

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Ventana at Duncan Canyon Specific Plan AmendmentLead Agency: City of FontanaContact Person: Paul GonzalesMailing Address: 8353 Sierra AvenuePhone: 909-350-6658City: FontanaZip: 92335County: San Bernardino County**Project Location:** County: San Bernardino County City/Nearest Community: FontanaCross Streets: Citrus Avenue and Duncan Canyon RoadZip Code: 92336Longitude/Latitude (degrees, minutes and seconds): 34 ° 09 ' 49 " N / 117 ° 27 ' 24 " W Total Acres: 102Assessor's Parcel No.: See AttachmentSection: 26, 34, 35 Twp.: N1 Range: 6W Base: _____Within 2 Miles: State Hwy #: I-15, SR 210Waterways: Lytle Creek, San Sevaine WashAirports: n/aRailways: n/aSchools: See attachment**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 1,671 Acres 33.9
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 372,500 Acres 24.6 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Mixed Use - Entertainment Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gas Emissions

Present Land Use/Zoning/General Plan Designation:

See attachment

Project Description: *(please use a separate page if necessary)*

See attachment

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 20, 2021 Ending Date November 19, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Frontier Enterprises</u>
Address: <u>1980 Orange Tree Lane, Suite 105</u>	Address: <u>2151 E. Convention Center Drive</u>
City/State/Zip: <u>Redlands, California 92374</u>	City/State/Zip: <u>Ontario, CA 91764</u>
Contact: <u>Christine Donoghue</u>	Phone: <u>909-354-8000</u>
Phone: <u>909-435-0275</u>	

Signature of Lead Agency Representative:  Date: 10-20-21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment for Ventana at Duncan Canyon Specific Plan Amendment

Assessor's Parcel No.: 022607531, 022607545, 022607538, 022607546, 022607546, 110726208, 110726207, 110726206, 110726205, 110726204

Schools:

Falcon Ridge Elementary, Kordyak Elementary, Fitzgerald Elementary, Sierra Lakes Elementary School, Summit High School, David W Long Elementary School, Prestige Preschool Academy, Kucera Middle School

Present Land Use/Zoning/General Plan Designation:

Undeveloped/ Medium Density Residential (MDR), Medium-High Density Residential (MHDR), Commercial (C), Mixed Use (MU)/General Commercial (C-G) and Multi Family Residential (R-MF)

Project Description

The project includes a comprehensive Specific Plan Amendment to modify and update the overall development plan to reflect current planning and market demands. The existing *Duncan Canyon at Ventana Specific Plan* (2007 Specific Plan) identified ten (10) Planning Areas and included the development of up to 574,500 square feet (sf) of commercial uses; 842 dwelling units; a Corporate Office Corridor; and the construction of the realigned Lytle Creek Road.

The proposed project re-envisioned the project site with six (6) Planning Areas. The project would include the development of up to 476,500 sf of commercial uses, 1,671 dwelling units, a focal point piazza (public square), and the construction of the realigned Lytle Creek Road. The greatest difference between the existing Specific Plan and the proposed project is the overall increase in residential units, 1,671 compared to the 842 units under the existing Specific Plan. The additional units are accommodated via an increase in density from 15 to 26 units per acre, along with an increase in residential acreage of 8.6 acres (15 percent), from 55.9 acres under the existing Specific Plan, to 64.5 acres for the proposed project. In addition, the total commercial area would be reduced by 98,000 square-feet (17 percent), from 574,500 square-feet under the existing Specific Plan, to 476,500 for the proposed project. The project requires City of Fontana approval of the following entitlements: General Plan Amendment (GPA No. 21-0006), a Specific Plan Amendment (SPA No. 21-0001) to change the land uses, planning areas, and other elements of the Specific Plan.