

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 385 North Arrowhead Avenue
San Bernardino, California 92415

From:

Public Agency: City of Fontana
Address: 8353 Sierra Avenue
Fontana, California 92335
Contact: Salvador Quintanilla, Senior Planner
Phone: (909) 350-6656

Lead Agency (if different from above):
Same as above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021100400

Project Title: Ventana at Duncan Canyon Specific Plan Amendment

Project Applicant: HDO4 LLC, dba Ventana

Project Location (include county): East of I-15, west of Citrus Avenue, north of SCE Transmission Line

Project Description:

See attached.

This is to advise that the City of Fontana has approved the above (Lead Agency or Responsible Agency)

described project on Sept. 13, 2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, California 92335

Signature (Public Agency): [Signature] Title: Principal Planner

Date: September 14, 2022 Date Received for filing at OPR:

The project site consists of the Ventana at Duncan Canyon Specific Plan area located in the northern area of the City of Fontana (City) within San Bernardino County. The Specific Plan area is approximately 102 acres in size, is currently undeveloped, and is bounded by Interstate 15 to the north and east, Citrus Avenue to the west, and a Southern California Edison Transmission Line Corridor to the south. The center of the site is also traversed by Duncan Canyon Road from north and south. The existing Specific Plan was analyzed in an Environmental Impact Report (EIR) originally approved by the City in March 2007 (SCH No. 2005111048) and included the development of up to 574,500 square feet of commercial uses and 842 dwelling units with associated amenities (e.g., corridors, bridges, focal point "piazza").

The project includes a Specific Plan Amendment to modify and re-envision the 102-acre site with 6 Planning Areas comprised of Medium Density Residential, High Density Residential, Mixed Use, and Commercial uses. The project would develop up to 476,500 square feet of commercial uses and 1,671 dwelling units. The project would require approval of a Specific Plan Amendment (SPA No. 21-001) to modify elements of the existing Specific Plan, and a General Plan Amendment (GPA No. 21-006) to amend a portion of the site from commercial to multi-family residential use.

This notice is to advise that on September 13, 2022, the City of Fontana, acting as Lead Agency, adopted the second reading of the following Ordinance related to the proposed project, for which a Notice of Determination was posted by the County Clerk on July 28, 2022 and submitted to the State Clearinghouse:

- Ordinance No. 1902, an Ordinance of the City Council of the City of Fontana approving Specific Plan Amendment No. 21-001, an amendment to the Ventana at Duncan Specific Plan to modify and update the overall Specific Plan by establishing new Planning Areas and updating Specific Plan development standards. The proposed Specific Plan Amendment will establish six (6) new Planning Areas (labeled as PA1, PA2, PA3, PA4, PA5, and PA6) with four different zoning classifications which include Medium Density Residential, High Density Residential, Mixed Use, and Commercial.

Pursuant to Public Resources Code Section 21166, there have been no changes in the project or circumstances surrounding the project or new information to require additional environmental review for the adoption of the above-described Ordinance.