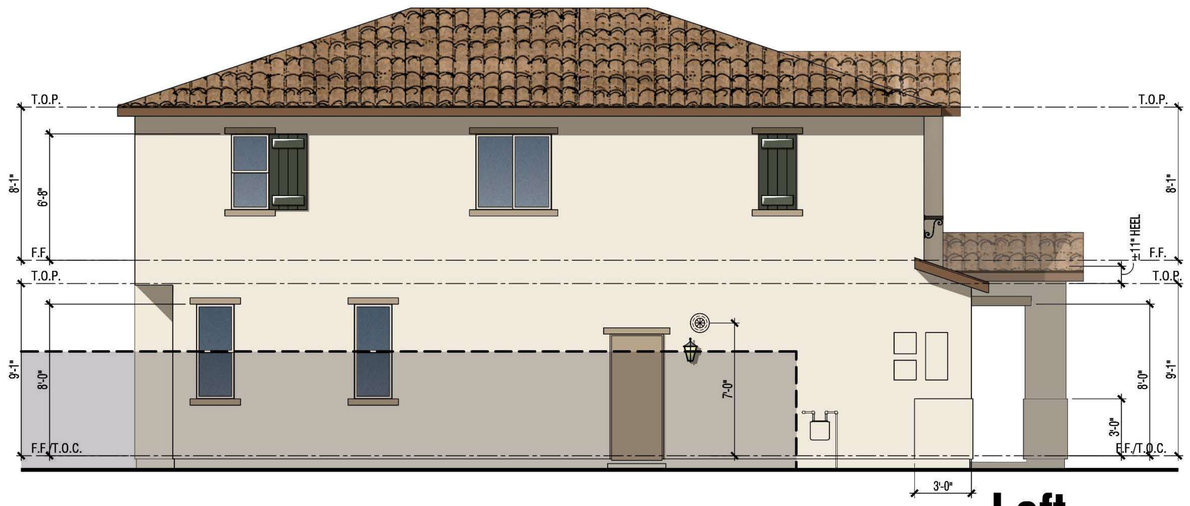
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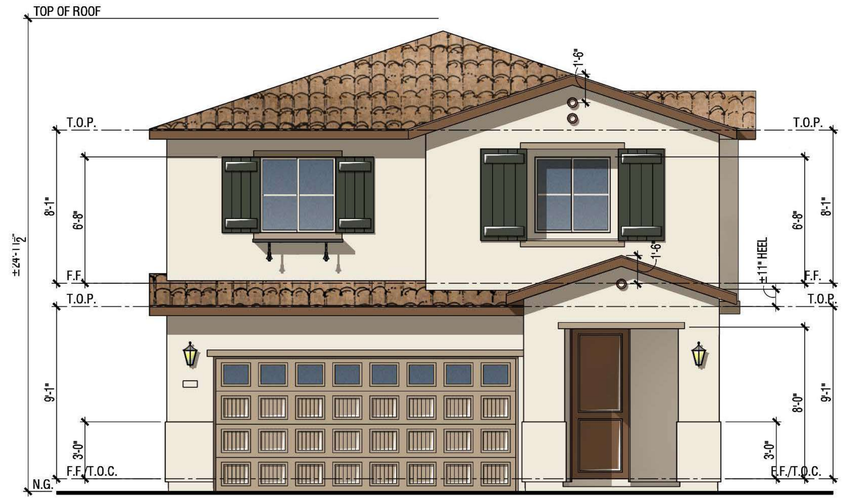
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WHA.

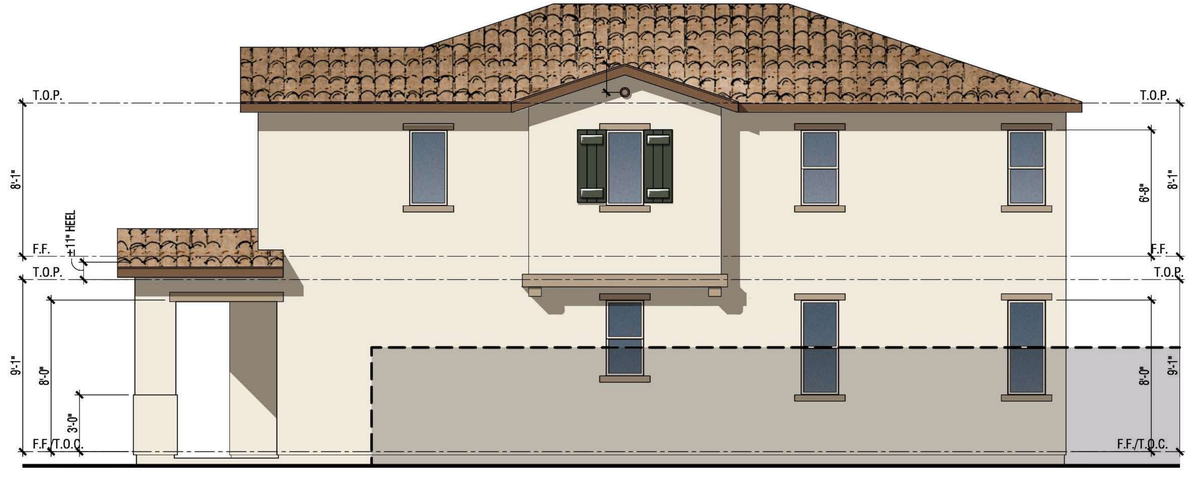
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 3A | SPANISH

Building Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

3.3

0 2 4 8

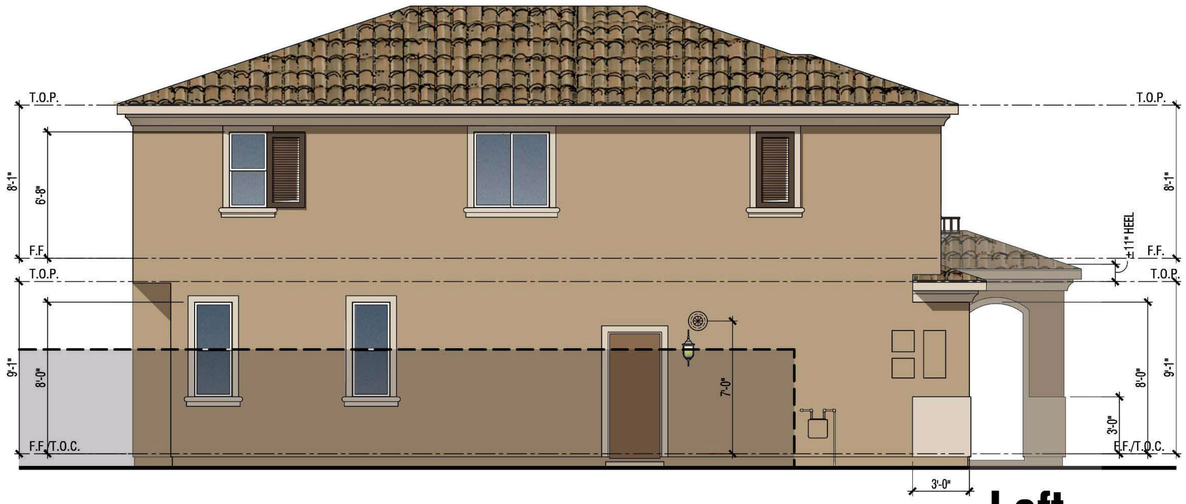
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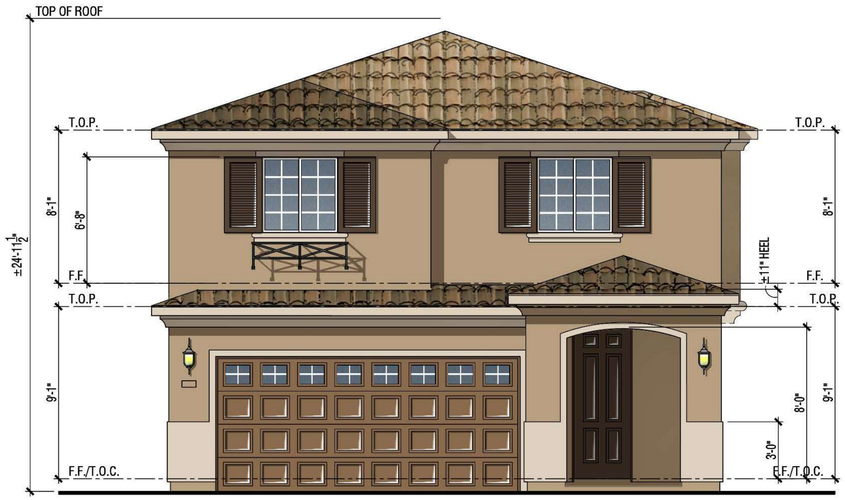
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

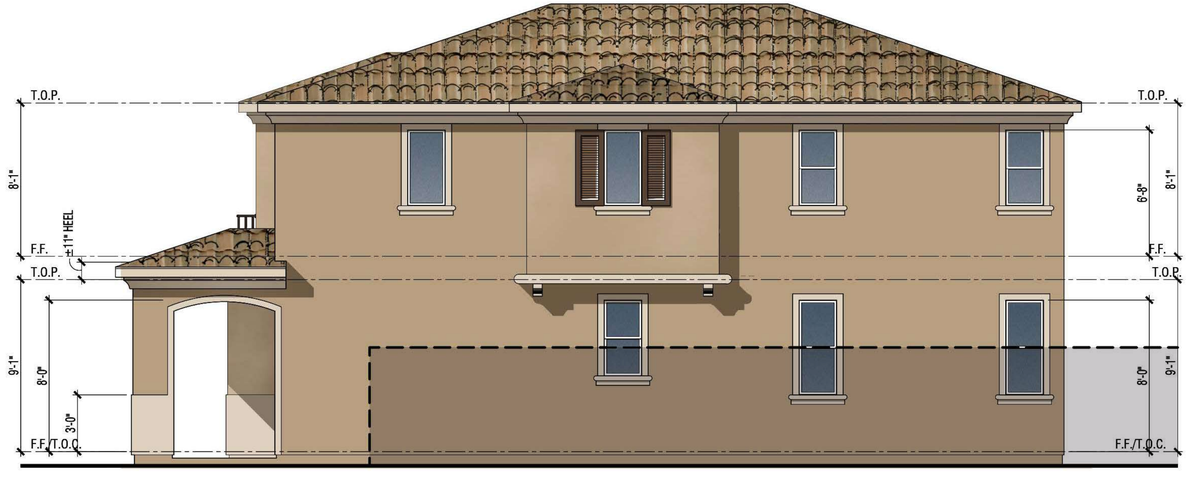
ORANGE COUNTY . LOS ANGELES . BAY AREA



Left



Front



Right



Rear

PLAN 3B | ITALIANATE

Building Elevations

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

3.4

0 2 4 8

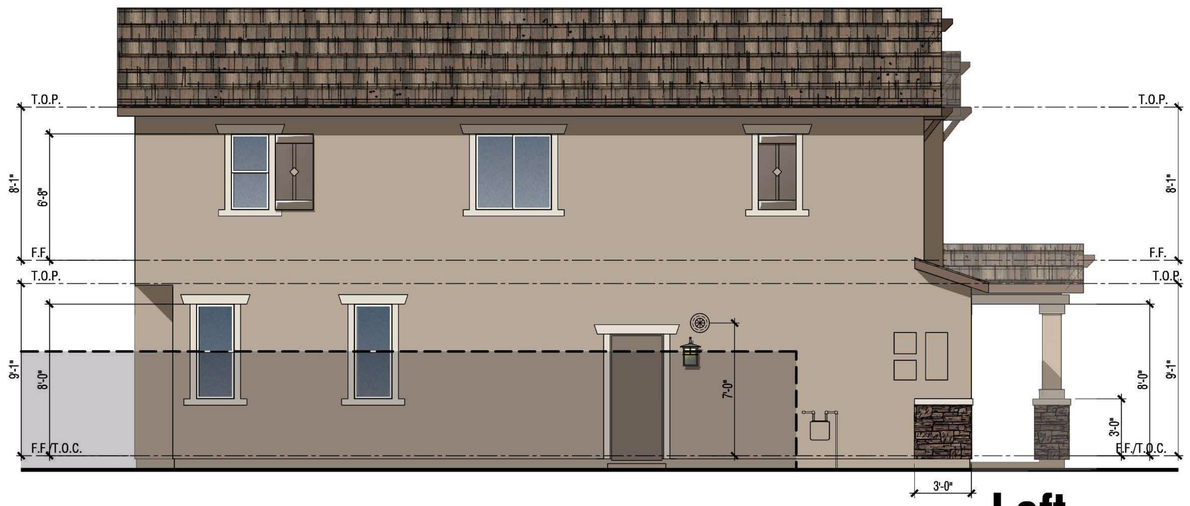
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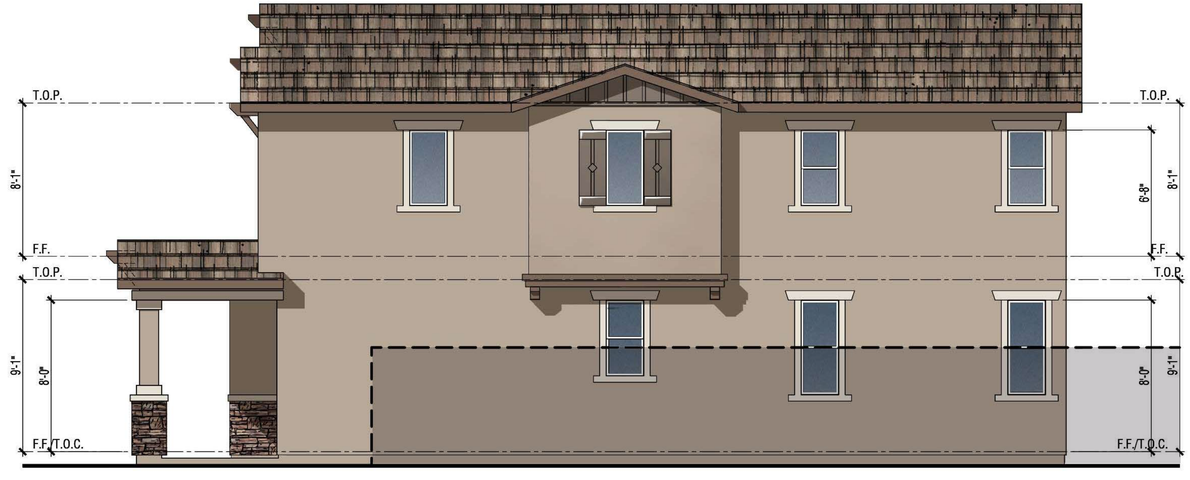
ORANGE COUNTY . LOS ANGELES . BAY AREA



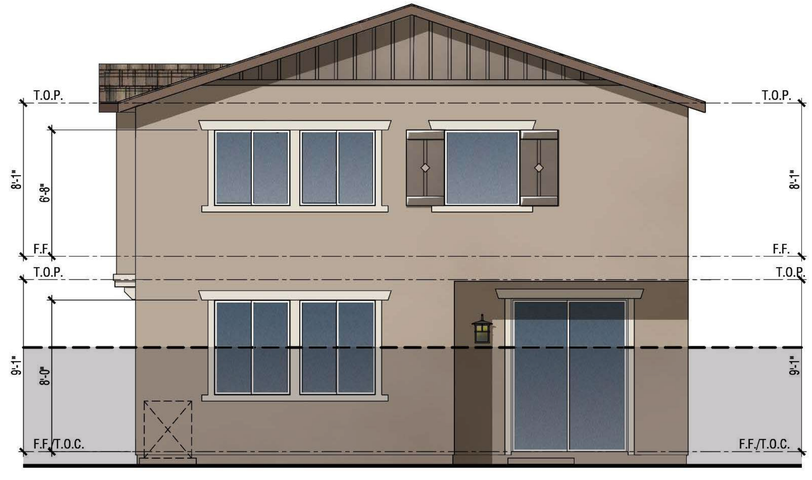
Left



Front



Right



Rear

PLAN 3C | CRAFTSMAN

Building Elevations

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

3.5

0 2 4 8

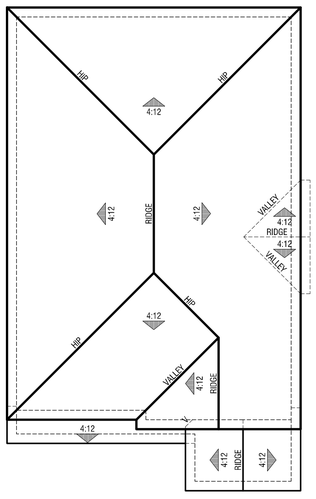
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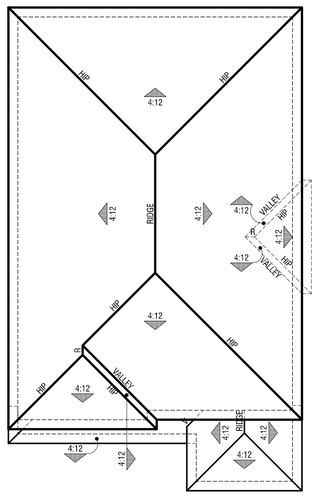
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



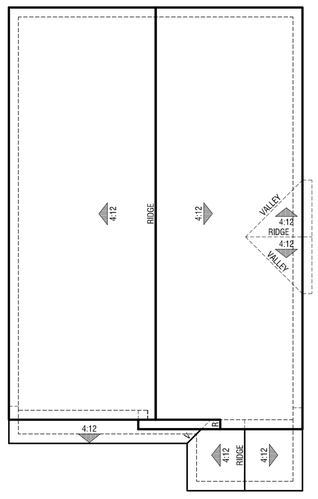
3A | SPANISH

Eave 12" / Rake 12"
Concrete Low "S" Tile



3B | ITALIANATE

Eave 12" / Rake 12"
Concrete Low "S" Tile



3C | CRAFTSMAN

Eave 12" / Rake 12"
Concrete "Flat" Tile

PLAN 3

Roof Plans

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

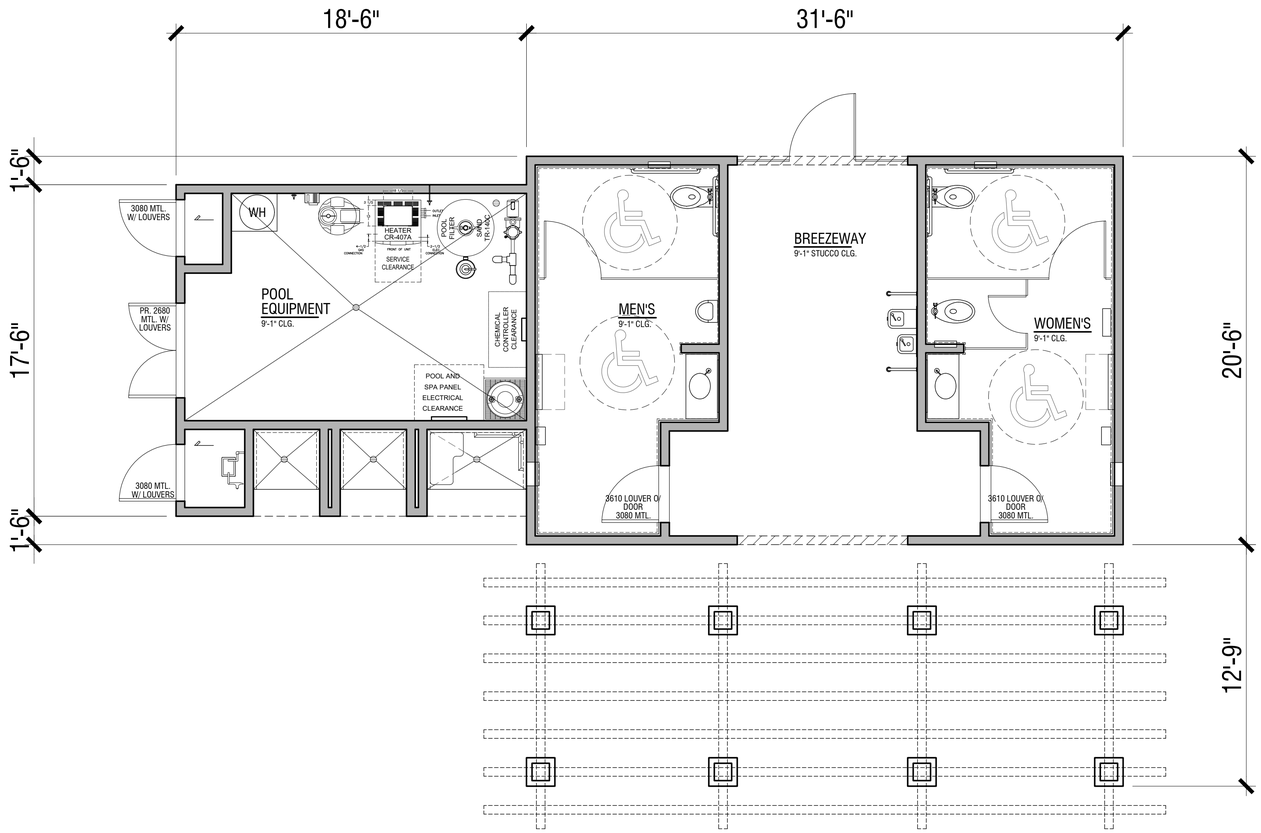
3.6

0 4 8 16

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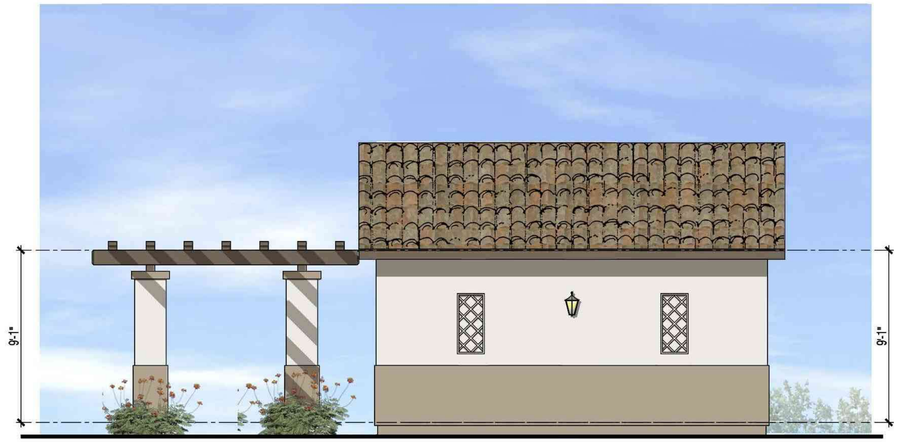
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ORANGE COUNTY . LOS ANGELES . BAY AREA



POOL RESTROOM BUILDING

790 SF

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Left



Front



Right



Rear

POOL RESTROOM BUILDING

Building Elevations

SPANISH / SCHEME #2

SOUTHRIDGE

FONTANA, CA

NewBridge Homes

NOTE: Artist's conception, colors, materials and application may vary.

P.2

0 2 4 8

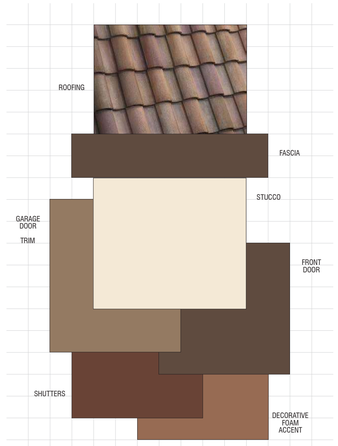
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 1
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 1 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

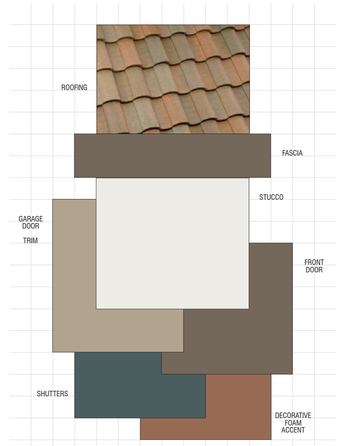
Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	5815 Red Bluff Blend Ref: .22 Emi: .93 A.SRI: 23 CRRC: 0918-0089	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7557 Summer White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 6083 Sable	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 6102 Portabello	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6062 Rugged Brown	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
†Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
1	10/3/22	Revisions per city comments.

Scheme 1



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 2
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 2 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

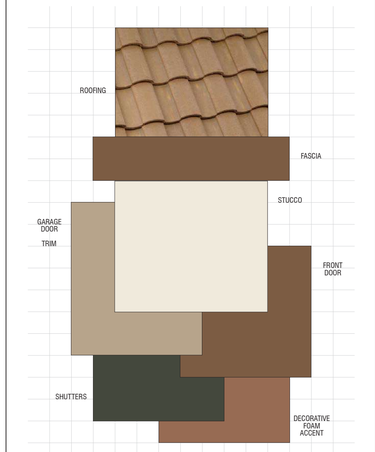
Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3680 Los Padres Blend Ref: .24 Emi: .91 A.SRI: 25 CRRC: 0918-0013	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7005 Pure White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7033 Brainstorm Bronze	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7546 Prairie Grass	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6223 Still Water	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
†Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

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Scheme 2



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 3
'A' Elevations Only
Spanish

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 3 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3532 Weathered Terracotta Ref: .24 Emi: .88 A.SRI: 26 CRRC: 0918-0014	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 6385 Dover White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7523 Burnished Brandy	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7534 Outerbanks	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6209 Ripe Olive	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
†Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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Scheme 3

SPANISH 'A' EXTERIOR COLOR & MATERIALS ITALIANATE

SOUTHRIDGE - STUB DRIVE

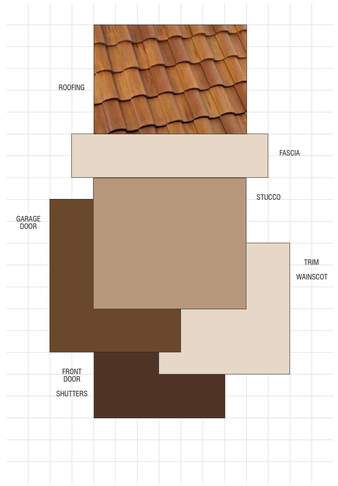
FONTANA, CA

C&M.1

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ORANGE COUNTY . LOS ANGELES . BAY AREA



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 4
'B' Elevations Only
Italianate

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
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Exterior Color & Materials

SCHEME 4 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

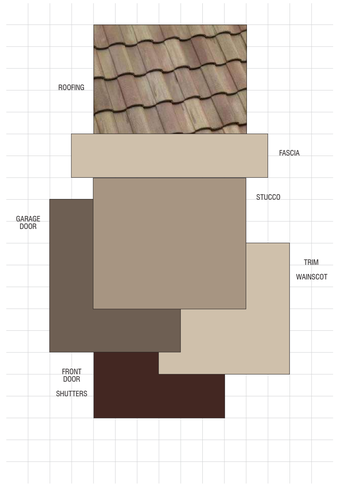
Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SMC 8816 San Gabriel Blend Ref: .15 Emi: .93 A.SRI: 17 CRRC: 0918-0034	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7724 Canoe)	Omega
Trim Color #1 *(applied to)*: Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7553 Fragile Beauty	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Door, Secondary Doors	SW 6097 Sturdy Brown	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 6069 French Roast	Sherwin Williams
¹Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
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Scheme 4



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 5
'B' Elevations Only
Italianate

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 5 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

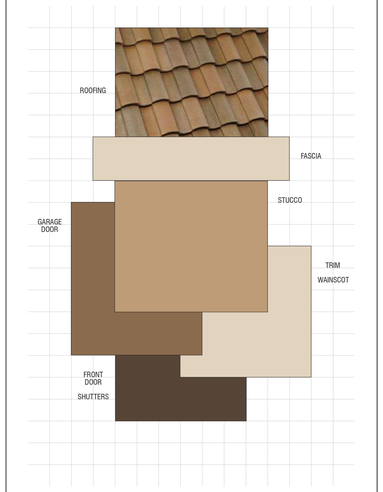
Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SCC 8825 Corona Del Mar Ref: .14 Emi: .90 A.SRI: 16 CRRC: 0918-0074	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7513 Sanderling)	Omega
Trim Color #1 *(applied to)*: Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7532 Urban Putty	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Door, Secondary Doors	SW 7515 Homestead Brown	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 2838 Polished Mahogony	Sherwin Williams
¹Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
1	10/3/22	Revisions per city comments.

Scheme 5



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 6
'B' Elevations Only
Italianate

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 6 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3605 San Benito Blend Ref: .20 Emi: .92 A.SRI: 21 CRRC: 0918-0031	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7690 Mesa Tan)	Omega
Trim Color #1 *(applied to)*: Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7555 Patience	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Door, Secondary Doors	SW 6110 Steady Brown	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 7027 Hickory Smoke	Sherwin Williams
¹Decorative Metal	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Donna Aldrich (949) 250-0607.
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REVISIONS:

Number	Date	Description
1	10/3/22	Revisions per city comments.

Scheme 6

ITALIANATE 'B' EXTERIOR COLOR & MATERIALS

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

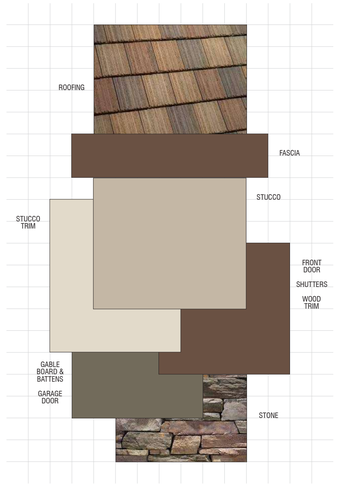
NewBridge Homes

C&M.2

DESIGN REVIEW

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ORANGE COUNTY . LOS ANGELES . BAY AREA



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 7
'C' Elevations Only
Craftsman

WHA.

For exact color refer to manufacturers' actual samples.
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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 7 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5671 Village Blend Ref: .17 Emi: .93 A.SRI: 17 CRRC: 0918-0039	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
'Manufactured Stone *(dry stack joints)*	Manzanita Cliffstone	Eldorado
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7506 Loggia)	Omega
Trim Color #1 *(applied to)*: Stucco Trim	SW 7568 Neutral Ground	Sherwin Williams
Trim Color #2 *(applied to)*: Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 7520 Dark Brown	Sherwin Williams
Trim Color #3 *(applied to)*: Gable Board & Battens, Garage Door, Secondary Doors	SW 6173 Cocoon	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

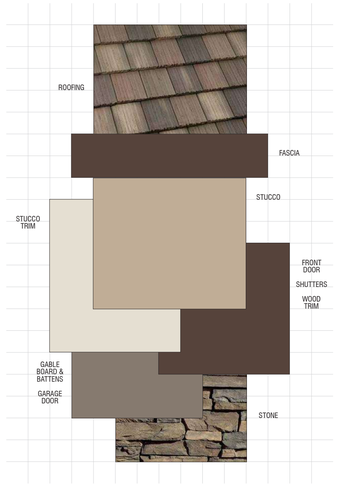
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REVISIONS:

Number	Date	Description
1	10/3/22	Revisions per city comments.

Scheme 7



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 8
'C' Elevations Only
Craftsman

WHA.

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 8 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	SHP 8707 Sierra Blend Ref: .14 Emi: .92 A.SRI: 15 CRRC: 0918-0070	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
'Manufactured Stone *(dry stack joints)*	Lantana Cliffstone	Eldorado
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 9111 Antler Velvet)	Omega
Trim Color #1 *(applied to)*: Stucco Trim	SW 7010 White Duck	Sherwin Williams
Trim Color #2 *(applied to)*: Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 6041 Otter	Sherwin Williams
Trim Color #3 *(applied to)*: Gable Board & Battens, Garage Door, Secondary Doors	SW 7025 Backdrop	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

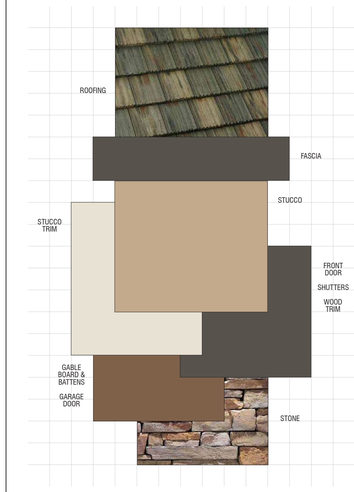
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REVISIONS:

Number	Date	Description
1	10/3/22	Revisions per city comments.

Scheme 8



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
October 3, 2022 | 2022069

SCHEME 9
'C' Elevations Only
Craftsman

WHA.

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Exterior Color & Materials

SCHEME 9 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5634 Kings Canyon Blend Ref: .13 Emi: .94 A.SRI: 16 CRRC: 0918-0044	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
'Manufactured Stone *(dry stack joints)*	Mesquite Cliffstone	Eldorado
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7690 Townhall Tan)	Omega
Trim Color #1 *(applied to)*: Stucco Trim	SW 6154 Nacre	Sherwin Williams
Trim Color #2 *(applied to)*: Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #3 *(applied to)*: Gable Board & Battens, Garage Door, Secondary Doors	SW 2806 Rookwood Brown	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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REVISIONS:

Number	Date	Description
1	10/3/22	Revisions per city comments.

Scheme 9

CRAFTSMAN 'C' EXTERIOR COLOR & MATERIALS

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

C&M.3

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C | Craftsman



B | ITALIANATE



A | Spanish

CARRIAGE LIGHTING

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

C&M.4

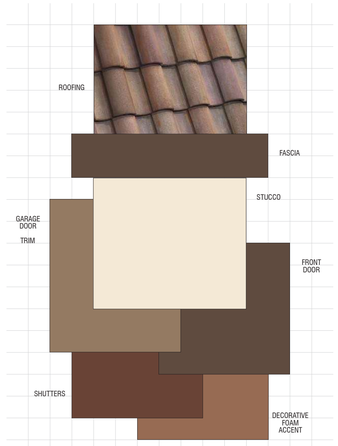
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SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 1
'A' Elevations Only
Spanish

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SOUTHRIDGE - STUB DRIVE

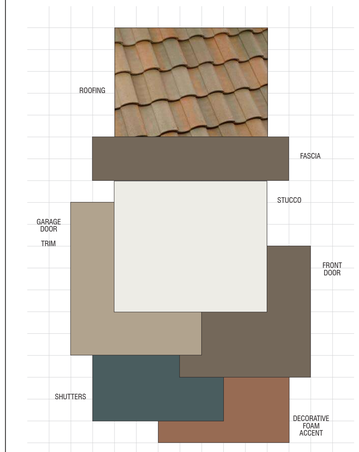
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Preliminary Exterior Color & Materials

SCHEME 1 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	5815 Red Bluff Blend Ref: .22 Emi: .93 A.SRI: 23 CRRC: 0918-0089	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7557 Summer White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 6083 Sable	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 6102 Portabello	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6062 Rugged Brown	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 2
'A' Elevations Only
Spanish

WHA.

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SOUTHRIDGE - STUB DRIVE

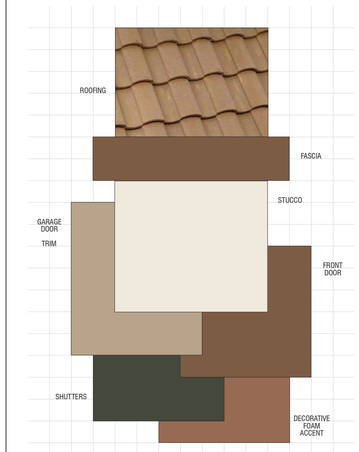
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Preliminary Exterior Color & Materials

SCHEME 2 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3680 Los Padres Blend Ref: .24 Emi: .91 A.SRI: 25 CRRC: 0918-0013	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7005 Pure White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7033 Brainstorm Bronze	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7546 Prairie Grass	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6223 Still Water	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
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PRELIMINARY SCHEME 3
'A' Elevations Only
Spanish

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

Preliminary Exterior Color & Materials

SCHEME 3 OF 9 — 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3532 Weathered Terracotta Ref: .24 Emi: .88 A.SRI: 26 CRRC: 0918-0014	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Terracotta	Eagle
Vinyl Windows *(factory finish)*	Tan	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 6385 Dover White)	Omega
Trim Color #1 *(applied to):* Barge Boards, Corbels, Eaves, Fascia, Front Door, Wood Trim	SW 7523 Burnished Brandy	Sherwin Williams
Trim Color #2 *(applied to):* Garage Door, Secondary Doors, Stucco Trim	SW 7534 Outerbanks	Sherwin Williams
Accent Color *(applied to):* Shutters	SW 6209 Ripe Olive	Sherwin Williams
Decorative Foam Accent	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Scheme 1 | **Scheme 2** | **Scheme 3**

SPANISH 'A' EXTERIOR COLOR & MATERIALS ITALIANATE

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

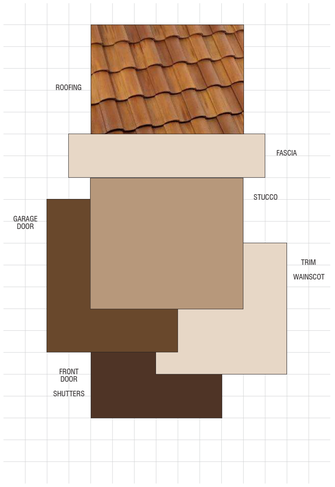
FONTANA, CA

C&M.1

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SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 4
'B' Elevations Only
Italianate

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069
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Preliminary Exterior Color & Materials

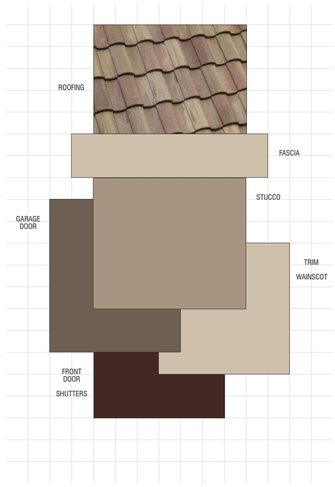
SCHEME 4 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SMC 8816 San Gabriel Blend Ref: .15 Emi: .93 A.SRI: 17 CRRC: 0918-0034	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7724 Canoe)	Omega
Trim Color #1 *(applied to)*: Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7553 Fragile Beauty	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Door, Secondary Doors	SW 6097 Sturdy Brown	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 6069 French Roast	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Scheme 4



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 5
'B' Elevations Only
Italianate

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069
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Preliminary Exterior Color & Materials

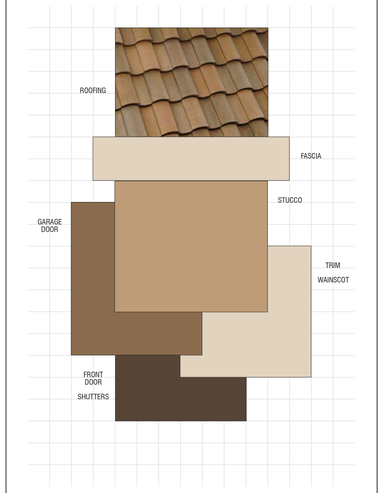
SCHEME 5 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	SCC 8825 Corona Del Mar Ref: .14 Emi: .90 A.SRI: 16 CRRC: 0918-0074	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7513 Sanderling)	Omega
Trim Color #1 *(applied to)*: Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7532 Urban Putty	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Door, Secondary Doors	SW 7515 Homestead Brown	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 2838 Polished Mahogony	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Scheme 5



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 6
'B' Elevations Only
Italianate

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069
PAGE 6 OF 9

Preliminary Exterior Color & Materials

SCHEME 6 OF 9 — 'B' ELEVATIONS ONLY, ITALIANATE

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3605 San Benito Blend Ref: .20 Emi: .92 A.SRI: 21 CRRC: 0918-0031	Eagle
Metal Bird Stop @ 'S' Tile *(factory finish)*	Black	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7690 Mesa Tan)	Omega
Trim Color #1 *(applied to)*: Corbels, Eaves, Fascia, Stucco Eaves, Trim, Wainscot	SW 7555 Patience	Sherwin Williams
Trim Color #2 *(applied to)*: Garage Door, Secondary Doors	SW 6110 Steady Brown	Sherwin Williams
Accent Color *(applied to)*: Front Door, Shutters	SW 7027 Hickory Smoke	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Scheme 6

ITALIANATE 'B' EXTERIOR COLOR & MATERIALS

NewBridge Homes

SOUTHRIDGE - STUB DRIVE

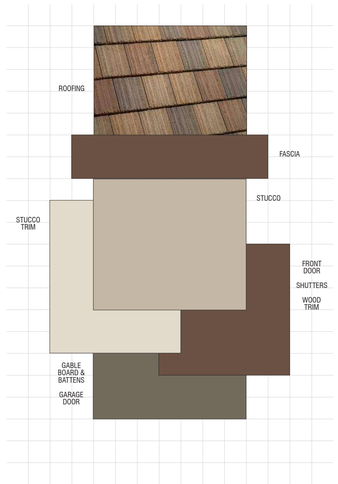
FONTANA, CA

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SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 7
'C' Elevations Only
Craftsman

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069
PAGE 7 OF 9

Preliminary Exterior Color & Materials

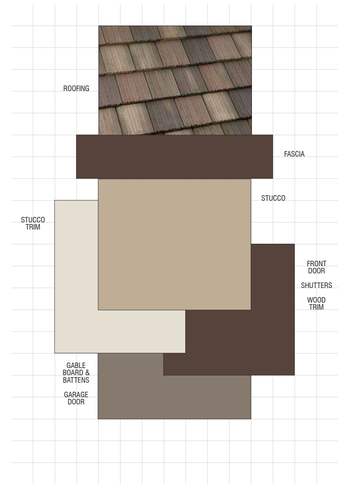
SCHEME 7 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5671 Village Blend Ref: .17 Emi: .93 A.SRI: 17 CRRC: 0918-0039	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7506 Loggia)	Omega
Trim Color #1 *(applied to):* Stucco Trim	SW 7568 Neutral Ground	Sherwin Williams
Trim Color #2 *(applied to):* Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 7520 Dark Brown	Sherwin Williams
Trim Color #3 *(applied to):* Gable Board & Battens, Garage Door, Secondary Doors	SW 6173 Cocoon	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Scheme 7



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 8
'C' Elevations Only
Craftsman

WHA.

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069
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Preliminary Exterior Color & Materials

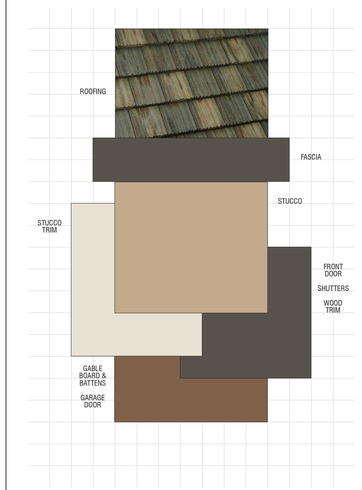
SCHEME 8 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	SHP 8707 Sierra Blend Ref: .14 Emi: .92 A.SRI: 15 CRRC: 0918-0070	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 9111 Antler Velvet)	Omega
Trim Color #1 *(applied to):* Stucco Trim	SW 7010 White Duck	Sherwin Williams
Trim Color #2 *(applied to):* Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 6041 Otter	Sherwin Williams
Trim Color #3 *(applied to):* Gable Board & Battens, Garage Door, Secondary Doors	SW 7025 Backdrop	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Scheme 8



SOUTHRIDGE - STUB DRIVE
Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069

PRELIMINARY SCHEME 9
'C' Elevations Only
Craftsman

WHA.

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SOUTHRIDGE - STUB DRIVE

Fontana, California
NEWBRIDGE HOMES
May 6, 2022 | 2022069
PAGE 9 OF 9

Preliminary Exterior Color & Materials

SCHEME 9 OF 9 — 'C' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	5634 Kings Canyon Blend Ref: .13 Emi: .94 A.SRI: 16 CRRC: 0918-0044	Eagle
Vinyl Windows *(factory finish)*	White	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco *(16/20 sand finish)*	TBD (Match to Sherwin Williams SW 7690 Townhall Tan)	Omega
Trim Color #1 *(applied to):* Stucco Trim	SW 6154 Nacre	Sherwin Williams
Trim Color #2 *(applied to):* Barge Boards, Braces, Corbels, Eaves, Fascia, Front Door, Outlookers, Shutters, Wood Trim	SW 7645 Thunder Gray	Sherwin Williams
Trim Color #3 *(applied to):* Gable Board & Battens, Garage Door, Secondary Doors	SW 2806 Rookwood Brown	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Donna Aldrich (949) 250-0607.

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Scheme 9

CRAFTSMAN 'C' EXTERIOR COLOR & MATERIALS

SOUTHRIDGE - STUB DRIVE

FONTANA, CA

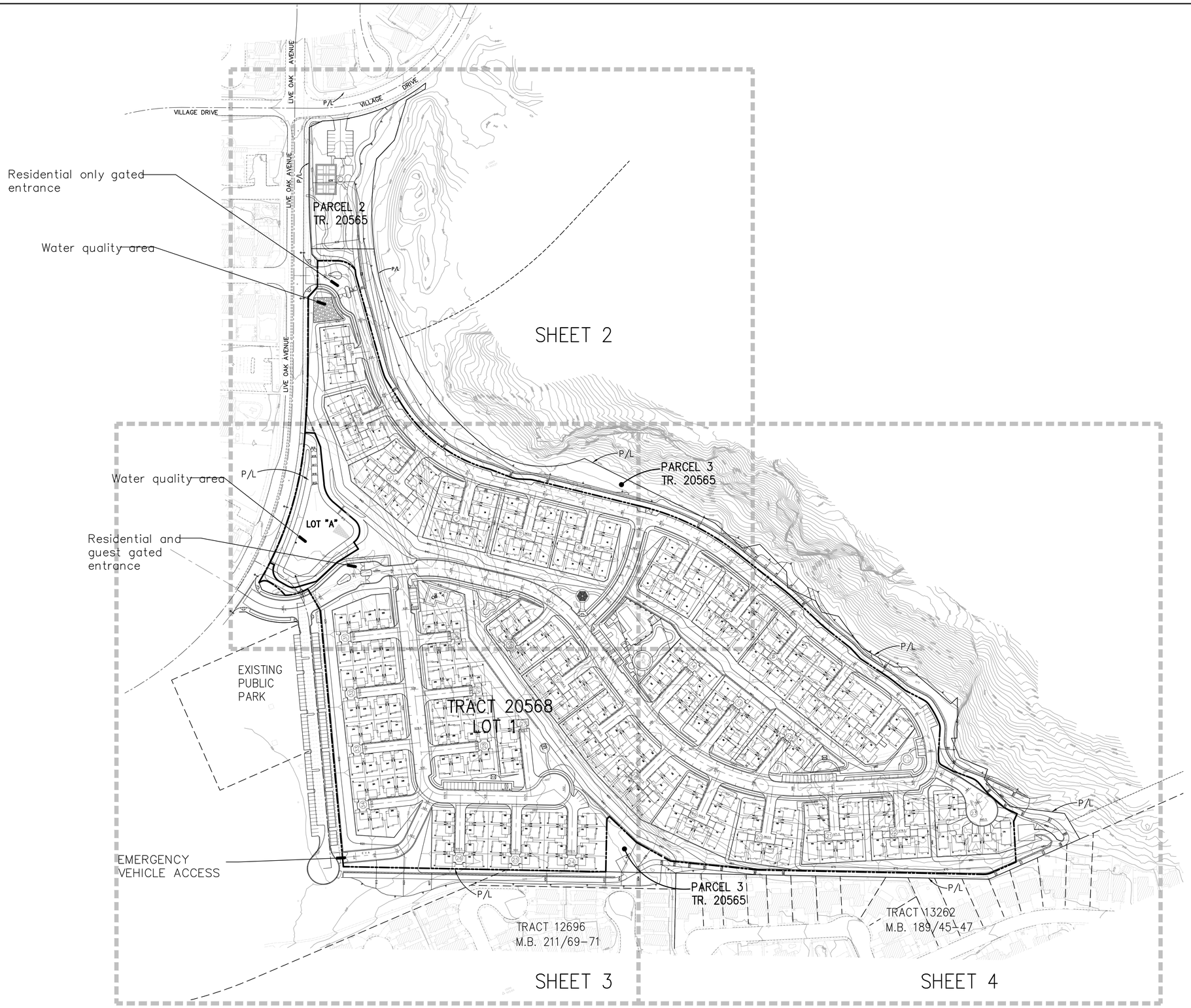
C&M.3

DESIGN REVIEW

© 2022 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2022069 | 06-17-22

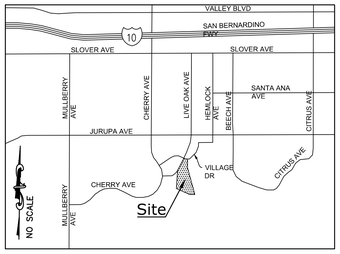
NewBridge Homes

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



INDEX MAP

VICINITY MAP



LEGAL DESCRIPTION:

PARCEL A:
LOT 11 OF TRACT NO. 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
0237-411-13-0-000

PARCEL B:
LOT 12 OF TRACT 15117, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 275 OF MAPS, PAGES 66 THROUGH 90, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM ALL MINERALS, AND MINERAL RIGHTS, INTEREST AND ROYALTIES, INCLUDING WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, IN AND UNDER SAID PROPERTY; HOWEVER, GRANTOR OR ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OR SAID PROPERTY IN CONNECTION THEREWITH, AS RESERVED IN DEED EXECUTED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, RECORDED JULY 18, 1989 AS INSTRUMENT NO. 89-259739 OF OFFICIAL RECORDS.
APN: 0237-411-14-0-000

ASSESSOR'S PARCEL NO.

0237-411-13, 0237-411-14

OWNER:

NH SOUTHRIDGE LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: 949-344-2705

EARTHWORKS ESTIMATE:

RAW CUT = 258,939 CY, RAW FILL = 290,291 CY
GRADING AREA = 37.03 AC.

PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

	RECORD RCE		REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE

DEVELOPER/APPLICANT:
NH Southridge LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649

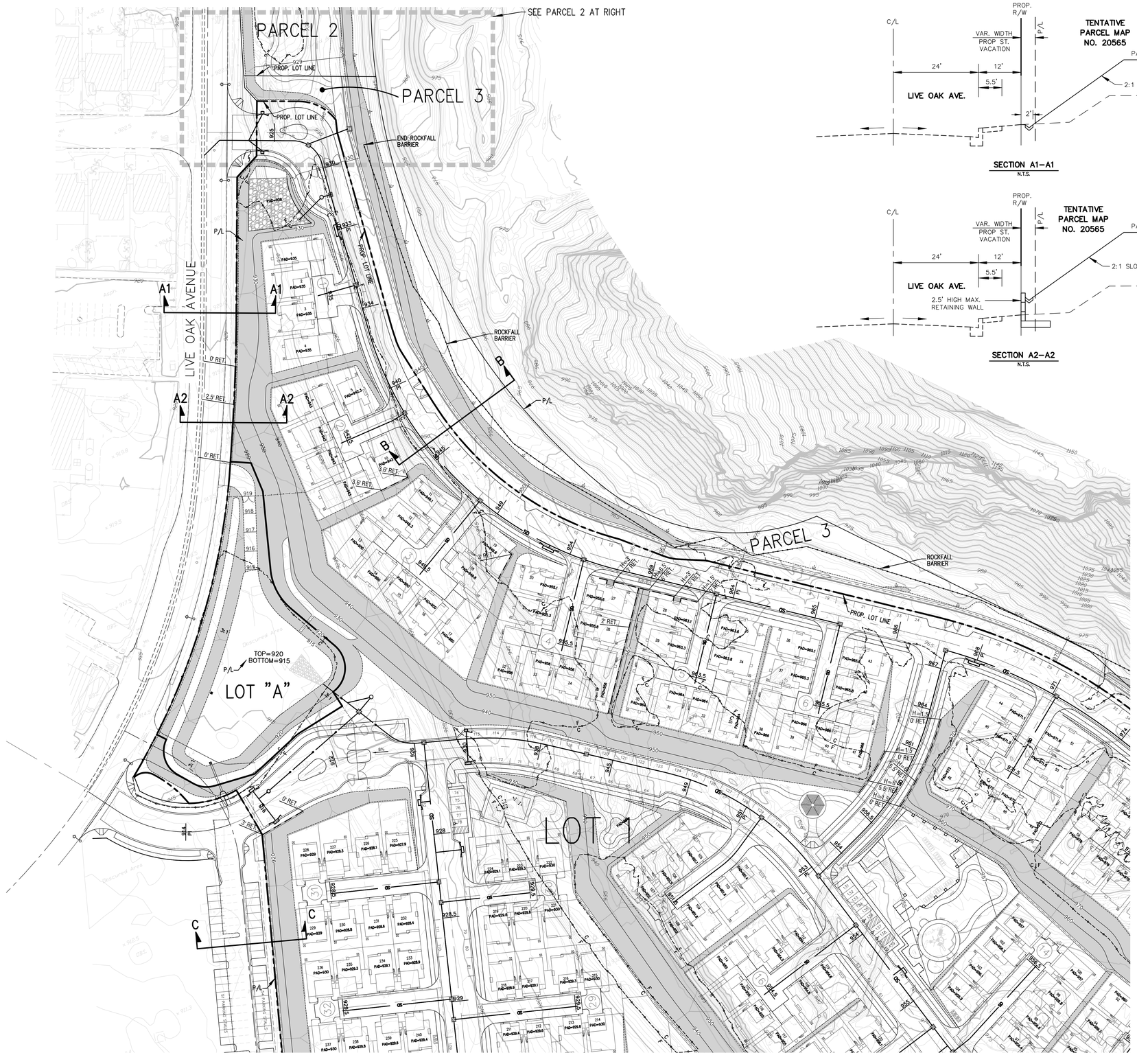
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DATE: 05-02-23 | DATE: 05-02-23

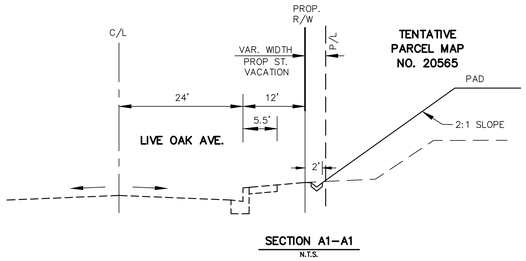
REGISTERED PROFESSIONAL ENGINEER JOHN LUAN NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

GRADING CONCEPTUAL PLAN
TRACT NO. 20568
SOUTHRIDGE VILLAGE
FONTANA, CA

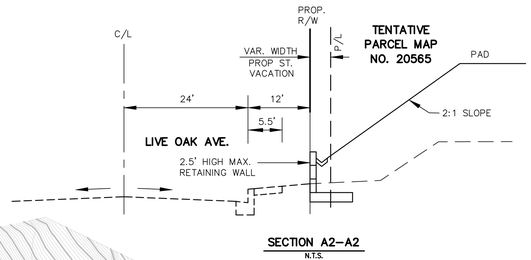
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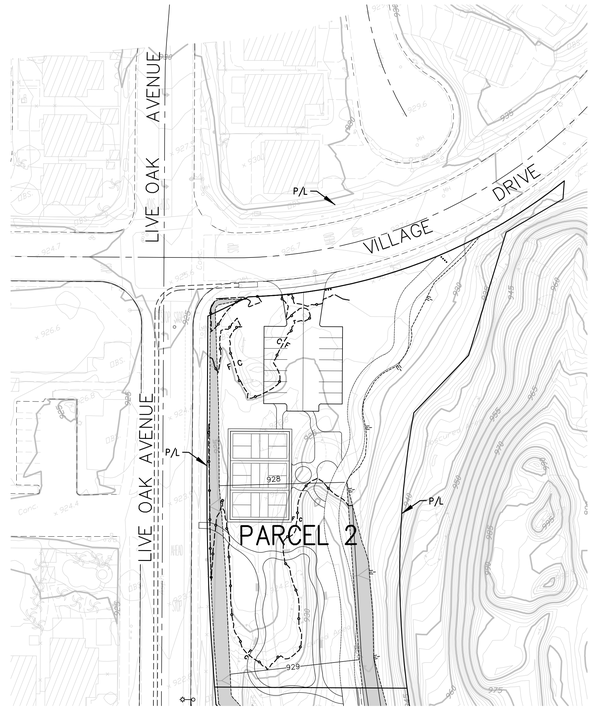


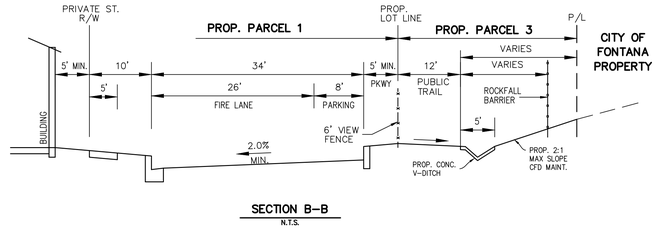


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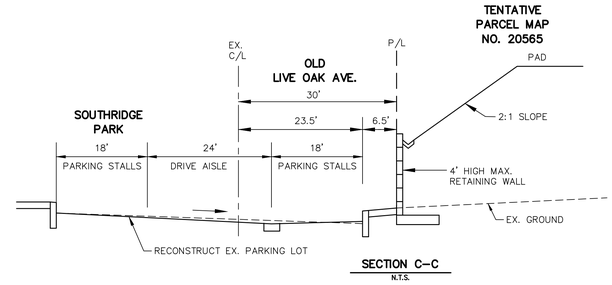


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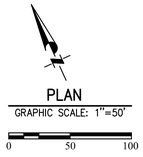




SECTION B–B
N.T.S.



SECTION C–C
N.T.S.



PLAN
GRAPHIC SCALE: 1"=50'

0 50 100

REV#	RECORD RCE APPR	RECORD RCE DATE	REVISION BLOCK: REVISION DESCRIPTION	PLAN CKR APPR	CITY ENGR APPR	CITY ENGR DATE

DEVELOPER/APPLICANT:

NH Southridge LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
TEL: (949) 344-2705
CONTACT: BRYAN AVILLA

PREPARED BY:

UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
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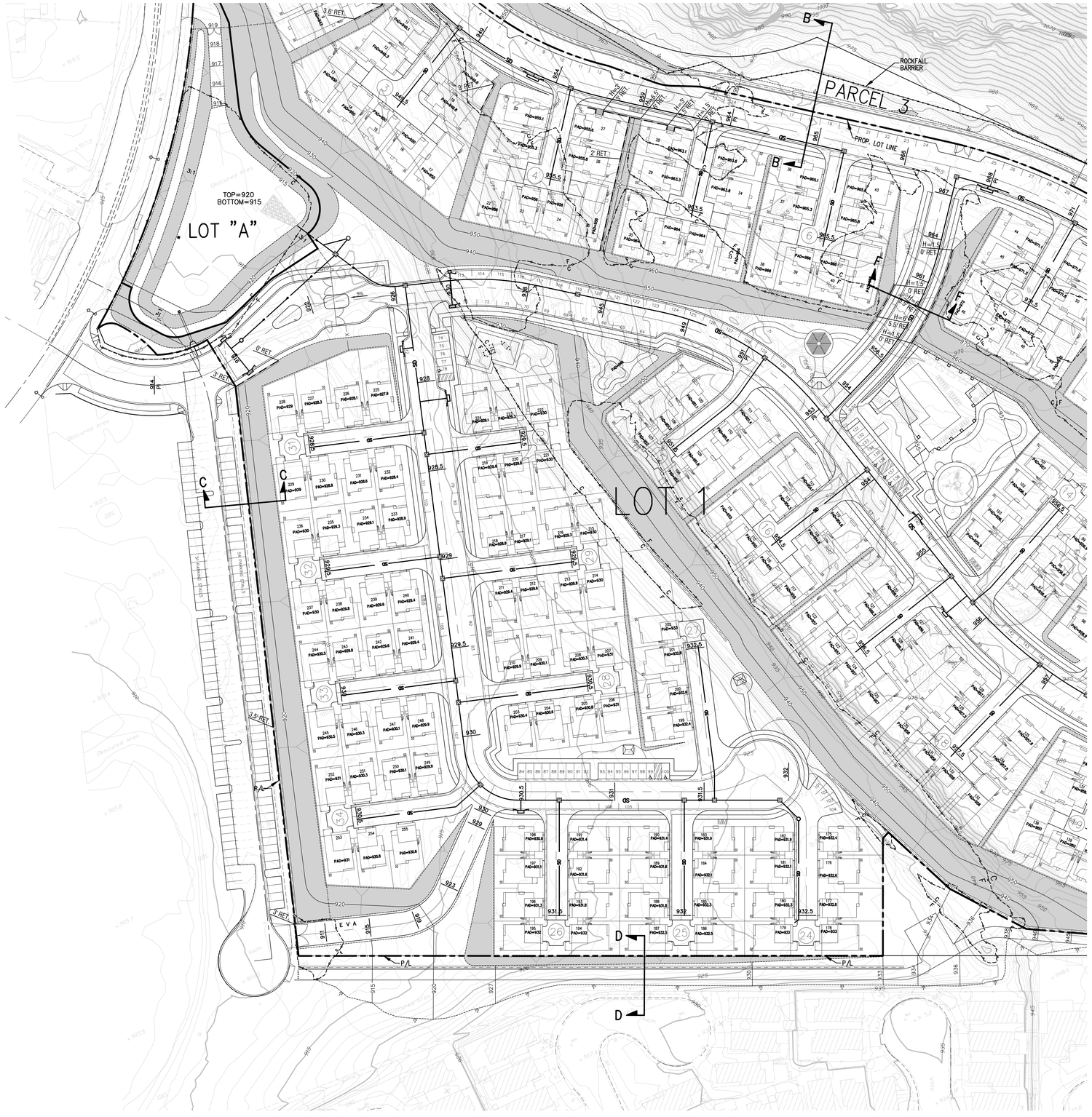
DESIGNED BY: J.L.	REVIEWED BY: J.L.
DATE: 05-02-23	DATE: 05-02-23

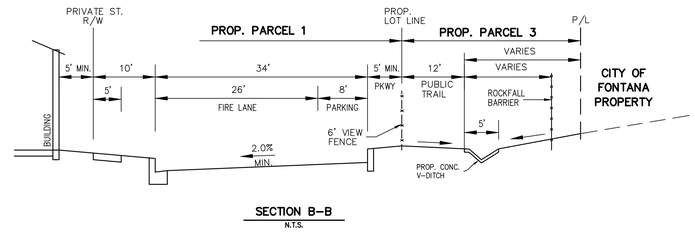
REGISTERED PROFESSIONAL ENGINEER JOHN LUAN LUONG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

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SOUTHRIDGE VILLAGE
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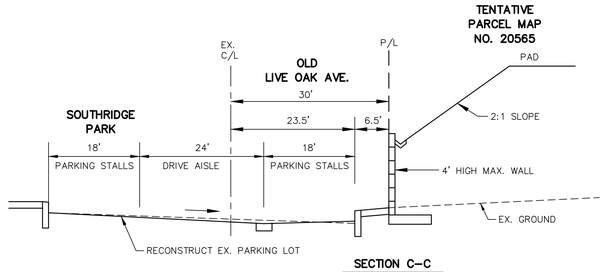
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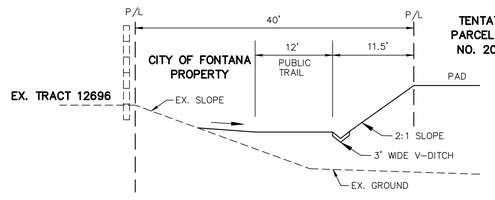




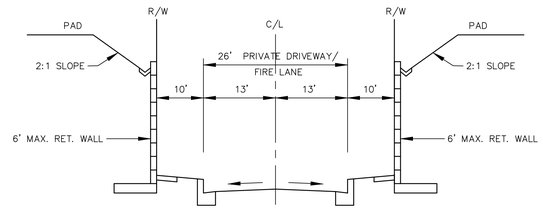
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SECTION C–C
N.T.S.



SECTION D–D
N.T.S.



SECTION F–F
N.T.S.

PLAN
GRAPHIC SCALE: 1"=50'
0 50 100

	RECORD RCE		REVISION BLOCK	PLAN CKR	CITY ENGR	
REV#	APPR	DATE	REVISION DESCRIPTION	APPR	APPR	DATE

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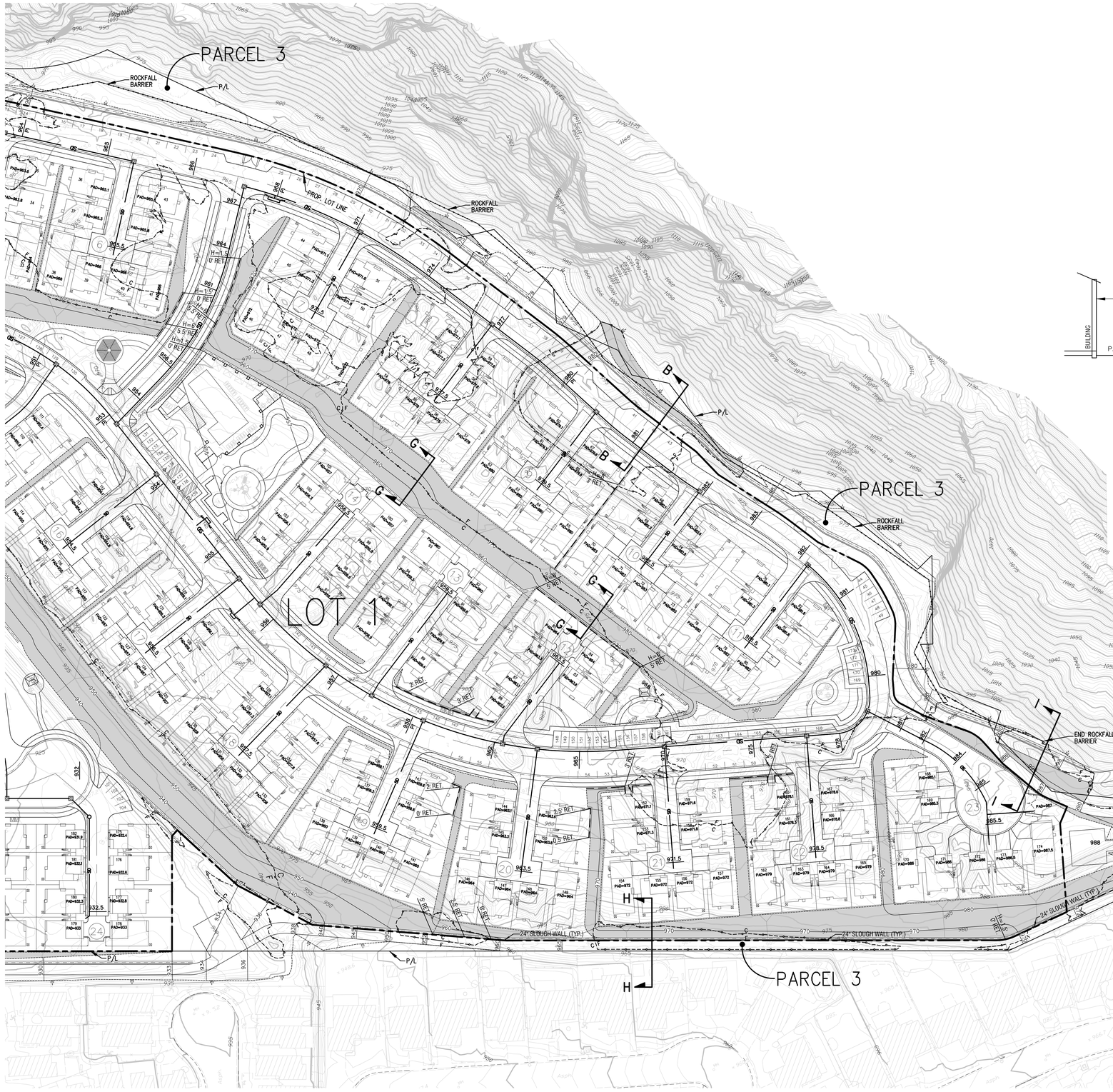
DESIGNED BY: J.L. | REVIEWED BY: J.L.
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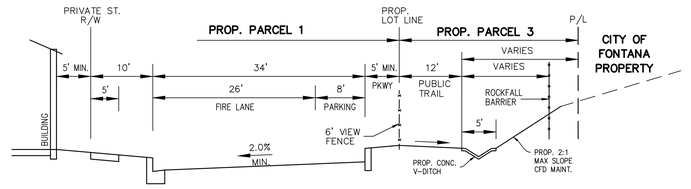
REGISTERED PROFESSIONAL ENGINEER JOHN TUAN LIANG NO.65214 EXP. 09-30-23 CIVIL STATE OF CALIFORNIA

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FONTANA, CA

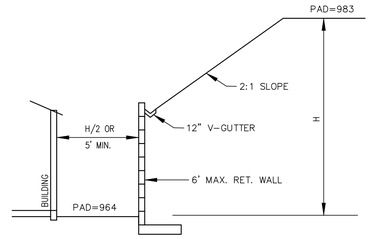
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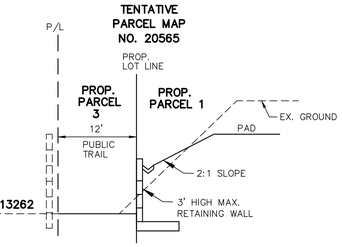




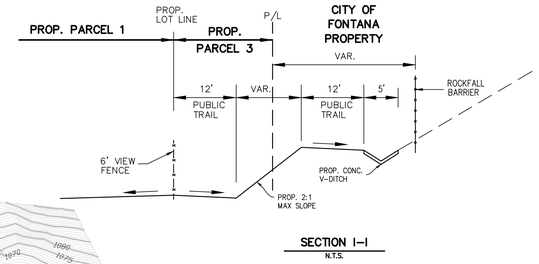
SECTION B–B
N.T.S.



SECTION G–G
N.T.S.



SECTION H–H
N.T.S.



SECTION I–I
N.T.S.

PLAN
GRAPHIC SCALE: 1"=100'
0 50 100 200

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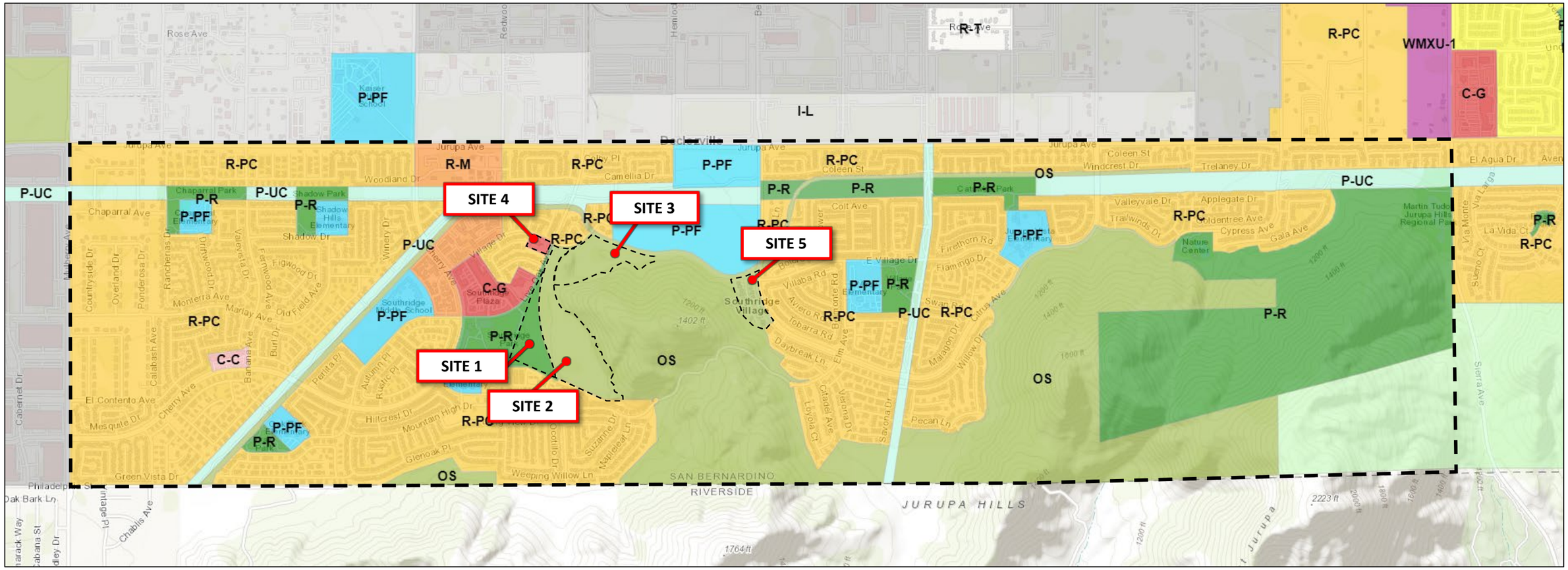
GRADING CONCEPTUAL PLAN
TRACT NO. 20568
SOUTHRIDGE VILLAGE
FONTANA, CA

C–4

ATTACHMENT NO. 5

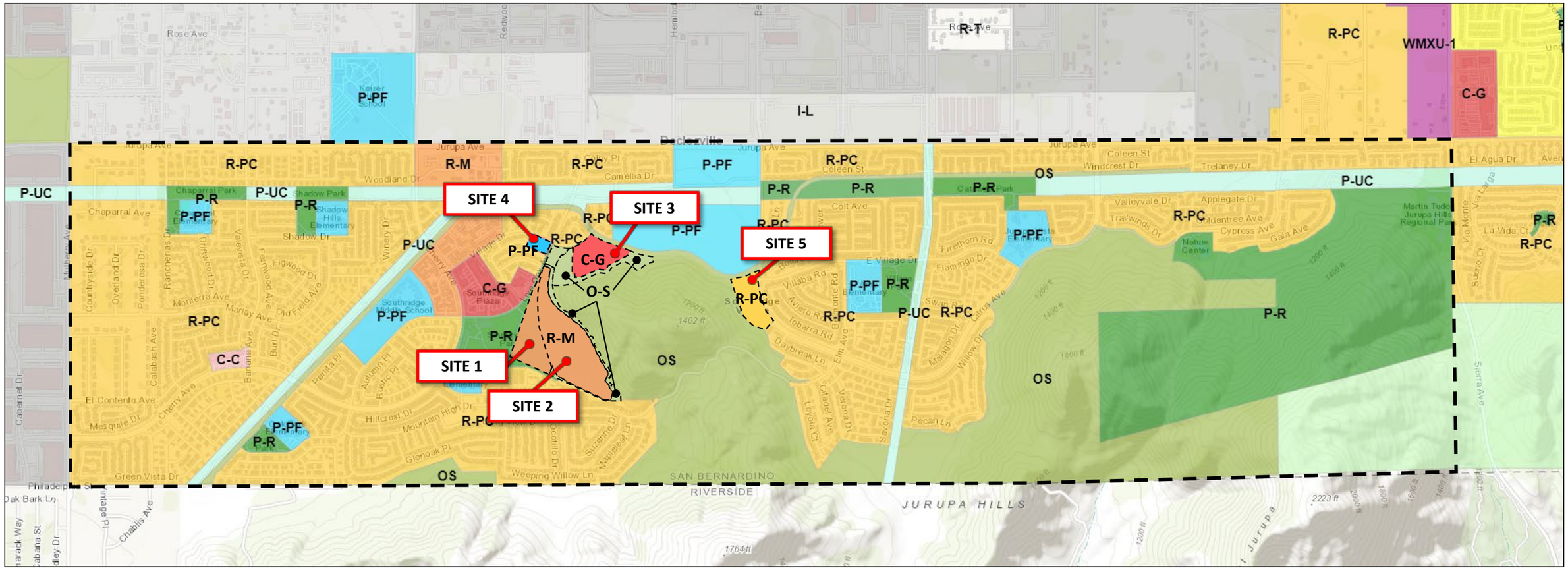
GENERAL PLAN LAND USE AMENDMENT
THE HEIGHTS AT SOUTHRIDGE

EXISTING LAND USE MAP



GENERAL PLAN LAND USE AMENDMENT
THE HEIGHTS AT SOUTHRIDGE

PROPOSED LAND USE MAP



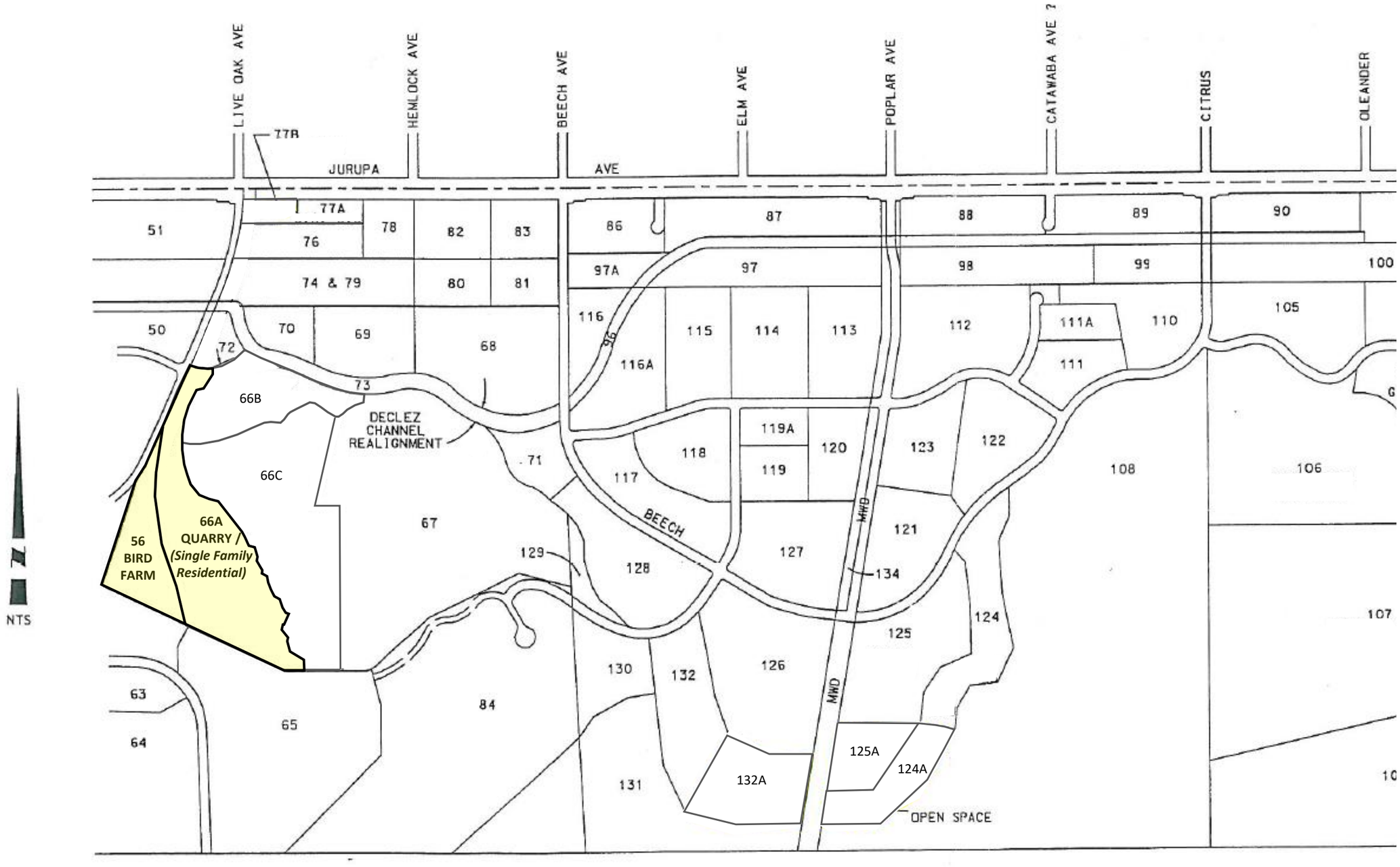
ATTACHMENT NO. 6

AMENDMENT NO. 19

PLANNING AREAS 56 AND 66A

SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA

LAND USE DEVELOPMENT PLAN (**EXISTING**)
PLANNING UNIT AREAS

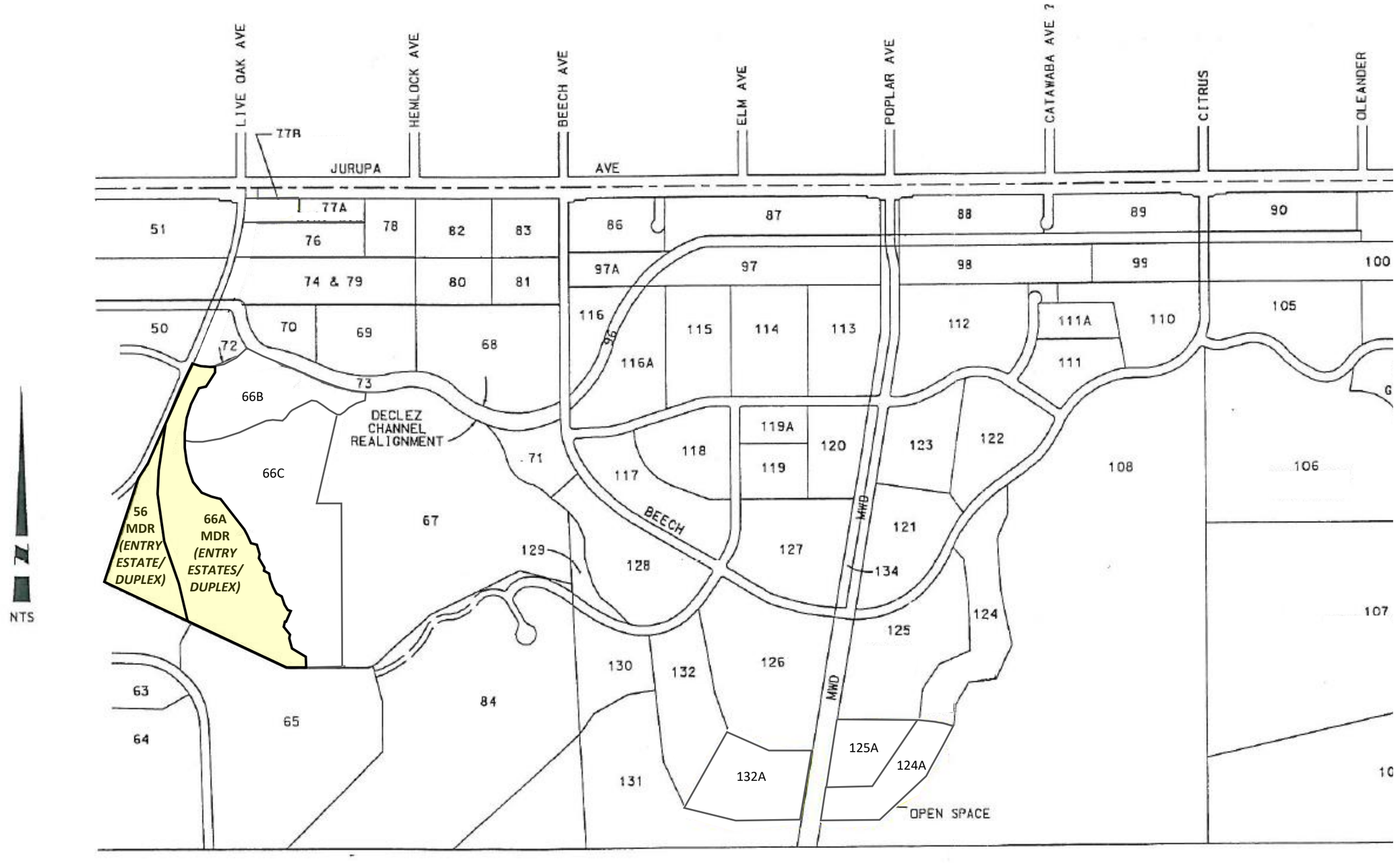


AMENDMENT NO. 19

PLANNING AREAS 56 AND 66A

SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA

LAND USE DEVELOPMENT PLAN (**PROPOSED**)
PLANNING UNIT AREAS



5.6.3 **Medium Density Residential.**

1. Purpose and applicability. Land designated as entry estates and duplex (planning unit designation 8) and townhomes (planning unit designation 12) is intended for the development of attached single-family units permitting one or more dwellings on any one lot.

2. Uses permitted.

a. Detached single-family dwellings.

b. Attached single-family dwellings (including, but not limited to clustered single-family, duplexes, triplexes, fourplexes and townhomes) sharing one or more common walls. Each dwelling may be located on a single lot or one or more dwellings may be permitted on any one lot so long as the other provisions of this article are complied with.

c. Parks, playgrounds, commonly owned private recreational facilities, and pedestrian/bicycle trails.

d. Flood control channels and utility easements.

3. Uses, permitted subject to a conditional use permit.

a. Churches, temples, synagogues and other places of worship.

b. Private and parochial schools.

c. Board and care homes.

4. Accessory uses permitted.

a. Garages, carports and open parking areas.

b. Swimming Pools.

c. Fences, walls, and mailboxes

d. Garden structures and greenhouses.

e. Any other accessory use or structure clearly incidental to the principal permitted use and intended for the exclusive use by the residential of the development as approved by the City.

5. Temporary uses permitted.

a. Model homes, temporary real estate offices, and subdivision signs.

b. Temporary onsite construction offices/ facilities.

c. Continued use of an existing building during construction of a new building on the same building site.

d. Real estate signs, future development signs and subdivision directory signs in conformance with the Sign Code.

6. Site development standards.

a. The minimum building site area per unit shall be as follows:

Designation	Minimum Building Site Area/Unit
8	~~3,500~~ **2,000** sq. ft.
12	~~2,500~~ **2,000** sq. ft.

b. Maximum building height shall be thirty-five feet. Structures in excess of thirty-five feet in height shall be subject to the approval of a conditional use permit.

c. Maximum building site coverage: sixty percent.

d. Building setbacks:

i. The minimum building setback from any public street right-of-way line shall be ten (10) feet, except that the point of entry to any garage shall be a minimum of twenty (20) feet from the back (i.e., the side nearest the house) of the sidewalk unless the garage is equipped with an automatic door opener, in which case it may be fifteen (15) feet from any public street right-of-way lines (but in no instance shall it be less than seventeen and one-half (17 1/2)feet from the back of sidewalk). No more than five percent (5%) of all lots within any tract shall be permitted a setback of five (5) feet from any public street right-of-way lines provided said garages are equipped with a "roll-up" door and an automatic door opener. A setback of twelve and one half (12 1/2)feet shall be permitted for properties with street frontage upon the bulb of a Cul-de-sac or the knuckle of a street curve, provided the garages are provided with roll-up doors and automatic door openers.

ii. From any private street or drive: ~~Five~~ **Two** feet minimum provided that enclosed garages situated within twenty feet of any street or drive shall be equipped with automatic garage door openers.

iii. The minimum side yard setback for each dwelling unit and/or accessory structure shall be "0" feet.

iv. The minimum rear yard setback for each dwelling unit and/or accessory structure shall be ten feet.

v. The minimum horizontal distance between principal structures shall be ~~ten~~ **eight** feet.

vi. The minimum horizontal distance between accessory structures shall be five feet.

vii. The minimum setback from any exterior boundary line of the project abutting a low density residential use shall be ten feet. The minimum setback from any exterior boundary line of the project abutting a non-residential use shall be five feet for principal structures and "0" feet for accessory structures.

e. Projections into required setbacks:

i. No attached or detached covered patio shall be located closer than three feet to a property line except the street-side property line of a corner lot, in which case a minimum distance of ten feet shall be maintained.

ii. Eaves, cornices, chimneys, balconies, and other similar architectural features shall not project more than four feet into any required front, rear or side setback.

f. Trash storage and collection areas: Any residential development proposing more than two dwellings on any one lot shall provide adequate and convenient trash storage area(s) shielded from view by an enclosed building or wall not less than six feet in height.

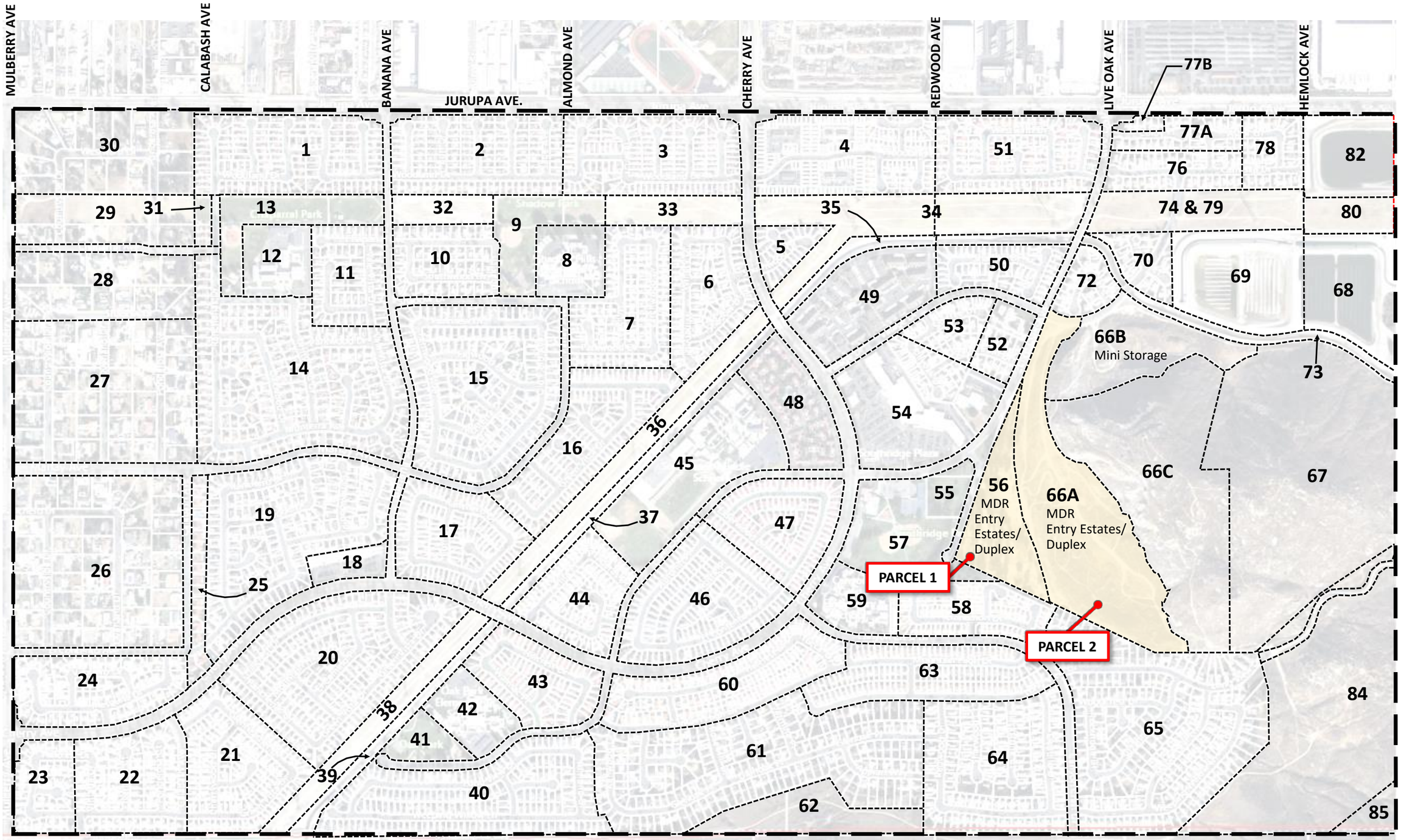
g. Parking requirements: A minimum of two covered spaces plus one-half uncovered space shall be provided for each dwelling unit. All required guest parking spaces shall be located off-street.

7. Design review as provided in the Zoning Code.

AMENDMENT NO. 19
PLANNING AREAS 56 AND 66A

SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA

LAND USE DEVELOPMENT PLAN
PLANNING UNIT AREAS



AMENDMENT NO. 19
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SOUTHRIDGE VILLAGE SPECIFIC PLAN
CITY OF FONTANA

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PLANNING UNIT AREAS

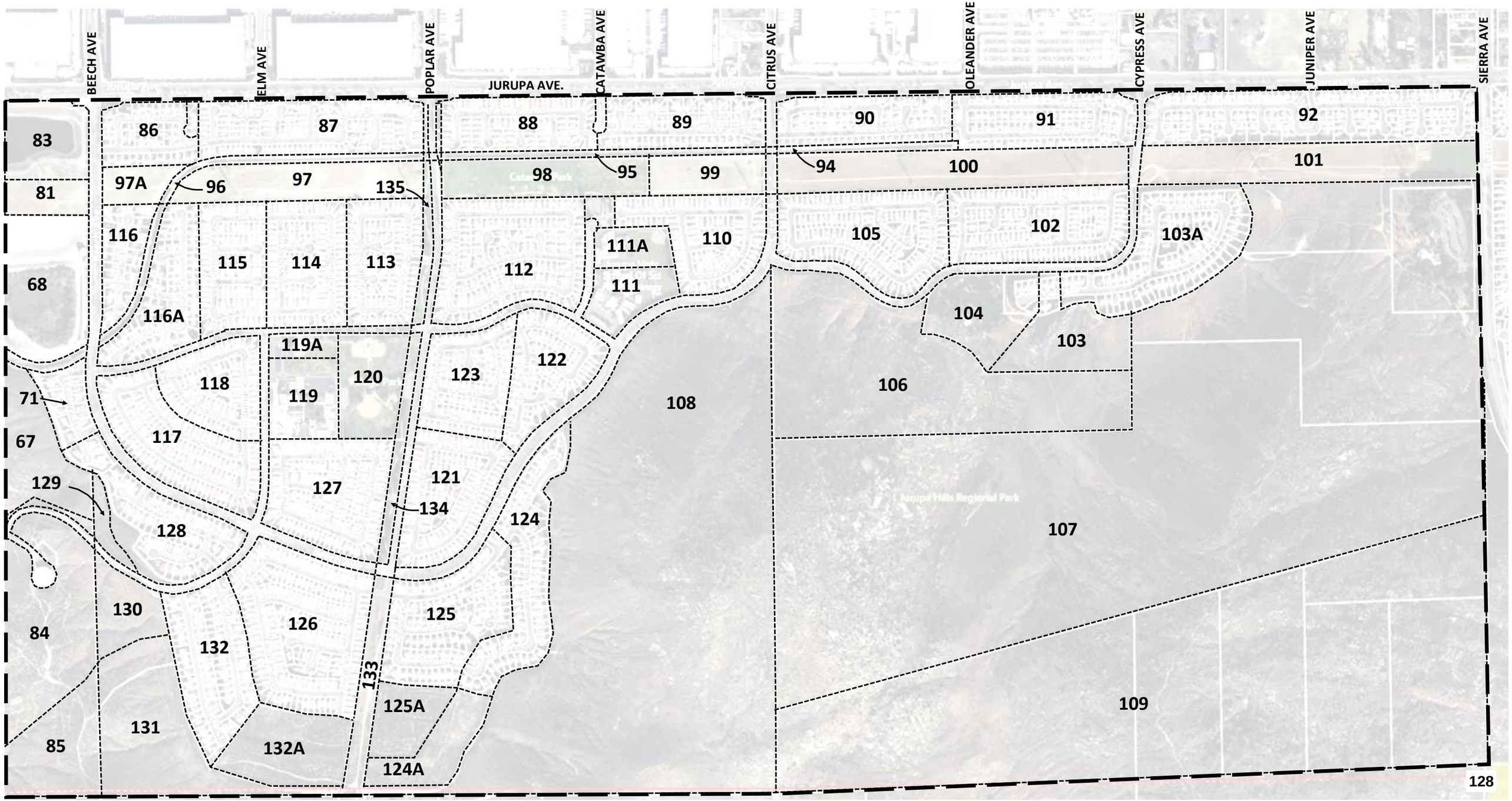


Table 3.4b
Southridge Village
Land Use Densities
Specific Plan Amendment No. 19

Plannning Area	S.P District Designation	Gross Acreage	Net Acreage	PUA Density Net	# of Units Approved to Date (Proposed)
PHASE I & II					
1	Single Family	21.6	18.1	6	117
2	Patio Homes	19.8	16.5	6	116
3	Duplex	20.7	16.9	8	134
4	Townhomes	20.7	17.1	12	208
5	Carriage Homes	4.1	3.5	25	25
6	Carriage Homes	12.6	11.9	25	86
7	Single Family	14.9	14.5	6	98
8	Elementary School	6.2	6.0	E	0
9	Park	6.2	6.0	N.P.	0
10	Single Family	10.1	9.1	4.5	45
11	Patio Homes	9.5	9.0	6	58
12	Elementary School	6.3	6.0	E	0
13	Park	8.8	8.0	N.P.	0
14	Single Family	39.5	38.4	5	183
15	Patio Homes	32.5	29.0	6	174
16	Duplex	17.1	16.2	8	120
17	Duplex	15.5	13.7	8	114
18	Commercial	3.8	3.0	N.C.	0
19	Patio Homes	31.2	27.7	6	174
20	Patio Homes	31.6	29.1	6	188
21	Duplex	17.0	16.1	8	137
22	Garden Homes	14.4	11.8	18	(259)
23	Garden Homes	7.4	6.6	18	(133)
24	Single Family	16.0	13.2	3	(48)
25	Single Family	5.8	5.1	3	17
26	Single Family	40.0		1.1	44
27	Single Family	44.0		1.1	49
28	Single Family	20.0		0.8	11
29	Utility Easement	6.9		SCE	0
30	Single Family	14.0		1.2	17
31	Utility Easement	0.8		SCE	0
32	Utility Easement	3.9		SCE	0
33	Utility Easement	6.7		SCE	0
34	Utility Easement	17.6		SCE	0
35	Flood Control	4.2		SBCFC	0
36	Utility Easement	10.3		SCE	0
37	Flood Control	5.1		SBCFC	0
38	Utility Easement	7.0		SCE	0
39	Flood Control	4.1		SBCFC	0
40	Duplex	26.1	24.9	8	201
41	Park	4.0	3.4	N.P.	0
42	Elementary School	6.3	6.0	E	0
43	Duplex	12.3	10.6	8	86
44	Duplex	11.8	10.3	8	80
45	Jr. High School	20.0	19.0	J.H.	0
46	Duplex	20.7	18.0	8	148
47	Duplex	14.4	12.5	8	101
48	Carriage Homes	10.7	9.0	25	250
49	Carriage Homes	14.4	13.1	25	296
50	Carriage Homes	8.2	7.2	25	56

Table 3.4b
Southridge Village
Land Use Densities
Specific Plan Amendment No. 19

Plannning Area	S.P District Designation	Gross Acreage	Net Acreage	PUA Density Net	# of Units Approved to Date (Proposed)
51	Duplex	18.2	15.0	8	106
52	Commercial - SRC	4.8		SRC	0
53	Commercial - SRC	5.0		SRC	0
54	Commercial - SRC	21.5		SRC	0
55	Park	3.5	2.0	C.P.	0
56	**Entry Estates/Duplex**	**11.3**	**9.6**	**8**	**(76)**
57	Park	15.7	12.7	C.P.	0
58	Townhomes	11.4	10.2	12	82
59	Elementary School	6.4	5.5	E	0
60	Duplex	17.5	15.2	8	121
61	Patio Homes	40.0	39.9	5	190
62	Open Space	9.7	9.7	1	0
63	Duplex	15.1	13.7	8	117
64	Patio Homes	25.0	24.0	6	139
65	Patio Homes	42.6	41.5	6	213
66	Quarry	0.0	68.5	Q	0
66A	**Entry Estates/Duplex**	**24.5**	**24.5**	**8**	**(179)**
66B	"Mini Storage" Overlay	16.1	16.1	M.S.	0
66C	"Open Space" Overlay	28.9	28.9	0.5	0
67	Open Space	69.1	68.2	0.5	0
68	CBMWD	29.9	27.6	CBMWD	0
69	CBMWD	17.2	15.7	CBMWD	0
70	Buffer		5.0	B	0
	"Single Family" Overlay	6.3		3.75	(19)
71	Buffer		3.8	B	0
	"Single Family" Overlay	3.8		3.75	(14)
72	Southern Pacific		2.5	SPPR	0
	"Single Family" Overlay	3.6		5.5	(14)
73	Flood Control	7.4	7.4	SBCFC	0
74	Utility Easement	9.4	9.4	SCE	0
75	Southern Pacific	2.3	2.1	SPRR	0
75A	"Single Family" Overlay	0.7	0.7	5.5	(4)
75B	Automobile Service Center	0.7	0.7	ASC	0
75C	Utility Easement	0.7	0.7	SCE	0
76	Buffer		6.3	B	0
	"Single Family" Overlay	6.6		5.5	(35)
77	Buffer				0
77A	"Single Family" Overlay	2.3	2.3	5.5	(13)
77B	"Patio Homes" Overlay	3.2	3.2	6	18
78	Buffer				0
	"Single Family" Overlay	5.3	5.0	5.5	(28)
79	Utility Easement (included in 74)	0.0		SCE	0
80	Utility Easement	4.5	4.5	SCE	0
81	Utility Easement	3.6	3.6	SCE	0
82	CBMWD	9.2	8.5	SBMWD	0
83	CBMWD	7.6	6.8	SBMWD	0
84 (Amd. 18)	Open Space	61.1	61.1	0.5	0
85 (Amd. 18)	Open Space	14.6	14.6	0.5	0
				Phase I & II	**5,141**

Table 3.4b
Southridge Village
Land Use Densities
Specific Plan Amendment No. 19

Plannning Area	S.P District Designation	Gross Acreage	Net Acreage	PUA Density Net	# of Units Approved to Date (Proposed)
PHASE III					
86	Buffer	10.2	8.6	B	0
	"Single Family" Overlay			5.5	(47)
87	Duplex	18.2	16.0	8	124
88	Duplex	13.8	11.0	8	88
89	Commercial	13.9	10.9	N.C.	0
89A	"Single Family" Overlay			8	(88)
90	Single Family Overlay	13.7	12.0	8	92
91	Duplex	15.7	12.2	8	95
92	Patio Homes	30.1	25.3	6	130
94	Flood Control	2.0	1.9	SBCFCD	0
95	Flood Control	4.5	4.4	SBCFCD	0
96	Flood Control	5.7	5.7	SBCFCD	0
97	Utility Easement	13.8	13.5	SCE	0
97A	Utility Easement	4.7	4.0	SCE	0
98	Park	12.5	12.5	N.P.	0
99	Utility Easement	6.6	6.3	SCE	0
100	Utility Easement	19.9	19.4	SCE	0
101	Utility Easement	17.1	16.9	SCE	0
102	Duplex	20.0	18.5	8	140
103	Community Park	10.2	10.2	C.P.	0
103A	Patio Homes	22.5	22.5	6	89
104	Park	9.7	9.0	N.P.	0
105	Duplex	20.9	19.0	8	143
106	Open Space	69.2	68.2	0.5	0
107	Regional Park	302.8	302.8	R.P.	0
108	Open Space	114.0	111.4	0.5	0
109	Open Space	155.4	155.4	0.5	0
110	Duplex	15.1	13.4	8	106
111	Elementary School	6.6	6.0	E	0
111A	Joint Use	4.3	4.0	E/NP	0
112	Duplex	23.4	22.0	8	166
113	Single Family	13.2	12.8	8	99
114	Duplex	14.0	13.5	8	113
115	Duplex	11.4	11.4	8	94
116	Buffer	5.5	5.0	B	0
	"Single Family" Overlay			3.75	(19)
116A	Buffer	16.8	15.0	B	0
	"Single Family" Overlay			5.5	(83)
117	Duplex	18.9	16.3	8	(131)
118	Single Family	12.0	11.4	8	(91)
119	Elementary School	6.4	6.0	E	0
119A	Joint Use	4.6	4.0	N.P.	0
120	Park	9.5	9.1	8	0
121	Single Family	16.2	14.8	8	115
122	Single Family	14.4	12.4	12	75
123	Townhomes	12.9	12.4	E/NP	99
124	Patio Homes	15.0	15.0	6	73
124A	Open Space	7.5	7.5		0

Table 3.4b
Southridge Village
Land Use Densities
Specific Plan Amendment No. 19

Plannning Area	S.P District Designation	Gross Acreage	Net Acreage	PUA Density Net	# of Units Approved to Date (Proposed)
125	Patio Homes	15.5	15.5	6	92
125A	Open Space	7.0	7.0		0
126	Duplex	26.6	25.1	8	182
127	Single Family	18.7	17.1	8	131
128	Patio Homes	14.2	11.9	6	(71)
129	Open Space	4.1	3.8	0.5	0
130	Open Space	12.6	12.3	0.5	0
131	Open Space	21.2	21.2	0.5	0
132	Patio Homes	15.3	15.3	6	82
132A	Open Space	11.7	11.7		0
133	Utility Easement	6.2	6.1	MWD	0
134	Park	5.1	3.4	N.P.	0
135	Park	4.0	2.5	N.P.	0
				Phase III	**2,858**

PHASE TOTALS	UNITS APPROVED TO DATE	(PROPOSED)	TOTAL
Phase I & II	4,319	822	5,141
Phase III	2,328	530	2,858
Combined Total	6,647	1,352	7,999
Undesignated			801
Max Permitted per EIR			8,800

RESOLUTION PC NO. 2023-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN RESOLUTION TO CERTIFY THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT, THE MITIGATION MONITORING AND REPORTING PROGRAM AND ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 22-008, ADOPT A RESOLUTION APPROVING SPECIFIC PLAN AMENDMENT NO. 22-004, ADOPT A RESOLUTION APPROVING TENTATIVE PARCEL MAP NO. 20565 (TPM NO. 22-018), TENTATIVE TRACT MAP NO. 20568 (TTM NO. 22-007), DESIGN REVIEW NO. 22-043 FOR THE SITE AND ARCHITECTURAL REVIEW OF A 255-UNIT CONDOMINIUM COMPLEX, VARIOUS AMENITIES, AND ADMINISTRATIVE SITE PLAN NO. 23-014 FOR A PUBLIC PARK WITHIN A 37.32 ACRE SITE.

WHEREAS, the City of Fontana received an application on May 18, 2022, for the approval a General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), , and Design Review No. 22-043, Administrative Site Plan No. 23-014; a request for the site and architectural review for the development of 255 condominium units 147 detached Cluster Homes units and 108 detached Stub Drive units), with various amenities and public park within a 37.32 acre site.

Project Applicant: Ian Harvey
NH Southridge LLC
500 Newport Center Drive, Suite No. 570
Newport Beach, CA 92660

Project Location: The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

Project Site Area: 58 acres

WHEREAS, on June 20, 2023, the Planning Commission received a staff report and all the information, evidence, and public testimony and considered General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), and Design Review No. 22-043, Administrative Site Plan No. 23-014; 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, the Southridge Village Specific Plan includes approximately 2,640 gross acres, located within the northern portion of the City of Fontana and County of San Bernardino, California; and

WHEREAS, the Southridge Village Specific Plan Amendment (proposed project) is a request to amend Planning Area 56 from Bird Farm (BF) and Planning Area 66A from Quarry (Q) to Entry Estates/Duplex, which is a Medium Density Residential land use category with a maximum density of 8 dwelling units per acre, amend the Medium Density Residential Development Standard Guidelines to reduce the minimum Building Site Area/Unit from 3,000 square feet to 2,000 square feet, reduce the distance from a private street to a garage from five (5) feet to two (2) feet and reduce the distance between principal structures from ten (10) feet to eight (8) feet; and

WHEREAS, the applicant is requesting a General Plan Amendment to amend the existing land uses to be consistent with the propose Southridge Village Specific Plan;

WHEREAS, the applicant is requesting a Tentative Parcel Map, Tentative Tract Map, and Design Review to develop the 255-unit condominium complex, amenities, and a future public park; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred; and

WHEREAS, General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), and Design Review No. 22-043, and Administrative Site Plan No. 23-014 are supported by goals and policies of the General Plan; and

WHEREAS, pursuant to Chapter 26 of the Fontana Municipal Code, subdividing up to four (4) parcels or combining parcels requires a Tentative Parcel Map Application; and,

WHEREAS, pursuant to Section 5.11 (Amendment Procedures) of the Southridge Village Specific Plan, the City Council can adopt a resolution to approve a specific plan amendment; 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, 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 *Sun* newspaper on June 9, 2023, at City Hall and at the project site; and

WHEREAS, the Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all the information, evidence, and testimony presented at its public hearing on June 20, 2023; 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 incorporated herein by reference.

Section 2. The City of Fontana Planning Commission hereby makes the following findings for General Plan Amendment No. 22-008 in accordance with Section 30-31 "Purpose" of the Fontana Zoning and Development Code:

Finding: **The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: The project site currently has a general plan land use designation for Parcel No. 1 Recreational Facilities (P-R), Parcel No. 2 Open Space (OS), Parcel No. 3 of OS, Parcel No. 4 of General Commercial, and Parcel No. 5 of OS.

The applicant has applied for a General Plan Amendment to amend portions of the general plan land use designation for the project site and clean up some inconsistencies between the General Plan and Specific Plan. Parcel No. 1 will be amended to Medium Residential (R-M), Parcel No. 2 to Medium Density Residential (R-M), Parcel No. 3 to General Commercial (C-G), Parcel No. 4 to Public Facilities (P-PF), and Parcel No. 5 to Residential Planned Community (R-PC), so it can be consistent with the Planning Areas of the specific plan. Currently, residents of Fontana and the Inland Empire are facing a housing shortage. The reclassification of this site will allow future residents and consumers the opportunity to purchase high quality residential units and architecture, amenities and landscaping.

Section 3. The City of Fontana Planning Commission hereby makes the following findings for Specific Plan Amendment No. 22-004 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding: **A Specific Plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: The applicant is proposing a modification to the existing Southridge Village Specific Plan by amend Planning Area 56 from Bird Farm (BF) and Planning Area 66A from Quarry (Q) to Entry Estates/Duplex, which is a Medium Density Residential land use category with a maximum density of 8 dwelling units per acre,

amend the Medium Density Residential Development Standard Guidelines to reduce the minimum Building Site Area/Unit from 3,000 square feet to 2,000 square feet, reduce the distance from a private street to a garage from five (5) feet to two (2) feet and reduce the distance between principal structures from ten (10) feet to eight (8) feet. This amendment will allow the Planning Areas to have an attractive development with quality Spanish, Craftsman, and Italianate architecture, vast landscaping, ample amenities for residents, housing needs and pedestrian trails to promote walkability. This type of development will enhance the local areas with an attractive street scene and high-quality residential community between the existing residences and the commercial center.

Section 4. The City of Fontana Planning Commission hereby makes the following findings for the Tentative Parcel Map No. 20565 (TPM No. 22-018) in accordance with the Fontana Development Code:

Finding No. 1: **The proposed parcel map is consistent with the City's General Plan.**

Finding of Fact: Tentative Parcel Map No. 20565 is consistent with the proposed General Plan Land Use Designation for the project site of Medium Residential (R-M), Public Facilities (P-PF), General Commercial (C-G), and Residential Planned Community (R-PC). The Public Facilities, Medium Residential, General Commercial designation are intended for residential, parks, general retail uses, food services, business and professional offices, and related services establishments. The development of the condominium complex, trail, and new park is consistent with the proposed General Plan Land Use Designation of Medium Residential (R-M), Public Facilities (P-PF), General Commercial (C-G), and Residential Planned Community (R-PC). The project is for a tentative parcel map to reconfigure two (2) parcels into three (3) parcels for the development of a residential condominium complex, the trail, and the construction of a new public park. The uses are consistent with the proposed General Plan Land Use Designation.

Finding No. 2: **The design and improvements of the proposed tentative parcel map is consistent with the General Plan.**

Finding of Fact: The design of the proposed parcel map is consistent with the proposed General Plan Amendment. The lot width is approximately 1,486 feet and has an approximate lot depth of 872 feet and street configuration conform to the requirements of the Circulation Master Plan, Subdivisions (Chapter No. 26), Southridge Village Specific Plan, and the Zoning and Development Code (Chapter No. 30). The parcel map will reconfigure two parcels into three (3) parcels to accommodate

public park, public trail, and the condominium development. The Park will have one point access along Village Drive, the trail will have two points of access one from the future public park and the second from Old Live Oak Avenue, and the condominium development will have two points of access, one from Live Oak Avenue and the other from Old Live Oak Avenue.

Finding No. 3: **The site is physically suitable for the type and density of development proposed.**

Finding of Fact: The project site of approximately 37.3 adjusted gross acres, is adequate in size to accommodate the development referenced herein. The lot size, lot width, and lot depth are as indicated in Finding No. 2 above are consistent with other public facilities and residential developments within the surrounding area. The public Park will have one point access along Village Drive, the trail will have two points of access one from the future public park and the second from Old Live Oak Avenue, and the condominium development will have two points of access, one from Live Oak Avenue and the other from the Old Live Oak Avenue. The lot size is consistent with surrounding commercial developments.

Finding No. 4: **The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.**

Finding of Fact: The design of the parcel map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. An addendum to the Southridge Village EIR was completed to identify environmental impacts and mitigation measures are included to make any impacts less than significant. The addendum to the EIR is included as part of the staff report.

Finding No. 5: **The design of the subdivision or type of improvements will not cause serious public health problems.**

Finding of Fact: The combining of two parcels into three (3) parcels will not cause health problems. The proposed development complies with the Fontana City Codes and the General Plan as indicated in Findings Nos. 1 through 4 above. Improvements include streets, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. Therefore, the project shall promote the public health, safety, and welfare of the surrounding community.

Finding No. 6: **The design of the subdivision or the types of improvements will not conflict with easements acquired by the public at**

large for access through or use of property within the proposed subdivision. The planning commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to easements previously acquired by the public.

Finding of Fact: The design and improvements of Tentative Parcel Map No. 20565 will not conflict with access easements acquired by the public. The proposed lots are accessed from Live Oak Avenue which is publicly maintained street and Old Live Oak Avenue which is maintained by the City. Currently there are no other public access easements through or within the proposed project site.

Section 5. The City of Fontana Planning Commission hereby makes the following findings for Tentative Tract Map No. 20568 (TTM No. 22-018) in accordance with Section 26-55 (e) "Findings for approval of tentative tract map" of the Fontana Subdivision Code:

Finding No. 1: The proposed map is consistent with the City's General Plan.

Findings of Fact: Tentative Tract Map 20568 is a request to subdivide one existing parcel to develop a total of 255 detached condominium units on approximately 32.17 adjusted gross acres. The Medium Density Residential (R-M) land use designation in the General Plan allows for the proposed development.

After the General Plan Amendment and Specific Plan Amendment, the tentative tract map will comply with the City of Fontana's Municipal Code, the Subdivision Sections of the Code (Chapter 26), Southridge Village Specific Plan and Zoning and Development Code (Chapter 30). The tentative tract map is compatible with the surrounding residential land uses. The project site has a General Plan Land Use designation of Bird Farm and Quarry. Therefore, applicant is proposing to amend the General Plan to Medium Density Residential (R-M), so it can be consistent with the proposed development. The R-M Land Use designation allows a density of up to 8.0 dwelling units per acre for single-family (condominium) development project. The project is proposed with a density of 7.9 dwelling units per acre which is below the maximum 8.0 units per acre density allowed in the R-M for the land use designation per the General Plan. Therefore, the proposed Tentative Tract Map 20568 is consistent with the City's General Plan. Additionally, new utilities will be installed, and the street meets the minimum width requirement of a short local street identified within the General Plan.

Finding No. 2: The design and improvements of the proposed subdivision are consistent with the General Plan.

Findings of Fact: The design of the proposed subdivision, as mentioned in Finding No. 1, above is consistent with the General Plan. Street improvements including curb, gutter, and sidewalks conform to the requirements of the General Plan, Subdivisions (Chapter 26), the Southridge Village Specific Plan development standards, and the Zoning and Development Code (Chapter 30). This project is required to connect to the City's sewer system. Additionally, the project has been reviewed by the Engineering Department and San Bernardino County Fire Department for safety and access.

Finding No. 3: The site is physically suitable for the type and density of development proposed.

Findings of Fact: The project site, shape, and topography are suitable for the proposed subdivision. The project site is approximately 32.17 gross acres and will accommodate the proposed 255 condominium single-family residential homes which included curb, gutter, and sidewalks. The proposed R-M Land Use designation allows a density of up to 8.0 dwelling units per acre. The project is proposed with a density of 7.9 dwelling unit per acre which is below the maximum 8.0 units per acre density allowed in the Southridge Village Medium Density Residential zoning district for detached single-family residential projects.

Finding No. 4: The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of the subdivision and the proposed improvements as described in Finding No. 1 through Finding No. 3 above complies with the City of Fontana's Municipal Code requirements, Specific Plan development standards, conditions of approval (referenced herein), and will not have any impact on the environment or substantially and avoidably injury to fish, wildlife, or their habitat. Moreover, the site is not located within the boundaries of the potential sensitive habitats and the site is completely surrounded by development. Additionally, an addendum to the Southridge Village Specific Plan EIR as referenced herein was completed for the proposed project and no impact was found to be significant and unavoidable.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The design of the subdivision as described in Finding No. 1 through Finding No. 4 above complies with the City of Fontana's Municipal Code requirements, Southridge Village Specific Plan

development standards, and the improvements associated with the subdivision such as street, curb, gutter, sidewalk are required to be constructed and have been designed as part of this project pursuant to the Zoning and Development Code and the Engineering Department requirements. Additional improvements such as water and sewer connection will be built pursuant to applicable building, zoning, and fire code standards; therefore, the project will promote the public health, safety, and welfare of the surrounding community and will not cause public health problems.

Finding No. 6: **The design of the subdivision or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Findings of Fact: The design of the subdivision and improvements will not conflict with any access easements acquired by the public. The proposed subdivision will have adequate access from Live Oak Avenue. Currently there are no other existing public access easements through or within the proposed subdivision boundaries.

Finding No. 7: **The proposed subdivision is consistent with local ordinances certified by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.**

Findings of Fact: The proposed project is not located in the area identified in the State Cal-Fire very high fire hazard severity zone, however, this site has been identified in the local City adopted ordinance (Ordinance 2015-083) as part of the fire hazard overlay district (FHOD). The site will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein. All requirements of Section. 30-656 – (Fire Hazard Overlay District Regulations) shall apply.

Finding No. 8: **The proposed project will have fire protection and suppression services available for the subdivision through the City.**

Findings of Fact: The site will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein. The project was reviewed by the Fontana Fire District and Building & Safety and the appropriate conditions have been placed on the project so the project will have fire protection and suppression services. All requirements of Section. 30-656. – (Fire Hazard Overlay District Regulations) shall also apply.

Section 6. The City of Fontana Planning Commission hereby makes the following findings for Administrative Site Plan No. 23-014 in accordance with Section 30-101 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: **This proposal is consistent with the general plan, Zoning and Development Code and any applicable specific plan or area plan.**

Findings of Fact: The proposed project is for the construction of a future park comprised of parking, three (3) pickleball court, covered benches, two (2) shade structures, concrete walking trails, open lawn area, lighting, fencing, benches, and waste receptacles. Improvements for the project also includes lighting, sidewalks, grading, and planting of additional trees and landscaping to provide a safe and well-designed park. The proposed park will be an additional park to the existing Southridge Park. The will benefit the surrounding neighborhood.

The General Plan designation of the site is Open Space (O-S) and Southridge Village Specific Plan designations this site as Quarry, which are areas that permit public parks as a permitted use. This project is consistent with the land use designations and also design standards/requirements listed in both the General Plan and Zoning and Development Code.

Finding No. 2: **This proposal meets or exceeds the criteria contained in Section 30-101 and will result in an appropriate, safe and desirable development promoting the public, health, safety, and welfare of the community.**

Findings of Fact: The proposed project is for the development of a future park, which is comprised of a 1.7-acre portion of a 37.2-acre site that includes parking, three (3) pickleball court, covered benches, two (2) shade structures, concrete walking trails, open lawn area, lighting, fencing, benches, and waste receptacles. Improvements for the project also includes lighting, sidewalks, grading, and planting of additional trees to provide a safe and well-designed park. Furthermore, the proposed project complies with the standards Fontana Zoning and Development Code and Southridge Village Specific Plan along with other federal, state and county laws. The development is also consistent with the vision of the General Plan and therefore shall promote the public health, safety and welfare of the surrounding community.

Finding No. 3: **The proposal in its design and appearance is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The project site is in an area developed with a combination of residential, commercial, park and uses. The proposal as mentioned in the Findings above has been designed to be compatible with the surrounding area and serves to provide additional park facilities to the residential area in the southern part of the City. In addition, the proposed development has been designed with features such as pickleball courts, shade structures, walking paths, fencing and planting of additional landscaping and trees that enhances the character of the surrounding neighborhood. Therefore, the project site will be design and appearance is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood

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

Findings of Fact: The site improvements have been reviewed by the Fire, Engineering and Police Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. Improvements with the project include street widening, sidewalks, curb and gutter, drainage, and grading. Additionally, the proposed improvements will be sufficient to accommodate the project and will include improvements along the street frontage along Live Oak Avenue and Village Drive. Street lighting and on-site lighting have been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Section 7. The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 22-043 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: This proposal is consistent with the general plan, Zoning and Development Code and any applicable specific plan.

Findings of Fact: The project will comply with the City of Fontana's General Plan and the Southridge Village Specific Plan Amendment (if approved). The site is compatible with the surrounding residential land uses to be developed in the future. Based on the proposed the General Plan Amendment, the project is consistent with the General Plan Land Use designation for the project site. The project site has a General Plan Land Use designation of Open Space (OS) and Recreational Facilities (P-R); however it will be amended to Medium Density Residential (R-MF). The R-MF Land Use designation allows a density of up to 12 dwelling units per acre for detached single-family unit project. The project is proposed with a density of 7.9 dwelling units per acre which is

below the maximum 8.0 units per acre density allowed in the R-MF for the proposed land use designation per the General Plan. The project will have also includes a Specific Plan Amendment that will make the development consistent with the General Plan. Therefore, the proposed Tentative Tract Map No. 20568 is consistent with the City's General Plan, propose Specific Plan Amendment, and Zoning and Development Code. Additionally, new utilities will be installed, and the street meets the minimum width requirement of a short local street identified within the General Plan.

Finding No. 2: **This proposal meets or exceeds the criteria contained in Section 30-120 and will result in an appropriate, safe and desirable development promoting the public, health, safety, and welfare of the community.**

Findings of Fact: The applicant is proposing construct 255 condominium units including an open lawn area, pool and spa, picnic areas, paseos, tricycle track, seating areas, tot-lots, barbecue islands and other amenities located within the project site.

The project has been designed in keeping with City of Fontana's Crime Prevention Through Environmental Design (CPTED), the development has incorporated enhanced natural surveillance and reduced unwanted 'dead zones' within the project by moving certain lawn areas, buildings and parking areas to deter places where potential loitering or other actions could occur. Along with that all the units will have an applicable number of windows on various locations that will ultimately provide natural surveillance to the site. Lighting have also been strategically located on the site for added security for residents.

The architectural theme for the condominium units is described as Spanish, Craftsman, and Italianate. Each style will reflect light earth tone warm-colors (i.e. brown, tan, beige, etc.). There are nine (9) color schemes provided for the project. Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural "pop-outs," banding, porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan. All units are designed with concrete tile roofing material coordinated to match the color scheme of each elevation. Additionally, elevations facing the drive aisles will also have attractive features adding to the street aesthetics. As described this project meets the criteria contained in the design review section of the Fontana City Code. The project has high quality architectural design, appropriate screening from the public right-of-way and will be an appropriate and desirable development.

The proposed condominium units will be built pursuant to all applicable building and fire codes standards, in addition to the Conditions of Approval as referenced herein. The project will provide residence an opportunity for a unique and modern living environment. The development is also consistent with the vision of the General Plan and therefore shall promote the public health, safety and welfare of the surrounding community.

Finding No. 3: **The proposal in its design and appearance is aesthetically and architecturally pleasing while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The proposal as indicated in Finding No. 1 has been designed to enhance and compliment the surrounding neighborhood. The architectural theme for the condominium units is described as Spanish, Craftsman, and Italianate. Each style will reflect light earth tone warm-colors (i.e. brown, tan, beige, etc.). There are nine (9) color schemes provided for the project. Architectural relief utilized for the proposed homes consists of stone veneer, decorative window treatments, varied roof lines, architectural "pop-outs," porches, and other features appropriate to each theme. The use of a variety of colors and decorative shutters of a contrasting color will further add architectural diversity to each plan. All units are designed with concrete tile roofing material coordinated to match the color scheme of each elevation. Additionally, elevations facing the drive aisles will also have attractive features adding to the street aesthetics.

Finding No. 4: **The site improvements (building, parking, circulation, site and building lighting, and on-site landscaping) are appropriate and will result in a safe, well designed facility.**

Findings of Fact: The site improvements have been reviewed by the Fire, Engineering and Police Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. Improvements with the project include street widening, sidewalks, curb and gutter, drainage, and grading. Additionally, the proposed improvements will be sufficient to accommodate the project and will include improvements along the street frontage along Live Oak Avenue and Village Drive. Street lighting and on-site lighting have been included to provide ample visibility at night. Landscaping has been incorporated to create an attractive atmosphere along adjacent parcels.

Section 8. 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 FEIR and Addendum, 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 FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed Project. The Planning Commission further finds that the Addendum have 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 9. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Southridge Village Specific Plan FEIR, the Addendum, and all related information presented to the Planning Commission, the Commission finds that the Proposed Project necessitate only minor modifications to the Southridge Village Specific Plan FEIR. Therefore, pursuant to State CEQA section 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 FEIR is the appropriate document for the Proposed Project.

The Planning Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Projects because the Projects:

A. will not result in substantial changes that would require major revisions of the Southridge Village Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. will not result in substantial changes with respect to the circumstances under which the Proposed Project are developed that would require major revisions of the Southridge Village Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Southridge Village Specific Plan FEIR documents were certified showing any of the following:

    (i) the Proposed Project would have one or more significant effects not discussed in the EIR;

    (ii) that significant effects previously examined would be substantially more severe than shown in the EIR;

    (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

    (iv) that mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant

effects on the environment, but which the lead agency declined to adopt.

Section 10. Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt a resolution approving an Addendum to the previously certify Final Supplemental Environmental Impact Report, pursuant to Section 15126 through 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines and direct staff to file the Notice of Determination and adopt an Ordinance amending the Southridge Village Specific Plan and adopt a resolution approving General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), Administrative Site Plan No. 23-014, and Design Review No. 22-043 subject to the findings listed in Section No. 1 through No. 7.

Section 11. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Southridge Village Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the Proposed Project have been addressed within the Southridge Village Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Southridge Village Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgment and analysis of the Planning Commission.

Section 12. Adoption of the Addendum to the Southridge Village Specific Plan FEIR. The Planning Commission hereby adopts the Addendum to the EIR for the Southwest Industrial Park Specific Plan Program Environmental Impact Report and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 13. 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 14. 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 20th day of June, 2022.

City of Fontana

_____
Cathline Fort, Chairperson

ATTEST:

I, Ralph Thrasher, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on this 20th day of June 2023, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ralph Thrasher, Secretary

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 22-084
Tentative Parcel Map No. 20565
(TTM No. 22-018)

DATE: June 20, 2023

LOCATION: The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

PLANNING DEPARTMENT:

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

2. The applicant shall defend, indemnify, and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission and/or City Council concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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.

3. This tentative parcel map shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development) of the Municipal Codes of the City of Fontana, and the Subdivision Map Act.

4. If applicable, the applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

5. The applicant/developer shall comply with the mitigation measures identified in the Addendum to the Final Environmental Impact Report (FEIR), and Mitigation Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

6. This tentative parcel map shall become null and void two (2) years from the date of approval subject to discretionary extensions..

7. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

ENGINEERING:

8. The Applicant shall record a Parcel Map as required for the development.

PRIOR TO MAP RECORDATION

9. Either have all interior monuments, boundary monuments, and centerline survey monuments set or post security to guarantee the proper setting of the monuments in an amount based on the City's Engineering Cost Estimate. Monumentation Inspection fees shall also be paid.

PRIOR TO THE RELEASE OF THE SECURITY

10. The Applicant/Engineer 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.

11. The Applicant/Engineer shall set survey monuments as required by the map and corner records must be recorded with the County.

BUILDING & SAFETY DIVISION:

12. The Tentative Parcel Map shall record prior to the issuance of any permits.

END OF CONDITIONS

Exhibit "B"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 22-084
Tentative Tract Map No. 20568
(TTM No. 22-007)

DATE: June 20, 2022

LOCATION: The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

PLANNING DEPARTMENT:

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

2. The applicant shall defend, indemnify, and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission and/or City Council concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

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.

3. This tentative tract map shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development) of the Municipal Codes of the City of Fontana, Mitigation Monitoring and Reporting Program (MMRP), and the Subdivision Map Act.

4. The applicant shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

5. The applicant/developer shall comply with the mitigation measures identified in the Final Environmental Impact Report (FEIR), and Mitigation Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

6. 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.

7. This tentative tract map 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.

8. There shall be no combination wall over three (3) feet retaining wall and six (6) feet freestanding; the maximum height of any combination wall shall not exceed nine (9) feet.

9. Solid masonry walls of a minimum of six feet in height measured from finished grade shall have a decorative cap and shall be required at the perimeter of the project site, unless shown otherwise on approved plans or as approved by Director of Planning.

10. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code

Prior to Issuance of Building /Construction Permits

11. 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 all the final building and grading plans prior to issuance of any building or grading permits.

ENGINEERING DEPARTMENT:

12. 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.

13. 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.

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

PRIOR TO ISSUANCE OF GRADING PERMIT

15. Applicant shall submit and gain approval of a complete WQMP Report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

16. 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 Storm Drainage Plan.

PRIOR TO MAP RECORDATION

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

18. Applicant shall record Community Facility District (CFD) map as required for the development.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

19. The Applicant shall record a Tract Map as required for the development.

20. The Applicant shall Vacate/Abandon a portion of Live Oak Avenue and dedicate right of way to the City based on the new configuration of Old Live Oak Avenue.

21. The Applicant shall dedicate right of way to the City for Village Drive.

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

PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT

23. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer that reflects the constructed condition. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

24. The Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.

25. The Applicant/Engineer 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.

26. The Applicant/Engineer shall set survey monuments as required by the map and corner records must be recorded with the County.

27. 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).

28. 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.

29. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

BUILDING & SAFETY DIVISION:

30. The Tentative Tract Map shall record prior to the issuance of any permits.

MANAGEMENT SERVICES:

31. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to annex into an existing community facilities district (CFD) or form a new community facilities district (CFD) for the purpose of financing the cost of maintenance and operation of the public street lighting, landscaping, water quality basin, public parks, parkways and the removal of or cover of graffiti. The City will determine which is more appropriate for the project, establishing a new district or annexing into an existing district. The district formation or annexation must be completed prior to the issuance of building permits.

END OF CONDITIONS

Exhibit "C"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 21-084 **DATE:** June 20, 2022
Administrative Site Plan No. 23-014

LOCATION: The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

PLANNING DEPARTMENT:

1. This approval is for Park Review (ASP) No. 23-014 Future Southridge Park comprised of 14 parking spaces, three (3) pickleball court, covered benches, two (2) shade structures, concrete walking trails, open lawn area, lighting, fencing, benches, and waste receptacles, as approved by the Planning Commission.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy (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.

3. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval.

4. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

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

6. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

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

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

9. Exterior lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

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

11. Any transformer(s) shall be screened by either a screen wall or mature, dense landscaping, and not visible from the public right-of-way.

12. 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.

13. 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.

14. 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.
        3. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

15. 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.

BUILDING & SAFETY

16. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code

17. 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.

18. The applicant shall comply with the following 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.

19. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

END OF CONDITIONS OF APPROVAL

Exhibit "D"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 21-084
Design Review No. 22-043

DATE: June 20, 2022

LOCATION: The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

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

3. 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.

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

4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

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

6. All future monument signs shall be reviewed under a separate Design Review Sign application.

7. All built in gas barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.

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

9. The current Development fees must be paid prior to certificate of occupancy.

10. 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 Community Development.

11. The developer shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development in a convenient location and is well-lit. The mailbox shall not block the line of sight. The mailboxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The developer is responsible for contacting the Post Office for the type and location of the mail boxes within their development. Any replacements of the mail boxes subsequent to the original installation shall be the responsibility of the developer, the property management company, and/or the homeowners association, and the Post Office.

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

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

14. The applicant shall install decorative garage doors with windows to satisfaction of the Director of Planning.

15. All landscaping must be adequately maintained at all times.

16. All masonry block walls shall be a minimum of six (6) ft. tall with a prefabricated cap when fronting the public right of way.

17. The amenities for this project shall built based on the approved landscape plans.

18. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

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

20. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

21. The applicant shall post the most recent City of Fontana General Plan map, size 24-inches by 36-inches, in all offices selling new homes in the subdivision, whether on-site or remote. The project site/tract boundary shall be clearly delineated on the General Plan map. Additionally, a 24-inch by 36-inch map

showing the school district boundaries (for all districts in the City) shall be displayed. The General Plan information and school district boundaries may be included on the same map. The maps shall be clearly and prominently displayed and be visible to all persons entering the sales office**.**

22. The applicant and/or property owner shall file a petition with the Fontana City Council requesting police enforcement of the California Vehicle Code and the Fontana Municipal Code on the private streets of the development while the development is under a single ownership, or prior to Certificate of Occupancy of any dwelling unit.

23. The development shall maintain an active Homeowner's Association (HOA) at all times. The City shall be a third party to the HOA. in the event the development cannot maintain said HOA. The HOA. Board shall meet in the recreation/club room located within the development. A property management company is strongly recommended to manage the site appropriately.

24. 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).

25. If a digital video surveillance system is available at the premise, it is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

26. A locator map or directory should be posted at the site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.

27. Community address numbers and complex numbers should be visible. Building and unit numbers should be posted and visible. Address specifications are meant to ensure identification and location of buildings. Proper posting and maintenance minimizes confusion as to location and expedites public safety response.

28. Adhere to the city light standard of one foot candle minimum of light for all entrances, exits, pedestrian walkways, parking lots and activity areas. Reflect all light fixtures on the site plan. The type of illumination shall be either florescent, metal halide or white L.E.D.'s., and the luminaries shall be vandal resistant. All luminaries shall remain lit from dusk until dawn. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

29. 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.

30. 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.

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

a. Construction shall be limited to 7:00 am to 6:00 pm on weekday, 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 No. 18-63(7) of the Municipal Code. 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.

b. 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.

c. Have only necessary equipment onsite.

d. 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:

e. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

f. Temporarily enclose localized and stationary noise sources.

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

32. 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 the end of automobile parking aisles.

33. 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.

34. 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.

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

36. 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.

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

38. Any transformer visible from the public right-of-way shall be screened by a solid screen wall and mature, dense landscaping.

39. 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.

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

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

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

43. If possible incorporate hostile landscape into the exterior, perimeter landscape setback areas to discourage subjects from accessing the site.

PRIOR TO ISSUANCE OF GRADING PERMIT

44. 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.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

45. Prior to issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

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

ENGINEERING LAND DEVELOPMENT:

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

48. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

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

PRIOR TO ISSUANCE OF GRADING PERMIT

50. Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

51. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Storm Drainage Plan.

PRIOR TO MAP RECORDATION

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

53. Applicant shall record Community Facility District (CFD) map as required for the development.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

54. The Applicant shall record all maps as required for the development.

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

PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT

56. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer that reflects the constructed condition. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

57. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.

58. The Applicant/Engineer 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.

59. The Applicant/Engineer shall set survey monuments as required by the map and corner records must be recorded with the County.

60. 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).

61. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

62. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

BURRTEC WASTE & RECYCLING SERVICES

63. Prior to the issuance of building permits, the developer shall meet with Burrtec to coordinate and develop a Waste Collection Service Plan satisfactory to Burrtec.

The Service Plan shall be subject to review and approval by Burrtec and the City.

BUILDING & SAFETY DIVISION:

64. Shall comply with the latest adopted edition of the following codes as applicable:
    I. California Building Code
    J. California Residential Code
    K. California Electrical Code
    L. California Mechanical Code
    M. California Plumbing Code
    N. California Energy Code
    O. California Fire Code
    P. California Green Building Standards Code

65. The applicant shall install an 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.

66. The requirements of the Department of Environmental Health Services and the South Coast Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

67. 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

68. The applicant shall verify 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.

69. 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.

70. The Tentative Tract or Parcel map shall record prior to the issuance of any permits.

71. The applicant shall comply with the grading requirements:
    A. Grading plans shall be submitted to, and approved by Building & Safety. The grading plans shall indicate all site improvements, and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods, to an approved location – 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.

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.

72. All signs shall be Underwriters Laboratories approved (or equal).

73. Permits are required prior to the removal and/or demolition of structures.

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

75. The project site is located in a VHFSZ and the project will need to comply with all fire zone requirements.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

FIRE PROTECTION DISTRICT:

77. 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.

78. 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.

79. 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.

80. 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.

81. 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.

82. Water System Residential. 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 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 (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than six hundred (600) 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: 1,500 GPM for a one (1) hour duration at 20 psi residual operating pressure. Fire Flow is based on a 2,307 Square Foot structure.

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

84. 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 jobsite. California Fire Code Chapter 5.

85. 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.

86. 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.

87. 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.

88. Fire Sprinkler-NFPA #13D. An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

89. Residential Addressing. The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

90. 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

91. 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

92. Secondary Access. The development shall have a minimum of two (2) points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-11

93. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

MANAGEMENT SERVICES:

94. To eliminate the negative fiscal impact on municipal services associated with this proposal, the project will be required to annex into an existing community facilities district (CFD) or form a new community facilities district (CFD) for the purpose of financing the costs of maintenance and operation of the public street lighting, landscaping, the water quality basin, parkways and the removal of or cover of graffiti within the boundaries of, or along the perimeter of the district. The district's annual levy will include an amount for the maintenance of city parks. The city will determine which is more appropriate for the project, establishing a new district or annexing into an existing district. The district formation or annexation must be completed prior to the issuance of building permits.

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO: _X_ County Clerk, County of San Bernardino

___ Office of Planning and Research

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

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: Master Case No. 22-084: General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20568 (TTM No. 22-007), Administrative Site Plan No. 23-014, and Design Review No. 22-043 – The Height at Southridge Project

State Clearinghouse Number: SCH No. 81052210

Name of Person or Agency carrying out project: Salvador Quintanilla – Senior Planner. City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

Project Location: The project site is located on the south side of Village Drive and east of Live Oak Avenue (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

Project Description: A request for the site and architectural review for the development of 255 condominium units (147 detached Cluster Homes units and 108 detached Stub Drive units), with various amenities and park within a 37.3 acre site (54-acres overall project area). An Addendum to the Southridge Village Specific Plan Environmental Impact Report has been prepared for this proposed project.

Project Proponent & Address: NH Southridge LLC, 500 Newport Beach, CA 92660

Contact Name & Phone: Ian Harvey – (949) 344-2703

This is to certify that the City of Fontana approved the above described project on June 20, 2023 and made the following determinations:

1. The project ____ will _X_ will not have a significant effect on the environment.
2. An Addendum to the previous certified Environmental Impact Report (EIR) was previously prepared and approved and fully analyzed the effects of the project. The previous certified EIR thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR addendum or MND have occurred. Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previous certified EIR and no further environmental review is required.
3. Mitigation measures _X_ were ___ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations __ was _X_ was not adopted for this project.
5. Findings _X__ were ___ were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Addendum are specified as follows:

   Custodian: City of Fontana, Planning Department
   Location: 8353 Sierra Avenue, Fontana, CA 92335

ATTACHMENT NO. 9

DiTanyon Johnson
Principal Planner

Date Received for Filing

ATTACHMENT NO. 9

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

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

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

Master Case (MCN) No. 22-084 – General Plan Amendment No. 22-008, Specific Plan Amendment No. 22-004, Tentative Parcel Map No. 20565 (TPM No. 22-018), Tentative Tract Map No. 20569 (TTM No. 22-007), Design Review No. 22-043, and Administrative Site Plan No. 23-014: Amend the General Plan Land Use Designation for various parcels within the project area. The land use designation amendments are from Recreational Facilities (P-R) to Medium Residential (R-M), Open Space (OS) to Medium Density Residential (R-M), OS to General Commercial (C-G), C-G to Public Facilities (P-PF), and OS to Residential Planned Community (R-PC). Specific Plan Amendment to the Southridge Village Specific Plan which will amend Planning Area 56 and 66 from Bird Farm and Quarry to Medium Density Residential and amend the Medium Density Residential Guidelines to reduce the minimum Building Site Area/Unit from 3,000 square feet to 2,000 square feet and reduce the distance between principal structures from 10 feet to 8 feet. Subdivision of the site into three (3) parcels, for the establishment of condominium map and the architectural review of the proposed 255 single-family (condominiums) residential development along with parking, landscape, and common use amenities, a public park, and public trail on a site totaling approximately 37.3 acres (54 acres overall project area). The future public park is approximately 1.74 acres and is comprised of parking, three (3) pickleball court, covered benches, two (2) shade structures, concrete walking trails, open lawn area, lighting, fencing, benches, and waste receptacles.

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 Final Environmental Impact Report (SVSP FEIR) (State Clearinghouse [SCH] No. 81052210) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council in 1981 and it anticipated the development of residential uses and also adequately identified any potential impacts associated with



ATTACHMENT NO. 10

this project. No new additional impacts beyond what was anticipated in the EIR mentioned above were identified and an addendum was prepared for the project.

Location of Property: Southeast of the intersection of Live Oak Avenue and Village Drive (APNs: 0237-411-13, -14, and -27, 0237-201-27, 0237-441-01 through -19)

Date of Hearing: June 20, 2023

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

The City of Fontana (City) has prepared an Addendum to previously certified Environmental Impact Report (EIR) for the Southridge Village Specific Plan. The EIR Addendum is available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at Environmental Documents | Fontana, CA - Official Website (fontanaca.gov). Should you have any questions concerning this project, please contact Salvador Quintanilla, Senior Planner, at (909) 350-6656. E-mail: 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. 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: June 9, 2023

PUBLIC COMMENTS FOR MCN NO. 22-84 FROM PLANNING COMMISION MEETING JUNE 20, 2023

PH-B

June 16, 2023

RE: HEIGHTS AT SOUTHRIDGE PROJECT

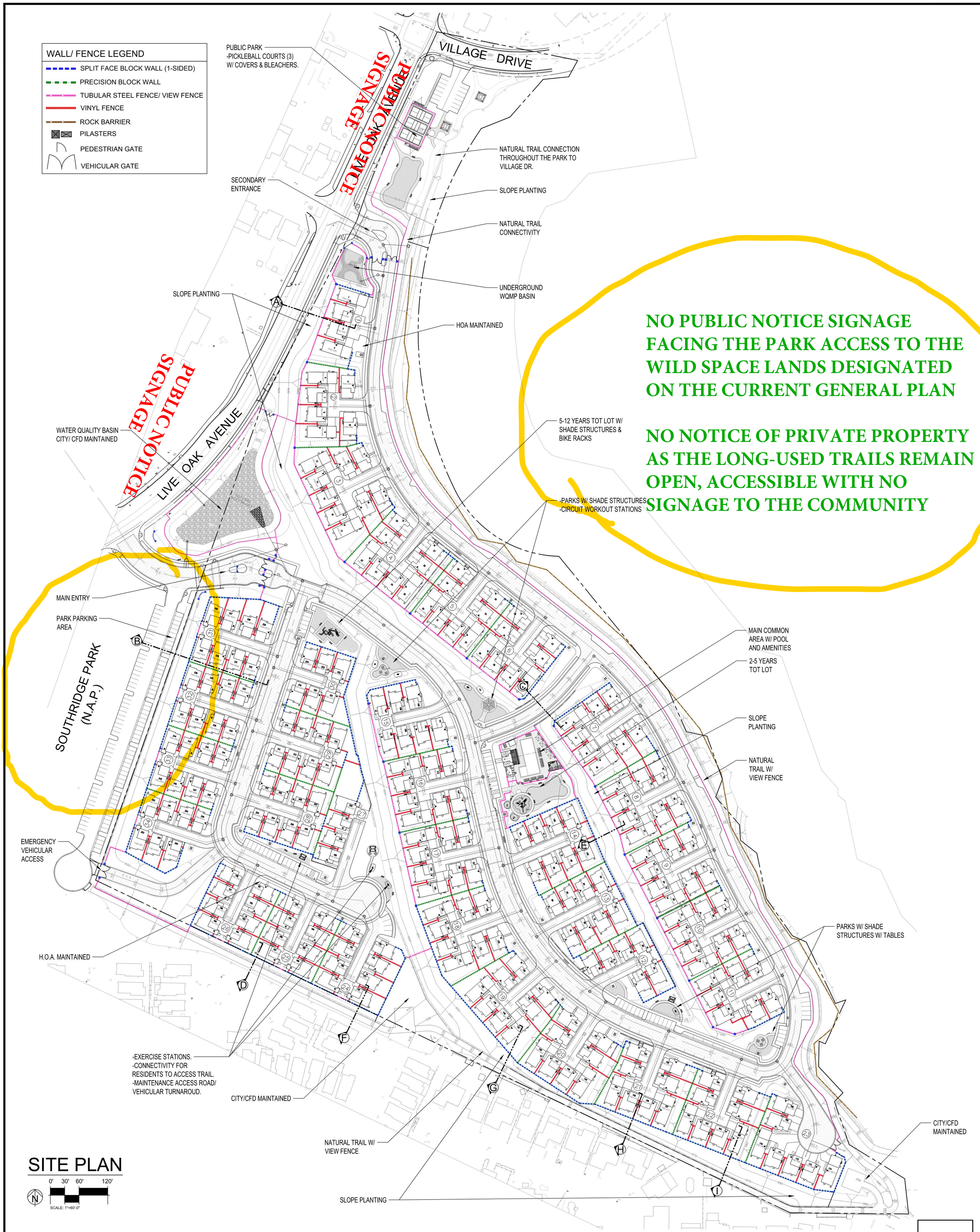
Dear City of Fontana,

I am writing you in support of this project. I'm the founder and organizer of the Southridge mountain bike races and have been running the races for over 30 years. While I was originally skeptical of the project, I now know that it will preserve and create additional open space and access for hiking, biking, etc. By creating legal and additional access points to the City's parkland space the community will benefit. Also please ensure that the parking lot along the easterly edge of Southridge Park is preserved. Lastly, I want to thank City Council members and staff for working with the owner to acquire additional parkland land and access to the City's great trail system. Looking forward to successful events in the future!

Sincerely,

Donny Jackson
Southridge USA

JUN 20 2023
Planning Dept.



NO PUBLIC NOTICE SIGNAGE FACING THE PARK ACCESS TO THE WILD SPACE LANDS DESIGNATED ON THE CURRENT GENERAL PLAN

NO NOTICE OF PRIVATE PROPERTY AS THE LONG-USED TRAILS REMAIN OPEN, ACCESSIBLE WITH NO SIGNAGE TO THE COMMUNITY

SITE PLAN

0' 30' 60' 120'

SCALE: 1"=60'-0"

THE HEIGHTS AT SOUTHRIDGE- CONCEPTUAL LANDSCAPE PLAN

Live Oak Ave, Fontana, CA

L-7

LandArq, Inc.
4345 E. Lowell St. Ste M
Ontario, CA 91761
Phone: 909-259-9428
Email: fausto@landarq.com
Fausto A. Reyes
Landscape Architect #4175

Date: 05/03/2023