Attachment No. 5

8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 21-2909
Agenda #: PH-A

Agenda Date: 4/2/2024
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 22-145, Tentative Parcel Map No. 22-034 (TPM No. 20669) and Design Review No. 22-065 for a proposed mixed-use development comprised of 437 residential units with 4,000 square feet of commercial retail area, pursuant to a Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program. (Continued from January 16, 2024)

RECOMMENDATION:
Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2024- ; and,

1. Adopt the Mitigated Negative Declaration, Mitigation, Monitoring and Reporting Program (MMRP) and direct staff to file a Notice of Determination;

2. Approve Tentative Parcel Map No. 22-034 (TPM No. 20669); and

3. Approve Design Review No. 22-065.

APPLICANT:
JPI Development
11988 El Camino Real, Suite 200
San Diego, CA 92130

LOCATION:
The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27, and -35).

REQUEST:
Tentative Parcel Map No. 22-034 (TPM No. 20669) - A request to consolidate thirteen (13) parcels (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35) totaling approximately 11.6 gross acres into two (2) parcels (Parcel No. 1 is approximately 5.55 acres and Parcel No. 2 approximately 5.66 acres)

Design Review No. 22- 065 - A request to construct a mixed-use development consisting of 437 residential units and 4,000 square feet of retail and associated improvements.

PROJECT PLANNER:
Alejandro Rico, Associate Planner

BACKGROUND INFORMATION:
This project was originally scheduled for the November 21, 2023, Planning Commission and then continued to the December 19, 2023, Planning Commission meeting and was continued to the January 16, 2024, Planning Commission meeting due to lack of a quorum and then continued to the April 2, 2024, Planning Commission at the request of the applicant.

Land Use Designations:

	General Plan	Zoning /Overlay	Existing Land Use
Site:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)	Form Based Code, Valley Gateway	Vacant
North:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)	Form Based Code, Multi-Family	Multi-Family (Paseo Verde Apartments)
South:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)/ Right-of-Way (ROW)	Form Based Code, Valley Gateway/ Right-of-Way (ROW)	Commercial (Planet Fitness and Restaurant) / Interstate 10 Freeway
East:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)	Form Based Code, Valley Gateway	Commercial (Inland Empire Center)
West:	Walkable Mixed-Use Downtown and Corridors (WMXU-1)/Light Industrial (I-L)	Form Based Code, Valley Gateway / Light Industrial (M-1)	Commercial (Thrift & Donation Store)/Residential

PROJECT DESCRIPTION:
A. Site Area: Approximately 11.6 adjusted gross acres

B. Residential Unit Density:
Allowed: 20.0-39.0 dwelling units/acre
Proposed: 38.9 dwelling units/acre

C. Unit Building Analysis:
Plan 1.0 1 Bed/1 Bath 746 square feet
Plan 1.1 1 Bed/1 Bath 759 square feet
Plan 1.2 1 Bed/1 Bath 735 square feet
Plan 2.0 2 Bed/2 Bath 1,069 square feet
Plan 2.1 2 Bed/2 Bath 1,048 square feet
Plan 3.0 3 Bed/2 Bath 1,377 square feet
Plan 3.1 3 Bed/2 Bath 1,342 square feet

Residential:	1-bedroom	2-bedrooms	3-bedrooms	Total
	126 units	271 units	40 units	437 units

Commercial: 4,000 square feet

D. Parking Analysis:
Vehicle Spaces:
Required: 607 spaces
Provided: 668 spaces

ANALYSIS:

The applicant, JPI Architecture, is requesting that the Planning Commission approve the proposed parcel map and the proposed site and architectural review for a proposed mixed-use development comprised of 437 residential units with 4,000 square feet of commercial retail area. The project is located on the southwest corner of Valley Boulevard and Juniper Avenue on a vacant 11.6 adjusted gross acre site comprised of thirteen (13) parcels that are proposed to be consolidated into two (2) parcels as part of Tentative Parcel Map No. 20669 (TPM No. 22-034). In addition to the construction of the buildings, there are associated site improvements that includes landscaping, lighting, and offsite improvements. The proposed project includes five (5) four-story residential buildings, one (1) two-story amenity and office building and two (2) one-story amenity buildings. The proposed density of residential units is approximately 38.9 dwelling units per acre. This application also includes 4,000 square feet of commercial retail space which is divided into two (2) leasable units. The retail units are located at the northeast corner of the subject site.

Tentative Parcel Map No. 22-034 (TPM No. 20669):

The project site consists of thirteen (13) parcels totaling approximately 11.6 gross acres. Tentative Parcel Map No. 20669 will combine thirteen (13) lots into two (2) lots for the purpose of developing the proposed 437-unit multi-family project with 4,000 square feet of retail use. The associated street improvements along Valley Boulevard and Juniper Avenue will be constructed as part of the project.

Design Review No. 22-065:

The development will include 437 residential units to include 126 one-bedroom and one-bathroom units, 271 two-bedroom and two-bathroom units and 40 three-bedroom and two-bathroom units. This development will also have various amenities such as fitness centers, sitting area with fire pits, barbecue area/outdoor kitchens, pools/lounge areas, designated pet areas, bicycle racks, leasing offices and club rooms.

The applicant is proposing a Modern architectural style with a total of 3 different color schemes for the buildings with variety of accent colors and materials such siding, stucco, veneer, glazing, metal and faux wood treatments.

This project is located in the Form Based Code (FBC), Valley Gateway subdistrict which permits multi-family projects of this density. The General Plan Map Designation is Walkable Mixed Use and Downtown Corridor (WMXU-1) which is intended to promote high-density residential and retail uses, both of which are included in this project. In addition to the residential component, the project would also include an approximate 4,000 square foot retail space on the corner of Juniper Avenue and

Valley Boulevard and at the northeast corner of the project site.

The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting) to enhance the character of the surrounding neighborhood, which is comprised of a mix of uses including, single family, multi-family and commercial uses. The applicant is proposing modern style architecture with each building to incorporate architectural elements such as stone veneer, wood accents, siding, pop-outs, decorative lighting, varying heights/tower elements and varying iron treatments. Associated improvements such as up-lighting, landscaping, parking, and paving would also be a part of this project. Setbacks and all applicable development standards will comply with the requirements of the Fontana Municipal Code.

The project site is physically suitable in size and shape to support the development of the proposed project. Access will be provided for the development from Valley Boulevard, Juniper Avenue and Washington Drive. The project is consistent with all applicable building codes, zoning codes, and fire codes and standards and will provide for a safe, attractive, and well-designed project.

The project site will contain multiple amenities for the residents including fitness centers, fire pits with sitting areas, barbecue area/outdoor kitchens, pools/lounge areas, designated pet areas, bicycle racks, leasing offices and club rooms. The amenities are centrally located on the project site and will be a gathering place for residents.

Grading / Walls
The project also includes perimeter boundary fences and walls. There will be a five-and-a-half-foot tubular steel perimeter fence along the south side of the property. The project will utilize an existing six-foot block wall that is currently developed as part of the existing donation center to the west and a Condition of Approval has been included to require a six-foot-high block wall that will be placed above a retaining wall on the property lines adjacent to the residential property to the southwest, including along the driveway leading to Washington Drive.

Site Access / Circulation / Parking
The project site would be accessible via four entries. Access to the eastern portion of the site would be from two driveways located along Juniper Avenue, with sliding vehicle gates providing access to residential parking stalls along the northern driveway along Juniper Avenue. The primary access to the western portion of the site would be a driveway off the western project boundary, through an existing parking lot located off Valley Boulevard. The western access would also include two sliding vehicle gates providing access to residential parking stalls. A fourth access point to the project site would be provided at the south of the site along Washington Drive for exiting traffic and it is for EVA only.

Environmental:
An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. Based on the information in the Initial Study (IS), with the incorporation of Mitigation Measures the project could not have a significant effect on the environment as a result of project implementation. A Notice of Determination has been

prepared for the Planning Commission's consideration. The IS/MND along with Mitigation Monitoring and Reporting Program for this project can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>.

The Notice of Intent to Adopt an IS/Mitigated Negative Declaration and Public Hearing Notice was issued on October 27, 2023, for a public comment period of October 27, 2023, to November 20, 2023. Comments were received from Lozeau Drury LLP on behalf of the Supporters Alliance for Environmental Responsibility and Mitchell M. Tsai on behalf of the Western States Regional Council of Carpenters. The developer has responded to the comments and provided an errata to the MND identifying those minor changes.

MOTION:
Approve staff recommendation

ATTACHMENTS:
1. Vicinity Map
2. Project Plans
3. Planning Commission Resolution, Findings and Conditions of Approval
4. Notice of Determination
5. Notice of Intent and Public Hearing
6. Public Hearing Notice of Continuance

CITY OF FONTANA PLANNING DEPARTMENT



NORTH

VICINITY MAP

DATE: April 2, 2024

CASE: Master Case No. 22-145
Tentative Parcel Map No. 20669 (TPM No. 22-034)
Design Review No. 22-065



JEFFERSON FONTANA

FONTANA, CA

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23231 SOUTH POINTE DR.
LAGUNA HILLS, CA 92653
949.267.1660
CHRIS WEIMHOLT

JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

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PARKING SUMMARY

PARKING REQUIRED			
UNIT TYPE	PARKING REQ. PER DWELLING UNIT	NO OF UNITS	STALLS REQUIRED
1 BEDROOM	1.0	126	126
2 BEDROOM	1.5	271	407
3 BEDROOM	1.5	40	60
		RESIDENTIAL PARKING REQUIRED	593
RETAIL PARKING REQUIRED (65% OF 1.0 / 175 SF)		4,000 S.f.	15
		TOTAL PARKING REQUIRED	607

PARKING PROVIDED	
RESIDENTIAL PARKING	
OPEN STANDARD STALLS	365
OPEN COMPACT STALLS	48
OPEN TANDEM STALLS *	120
GARAGE STALLS	120
RETAIL PARKING	
OPEN STANDARD STALLS	15
TOTAL RESIDENTIAL PARKING	653
TOTAL RETAIL PARKING	15
TOTAL PARKING PROVIDED	668
PARKING RATIO (PER UNIT)	1.49

* ALL TANDEM STALL PAIRS SHALL BE ASSIGNED TO THE SAME RESIDENTIAL UNIT.

UNIT SUMMARY

PLAN	BED/BATH	UNIT S.F.	NO. OF UNITS	UNIT S.F. TOTAL	UNIT MIX
P1.0	1 BED / 1 BA	±746	90	67,140	21%
P1.1	1 BED / 1 BA	±759	24	18,216	5%
P1.2	1 BED / 1 BA	±735	12	8,820	3%
	1 BEDROOM SUBTOTAL		126		
P2.0	2 BED / 2 BA	±1069	184	196,696	42%
P2.1	2 BED / 2 BA	±1048	87	91,176	20%
	2 BEDROOM SUBTOTAL		271		
P3.0	3 BED / 2 BA	±1377	24	33,048	5%
P3.1	3 BED / 2 BA	±1342	16	21,472	4%
	3 BEDROOM SUBTOTAL		40		
TOTAL			437	436,568	100%

BUILDING AREA SUMMARY

BLDG. TYPE A	RESIDENTIAL	CIRC. AND UTILITY	GARAGE	AMENITY	RETAIL	TOTAL
1ST FLOOR	8,468	3,136	5,091	0	0	16,695
2ND FLOOR	14,287	2,473	0	0	0	16,760
3RD FLOOR	14,287	2,473	0	0	0	16,760
4TH FLOOR	14,287	2,473	0	0	0	16,760
TOTAL	51,329	10,555	5,091	0	0	66,975

BLDG. TYPE B	RESIDENTIAL	CIRC. AND UTILITY	GARAGE	AMENITY	RETAIL	TOTAL
1ST FLOOR	9,179	3,864	6,536	0	3,644	23,223
2ND FLOOR	16,473	2,977	0	0	0	19,450
3RD FLOOR	20,540	2,977	0	0	0	23,517
4TH FLOOR	20,540	2,977	0	0	0	23,517
TOTAL	66,732	12,795	6,536	0	3,644	89,707

BLDG. TYPE C	RESIDENTIAL	CIRC. AND UTILITY	GARAGE	AMENITY	RETAIL	TOTAL
1ST FLOOR	21,899	5,708	8,240	0	0	35,847
2ND FLOOR	30,894	4,916	0	0	0	35,810
3RD FLOOR	30,894	4,916	0	0	0	35,810
4TH FLOOR	30,894	4,916	0	0	0	35,810
TOTAL	114,581	20,456	8,240	0	0	143,277

BLDG. TYPE D	RESIDENTIAL	CIRC. AND UTILITY	GARAGE	AMENITY	RETAIL	TOTAL
1ST FLOOR	12,526	3,880	4,355	0	0	20,761
2ND FLOOR	17,702	2,719	0	0	0	20,421
3RD FLOOR	17,702	2,719	0	0	0	20,421
4TH FLOOR	17,702	2,719	0	0	0	20,421
TOTAL	65,632	12,037	4,355	0	0	82,024

BLDG. TYPE E	RESIDENTIAL	CIRC. AND UTILITY	GARAGE	AMENITY	RETAIL	TOTAL
1ST FLOOR	35,368	7,580	5,817	6,606	0	55,371
2ND FLOOR	41,387	7,102	0	782	0	49,271
3RD FLOOR	47,228	7,102	0	0	0	54,330
4TH FLOOR	47,228	7,102	0	0	0	54,330
TOTAL	171,211	28,886	5,817	7,388	0	213,302

BLDG. TYPE F	LEASING/AMENITY (S.F.)
1ST FLOOR	4,256
2ND FLOOR	5,142
TOTAL	9,398

BLDG. TYPE G	AMENITY (S.F.)
1ST FLOOR	1472

BLDG. TYPE H	AMENITY (S.F.)
1ST FLOOR	911

PROJECT INFO

ZONING: WALKABLE MIXED USE CORRIDOR - WMXU-1

SITE ADDRESS: CORNER OF VALLEY BLVD. AND JUNIPER AVE., FONTANA, CA

PROJECT DESCRIPTION: THE PROPOSED PROJECT CONSISTS OF 437 UNITS UTILIZING A COMBINATION OF 4 STORY ON GRADE WITH TUCK UNDER GARAGE. THERE IS A MIX OF UNITS RANGING FROM 1-BEDROOM TO 3-BEDROOMS. THERE IS A TOTAL OF 5 DIFFERENT RESIDENTIAL BUILDINGS AND 3 DIFFERENT LEASING/AMENITY BUILDINGS PROPOSED. THE PROJECT PROPOSES OVER 16,000 S.F. OF LEASING/AMENITY SPACE SPLIT BETWEEN PARCEL 1 AND 2 AND A 4,000 S.F. RETAIL SPACE ON THE CORNER OF JUNIPER AVE AND VALLEY BLVD.

APN: 0251-171-19, 0251-321-17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, AND 35

SITE AREA: 11.59 ACRES (GROSS)
11.21 ACRES (NET)

UNITS: 437 UNITS

NET DENSITY: 38.9 DU / ACRE

CONSTRUCTION TYPE: 4 STORY OF TYPE V-A ON GRADE

SPRINKLERS: NFPA 13

OPEN SPACE SUMMARY

REQUIRED PRIVATE OPEN SPACE:
64 S.F. PER UNIT @ 437 UNITS = 27,968 S.F. REQUIRED

PROVIDED PRIVATE OPEN SPACE:
AVERAGE 65 S.F. PER UNIT @ 437 UNITS = 28,405 S.F. PROVIDED

BICYCLE PARKING SUMMARY

REQUIRED BICYCLE PARKING:
1 STALL PER 4 UNITS @ 437 UNITS = 110 TOTAL STALLS REQUIRED
80% LONG TERM= 88 LONG TERM STALLS
20% SHORT TERM= 22 SHORT TERM STALLS

PROVIDED BICYCLE PARKING:
PROVIDED LONG TERM PARKING = 90 LONG TERM STALLS
PROVIDED SHORT TERM PARKING= 24 SHORT TERM STALLS
TOTAL PROVIDED PARKING= 114 STALLS PROVIDED

PROJECT TEAM

CLIENT: JPI COMPANIES
11988 EL CAMINO REAL, SUITE 200
SAN DIEGO, CA 92130
CONTACT: JAY ADAMOWITZ
PHONE: 858.771.9119

ARCHITECT: ARCHITECTURE DESIGN COLLABORATIVE
23231 SOUTH POINTE DRIVE
LAGUNA HILLS, CA 92653
CONTACT: CHRIS WEIMHOLT
PHONE: 949.267.1660 EXT. 202

CIVIL ENGINEER: FUSCOE ENGINEERING
2850 INLAND EMPIRE BLVD. SUITE B
ONTARIO, CA 91764
CONTACT: STEVEN ELLIS
PHONE: 909.581.0676

LANDSCAPE ARCHITECT: MJS LANDSCAPE ARCHITECTURE
507 30TH ST.
NEWPORT BEACH, CA 92663
CONTACT: DAN DELLE
PHONE: 949.675.9964

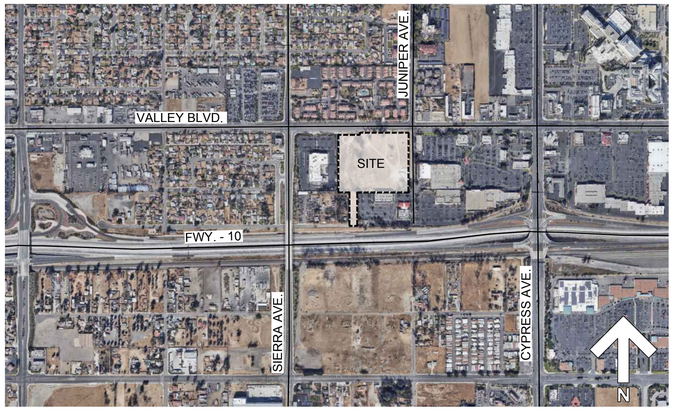
ABBREVIATIONS

AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
CBC	CALIFORNIA BLDG CODE
CEC	CALIFORNIA ELEC CODE
CFC	CALIFORNIA FIRE CODE
CIRC	CIRCULATION
CMU	CONCRETE MASONRY UNITS
CPC	CALIFORNIA PLUMBING
DU	DWELLING UNIT
DW	DISHWASHER
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EV	ELEVATOR
FF	FINISH FLOOR
LAU	LAUNDRY
LIN	LINEN
MEZZ	MEZZANINE
MFR	MANUFACTURER
NAP	NOT A PART
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
ORG	ORGANICS
RAD	RADIUS
RM	ROOM
SF	SQUARE FEET
STD	STANDARD
STOR	STORAGE
TYP	TYPICAL
UTIL	UTILITY
VIF	VERIFY IN FIELD
W/D	WASHER/DRYER
WIC	WALK IN CLOSET

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VICINITY MAP



ADC architecture design collaborative
23231 SOUTH POINTE DR.
LAGUNA HILLS, CA 92653
949.267.1660
CHRIS WEIMHOLT

JPI

JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

22018 JEFFERSON FONTANA
FONTANA, CA

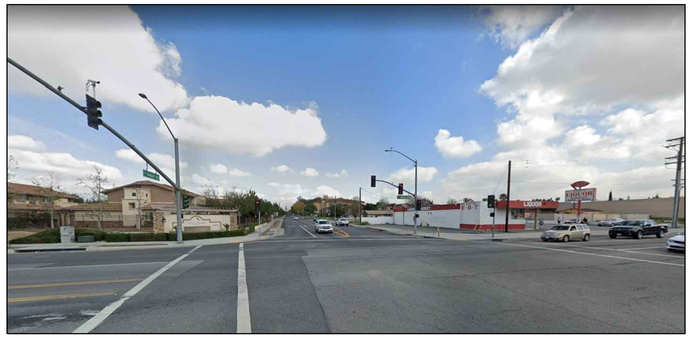
2ND SUBMITTAL	01/11/2023
3RD SUBMITTAL	03/30/2023
4TH SUBMITTAL	05/23/2023
5TH SUBMITTAL	07/13/2023
6TH SUBMITTAL	08/24/2023

G0.0
GENERAL INFORMATION

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VIEW LOOKING EAST FROM CYPRESS AVE. 10



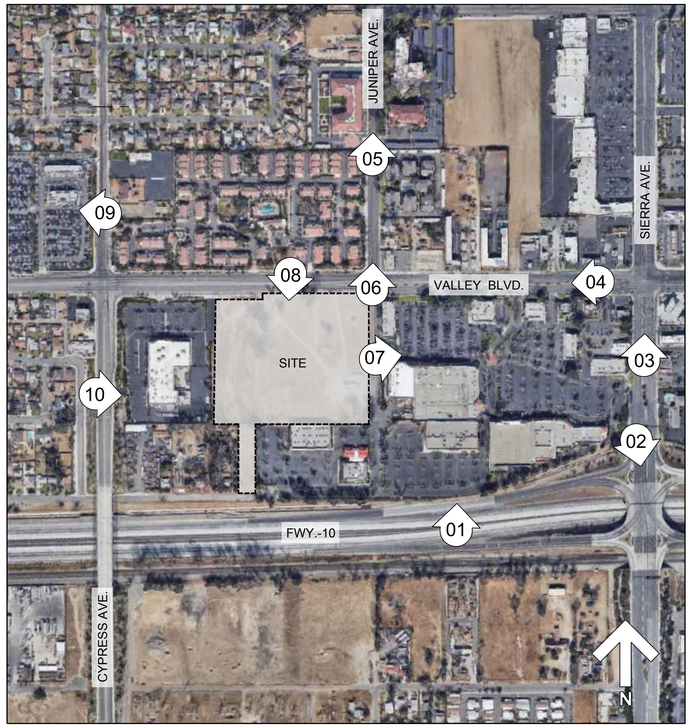
VIEW LOOKING NORTH FROM INTERSECTION OF VALLEY BLVD. AND JUNIPER AVE. 06



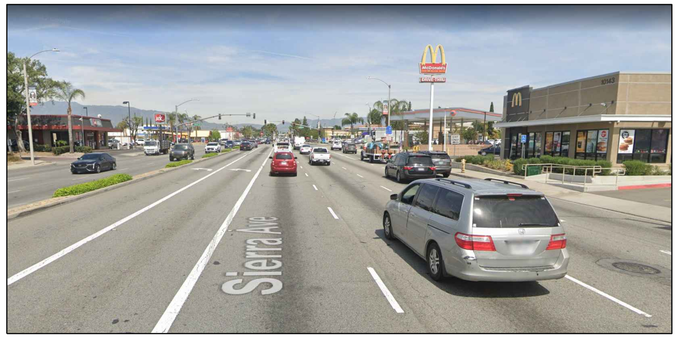
VIEW LOOKING WEST FROM VALLEY BLVD. 04



VIEW LOOKING WEST FROM CYPRESS AVE. 09



VICINITY MAP



VIEW LOOKING NORTH ON SIERRA AVE. 03



VIEW LOOKING SOUTH FROM VALLEY BLVD. 08



VIEW LOOKING SOUTH FROM SIERRA AVE. 02



VIEW LOOKING EAST FROM JUNIPER AVE. 07



VIEW LOOKING NORTH FROM JUNIPER AVE. 05



VIEW LOOKING NORTH FROM FREEWAY-10 01

ada architecture design collaborative
23231 SOUTH POINTE DR.
LAGUNA HILLS, CA 92653
949.267.1660
CHRIS WEIMHOLT

JPI

JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

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FONTANA, CA

2ND	SUBMITTAL	01/11/2023
3RD	SUBMITTAL	03/30/2023
4TH	SUBMITTAL	05/23/2023
5TH	SUBMITTAL	07/13/2023
6TH	SUBMITTAL	08/24/2023

G0.1
SITE PHOTO CONTEXT



RESIDENT ENTRY
- sliding vehicular gate with City of Fontana Police Dept. R.E.A.C.T. system

PARCEL 1 RECREATION AREA
see enlargement | sheet L.2

RESIDENT EXIT & EVA ACCESS
- sliding vehicular gate with City of Fontana Police Dept. R.E.A.C.T. system

DOG PARK

RESIDENT ENTRY
- sliding vehicular gate with City of Fontana Police Dept. R.E.A.C.T. system

RESIDENT ENTRY
- sliding vehicular gate with City of Fontana Police Dept. R.E.A.C.T. system

PARCEL 2 RECREATION AREA
see enlargement | sheet L.3

2' car overhang (front) and 18" step out concrete (sides) at parking - typical

RESIDENT EXIT & EVA ACCESS
- swing vehicular gate with City of Fontana Police Dept. R.E.A.C.T. system

COMPLIES WITH CITY OF FONTANA ORDINANCE FOR GENERAL LANDSCAPE REQUIREMENTS SECTON 30-667

MJS LANDSCAPE ARCHITECTURE | JPI

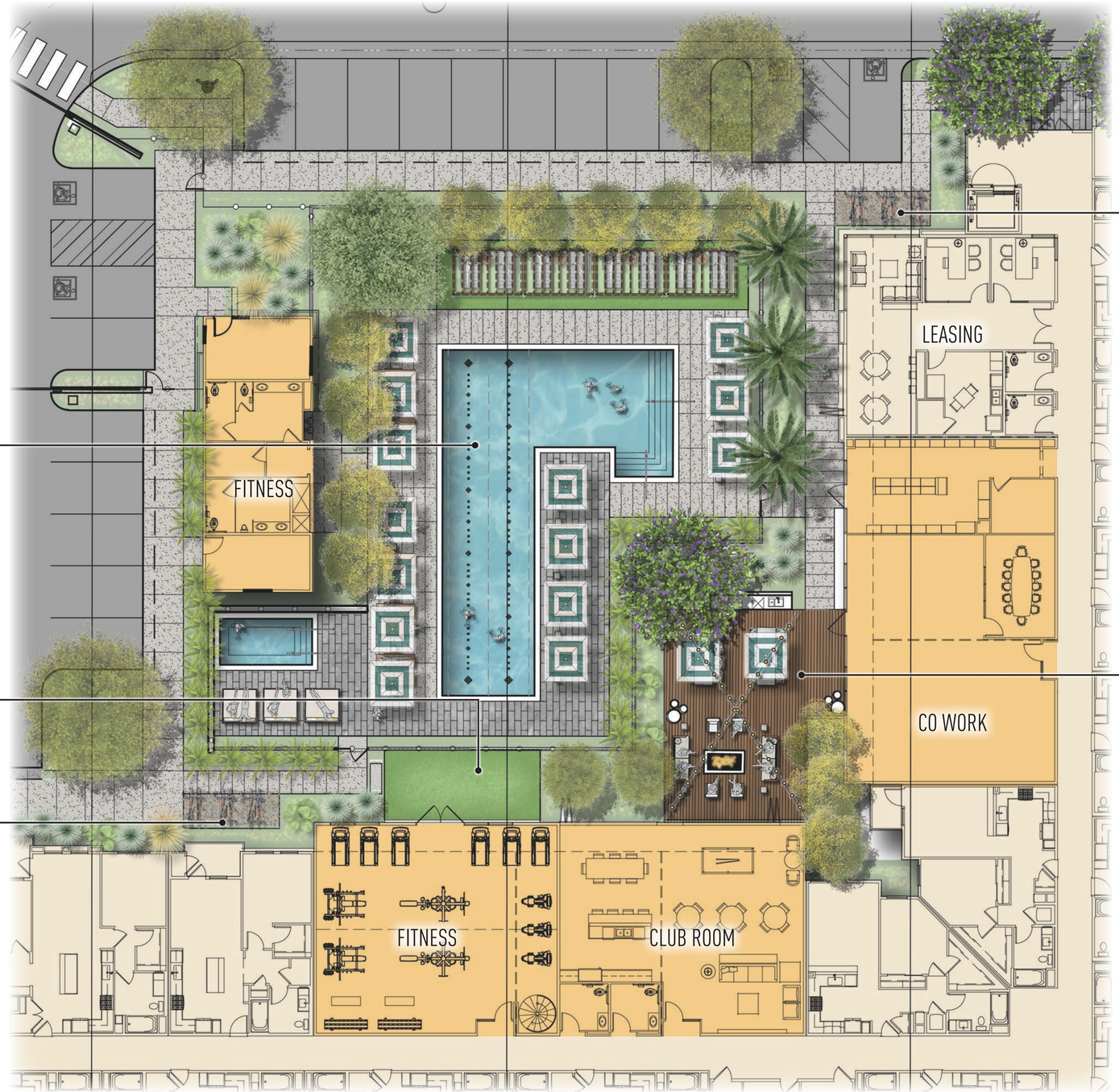
JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

22018 **JEFFERSON FONTANA**
FONTANA, CA

2ND	SUBMITTAL	01/11/2023
3RD	SUBMITTAL	03/30/2023
4TH	SUBMITTAL	05/23/2023

0' 20' 40' 80'

L.1
SITE PLAN



POOL DECK
- resort pool (60' lap lanes)
- 12' x18' spa
- cabanas
- turf sunning
- matching height date palms

FITNESS LAWN
- synthetic turf
- shade trees

BIKE RACKS
- (6) short term bike parking spaces

BIKE RACKS
- (6) short term bike parking spaces

LOUNGE
- in + out
- firepit with lounge seating
- outdoor kitchens
- festival lights
- shade trees

MJS LANDSCAPE ARCHITECTURE

JPI

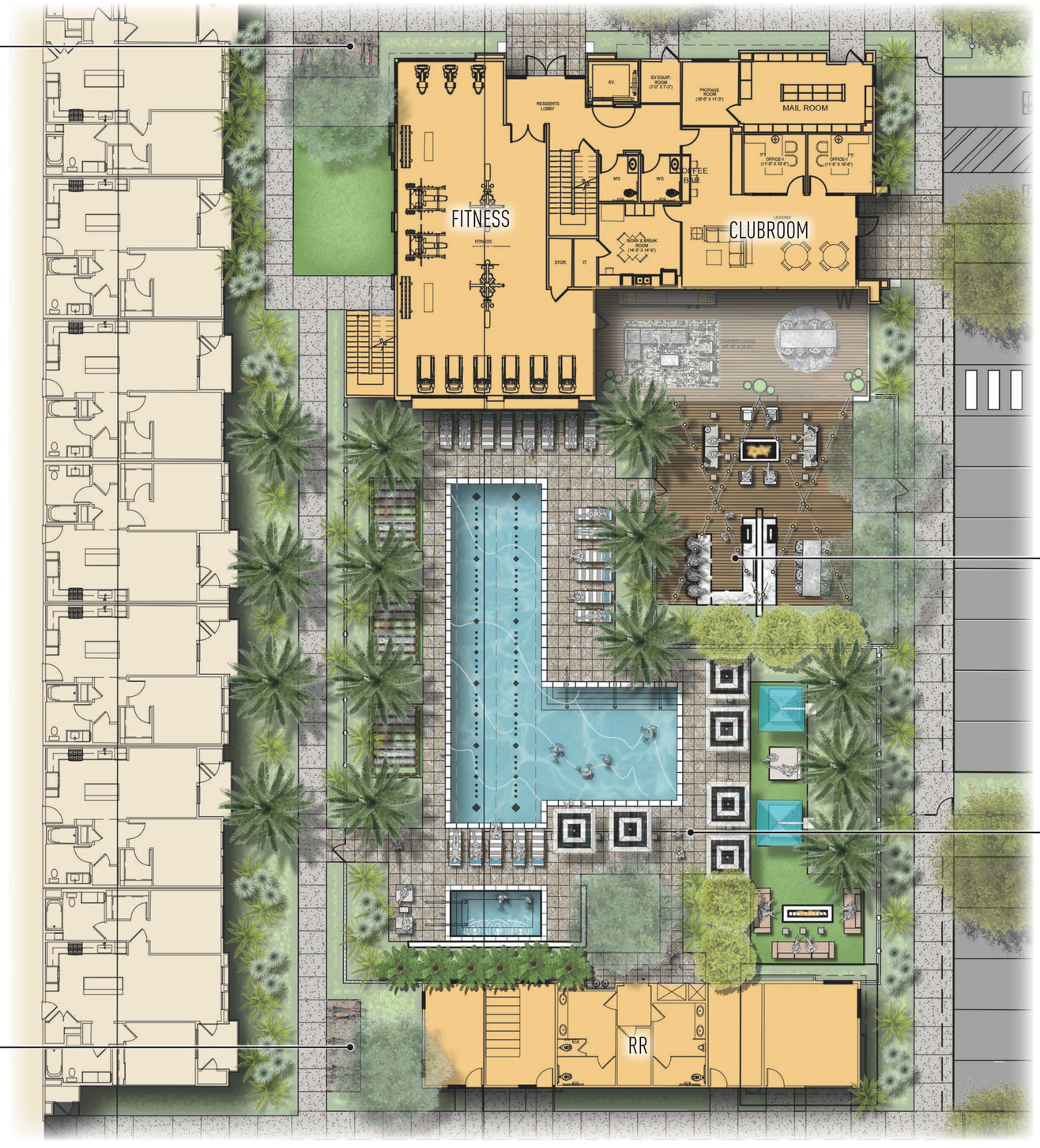
JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

22018 **JEFFERSON FONTANA**
FONTANA, CA

2ND	SUBMITTAL	01/11/2023
3RD	SUBMITTAL	03/30/2023
4TH	SUBMITTAL	05/23/2023

0' 5' 10' 20'

L.2
PARCEL 1 RECREATION AREA



BIKE RACKS
- (6) short term bike parking spaces

ENTERTAINMENT LOUNGE
- firepit with lounge seating
- outdoor kitchen
- festival lights
- dining tables with umbrellas

POOL DECK
- resort pool (60' lap lanes)
- 10' x14' spa
- cabanas on turf
- lounge seating
- specimen tree

BIKE RACKS
- (6) short term bike parking spaces

MJS LANDSCAPE ARCHITECTURE | JPI

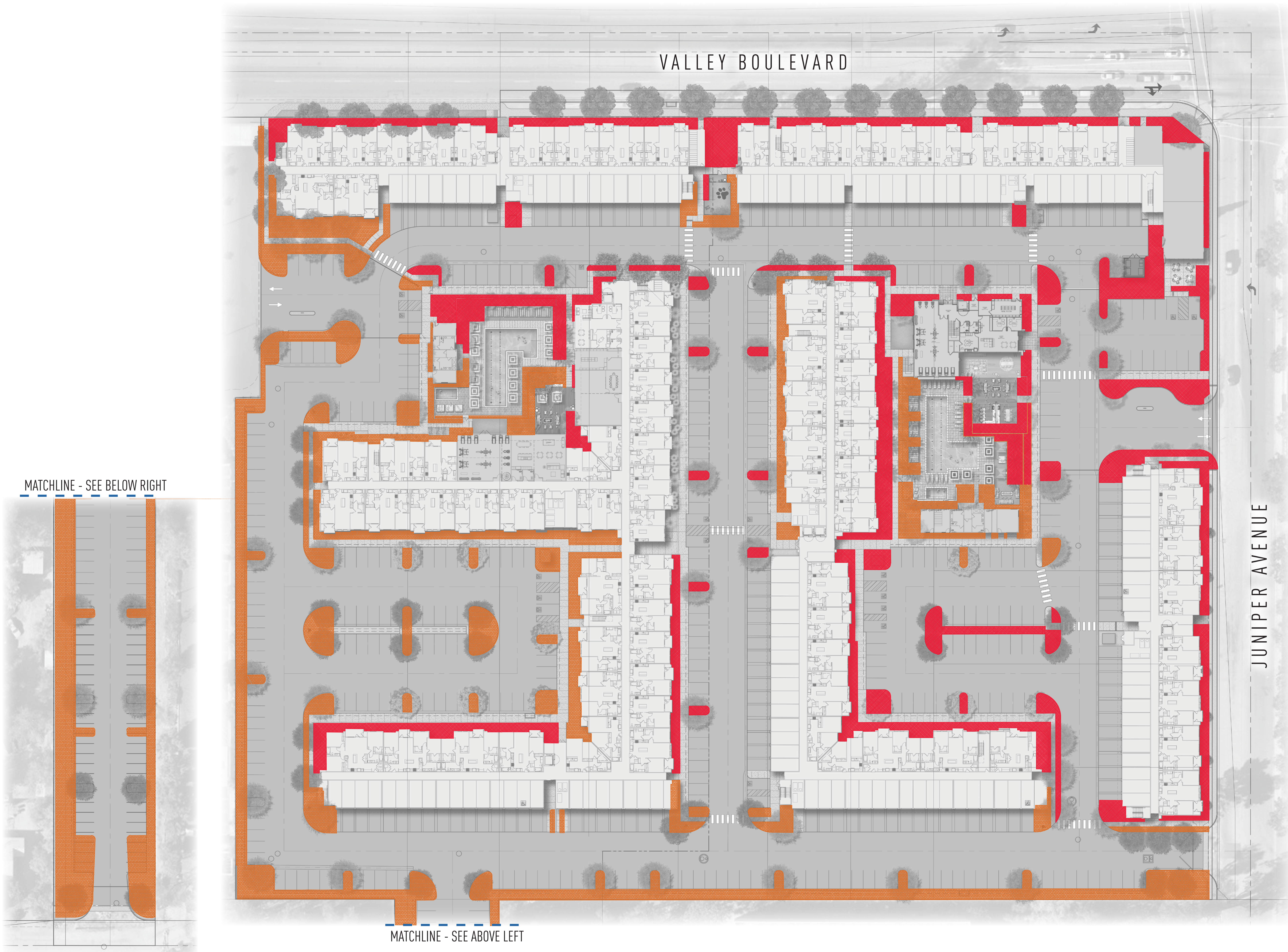
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0' 5' 10' 20'

L.3
PARCEL 2 RECREATION AREA



WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
2. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
3. THE USE OF LOW VOLUME DRIP TUBING INSTALLED BELOW MULCH.
4. THE USE OF LOW WATER CONSUMING PLANTS.
5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
6. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.

WATER CONSERVATION STATEMENT

<u>PURPOSE:</u> TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.

PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.

EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THE SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.

PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.

SOIL SHALL BE PREPARED AND AMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPORATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

IRRIGATION HYDROZONES:

(red hatch)	HYDRO-ZONE 1 - NORTH/EAST FACING - 31,025 S.F. <u>IRRIGATION TECHNIQUE</u> TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION
(orange hatch)	HYDRO-ZONE 2 - SOUTH/WEST FACING - 45,421 S.F. <u>IRRIGATION TECHNIQUE</u> TREES - BUBBLERS SHRUBS - SUB SURFACE DRIP IRRIGATION

CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o)		55.6	PROJECT TYPE		RESIDENTIAL		0.55
HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD[b]	IRRIGATION EFFICIENCY (IE)[c]	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)[d]
REGULAR LANDSCAPE AREAS							
HYDROZONE 1 - N&E	0.4	Drip	0.81	0.49	31025	15321	528145
HYDROZONE 2 - S&W	0.4	Drip	0.81	0.49	45421	22430	773211
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				TOTALS	76446	37751	1301356
SPECIAL LANDSCAPE AREAS							
WATER FEATURE				1	0	0	0
POOL				1	0	0	0
SPA				1	0	0	0
				1		0	0
				TOTALS	0	0	0
						ETWU TOTAL	1301356
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)[e]	1449386

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS

TOTAL ETAF x AREA	37751
TOTAL AREA	76446
AVERAGE ETAF	0.49

ALL LANDSCAPE AREAS

TOTAL ETAF x AREA	37751
TOTAL AREA	76446
AVERAGE ETAF	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

0' 20' 40' 80'

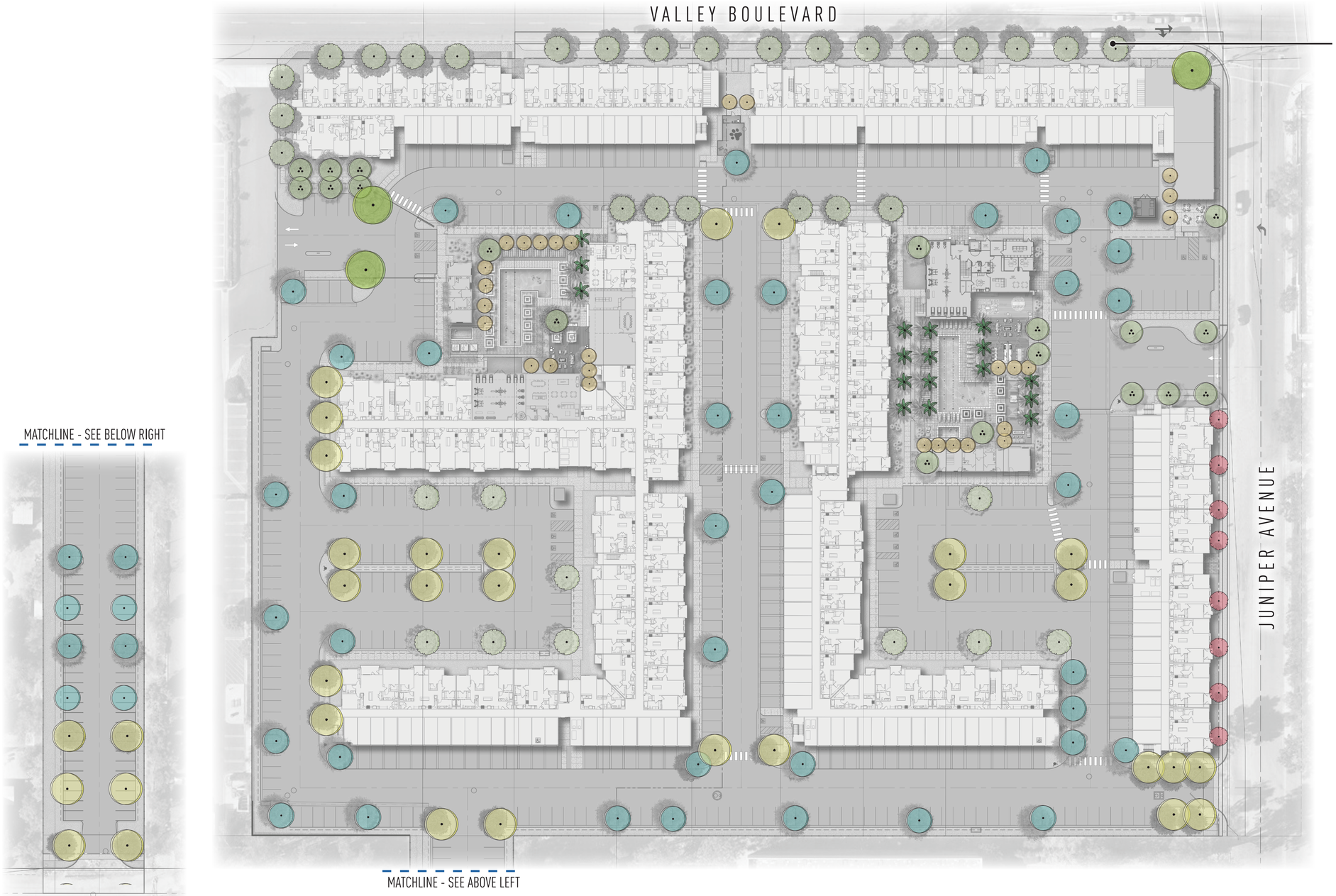
MJS LANDSCAPE ARCHITECTURE

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L.4
HYDROZONE



PARKWAY TREES COMPLY WITH CITY OF FONTANA PLANTING AREA WIDTH STANDARDS. PYRUS CALLERYANA 'CHANTICLEER' REQUIRES 5' MIN. PLANTING AREA AND IS PROPOSED IN 5' PARKWAY.

TREE AND PALM LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	24"BOX	MODERATE	8
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	24"BOX	MODERATE	45
	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY SOUTHERN MAGNOLIA	24"BOX	MODERATE	28
	OLEA EUROPAEA `SWAN HILL' FRUITLESS OLIVE	48"BOX	LOW	19
	PHOENIX DACTYLIFERA DATE PALM	24"BOX	LOW	17
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE MULTI-TRUNK	24"BOX	MODERATE	30
	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER CALLERY PEAR	24"BOX	MODERATE	35
	QUERCUS AGRIFOLIA COAST LIVE OAK	48"BOX	LOW	3

COMPLIES WITH CITY OF FONTANA APPROVED TREE PALETTE

MJS LANDSCAPE ARCHITECTURE

JPI

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L.5
TREE PLAN

PRELIMINARY SHRUB LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS			
ARBUTUS UNEDO 'ELFIN KING'	STRAWBERRY SHRUB	5 GAL.	MOD.
BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA	5 GAL.	LOW
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	1 GAL.	LOW
BUXUS M. 'GREEN BEAUTY'	BOXWOOD	1 GAL.	MOD.
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL.	LOW
COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL.	LOW
ESCALLONIA 'FRADESII'	ESCALLONIA	5 GAL.	LOW
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL.	MOD.
FESTUCA MAIREI	ATLAS FECUE	1 GAL.	LOW
HEMEROCALLIS HYBRID	EVERGREEN DAYLILY	1 GAL.	MOD.
LANTANA MONT. 'WHITE'	TRAILING LANTANA	1 GAL.	MOD.
LAVANDULA HETEROPHYLLA	SWEET LAVENDER	1 GAL.	MOD.
LIGUSTRUM J. 'TEXANUM'	WAX LEAF PRIVET	5 GAL.	MOD.
MUHLENBERGIA 'REGAL MIST'	REGAL MIST DEER GRASS	1 GAL.	LOW
PHOTINIA FRASERI	RED-TIPPED PHOTINIA	5 GAL.	MOD.
PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL.	MOD.
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	5 GAL.	MOD.
RHAPHIOLEPIS SPECIES	INDIA HAWTHORN	5 GAL.	MOD.
ROSE 'CARPET RED'	CARPET ROSE	2 GAL.	MOD.
ROSEMARINUS PROSTRATUS	DWARF ROSEMARY	1 GAL.	LOW
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	LOW
WESTRINGIA F. 'SMOKEY'	SMOKEY WESTRINGIA	5 GAL.	LOW
VINES (attach to perimeter walls and fence)			
SUN: DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET	5 GAL.	MOD.
SHADE: CLYTOSTOMA CALLISTEGIOIDES	PURPLE TRUMPET VINE	5 GAL.	MOD.
BIO-RETENTION BASIN SHRUBS & GRASSES			
CAREX SPECIES	SEDGE at 18" o.c.	1 GAL	LOW
HEMEROCALLIS HYBRIDS	DAY LILLY at 18 o.c.	1 GAL	MOD.
MUHLENBERGIA RIGENS	DEER GRASS at 24" o.c.	1 GAL	LOW
SHREDDED BARK MULCH:			
MINIMUM 3" THICK SHREDDED WOOD MULCH. DARK BROWN COLOR IN ALL SHRUB AREAS	CONTRACTOR TO SUBMIT SAMPLE TO L.A. FOR APPROVAL		

TREE AND PALM LEGEND

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	24"BOX	MODERATE	8
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	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER CALLERY PEAR	24"BOX	MODERATE	35
	QUERCUS AGRIFOLIA COAST LIVE OAK	48"BOX	LOW	3

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

PLANT PALETTE NOTE:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

LANDSCAPE COVERAGE:

TOTAL SITE AREA:	489,399 S.F.
TOTAL LANDSCAPE AREA:	76,446 S.F.
PERCENTAGE OF SITE LANDSCAPE:	15 %

MJS LANDSCAPE ARCHITECTURE

JPI

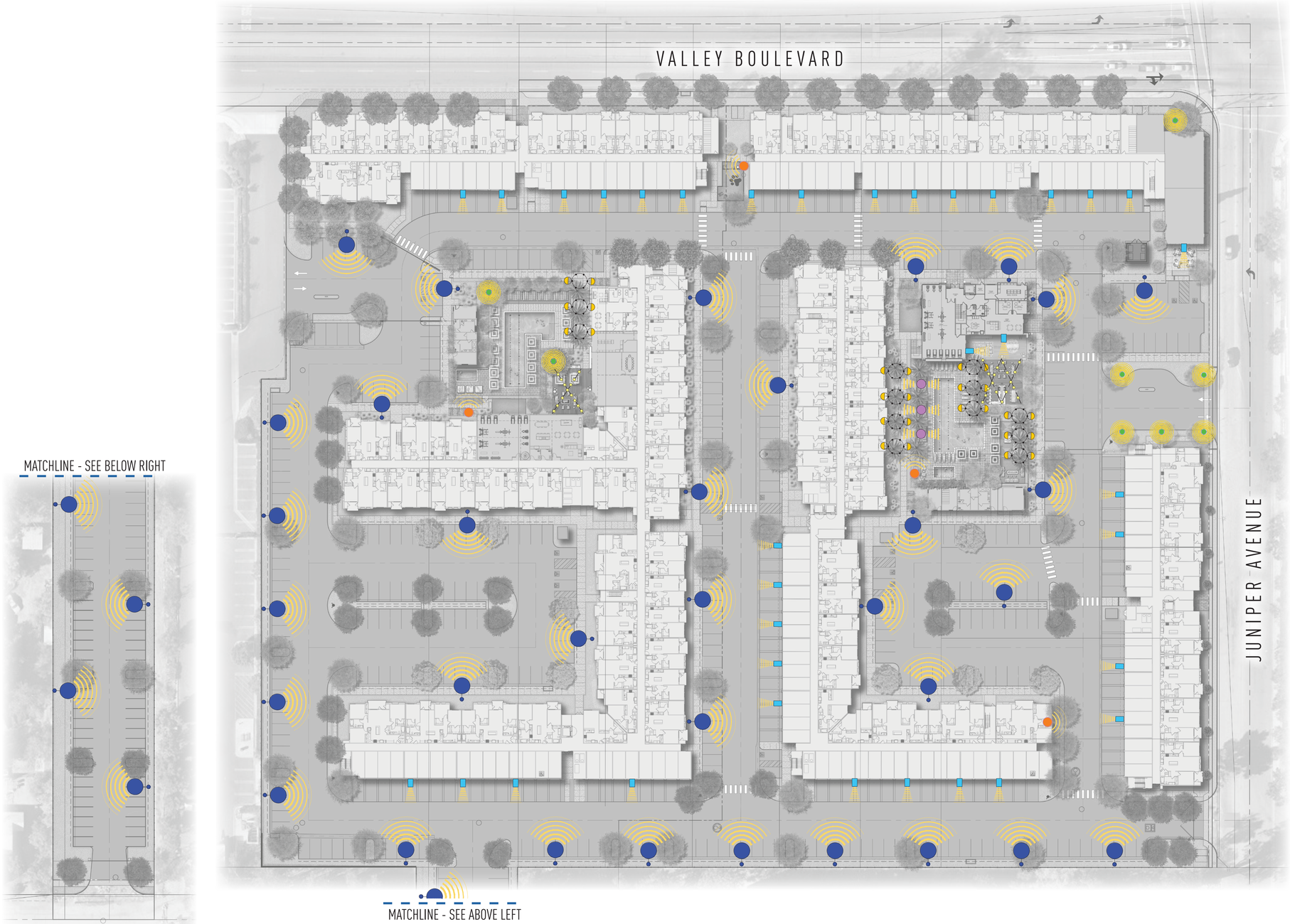
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L.6
PLANT PALETTE + NOTES



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	STREET LIGHT	AT DRIVE AND PARKING LOT
	THEME POLE LIGHT	SITEWIDE
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES. MINIMUM 12' ABOVE FINISH SURFACE
	PALM MOUNTED UPLIGHT	PALM TREES
	PENDENT LIGHT	MOUNTED ON OVERHEAD TRELLIS
	WALL MOUNTED	ON BUILDING
	STAKE MOUNTED LIGHT (2 PER TREE)	SPECIMEN TREES

* FOR REFERENCE ONLY *

LIGHTING CONCEPT:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINGING PROPERTIES .

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

POLICE DEPARTMENT SECURITY LIGHTING NOTE:

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 PLAN UNDER SEPARATE EXHIBIT TO ENSURE THE MINIMUM (NOT AVERAGE) LIGHT STANDARD IS MET.

SITE PHOTOMETRICS:

PHOTOMETRIC PLAN WILL BE PROVIDED AS A CONDITION FOR APPROVAL DURING THE BUILDING PERMIT PROCESS. PHOTOMETRIC PLAN TO BE PREPARED BY A PROFESSIONAL ELECTRICAL ENGINEER. PHOTOMETRIC PLAN WILL ADHERE TO THE CITY LIGHT STANDARD OF ONE FOOT CANDLE MINIMUM OF LIGHT FOR ALL ENTRANCES, EXITS, PEDESTRIAN WALKWAYS, PARKING LOTS AND ACTIVITY AREAS. ALL LIGHT FIXTURES WILL BE REFLECTED ON SITE PLAN.

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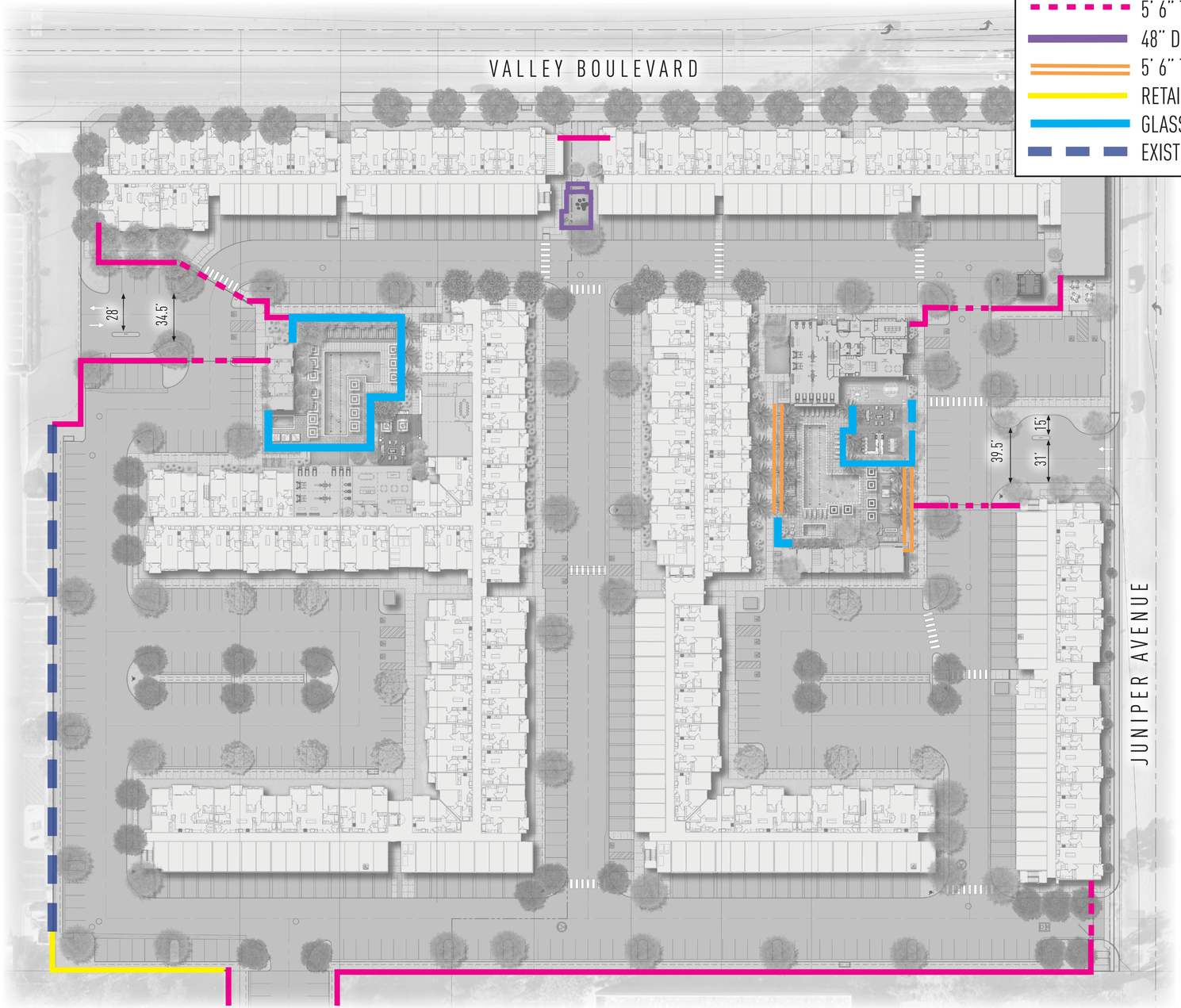
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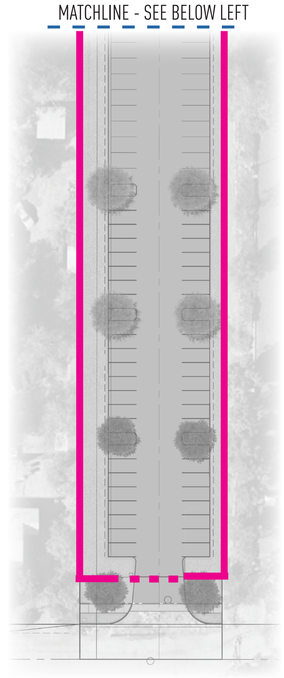
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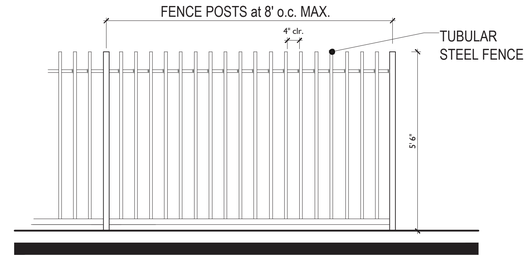
L.7
LIGHTING PLAN



LEGEND

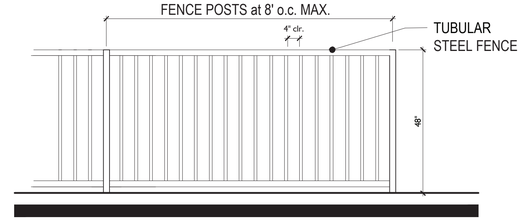
- 5' 6" TUBULAR STEEL PERIMETER FENCE
- 5' 6" TUBULAR STEEL VEH. GATE
- 48" DOG PARK FENCE
- 5' 6" TUBULAR STEEL POOL FENCE
- RETAINING WALL PER CIVIL W/ TUBULAR STEEL FENCE
- GLASS POOL FENCE
- EXISTING WALL





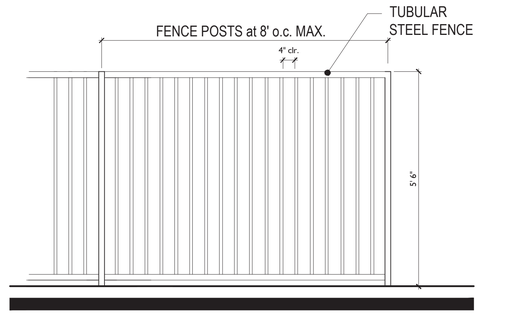
A 5' 6" H. TUBULAR STEEL PERIMETER FENCE

SCALE: 1/2" = 1'-0"



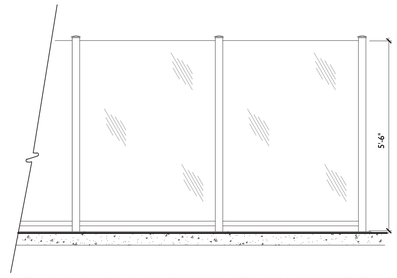
B 48" H. DOG PARK FENCE ELEVATION

SCALE: 1/2" = 1'-0"



C 5' 6" H. POOL ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"



D 5' 6" H. GLASS POOL ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"

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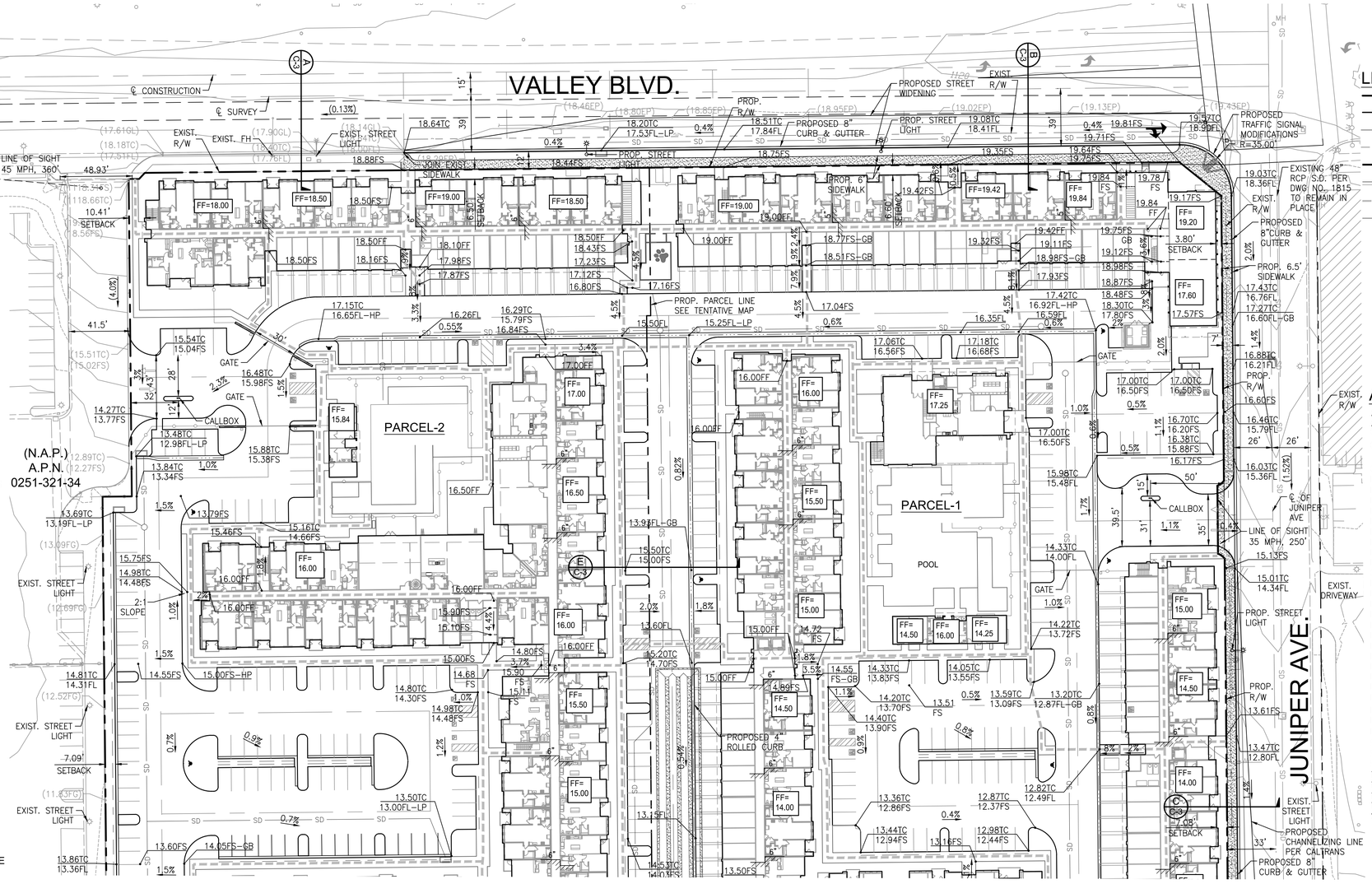
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L.8
WALL + FENCE PLAN

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LEGEND:

- BOUNDARY / RIGHT-OF-WAY
- LOT LINE
- FLOW LINE
- PUBLIC UTILITY EASEMENT
- RETAINING WALL
- PROPOSED CURB & GUTTER
- ADA PATH OF TRAVEL
- VACATED EASEMENT

ABBREVIATIONS:

AC	ASPHALT CONCRETE
A.P.N.	ASSESSOR'S PARCEL NUMBER
℄	CENTER LINE
CDS	CONTINUOUS DEFLECTION SEPARATION (HYDRO DYNAMIC SEPARATOR)
CONC.	CONCRETE
D.C.D.A.	DOUBLE CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
EP	EDGE OF PAVEMENT
EXIST.	EXISTING
FL	FLOW LINE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FW	FIRE WATER LINE
F.H.	FIRE HYDRANT
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HT	HEIGHT
IE/INV.	INVERT
LP	LOW POINT
L.S.	LANDSCAPE
PL	PROPERTY LIMIT
POC	POINT OF CONNECTION
PROP.	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
PVT	PRIVATE
R/W	RIGHT-OF-WAY
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
RW	RECYCLED WATER
SD	STORM DRAIN
SDWK	SIDEWALK
SS	SANITARY SEWER
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP.	TYPICAL
VCP	VITRIFIED CLAY PIPE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, CONSTRAINED LOCALLY BETWEEN CONTINUOUS GPS STATIONS EWPP & RTHS. SAID BEARING IS S84°19'30"E (NAD83(2011) 2017.50 EPOCH.)

BENCHMARK

1. HE BENCHMARK USED FOR THIS PROJECT IS GPS CONTINUOUS OPERATING REFERENCE STATION EWPP, ELEVATION 1194.52' (NAVD 88.)

THIS IS A CONTINUOUS GPS STATION AND IS PART OF THE NATIONAL GEODETIC SURVEY. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT(GRP.) THE ANTENNA IS AN ASHTECH 701945B_M W/ SCIT DOME. TRUE VERTICAL ANTENNA HEIGHT IS FROM THE GEODETIC REFERENCE POINT TO THE BOTTOM OF THE ANTENNA PRE-AMP(BPA) AND IS 0.027 FEET.

CITY OF FONTANA UTILITY NOTIFICATION LIST:

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
7951 REDWOOD AVENUE
FONTANA, CA 92336
PHONE: 909.357.6221

NATURAL GAS:
THE GAS COMPANY, SEMPRA UTILITIES
16231 VALLEY BLVD.
FONTANA, CA 92235
PHONE: 800.427.2200, 909.428.8411

WATER:
FONTANA WATER COMPANY
15966 ARROW RTE.,
FONTANA, CA 92335
PHONE: 909.201.7375

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92235
PHONE: 909.350.6632

SEWER TREATMENT FACILITIES
INLAND EMPIRE UTILITY AGENCY
12645 6TH STREET
RANCHO CUCAMONGA, CA 91739
PHONE: 909.822-9739

SOLID WASTE:
BURRTEC WASTE
9454 CHERRY AVENUE
FONTANA, CA 92335
PHONE: 909.822-9739

TELEPHONE:
AT&T
SUBSTRUCTURE RECORDS REQUEST
CONSTRUCTION & ENGINEERING,
CALL FOR MAILING ADDRESS, CA
PHONE: 510.645.2929

CABLE SERVICES:
SPECTRUM - RIVERSIDE
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: 909.390.4738

OWNER DEVELOPER:

JPI
400 SPECTRUM CENTER DRIVE, SUITE 1540
IRVINE, CALIFORNIA 92618
PHONE: (831) 334-2027
CONTACT: JARED SAMMET
DEVELOPMENT ASSOCIATE

ENGINEER:

FUSCOE ENGINEERING INC.
2850 INLAND EMPIRE BOULEVARD, SUITE B
ONTARIO, CALIFORNIA 91764
(909) 581-0676
CONTACT: LUIS FIGUEROA

GEOTECHNICAL:

LEIGHTON GROUP
10532 ACACIA STREET, SUITE B-6
RANCHO CUCAMONGA, CALIFORNIA 91730
PHONE: (909) 527-8772
CONTACT: JASON HERTZBERG
PRINCIPAL ENGINEER/MANAGING DIRECTOR
PROJECT NO. 13584.003
INFILTRATION REPORT DATED: OCTOBER 19, 2022
CONTACT: JASON HERTZBERG

LANDSCAPE ARCHITECT:

MJS LANDSCAPE ARCHITECTURE
507 30TH STREET
NEWPORT BEACH, CALIFORNIA 92663
(949) 675-9964
CONTACT: DAN DELLE - STUDIO DIRECTOR

ARCHITECT:

ARCHITECTURE DESIGN COLLABORATIVE
23231 SOUTH POINTE DRIVE
LAGUNA HILLS, CALIFORNIA 92653
(949) 230-6926
CONTACT: CHRIS WEIMHOLT - PRINCIPAL

RAW CUT/FILL
2,000 CUT (CY)
21,000 FILL (CY)

*PAD ELEVATION IS ASSUMED 8" LOWER THEN BUILDING FINISHED FLOOR

SEE SHEET C-2 FOR CONTINUATION

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	CONCEPTUAL GRADING PLAN
C-2	CONCEPTUAL GRADING PLAN
C-3	CONCEPTUAL GRADING CROSS-SECTIONS
C-4	CONCEPTUAL UTILITY PLAN
C-5	TENTATIVE PARCEL MAP

NOTE:
ADD 1100 FEET TO ALL TWO DIGIT ELEVATIONS TO OBTAIN CURRENT DATUM. (I.E. 12.54 IS 1112.54)

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

FUSCOE ENGINEERING
FULL CIRCLE THINKING
2850 Inland Empire Blvd 909.581.0676
Suite B
Ontario, California 91764 fuscoe.com

JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

22018 JEFFERSON FONTANA
FONTANA, CA

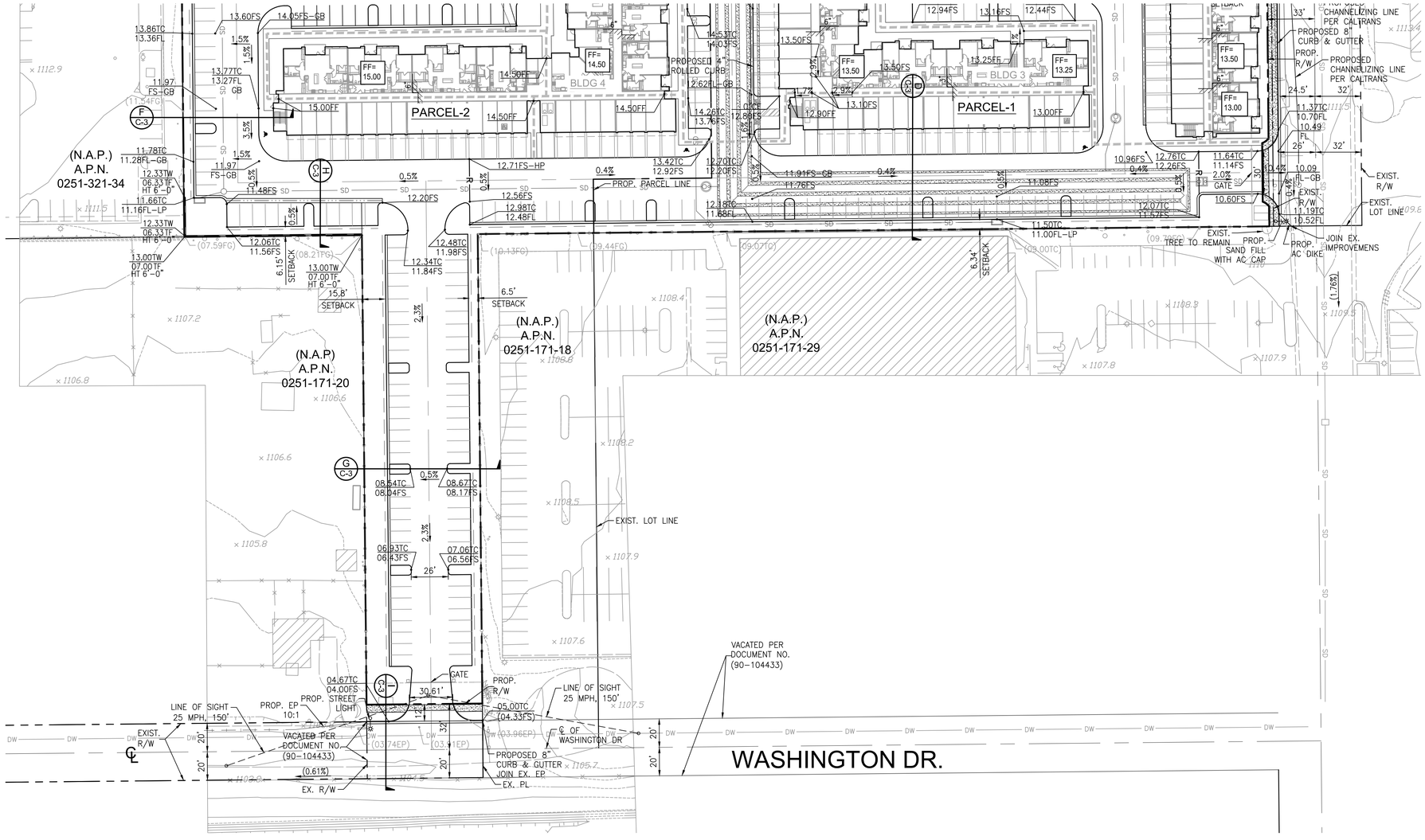
1st SUBMITTAL	11/01/2022
2nd SUBMITTAL	01/11/2023
3rd SUBMITTAL	03/30/2023
4th SUBMITTAL	05/23/2023
5th SUBMITTAL	07/13/2023
6th SUBMITTAL	08/15/2023

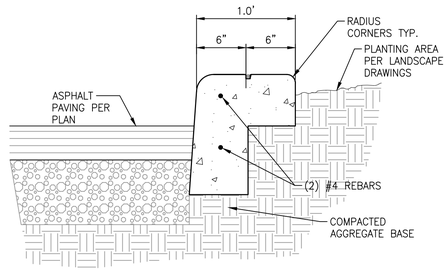
C-1
CONCEPTUAL GRADING PLAN

C:\USERS\CARLOS AGUIRRE\APPDATA\LOCAL\TEMP\ACPUBLISH_23492\537-013-CGCIC.DWG (08-15-2023 8:30:25AM) Plotted by: cagu

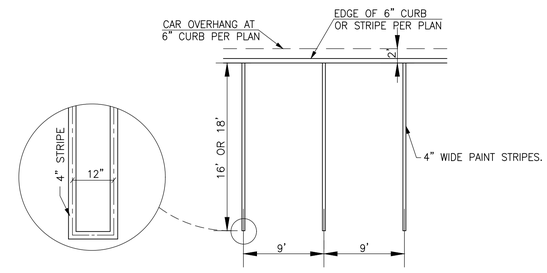
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SEE SHEET C-2 FOR CONTINUATION





CURB WITH STEP-OFF
N.T.S.



STANDARD PARKING STALL
N.T.S.

NOTE:
ADD 1100 FEET TO ALL TWO DIGIT ELEVATIONS TO OBTAIN CURRENT DATUM. (I.E. 12.54 IS 1112.54)

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

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FULL CIRCLE THINKING
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Suite B
Ontario, California 91764 fuscoe.com

JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

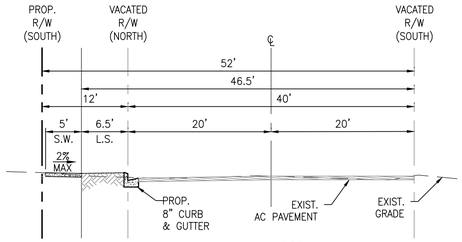
22018 JEFFERSON FONTANA
FONTANA, CA

1st SUBMITTAL	11/01/2022
2nd SUBMITTAL	01/11/2023
3rd SUBMITTAL	03/30/2023
4th SUBMITTAL	05/23/2023
5th SUBMITTAL	07/13/2023
6th SUBMITTAL	08/15/2023

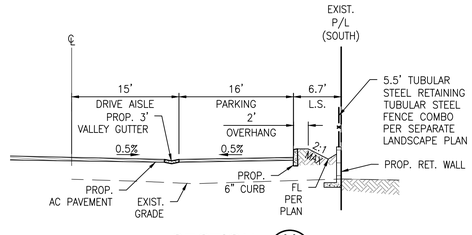
C-2
CONCEPTUAL GRADING PLAN

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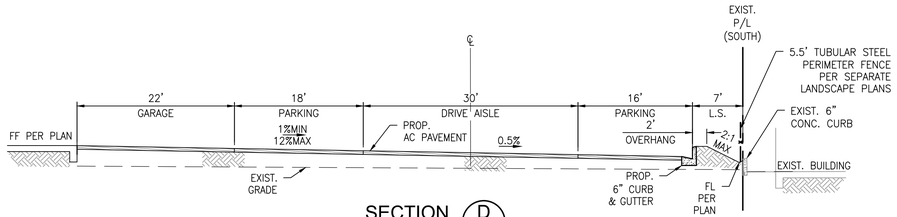
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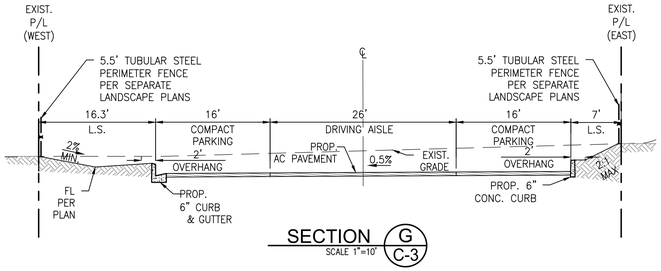
SECTION I SCALE 1"=10' C-3



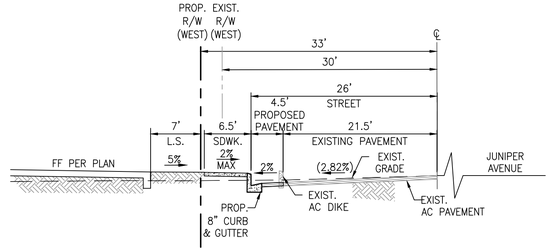
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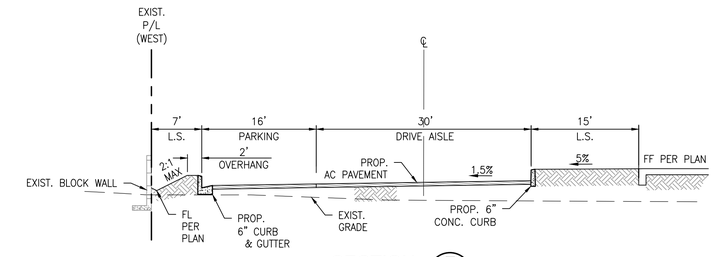
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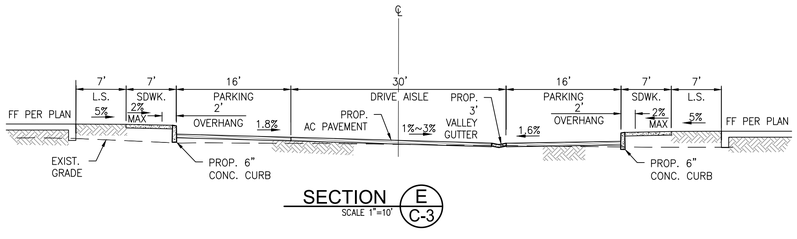
SECTION G SCALE 1"=10' C-3



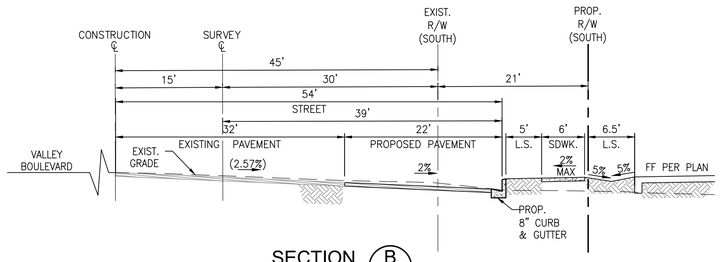
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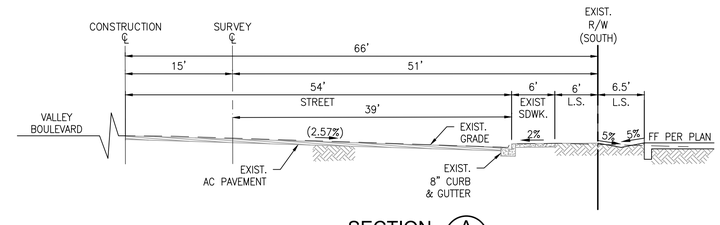
SECTION F SCALE 1"=10' C-3



SECTION E SCALE 1"=10' C-3



SECTION B SCALE 1"=10' C-3



SECTION A SCALE 1"=10' C-3

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JPI

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12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

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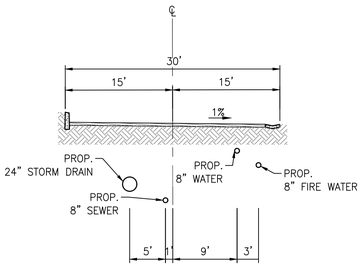
C-3
CONCEPTUAL GRADING CROSS-SECTIONS

F:\PROJECTS\557\013\PLANS\ENTITLEMENT\CONCEPTUAL GRADING PLAN\557-013-CGSSEC.DWG (08-15-2023 9:35:44AM) Plotted by: cayo1re

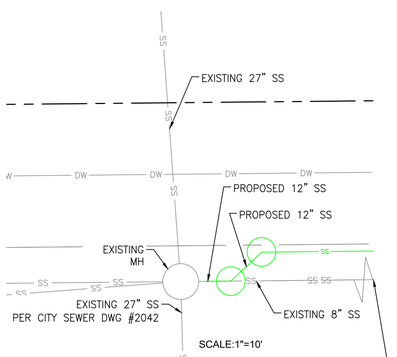
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VALLEY BLVD.

EXISTING UTILITIES TO BE RELOCATED IN PARKWAY
PROPOSED CATCH BASIN
CONNECT TO EXISTING 8" DW
EXISTING UTILITY TO BE RELOCATED IN PARKWAY
PROPOSED STORM DRAIN
EXISTING TRAFFIC SIGNAL AND PULLBOX TO BE RELOCATED
S.D. CONNECTION TO EXISTING 4'x4' J.S. PER DWG. NO. 1815. GRATE INLET TO BE REMOVED
EXISTING FH
CONNECT TO EXISTING 8" DW
PL
EXISTING FIRE HYDRANT RELOCATED IN PARKWAY
EXISTING TRAFFIC SIGNAL AND PULLBOX TO BE RELOCATED
PROPOSED BACKFLOW/METER
PROPOSED DCDA
PROPOSED BACKFLOW/METER
PROPOSED CONNECTION TO UTILITY CLOSET
PROPOSED 8" PVC FW
PROPOSED 8" PVC DW
PROPOSED CONNECTION TO UTILITY CLOSET
EXISTING 10" CONCRETE WATER MAIN (TO BE REMOVED)
PROPOSED FH
PROPOSED SS MANHOLE
PROPOSED SS MANHOLE
EXISTING 48" RCP S.D. PER DWG NO. 1815 TO REMAIN IN PLACE
PROPOSED SS MANHOLE
PROPOSED FH
PROPOSED SD MANHOLE
PROPOSED CONNECTION TO UTILITY CLOSET
PROPOSED CATCH BASIN
PROPOSED SS MANHOLE
PARCEL-2
PROPOSED SD MANHOLE
PROPOSED FH
PROPOSED CATCH BASIN
PROPOSED FH
PARCEL-1
PROPOSED FH
PL
PROPOSED 24" HDPE SD
PROPOSED SS MANHOLE
EXISTING FIBER OPTIC VAULT (PROTECT IN PLACE)
EXISTING VAULT (PROTECT IN PLACE)
PROPOSED FH
PROPOSED 8" PVC FW
EXIST. WATER METER
PROPOSED CONNECTION TO UTILITY CLOSET
PROPOSED CATCH BASIN
PROPOSED FH
PROPOSED UNDERGROUND DETENTION INFILTRATION BASIN PER HYDROLOGY REPORT
PROPOSED CDS UNIT
EXISTING 10" CONCRETE WATER MAIN (TO BE REMOVED)
EXIST. WATER METER
EXISTING FH
PROPOSED FH
PROPOSED FH
PROPOSED SS MANHOLE
PROPOSED SS MANHOLE
PROPOSED SS MANHOLE
PROPOSED SS MANHOLE
CONTROL OUTLET STRUCTURE
PROPOSED DCDA
PROPOSED SD MANHOLE
CONNECT TO EXISTING 48" RCP SD ±(1103.00) IE
PROPOSED CATCH BASIN
EXISTING EASEMENT TO BE VACATED BY PARCEL MAP NO.20669
PROPOSED 24" HDPE SD
PROPOSED CDS UNIT
PL
PROPOSED CATCH BASIN
PROPOSED 8" PVC DW
CONNECT TO EXISTING 16" DW
EXISTING TREE
PROPOSED BACKFLOW/METER
PL
PROPOSED 10" PVC SS
PROPOSED BACKFLOW/METER
CONTINUATION
EXISTING 12" STEEL-DW
PROPOSED 12" SS
(1090.33) IE
EXISTING 8" SS
PER CITY SEWER DWG #2315
WASHINGTON DR.
JUNIPER AVE.



PRIVATE UTILITY SECTION
SCALE:1"=10'



SCALE:1"=10'

LEGEND:

- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER
- EXISTING STORM DRAIN LINE

N

50' 0' 25' 50' 100'

SCALE: 1" = 50'

FUSCOE ENGINEERING
FULL CIRCLE THINKING
2850 Inland Empire Blvd 909.581.0676
Suite B
Ontario, California 91764 fuscoe.com

JPI Companies
Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

JEFFERSON FONTANA
22018
FONTANA, CA

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5th SUBMITTAL	07/13/2023
6th SUBMITTAL	08/15/2023

C-4
CONCEPTUAL UTILITY LAYOUT

F:\PROJECTS\557\01\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\557-01S-CGOAUT.DWG (08-15-2023 10:22:35AM) Plotted by: cgquirre

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EXISTING EASEMENTS

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: UTILITIES, POLELINES AND INCIDENTAL PURPOSES
RECORDING DATE: MARCH 14, 1957
RECORDING NO: BOOK 4179 PAGE 467 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF THE HEREIN DESCRIBED LAND

ITEM HAS BEEN PLOTTED HEREON.

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: HIGHWAY AND ROAD
RECORDING DATE: OCTOBER 30, 1980
RECORDING NO: 1980-248585, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
AFFECTS: PARCELS 6 (A.P.N. 0251-321-25) AND 7 (A.P.N. 0251-321-26)

ITEM HAS BEEN PLOTTED HEREON.

THE FOLLOWING ITEMS AFFECT PARCEL 10:
9. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING NO: BOOK 1881 PAGE 435, OFFICIAL RECORDS
NOTE: IF A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE BROKER, REAL ESTATE AGENT OR ASSOCIATION PROVIDES A COPY OF A DECLARATION, GOVERNING DOCUMENT OR DEED TO ANY PERSON, CALIFORNIA LAW REQUIRES THAT THE DOCUMENT PROVIDED SHALL INCLUDE A STATEMENT REGARDING ANY UNLAWFUL RESTRICTIONS. SAID STATEMENT IS TO BE IN AT LEAST 14-POINT BOLD FACE TYPE AND MAY BE STAMPED ON THE FIRST PAGE OF ANY DOCUMENT PROVIDED OR INCLUDED AS A COVER PAGE ATTACHED TO THE REQUESTED DOCUMENT. SHOULD A PARTY TO THIS TRANSACTION REQUEST A COPY OF ANY DOCUMENT REPORTED HEREIN THAT FITS THIS CATEGORY, THE STATEMENT IS TO BE INCLUDED IN THE MANNER DESCRIBED. SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
EASEMENT IS FOR ROAD PURPOSES OVER THE SOUTHERLY 20 FEET. ITEM HAS BEEN PLOTTED HEREON.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: AERIAL AND UNDERGROUND WATER, STORM DRAIN, SEWER, ELECTRICAL, TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES
RECORDING DATE: MARCH 20, 1990 RECORDING NO: 90-104433, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. A QUITCLAIM DEED EXECUTED BY THE CITY OF FONTANA, A BODY CORPORATE AND POLITIC, IN FAVOR OF BIRTCHER TRACHMAN PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP, RECORDED AUGUST 9, 1990 AS INSTRUMENT NO. 90-316529, OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. A CORPORATION QUITCLAIM DEED EXECUTED BY FONTANA WATER COMPANY, A DIVISION OF SAN GABRIEL VALLEY WATER COMPANY IN FAVOR OF BIRTCHER TRACHMAN PROPERTIES, RECORDED NOVEMBER 8, 1991 AS INSTRUMENT NO. 91-428883, OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

ITEM HAS BEEN PLOTTED HEREON.

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: TRACT NO. 11126
RECORDING NO: BOOK 159, PAGES 90 TO 93, OF MAPS
PURPOSE: SEWER AND DRAINAGE, OVER LOT 15 OF TRACT MAP NO. 11126
AFFECTS: AS DESCRIBED THEREIN, REJECTED BY CITY PER OUR RECORDS.

ITEM HAS BEEN PLOTTED HEREON.

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP 19061
RECORDING NO: BOOK 243, PAGES 26 AND 27, OF PARCEL MAPS
PURPOSE: SIDEWALK EASEMENT DEDICATED TO THE CITY OF FONTANA, SEE SURVEYOR'S NOTE R2
AFFECTS: AS DESCRIBED THEREIN

ITEM HAS BEEN PLOTTED HEREON.

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: PARCEL MAP 19061
RECORDING NO: BOOK 243, PAGES 26 AND 27, OF PARCEL MAPS
PURPOSE: 41.50' ACCESS EASEMENT IN FAVOR OF PARCEL 2
AFFECTS: AS DESCRIBED THEREIN

ITEM HAS BEEN PLOTTED HEREON.

22. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT. AFFECTS: VALLEY BOULEVARD

ITEM HAS BEEN PLOTTED HEREON. AS SHOWN PER RECORDED MAP 19061

R2 INDICATES RECORD DATA PER PARCEL MAP NO. 19061, PMB 243/26-27

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 28, 2014
RECORDING NO: 2014-0455191, OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

ITEM HAS BEEN PLOTTED HEREON.

25. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: ACCESS EASEMENT AND MAINTENANCE AGREEMENT
DATED: AUGUST 22, 2019
EXECUTED BY: CORPORATION OF THE PRESIDENT OF THE SAN BERNARDINO CALIFORNIA STAKE, THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A CORPORATION
RECORDING DATE: AUGUST 23, 2019 RECORDING NO: 20190291481, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

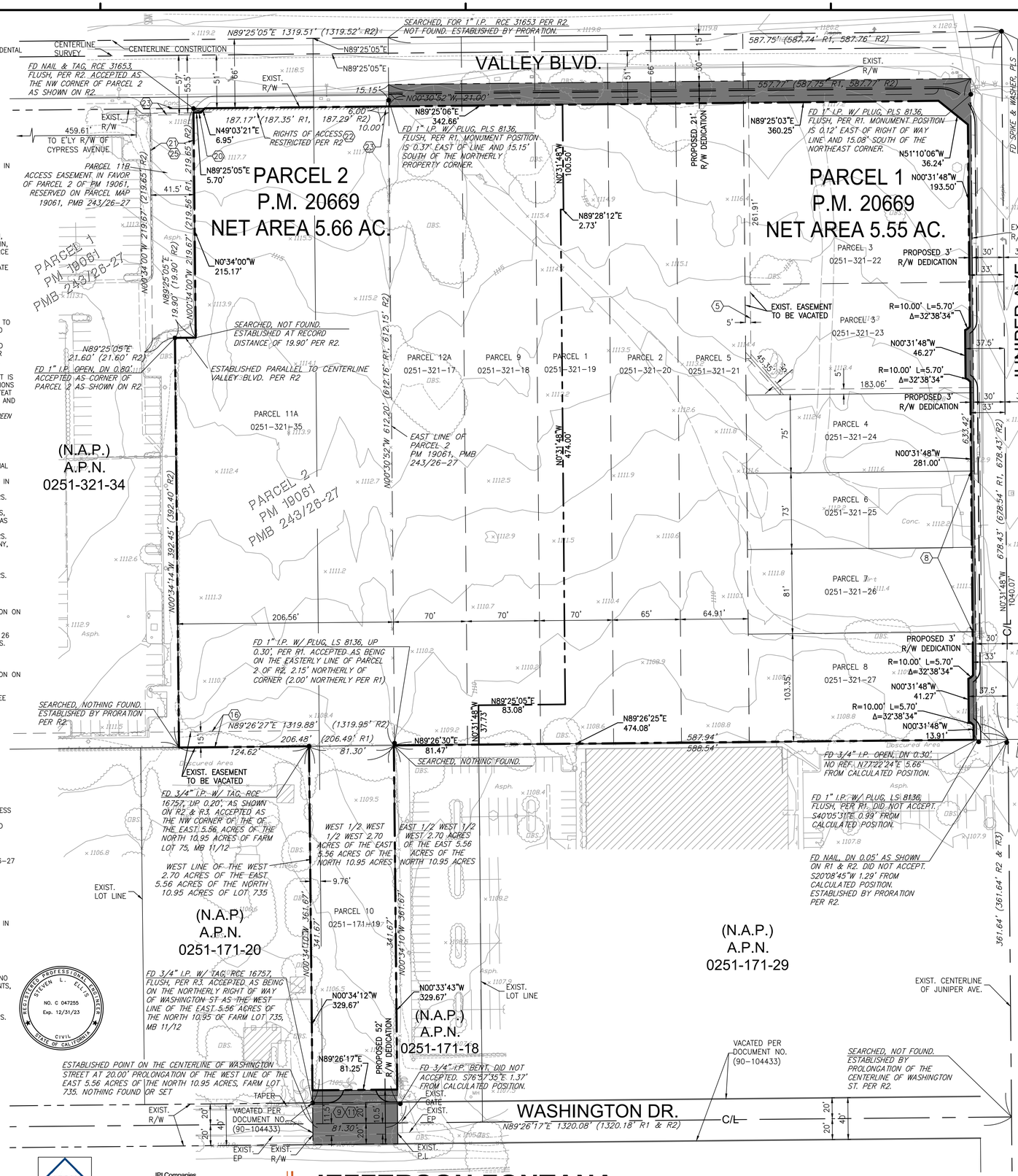
ITEM HAS BEEN PLOTTED HEREON.

ENGINEER'S STATEMENT:

THIS MAP HAS BEEN PREPARED UNDER MY SUPERVISION AS DIRECTED BY THE RECORD OWNER AND DEVELOPER OF THE PROPERTY DESCRIBED HEREON.

_____ DATE _____
STEVEN L. ELLIS, RCE 47255

REGISTERED PROFESSIONAL ENGINEER
STEVEN L. ELLIS
NO. C 047255
Exp. 12/31/23
CIVIL
STATE OF CALIFORNIA

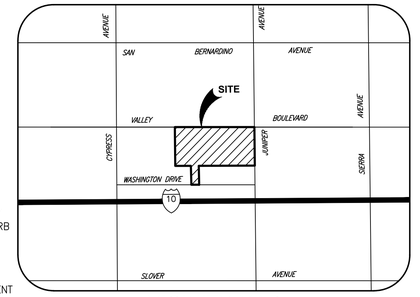


ASSESSORS PARCEL NUMBERS

0251-321-17
0251-321-18
0251-321-19
0251-321-20
0251-321-21
0251-321-22
0251-321-23
0251-321-24
0251-321-25
0251-321-26
0251-321-27
0251-321-35
0251-171-19

LEGEND:

- BOUNDARY / RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXIST. R/W
- EXIST. PUBLIC UTILITY EASEMENT
- VACATED EASEMENT
- RIGHT OF WAY DEDICATION



VICINITY MAP

NOT TO SCALE

BENCHMARK

1. THE BENCHMARK USED FOR THIS PROJECT IS GPS CONTINUOUS OPERATING REFERENCE STATION EWPP, ELEVATION 1194.52' (NAVD 88.)

THIS IS A CONTINUOUS GPS STATION AND IS PART OF THE NATIONAL GEODETIC SURVEY. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT(GRP.) THE ANTENNA IS AN ASHTECH 701945B_M W/ SCIT DOME. TRUE VERTICAL ANTENNA HEIGHT IS FROM THE GEODETIC REFERENCE POINT TO THE BOTTOM OF THE ANTENNA PRE-AMP(BPA) AND IS 0.027 FEET.

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS COVERED BY FEMA FLOOD MAP NO. 06071C8654H, DATED AUGUST 28, 2008. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE UNHATCHED AREA OF ZONE X, INDICATING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, CONSTRAINED LOCALLY BETWEEN CONTINUOUS GPS STATIONS EWPP & RTHS. SAID BEARING IS S84°19'30"E (NAD83(2011) 2017.50 EPOCH.)

TOTAL AREAS

GROSS AREA	ADJUSTED NET AREA
506,532 (SF) 11.63 (AC)	488,386 (SF) 11.21 (AC)

PROPOSED LOTS

PARCEL NUMBER	NET AREA
PARCEL 1	241,965 (SF) 5.55 (AC)
PARCEL 2	246,421 (SF) 5.66 (AC)

RIGHT OF WAY DEDICATIONS

PARCEL 1	PARCEL 2
VALLEY BLVD. 8,206 (SF) 0.19 (AC)	VALLEY BLVD. 3,539 (SF) 0.08 (AC)
JUNIPER AVE. 2,573 (SF) 0.06 (AC)	WASHINGTON DR. 4,226 (SF) 0.097 (AC)

PROPOSED EASEMENTS

DEVELOPER TO PROCESS CC&R'S.
DEVELOPER TO PROCESS RECIPROCAL ACCESS AGREEMENT FOR WESTERLY ENTRANCE.

LEGAL DESCRIPTION:

IN THE CITY OF FONTANA, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA:

THAT PORTION OF THE EAST 1/2 OF FARM LOT 730, ACCORDING TO MAP SHOWING SUBDIVISION OF LAND BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY,
AREAS AND DISTANCES COMPUTED TO CENTERS OF ADJOINING STREETS AND ROADS.

TOGETHER WITH THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 2.70 ACRES OF THE EAST 5.56 ACRES OF THE NORTH 10.95 ACRES OF FARM LOT 735 (EXCEPT THE SOUTH 20 FEET THEREOF RESERVED FOR ROAD PURPOSES), ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMITROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12, OF MAPS, RECORDS OF SAID COUNTY.
EXCEPTING THE SOUTH 20 FEET THEREOF.

TOGETHER WITH THAT PORTION OF WASHINGTON DRIVE VACATED BY RESOLUTION OF THE CITY OF FONTANA, MAYOR AND CITY COUNCIL RESOLUTION NO. 90-52, ADJOINING SAID PROPERTY OF THE SOUTH WHICH WOULD PASS BY OPERATION OF LAW BY A CONVEYANCE OF SAID PROPERTY, A CERTIFIED COPY OF SAID RESOLUTION RECORDED MARCH 20, 1990, AS INSTRUMENT NO. 90-104433, OFFICIAL RECORDS.
THE AREAS AND DISTANCES OF THE ABOVE-DESCRIBED PROPERTY INDICATE THAT THE SAME ARE COMPUTED TO STREET CENTERS.

TOGETHER WITH PARCEL 2 OF PARCEL MAP 19061, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 243, PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH AN EASEMENT FOR ACCESS PURPOSES OVER THAT PORTION OF PARCEL 1 OF PARCEL MAP 19061, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 243, PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN ON THE MAP OF SAID PARCEL MAP IN DETAIL "A" AS "ACCESS EASEMENT IN FAVOR OF PARCEL 2, RESERVED HEREON."

TOGETHER WITH AN EASEMENT IN AND TO A 2-FOOT SQUARE PLACE IN THE NORTHWEST CORNER OF THE EAST HALF OF FARM LOT 730, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO SEMITROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY, FOR THE PURPOSE OF USING WATER WEIR OR GATE IN THE PIPELINE.
NOTE: AREA AND DISTANCES AS SHOWN ON THE MAP OF THE ABOVE-DESCRIBED SUBDIVISION
INDICATE THAT SAME ARE COMPUTED TO STREET CENTERS.

SURVEYOR'S NOTES:

R1 INDICATES RECORD DATA PER RECORD OF SURVEY 170/32
R2 INDICATES RECORD DATA PER PARCEL MAP NO. 19061, PMB 243/26-27
R3 INDICATES RECORD DATA PER PARCEL MAP NO. 14412, PMB 153/9-11

● INDICATES MONUMENT FOUND AS NOTED

ZONING

FORM BASED CODE (FBC)
VALLEY GATEWAY

TENTATIVE PARCEL MAP NO. 20669

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

50' 0' 25' 50' 100'
SCALE: 1" = 50'

1st SUBMITTAL	11/01/2022
2nd SUBMITTAL	01/11/2023
3rd SUBMITTAL	03/30/2023
4th SUBMITTAL	05/23/2023
5th SUBMITTAL	07/13/2023
6th SUBMITTAL	08/15/2023

FUSCOE ENGINEERING
FULL CIRCLE THINKING
2850 Inland Empire Blvd 909.581.0676
Suite B
Ontario, California 91764 fuscoe.com

JPI
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Contact: Nick Bea
12250 EL CAMINO REAL, SUITE 380
SAN DIEGO, CA 92130
805.748.0107

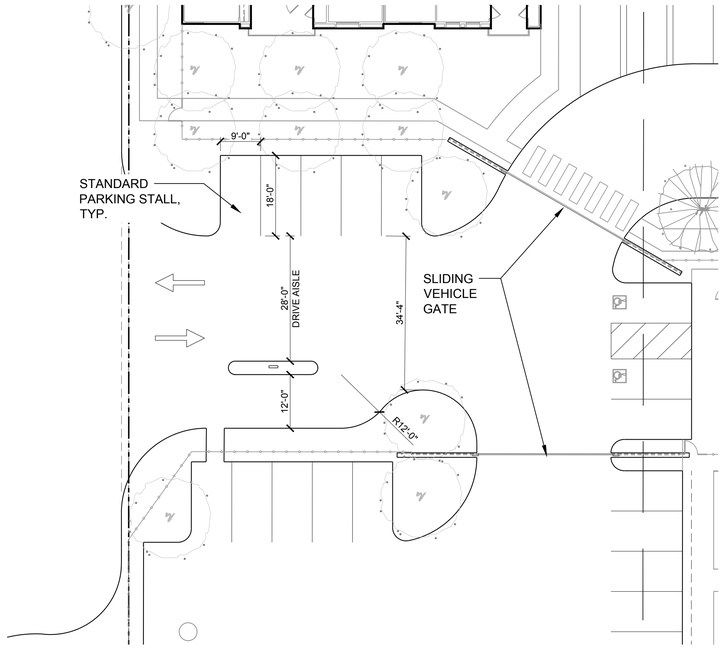
JEFFERSON FONTANA

22018 FONTANA, CA

C-5
TENTATIVE PARCEL MAP

F:\PROJECTS\357\01\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\357-01-CGDSTPM.DWG (08-15-2023 9:31:18AM) Plotted by: cgupine

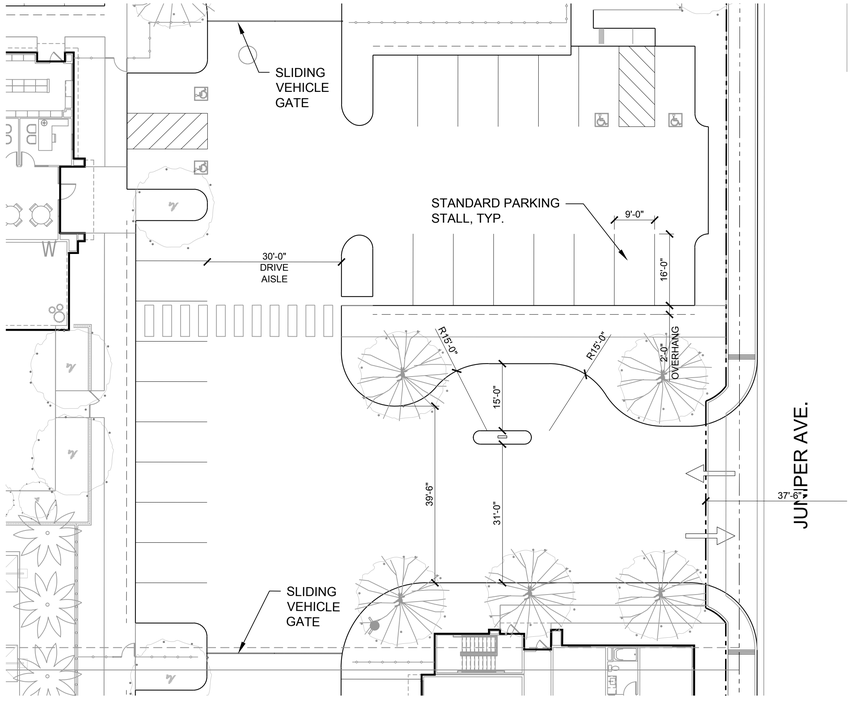
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MAIN ENTRY ENLARGEMENT (PARCEL-2) 3

0' 8' 16' 32'

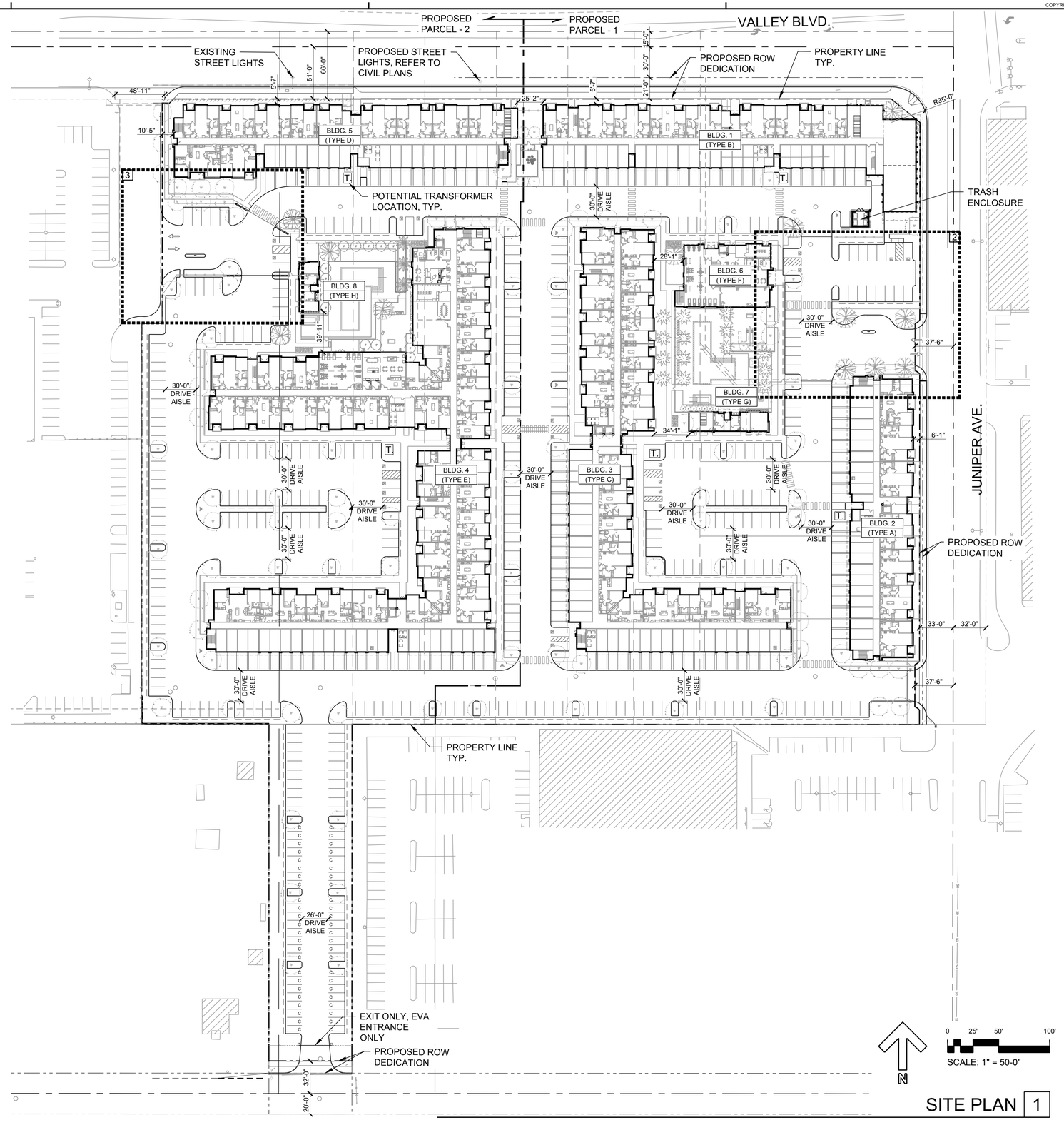
SCALE: 1/16" = 1'-0"



MAIN ENTRY ENLARGEMENT (PARCEL-1) 2

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"



SITE PLAN 1

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CHRIS WEIMHOLT

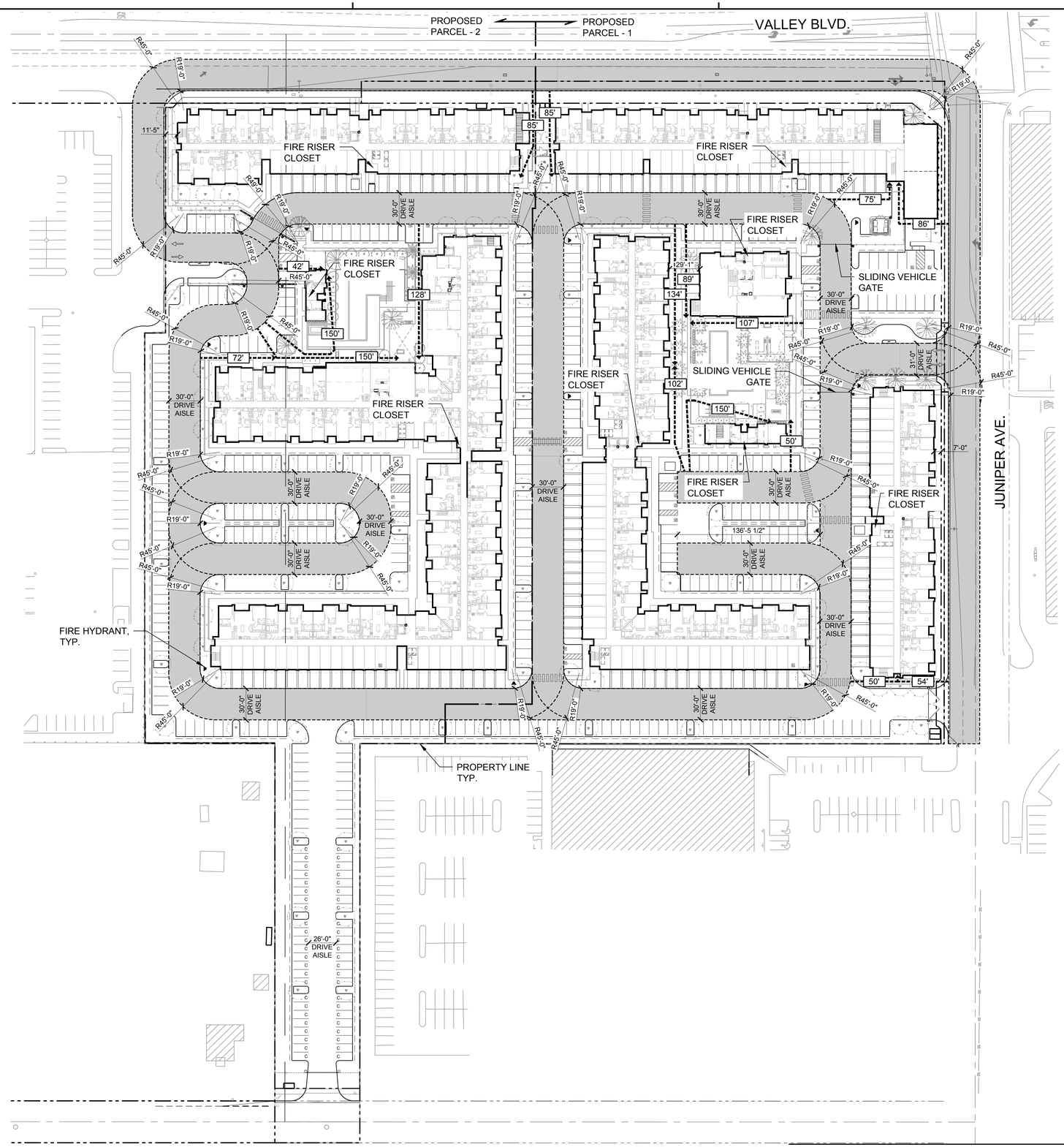
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5TH	SUBMITTAL	07/13/2023
6TH	SUBMITTAL	08/24/2023

A1.0
SITE PLAN

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SYMBOL LEGEND

- PROPERTY LINE
- 30'-0" FIRE ACCESS LANE
- PROPOSED FIRE HYDRANTS
- HOSE PULL FROM FIRE ACCESS LANE

0 25' 50' 100'

SCALE: 1" = 50-0"

FIRE MASTER PLAN 1

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CHRIS WEIMHOLT

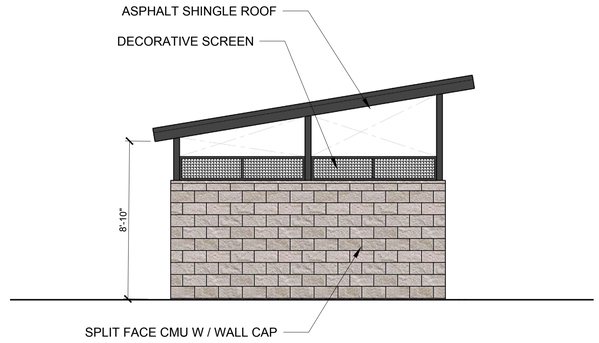
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FONTANA, CA

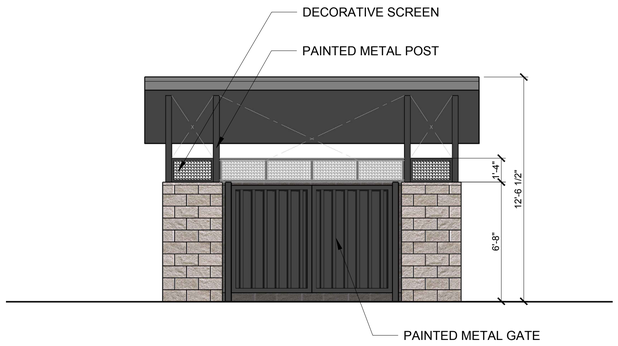
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4TH	SUBMITTAL	05/23/2023
5TH	SUBMITTAL	07/13/2023
6TH	SUBMITTAL	08/24/2023

A1.1
FIRE MASTER PLAN

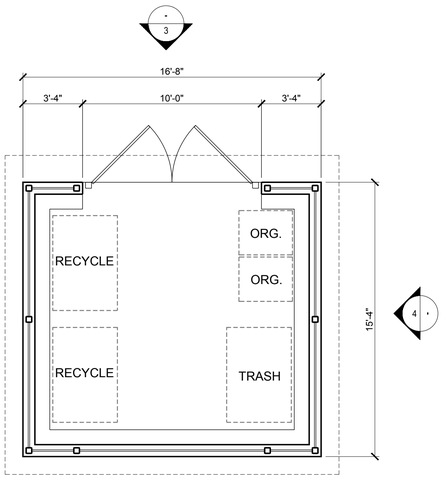
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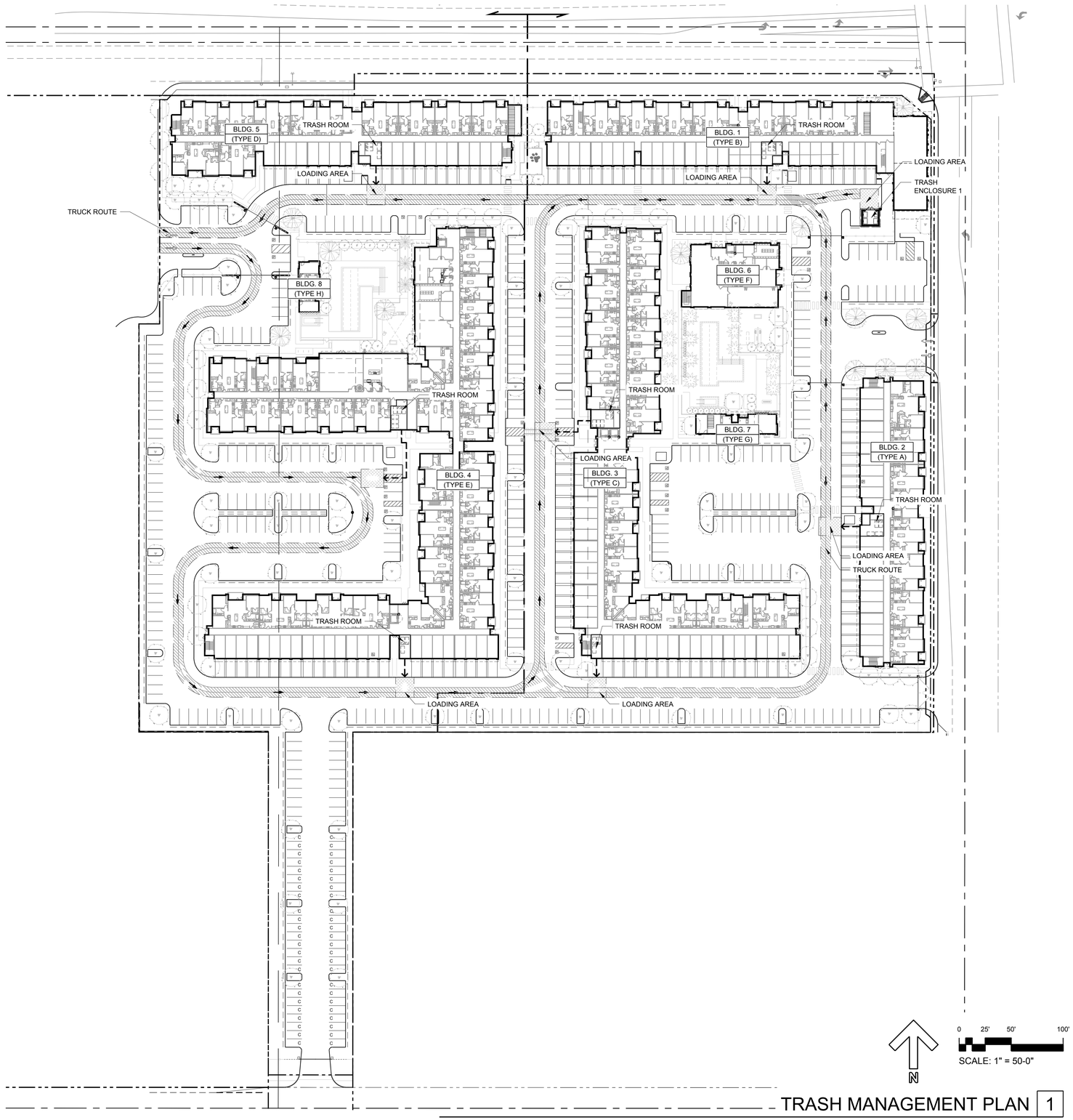
TRASH ENCLOSURE SIDE ELEVATION 4



TRASH ENCLOSURE FRONT ELEVATION 3



TRASH ENCLOUSRE PLAN 2



TRASH MANAGEMENT PLAN 1

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CHRIS WEIMHOLT

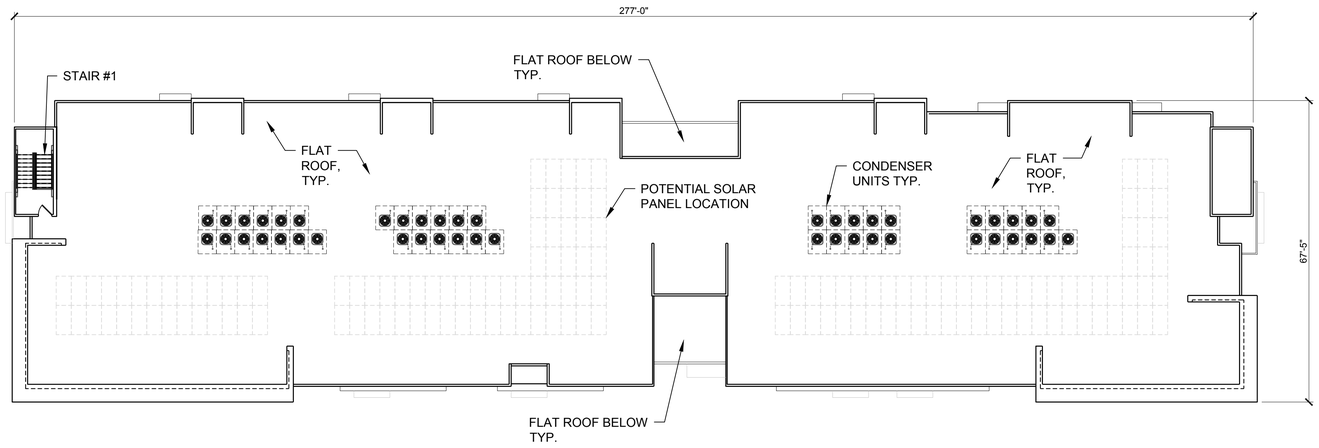
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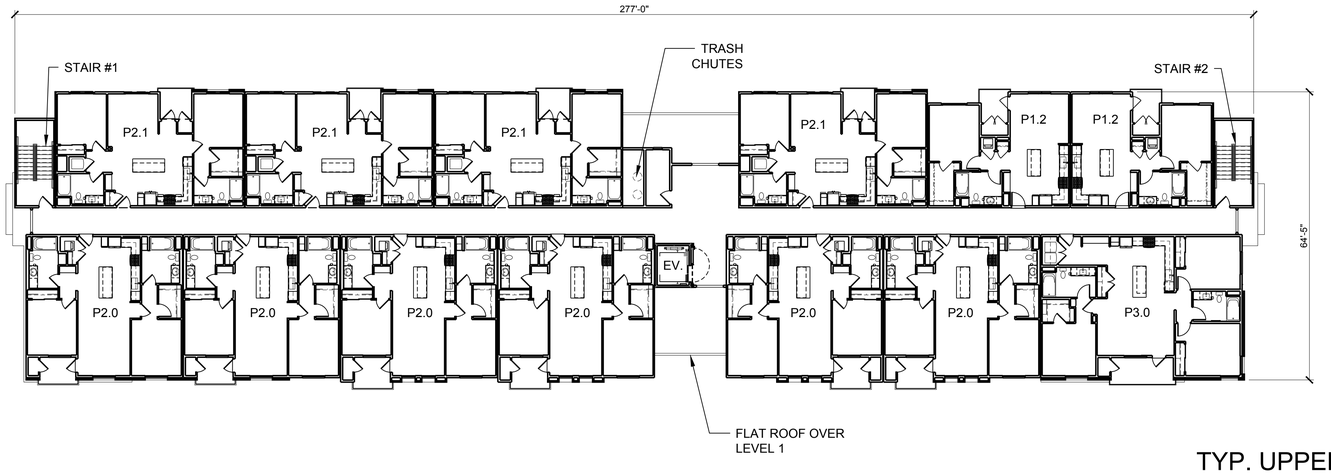
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3RD	SUBMITTAL	03/30/2023
4TH	SUBMITTAL	05/23/2023
5TH	SUBMITTAL	07/13/2023
6TH	SUBMITTAL	08/24/2023

A1.2
TRASH MANAGEMENT PLAN

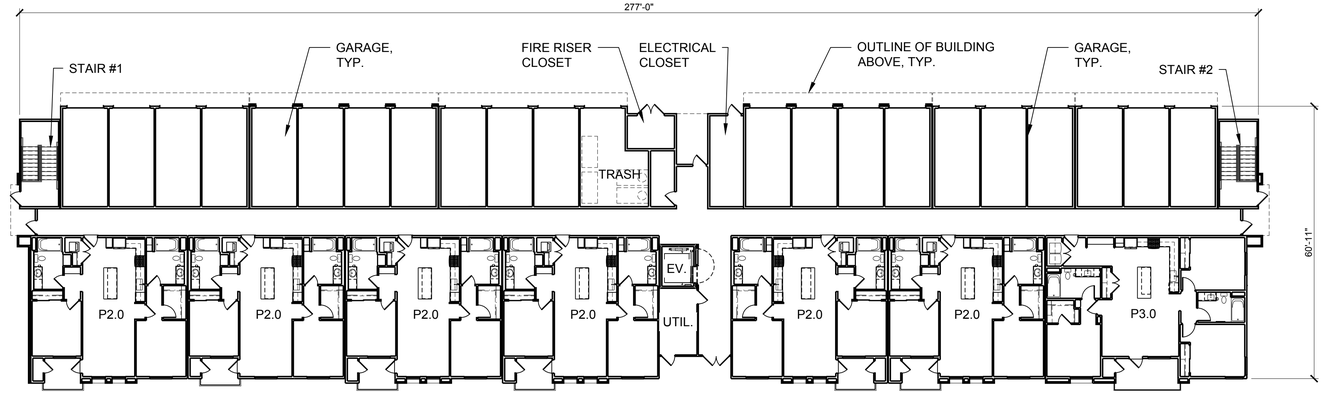
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ROOF PLAN 3



TYP. UPPER FLOOR PLAN (2ND - 4TH) 2



FIRST FLOOR PLAN 1

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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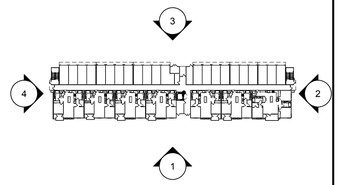
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3RD SUBMITTAL	03/30/2023
4TH SUBMITTAL	05/23/2023
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6TH SUBMITTAL	08/24/2023

A2.0
BLDG. A - FLOOR PLANS AND ROOF PLAN

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KEY PLAN





REAR ELEVATION 3

MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



LEFT ELEVATION 4



RIGHT ELEVATION 2



FRONT ELEVATION 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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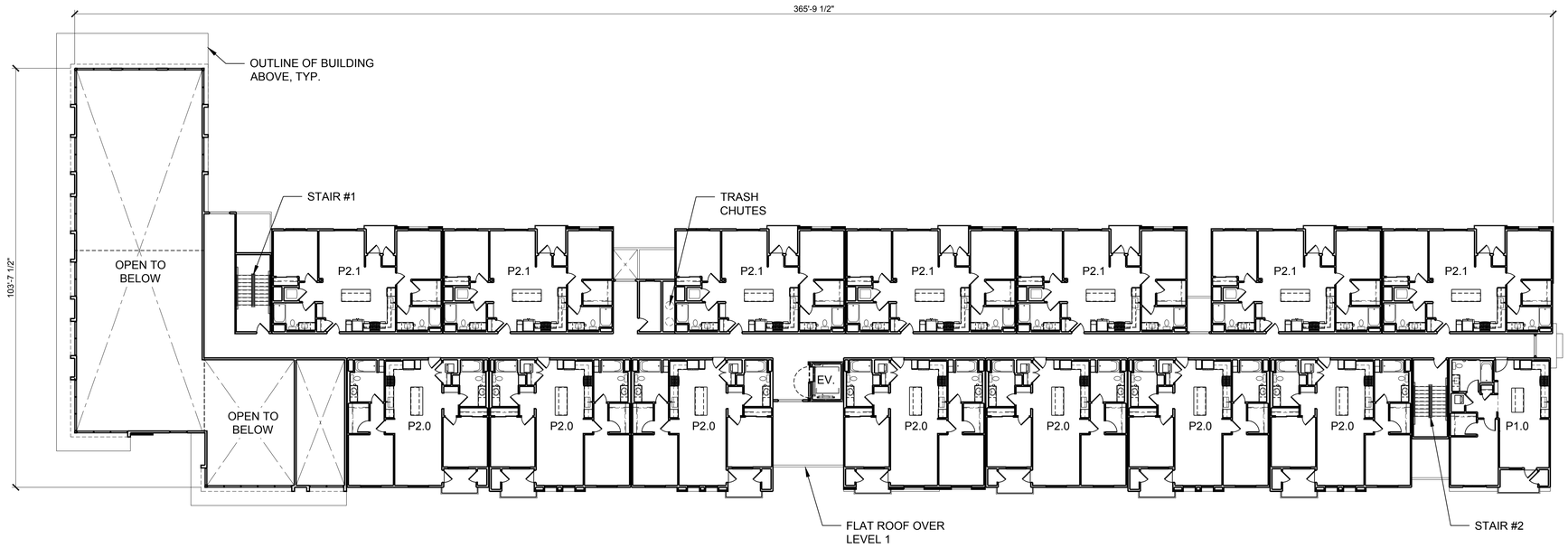
22018 FONTANA, CA

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3RD	SUBMITTAL	03/30/2023
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5TH	SUBMITTAL	07/13/2023
6TH	SUBMITTAL	08/24/2023

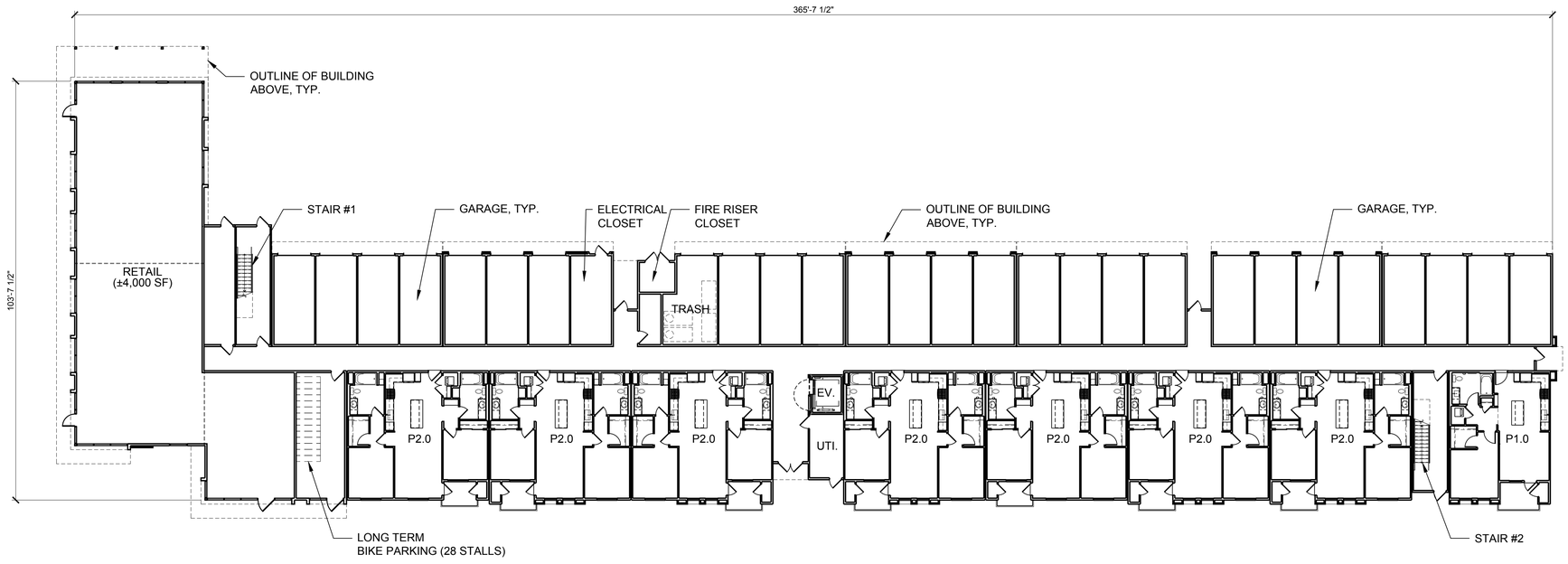
A2.1

BUILDING A ELEVATIONS

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SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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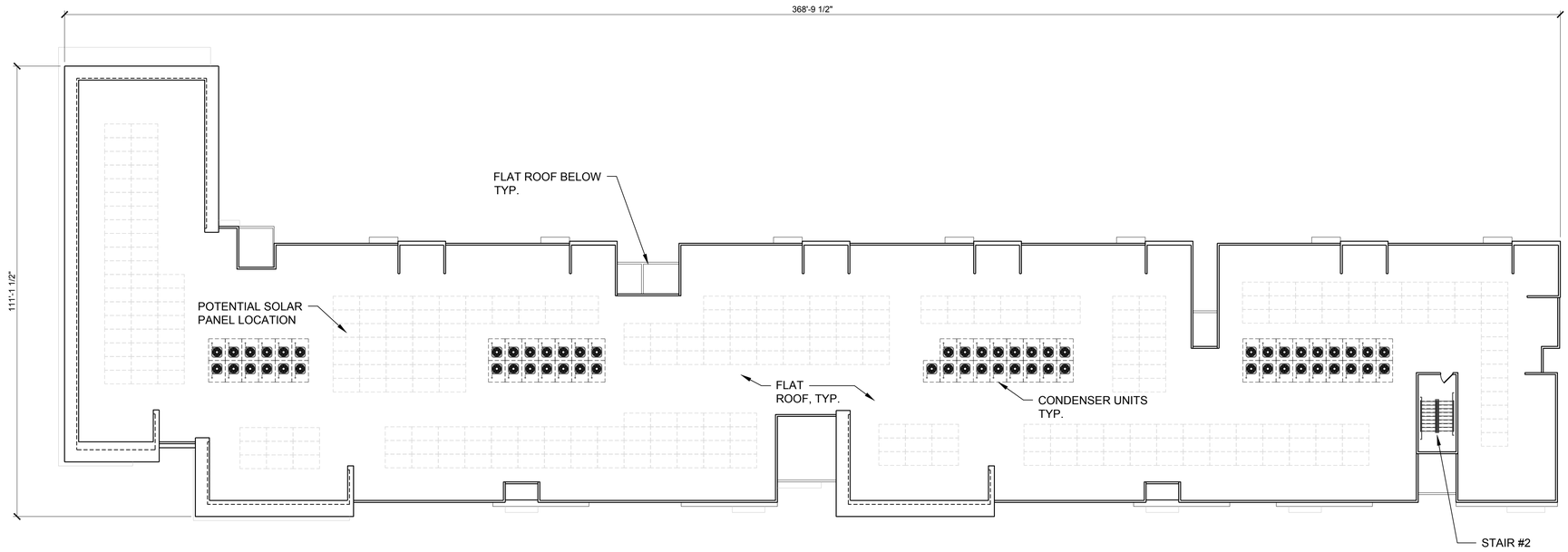
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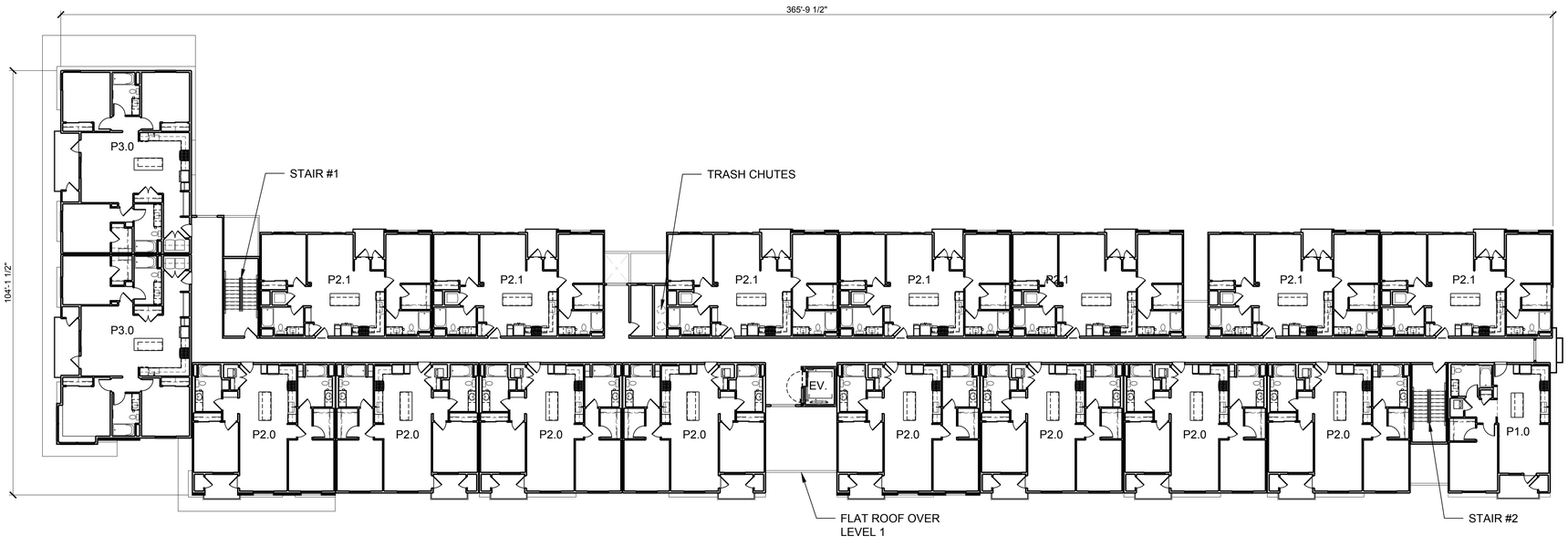
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4TH SUBMITTAL	05/23/2023
5TH SUBMITTAL	07/1
6TH SUBMITTAL	08/2

A3.0
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ROOF PLAN 2



TYP. UPPER FLOOR PLAN (3RD - 4TH) 1

SCALE: 1/16" = 1'-0"

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3RD SUBMITTAL	03/30/2023
4TH SUBMITTAL	05/23/2023
5TH SUBMITTAL	07/1
6TH SUBMITTAL	08/2

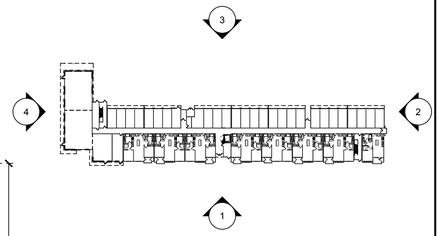
A3.1
BLDG. B - FLOOR PLAN AND ROOF PLAN

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REAR ELEVATION 3

KEY PLAN



MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



LEFT ELEVATION 4



RIGHT ELEVATION 2



FRONT ELEVATION 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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CHRIS WEIMHOLT

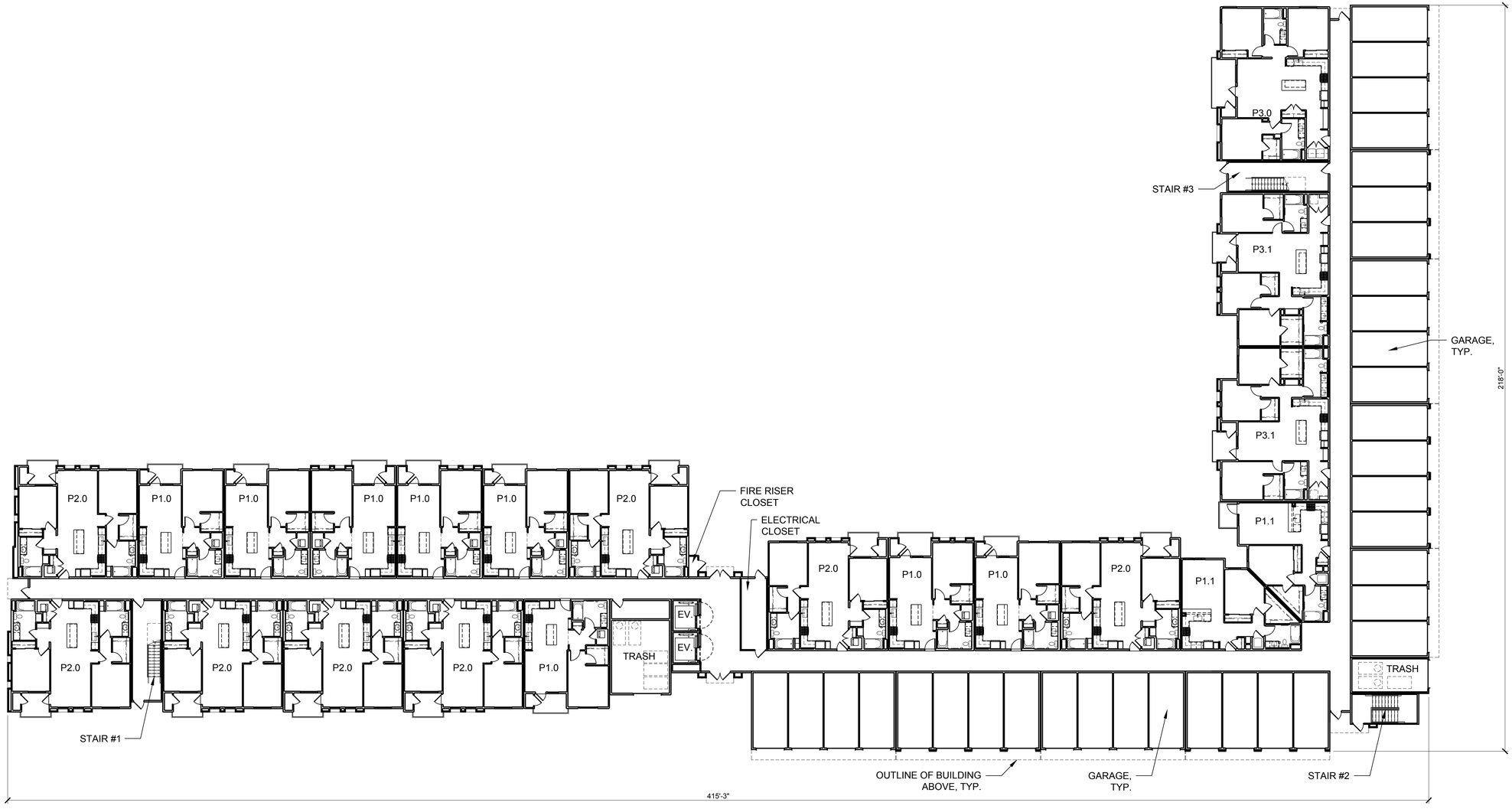
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4TH SUBMITTAL	05/23/2023
5TH SUBMITTAL	07/13/2023
6TH SUBMITTAL	08/24/2023

A3.2
BLDG. B ELEVATIONS

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FIRST FLOOR PLAN 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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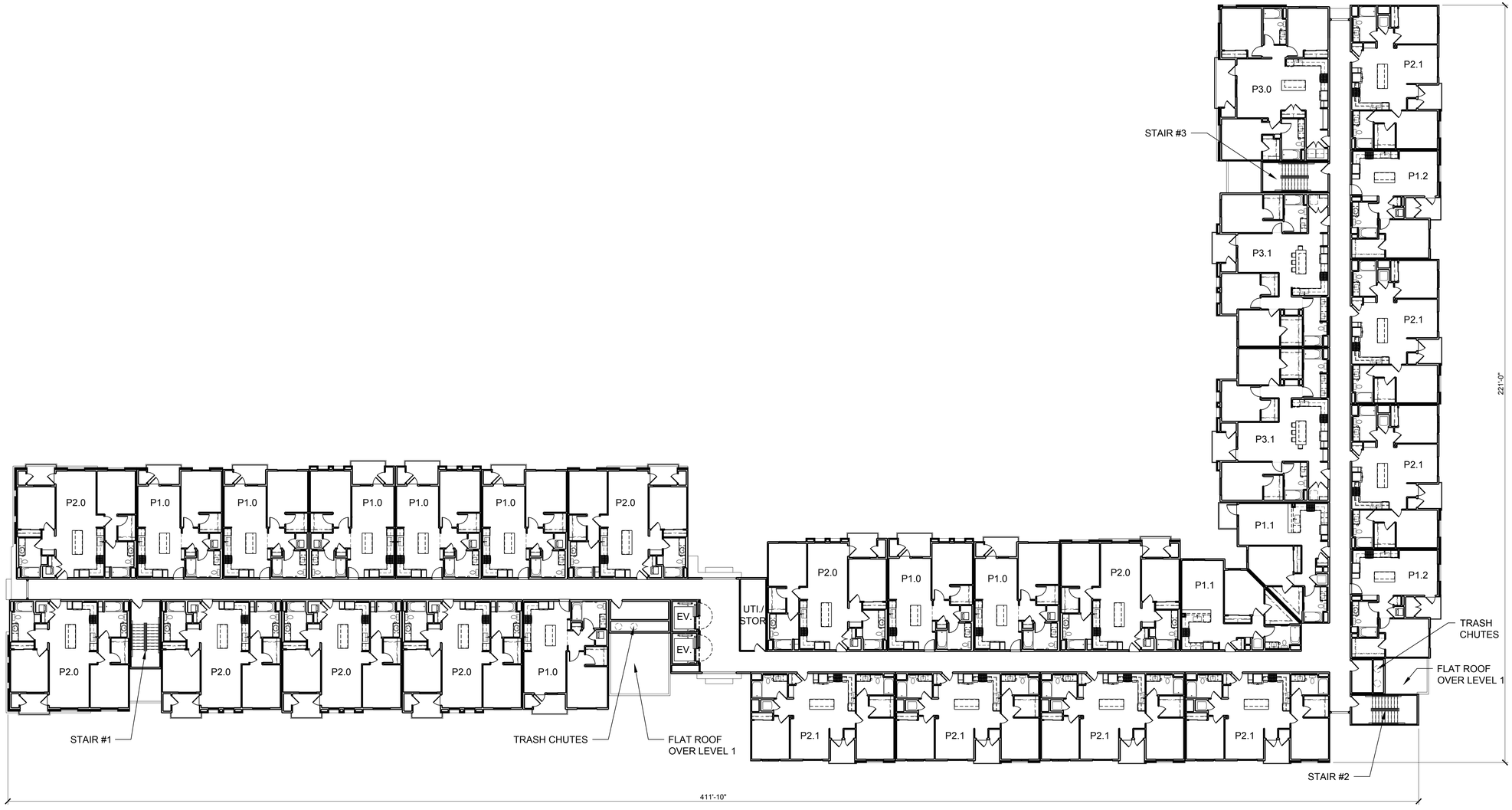
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5TH SUBMITTAL	07/13/2023
6TH SUBMITTAL	08/24/2023

A4.0
BLDG. C - FIRST FLOOR PLAN

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TYP. UPPER FLOOR PLAN (2ND - 4TH) 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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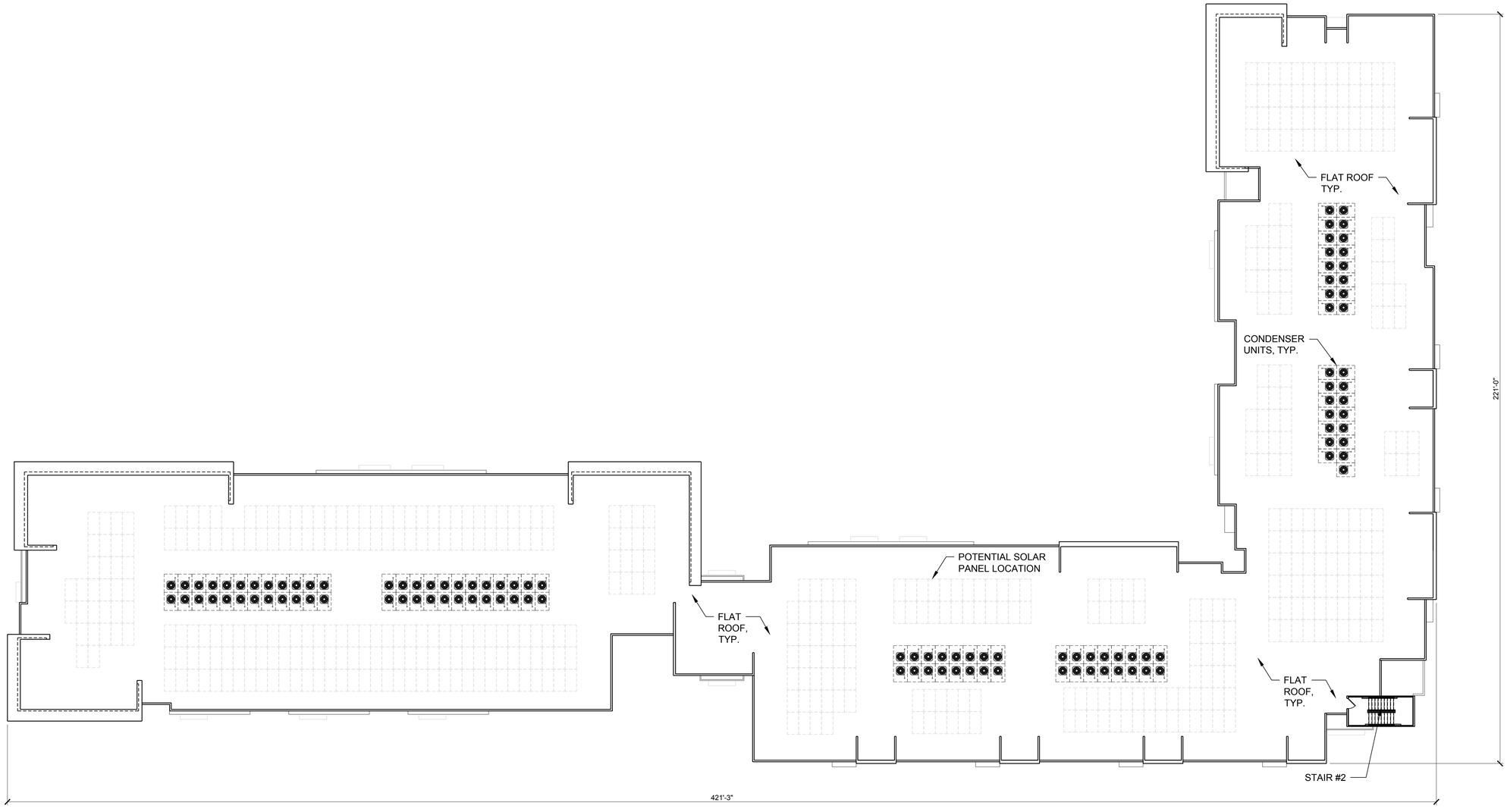
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5TH SUBMITTAL	07/13/2023
6TH SUBMITTAL	08/24/2023

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ROOF PLAN 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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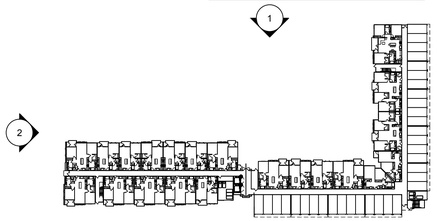
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FONTANA, CA

2ND	SUBMITTAL	01/11/2023
3RD	SUBMITTAL	03/30/2023
4TH	SUBMITTAL	05/23/2023
5TH	SUBMITTAL	07/13/2023
6TH	SUBMITTAL	08/24/2023

A4.2
BLDG. C - ROOF PLAN

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KEY PLAN





RIGHT ELEVATION 2

MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



FRONT ELEVATION 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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949.267.1660
CHRIS WEIMHOLT

JPI

JPI Companies
Contact: Nick Bea
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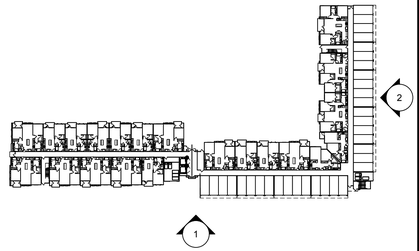
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3RD	SUBMITTAL	03/30/2023
4TH	SUBMITTAL	05/23/2023
5TH	SUBMITTAL	07/13/2023
6TH	SUBMITTAL	08/24/2023

A4.3
BUILDING C ELEVATIONS

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KEY PLAN





LEFT ELEVATION 2

MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



REAR ELEVATION 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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CHRIS WEIMHOLT

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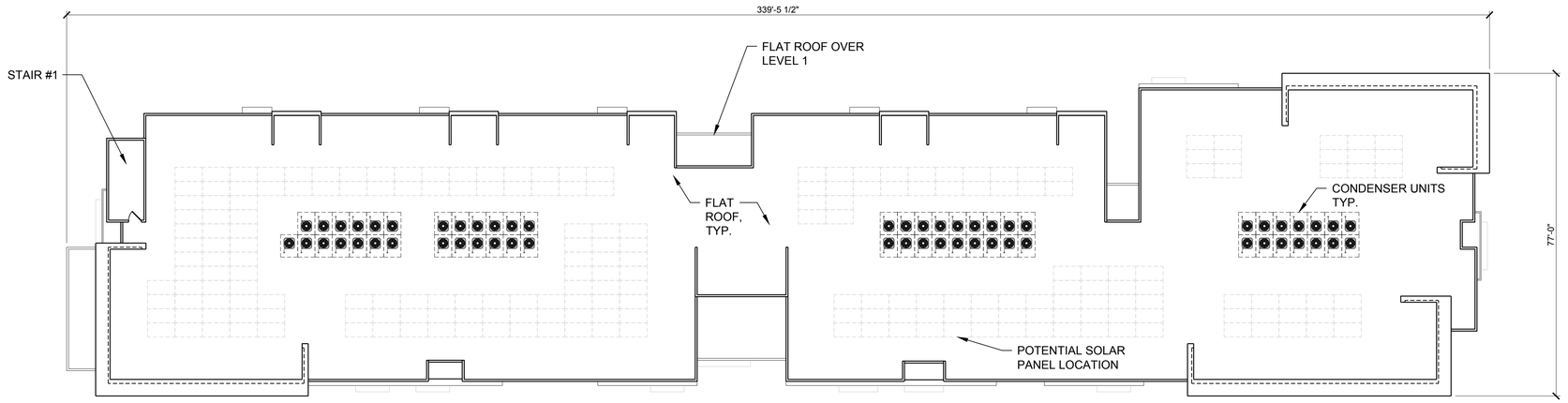
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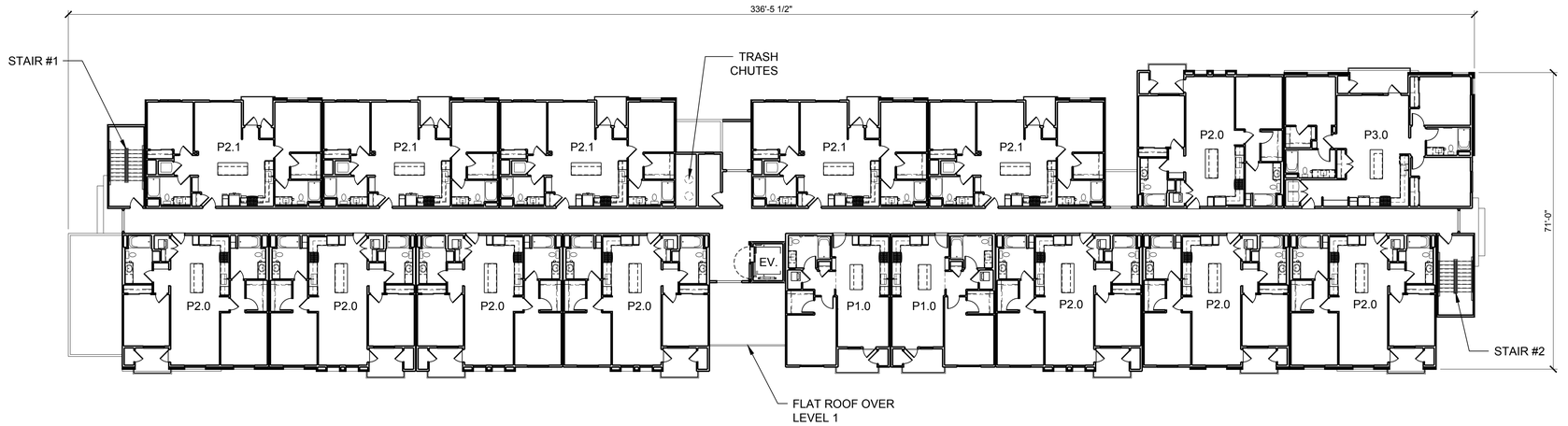
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A4.4
BUILDING C ELEVATIONS

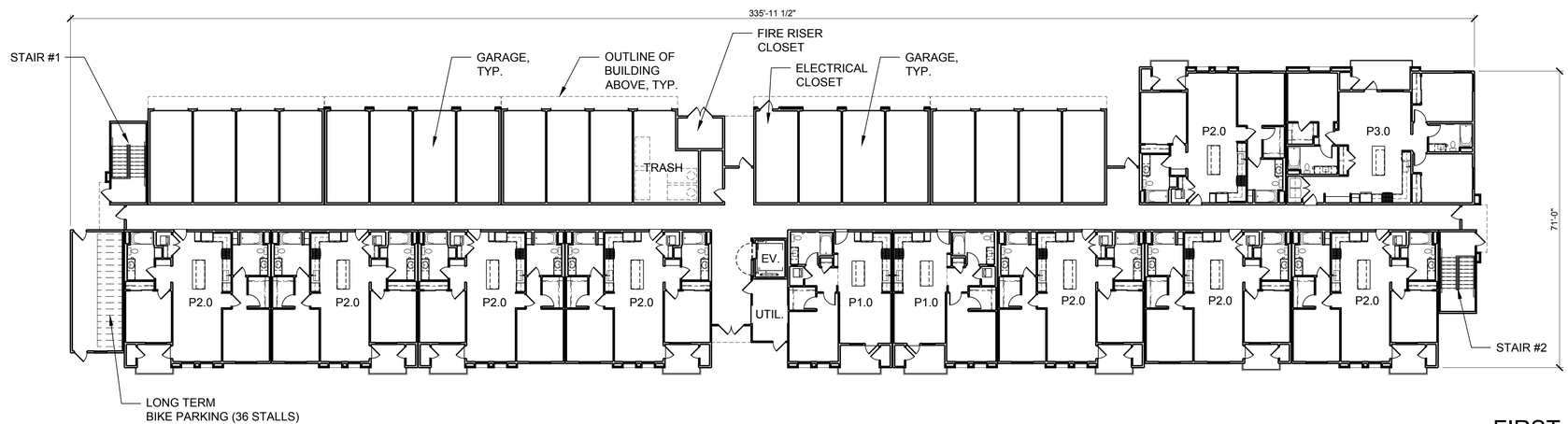
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ROOF PLAN 3



TYP. UPPER FLOOR PLAN (2ND - 4TH) 2



FIRST FLOOR PLAN 1

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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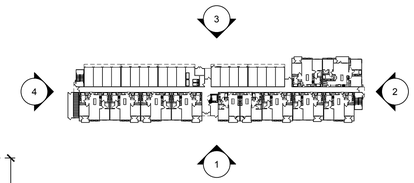
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5TH	SUBMITTAL	07/1
6TH	SUBMITTAL	08/2

A5.0
BLDG. D - FLOOR PLANS AND ROOF PLAN

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KEY PLAN





REAR ELEVATION 3

MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



LEFT ELEVATION 4



RIGHT ELEVATION 2



FRONT ELEVATION 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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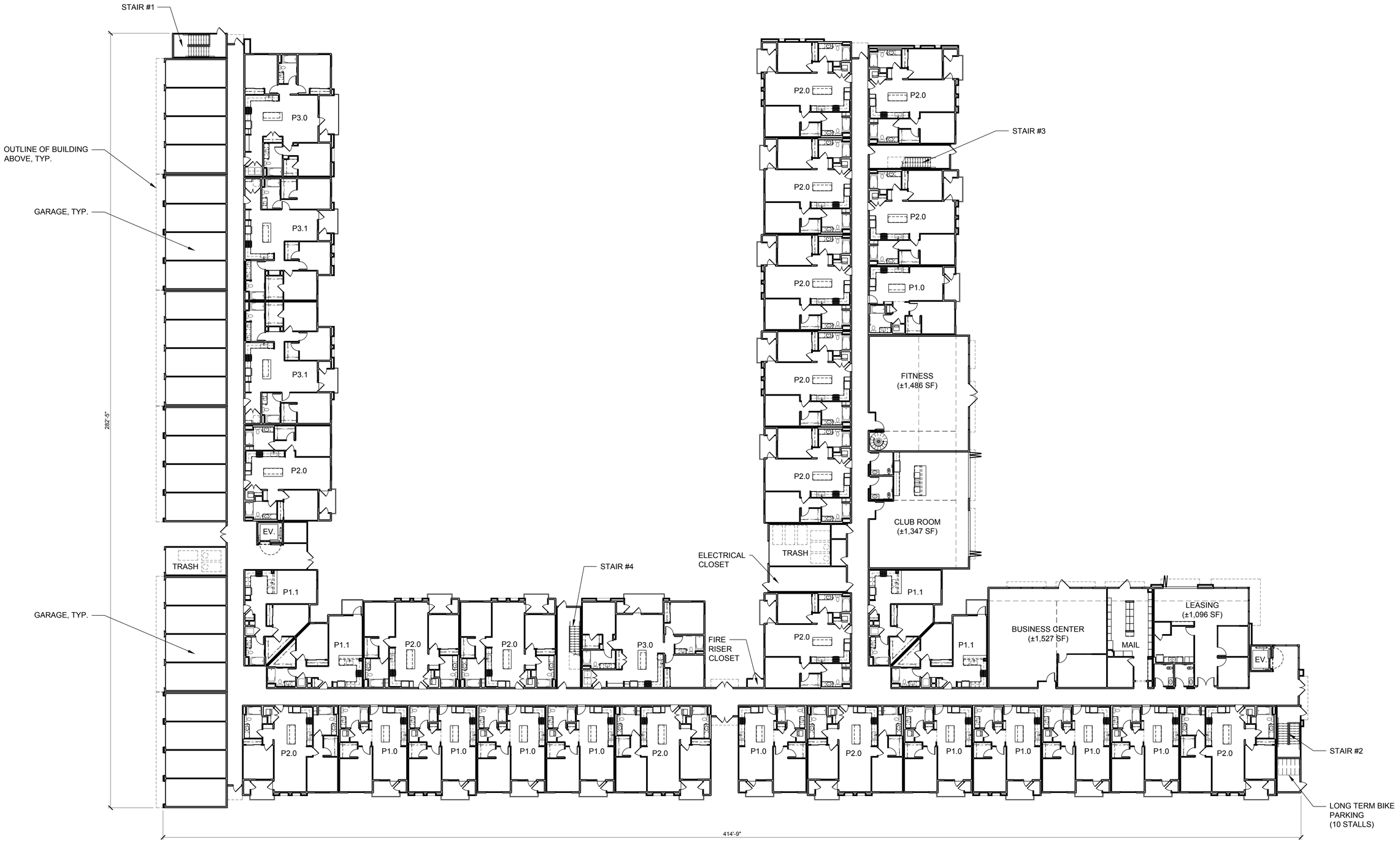
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6TH SUBMITTAL	08/24/2023

A5.1
BUILDING D ELEVATIONS

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FIRST FLOOR PLAN 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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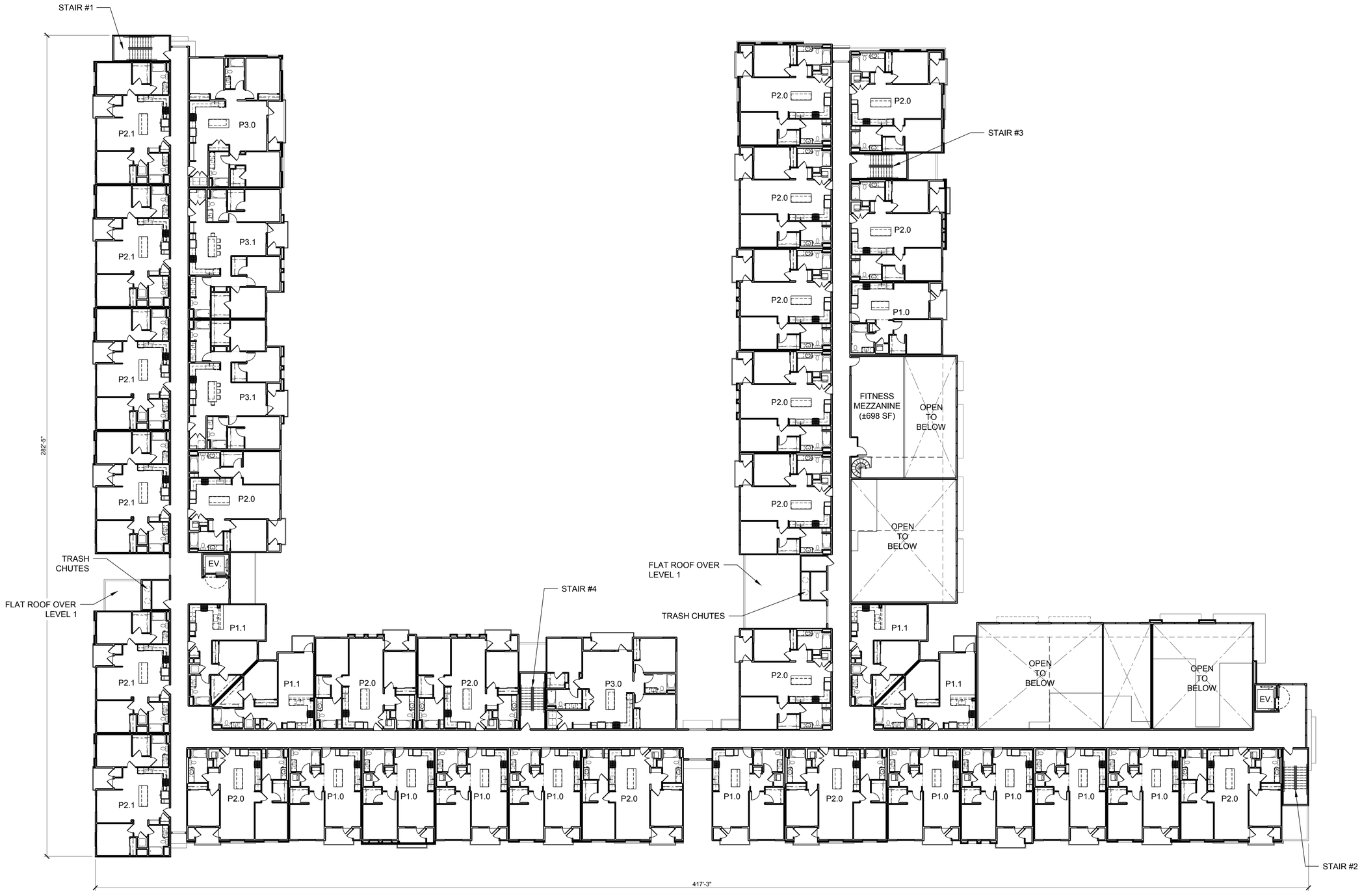
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6TH	SUBMITTAL	08/24/2023

A6.0
BLDG. E - FIRST FLOOR PLAN

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SECOND FLOOR PLAN 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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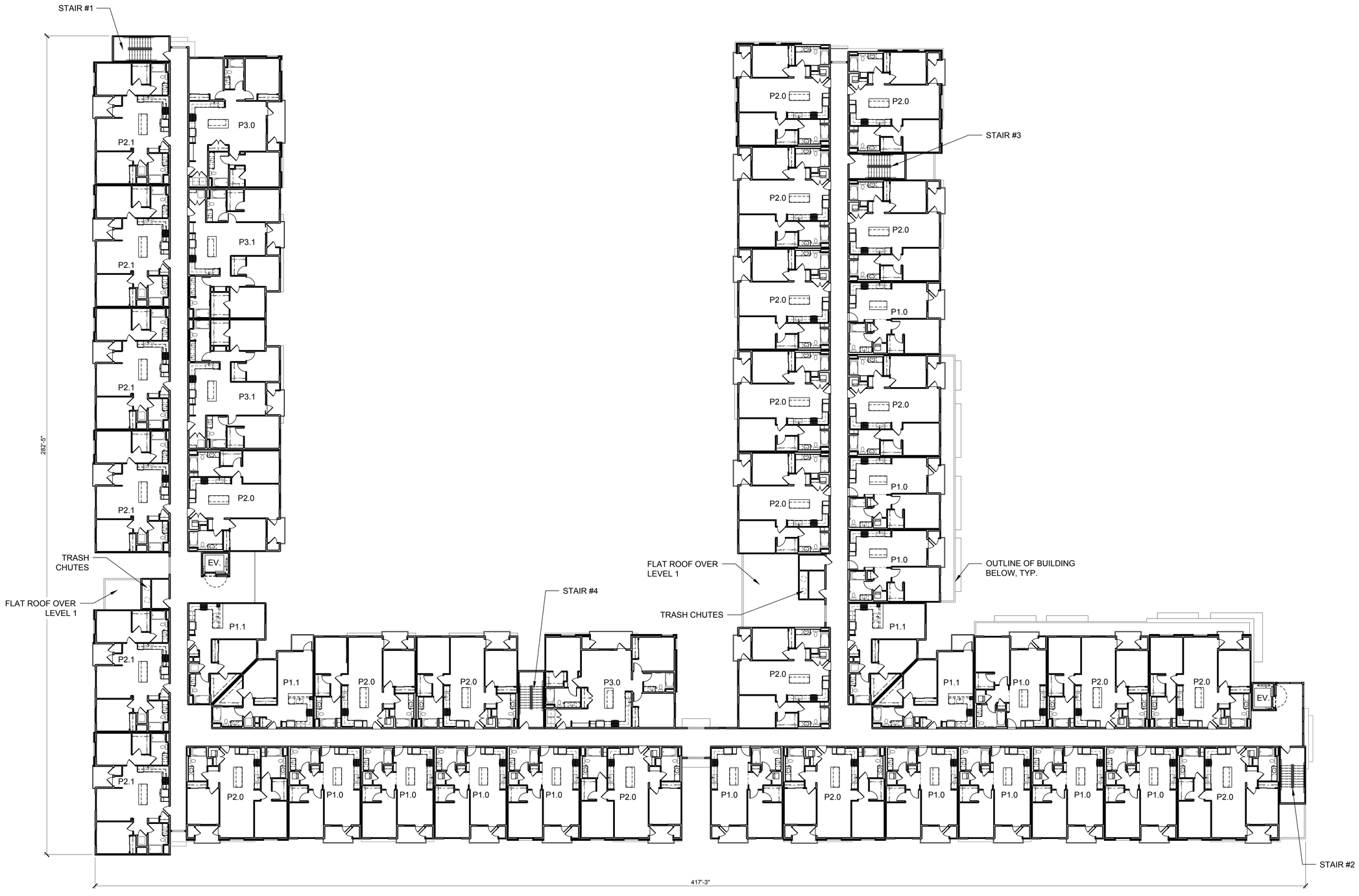
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TYP. UPPER FLOOR PLAN (3RD - 4TH) 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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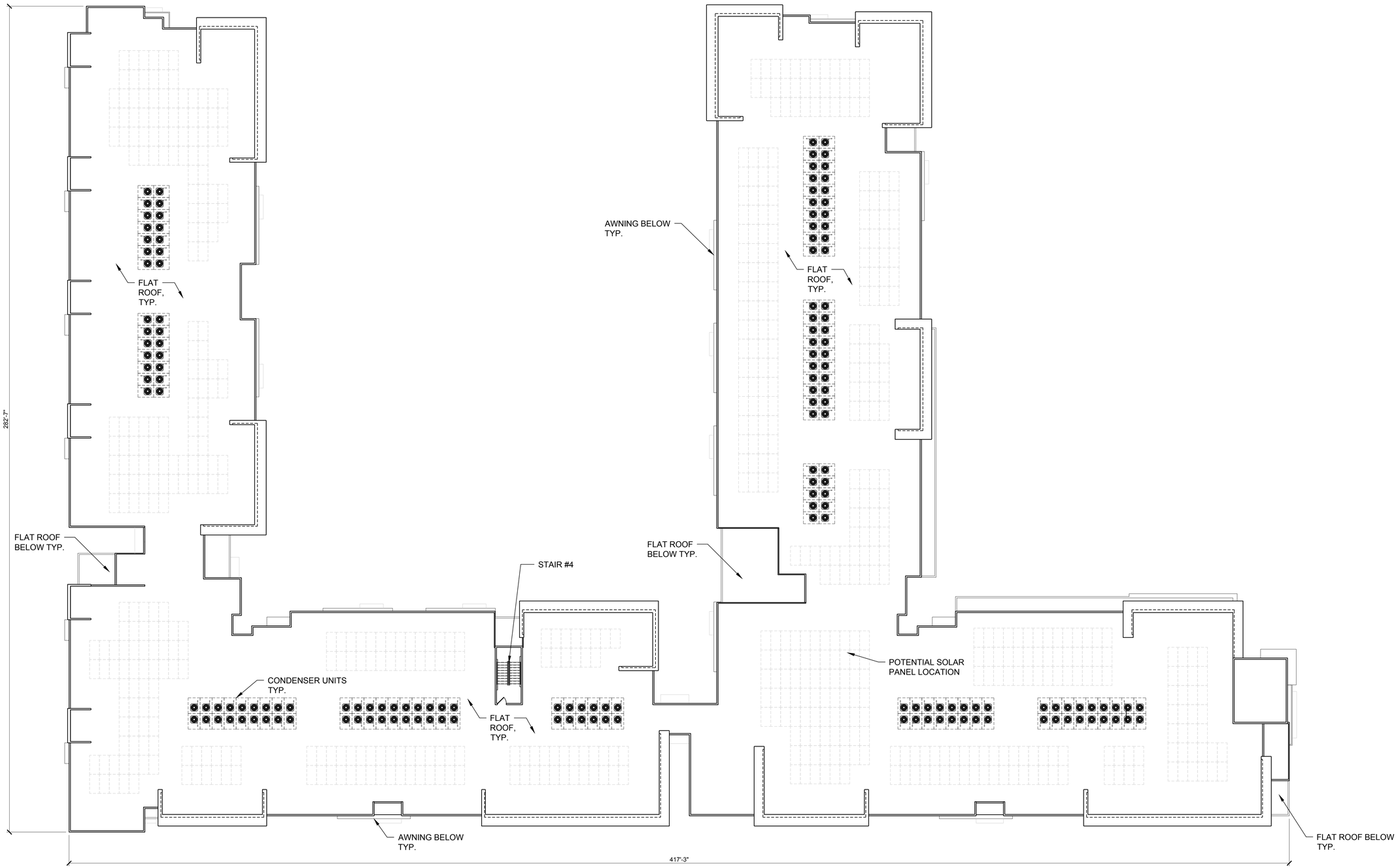
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5TH	SUBMITTAL	07/1
6TH	SUBMITTAL	08/2

A6.2
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0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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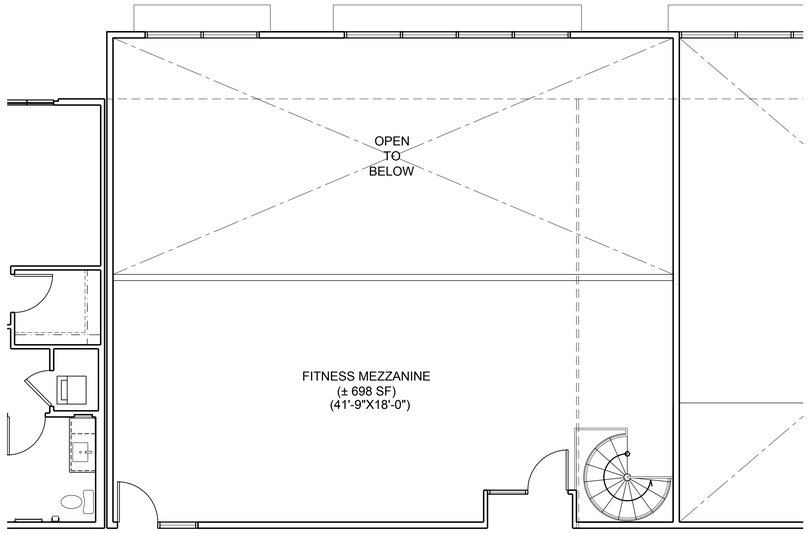
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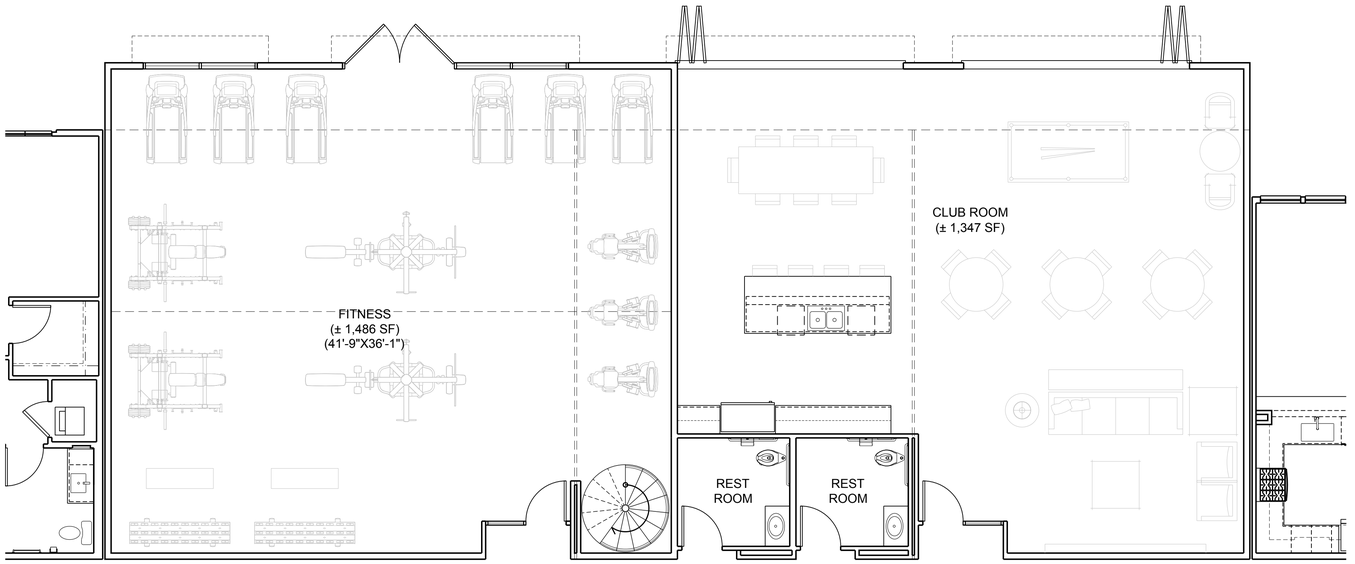
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A6.3
BLDG. E - ROOF PLAN

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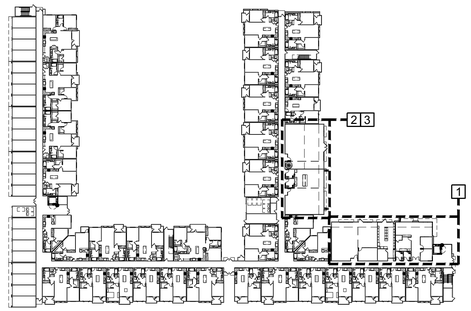


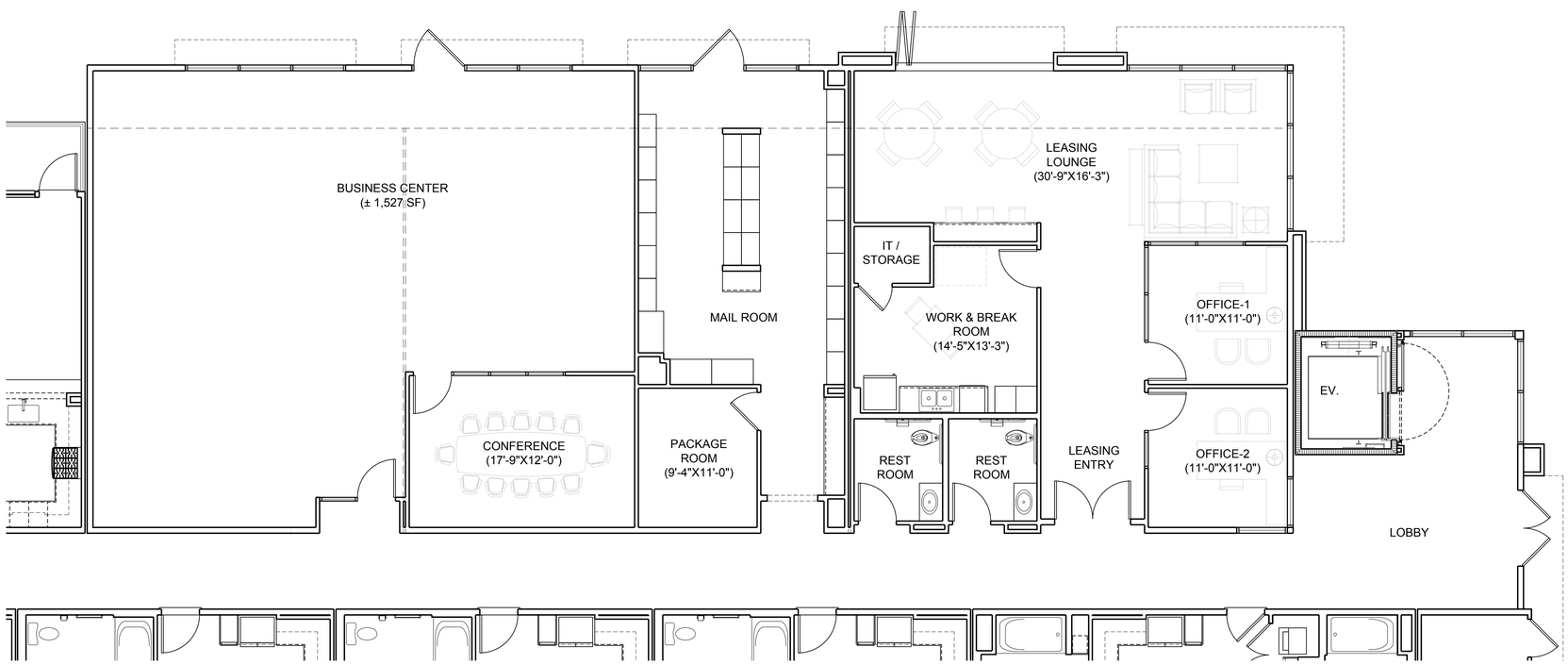
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BLDG. E FIRST FLOOR ENLARGEMENT PLAN-CLUB ROOM AND FITNESS 2

KEY PLAN





BLDG. E FIRST FLOOR ENLARGEMENT PLAN-LEASING AND BUSINESS CENTER 1

0' 2' 4' 8'
SCALE: 3/16" = 1'-0"

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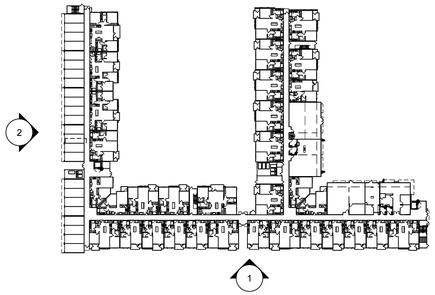
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A6.4
AMENITIES ENLARGEMENT PLANS

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KEY PLAN



MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



LEFT ELEVATION 2



FRONT ELEVATION 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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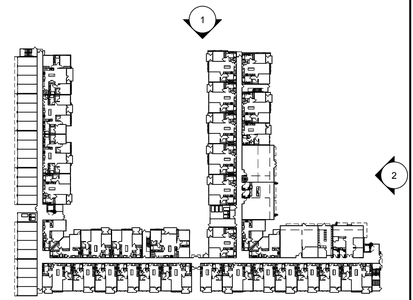
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BLDG. E ELEVATIONS

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KEY PLAN



MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



RIGHT ELEVATION 2



REAR ELEVATION 1

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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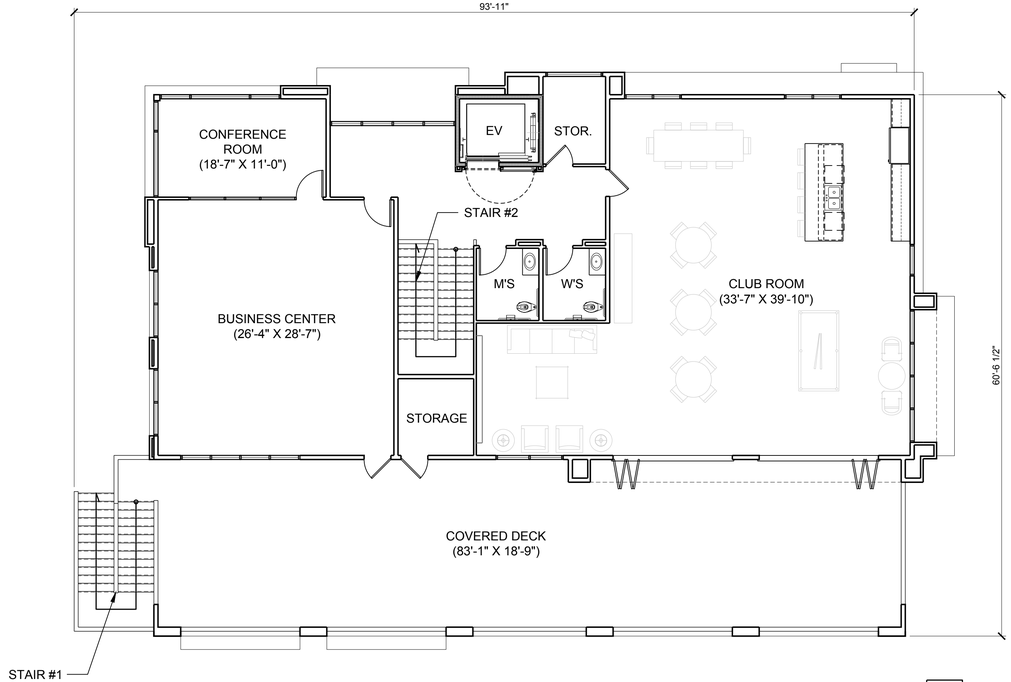
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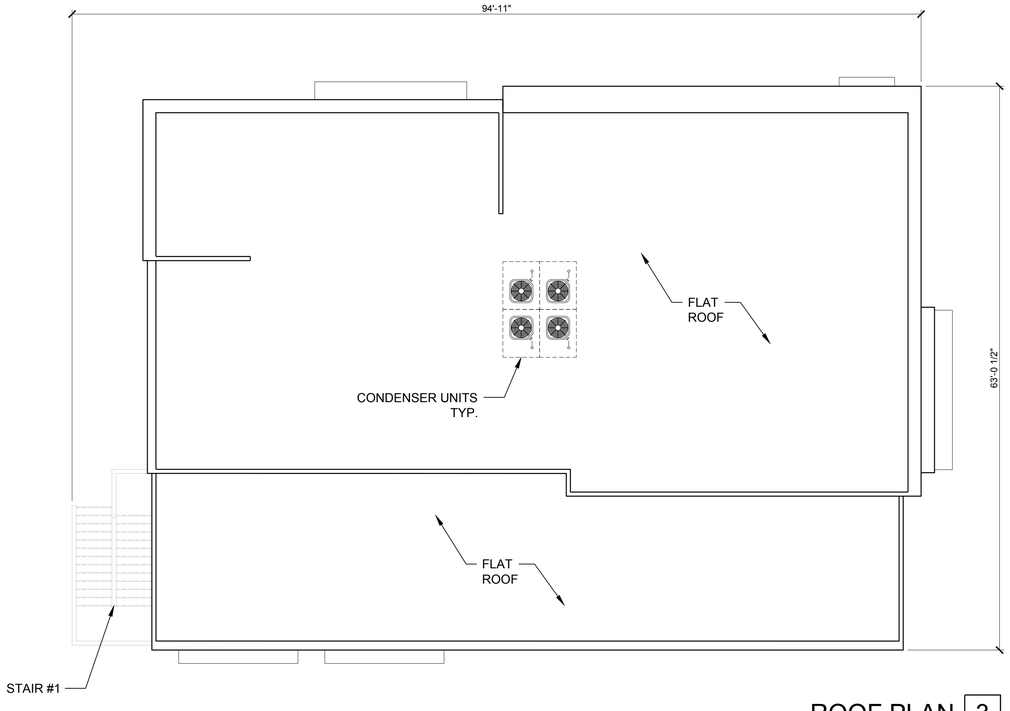
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BLDG. E ELEVATIONS

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SECOND FLOOR PLAN 2



ROOF PLAN 3

3

FIRST FLOOR PLAN 1

0 2' 4' 8'

SCALE: 1/8" = 1'-0"

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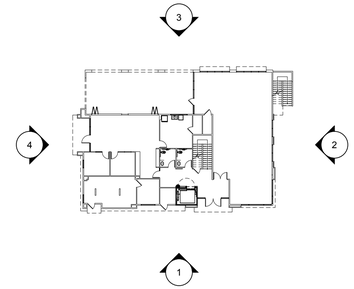


LEFT ELEVATION 4



RIGHT ELEVATION 2

KEY PLAN



MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



REAR ELEVATION 3



FRONT ELEVATION 1

0 2' 4' 8'
SCALE: 1/8" = 1'-0"

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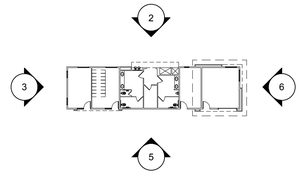


RIGHT ELEVATION 6



RIGHT ELEVATION 3

KEY PLAN

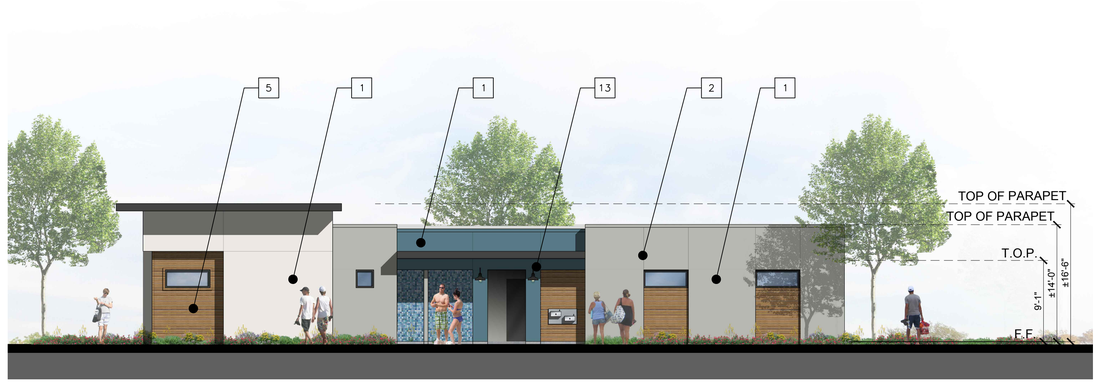


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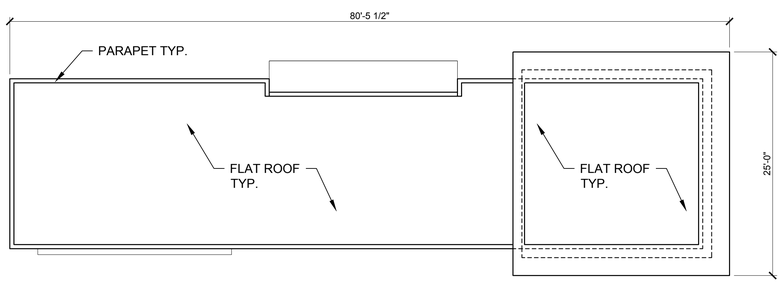
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2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING



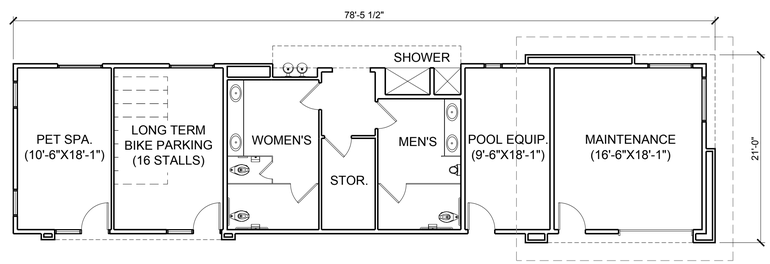
REAR ELEVATION 5



FRONT ELEVATION 2



ROOF PLAN 4



FIRST FLOOR PLAN 1

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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A8.0
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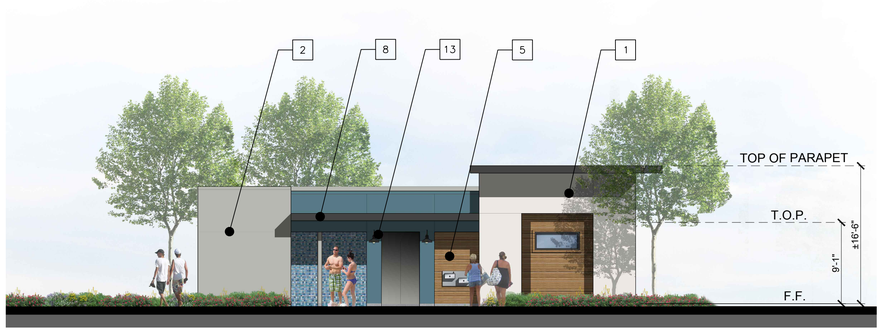
RIGHT ELEVATION 6



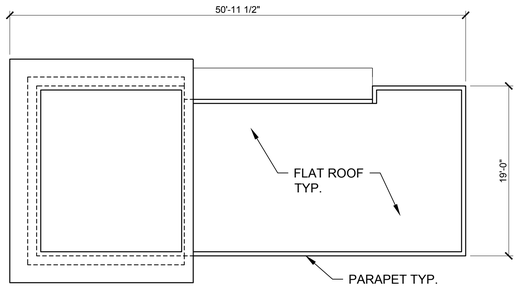
RIGHT ELEVATION 3



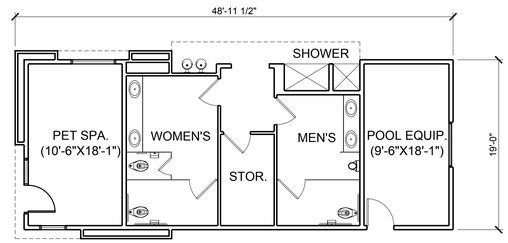
REAR ELEVATION 5



FRONT ELEVATION 2

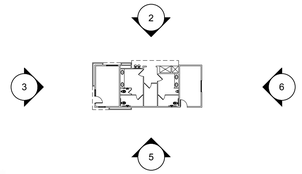


ROOF PLAN 4



FIRST FLOOR PLAN 1

KEY PLAN



MATERIAL LEGEND:

1	EXTERIOR PLASTER
2	PLASTER SCREEDS
3	VINYL WINDOW - DARK BRONZE
4	HORIZONTAL LAP SIDING
5	FAUX WOOD LAP SIDING
6	BRICK VENEER
7	FOAM TRIM
8	PAINTED METAL AWNING
9	PAINTED METAL GUARDRAIL
10	SECTIONAL GARAGE DOOR
11	FAUX WOOD GUARDRAIL
12	STOREFRONT GLAZING SYSTEM
13	WALL MOUNT LIGHTING

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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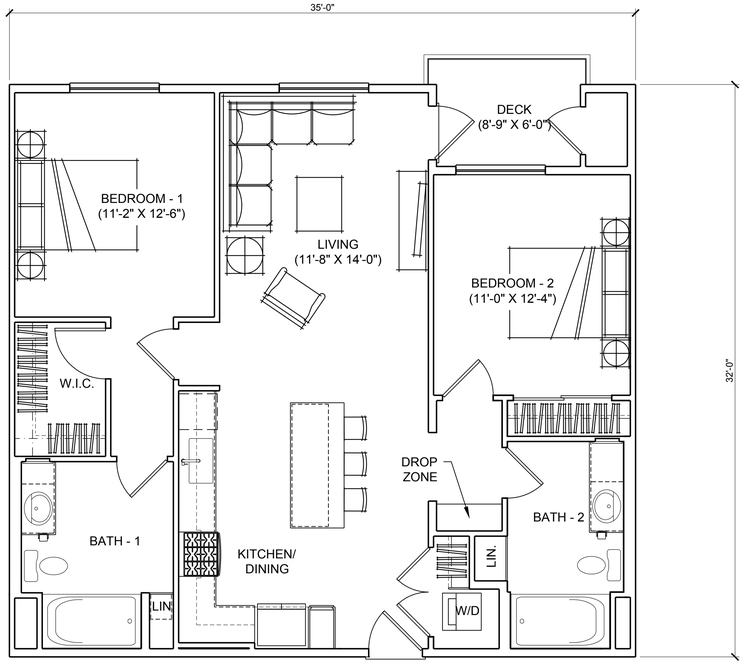
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5TH SUBMITTAL	07/13/2023
6TH SUBMITTAL	08/24/2023

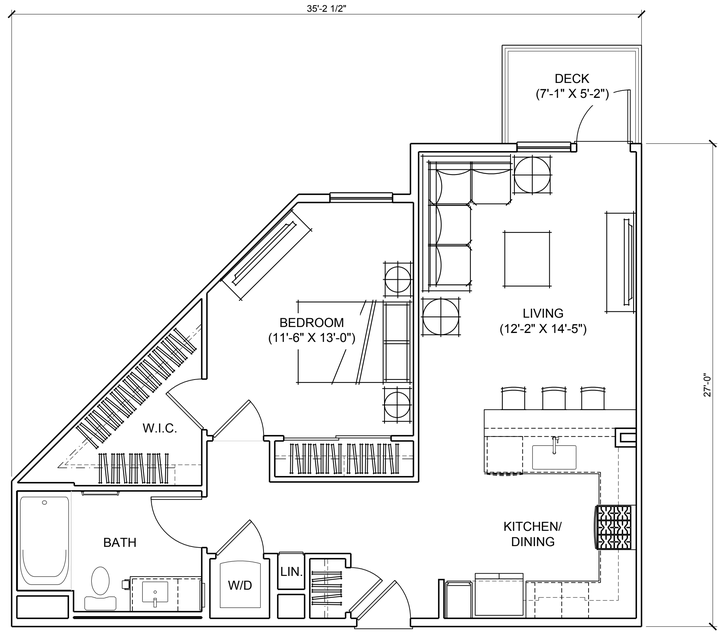
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BLDG. H - FLOOR PLANS AND ELEVATIONS

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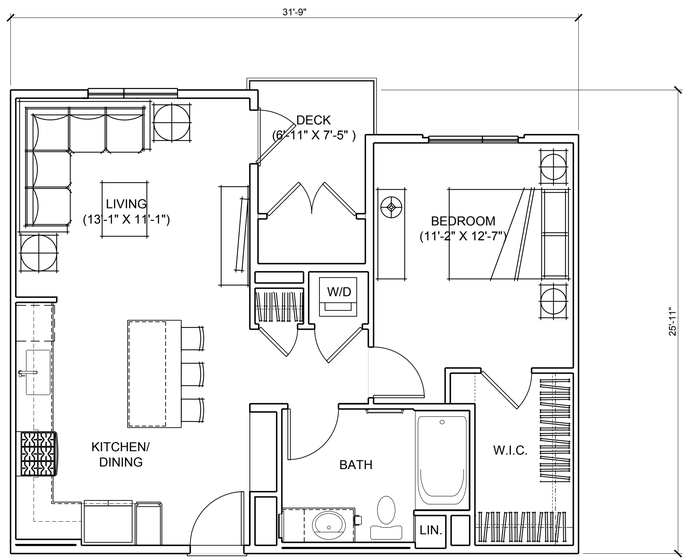
UNIT P2.0 | 4

2 BED / 2 BATH - 1069 S.F. (184 TOTAL)



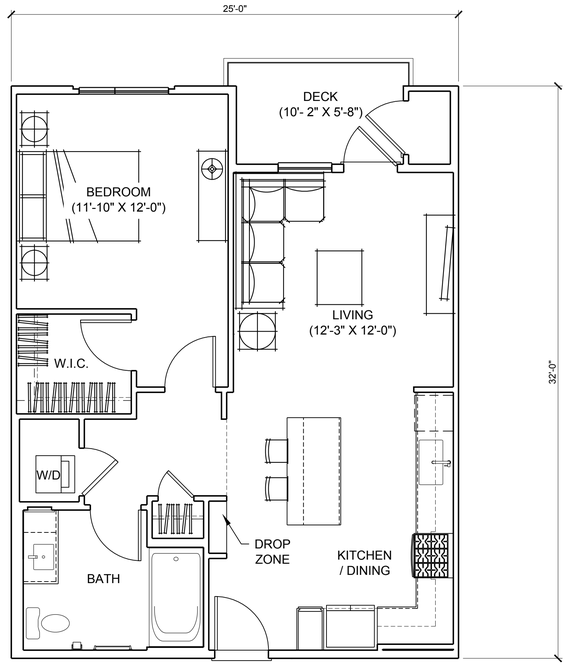
UNIT P1.1 | 2

1BED / 1 BATH - 759 S.F. (24 TOTAL)



UNIT P1.2 | 3

1BED / 1 BATH - 735 S.F. (12 TOTAL)



UNIT P1.0 | 1

1BED / 1 BATH - 746 S.F. (90 TOTAL)

0 2' 4' 8'

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

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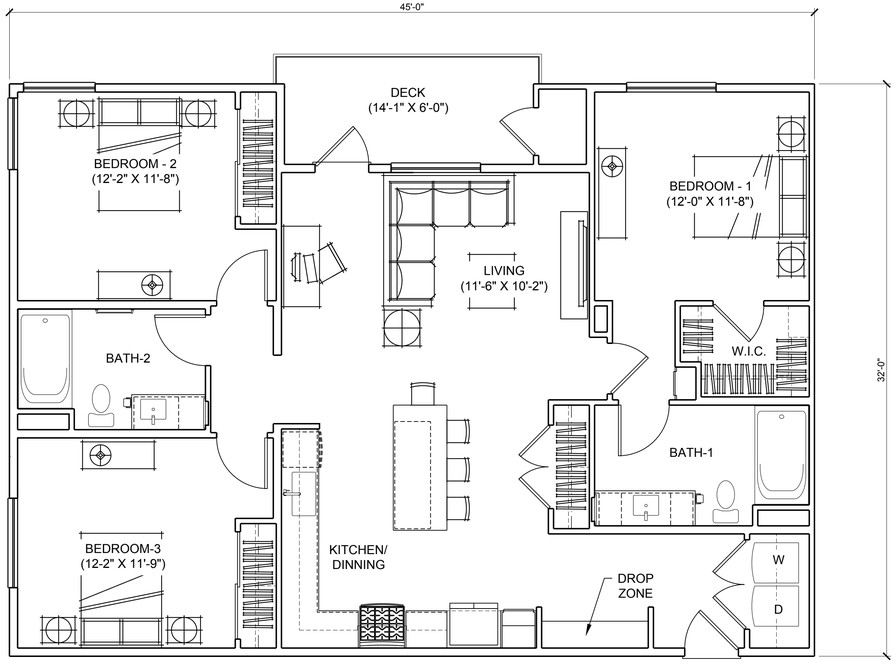
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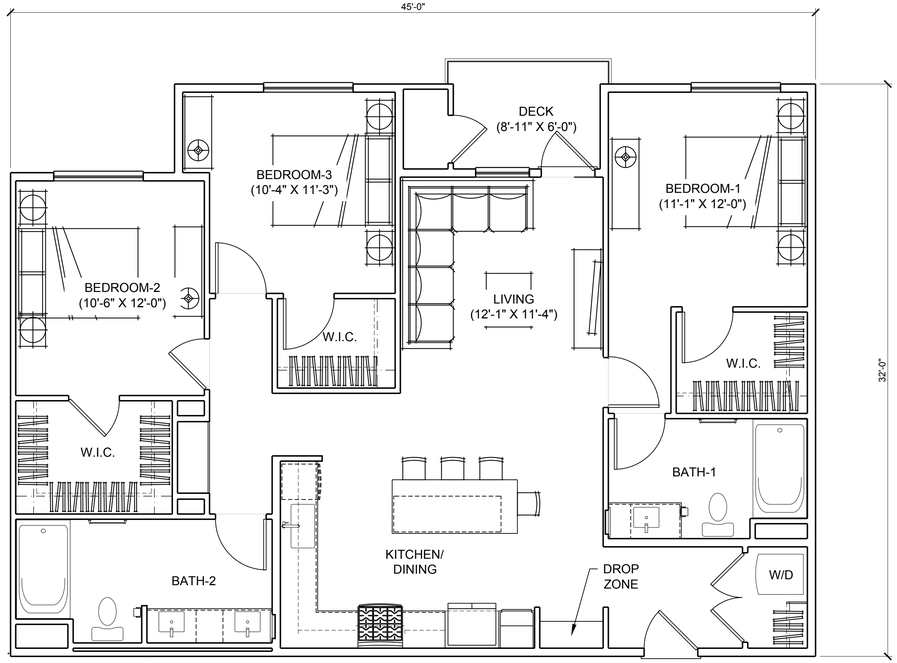
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UNIT PLANS

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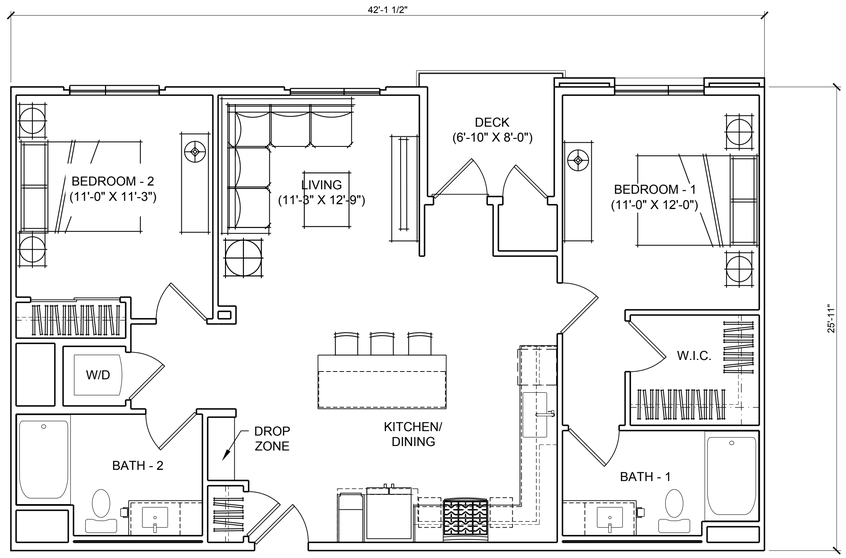
UNIT P3.0 | 3

3 BED / 2 BATH - 1377 S.F. (24 TOTAL)



UNIT P3.1 | 4

3 BED / 2 BATH - 1342 S.F. (16 TOTAL)



UNIT P2.1 | 2

2BED / 2 BATH - 1048 S.F. (87 TOTAL)

0 2' 4' 8'

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

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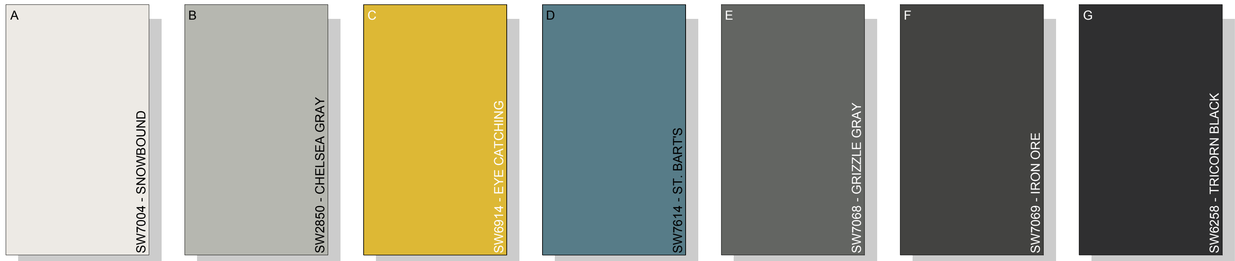
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UNIT PLANS

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1 EXTERIOR PLASTER
LIGHT SAND FINISH



2 SHERWIN WILLIAMS PAINT



3 HORIZONTAL LAP SIDING



4 FAUX WOOD LAP SIDING



5 BRICK VENEER



6 VINYL WINDOWS
DARK BRONZE



7 STOREFRONT SYSTEM
DARK BRONZE



8 FAUX WOOD GUARDRAIL





BLDG B. FRONT ELEVATION SEGMENT



BLDG B. FRONT ELEVATION SEGMENT

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1 EXTERIOR PLASTER
OR APPROVED EQUAL

ColorTek Premium Paint Grade Exterior Stucco

Portland Cement Stucco Finishes



Coverage
Coarse, 16/20, and 20/30 -
Dash Finish: 8yd² to 10yd² (6.7m² to 8.4m²)
Texture Finish: 10yd² to 16yd² (8.4m² to 13.4m²)
Float Finish: 15yd² to 20yd² (12.5m² to 16.7m²)
30/30 -
Float Finish (Scratch & Double): 8yd² to 10yd² (6.7m² to 8.4m²)
Coverage may vary due to ambient temperature, surface temperature, surface porosity, mixing methods, and/or application methods.

Packaging
Moisture resistive, 90lb (40.8kg) bags

Storage
1. Store bags in a cool, dry location.
2. Do not store in direct contact with the ground and/or concrete.
3. Store out of direct sunlight.
4. Protect bags from weather and other damage.

Shelf Life
1 year

Color
Grey

Product Description
ColorTek Premium Paint Grade Exterior Stucco is a premium, factory blended, portland cement-based, stucco finish manufactured from the highest-grade portland cement, hydrated lime, graded aggregates, and specific additives. ColorTek Premium Paint Grade comes in various aggregate combinations that allow design flexibility and a variety of finish textures. The following aggregate combinations are available, in order of aggregate size:

- Coarse: Used to create heavy laced texture, sand finish, or machine dash finish
- 16/20: Used to create traditional texture, sand finish, or machine dash finish
- 20/30: Used to create a fine texture or sand finish
- 30/30: Used to create a uniform fine sand finish

ColorTek Premium Paint Grade is designed to be painted and cannot be used with the ColorPak coloring system.

Features	Benefits
Durable	Long life-cycle with minimal maintenance
Fire Resistant	Does not burn
Impact Resistant	Resists impact damage
Economical	Lower cost product and easy to apply
Insect Resistant	Impervious to termites, rot, and fungus


Sand 16/20


Sand 20/30


Sand 30/30

Basic Uses
ColorTek Premium Paint Grade is intended for use as a decorative, low-cost, low-maintenance finish.

Area of Use
ColorTek Premium Paint Grade Exterior Stucco may applied over the following products:

1. One coat stucco
2. Brown coat
3. Existing Stucco
4. CMU/poured-in-place and/or tilt-up concrete/masonry
5. Approved Omega base coats and/or cementitious finishes

NOTE: When ColorTek is applied over polymer-modified base coats, the use of a bonding agent or acrylic admix is strongly recommend or may be required to ensure proper bond. See the applicable Omega system data sheet or base coat data sheet for additional information.

Optional Product Upgrades/Enhancements

PRODUCT	BENEFIT
E-FX Admix	Liquid admix to reduce efflorescence
AquaShield	Integral sealer to improve water-resistance, improve freeze/thaw performance, and reduce staining
AkroLoc/PolyLoc/ Admix 500	Liquid admixtures that reduce cracking and increase tensile, bond, and flexural strengths
OmegaCure	Liquid accelerator to improve hydration, increase early strength/hardness, and allow cold weather application
Crack Isolation System	Supplementary system designed to mitigate surface cracking in new and existing plaster systems by integrating woven fiberglass mesh into the base coat or brown coat prior to applying the finish

www.omega-products.com OP202
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2 SHERWIN WILLIAMS PAINT
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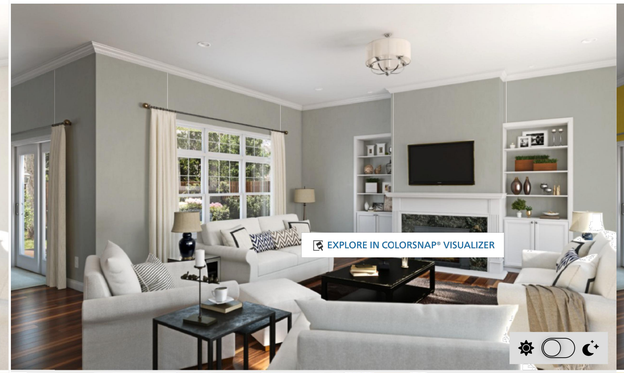
A



SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

COORDINATING COLORS | SIMILAR COLORS | DETAILS

B





SW 2850
Chelsea Gray
Interior / Exterior

C



SW 6914
Eye Catching
Interior / Exterior
Location Number: 138-C6

COORDINATING COLORS | SIMILAR COLORS | DETAILS

D



SW 7614
St. Bart's
Interior / Exterior
Location Number: 280-C7

COORDINATING COLORS | SIMILAR COLORS | DETAILS

E



SW 7068
Grizzle Gray
Interior / Exterior
Location Number: 236-C6

COORDINATING COLORS | SIMILAR COLORS | DETAILS

F



SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

COORDINATING COLORS | SIMILAR COLORS | DETAILS

G



SW 6258
Tricorn Black
Interior / Exterior
Location Number: 251-C1

COORDINATING COLORS | SIMILAR COLORS | DETAILS

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3 HORIZONTAL LAP SIDING
OR APPROVED EQUAL

HardiePlank®

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 3657mm (12 ft) lengths. Nominal widths from 133mm (5 ¼ in) to 305mm (12 in) create a range of exposures from 100mm (4 in) to 210mm (8 ¼ in).

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.


Cedarmill®

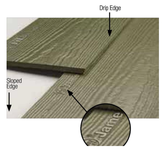

Smooth


Beaded Cedarmill®


Beaded Smooth


Colonial Roughsawn


Colonial Smooth



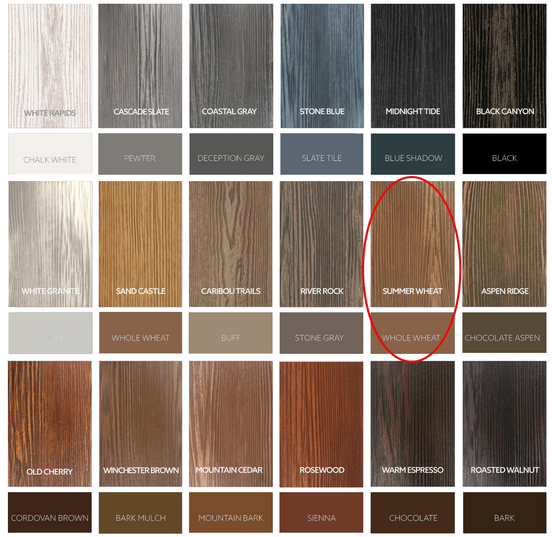


4 FAUX WOOD LAP SIDING
OR APPROVED EQUAL

WOODTONE
inspired living, *inside and out*

RUSTICSERIES™ LAP SIDING SUBMITTAL DOCUMENT

Create a picture perfect exterior with our eighteen RusticSeries™colors; select the perfect combination to suit your individual style. RusticSeries colors below are shown with a suggested solid color trim to complete the look.



5 BRICK VENEER
OR APPROVED EQUAL

8/8/23, 5:45 PM Smoky Gray Velour | Thin Gray Brick

BELDEN BRICK COMPANY

Home / Brick / Thin / Gray / Smoky Gray Velour



SMOKY GRAY VELOUR

Type	Face
Color	Gray
Texture	Velour
Plant	Plant 8
Manufacturing Method	Extruded
Coating	Clay Coated

Sizes | Specs

Sizes	Width	Height	Length	Thin Flat Back	Thin with Back Surface Texture	Unit/Sq Ft
Modular	3 5/8" | 92mm	2 1/4" | 57mm	7 5/8" | 194mm	5/8" | 16mm	N/A	6.86
Economo Modular	3 5/8" | 92mm	3 5/8" | 92mm	7 5/8" | 194mm	5/8" | 16mm	N/A	4.50
Norman	3 5/8" | 92mm	2 1/4" | 57mm	11 5/8" | 295mm	5/8" | 16mm	N/A	4.57
Utility	3 5/8" | 92mm	3 5/8" | 92mm	11 5/8" | 295mm	5/8" | 16mm	N/A	3.00
Monarch	3 5/8" | 92mm	3 5/8" | 92mm	15 5/8" | 397mm	N/A	N/A	2.25
Ambassador	3 5/8" | 92mm	2 1/4" | 57mm	15 5/8" | 397mm	N/A	N/A	3.43

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ARCAT

8 FAUX WOOD GUARDRAIL
OR APPROVED EQUAL

https://plasticboards.com/products/fiberforce/

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SUMMARY > BEDFORD TECHNOLOGY MANUFACTURES ALL OUR PRODUCTS WITH THE HIGHEST GRADE RECYCLED HDPE *(HIGH DENSITY POLYETHYLENE)* TO ENSURE THE HIGHEST QUALITY END PRODUCT ON THE MARKET. OUR GOAL IS TO PROVIDE A PRODUCT WITH LONG LIFE THAT VIRTUALLY ELIMINATES MAINTENANCE AND REPLACEMENT COSTS. OUR PRODUCT LINES HAVE A WIDE VARIETY OF SIZES AND SHAPES AVAILABLE. WHETHER IT IS A STANDARD LUMBER SIZE OR A CUSTOM SHAPE BEDFORD TECHNOLOGY HAS THE ABILITY TO CREATE A PRODUCT SPECIFIC FOR YOUR APPLICATION. OUR PRODUCTS ARE AVAILABLE IN OVER 10 COLORS.

CHART REPRESENTS NOMINAL SIZES, CALL FOR ACTUAL DIMENSIONS AND ADDITIONAL SIZES.

HEIGHT	SELECTFORCE® CONTINUOUS EXTRUSION WIDTH / DIAMETER	SELECTFORCE® HARD TOOL WIDTH / DIAMETER	FIBERFORCE® HARD TOOL WIDTH / DIAMETER	BARFORCE® HARD TOOL WIDTH / DIAMETER
Rounds	6"	2 1/2", 4", 10", 13"	2 1/2", 4", 10", 13"	10", 13"
1/2 inch	1 1/2", 2 1/2", 6", 8", 9 1/2"			
5/8 inch	12 3/16", 18", 24"			
3/4 inch	2 5/8", 3 3/4", 5 1/2", 6"*			
1 inch	2", 3 1/2", 4", 5 1/2", 5 1/2" GG, 7 1/2", 9 1/2"			
1 1/4 inch	5 1/2", 9 1/2"	4', 6', 8'	4', 6', 8'	
1 1/2 inch	5 1/2"			
2 inch	2" (True 2X2), 3", 4", 6", 6"*, 8", 10"*	2", 3", 4"**, 6", 7", 8", 10"**, 12"	2", 3", 4"**, 6", 7", 8", 10"**, 12"	
3 inch	4"	4', 6', 8', 10', 12'	4', 6', 8', 10', 12'	4', 6', 8', 10', 12'
4 inch	4", 6"	4', 6', 8', 12'	4', 6', 8', 12'	4', 6', 8', 12'
5 inch		5'	5'	
5 1/4 inch	5 1/4"			
6 inch	6"	6', 8', 10', 12', 16'	6', 8', 10', 12', 16'	6', 8', 10', 12', 16'
7 inch		7'	7'	7'
8 inch		8', 10, 12'	8', 10., 12'	8', 10., 12'
10 inch		10', 12'	10', 12'	10', 12'
12 inch		12', 16'	12', 16'	12', 16'

* Available with tongue and groove ** Available with bull nose
Fiber reinforced polymer rebar in our BARFORCE® products is available in ½", ¾", 1", 1¼", 1½", & 1¾" sizes



AVAILABLE COLORS



Custom colors available upon request

FIBERFORCE® STRUCTURAL PLASTIC LUMBER COLORS



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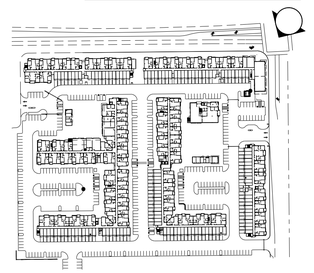
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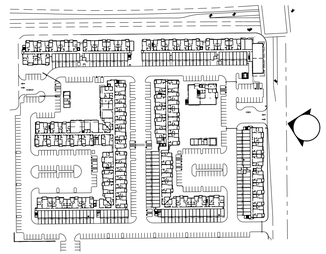
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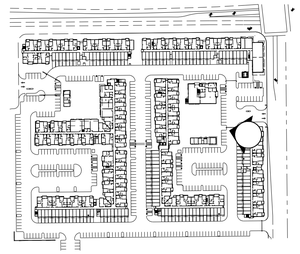
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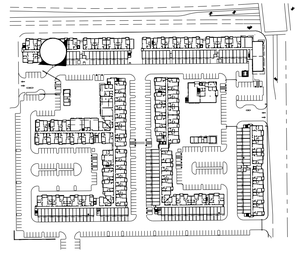
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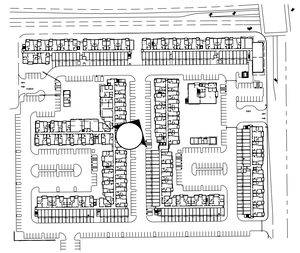
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PERSPECTIVE VIEWS

RESOLUTION PC NO. 2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA ADOPTING A MITIGATED NEGATIVE DECLARATION, APPROVING A MITIGATION MONITORING REPORTING PROGRAM AND APPROVING TENTATIVE PARCEL MAP NO. 20669 (TPM NO. 22-034) TO CONSOLIDATE THIRTEEN (13) EXISTING PARCELS INTO TWO PARCELS OF APPROXIMATELY 11.6 GROSS ACRES AND DESIGN REVIEW NO. 22-065 FOR SITE AND ARCHITECTURAL REVIEW OF A 437-UNIT MULTI-FAMILY APARTMENT PROJECT WITH 4,000 SQUARE FEET OF RETAIL AREA LOCATED AT THE SOUTHWEST CORNER OF VALLEY BOULEVARD AND JUNIPER AVENUE (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 AND -35)

WHEREAS, Assessor Parcel Numbers 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35, totaling approximately 11.6 gross acres, were annexed from San Bernardino County and incorporated into the City of Fontana on October 16, 1980; and

WHEREAS, on November 3, 2022, the City of Fontana (City") received an application from Jay Adamowitz on behalf of JPI Development ("Applicant") for Tentative Parcel Map No. 22-034 (TPM 20669) to consolidate thirteen (13) existing parcels into two (2) parcels for the development of a mixed-use project of approximately 11.6 gross acres and Design Review 22-065 for the development of a 437-unit multi-family apartment project that includes 4000 square feet of commercial area with various amenities and associated site improvements for the property located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35); and

WHEREAS, the Project site has a General Plan Land Use designation of Walkable Mixed Use Corridor and Downtown (WMXU-1) and is located within the Valley Gateway District of the Form Based Code zoning district, which allows for such projects; and

WHEREAS, pursuant to the California Environmental Act (CEQA), an Initial Study (IS)/Mitigated Negative Declaration and Mitigation Monitoring Program were prepared. A Notice of Intent to Adopt the IS/Mitigated Negative Declaration was issued on October 27, 2023, providing for a public comment period from October 27, 2023 to November 20, 2023. Comments were received from Lozeau Drury LLP on behalf of the Supporters Alliance for Environmental Responsibility and Mitchell M. Tsai on behalf of the Western States Regional Council of Carpenters. The developer responded to the comments and modified the MND accordingly. The IS concludes that no significant impacts would be caused by the project with the incorporation of mitigation measures, therefore, a Mitigated Negative Declaration has been recommended for adoption; and

WHEREAS, the Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Parcel Map No. 22-034 (TPM No.20669) and as **Exhibit "B"** for Design Review No. 22-065; and

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

WHEREAS, all of the notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, the owners of property within 660 feet of the 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 *SB Sun* newspaper on October 27, 2023 and simultaneously displayed at City Hall and at the Project site; and

WHEREAS, the project was originally scheduled for public hearing before the Planning Commission ("Planning Commission") on November 21, 2023 and at that time was continued to the December 19, 2023 City of Fontana Planning Commission meeting, and was continued to the January 16, 2024, Planning Commission meeting due to lack of a quorum, and subsequently continued to the April 2, 2024 at the request of the Applicant; and

WHEREAS, on April 2, 2024, a duly noticed public hearing on Tentative Parcel Map No.22-034 (TPM No. 20669) and Design Review No. 22-065 was held by the City of Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and; and,

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

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

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. CEQA. The Planning Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The Planning Commission finds that the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been completed in compliance with the Sate CEQA Guidelines and Section 6.21 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

a. The Planning Commission has reviewed and considered the information contained in the Final MND and the administrative record, including all written and oral evidence presented to it, and finds, based on its independent review and analysis: (i) that the Final MND was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence in the administrative record supporting a fair argument that the Project may have a significant effect on the environment. The Planning Commission further finds that the Final MND contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City. No new significant environmental impacts have been identified in the Final MND and any changes to the Final MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

b. The Planning Commission has also reviewed and considered the MMRP for the Project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such MMRP is designed to ensure compliance with the mitigation measures during Project implementation.

c. **Approval and Adoption of MND**. Pursuant to Public Resources Code section 21080, subdivision (c)(2), the Planning Commission approves and adopts the Final IS/MND prepared for the Project.

d. **Approval and Adoption of MMRP**. Pursuant to Public Resources Code section 21081.6, the Planning Commission approves and adopts the MMRP, which was prepared for the Project and made a condition of Project approval, and is attached hereto.

e. **Notice of Determination**. The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

Section 3. Tentative Parcel Map Findings. The Planning Commission hereby makes the following findings for Tentative Parcel Map No. 22-034 (TPM No. 20669) in accordance with Section 26-218 (d) “Findings for approval of Tentative Parcel Map” of the Municipal Code:

Finding No. 1: **The proposed map is consistent with the City’s General Plan and any applicable specific plan.**

Findings of Fact: Tentative Parcel Map No. 22-034 (TPM No. 20669) is a request to consolidate thirteen (13) existing parcels totaling approximately 11.6 gross acres into two (2) lots. The lots will provide for the development of the mixed-use project consisting of a 437 multi-family residential project and 4,000 square feet of retail. The General Plan and Walkable Mixed Use Downtown and Corridor (WMXU-1) designation

allows for this use and the FMC allows for the consolidation of parcels.

The lots comply with the FMC, specifically Chapter 26, and the Zoning and Development Code, specifically Chapter 30. The project has a density of 38.9 dwelling unit per acre which is below the maximum 39.0 units per acre density allowed in the Valley Gateway sub district of the Form Based Code (FBC). Therefore, Tentative Parcel Map 22-034 (TPM No. 20669) is consistent with Chapter 16 of the City's General Plan, particularly, Community and Neighborhoods Element Goal 6, by providing a "safe, attractive and lively central part of the city has new infill development and infrastructure and public realm improvements". Additionally, new utilities will be installed, and the street meets the minimum width requirement of a major street identified within the Hierarchy of Streets of the General Plan. The project is not within a specific plan.

Finding No. 2: **That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.**

Findings of Fact: The design of the project is consistent with the General Plan. Street improvements including curb, gutter, and sidewalks conform to the requirements of the General Plan, Chapter 26 of the FMC, and Chapter 30 of the Zoning and Development Code. 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: **That 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 development. The project site is approximately 11.6 gross acres and will accommodate the mixed-use project including curb, gutter, and sidewalks. The WMXU-1 residential densities range from 24 – 39 dwelling units per acre. The project has a density of 38.9 dwelling units per acre which is within the allowed density. The lot size and scale of the project is suitable for Valley Boulevard which is classified as a Major Highway per the Hierarchy of Streets Plan. All street improvements will be constructed pursuant to applicable building, zoning, engineering and fire code standards.

Finding No. 4: **That 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 development and the improvements comply with the FMC requirements and 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. Additionally, an Initial Study was completed for the project and no impact was found to be significant and unavoidable. A Mitigated Negative Declaration has been prepared for this project.

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

Findings of Fact: The design of the consolidation complies with the FMC 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 and shall promote the public health, safety, and welfare of the surrounding community and will not cause public health problems.

Finding No. 6: **That the design of the subdivision or the type 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.**

Findings of Fact: The design of the development and improvements will not conflict with any access easements acquired by the public. The project will provide four (4) points of access, one (1) from Valley Boulevard, two (2) from Juniper Avenue and one (1) from Washington Drive. Currently there is an access easement from the west side of the property that would connect this project with the shared access to Valley Boulevard. The subject property is not located within the Fire Hazard Overlay Zone; thus, the project is not subject to the requirements of the Fire Hazard Overlay Zone.

Section 4. Design Review Findings. The Planning Commission hereby makes the following findings for Design Review No. 22-065 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

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

Findings of Fact: The construction of a mixed-use development consisting of a 437-unit multi-family residential project and 4,000 square feet of commercial space is consistent with the General Plan designation for the project site which is WMXU-1. The WMXU-1 land use designation category is described by the General Plan as a land use category that is intended to provide for the creation of areas that allow residents and visitors to walk, bike, and take transit to other uses for work, study, shopping, entertainment, recreation, and civic activities, and to provide compact residential development within walking distance of planned public transit stops and neighborhood shopping areas. The General Plan sets the framework for the City of Fontana and is a document that provides the overall policies for development within the community and does not specifically regulate development standards.

The development meets the following goals of the General Plan:

Chapter 15, Goal No. 2, Policy No. 2: “Locate multi-family development in mixed-use centers, preferably where there is nearby access to retail, services, and public transportation.” (page 15.34 FGP)

Chapter 15, Goal No. 2, Action D: “Encourage Livable Corridor design: more walkable neighborhoods with higher density housing and a mixed-use development on larger infill sites along corridors such as Foothill, Sierra, Valley, Baseline, Citrus and others, connecting them to adjoining neighborhoods.” (page 15.35FGP)

The project is located in the Valley Gateway sub district of the FBC. This district is an area that is intended to encourage pedestrian and transit-oriented development. New development should preserve and exemplify the character of the existing neighborhood. The mixed-use development will meet all zoning and development standards set forth in the FMC and is consistent with the General Plan. The project site is not located in a Specific Plan.

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

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements including streets, sidewalks, drainage, and grading, will provide a safe and well-designed project. Additionally, the development meets all setback, height,

landscaping, design, architecture, parking, access and safety requirements.

The site improvements have been reviewed by the Fire, Building and Safety, Engineering and Public Works Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project including providing for 30 foot wide drive aisles as required by the Fire Department for buildings that are 3 stories or higher and providing for four points of access. Street lighting and on-site lighting have been included to provide ample visibility at night.

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

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

Architectural relief utilized for the buildings consists of decorative window treatments, decorative lighting, varied roof lines, architectural “pop-outs,” and other features appropriate to the style. The use of a variety of colors and materials used such as siding, metal accents, veneer and faux wood will further add architectural diversity to each building. The project enhances the surrounding neighborhood by incorporating architectural style that complements the surrounding area. Additionally, landscaping will utilize plants to complement the architecture of the building and the development as a whole. As mentioned above, this project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety.

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

Findings of Fact: The development complies with the City of Fontana Zoning and Development Code. Improvements including streets, sidewalks, drainage, and grading, will provide a safe and well-designed neighborhood.

The project site improvements have been reviewed by the Fire, Building and Safety, and Engineering Departments. During the project review process, changes were made to the plans to ensure that the project is a well-designed project. 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 and the right-of-way.

Section 5. Approvals. Based on the foregoing, the Planning Commission hereby adopts the Initial Study/Mitigated Negative Declaration and approves the Mitigation Monitoring Reporting Program and directs staff to file the Notice of Determination and approves Tentative Parcel Map No. 22-034 (TPM No. 20669) and Design Review No. 22-065 subject to findings listed above and subject to the Conditions of Approval attached hereto as **Exhibits "A" and "B "**, respectively, and incorporated herein by reference.

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

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

Section 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 9. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 2nd day of April 2024.

City of Fontana

_____
Cathline Fort, Chairperson

ATTEST:

I, Ricardo Quintana, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 2nd day of April 2024, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ricardo Quintana, Secretary

Exhibit "A"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. 22-145
Tentative Parcel Map No. 22-034
(TPM No. 20669)

DATE: April 2, 2024

LOCATION: The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35).

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. Tentative Parcel Map No. 22-034 (TPM No. 20669) shall comply with all applicable development standards of, Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development, and the Subdivision Map Act.

4. The applicant/developer 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 project shall comply with all mitigation measures identified in the Mitigation Monitoring Reporting Program (MMRP).

6. All Conditions of Approval and mitigation measures 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. Tentative Parcel Map No. 22-034 (TPM No. 20669) 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. 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.

9. 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.

10. The construction contractor shall use the following source controls at all times:
   a. Use of noise-producing equipment will be limited to the interval from 8:00 a.m. to 5:00 p.m., Monday through Friday.

b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
d. Have only necessary equipment onsite.
e. Use manually-adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
f. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
g. Temporarily enclose localized and stationary noise sources.
h. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

BUILDING AND SAFETY:

11. 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

12. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

13. 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.

14. The applicant shall verify that all perimeter/boundary walls are 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.

15. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    E. No water course or natural drainage shall be obstructed.
    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
    G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
    H. Provide 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 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 DAB Comments Page 3 of 3 pavement, plant material, etc.); and
        3. All proposed drainage structures; and
        4. Any proposed and/or required walls or fencing.

16. 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.

17. The project shall comply with all mitigation measures identified in the Mitigation Monitoring Reporting Program (MMRP).

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

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

19. Project must comply with accessibility provisions found in the CBC Chapter 111.

ENGINEERING:

20. 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.

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

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

23. The applicant shall design and construct the necessary signal modifications at Juniper Avenue/Valley Boulevard intersection to accommodate a southbound shared thru/right lane and an 8-phase signal operation removing the north/south split-phasing operation. This work shall include all related signing, striping, ADA improvements, and signal modifications at the intersection.

24. The applicant shall design and construct all necessary frontage improvements along Valley Boulevard, Juniper Avenue, and Washington Drive.

25. The applicant shall design and construct all necessary improvements at all vehicular and pedestrian access points being utilized for the project to meet current standards, including the shared driveway along Valley Boulevard.

26. A median shall be constructed on Valley Boulevard from Cypress Avenue to Juniper Avenue.

27. Driveway approaches on Valley Boulevard shall be restricted to right in and right out only and no median breaks will be provided.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

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

PRIOR TO MAP RECORDATION

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

31. The Applicant shall record a Parcel Map in substantial conformance with Tentative Parcel Map 20669.

32. The Applicant shall dedicate right-of-way for the ultimate frontage improvements on Valley Boulevard, Juniper Avenue, and Washington Drive.

33. The Applicant shall provide all easements required for the development.

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

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

36. 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.

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

38. The Applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be

maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

39. 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.

40. 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.

41. 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. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

42. The applicant's engineer shall develop a coordinated signal timing plan that includes the signalized intersections along Valley Boulevard at Cypress Avenue, Juniper Avenue, and Sierra Avenue. The applicant's engineer shall develop the plan based on empirical data gathered along the subject corridor and shall provide implementation support. The applicant has the option of replacing this requirement by implementing an equivalent or greater value TDM measure of either providing bus passes to residents or by providing and maintaining a bike-share program.

43. All Conditions of Approval issued to the project no. MCN 22-145 shall apply.

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

END OF CONDITIONS

Exhibit "B"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 22-145
Design Review Project (DRP) No. 22-065

DATE: April 2, 2024

LOCATION: The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35).

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. 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 legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which

may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.
The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. 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 No. 30-23 of the Municipal Code.

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. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.

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

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

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

9. Color combinations and color schemes for commercial buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from 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 shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

10. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

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

12. 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 mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

13. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.

14. After the fifteen (15) day appeal period, the applicant shall remove the notice of Filing sign from the project site. The applicant may request a refund of the $300 sign deposit. The request shall be submitted to the Planning Department.

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.

16. 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.

17. The developer shall provide a block wall with a cap along the easterly and northerly property line of 16592 Washington Drive as it abuts to the subject property. The wall shall be minimum of six (6) feet high from top of grade on the project side. If a retaining wall is being used, it must follow the requirements of the Zoning Code. Additionally, the portion of the wall within the street setback along Washington Drive shall adhere to the wall height requirements.

PRIOR TO ISSUANCE OF GRADING PERMIT

18. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

20. Prior to the 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.

21. The project shall comply with all mitigation measures identified in the Mitigation Monitoring Reporting Program (MMRP).

BUILDING & SAFETY:

22. 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

23. The applicant shall install an automatic fire suppression system shall be installed in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

24. 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.

25. The applicant shall verify that all perimeter/boundary walls are 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.

26. The applicant shall comply with the following grading requirements:
    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    E. No water course or natural drainage shall be obstructed.
    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
    H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
    I. 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.

J. 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.

27. 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

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

29. Project must comply with accessibility provisions found in CBC Chapter 111

FONTANA FIRE PREVENTION DISTRICT:

30. 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.

31. 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.**

32. 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.**

33. 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.**

34. Fire Lanes. The applicant shall submit on a site plan to the Fire Department for review and approval 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.**

35. Water System Commercial. Prior to map recordation, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet as measured along vehicular travel-ways. **California Fire Code Chapter 5 & SBCoFD Standard W-2.** The Fire Flow for this project shall be 4,000 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 213,302 square foot structure.

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

37. Water Improvement Plan. The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing and proposed PUBLIC fire hydrant locations, building construction type, largest building square footage details, lot size detail in square feet, and description of what is being constructed. Once approved by Fire Department, applicant will provide stamped/approved W.I.P. to water purveyor for their construction needs. **ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.**

38. 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.**

39. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. **California Fire Code Chapter 9 & SBCoFD Standard F-1.**

40. Standpipe system. A standpipe system is required. A fire sprinkler contractor shall submit three (3) sets of hydraulic calculations and detailed plans to the Fire Department for review and approval. The system shall comply with NPA 14 and Fire Department standards. The required fees shall be paid at the time of plan submittal. **California Fire Code Chapter 9.**

41. Fire Alarm, Manual or Automatic. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. **California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.**

42. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. **California Fire Code Chapter 9.**

43. Commercial (large facility) Addressing. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one half (1 ½) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. **California Fire Code Chapter 5 & SBCoFD Stanadard B-1.**

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

45. 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 Stanadard A-4.**

46. 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 Stanadard A-3.**

47. Secondary Access. The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. **SBCoFD A-1.**

48. San Bernardino County Fire Standards/Codes. Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Benardino County Fire Standards, California Fire Code, & NFPA.

ENGINEERING:

49. 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.

50. 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.

51. 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.

52. The applicant shall design and construct the necessary signal modifications at Juniper Avenue/Valley Boulevard intersection to accommodate a southbound shared thru/right lane and an 8-phase signal operation removing the north/south split-phasing operation. This work shall include all related signing, striping, ADA improvements, and signal modifications at the intersection.

53. The applicant shall design and construct all necessary frontage improvements along Valley Boulevard, Juniper Avenue, and Washington Drive.

54. The applicant shall design and construct all necessary improvements at all vehicular and pedestrian access points being utilized for the project to meet current standards, including the shared driveway along Valley Boulevard.

55. A median shall be constructed on Valley Boulevard from Cypress Avenue to Juniper Avenue.

56. Driveway approaches on Valley Boulevard shall be restricted to right in and right out only and no median breaks will be provided.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

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

PRIOR TO MAP RECORDATION

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

60. The Applicant shall record a Parcel Map in substantial conformance with Tentative Parcel Map 20669.

61. The Applicant shall dedicate right-of-way for the ultimate frontage improvements on Valley Boulevard, Juniper Avenue, and Washington Drive.

62. The Applicant shall provide all easements required for the development.

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

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

65. 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.

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

67. The Applicant/Landscape Architect shall provide a "Landscape Certificate of Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

68. 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.

69. 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.

70. 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. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

71. The applicant's engineer shall develop a coordinated signal timing plan that includes the signalized intersections along Valley Boulevard at Cypress Avenue, Juniper Avenue, and Sierra Avenue. The applicant's engineer shall develop the plan based on empirical data gathered along the subject corridor and shall provide implementation support. The applicant has the option of replacing this requirement by implementing an equivalent or greater value TDM measure of either providing bus passes to residents or by providing and maintaining a bike-share program.

72. All Conditions of Approval issued to the project no. MCN 22-145 shall apply.

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

END OF CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO: _X_ County Clerk, County of San Bernardino

_X_ 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. 22-145, Tentative Parcel Map No. (20669) No. 22-034 and Design Review No. 22-065 – Jefferson Fontana Project

State Clearinghouse Number: 2023100792

Name of Person or Agency carrying out project: Alejandro Rico – Associate Planner. City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

Project Location: The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10 , and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35).

Project Description: Tentative Parcel Map No. 20669 (TPM No. 22-034); Design Review Project No. 22-065 - A request to consolidate thirteen (13) parcels (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35) totaling approximately 11.6 acres into two (2) parcels (parcel 1 approximately 5.55 acres and parcel 2 approximately 5.66 acres) for the construction of a mixed-use development consisting of 437 residential units and 4,000 square feet of retail.

Project Proponent & Address: Jay Adamowitz, JPI Development, 11988 El Camino Real, Suite 200, San Diego, CA 92130

Contact Name & Phone: Alejandro Rico, Associate Planner (909) 350-6558

This is to certify that on April 2, 2024, the Planning Commission of the City of Fontana approved the above-described project along with the aforementioned Mitigated Negative Declaration, and made the following determinations:

1. The project ____ will _X_ will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
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 ___ were _X_ 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

_____
Rina Leung
Senior Planner

Date Received for Filing

FONTANA
CALIFORNIA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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

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

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

Master Case No. 22-145, Tentative Parcel Map (TPM) No. 20669 (TPM 22-034) and Design Review Project No. 22-065

The applicant is proposing to construct a 437-unit multifamily development, 4,000 square feet of retail space, 14,150 square feet of leasing and amenity space, onsite parking, and associated improvements on an 11.6 gross acre project site. Additionally, the project would include associated leasing buildings, fitness centers, pool areas, fire pits, lounge areas, a dog park, and other amenities.

Date of Hearing: November 21, 2023

Place of Hearing: City Hall Council Chambers 8353 Sierra Avenue Fontana, CA 92335

Time of Hearing: 6:00 p.m.



ATTACHMENT NO. 5

FONTANA
CALIFORNIA

Location of Property: The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35).

Environmental Determination: Pursuant to Section 15070 of the California Environmental Quality Act (CEQA) and pursuant to Section 6.04 of the 2019 Local Guidelines for Implementing CEQA, an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program have been prepared for this project.

The IS/MND is available for public review from October 27, 2023 until November 20, 2023, at the Planning Department counter, and on the City of Fontana's website: https://www.fontanaca.gov/2137/Environmental-Documents

Should you have any questions concerning this project, please contact **George Velarde, Assistant Planner**, at (909) 350-6569 or email at gvelarde@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION AT THE PLANNING DEPARTMENT, CITY HALL. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

The project site is not listed as a hazardous waste site described in any lists as enumerated under Section 65962.5 of the Government Code.

ATTACHMENT NO. 5

FONTANA
CALIFORNIA

NOTICE OF CONTINUANCE OF PUBLIC HEARING

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

- At the November 21, 2023 meeting, the Fontana Planning Commission opened and continued this public hearing item to the meeting of December 19, 2023, and;
- Notice is hereby given that the Regular Planning Commission Meeting of December 19, 2023, was cancelled due to lack of a quorum and the following public hearing item was continued to the meeting of January 16, 2024, and;
- At the January 16, 2024 meeting, the Fontana Planning Commission opened and continued this public hearing item to the meeting of April 2, 2024 regarding the following matter:

Master Case No. 22-145, Tentative Parcel Map No. 20669 (TPM No. 22-034) and Design Review Project No. 22-065

The applicant is proposing to construct a 437-unit multifamily development, 4,000 square feet of retail space, 14,150 square feet of leasing and amenity space, onsite parking, and associated improvements on an 11.6 gross acre project site. Additionally, the project would include associated leasing buildings, fitness centers, pool areas, fire pits, lounge areas, a dog park, and other amenities.

Date of Continued Hearing:	April 2, 2024
Place of Continued Hearing:	City Hall Council Chambers 8353 Sierra Avenue Fontana, CA 92335
Time of Continued Hearing:	6:00 p.m.

ATTACHMENT NO. 6

FONTANA
CALIFORNIA



Location of Property: The project site is located east of Cypress Avenue, south of Valley Boulevard, north of Interstate (I) 10, and west of Juniper Avenue. (APNs: 0251-171-19, 0251-321-17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27 and -35).

Environmental Determination: Pursuant to Section 15070 of the California Environmental Quality Act (CEQA) and pursuant to Section 6.04 of the 2019 Local Guidelines for Implementing CEQA, an Initial Study (IS), Mitigated Negative Declaration (MND), and Mitigation Monitoring and Reporting Program have been prepared for this project.

The IS/MND is available for public review from October 27, 2023 until November 20, 2023, at the Planning Department counter, and on the City of Fontana's website: https://www.fontanaca.gov/2137/Environmental-Documents

Should you have any questions concerning this project, please contact **George Velarde, Assistant Planner**, at (909) 350-6569 or email at gvelarde@fontanaca.gov

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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.

The project site is not listed as a hazardous waste site described in any lists as enumerated under Section 65962.5 of the Government Code.

ATTACHMENT NO. 6