



City Council

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PLANNING DIVISION

May 17, 2018

Mr. Ray Allard
Allard Engineering
16866 Seville Avenue
Fontana Bar, CA 92335

RE: Pre-Application Meeting Request (PAM) No. 18-088
Court Street two (2) lot subdivision
APN No. 0193-301-03

Dear Mr. Ray Allard,

Thank you for submitting your application for the Pre-Application Meeting to the City of Fontana. The City's Development Advisory Board (DAB) reviewed your project on Thursday, May 17, 2018. The proposed project is located within the General Plan Land Use Designation of Single Family Residential (R-SF) and the Single Family Residential (R-1) Zoning District. This project will require Planning Commission approval of Tentative Tract Map application for the subdivision of approximately 4.55 acres for the development of 17 single-family homes and a Water Quality Management Plan (WQMP) Basin.

Staff has provided comments in regard to deficiencies for development standards of the Fontana City Code, please refer to the following comments:

Planning Division: Ivan Galeazzi, Assistant Planner,

1. Entitlement Required: Tentative Tract Map.
2. CEQA: Categorical Exempt, Section 15332 Class 32 In-Fill Development.
3. Please provide for any new single-family construction regardless of number of units, solid masonry walls or equivalent of a minimum of six feet in height measured from finished grade shall be required at all interior, rear and side property lines. Further, the perimeter of the project which is visible from the public right of way shall be furnished with decorative block with decorative cap subject to review and approval by the appropriate approving body.
4. Please increase lot 1 to a minimum of 65 foot wide as per the development.

5. Please work with staff to address lot one landscaping and hardscaping along Cypress to avoid requiring a letter lot. Please contact staff to discuss options and agree to a condition for the Tract Map.
6. An arborist report will be required for the windrow trees along the north property line, please keep in mind Chapter 28 Article 3 Preservation of Heritage, Significant and Specimen Trees.

ENGINEERING DEPARTMENT Mario Estrada, Assistant Engineer contact him at 909-350-7696 or email him at mestrada@fontana.org

BUILDING AND SAFETY Gil Estrada, Building Official, contact him at 909-350-7645 or email him at gestrada@fontana.org

FONTANA FIRE SERVICES Brian Headley, Fire Department Supervisor/ Arson Investigator with the San Bernardino County Fire Department, contact him at 909-428-8890 or email him at bheadley@fontana.org

We look forward to working with you on the successful processing of your request. If you have any questions or concerns regarding this letter, please call me at (909) 350-6652 or e-mail me at igaleazzi@fontana.org.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division



Ivan Galeazzi
Assistant Planner

**ENGINEERING LAND DEVELOPMENT
STANDARD CONDITIONS OF APPROVAL**

1. 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.
2. It is the Applicant's responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to final acceptance by the City. Where applicable, the applicant must provide provisional street sweeping schedules to the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

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

PRIOR TO MAP RECORDATION

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

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

1. Record any maps required for the development.
2. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed in triplicate on City-provided forms.

PRIOR TO FINAL ACCEPTANCE OF PROJECT

1. Applicant/Design Engineer to provide the City of Fontana with As-Built/Record Drawings for all public improvement plans.
2. 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).
3. All underground utilities (sewer and storm drain) shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Videos to be inspected and approved by City Inspection. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
4. Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water BMP Transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

Checklist and conditions of approval must be included on all sets of plans for plan checks.

ENGINEERING LAND DEVELOPMENT COMMENT CHECKLIST

PROJECT DESCRIPTION: 7611 Cypress Ave. (PAM18-000088) 5/17/2018

- Provide a Traffic Study Report as required by the latest revision of the City's Traffic Study and Report Policy. All mitigations/recommendations resulting from any final approved report shall be included in the improvement design submittals.
- Applicant shall install communication conduits within _____ and provide record drawings of said installation to the satisfaction of the City Engineer.
- Provide a Trip Generation Study by a registered traffic engineer. Using the ITE manual for appropriate land use. Any recommendations resulting from any final approved study shall be included in the improvement design submittals.
- Provide a Focus Traffic Study as required by the latest revision of the City's Traffic Study and Report Policy. All mitigations/recommendations resulting from any final approved report shall be included in the improvement design submittals.
- All proposed traffic signal locations shall be justified with a warrant study in accordance with the California Manual of Uniform Control Devices (MUTCD) Latest Edition Chapter 4.
- The project shall be served by the City's sanitary sewer system and 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.
- On-site septic systems which must be reviewed and permitted by the City and the County Department of Health Services and the Santa Ana Regional Water Quality Board. Appropriate plans and application forms are to be filed with, reviewed by, and approved by both agencies.
- Fair Share Sewer Fees Apply to this Project. (Fee Sheet Attached)

Extra-Territorial Sewer Fee's apply.

1. Applicant must submit a supplemental application for ET sewer service during the plan check process.
2. ET fees will be calculated from the approved application and must be paid prior to map recordation or building permits issuance.

Preliminary Drainage Report Required in accordance with the City of Fontana Master Storm Drainage Plan, as well as County of San Bernardino Hydrology Manual. Mitigate all onsite drainage.

Prepare and submit a final hydrology and hydraulic study showing the tributary area, layout of storm drains and downstream impacts to a point a defined as the closest receiving point on a master storm drain line or existing facility as approved by the City Engineer. The study shall identify off-site and on-site runoff impacts resulting from build-out of permitted General Plan uses, the project's contribution, location and sizes of catchments and system connection points plus all downstream drainage mitigation measures. All mitigations/recommendations resulting from any final approved report shall be included in the improvements design submittals. The hydrology and hydraulic study shall be prepared for a 25-year and 100- year storm event.

Show Detention Basin and/or Underground Chambers & preliminary drainage calculations. No basins should be in the landscape setback area.

WQMP Report will be required

Applicant shall process a Summary \ Street Vacation in accordance with applicable sections of the Fontana Municipal Code and pursuant to Street and Highway Code Sections 8300 through 8363.

Provide public right of way dedication for all wraparound sidewalks at driveway locations

Right of Way Dedication is required for the following Streets:

Street	Half Width Center Line to R/W
1.	
2.	
3.	
4.	

Utility easements dedication is required by separate instrument.

Description:

Applicants shall construct a bus bay and/or complementary bus shelter as required by the City Engineer. Sufficient right of way shall be dedicated in order to facilitate the construction of the bus bay. Bus shelter architecture shall match adjacent commercial property to the satisfaction of the Community Development Director.

Full offsite improvements will be required: Curb/Gutter, Sidewalk, Street Widening, Drive Approaches, Etc.

Sufficient right of way shall be dedicated to facilitate a right turn pocket(s)

Applicant shall construct a raised median on _____ from _____ to _____ in accordance with City Standard Plans to the satisfaction of the City Engineer. Adequate left-turn storage length shall be provided to the satisfaction of the City Engineer.

At such time, as median improvements are completed on _____ all driveways facing _____ shall be right in/out and no median breaks will be provided.

Demonstrate onsite circulation and parking layout

Design All Driveways and stacking requirements per the Access Management Standard No. 701

All Drive Aisles for two-way employee/customer parking shall be 26', Driveway approaches shall be 35' min

All Drive Aisles for two-way Truck Traffic shall be 30', Driveway approaches shall be 40' Minimum.

The proposed public right of way width at the location of the proposed commercial industrial driveway approaches need to be modified to include a sidewalk along the entire frontage of the driveway approach.

"No stopping zones" shall be established along property frontages.

- Show line of sight per City of Fontana Std. No's 402 and 700.
- Provide Truck Turning Templates and Identify AASHTO Design Vehicle Being Used
- Provide and record a Reciprocal Use Agreement to assure common ingress and egress, joint maintenance of all common access, parking, utility purposes, and drainage acceptance.
- Underground all existing overhead utility service lines adjoining and interior to the project site and any adjacent facilities necessary as determined by the utility company. This includes power lines less than 36 kV in accordance with Fontana Municipal Code. Written approval from each serving utility stating that binding arrangements have been completed between the utility company and the applicant for providing and paying for these services must be provided to the City Engineer's Office.
- Street Lights Required Per. City Standard Detail 404 and need to be shown on the plan
- Concept Landscape Plans for Off-Site / On-Site are required. All landscape and irrigation design shall incorporate drought tolerant plant materials and water efficient irrigation systems that comply with Chapter 28.
- Provide Cross sections for:
 - Perimeter Walls / Project Boundaries
 - Drainage Basins
 - Street Sections
- CFD map may be required for the project. Applications and processing procedures can be obtained by contacting the Finance Department.
- Parcel Map Application required
- Tract Map Application Required
- Applicant shall process a Lot Line Adjustment

The attached following Development fees must be paid prior to issuance of building permits. These fees are estimated to be as follows:

FEE TYPE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
PARK DEVELOPMENT:			
A. SFD	\$6,500.00 PER UNIT	N/A	N/A
B. TOWNHOMES/CONDO	\$5,981.70 PER UNIT		
C. APARTMENTS	\$5,139.37 PER UNIT		
D. MOBILE HOMES	\$5,476.44 PER UNIT		
STORM-DRAIN FEES: *	* PER NET ACRE		
A. DECLEZ NORTH	\$23,317	\$23,317	\$23,317
B. DECLEZ SOUTH	\$27,684	\$27,684	\$27,684
C. FONTANA EAST	\$14,196	\$14,196	\$14,196
D. UPPER ETIWANDA	\$9,013	\$9,013	\$9,013
E. MIDDLE ETIWANDA	\$6,949	\$6,949	\$6,949
F. LOWER ETIWANDA	\$8,331	\$8,331	\$8,331
G. I-10 NORTH	\$20,388	\$20,388	\$20,388
H. I-10 SOUTH	\$4,998	\$4,998	\$4,998
I. I-15 NORTH	\$19,065	\$19,065	\$19,065
J. PROJECTS 3-4	\$16,719	\$16,719	\$16,719
<input type="checkbox"/> Master Storm Drain / Park Development Fees are reduced by 50% in the Infill, pursuant to Infill Ordinance			
SEWER EXPANSION	\$6,309 PER UNIT	\$6,309 PER EDU	\$6,309 PER EDU
SEWER CONNECTION MASTER	\$876.61/PER UNIT	\$876.61/EDU	\$876.61/EDU
SEWER CONNECT PERMIT	\$25 PER CONNECTION	\$25 PER CONNECTION	\$25 PER CONNECTION
SEWER DEPOSIT	N/A	\$60.24 PER BILLING ACCT	\$60.24 PER BILLING ACCT
Landscape Inspection	\$60 PER SFD	5% OF INSTALL COST	5% OF INSTALL COST
FLOOD CONTROL FEE: *	*PER NET ACRE		
A. SAN SEVAINE	\$4405 PER NET ACRE	\$4405 PER NET ACRE	\$4405 PER NET ACRE
B. ETIWANDA	\$9790 PER NET ACRE	\$9790 PER NET ACRE	\$9790 PER NET ACRE
EXTRA TERRITORIAL FEE*	Based on ET Application		
STORM WATER COMPLIANCE FEE	ALL NEW CONSTRUCTION (INSPECTION)		
LOW PRIORITY: Less than 5 acres		\$350.00	
MEDIUM PRIORITY: 5 acres, but less than 50 acres		\$700.00	
HIGH PRIORITY: Greater than 50 acres		\$1,400.00	

Additional Comments:

DEVELOPMENT ADVISORY BOARD COMMENTS
***** BUILDING & SAFETY *****

Planning Case File No(s): PAM18-000088

Case Planner: Ivan Galeazzi

Applicant: Allard Engineering

Location:

Project: A PROPOSAL TO SUBDIVIDE TWO EXISTING PARCELS INTO SEVENTEEN (17) SINGLE-FAMILY RESIDENTIAL LOTS.

APN(s):

Reviewed By: Gil Estrada

Date: 05/17/2018

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

General Conditions

1. Shall comply with the latest adopted edition of the following codes as applicable:
 - A. California Building Code
 - B. California Residential Code
 - C. California Electrical Code
 - D. California Mechanical Code
 - E. California Plumbing Code
 - F. California Energy Code
 - G. California Fire Code
 - H. California Green Building Standards Code

DAB Comments

2. All lot lines, easement lines, etc. shall be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.
3. The Tract or Parcel map shall record prior to the issuance of any building permits.
4. Permits are required prior to the removal and/or demolition of structures.

City of Fontana

Public Works Department

16489 Orange Way

Fontana, CA 92335

Office: (909) 350-6760

Fax: (909) 350-6755

Parks and Landscape Standard Conditions

Development Advisory Board Standard Conditions

All projects shall comply with the following Standard Conditions:

- 1) All landscape and irrigation plans shall comply with the City of Fontana Standard Specifications.
- 2) Provide a CFD exhibit showing all proposed letter lots, Landscape Medians, WQMP and any existing and proposed street lights
- 3) Maintain Intersection Sight Distance for all intersections (City Standard Drawing 140) taking into account plant height, elevation changes, monument walls, garden and retaining walls. Accumulative height shall not exceed thirty (30) inches.
- 4) All landscape and irrigation design shall incorporate drought tolerant plant materials and water efficient irrigation systems. (Ordinance #1087) Article IV Sec. 28-91 F.C.C. and AB 1881 Ordinance.
- 5) City Landscape Inspector is responsible for streetscape inspections and final recommendation for acceptance of all Landscape areas and parks.
- 6) Street trees are required to be planted in accordance with city standards. Species to be selected by Landscape Architect and approved by Landscape Development and Parks and Landscape Department.
- 7) Walls within the landscape areas or park areas shall be coated with Victrocem anti-graffiti coating or as directed by city staff during plan check.
- 8) Parks shall be design with the input of the Parks and landscape Department. Parks shall be design per the Public Works Park Design Standards.
- 9) The developer shall submit to the Parks and Landscape Department the following for plan check:
 - a. Landscape Submittal Form (completely filled out)
 - b. Two (2) complete sets of planting and irrigation plans, details and specifications.

- c. Conceptual Landscape Design Plan as approved by the Development Advisory Board and/or Planning Commission.
- d. Two (2) sets of Cost Estimates
- e. CFD quantity estimate form
- f. One (1) set of the Conditions of Approval from D.A.B and/or the Planning Commission
- g. Water Conservation Landscape Package if applicable

(Landscape and Construction must be approved prior to issuance of building/construction permits)

- 10) A landscape plan and installation schedule in accordance with City Guidelines and Specifications for all areas between any curb and right of way line or perimeter wall shall be submitted to and approved by the City. The plans shall show that safe sight distance standards are met and indicate topographical information, plant species, sizes and location, and also show the related irrigation system/controls and water meter service points.