

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 *Ventana at Duncan Canyon Specific Plan* (existing 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 Final EIR for the existing Specific Plan (State Clearinghouse No. 2005111048) was certified and the project approved by the City of Fontana on March 27, 2007.

The proposed project re-envision the project site with six (6) Planning Areas comprised of Medium Density Residential (MDR), High Density Residential (HDR), Mixed Use (MU), and Commercial (COM) uses. 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 units compared to the 842 units under the existing Specific Plan. This increase of 829 units represents an increase of 98 percent or nearly double the residential units, which would be accommodated via an increase in density from 15.0 to 25.9 units per acre as well as a slight increase in residential acreage of 8.6 acres (15 percent). In addition, the total commercial area would be reduced by 98,000 square feet (17 percent): 476,500 square feet compared to the 574,500 square feet under the existing Specific Plan. The project requires the City of Fontana's approval of the following entitlements: General Plan Amendment (GPA21-0006), and a Specific Plan Amendment (SPA21-0001) to change the land uses, planning areas, and other elements of the Specific Plan.