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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021100400

Project Title: Ventana at Duncan Canyon Specific Plan Amendment

Lead Agency: City of Fontana

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Project Location: Fontana (*City*) San Bernardino (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project includes a comprehensive Specific Plan Amendment to modify and update the existing Ventana at Duncan Canyon Specific Plan (existing Specific Plan). The Specific Plan area is located in the northern area of the City, is approximately 102 acres in size, is currently undeveloped, and is bounded by Interstate 15, Citrus Avenue, and a Southern California Edison Transmission Line Corridor. The existing Specific Plan consists of 10 Planning Areas and included the development of up to 574,500 square feet (sf) of commercial uses and 842 dwelling units with associated amenities. The Final EIR for the existing Specific Plan (SCH No. 05111048) was certified and the project approved by the City on March 27, 2007. The proposed project re-envisions the project site with 6 Planning Areas and would include the development of up to 476,500 sf of commercial uses and 1,671 dwelling units and similar amenities as the existing Specific Plan. The greatest difference between the existing Specific Plan and the proposed project is the 98 percent increase in residential units (1,671 units compared to the 842 units under the existing Specific Plan) and the 17 percent decrease in commercial area (76,500 sf compared to the 574,500 sf 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

• Air Quality: Significant and unavoidable impacts related to mobile source emissions (VOC and NOx) associated with operation of the project under a full buildout and cumulative scenario (i.e., when considering other planned/pending projects). Mitigation Measure (MM) requires implementation of transportation control measures which would reduce VOC and NOx emissions; however the reduction cannot be quantified at the plan level since measures would be implemented by individual development. As such, with MMs, impacts would be reduced but not to less than significant levels. • Biological Resources: Significant impacts identified for Burrowing Owl and other nesting birds. MMs require pre-construction surveys for Burrowing Owls and nesting birds and avoidance measures if necessary. With MMs, impacts would be less than significant. • Cultural Resources and Tribal Cultural Resources: Significant impacts identified for cultural/tribal cultural resources. MMs require archaeological and Native American monitoring, resource avoidance, monitoring report, and a worker's environmental awareness program. With MMs, impacts would be less than significant. • Geology and Soils: Significant impacts identified for expansive soils and paleontological resources. MMs require implementation of engineering recommendations and paleontological monitoring. With MMs, impacts would be less than significant. • Hazards and Hazardous Materials: Significant impacts identified for release of hazardous materials into the environment and/or near a school. MMs require soil sampling, a soil management plan, and remediation. With MMs, impacts would be less than significant. • Noise: Significant impacts identified for expose of on-site sensitive uses to excess noise levels on nearby roadways. MMs require an exterior-to-interior noise analysis and incorporation of noise attenuation features. With MMs, impacts would be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Supplemental EIR (SEIR) scoping process did not identify any areas of known controversy for the proposed project. Responses to the Notice of Preparation of a Draft SEIR and input received at the SEIR Scoping Meeting held on October 27, 2021 by the City are summarized in Section 1, Introduction, of the Draft SEIR.

Potential areas of controversy identified through environmental review and issues to be resolved by the City's decision-makers include those air quality impacts where the potential for a significant and unavoidable impact has been identified (see summary above for Air Quality impacts and discussion in Section 4.2, Air Quality, of the Draft SEIR). Nonetheless, this finding is consistent with the significant and unavoidable air quality impact associated with operation of the existing Specific Plan, as previously identified in the 2007 EIR.

Provide a list of the responsible or trustee agencies for the project.

West Valley Water District