

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335



Regular Agenda

Resolution No. PC 2026-003

Tuesday, February 3, 2026

6:00 PM

Steelworkers' Auditorium

Planning Commission

Joe Armendarez, Chair
Ricardo Quintana, Vice Chair
Torrie Lozano, Secretary
Dylan Keetle, Commissioner
Idilio Sanchez, Commissioner

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Steelworker's Auditorium 8437 Sierra Avenue, Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

Para traducción en Español, comuníquese con la oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

CALL TO ORDER/ROLL CALL:**A. Call To Order/Roll Call:****INVOCATION/PLEDGE OF ALLEGIANCE:****A. Invocation/Pledge of Allegiance:****PUBLIC COMMUNICATIONS:**

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

A. Public Communications:**CONSENT CALENDAR:**

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of January 20, 2026.

CC-A Approval of Minutes of January 20, 2026.

[26-0783](#)

Attachments: [Draft Planning Commission Minutes of January 20, 2026](#)

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

To comment on Public Hearing Items, you may submit comments via e-mail at planning@fontanaca.gov. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

- (a) hearing opened
- (b) written communication
- (c) council/staff comments
- (d) applicant comments
- (e) oral - favor
- (f) oral - opposition
- (g) hearing closed

PH-A Master Case No. (MCN) 25-0037; Tentative Parcel Map No. 25-0012 (TPM No. 21013), and Design Review No. 25-0010; A request to reconfigure property lines of two existing parcels, and for the site and architectural review for the development of a 408-unit multi-family complex with various amenities and site improvements on a 26.3-acre parcel, located south of Duncan Canyon Road and north/west of John Previti Avenue, (APNs: 1107-262-07 and -65), pursuant to a previously adopted Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Ventana at Duncan Canyon Specific Plan project (SCH No. 2021100400).

[26-0788](#)

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval,

staff recommends that the Planning Commission adopt Resolution No. PC 2026-____, and,

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-000099R1, General Plan Amendment No. 21-00006, and Specific Plan Amendment No. 22-00001) pursuant to CEQA Sections 15162 through 15164 and Section 8-10 of the Fontana 2019 Local Guidelines for Implementing CEQA and that none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination;

2. Approve Tentative Parcel Map No. 25-0012 (TPM No. 21013); and,

3. Approve Design Review (DRP) No. 25-0010.

APPLICANT:

The Previti Group

Cinthia De La Torre

2151 E. Convention Center Way, Suite No. 114

Ontario, CA 91764

LOCATION:

The project site is located south of Duncan Canyon Road, and north/west of John Previti Avenue (APNs: 1107-262-07 and -65).

PROJECT PLANNER:

Alexia Barberena, Associate Planner

Attachments: [Attachment No. 1 - Vicinity Map](#)

[Attachment No. 2 - Project Plans](#)

[Attachment No. 3 - Planning Commission Resolution, and Conditions of Approval](#)

[Attachment No. 4 - Notice of Determination](#)

[Attachment No. 5 - Public Hearing Notice](#)

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:**A. Director Communications:****DA-A Planning Commission 2025 Recap**[26-0782](#)**DA-B Upcoming cases scheduled for City Council and Planning Commission.**[26-0784](#)

An update of future City Council agenda items for February 10, 2026 for the Planning Commission's information.

An update of future Planning Commission agenda items for February 17, 2026 for the Planning Commission's information.

Attachments: [Upcoming Items CC Memo](#)
[Upcoming Items PC Memo](#)

COMMISSION COMMENTS:**A. Planning Commission Remarks:****WORKSHOP:****A. None****ADJOURNMENT:****A. Adjournment**

Adjourn to the next Regular Planning Commission Meeting on February 17, 2026 at 6:00 p.m. in the Steelworkers' Auditorium, 8437 Sierra Avenue, Fontana, California.



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0783
Agenda #: CC-A

Agenda Date: 2/3/2026
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of January 20, 2026.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of January 20, 2026. The draft minutes are attached to this report for the Planning Commission to review and approval.

MOTION:
Approve staff recommendation.



City of Fontana Planning Commission Minutes

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Torrie Lozano, Commissioner
Dylan Keetle, Commissioner

Tuesday, January 20, 2026	6:00 P.M.	Grover W. Taylor Council Chambers
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Prior to the beginning of this meeting, City Clerk Germaine Key sworn in all five commission members, Commissioner Idilio Sanchez, Ricardo Quintana, Dylan Keetle, Torrie Lozano and Joseph Armendarez to their respective one-year terms.

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, January 20, 2026. Chair Sanchez called the meeting to order at 6:03 p.m.

Present: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez,
Commissioners Keetle and Lozano

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Vice Chair Quintana.

PUBLIC COMMUNICATIONS:**A. Public Communications:**

None.

CONSENT CALENDAR:**A. Approval of Minutes:**

Approve the Regular Planning Commission Meeting Minutes of December 16, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commissioner Keetle and passed unanimously by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: None

Abstain: None

PH- A

Master Case No. (MCN) 24-0037; Design Review No. 24-0013; A request for site and architectural review for the development of a 492,240 square foot industrial commerce building with associated site improvements on property located at 14970 Jurupa Avenue (APNs: 0237-121-03 & 0237-122-07), pursuant to an Addendum to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089) prepared for the Project.

Chair Sanchez opened the Public Hearing

Rina Leung, Senior Planner, presented the staff report.

No written correspondence was received.

The applicant, Nicole Torstvet, on behalf of Prologis stated that she read and agreed to the Conditions of Approval and described the project as an approximately 490,000-square-foot speculative industrial warehouse with no tenants identified at this time. The applicant noted that the project will be marketed upon approval, including outreach to Fortune 500 companies.

The following individual spoke in favor of this item:

1. Delshawn McClellon, representative on behalf of Western States Carpenters.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-001, and,

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Southwest Industrial Park Specific Plan Final Environmental Impact Report (SCH No. 2009091089), and direct staff to file a Notice of Determination; and,
2. Approve Design Review (DR) No. 24-0013.

ACTION: Motion was made by Commissioner Keetle and seconded by Chair Sanchez and passed by a vote of 5-0 to approve Public Hearing Item “A”; approve Design Review (DR) No. 24-0013 and adopt Resolution No. PC 2026-001.

The motion carried by the following vote:

AYES: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez
Commissioners Lozano and Keetle NOES: None; **ABSTAIN:** None; **ABSENT:** None

PH-B

Master Case No. 25-0080 and Municipal Code Amendment No. (MCA) 25-0011: Fontana Municipal Code Amendments to Chapter 30 (Zoning and Development Code) to modify Section No. 30-467 pertaining to accessory dwelling units (ADUs) and junior accessory dwelling units (JADU) to comply with State of California law, pursuant to a statutory exemption from the California Environmental Quality Act Under Section No. 21080.17 of the Public Resources Code.

Chair Sanchez opened the Public Hearing.

Cecily Session-Goins, Associate Planner, presented the staff report.

No written correspondence was received.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report, staff recommends that the Planning Commission adopt Resolution No. PC 2026-002, and forward a

recommendation to the City Council to:

1. Determine that the proposed ordinance is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to California Public Resources Code section 21080.17 as CEQA does not apply to the adoption of an ordinance by a city or county implementing the provisions of Article 2 of Chapter 13 of Division 1 of Title 7 of the California Government Code, which is California's ADU law and which also regulates JADUs, as defined by section 66313; and,
2. Approve a Resolution recommending the City Council adopt an Ordinance for Municipal Code Amendment (MCA) No. 25-0011 amend Chapter 30 of the Municipal Code.

ACTION: Motion was made by Vice Chair Quintana and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve Public Hearing Item "B" and adopt Resolution No. PC 2026-002.

The motion carried by the following vote:

AYES: Chair Sanchez, Vice Chair Quintana, Secretary Armendarez
Commissioners Lozano and Keetle NOES: None; **ABSTAIN:** None; **ABSENT:** None

NEW BUSINESS:

A. Election of Planning Commission Officers: Chair, Vice Chair, Secretary:

Vice Chair Quintana nominated Secretary Joe Armendarez for the position of Chair.

ACTION: Motion was made by Vice Chair Quintana and passed by an oral vote of 5-0 to appoint Secretary Armendarez as Chair (**AYES:** Sanchez, Quintana, Armendarez, Keetle and Lozano; **NOES:** None; **ABSENT:** None; **ABSTAIN:** None).

Secretary Armendarez nominated Vice Chair Quintana for the position of Vice Chair.

ACTION: Motion was made by Secretary Armendarez and passed by an oral vote of 5-0 to appoint Vice Chair Quintana as Vice Chair (**AYES:** Sanchez, Quintana, Armendarez, Keetle and Lozano; **NOES:** None; **ABSENT:** None; **ABSTAIN:** None).

Chair Sanchez nominated Commissioner Lozano for the position of Secretary.

ACTION: Motion was made by Chair Sanchez and passed by an oral vote of 5-0 to appoint Commissioner Lozano as Secretary (**AYES:** Sanchez, Quintana, Armendarez, Keetle and Lozano; **NOES:** None; **ABSENT:** None; **ABSTAIN:** None).

DIRECTOR COMMUNICATIONS:**A. Director Communications:**

Planning Director Nevins congratulated the Commissioners on their appointments and expressed appreciation for the opportunity to continue working together. She thanked the Commissioners for their patience and cooperation as staff and Commissioners adjust to the new meeting setup and noted her anticipation for a productive year ahead.

COMMENTS:**A. Public Communication Commission Comments:**

Secretary Armendarez thanked fellow Commissioners for their support and confidence in selecting him as Chair. He expressed appreciation to City staff for their dedication and efforts in preparing clear and thorough materials, which allow the Commission to conduct meetings efficiently and with full understanding. He concluded by expressing appreciation and looking forward to future meetings.

Vice Chair Quintana thanked the Commission for the nomination and reappointment. He expressed appreciation to staff for their consistent, high-quality presentations and thanked Information Technology staff for facilitating the Commission's first meeting at Steelworkers' Auditorium while City Hall is under construction. He noted the anticipated duration of construction and expressed enthusiasm for the planned improvements. He also congratulated Commissioner Lozano and Secretary Armendarez on their appointments.

Commissioner Lozano thanked City staff for their presentations and ongoing support, as well as additional staff for their assistance at each meeting. She congratulated Secretary Armendarez and Vice Chair Quintana on their appointments, thanked the Commission for the nomination, and extended New Year's greetings.

Commissioner Keetle thanked the City Council for reappointing the Commissioners and expressed appreciation for the collaborative nature of the Commission. He congratulated the newly appointed commissioners and thanked the Planning Director and staff for their continued support and responsiveness. He expressed optimism for the coming year and the City's continued progress.

Chair Sanchez expressed gratitude for the opportunity to serve as Chair and for continued service on the Commission. He thanked staff for their efforts in streamlining meetings and improving efficiency compared to prior years. He expressed appreciation for the new leadership and extended closing remarks to the public.

ADJOURNMENT:

Chair Sanchez adjourned the meeting at 6:29 p.m. to the next Regular Planning Commission Meeting on Tuesday, February 3, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
Deputy City Clerk

**THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON THE 3rd DAY OF FEBRUARY 2026.**

Idilio Sanchez
Chair



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0788
Agenda #: PH-A

Agenda Date: 2/3/2026
Category: Public Hearing

FROM:

Planning Department

TITLE:

Master Case No. (MCN) 25-0037; Tentative Parcel Map No. 25-0012 (TPM No. 21013), and Design Review No. 25-0010; A request to reconfigure property lines of two existing parcels, and for the site and architectural review for the development of a 408-unit multi-family complex with various amenities and site improvements on a 26.3-acre parcel, located south of Duncan Canyon Road and north/west of John Previti Avenue, (APNs: 1107-262-07 and -65), pursuant to a previously adopted Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Ventana at Duncan Canyon Specific Plan project (SCH No. 2021100400).

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-____, and,

1. Find that the project has been reviewed under the previous Environmental Impact Report for the Ventana Specific Plan (Master Case No. 22-000099R1, General Plan Amendment No. 21-00006, and Specific Plan Amendment No. 22-00001) pursuant to CEQA Sections 15162 through 15164 and Section 8-10 of the Fontana 2019 Local Guidelines for Implementing CEQA and that none of the exceptions in CEQA Section 15162 apply here, and direct staff to file a Notice of Determination;
2. Approve Tentative Parcel Map No. 25-0012 (TPM No. 21013); and,
3. Approve Design Review (DRP) No. 25-0010.

APPLICANT:

The Previti Group
Cinthia De La Torre
2151 E. Convention Center Way, Suite No. 114
Ontario, CA 91764

LOCATION:

The project site is located south of Duncan Canyon Road, and north/west of John Previti Avenue (APNs: 1107-262-07 and -65)

REQUEST:

Tentative Parcel Map No. 25-0012 (TPM No. 21013) - A request to reconfigure two (2) parcels of approximately 26.3 acres for the development of a 408-unit multi-family complex.

Design Review (DRP) No. 25-0010 - A request for site and architectural review for the residential portion of Planning Area 4 of the Ventana at Duncan Canyon Specific Plan to include 408 multi-family units, with various amenities and associated site improvements.

PROJECT PLANNER:

Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:

Land Use Table

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Regional Mixed Use (R-MU)	Ventana at Duncan Canyon Specific Plan Planning Area 4 (Mixed Use)	Vacant
North:	General Commercial (C-G)	Ventana at Duncan Canyon Specific Plan Planning Area 5b (Commercial)	Vacant
South:	Public Utility Corridor (P-UC)	Public Utility Corridor (P-UC)	Edison Corridor Easement
East:	Multi Family Medium/High Residential (R-MFMH)	Ventana at Duncan Canyon Specific Plan Planning Area 3 (Multi-Family)	Vacant
West:	Ontario Freeway (1-15)	Ontario Freeway (I-15)	I-15 Freeway

PROJECT DESCRIPTION:

A. Site Area: Approximately 26.3 acres

B. Density: Max: 24 units per acre
Proposed: 15.52 units per acre

D. Parking:
Required: 735 parking spaces
Provided: 819 parking spaces

E. Landscaping:
Required: 95,070 square feet (15 percent)
Provided: 178,315 square feet (28.1 percent)

ANALYSIS:

The applicant, The Previti Group, is requesting that the Planning Commission approve Tentative Parcel Map No. 25-0012 (TPM No. 21013) to reconfigure two parcels and approve Design Review No. 25-0010 for the development of a 408-unit multi-family complex with site improvements on approximately 26.3 acres.

Tentative Parcel Map No. 25-0012 (TPM No. 21013)

The proposed Tentative Tract Map No. 25-0012 will reconfigure two lots to develop a multi-family complex on Parcel 1. Parcel 2 is not a part of this project, as Parcel 2 is for the future development of a commercial component within Planning Area 4. The resulting parcels will meet the development standards of the Ventana Specific Plan and Zoning and Development code and will enable the development of the multi-family complex, including associated site improvements consistent with the development plans.

Design Review (DR) No. 25-0010

The development seeks site and architectural approval of a new 408-unit multi-family complex located within 15 buildings, totaling 633,798 square feet. The applicant proposes a Tuscan style of architecture for the buildings with an exterior neutral earth tone palette scheme, with brown and green accents to be used for entry doors and shutters. The architectural style includes smooth stucco exterior, decorative wrought iron elements, decorative shutters, exterior light fixtures, stone veneer, concrete roof tiles, and vinyl windows.

The proposed multi-family complex will have a mix of studio, one-bedroom, two-bedroom, and three-bedroom units, ranging in size from 593 square feet to 1,355 square feet. There are six (6) plan layouts for the units, consisting of 21 studios, 243 one-bedroom units, 123 two-bedroom units, and 21 three-bedroom units. Private open space is provided ranging from 61 square feet to 76 square feet.

The Project's on and off-site improvements include parking spaces, new landscaping, enhanced lighting, curb, gutter, sidewalks, and utilities related to the Project.

The proposed site is physically suitable in size and shape to support the development of the proposed residential multi-family complex. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project. The Project incorporates safety measures for automobiles and pedestrians in the area.

Amenities/Open Space:

The project is required to have seven (7) amenities, and the applicant is providing ten (10). The Project amenities include a clubhouse, a spa and pool area, an outdoor kitchen, yoga area, tot lot, a dog park, additional BBQ areas with seating areas and shade structures, paseos and plazas, indoor gym, and other parks and open spaces.

Grading/Walls:

The project site is vacant and undeveloped. The topography of the Project Site is relatively flat. The existing drainage pattern flows from the northeast to the southwest. An underground water chamber system will be constructed for the Project.

The project plans include a 6-foot-high tubular steel perimeter fence with decorative pilasters along the south and a portion of the west side of the property. A minimum 6-foot-high perimeter wall will be located on the north, west, and a portion of the east side of the property.

Site Access/Circulation/Parking:

Primary vehicle access to the Project Site will be off John Previti Avenue via an enhanced entryway. Secondary access to the Project Site is located south of the primary entrance. The project will provide pedestrian access gates off the eastern side of the property. The project will have open parking spaces and covered parking spaces for the residences. The internal circulation has been reviewed by the Planning, Fire, Traffic, and Engineering Departments and found to be sufficient to support this type of use.

Environmental:

A Final EIR was prepared for the Ventana at Duncan Canyon Specific Plan project (SCH No. 2021100400) and was certified by the City Council on July 26, 2022. Based on CEQA Guidelines, Sections 15162 through 15164 et seq, and Section 8.10 of the City of Fontana's 2019 Local CEQA Guidelines, staff has determined that the previously certified Final EIR has adequately identified the impacts associated with Design Review 25-0037 and no further environmental review is required.

MOTION:

Approve staff's recommendation.

ATTACHMENTS:

Attachment No. 1 - Vicinity Map

Attachment No. 2 - Project Plan Set

Attachment No. 3 - Planning Commission Resolution, Findings & Conditions of Approval

Attachment No. 4 - Notice of Determination

Attachment No. 5 - Public Hearing Notice



Project Site

VICINITY MAP

DATE: February 3, 2026

CASE: Master Case No. 25-0037
Tentative Parcel Map No. 25-0012
Design Review No. 25-0010



DESIGN REVIEW
RESUBMITTAL
DECEMBER 2, 2025

ARCHITECTURE - RESIDENTIAL

- G0 COVER SHEET
- G1 PROJECT INFORMATION
- A1 PA4 OVERALL MASTER PLAN
- A2 CONCEPTUAL SITE PLAN
- A3 FIRE ACCESS PLAN
- A4 OPEN SPACE EXHIBIT - PA4
- A5 BUILDING TYPE A
- A6 BUILDING TYPE A ELEVATIONS
- A7 BUILDING TYPE B
- A8 BUILDING TYPE B ELEVATIONS
- A9 BUILDING TYPE C
- A10 BUILDING TYPE C ELEVATIONS
- A11 BUILDING TYPE D
- A12 BUILDING TYPE D ELEVATIONS
- A13 BUILDING TYPE D-ALT.
- A14 BUILDING TYPE D-ALT. ELEVATIONS
- A15 CLUBHOUSE & CABANA FLOOR PLANS
- A16 CLUBHOUSE ELEVATIONS
- A17 CABANA ELEVATIONS
- A18 UNIT FLOOR PLANS
- A19 ANCILLARY STRUCTURE EXHIBITS
- A20 MATERIAL BOARD
- A21 MATERIAL BOARD

CIVIL - RESIDENTIAL

- C-1 PRELIMINARY GRADING PLAN
- C-2 PRELIMINARY GRADING X-SECTIONS
- C-3 PRELIMINARY UTILITY PLAN
- C-4 TENTATIVE PARCEL MAP
- C-5 TPM STREET SECTIONS

LANDSCAPE - RESIDENTIAL

- L-1 CONCEPTUAL LANDSCAPE SITE PLAN
- L-2 CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
- L-3 CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
- L-4 CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN
- L-5 FENCE AND WALL PLAN
- L-6 FENCE AND WALL DETAILS
- L-7 CONCEPTUAL LIGHTING SPECIFICATIONS
- L-8 CONCEPTUAL LIGHTING PLAN
- L-9 CONCEPTUAL LIGHTING PLAN
- L-10 CONCEPTUAL LIGHTING PLAN
- L-11 CONCEPTUAL LIGHTING PLAN

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VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA



GO

JOB NO. 2024-1169
DATE 12-02-2025

RESIDENTIAL BUILDING SUMMARY - BUILDING A							
UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
A1	3	3	3	37.5%	9	6	9
A2	3	3	3	37.5%	9		9
B1	1	1	1	12.5%	3		3
B2	1	1	1	12.5%	3		3
-	8	8	8	100.0%	24		24

UNIT SUMMARY - BUILDING A					
UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
A1	749	9	6741	37.5%	100.0%
A2	749	9	6,741	37.5%	
B1	1,018	3	3,054	12.5%	
B2	1,355	3	4,065	12.5%	
-	-	24	20,601	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING B							
UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
S1	1	1	1	12.5%	3	4	3
A1	1	1	1	12.5%	3		3
A2	2	2	2	25.0%	6		6
B1	1	1	1	12.5%	3		3
B2	2	2	2	25.0%	6		6
C1	1	1	1	12.5%	3		3
-	8	8	8	100.0%	24		24

UNIT SUMMARY - BUILDING B					
UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
S1	593	3	1779	12.5%	100.0%
A1	749	3	2247	12.5%	
A2	749	6	4494	25.0%	
B1	1,018	3	3,054	12.5%	
B2	1,030	6	6,180	25.0%	
C1	1,355	3	4,065	12.5%	
-	-	24	21,819	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING C							
UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
S1	1	1	1	12.5%	3	3	3
A1	2	2	2	25.0%	6		6
A2	1	1	1	12.5%	3		3
B1	2	2	2	25.0%	6		6
B2	1	1	1	12.5%	3		3
C1	1	1	1	12.5%	3		3
-	8	8	8	100.0%	24		24

UNIT SUMMARY - BUILDING C					
UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
S1	593	3	1779	12.5%	100.0%
A1	749	6	4494	25.0%	
A2	749	3	2247	12.5%	
B1	1,018	6	6,108	25.0%	
B2	1,030	3	3,090	12.5%	
C1	1,355	3	4,065	12.5%	
-	-	24	21,783	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING D							
UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
A1	6	6	6	37.5%	18	1	18
A2	6	6	6	37.5%	18		18
B1	2	2	2	12.5%	6		6
B2	2	2	2	12.5%	6		6
-	16	16	16	100.0%	48		48

UNIT SUMMARY - BUILDING D					
UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
A1	749	18	13482	37.5%	100.0%
A2	749	18	13,482	37.5%	
B1	1,018	6	6,108	12.5%	
B2	1,355	6	8,130	12.5%	
-	-	48	41,202	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING D-A1t							
UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
A1	6	6	6	37.5%	18	1	18
A2	6	6	6	37.5%	18		18
B1	2	2	2	12.5%	6		6
B2	2	2	2	12.5%	6		6
-	16	16	16	100.0%	48		48

UNIT SUMMARY - BUILDING D-A1t					
UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
A1	749	18	13482	37.5%	100.0%
A2	749	18	13,482	37.5%	
B1	1,018	6	6,108	12.5%	
B2	1,355	6	8,130	12.5%	
-	-	48	41,202	100.0%	

PRIVATE OPEN SPACE - BUILDING A				
UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
A1	69	9	621	3,726
A2	76	9	684	4,104
B1	65	3	195	1,170
B2	69	3	207	1,242
-	-	24	1,707	10,242

PRIVATE OPEN SPACE - BUILDING B				
UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
S1	61	3	183	732
A1	69	3	207	828
A2	76	6	456	1,824
B1	65	3	195	780
B2	69	6	414	1,656
C1	55	3	165	660
-	-	24	1,620	6,480

PRIVATE OPEN SPACE - BUILDING C				
UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
S1	61	3	183	549
A1	69	6	414	1,242
A2	76	3	228	684
B1	65	6	390	1,170
B2	69	3	207	621
C1	55	3	165	495
-	-	24	1,587	4,761

PRIVATE OPEN SPACE - BUILDING D				
UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
A1	69	18	1,242	1,242
A2	76	18	1,368	1,368
B1	65	6	390	390
B2	69	6	414	414
-	-	48	3,414	3,414

PRIVATE OPEN SPACE - BUILDING D-A1t				
UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
A1	69	18	1,242	1,242
A2	76	18	1,368	1,368
B1	65	6	390	390
B2	69	6	414	414
-	-	48	3,414	3,414

VENTANA AT DUNCAN CANYON - PA4											
PROJECT DESCRIPTION											
408 UNITS APARTMENT PROJECT AND CLUBHOUSE, CONSISTING OF 3 STORY TYPE V-A ON GRADE, WITH 13-R AUTOMATIC SPRINKLER SYSTEM											

PA4 SITE AREA: 26.29 ACRES
TOTAL UNITS : 408 UNITS
DENSITY : 15.52 DU/AC

PROJECT DESCRIPTION	
EXISTING USES:	VACANT
PROPOSED USES:	RESIDENTIAL (408 UNITS)

CODE SUMMARY	
CODE	ADOPTED EDITION
BUILDING CODE	2022 CALIFORNIA BUILDING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ENERGY CODE	2022 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
POOL CODE	2022 POOL CODE
CAL GREEN	2022 CALIFORNIA GREEN CODE
PLANNING CODE	CITY OF FONTANA MUNICIPAL CODE

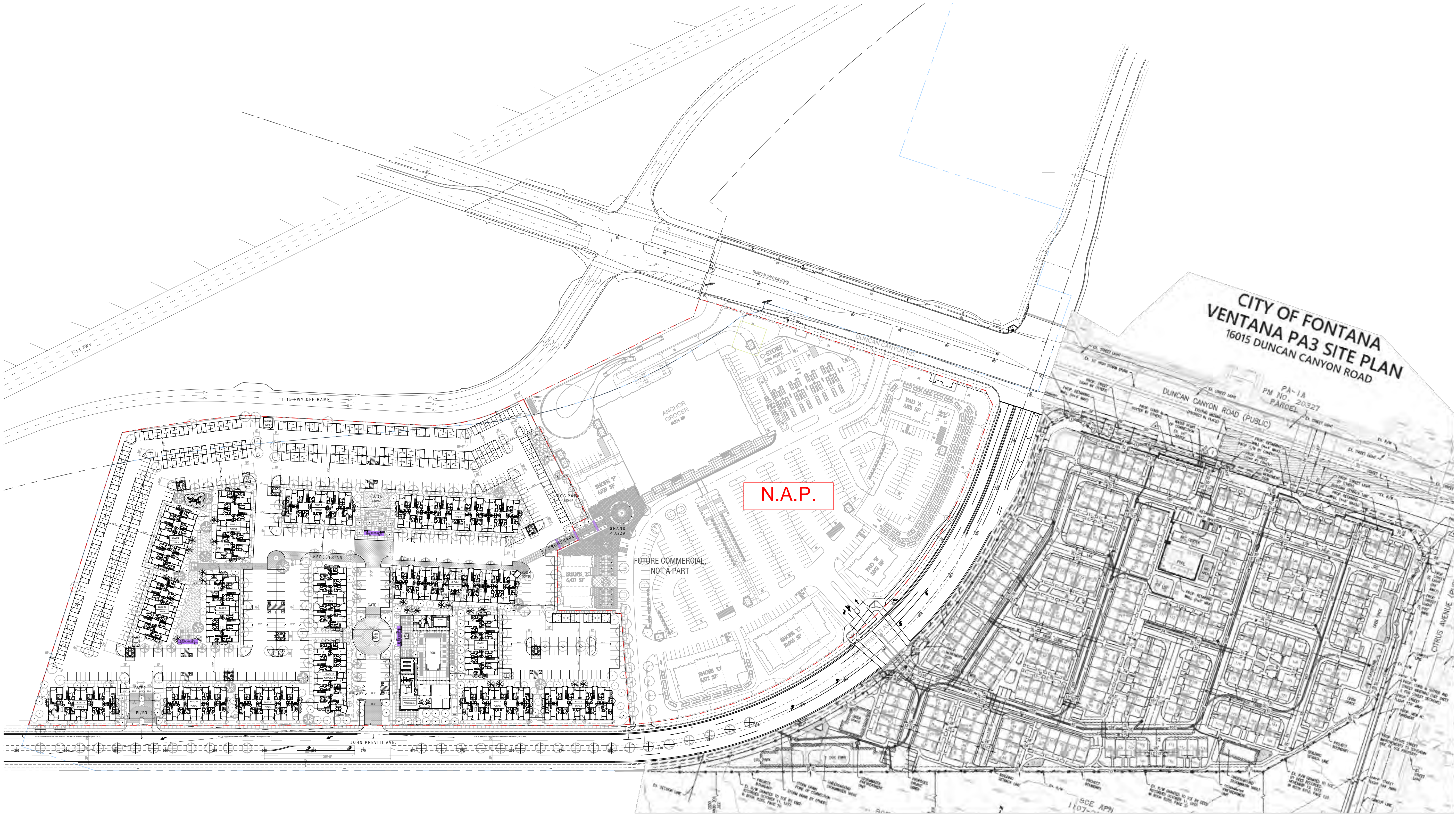
PARKING SUMMARY REQUIRED					
RESIDENTIAL PARKING REQUIRED OPEN SPACE (9'X18')					
UNIT TYPE	QTY.	CITY REQUIRED PER UNIT		RATIO	TOTAL
STUDIO	21	1.8			38
1-BEDROOM	243				437
2-BEDROOM	123				221
3-BEDROOM	21				38
TOTAL UNITS	408				-
STALL REQUIRED - RESIDENTIAL					734
GUEST REQUIRED		INCLUDED IN 1.8			-
TOTAL PARKING REQUIRED					734
ACCESSIBLE REQUIRED FOR RESIDENCE FOR ASSIGNED PARKING INCLUDED IN COUNT			2%OF 743		15
EVCS INCLUDED IN PARKING COUNT 4.106.4.2 FOR RESIDENTS		734		0.1	74
TOTAL EVCS INCLUDED IN PARKING COUNT 4.106.4.2					74
ACCESSIBLE REQUIRED FOR EVCS INCLUDED IN COUNT			4%OF 74		3

PARKING SUMMARY PROVIDED					
RESIDENTIAL PARKING REQUIRED OPEN SPACE (9'X18')					
TYPE OF PARKING	QTY.	COVERED PARKING		OPEN STALL	TOTAL
CARPORTS	325	325			325
OPEN STALLS	493	-			494
USPS	1	-			
TOTAL STALLS PROVIDED					819
PARKING RATIO					2.01
ACCESSIBLE PARKING PROVIDED			REQUIRED		
CARPORTS			2%		8
OPEN STALLS			2%		10
TOTAL INCLUDED 1 VAN					18
EVCS INCLUDED IN PARKING COUNT 4.106.4.2					
CARPORTS			10%		33
OPEN STALLS			10%		49
TOTAL INCLUDED 1 VAN					82

UNIT SUMMARY		
UNIT TYPE	QTY.	%
S1	21	5%
A1	120	29%
A2	123	30%
B1	60	15%
B2	63	15%
C1	21	5%
-	408	100.0%

LEGEND

PROPERTY LINE



PA 4

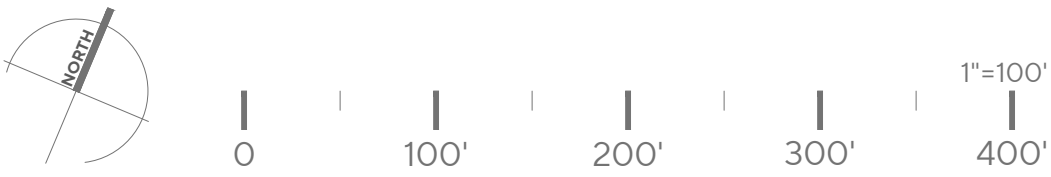
PA 3



VENTANA AT DUNCAN CANYON - PA4

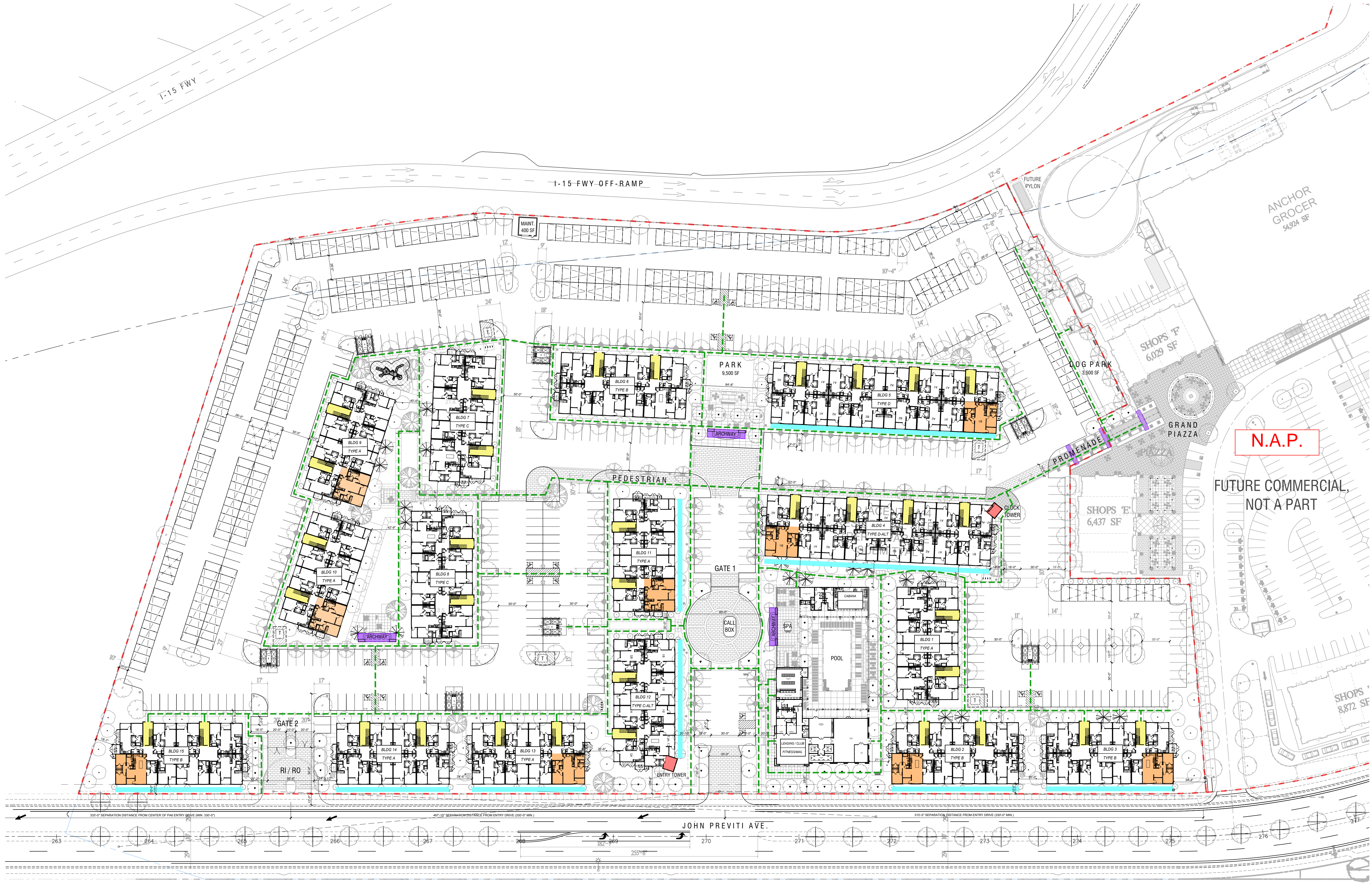
FONTANA, CA

PA 3 + PA 4 OVERALL MASTER PLAN

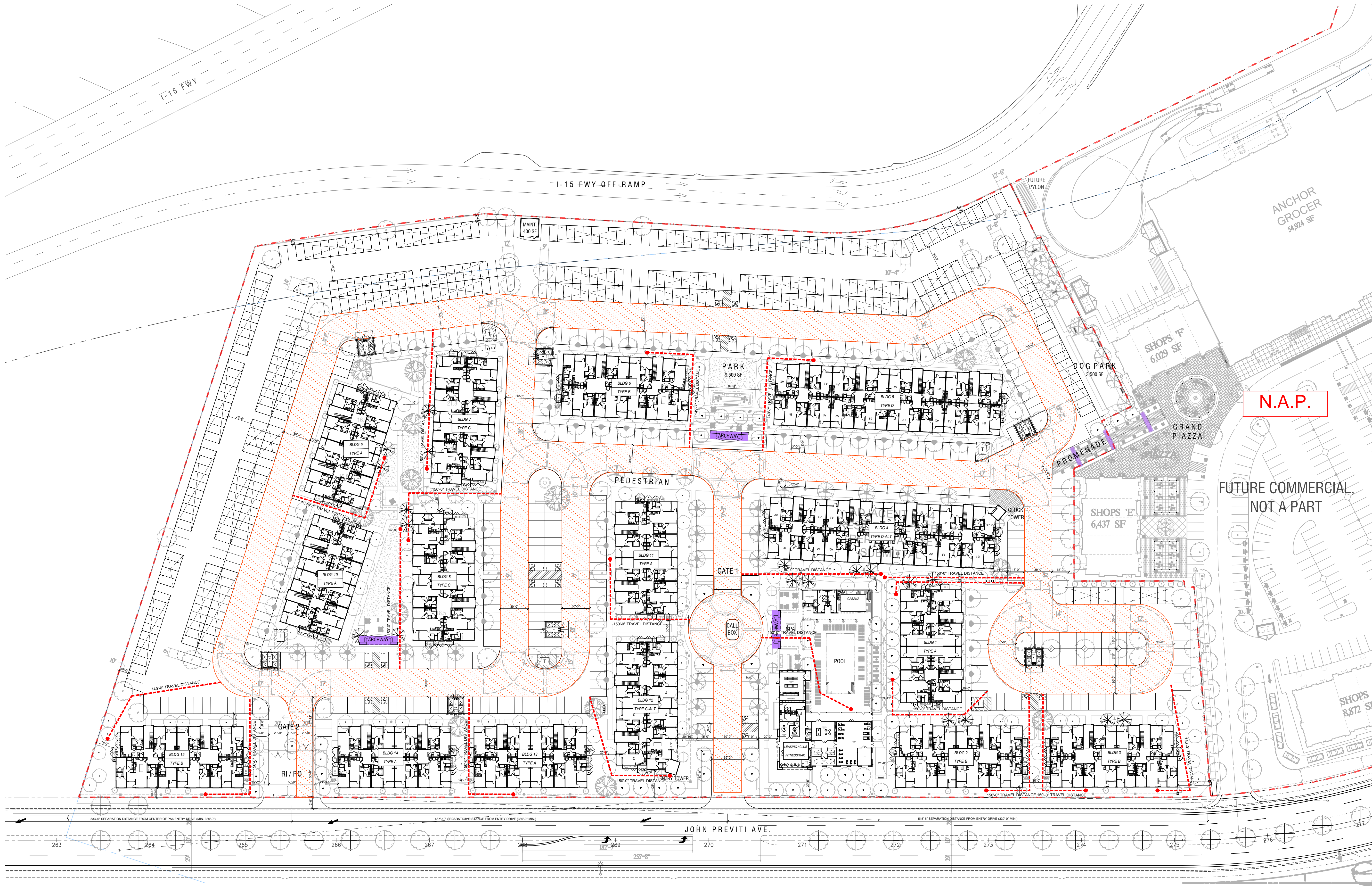


A1

JOB NO. 2024-1169
DATE 12-02-2025

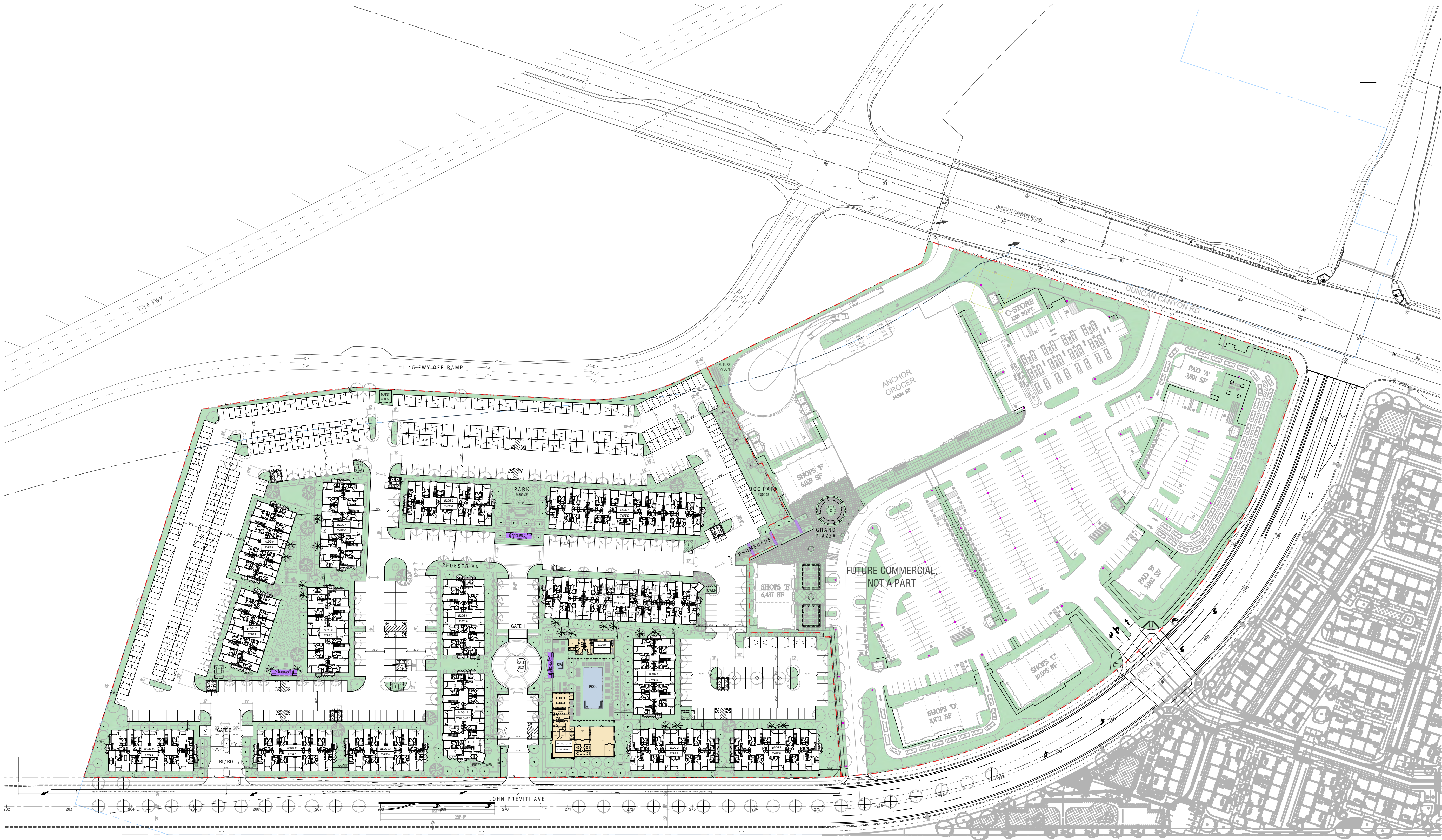


- LEGEND**
- PROPERTY LINE
 - ACCESSIBLE ROUTE OF TRAVEL
 - BLDG #
TYPE #
BUILDING NUMBER
BUILDING TYPE
 - ACCESSIBLE PARKING
 - USPS PARKING
 - CARPORTS
 - PRIMARY TOWER
 - SECONDARY TOWER
 - TERTIARY TOWER
 - ARCHWAY
 - ENHANCED ELEVATIONS



LEGEND

- 150 FT. MAX. HOSE PULL LENGTH
- TYPICAL 26' MIN. FIRE LANE
TYPICAL 30' MIN. FIRE LANE
ADJACENT 3-STORY BUILDINGS
- TYP. FIRE TRUCK TURN RADIUS
(PER SBCFD FIRE PREVENTION
STANDARD A-1.10)



LEGEND

PROPERTY LINE

PUBLIC OPEN SPACE

ENCLOSED AMENITY SPACE

TYPE	QTY	SQFT	TOTAL
A	6	1704	10,224
B	4	1,605	6,420
C	3	1,557	4,671
D	2	3,408	6,816
-	15	8,274	28,131

TYPE	TOTAL SQFT	% TOTAL
PRIVATE OPEN SPACE	28,131	-
COMMON OPEN SPACE	180,985	28.56% *
LANDSCAPE OPEN SPACE	178,315	28.1%
ENCLOSED OPEN SPACE	8,280	-
-	244,561	

OPEN SPACE REQ'D PER SPA PA4: 6.3 AC

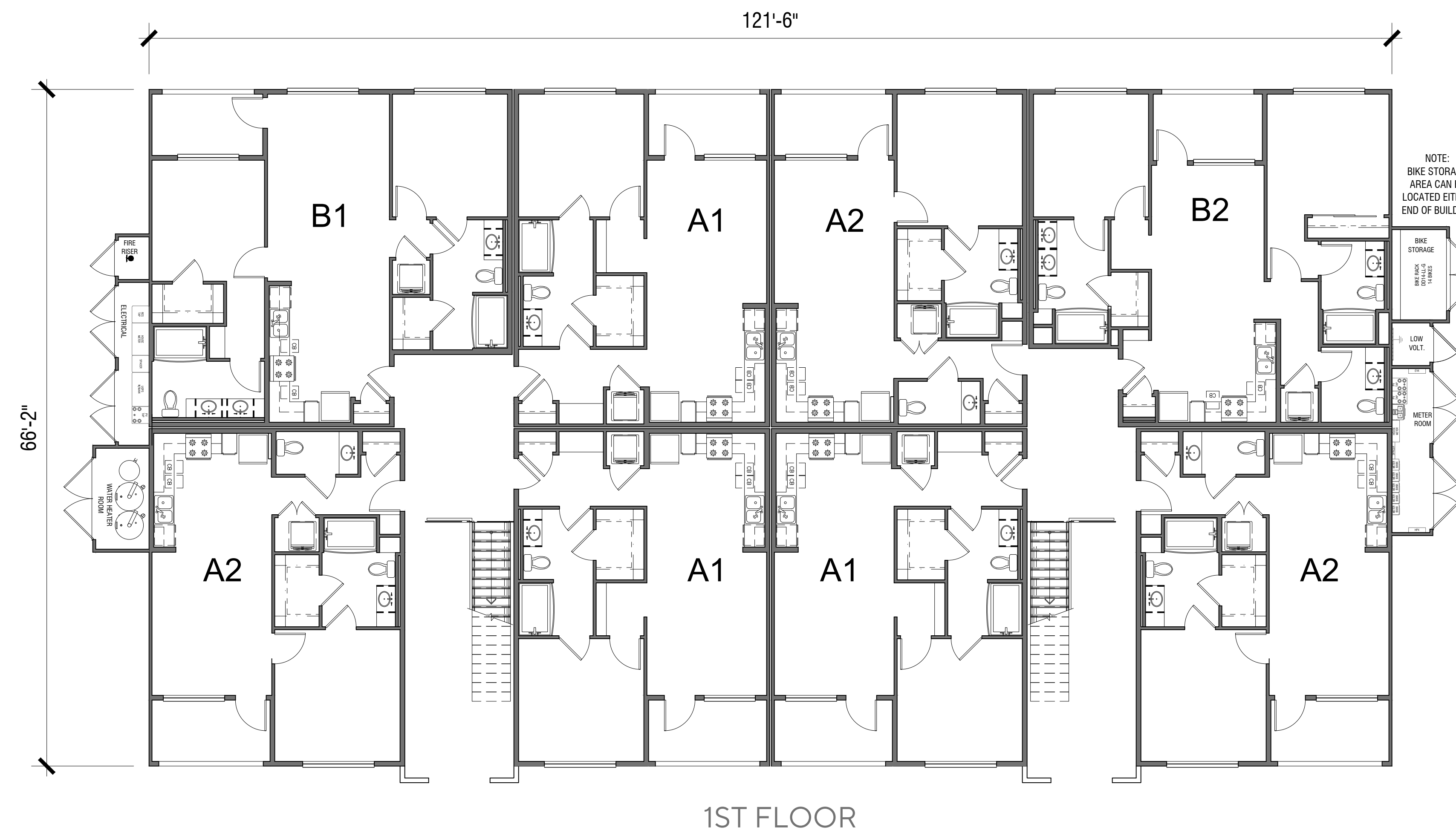
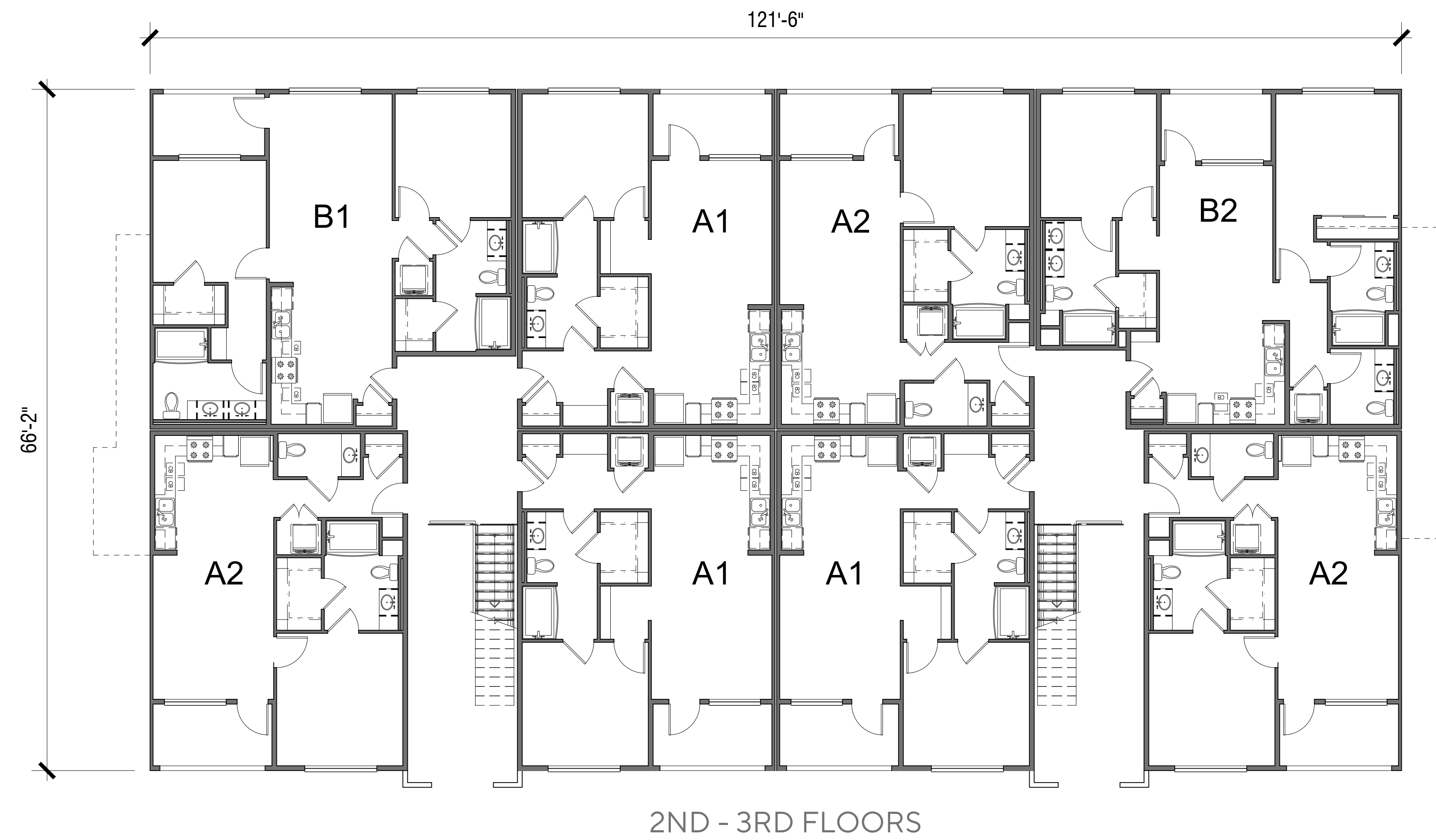
TOTAL PROPOSED OPEN SPACE: 7.54 AC

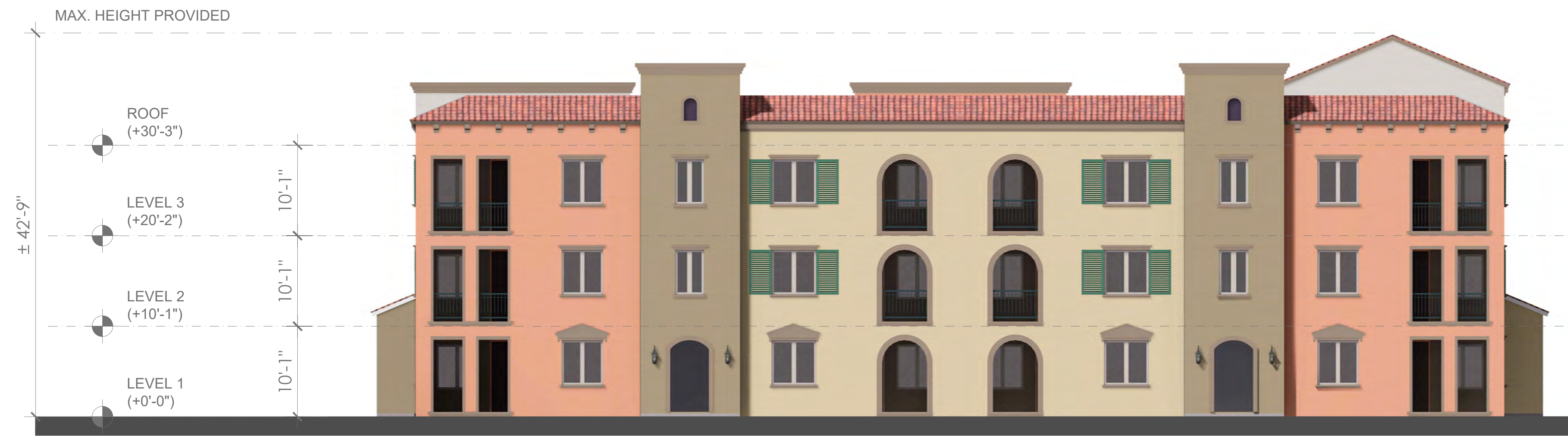
RESIDENTIAL LOT AREA: 14.55 AC

COMMERCIAL LOT AREA: 11.65 AC

TOTAL LOT AREA: 26.29AC



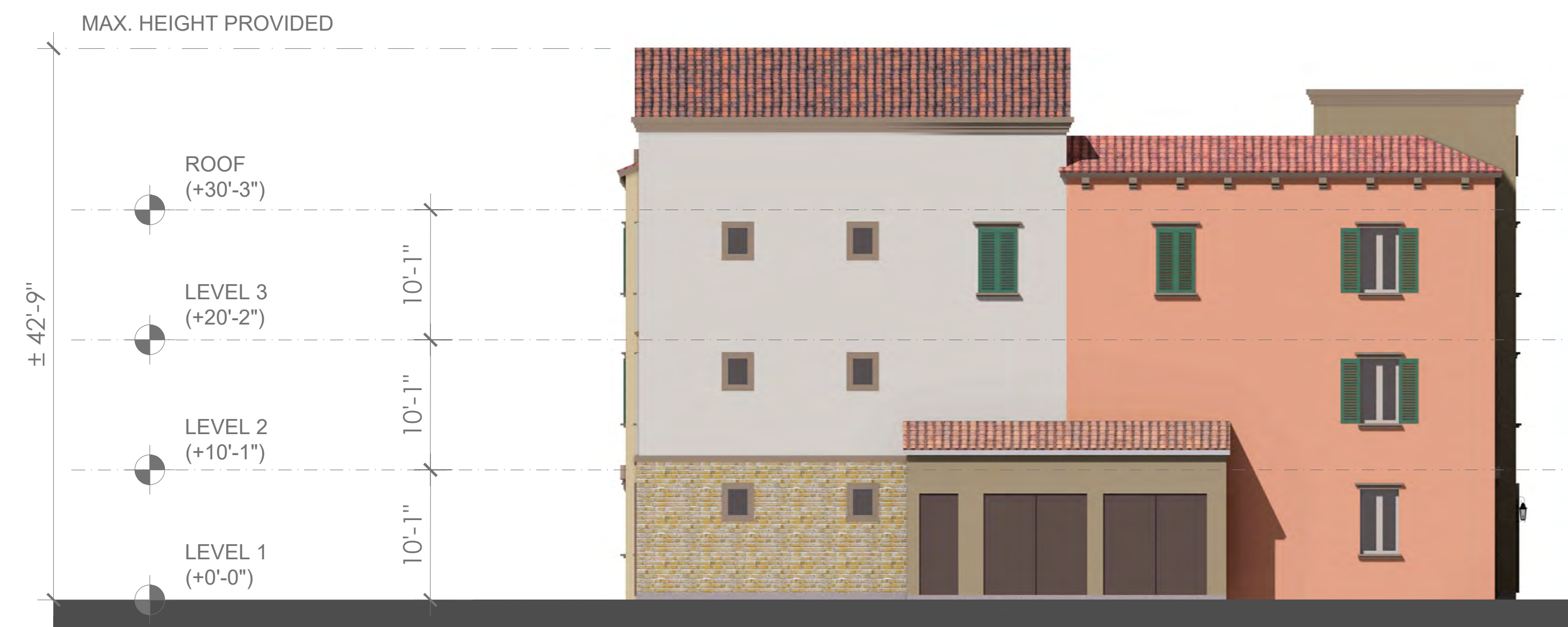




FRONT ELEVATION



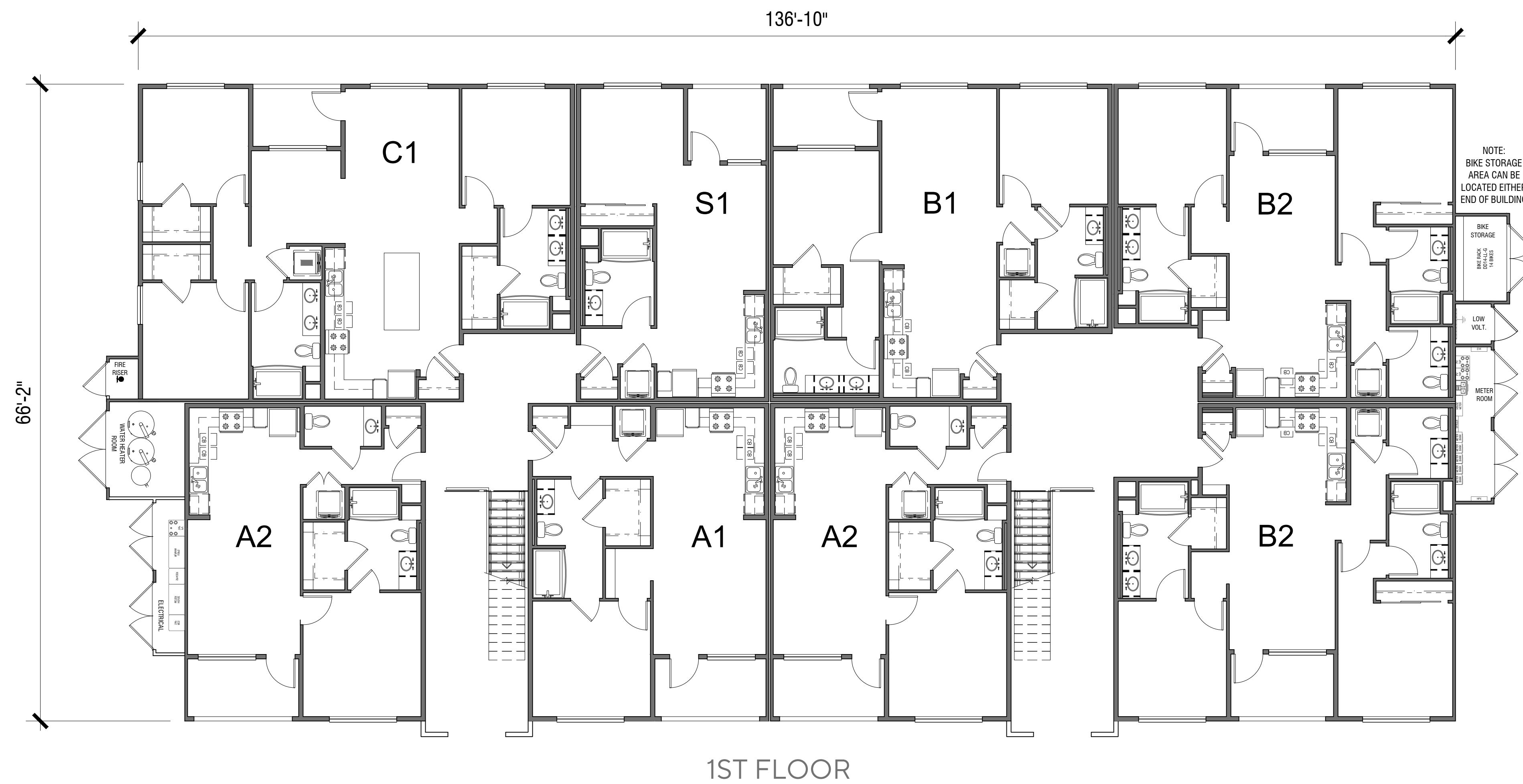
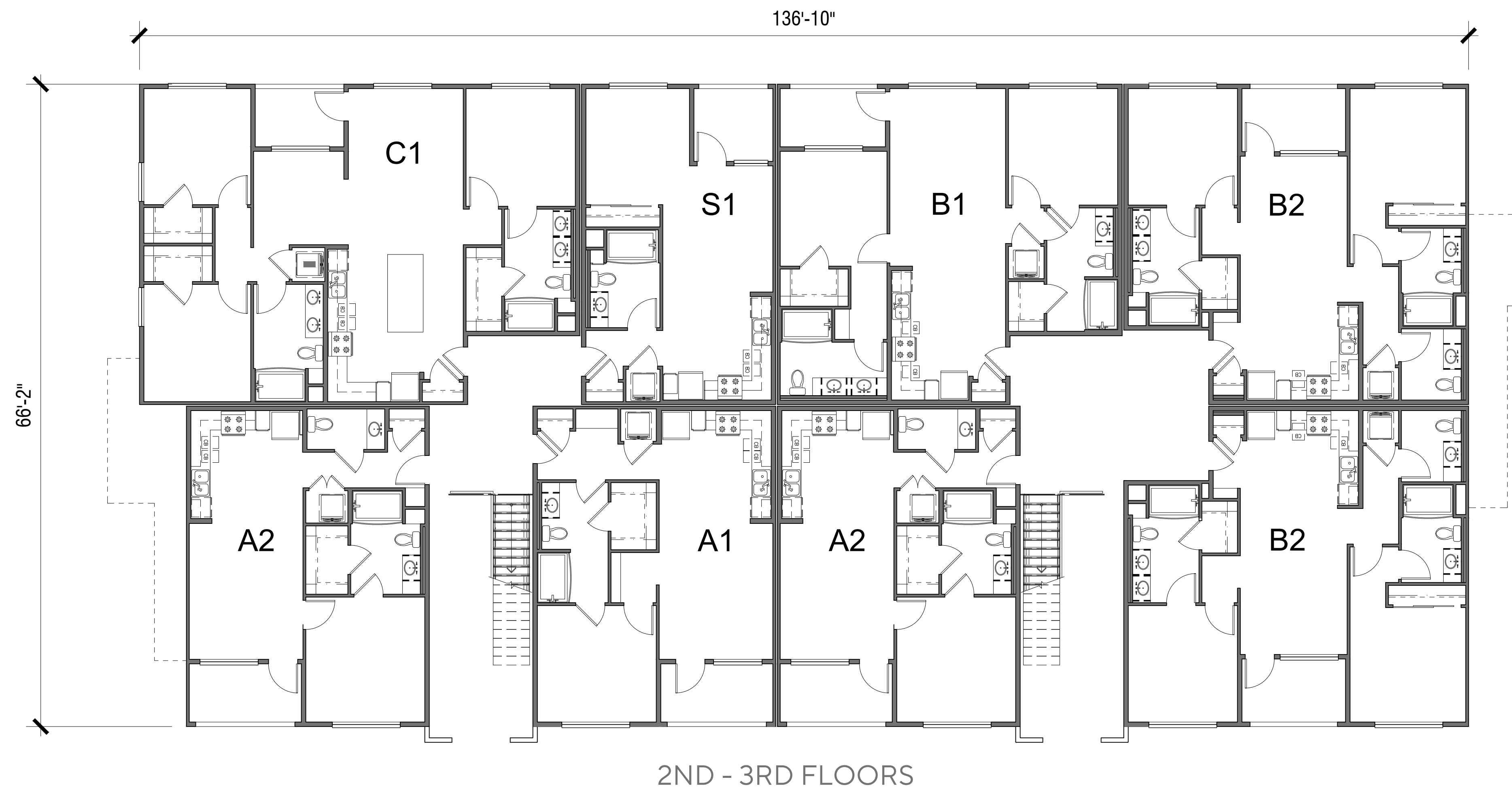
LEFT ELEVATION



RIGHT ELEVATION

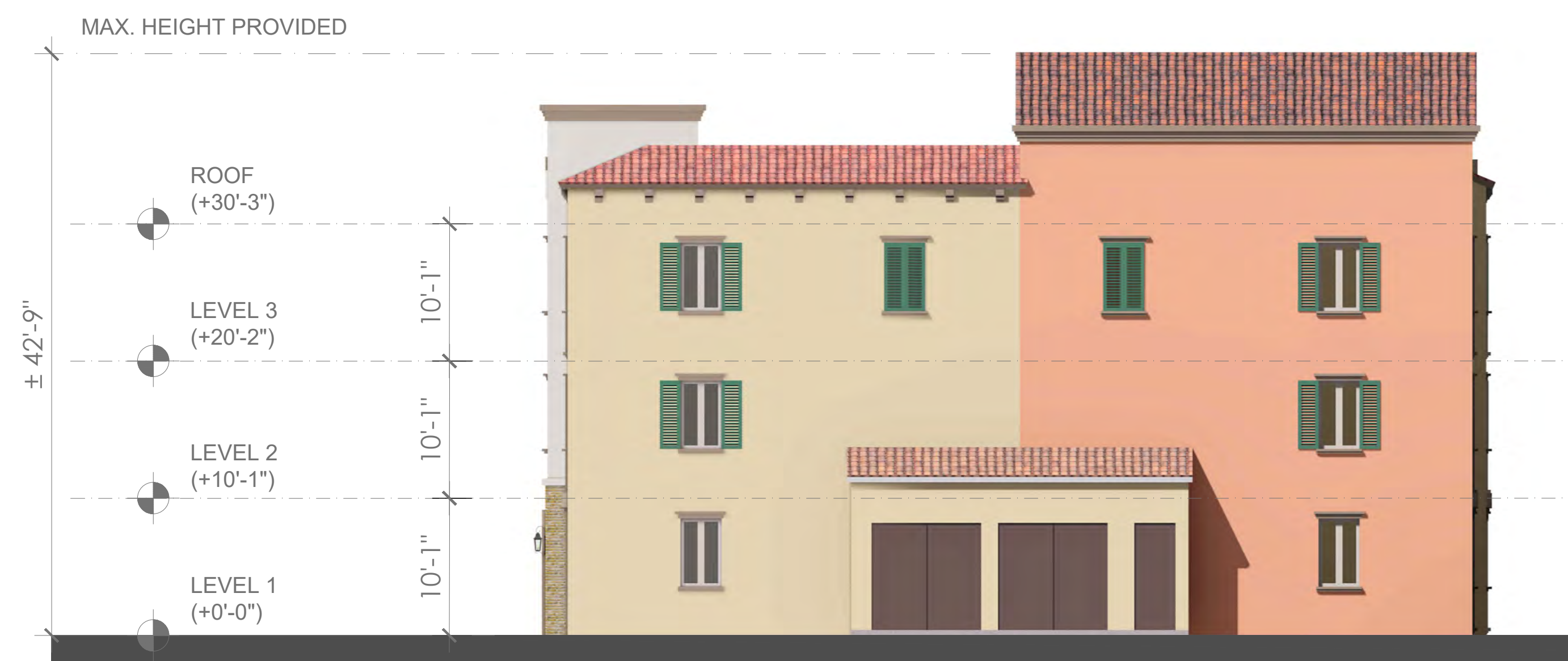


REAR ELEVATION





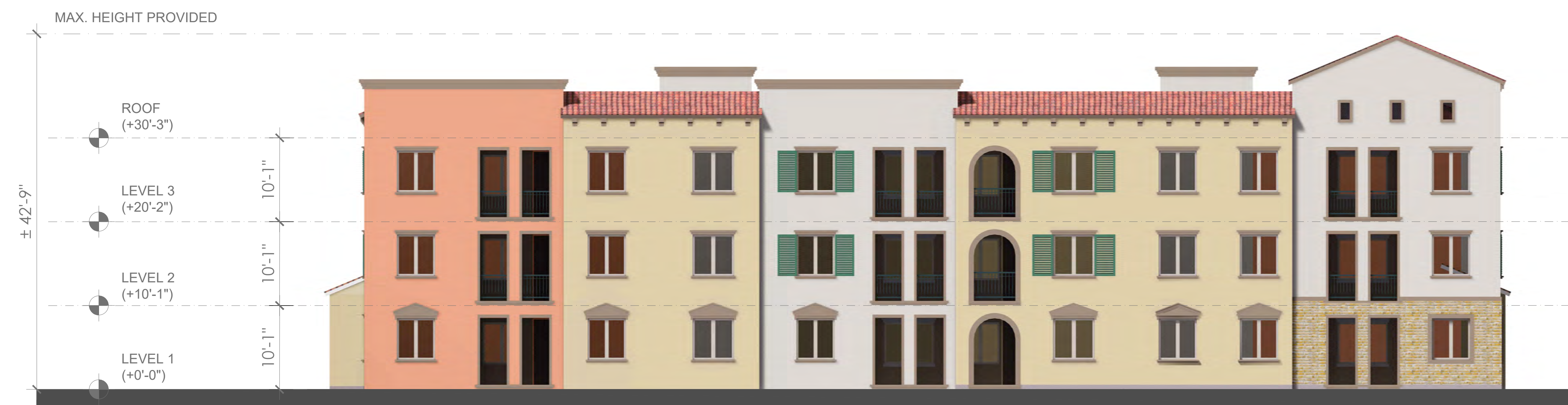
FRONT ELEVATION



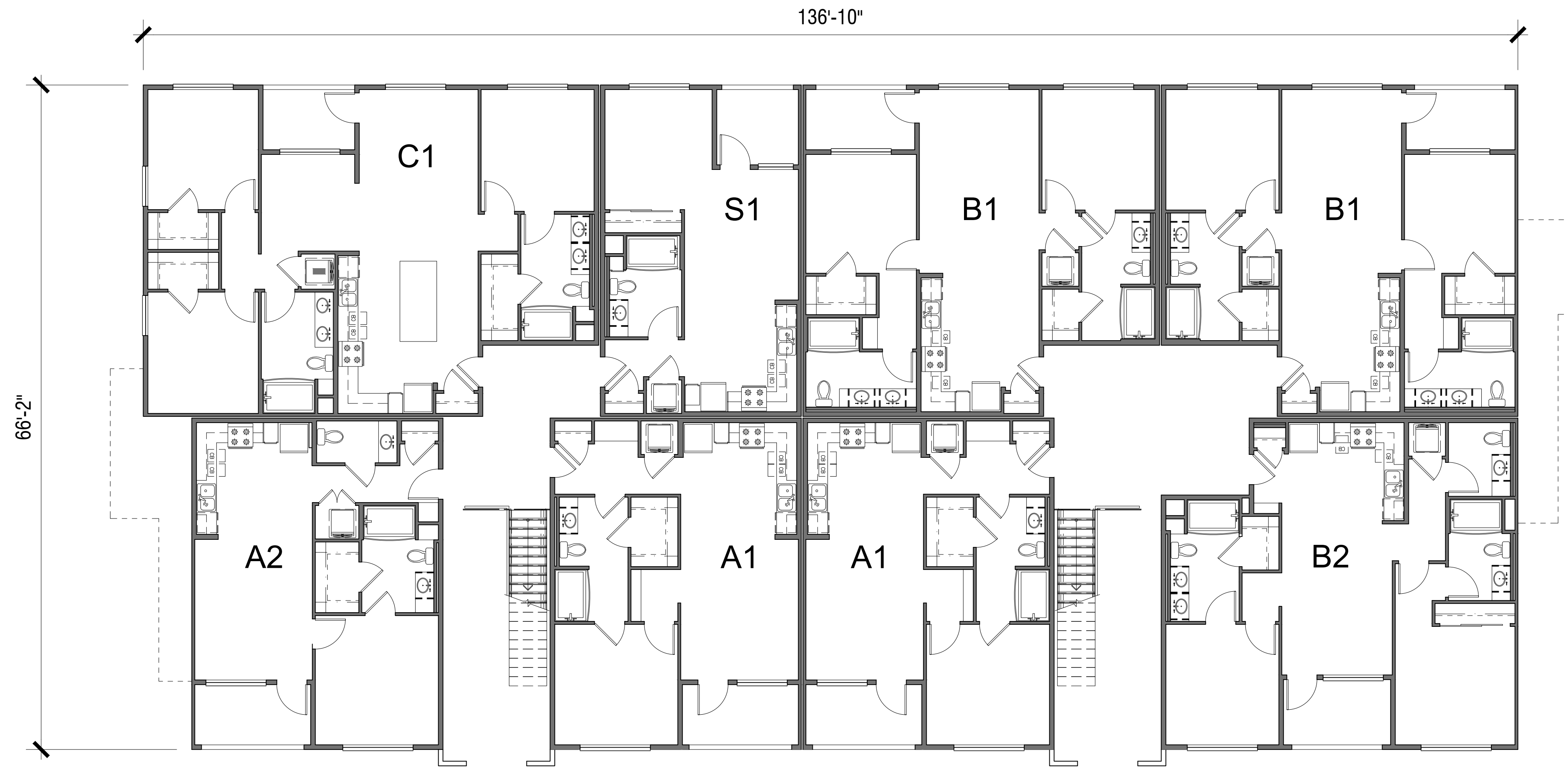
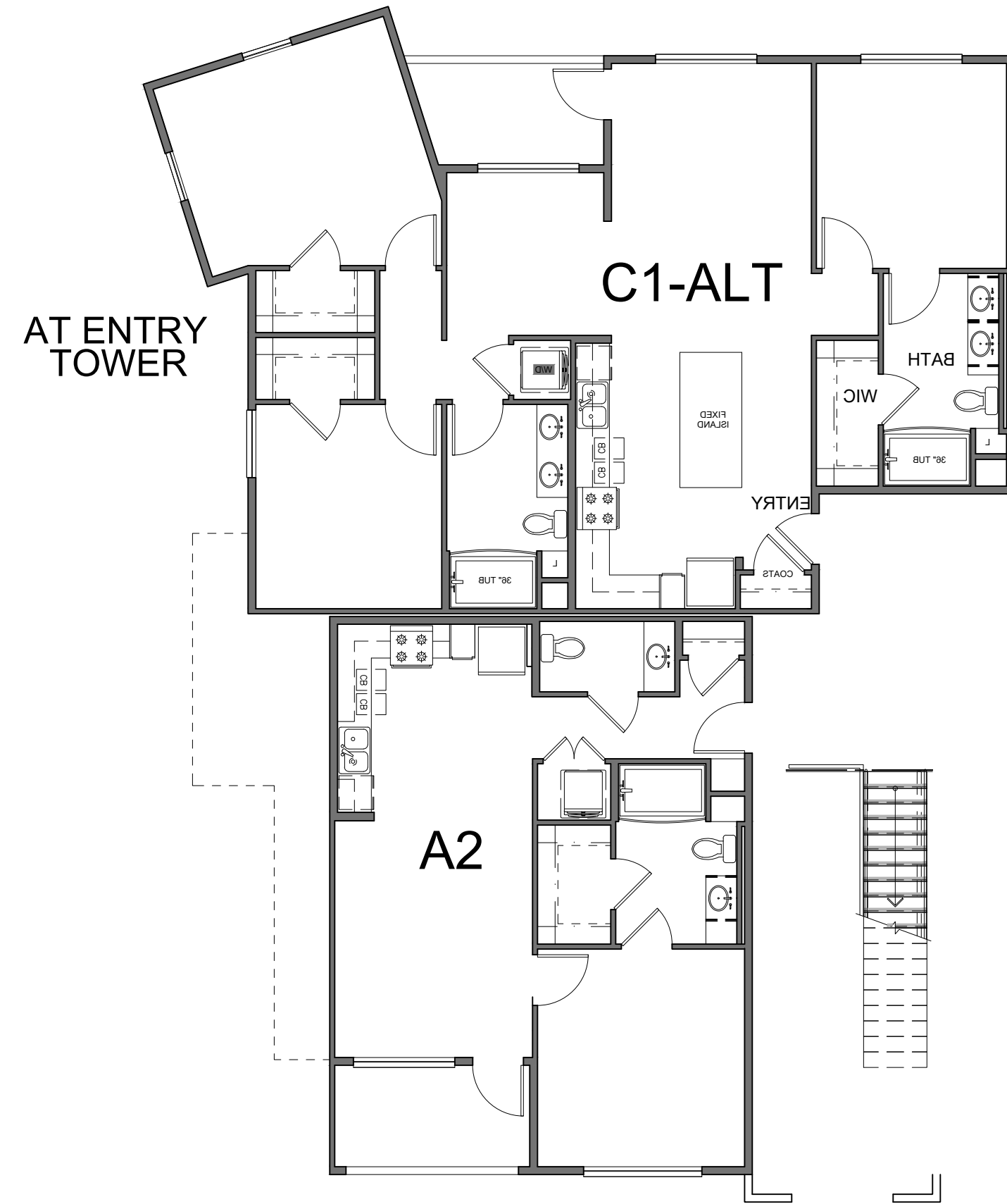
LEFT ELEVATION



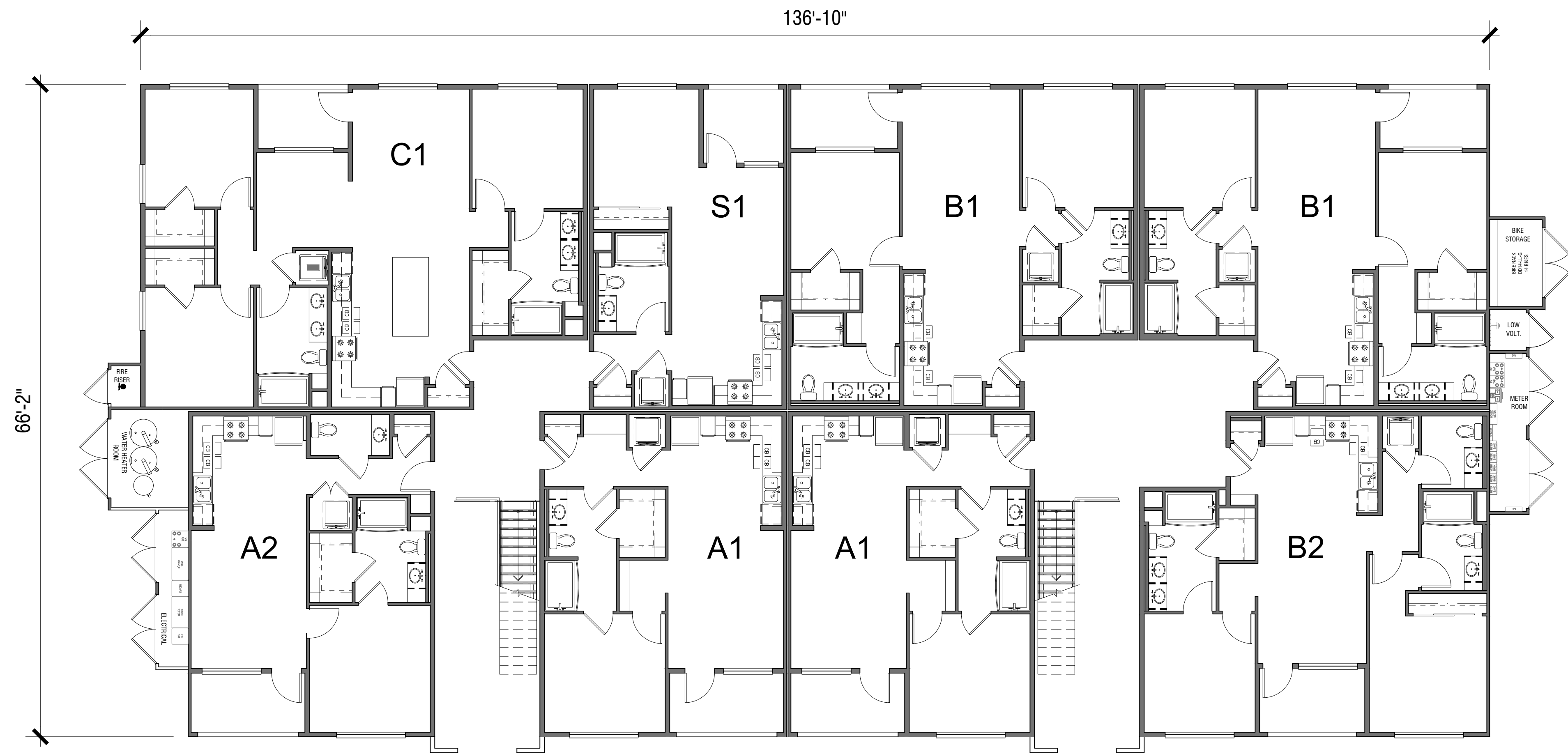
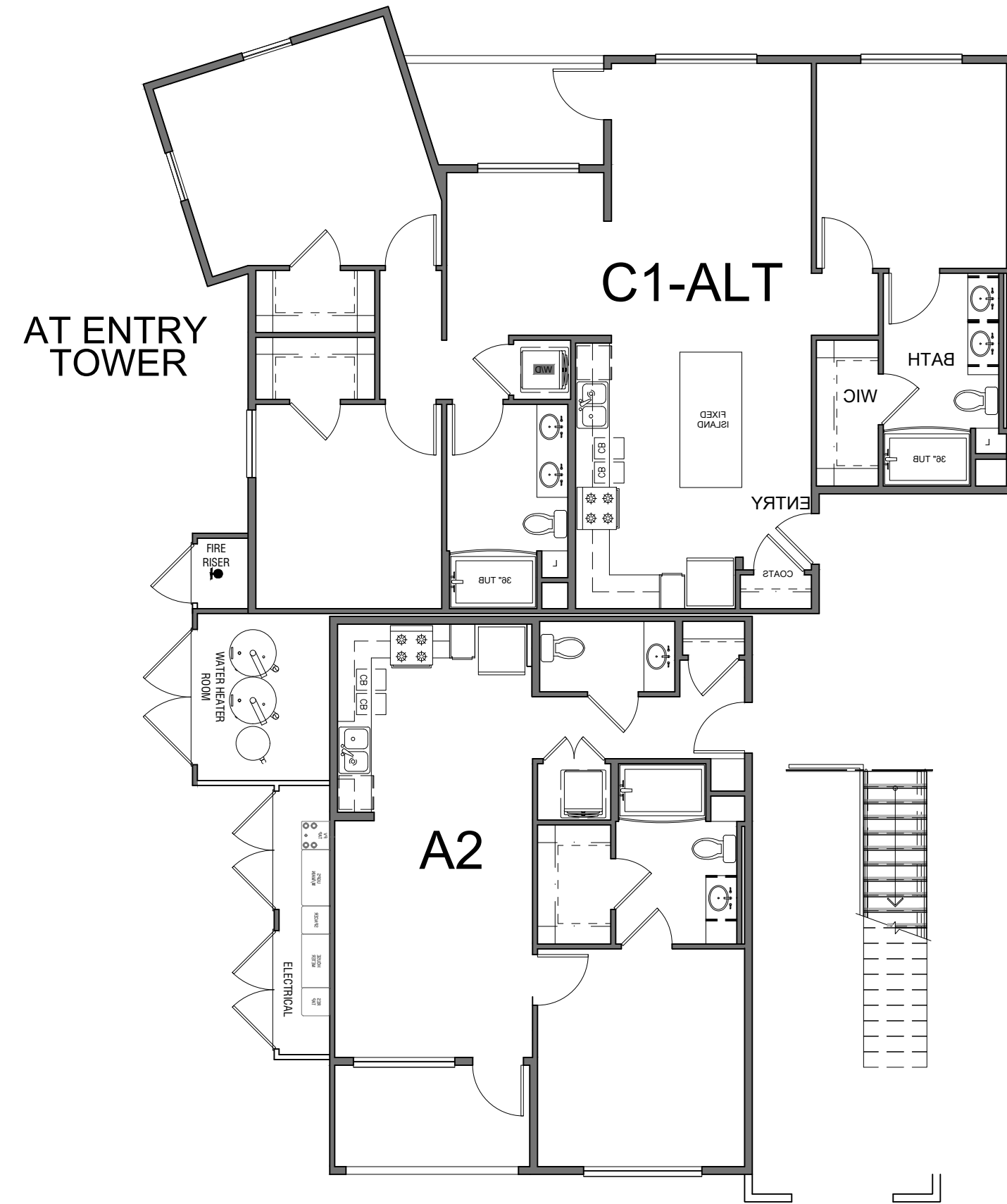
RIGHT ELEVATION



REAR ELEVATION



2ND - 3RD FLOORS



1ST FLOOR



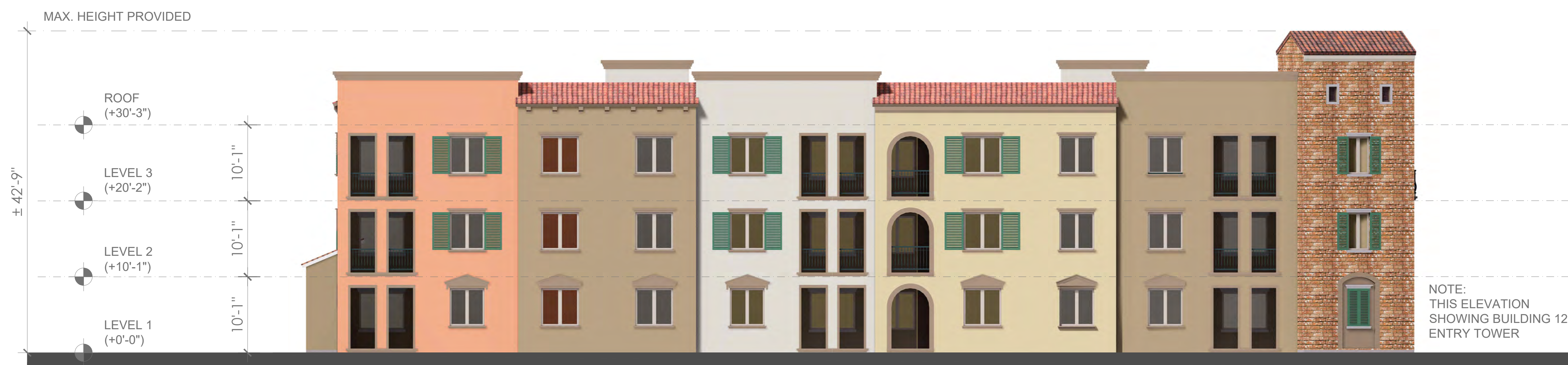
FRONT ELEVATION



LEFT ELEVATION

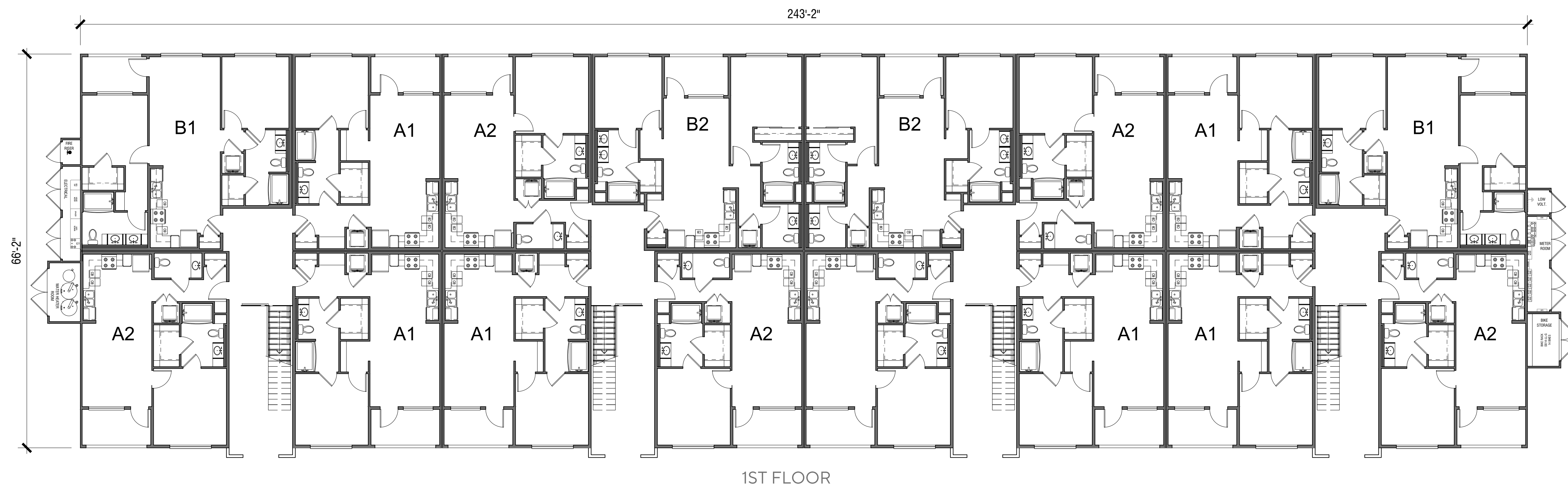
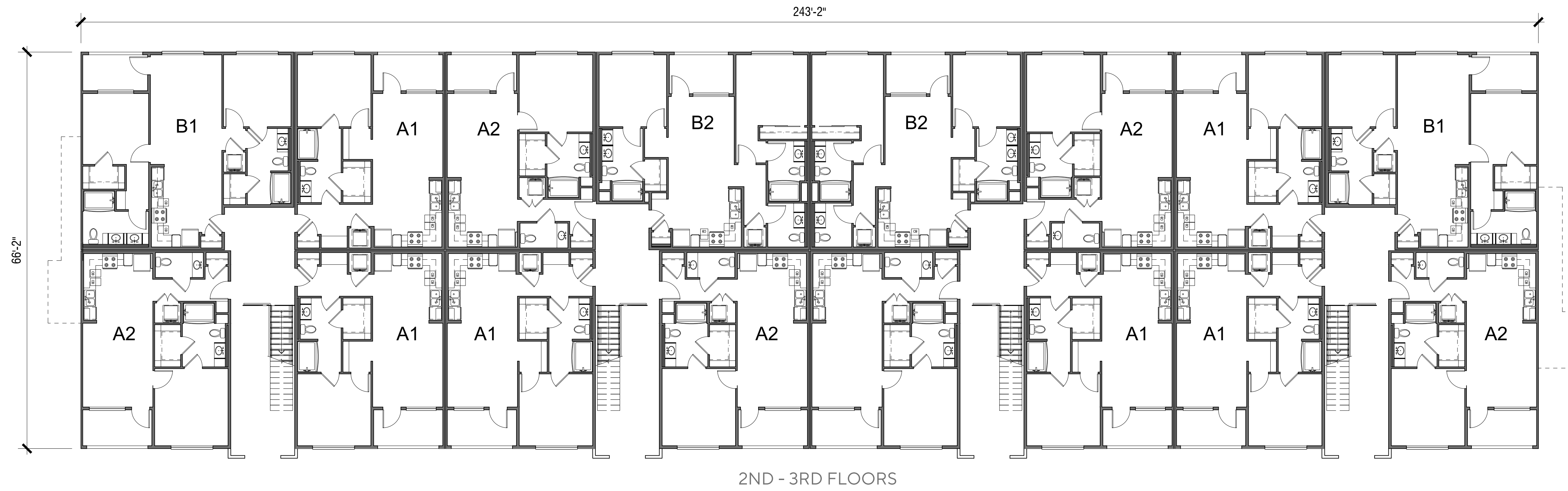


RIGHT ELEVATION

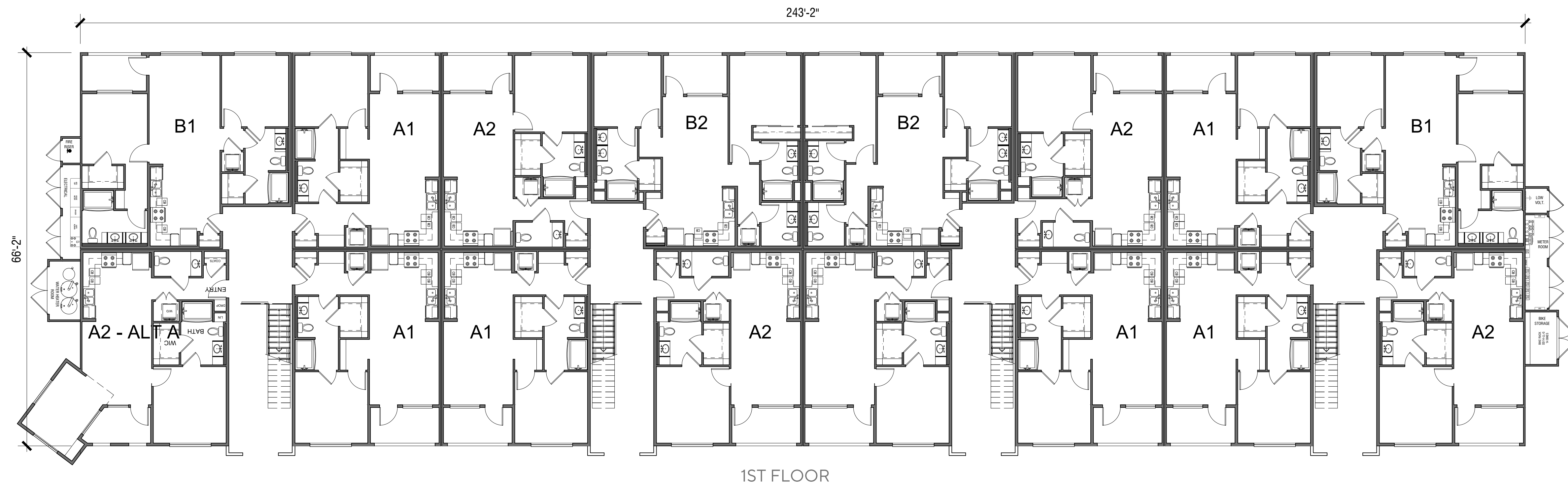
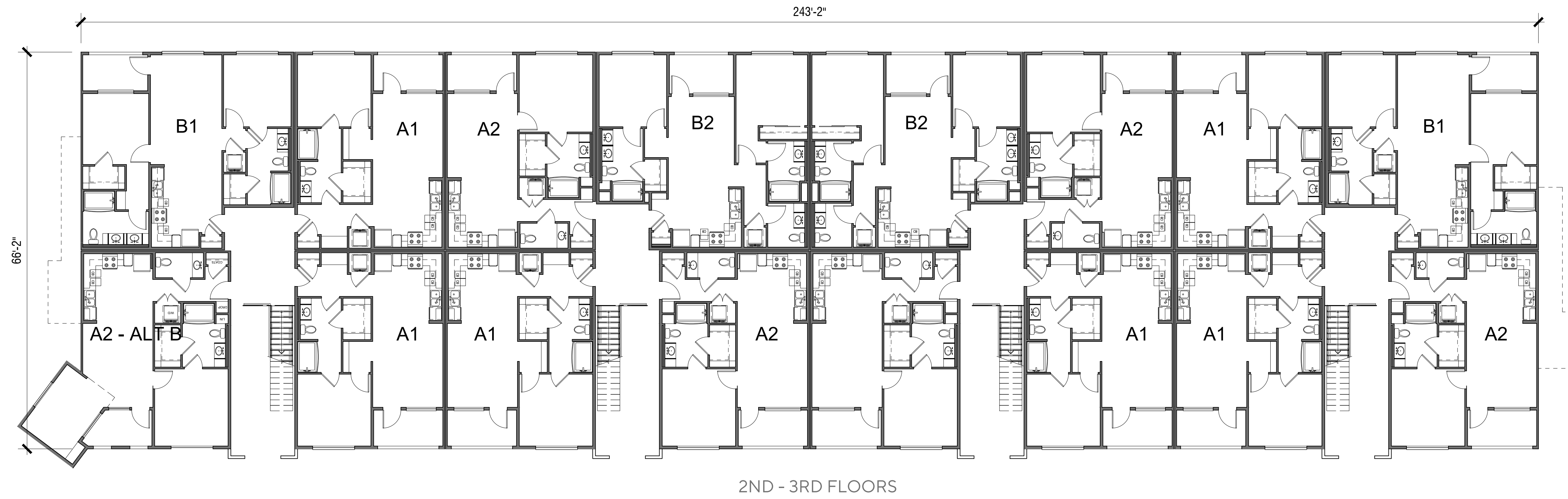


REAR ELEVATION

NOTE:
THIS ELEVATION
SHOWING BUILDING 12
ENTRY TOWER









FRONT ELEVATION



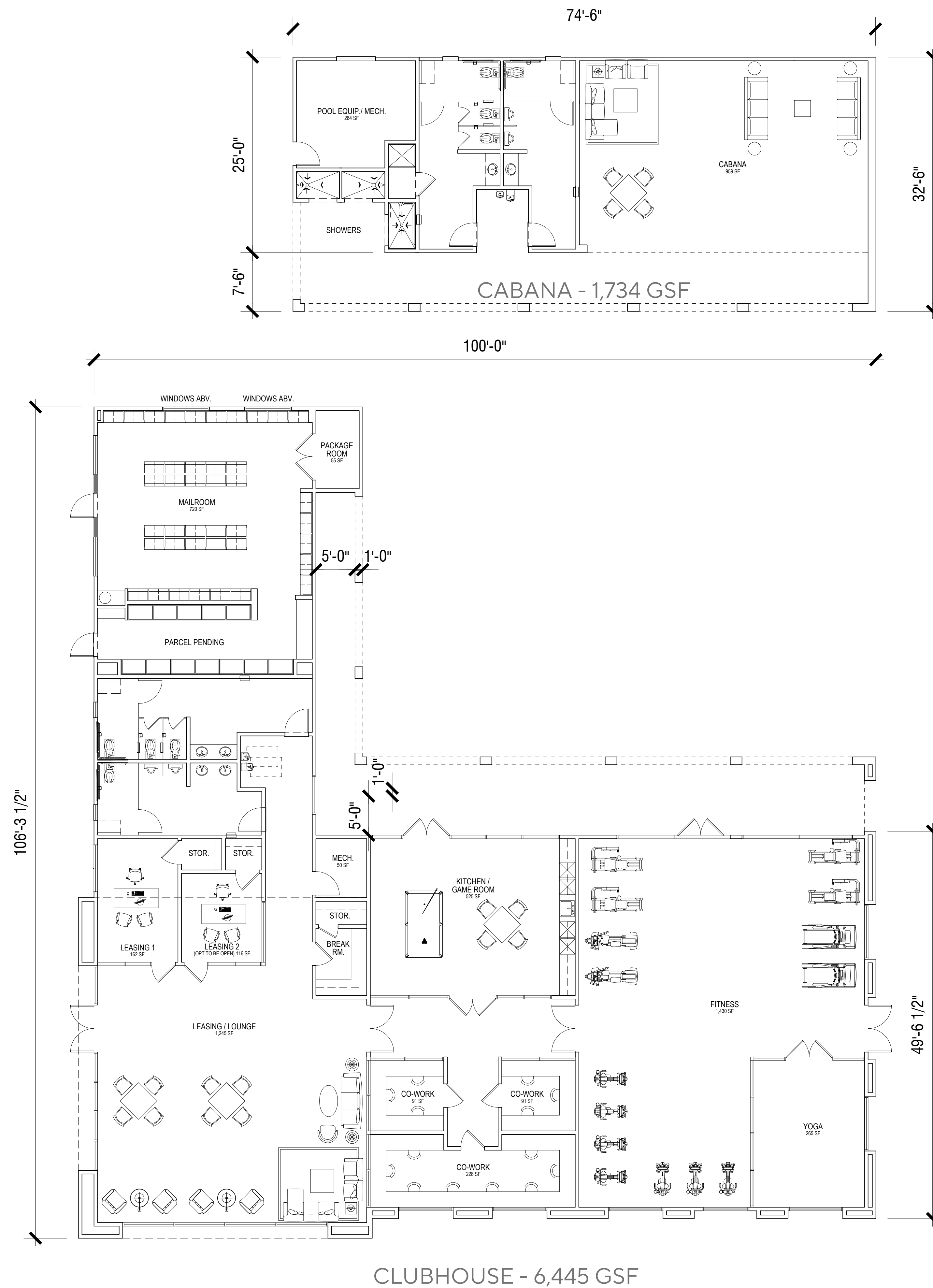
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

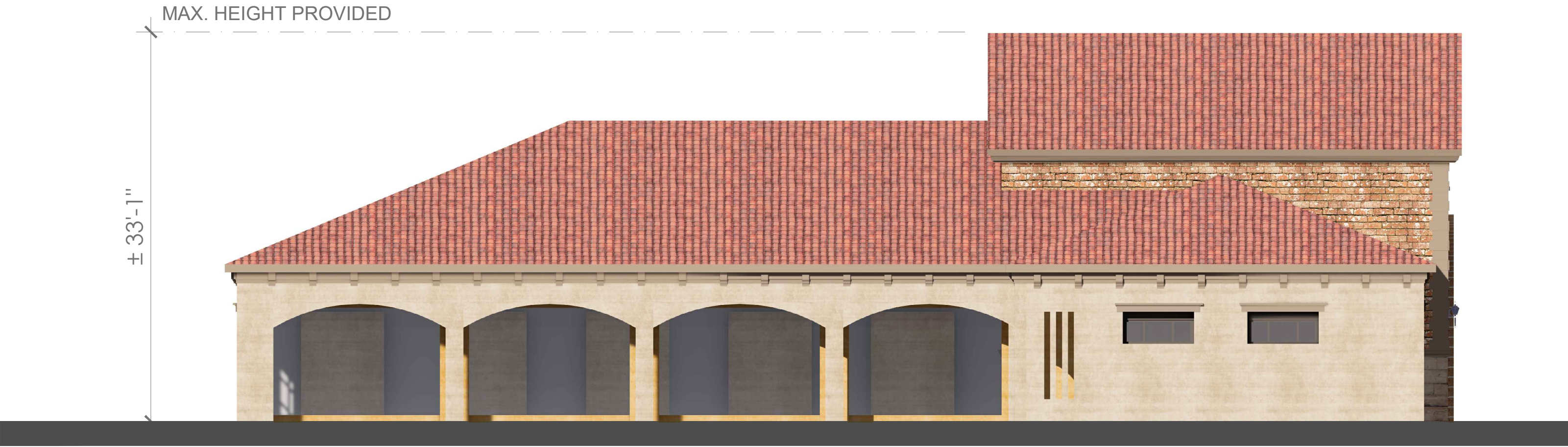




FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Tuesday, December 02, 2025 1:40:10 PM
\\FILES\321DFS\RESIDENTIAL\2024\2024-1169 THE PREVITI GROUP - DUNCAN CANYON RD - FONTANA\03 DESIGN\SCHEMATIC\24-1169_AX-AX BUILDING ELEVATIONS.DWG



VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

CLUBHOUSE ELEVATIONS



A16

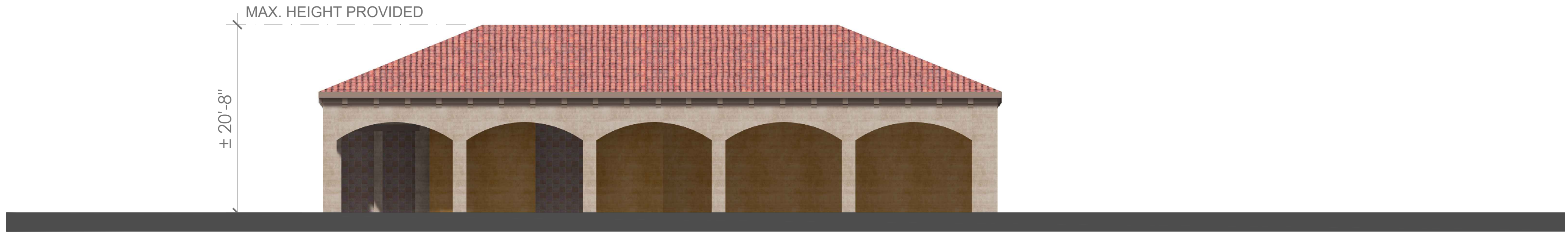
JOB NO. 2024-1169
DATE 12-02-2025

Tuesday, December 02, 2025 1:40:23 PM
\\FILES\321DFS\RESIDENTIAL\2024\2024-1169 THE PREVITI GROUP - DUNCAN CANYON RD - FONTANA\03 DESIGN\SCHEMATIC\24-1169_AX-AX BUILDING ELEVATIONS.DWG



VENTANA AT DUNCAN CANYON - PA4

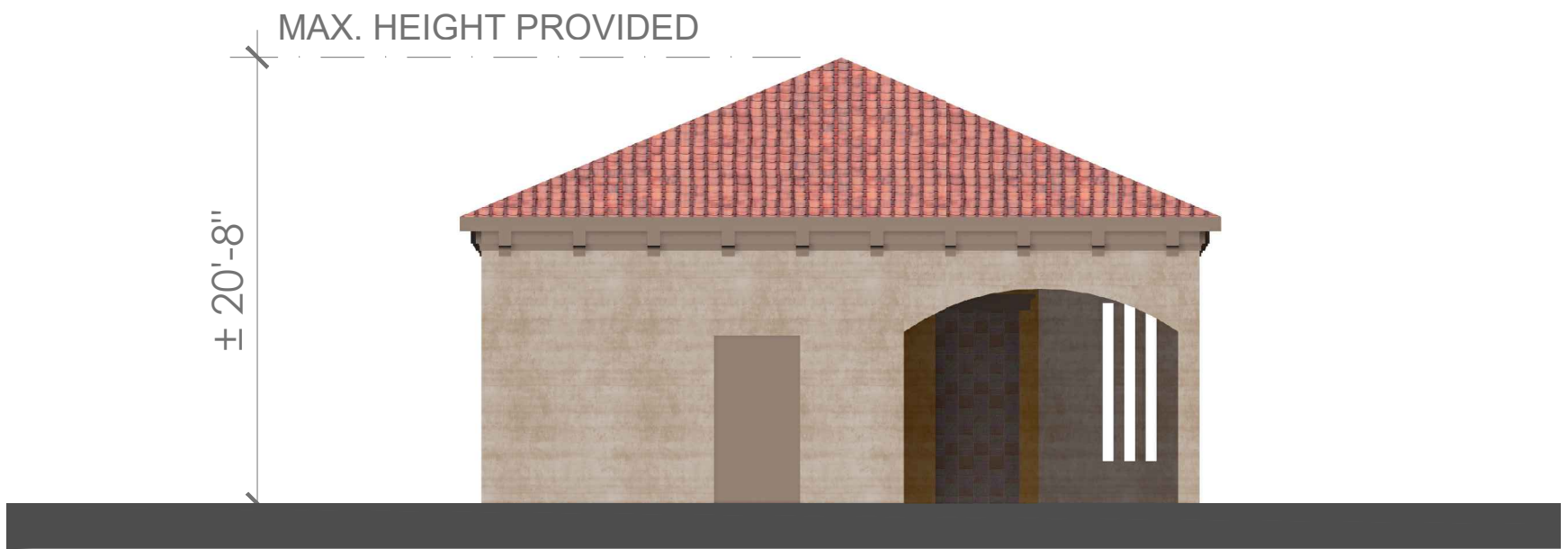
FONTANA, CA



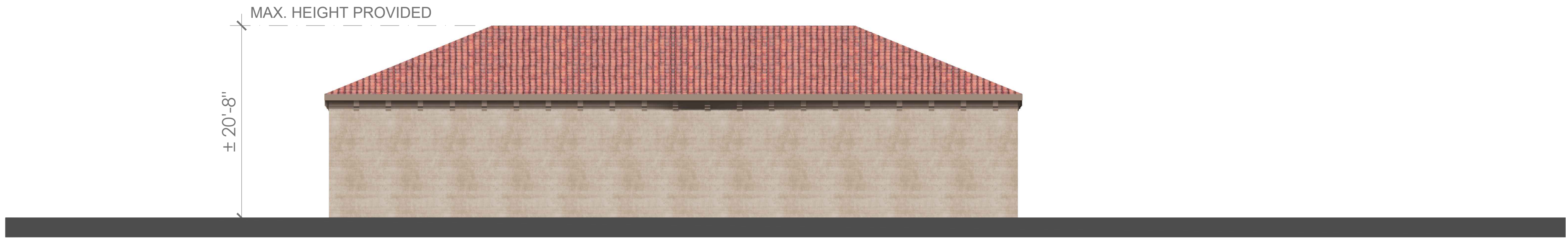
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



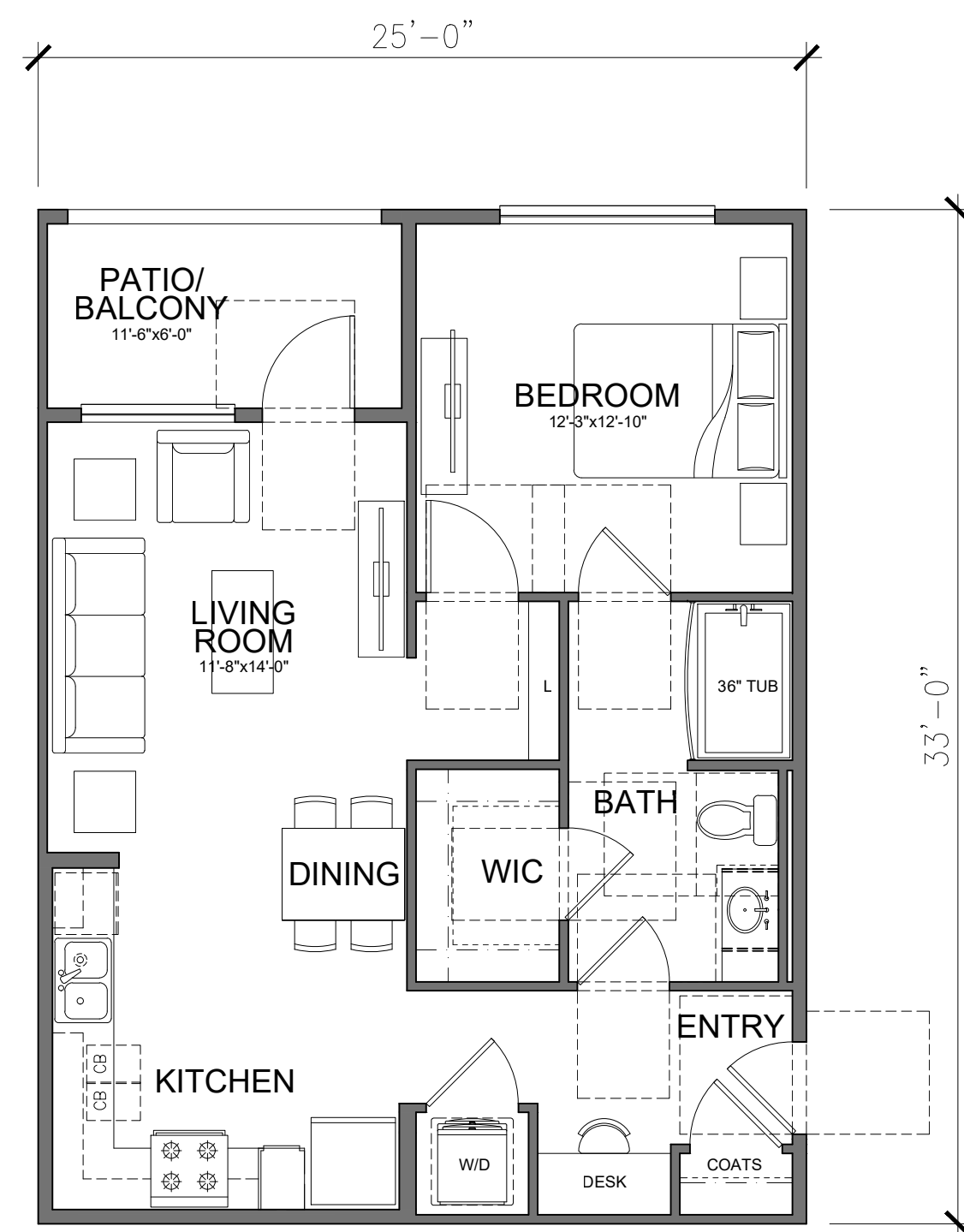
REAR ELEVATION

CABANA ELEVATIONS

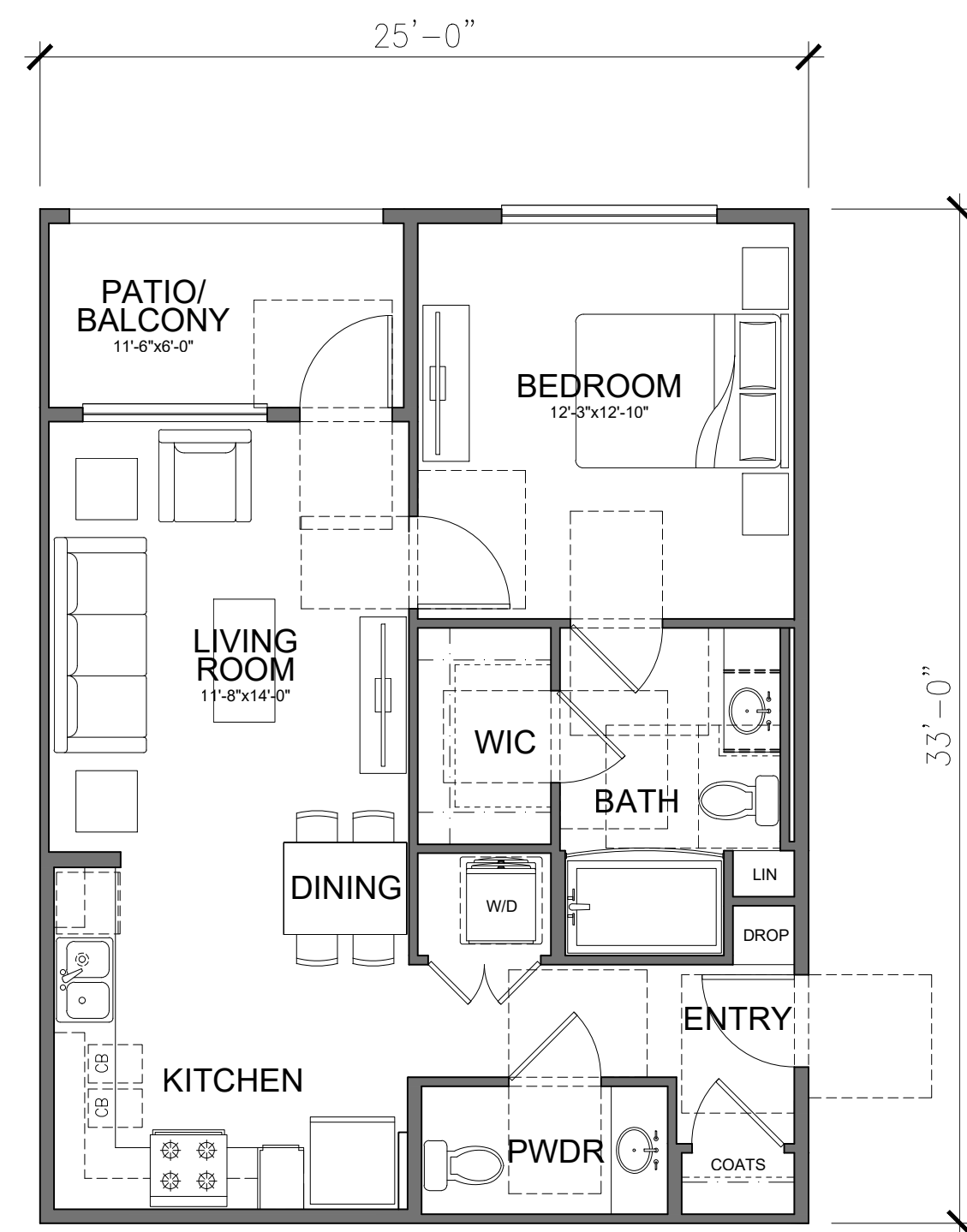


JOB NO. 2024-1169
DATE 12-02-2025

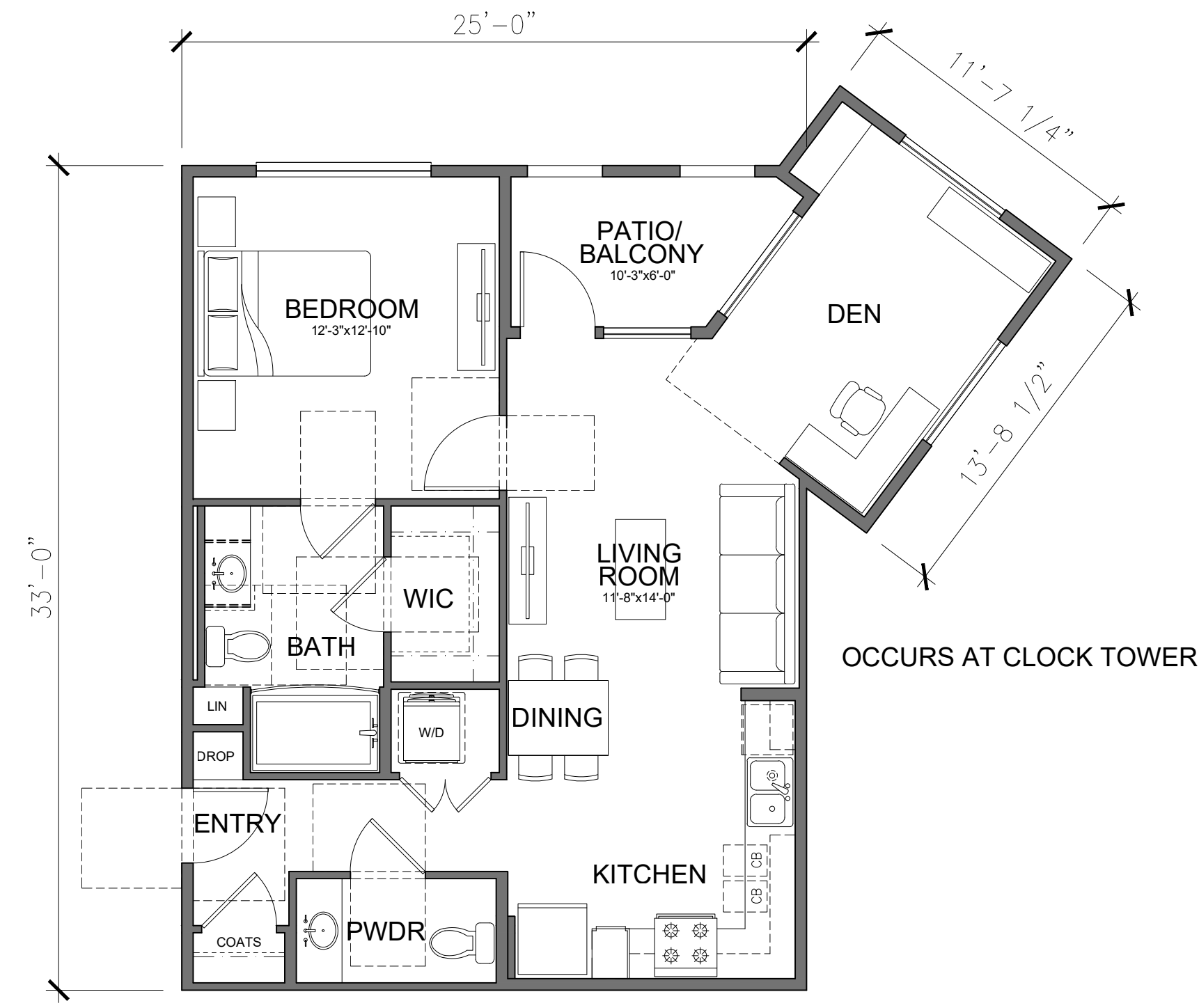
A17



UNIT A1: 1 BD / 1BA
LIVABLE AREA: 749 SQ. FT.
PATIO/ BALCONY AREA: 69 SQ. FT.
QUANTITY:



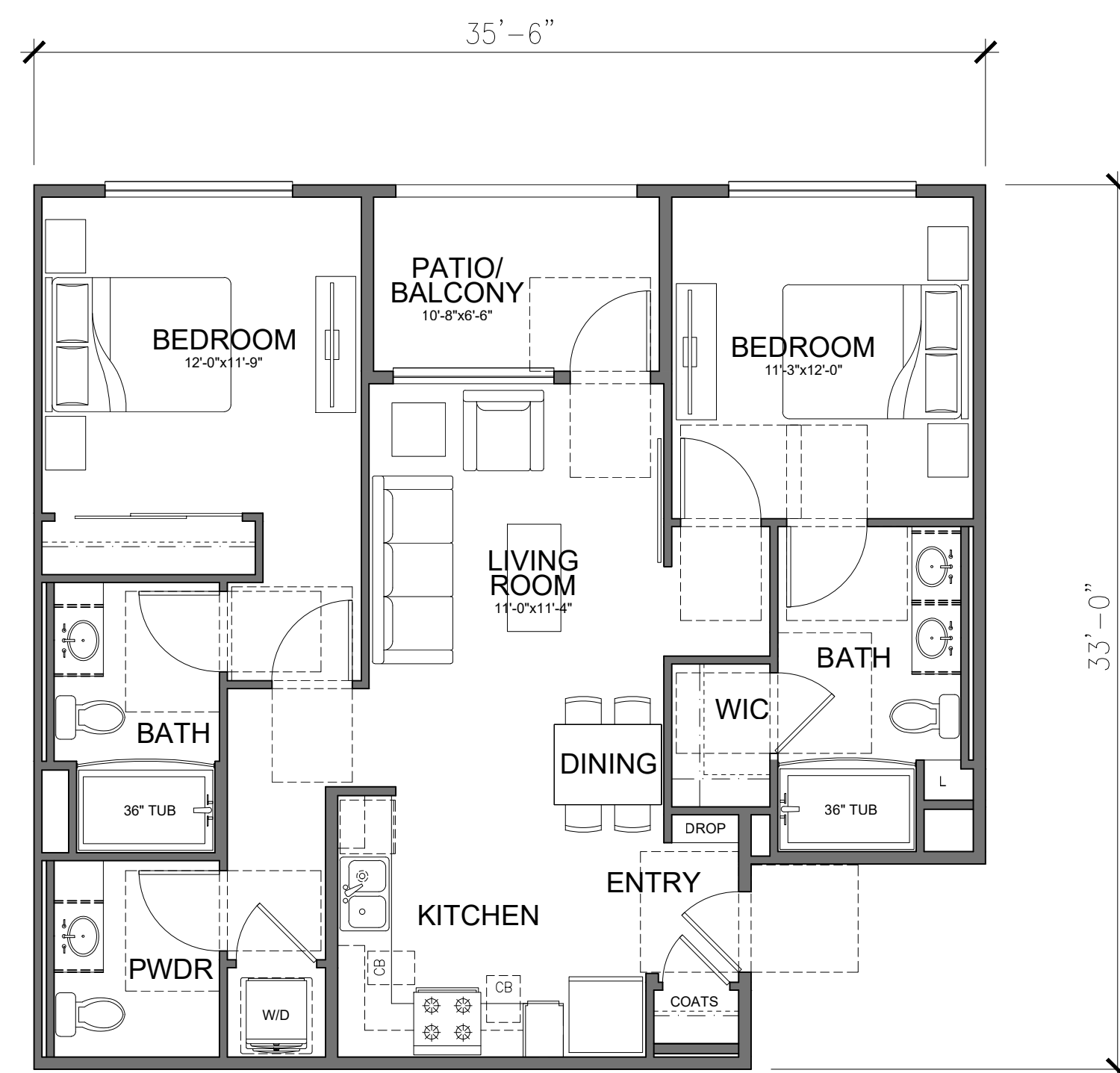
UNIT A2: 1 BD / 1.5 BA
LIVABLE AREA: 749 SQ. FT.
PATIO/ BALCONY AREA: 76 SQ. FT.
QUANTITY:



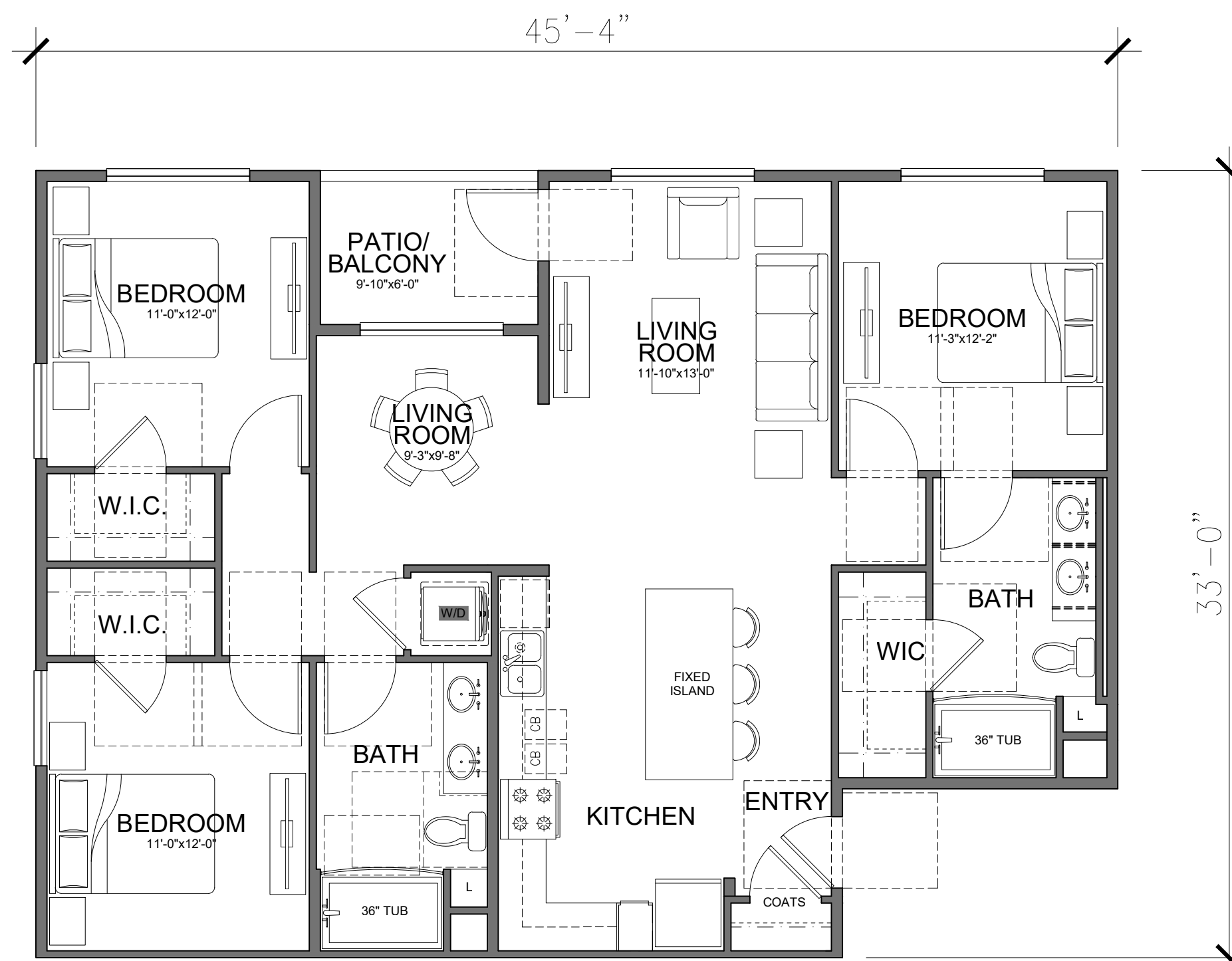
UNIT A2-ALT A: 1 BD / 1.5 BA
LIVABLE AREA: 871 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY:



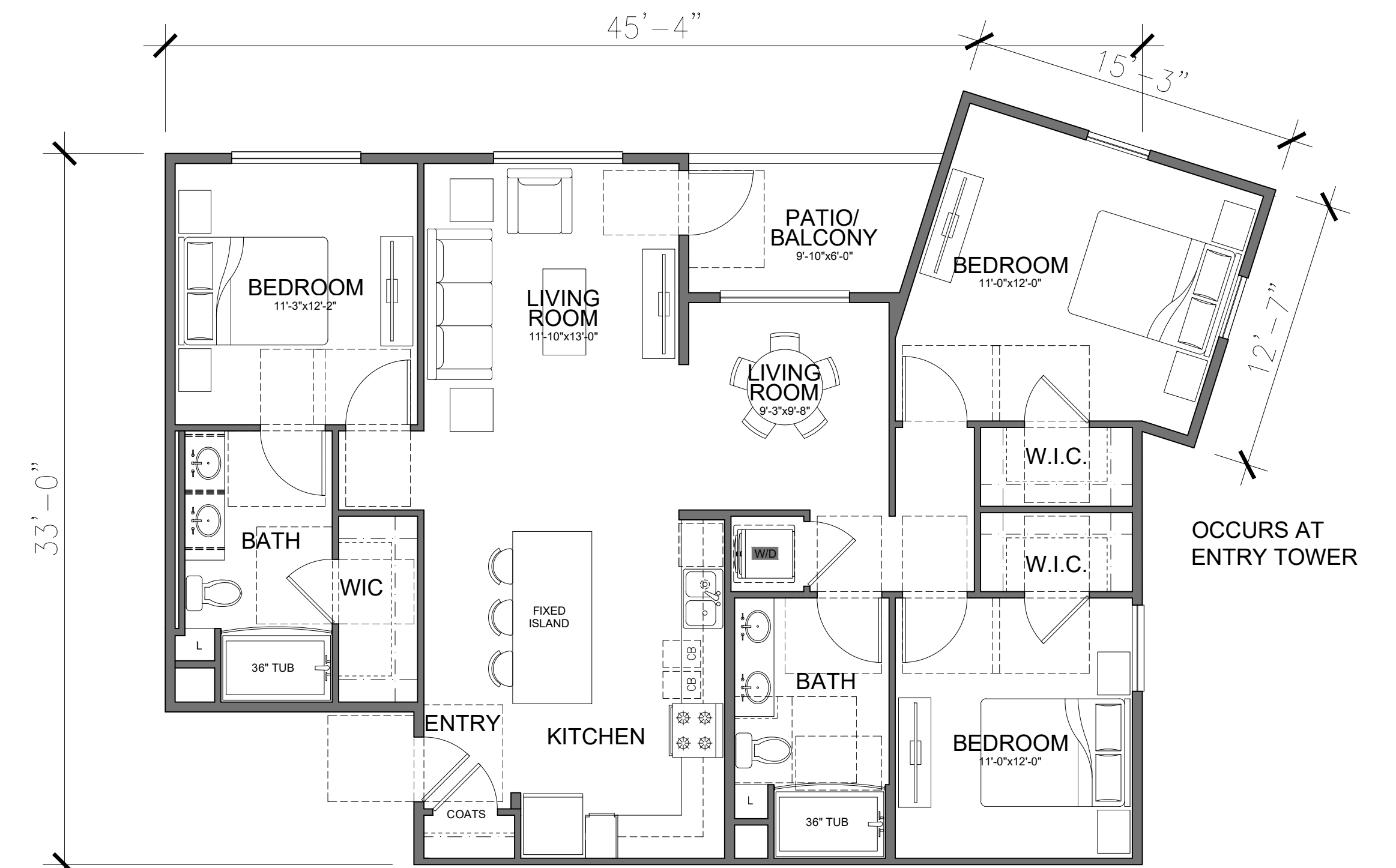
UNIT B1: 2 BD / 2 BA
LIVABLE AREA: 1018 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY:



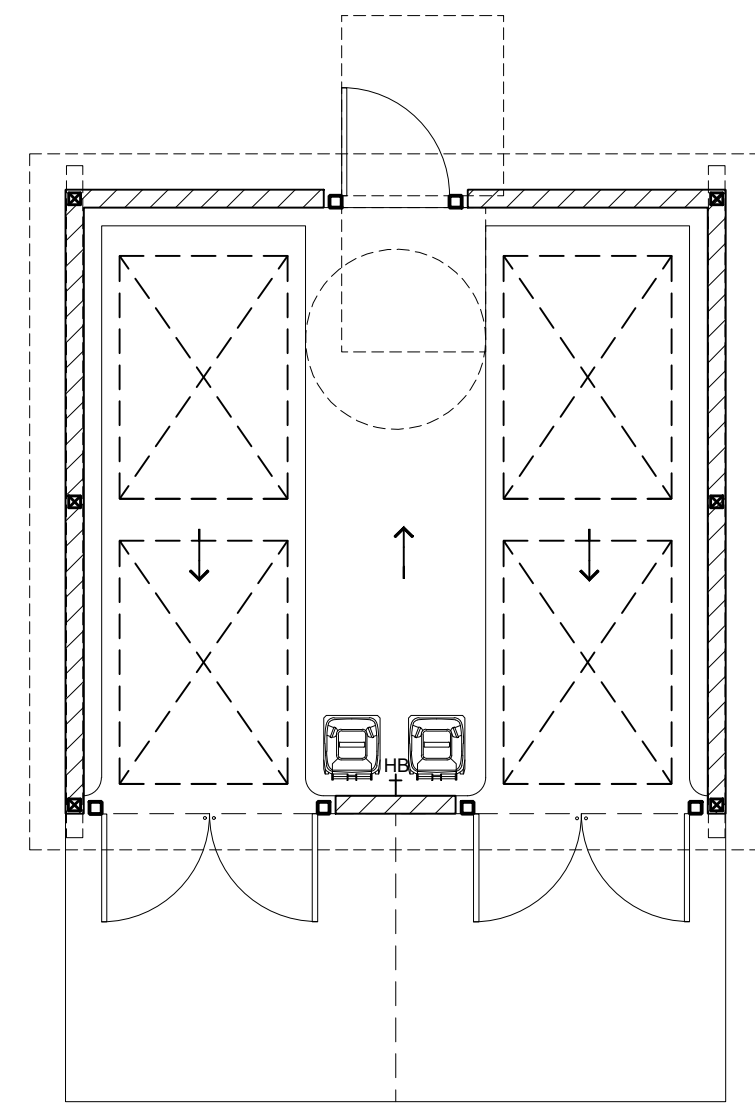
UNIT B2: 2 BD / 2.5 BA
LIVABLE AREA: 1030 SQ. FT.
PATIO/ BALCONY AREA: 69 SQ. FT.
QUANTITY:



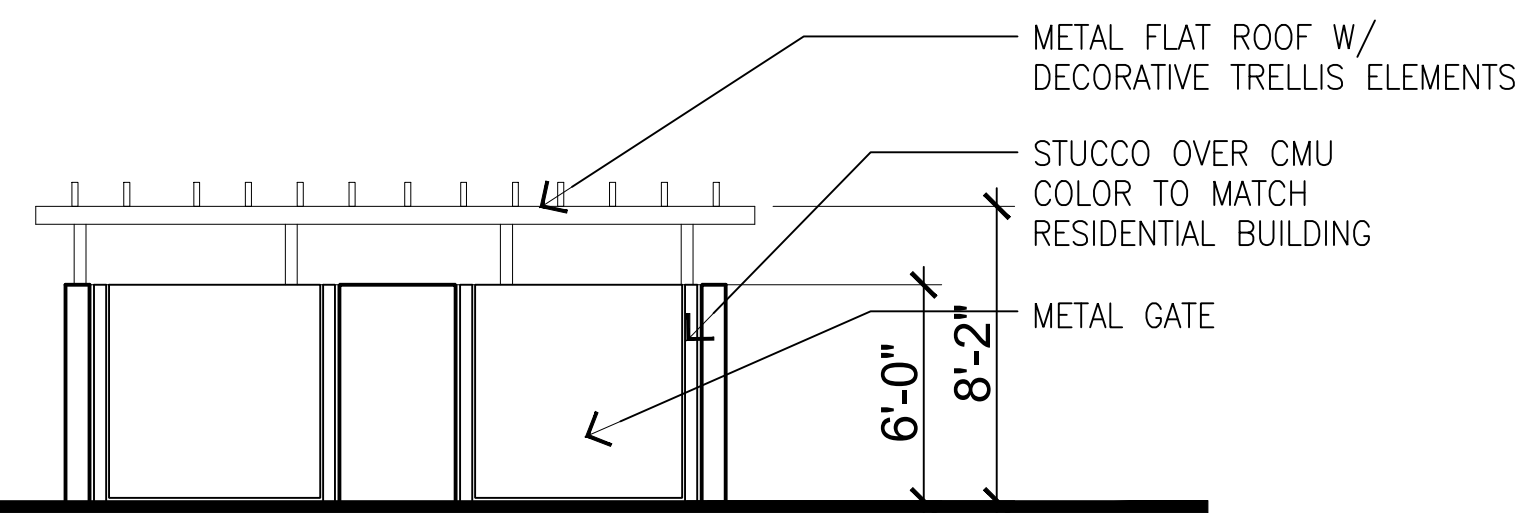
UNIT C1: 3BR / 2BA
LIVABLE AREA: 1355 SQ. FT.
PATIO/ BALCONY AREA: 55 SQ. FT.
QUANTITY:



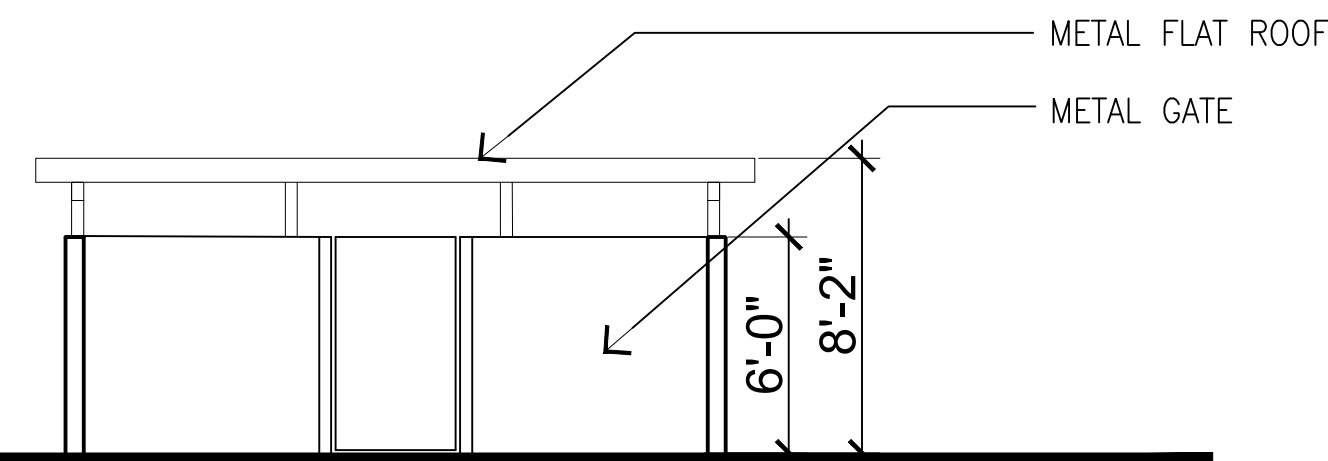
UNIT C1 - ALT : 3BR / 2BA
LIVABLE AREA: 1416 SQ. FT.
PATIO/ BALCONY AREA: 64 SQ. FT.
QUANTITY:



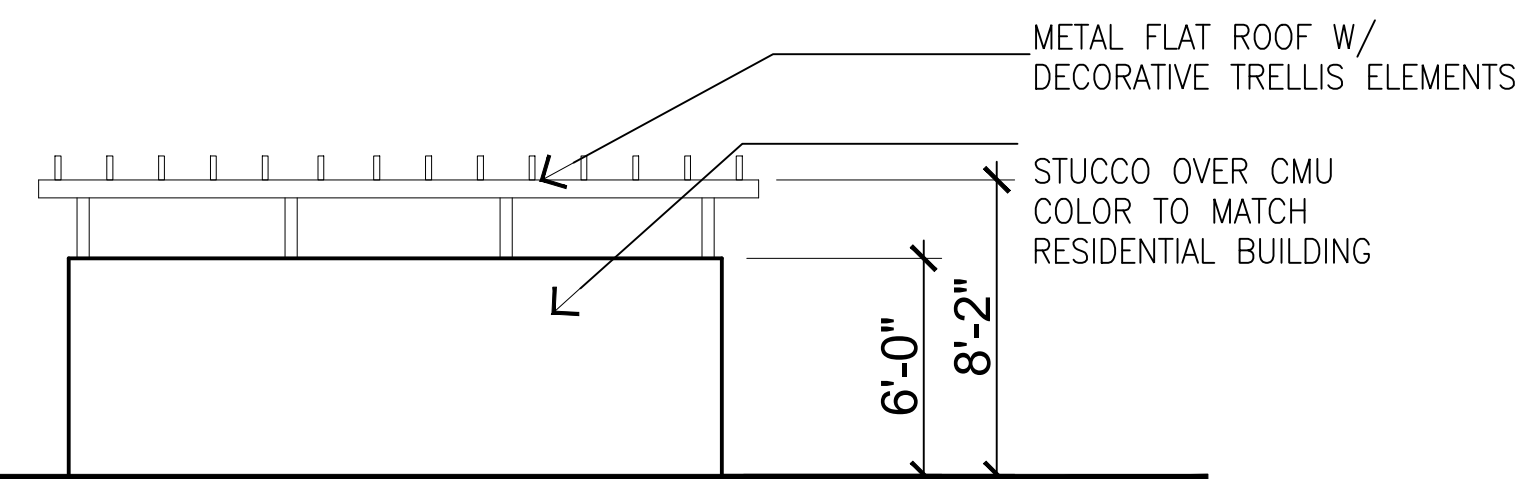
TRASH ENCLOSURE



FRONT ELEVATION



REAR ELEVATION

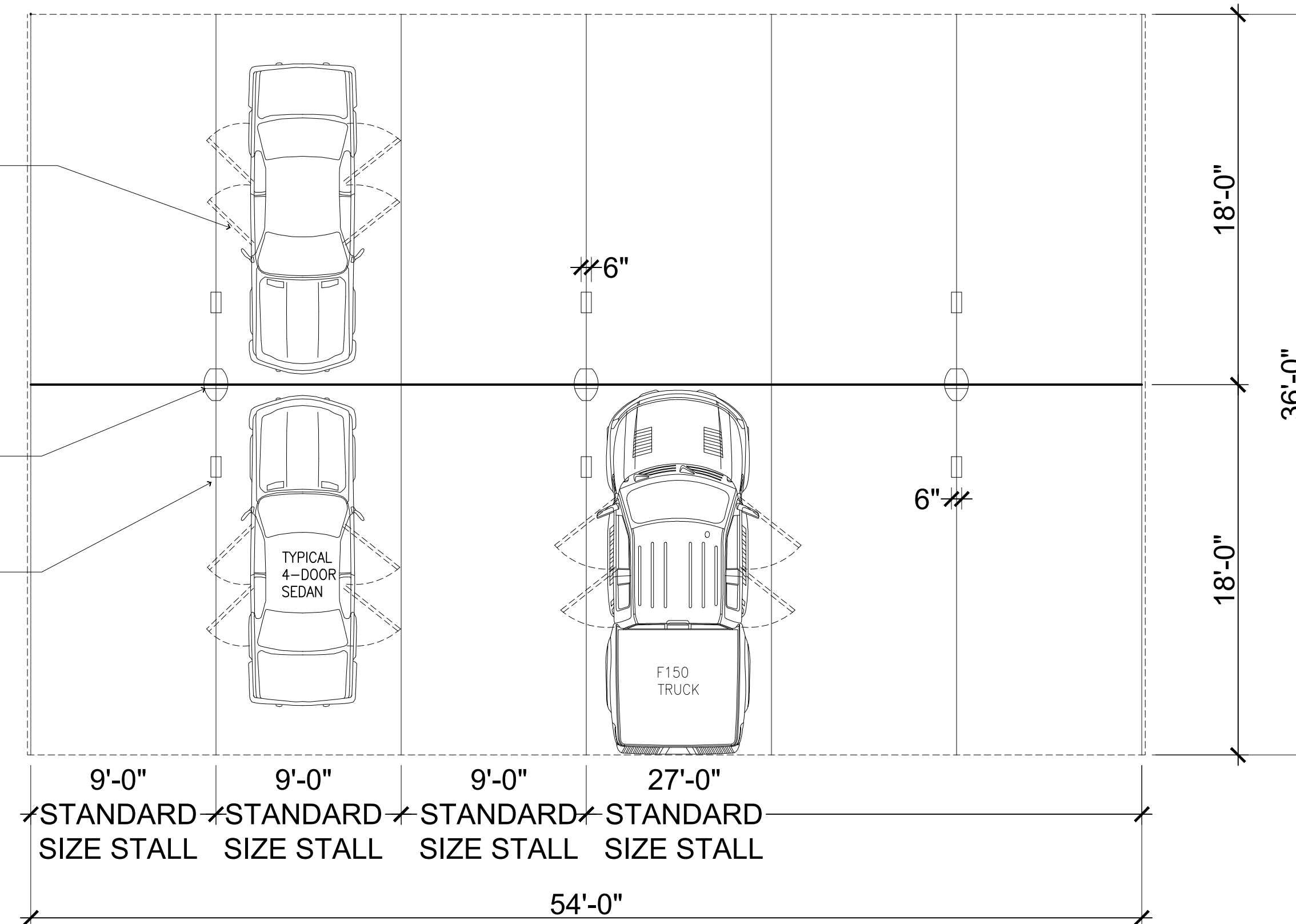


SIDE ELEVATION

STANDARD CAR PROFILE
WITH SWING DOORS
UNIMPEDED BY CARPORT
COLUMNS

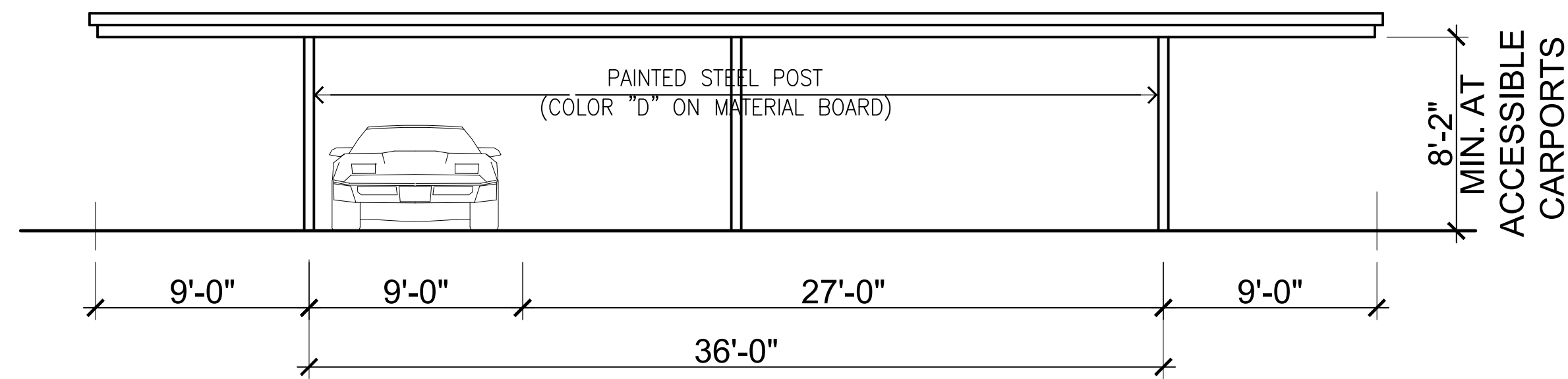
FUTURE
E/V CHARGING
STATION

TYPICAL CARPORT
COLUMNS W/CANTILEVER
BEAM SUPPORTS

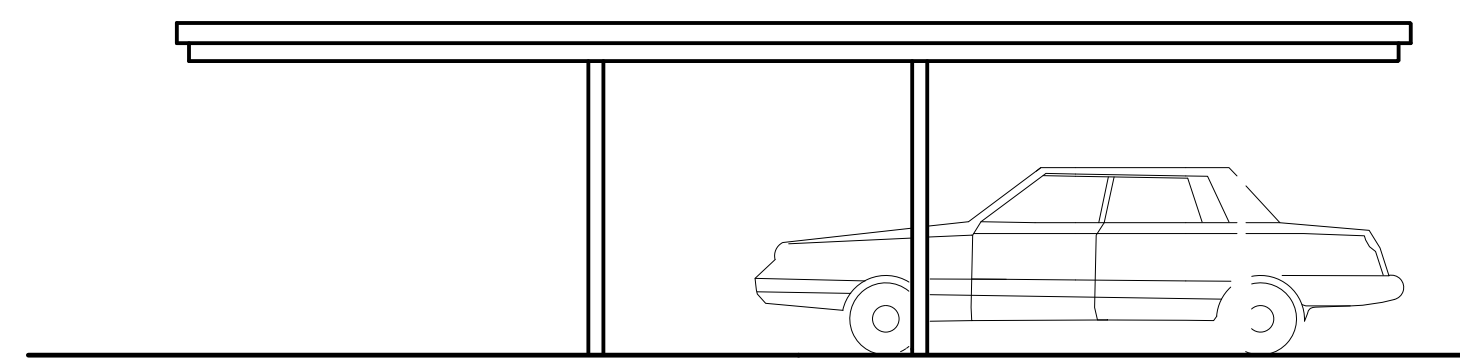


CARPORTS : LENGTH VARIES (BY OTHERS)

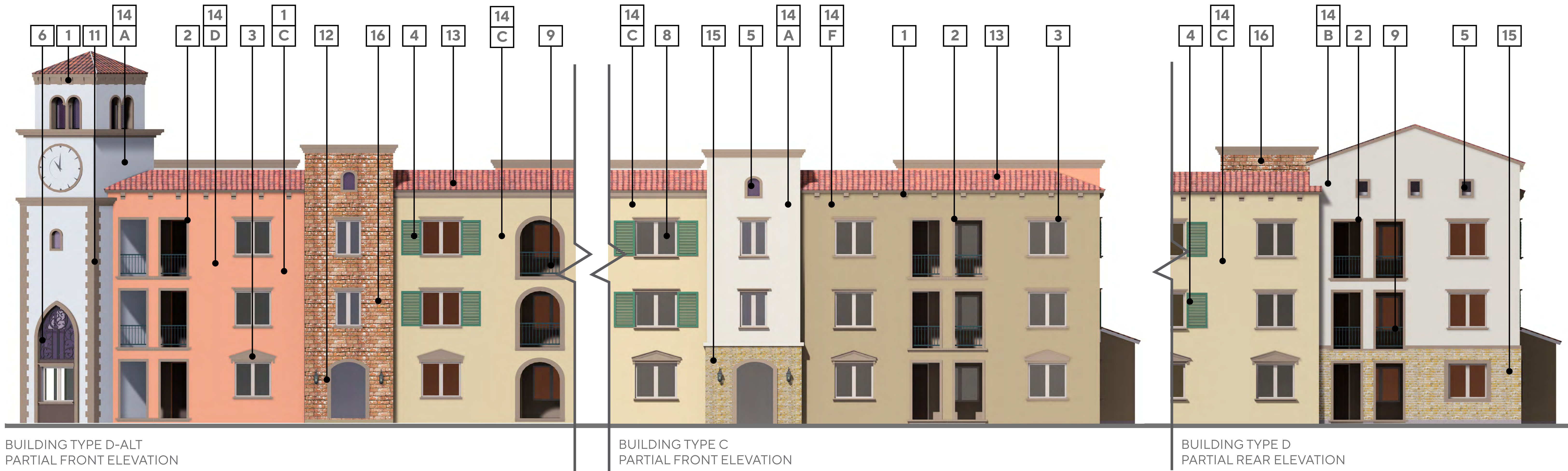
NOTE:
9'x18' CARPORT STALLS ARE STANDARD SIZE FOR
MANY SOUTHERN CALIFORNIA CITIES, INCLUDING
NEARBY CITY OF RIVERSIDE AND RANCHO CUCAMONGA.



FRONT ELEVATION (LENGTH VARIES)



SIDE ELEVATION



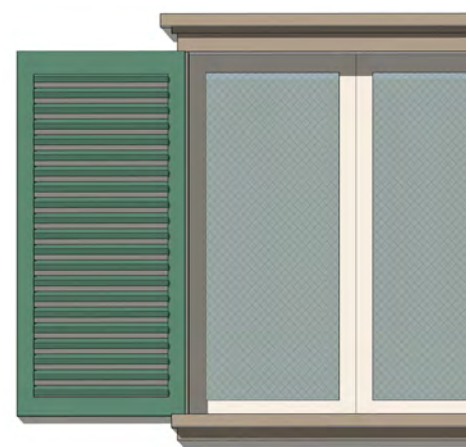
1. FOAM CORNICES/
BRACKETS/ COLUMNS
DESIGNS/SIZES/SHAPES WILL VARY
TO MATCH PAINT SPEC I



2. FOAM/PRECAST DOOR
SURROUNDS
DESIGNS/SIZES/SHAPES WILL VARY
TO MATCH PAINT SPEC I



3. FOAM WINDOW LINTELS/
SURROUNDS/ SILLS
DESIGNS/SIZES/SHAPES WILL VARY
TO MATCH PAINT SPEC I



4. FAUX WOOD SHUTTERS
STYLE AND SIZES WILL VARY
TO MATCH PAINT SPEC L



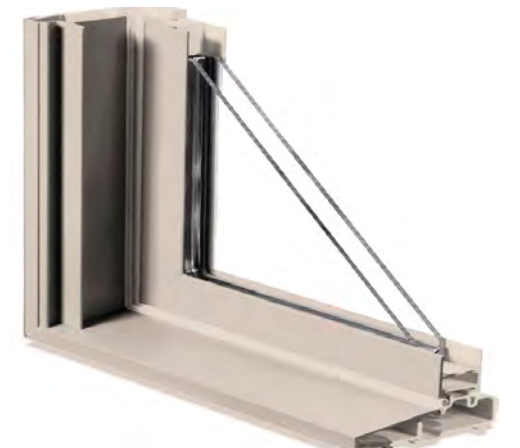
5. WOVEN PANEL GABLE
GRILLS
PANEL TO MATCH PAINT SPEC J



6. DECORATIVE IRON WORK
DESIGN WILL VARY
TO MATCH PAINT SPEC H



7. ALUMINUM STROEFONT
SYSTEM
BRONZE/DARK BRONZE



8. VINYL WINDOWS
TAN/ALMOND OR EQUIVALENT



9. FABRICATED METAL RAILING
STYLE/DESIGN MAY VARY
TO MATCH PAINT SPEC H



10. DECORATIVE DOORS



11. GFRc WAINSOT AND
QUOINS
SIZES AND SHAPES WILL VARY
TO MATCH PAINT SPEC I



12. PRECAST ARCHES
SIZES AND SHAPES WILL VARY
COLOR TO MATCH PAINT SPEC I
(OCCURS ON GROUND FLOOR)



13. CONCRETE ROOF TILES
EAGLE ROOFING - CAPISTRANO
EL MORADO BLEND OR EQUAL



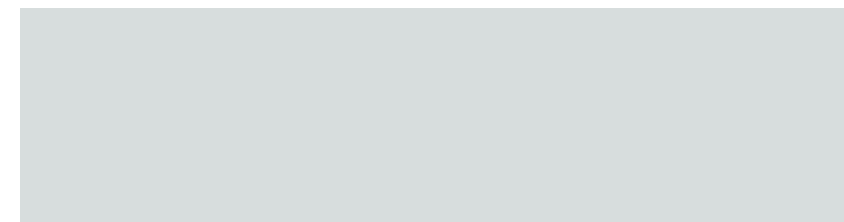
14. STUCCO 20-30 SAND FINISH
TO MATCH PAINT SPECS



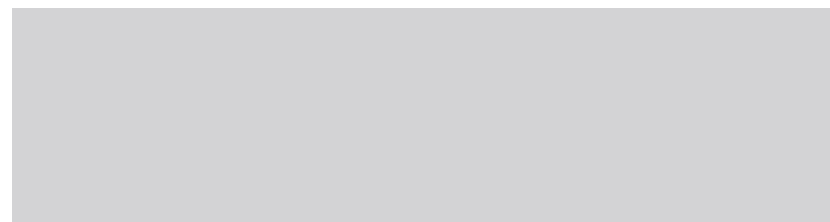
15. THIN BRICK VENEER
HEBRON BRICK - BOURDON STREET



16. THIN BRICK VENEER
ELDORADO STONE
TUNDRA BRICK - RIVERBED



A. 8668 MOONLIGHT BLUE



B. 8251 WHITE PALACE



C. 7849 GOLD MOUNTAIN



D. 8016 CORAL COAST



E. 8559 SUPREME BEAN



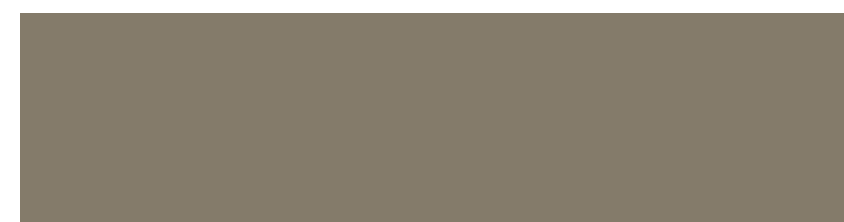
F. 8479 SANDALWOOD TAN



G. 409 TOFFEE CRUNCH, BASE 2



H. 8245 IN THE DARK



I. 8463 ROCKVALE



J. 8749 WRIGHTSFORD



K. 87 WOODSMOKE



L. AC154 GLORY GREEN



VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

COLOR & MATERIAL BOARD



A20

JOB NO. 2024-1169
DATE 12-02-2025



CLUBHOUSE
FRONT ELEVATION

CLUBHOUSE
REAR ELEVATION



1. FOAM CORNICES/
BRACKETS/ COLUMNS
DESIGNS/SIZES/SHAPES WILL VARY
TO MATCH PAINT SPEC I



3. FOAM WINDOW LINTELS/
SURROUNDS/ SILLS
DESIGNS/SIZES/SHAPES WILL VARY
TO MATCH PAINT SPEC I



7. ALUMINUM STROEFRONT
SYSTEM
BRONZE/DARK BRONZE



8. VINYL WINDOWS
TAN/ALMOND OR EQUIVALENT



11. GFRC WAINSCOT AND
QUOINS
SIZES AND SHAPES WILL VARY
TO MATCH PAINT SPEC I



13. CONCRETE ROOF TILES
EAGLE ROOFING - CAPISTRANO
EL MORADO BLEND OR EQUAL



H. 8245 IN THE DARK



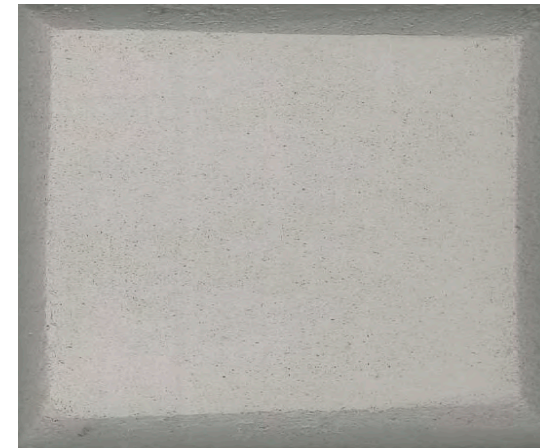
I. 8463 ROCKVALE



K. 87 WOODSMOKE



L. 8421 FORTUNE LEAVES



14. STUCCO SMOOTH COAT
FINISH
TO MATCH PAINT SPECS



15. THIN BRICK VENEER
HEBRON BRICK - BOURDON STREET



16. THIN BRICK VENEER
ELDORADO STONE
TUNDRA BRICK - RIVERBED



17. VENEER STONE
CREATIVE MINES
CRAFT MARBLE KINGS -
TO MATCH PAINT SPEC N



M. 7886 BOTANICA GOLD



N. 8456 BRISTOL BEIGE

CITY OF FONTANA
UTILITY NOTIFICATION LIST:

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
7951 REDWOOD AVENUE
FONTANA, CA 92336
PHONE: 909.357.6221

NATURAL GAS:
THE GAS COMPANY, SEMPRA UTILITIES
16231 VALLEY BLVD.
FONTANA, CA 92235
PHONE: 800.427.2200, 909.428.8411

WATER:
WEST VALLEY DISTRICT
855 W. BASELINE ROAD
RIALTO, CA 92377
PHONE: 909.875.1361

WATER:
FONTANA WATER COMPANY
15956 ARROW ROUTE
FONTANA, CA 92235
PHONE: 909.822.2201

WATER:
CRAWFORD CANYON MUNICIPAL WATER DISTRICT
21559 LITTON AVE
GRAND TERRACE, CA 92313
PHONE: 909.824.5352

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92235
PHONE: 909.350.6632

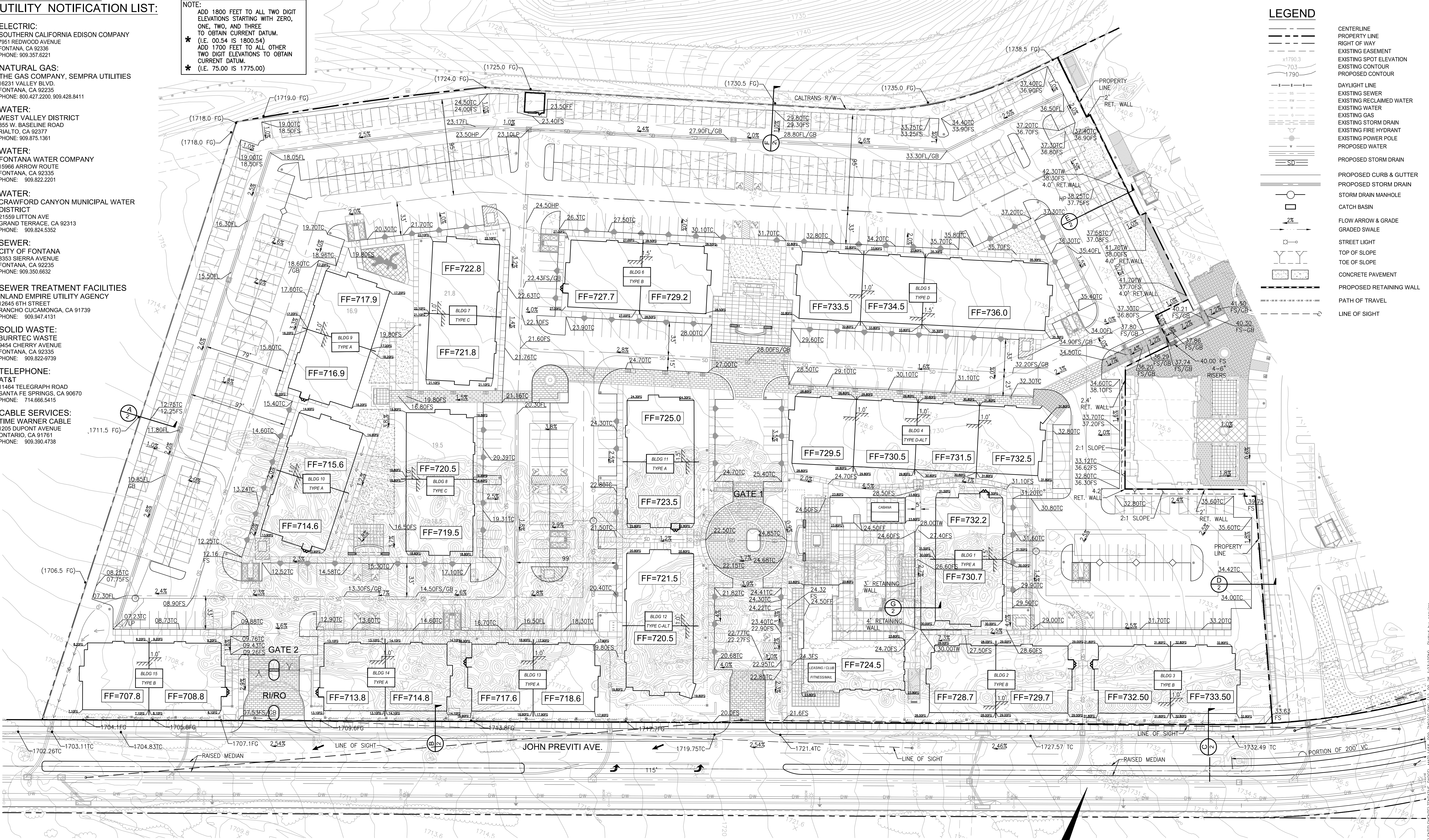
SEWER TREATMENT FACILITIES
INLAND EMPIRE UTILITY AGENCY
12645 6TH STREET
RANCHO CUCAMONGA, CA 91739
PHONE: 909.947.4131

SOLID WASTE:
BURRTEC WASTE
9454 CHERRY AVENUE
FONTANA, CA 92335
PHONE: 909.822-9739

TELEPHONE:
AT&T
11464 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
PHONE: 714.666.5415

CABLE SERVICES:
TIME WARNER CABLE
1205 DUPONT AVENUE
ONTARIO, CA 91761
PHONE: 909.390.4738

NOTE:
ADD 1800 FEET TO ALL TWO DIGIT ELEVATIONS STARTING WITH ZERO, ONE, TWO, AND THREE TO OBTAIN CURRENT DATUM.
* (I.E. 00.54 IS 1800.54)
ADD 1700 FEET TO ALL OTHER TWO DIGIT ELEVATIONS TO OBTAIN CURRENT DATUM.
* (I.E. 75.00 IS 1775.00)



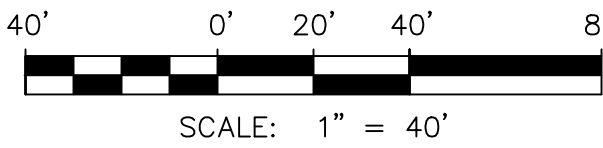
LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DAYLIGHT LINE
- EXISTING SEWER
- EXISTING RECLAIMED WATER
- EXISTING WATER
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- FLOW ARROW & GRADE
- GRADED SWALE
- STREET LIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- CONCRETE PAVEMENT
- PROPOSED RETAINING WALL
- PATH OF TRAVEL
- LINE OF SIGHT



VENTANA PA-4
JOHN PREVITI AVE. FONTANA, CA

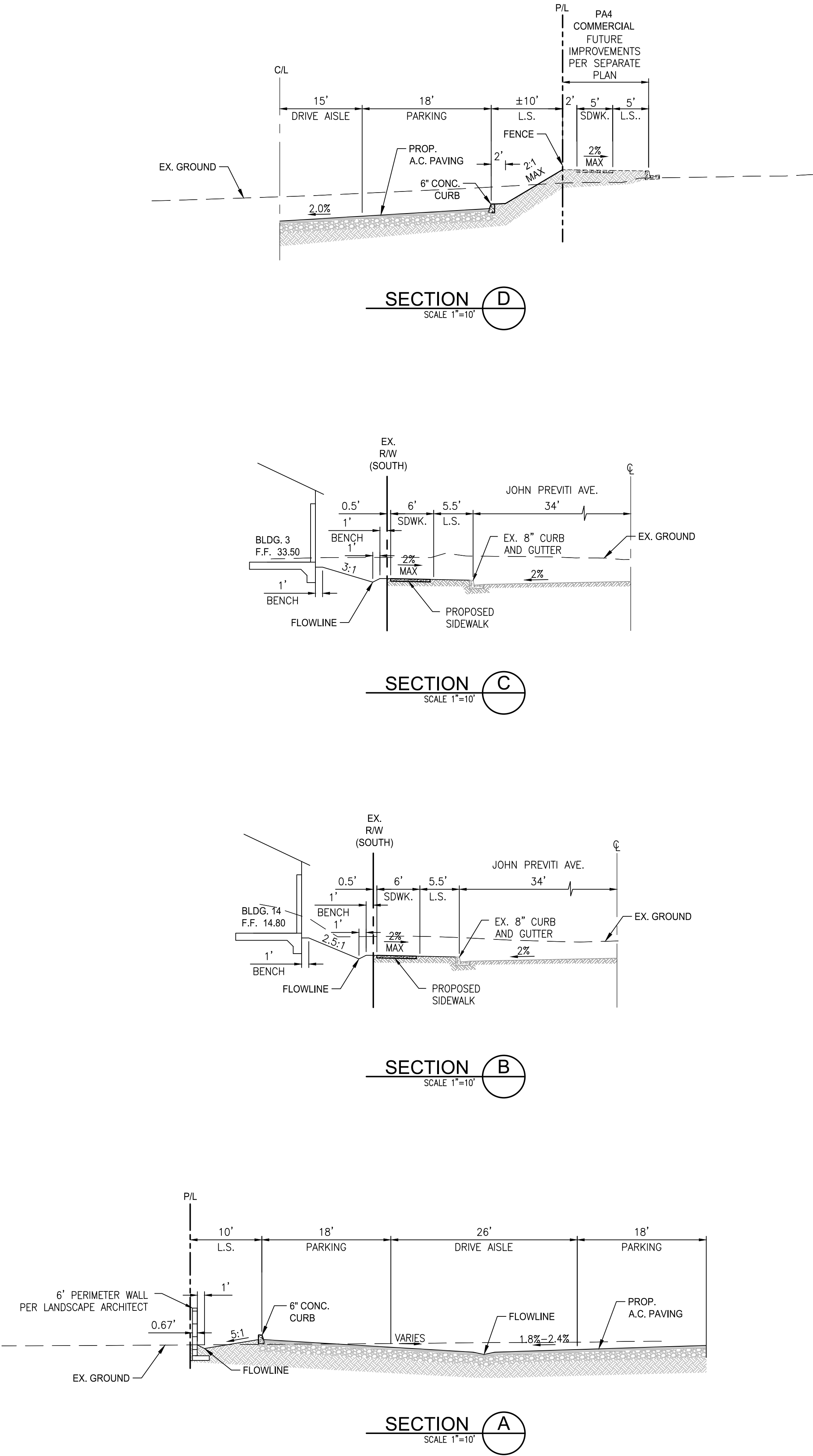
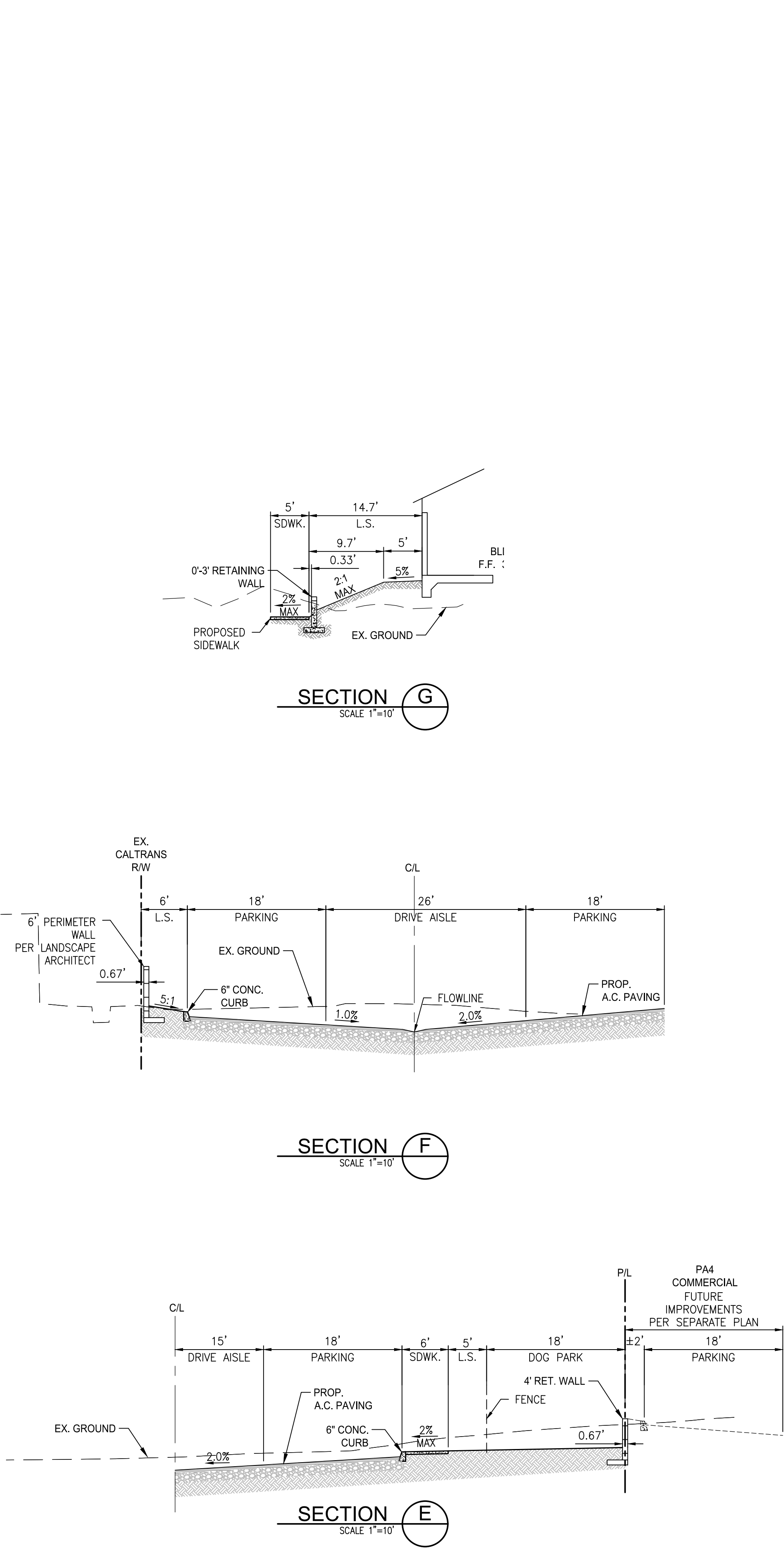
SHEET INDEX	
SHEET NO.	DESCRIPTION
C-1	CONCEPTUAL GRADING PLAN
C-2	CONCEPTUAL GRADING CROSS-SECTIONS
C-3	CONCEPTUAL UTILITY PLAN
C-4	TENTATIVE PARCEL MAP
C-5	TYPICAL STREET CROSS-SECTION



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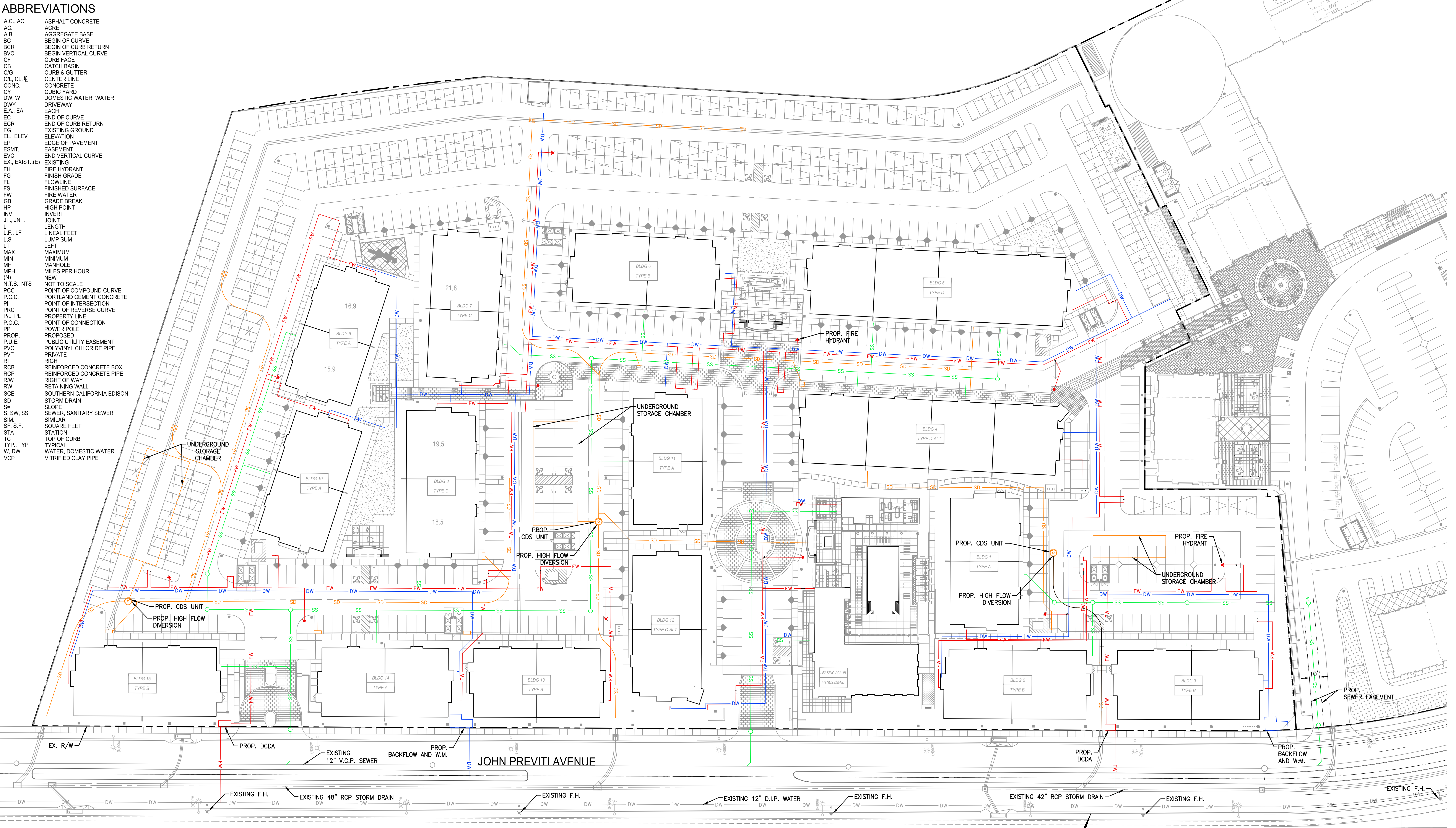
Date December 2025

C-1



ABBREVIATIONS

A.C., AC	ASPHALT CONCRETE
AC	ACRE
A.B.	AGGREGATE BASE
BC	BEGIN OF CURVE
BCR	BEGIN OF CURB RETURN
BVC	BEGIN VERTICAL CURVE
CF	CURB FACE
CB	CATCH BASIN
C/G	CURB & GUTTER
CL, CL, CL	CENTER LINE
CONC.	CONCRETE
CY	CUBIC YARD
DW, W	DOMESTIC WATER, WATER
DWY	DRIVEWAY
E.A., EA	EACH
EC	END OF CURVE
ECR	END OF CURB RETURN
EG	EXISTING GROUND
EL., ELEV	ELEVATION
EPC	EDGE OF PAVEMENT
ESMT.	EASEMENT
EVC	END VERTICAL CURVE
EX., EXIST.,(E)	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JT., JNT.	JOINT
L	LENGTH
L.F., LF	LINEAL FEET
L.S.	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MPH	MILES PER HOUR
(N)	NEW
N.T.S., NTS	NOT TO SCALE
PCC	POINT OF COMPOUND CURVE
P.C.C.	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
P/L, PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVT	PRIVATE
RT	RIGHT
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
RW	RETAINING WALL
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SS	SEWER, SANITARY SEWER
S, SW, SS	SIMILAR
SIM.	SQUARE FEET
SF, S.F.	STATION
STA	TOP OF CURB
TC	TYPICAL
TYP., TYP	TYPICAL
W, DW	WATER, DOMESTIC WATER
VCP	VITRIFIED CLAY PIPE

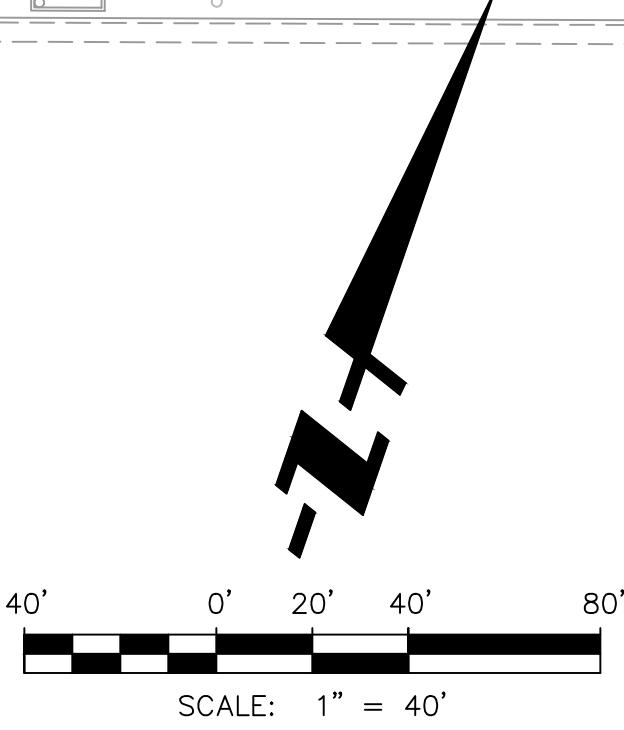


LEGEND:

	PROPOSED WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	EXISTING WATER LINE
	EXISTING SEWER
	EXISTING STORM DRAIN LINE



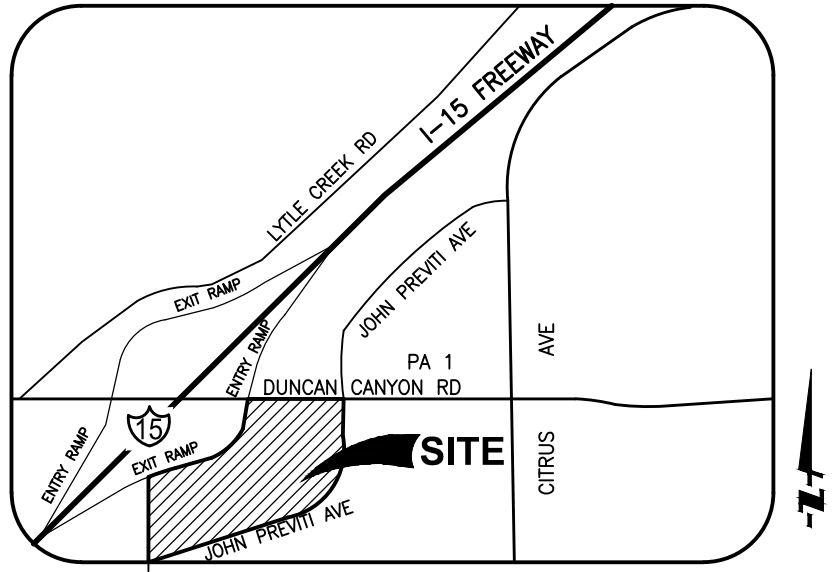
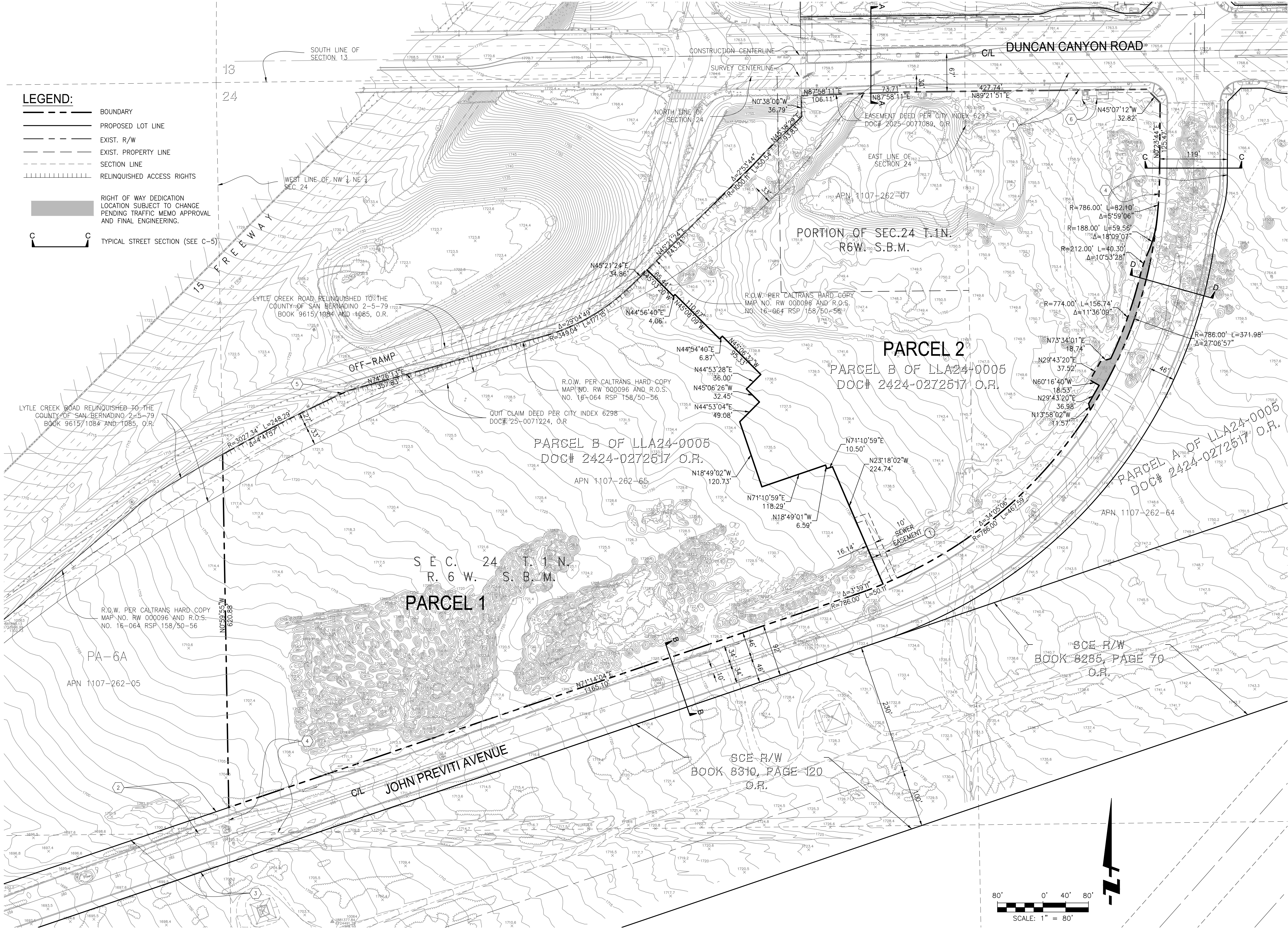
VENTANA PA-4
JOHN PREVITI AVE. FONTANA, CA



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VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL B OF LOT LINE ADJUSTMENT LLA24-0005, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PER DOCUMENT #2024-0272517, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED THE ON NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2011.00 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. ALL COORDINATE VALUES WERE SCALED TO GROUND BY APPLYING AN AVERAGE COMBINATION FACTOR AS DETERMINED BY FEI POINTS 11012, 11014, 11022, 11025, 11029, AND 11034 AND HOLDING THE COMPUTED GRID COORDINATE ON POINT 11015. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.999888867

BENCHMARK
THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:
BM NO.: EV9274 ELEV.: 1508.56' (NGS BENCH MARK)
DATUM: NAVD 88 1993 ADJ

OWNER
HD04, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
THE PREVITI GROUP
2151 E. CONVENTION CENTER WAY, SUITE 114
ONTARIO, CALIFORNIA 91764
PHONE: 909-354-8092
EMAIL: SKING@THEPREVITIGROUP.COM
CONTACT: STEPHEN KING SENIOR PROJECT MANAGER

ZONING
VENTANA SPECIFIC PLAN

ASSESSORS PARCEL NUMBERS
1107-262-07& 1107-262-65

- EXISTING EASEMENT NOTES:**
- 1 AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 19, 2021 AS INSTRUMENT NO. 2021-473028 O.R.
 - 2 STREET EASEMENT TO THE CITY PER INST. NO. 2021-0147450.
 - 3 STREET EASEMENT TO THE CITY PER INST. NO. 2021-0555720.
 - 4 STREET EASEMENT TO THE CITY PER INST. NO. 2022-0073488.
 - 5 THE FACT THAT THE OWNERS HAVE NO RIGHT OF VEHICULAR ACCESS TO INTERSTATE HWY 15 EXCEPT THE PUBLIC RIGHT TO TRAVEL SAME, SAID RIGHTS HAVE BEEN RELINQUISHED BY AN INSTRUMENT RECORDED 9/10/1976, IN BOOK 9009 PAGE 656, OF OFFICIAL RECORDS.
 - 6 RIGHT OF WAY EASEMENT TO SCE PER INST. NO. 2024-0293382 O.R.

PROPOSED EASEMENT NOTES:

- 1 10' SEWER EASEMENT IS IN FAVOR OF PARCEL 1

**TENTATIVE
PARCEL MAP
NO. 21013**

IN THE CITY OF FONTANA,
COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA



VENTANA PA-4
JOHN PREVITI AVE. FONTANA, CA

PROPOSED LOTS	
PARCEL NUMBER	NET AREA
PARCEL 1	14.55 (AC)
PARCEL 2	11.65 (AC)
JPA R/W DEDICATION	0.09 (AC)
TOTAL	26.29 (AC)

ENGINEER'S STATEMENT:

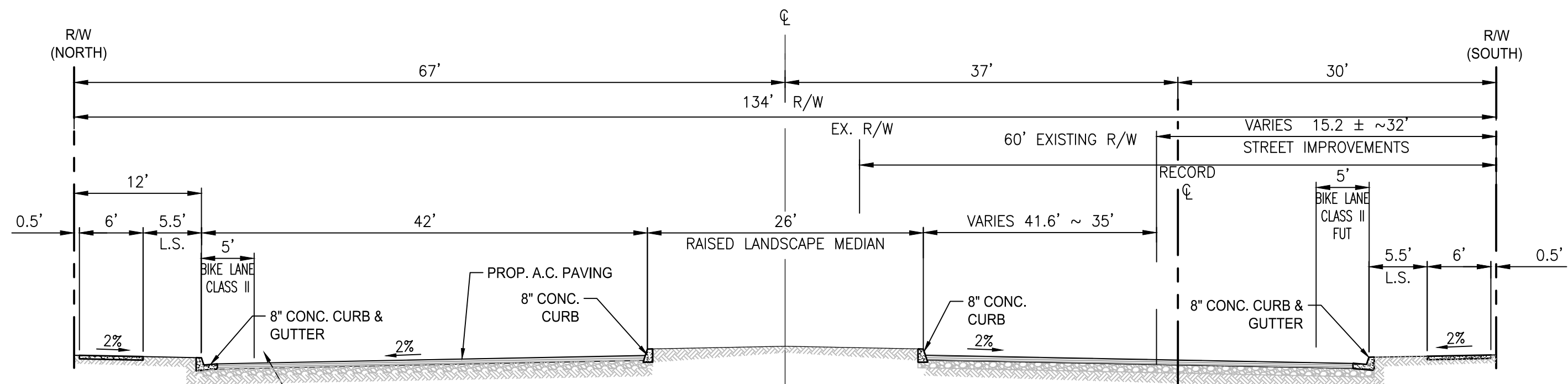
THIS MAP HAS BEEN PREPARED UNDER MY SUPERVISION AS DIRECTED BY THE RECORD OWNER AND DEVELOPER OF THE PROPERTY DESCRIBED HEREON.

STEVEN L. ELLIS, RCE 47255 DATE _____

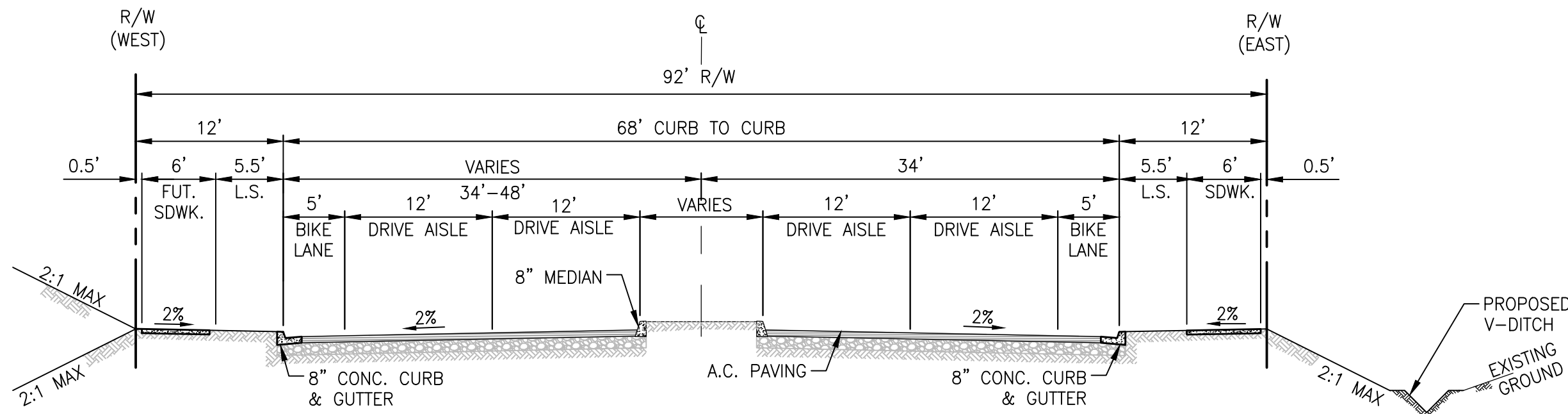


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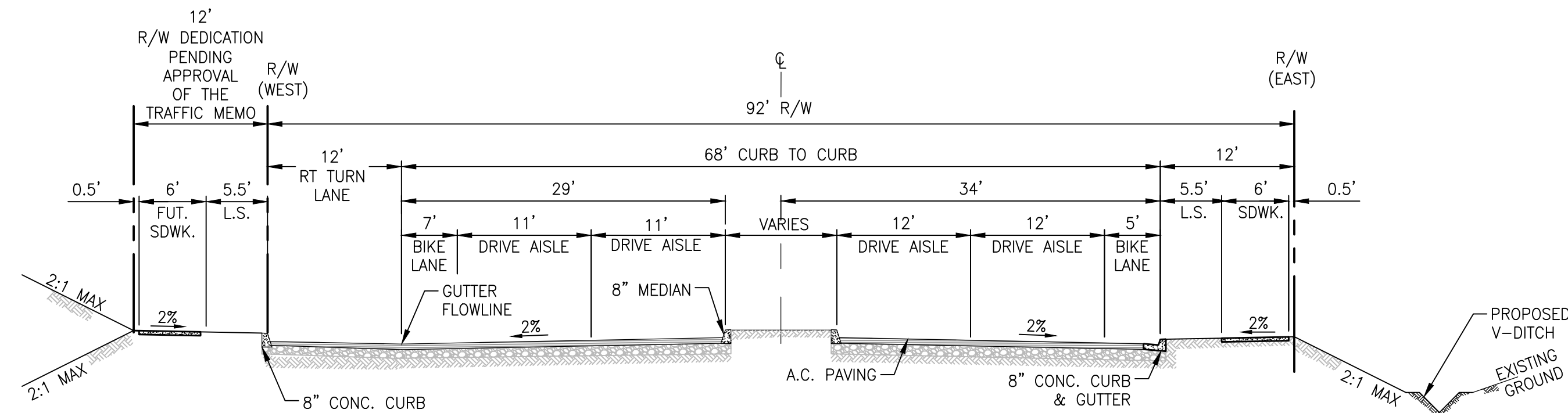
C-4



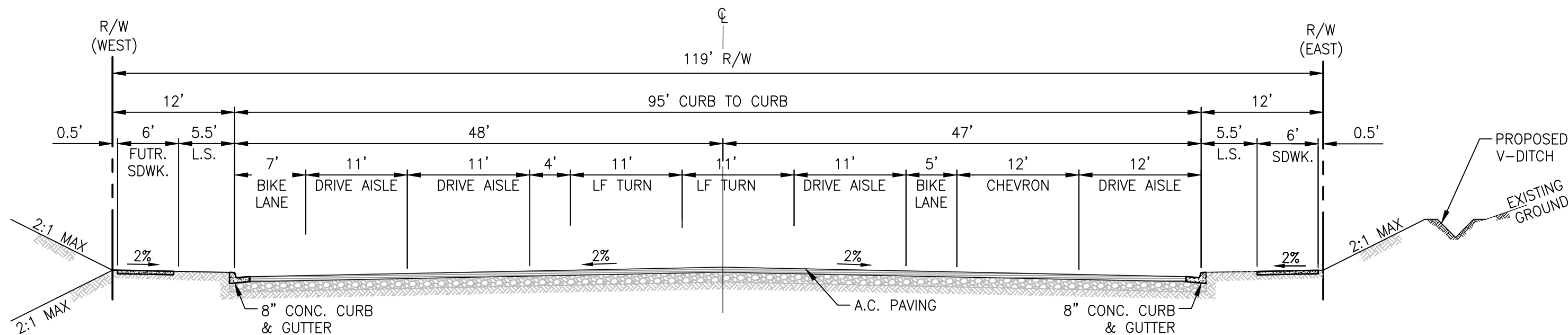
TYPICAL SECTION A
SCALE: 1"=10"
DUNCAN CANYON ROAD
T.I.=11.0



SECONDARY HIGHWAY SECTION B
SCALE: 1"=10"
JOHN PREVITI AVENUE
T.I.=9.0



SECONDARY HIGHWAY SECTION D
SCALE: 1"=10"
JOHN PREVITI AVENUE
T.I.=9.0



SECONDARY HIGHWAY SECTION C
SCALE: 1"=10"
JOHN PREVITI AVENUE
T.I.=9.0

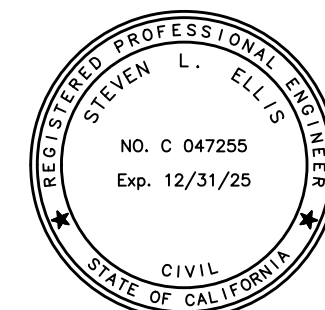


VENTANA PA-4
JOHN PREVITI AVE. FONTANA, CA

ENGINEER'S STATEMENT:

THIS MAP HAS BEEN PREPARED UNDER MY SUPERVISION AS DIRECTED BY THE RECORD OWNER AND DEVELOPER OF THE PROPERTY DESCRIBED HEREON.

STEVEN L. ELLIS, RCE 47255 DATE _____



**TENTATIVE
PARCEL MAP
NO. 21013**
IN THE CITY OF FONTANA,
COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

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C-5



- LEGEND**
- ① PRIMARY ENTRY
 - ② SECONDARY ENTRY
 - ③ PEDESTRIAN PASEO
 - ④ THEMATIC ARCHWAY - PER ARCH
 - ⑤ MAINTENANCE BLDG.
 - ⑥ CLOCK TOWER - PER ARCH
 - ⑦ SMALL PLAZA ALONG PEDESTRIAN PASEO W/ FOCAL TREE
 - ⑧ TRASH ENCLOSURE
 - ⑨ DOG PARK
 - ⑩ TOT LOT
 - ⑪ LITTLE PARK
 - ⑫ BIKE RACK
 - ⑬ PYLON SIGN (OFF-SITE)



TREE PLANTINGS LOCATED
WITHIN LINE-OF-SIGHT
TRIANGLES NEED TRAFFIC
ENGINEER'S APPROVAL

CONCEPTUAL LANDSCAPE SITE PLAN

L1

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments
FONTANA, CALIFORNIA



SITE SCAPES
Landscape Architecture & Planning
3190-92 Airport Loop Drive
Costa Mesa, CA 92626
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-018
DATE: 12-09-25



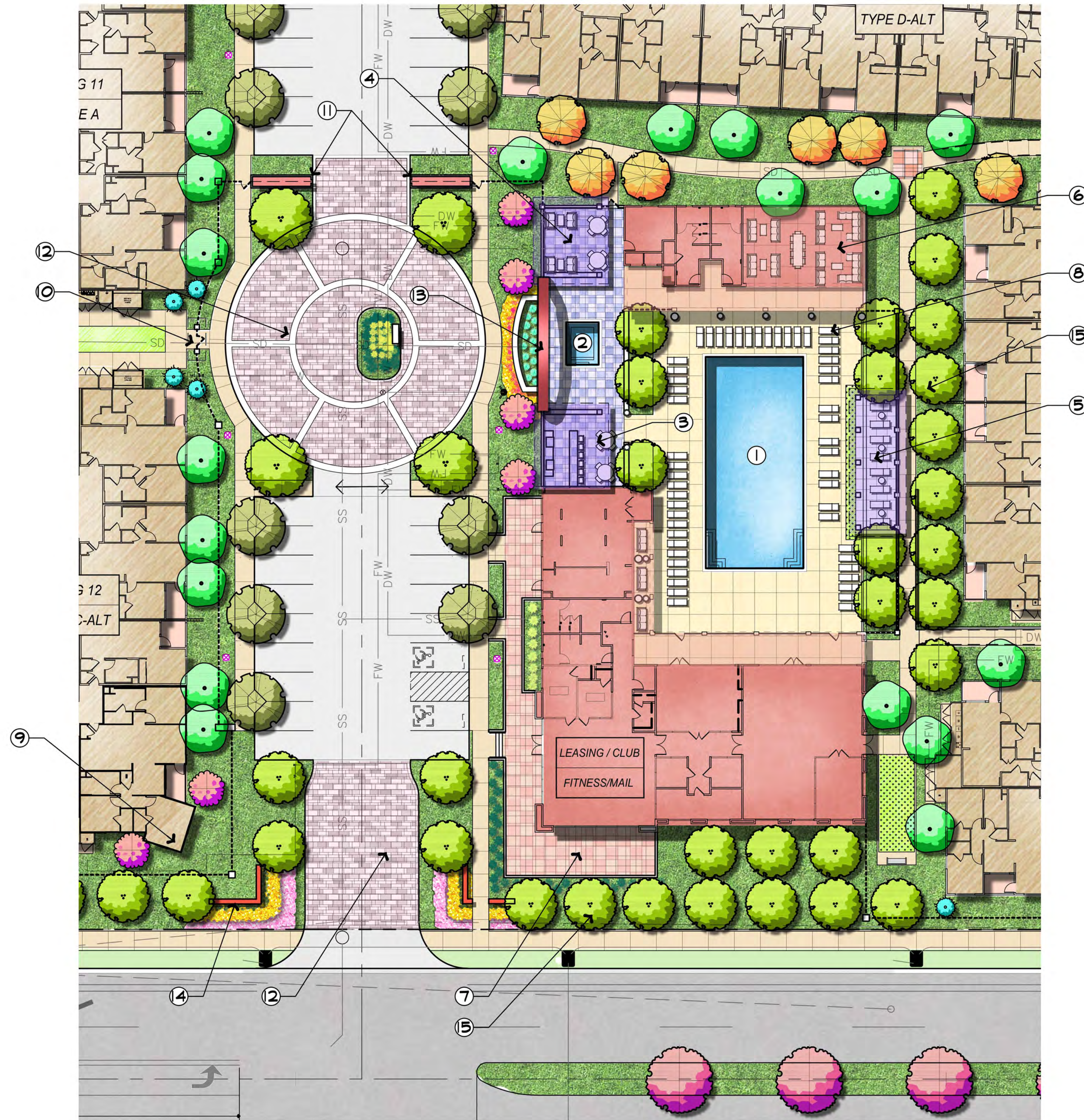
MAIN ENTRY



SPA AREA



LEASING OFFICE/PLAZA



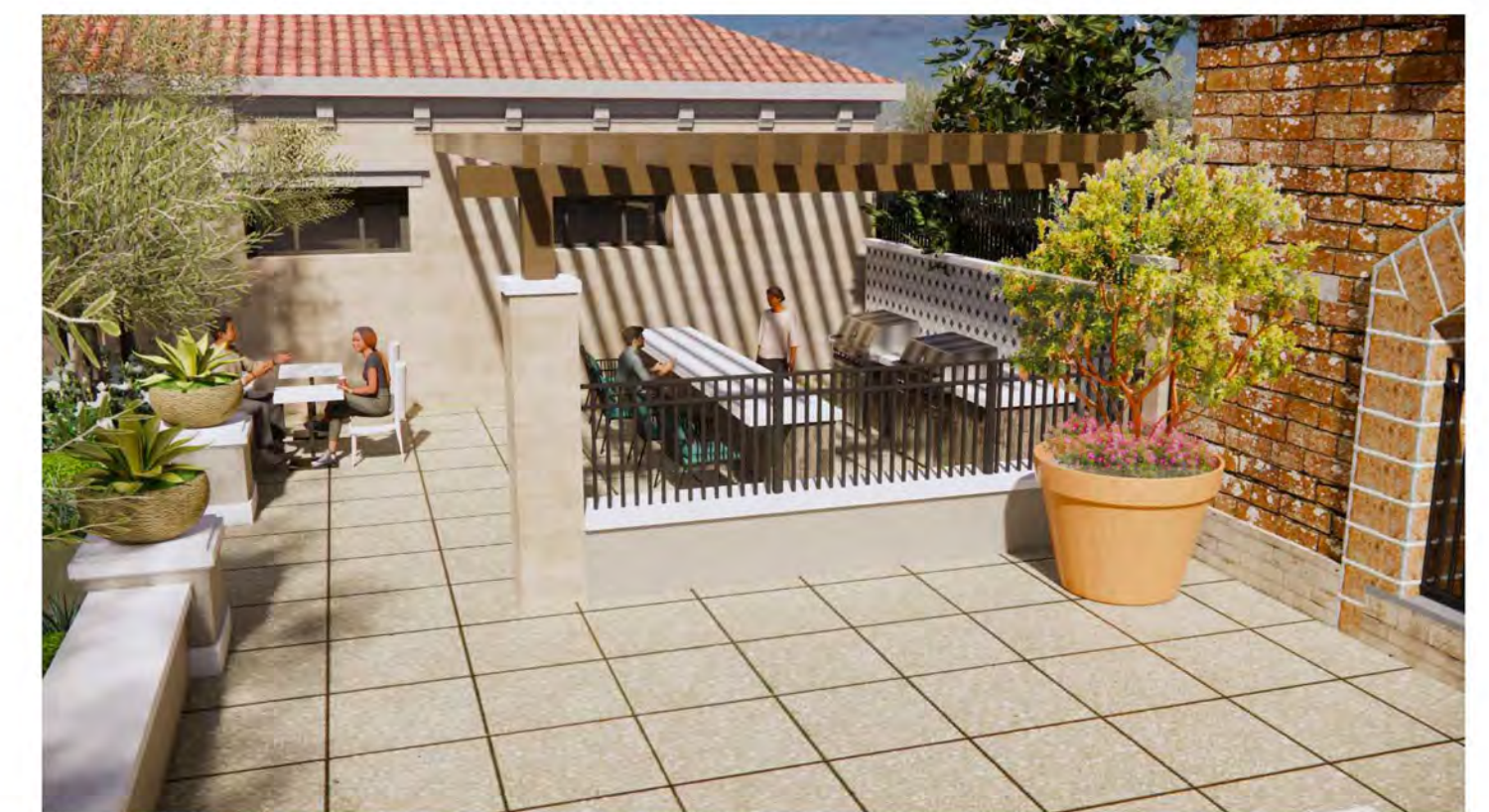
RECREATIONAL AREA

LEGEND

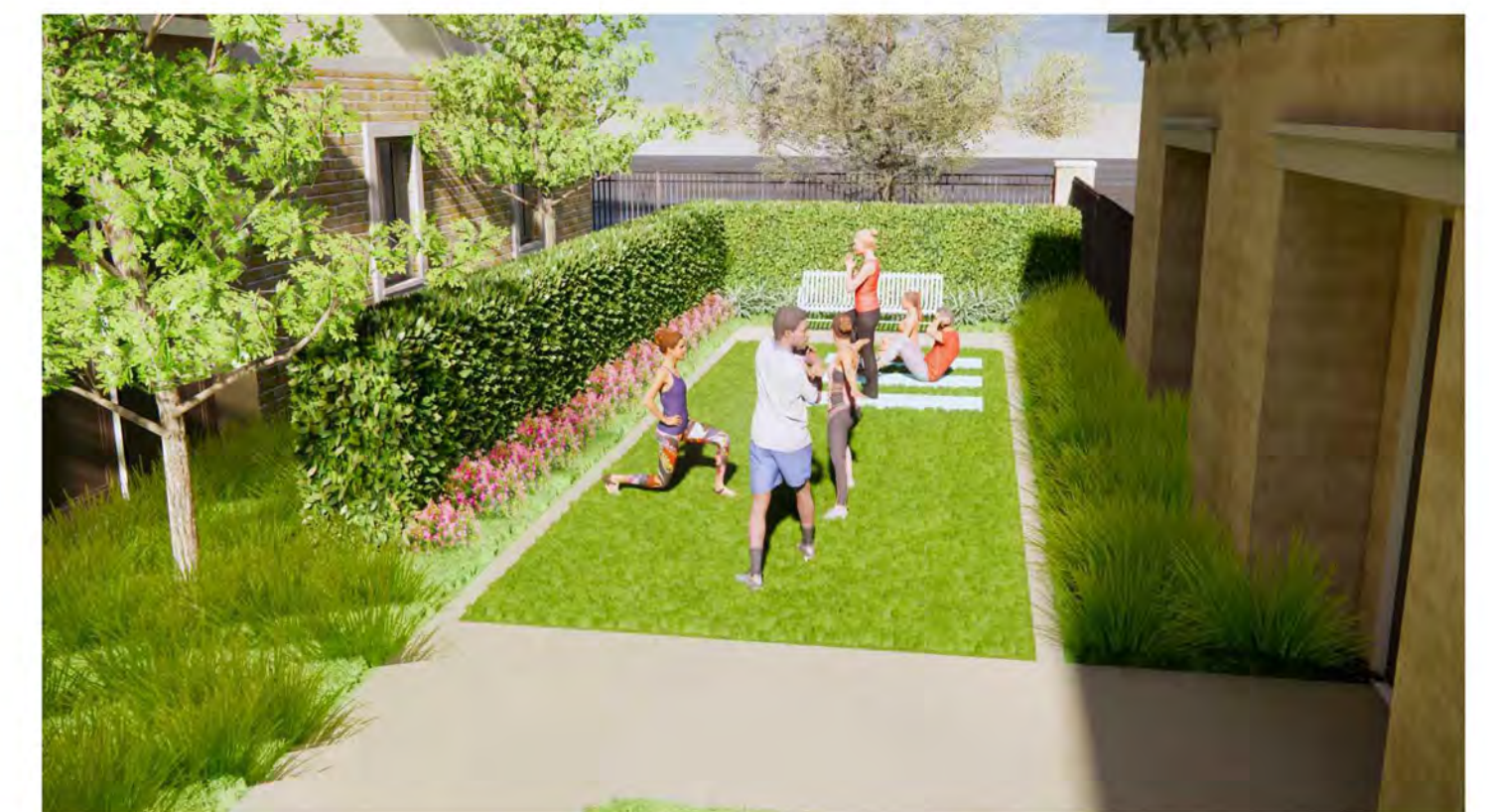
- ① POOL
- ② SPA
- ③ OUTDOOR KITCHEN AREA
 - BBQS
 - BAR HEIGHT SEATING
 - SHADE STRUCTURE
- ④ COVERED SEATING AREA
- ⑤ COVERED LOUNGE AREA
- ⑥ CABANA - PER ARCH
- ⑦ LEASING PLAZA
- ⑧ SUN DECK
- ⑨ CLOCK TOWER - PER ARCH
- ⑩ DECORATIVE PORTAL
- ⑪ ENTRY VEHICULAR GATE
- ⑫ ENHANCED PAVING AT ENTRY
- ⑬ THEMATIC ARCHWAY - PER ARCH
- ⑭ PROJECT I.D. SIGN WALL
- ⑮ OLIVE GROVE CONCEPT



POOL AREA



OUTDOOR KITCHEN



YOGA AREA

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

L2

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Ventana PA-4 Apartments

FONTANA, CALIFORNIA



JOB NO.: 25-018
DATE: 12-09-25



DOG PARK & "LITTLE" PARK



DOG PARK & "LITTLE" PARK



RESIDENTIAL/COMMERCIAL PEDESTRIAN CONNCTION



GRAND PIAZZA & DOG PARK

LEGEND

- ① GRAND PIAZZA W/ ENHANCED PAVING
- ② CENTRAL FOUNTAIN ELEMENT W/ TRELLIS SHADE STRUCTURES
- ③ RAISED PLANTER W/ SPECIMEN TREE
- ④ SEATING AREA W/ SHADE STRUCTURE & DECORATIVE POTS
- ⑤ SUPERMARKET PAVING
- ⑥ ENHANCED RETAINING WALL
- ⑦ RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (3) THEMATIC ARCHES
- ⑧ BIG DOG PARK
 - DOG WASH STATION
 - PET WASTE STATIONS
 - PET DRINKING FOUNTAIN
 - TURF DOG RUN
- ⑨ LITTLE DOG WASH STATION
 - PET WASTE STATIONS
 - PET DRINKING FOUNTAIN
 - TURF DOG RUN
- ⑩ LITTLE PARK
 - BENCHES
 - OPEN TURF AREA
 - CORN HOLE ELEMENT
- ⑪ TRASH ENCLOSURE
- ⑫ CLOCK TOWER - PER ARCH
- ⑬ PEDESTRIAN PASEO W/ ENHANCED PAVING



GRAND PIAZZA

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

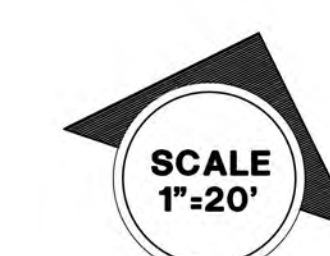
L3

The Previti Group

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Ventana PA-4 Apartments

FONTANA, CALIFORNIA



JOB NO.: 25-018
DATE: 12-09-25

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
TREES				
	Olea europaea 'Swan Hill'	Olive Tree (Fruitless)	36" BOX	L
	Lophostemon conferta	Brisbane Box	24" BOX	M
	Brachychiton populneus	Bottle Tree	24" BOX	L
	Ulmus parvifolia	Evergreen Elm	24" BOX	L
	Podocarpus gracilior	Fern Pine	24" BOX	M
	Quercus ilex	Holly Oak	24" BOX	L
	Prunus caroliniana 'Compacta'	Carolina Laurel Cherry	24" BOX	M
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	24" BOX	M
	Cedrus deodora	Deodor Cedar	36" BOX	M
	Platanus racemosa	California Sycamore	36" BOX	M
	Quercus agrifolia	Coast Live Oak	36" BOX	L
	Quercus lobata	Valley Oak	36" BOX	M
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	24" BOX	M
	Arbutus 'Marina'	Strawberry Tree	24" BOX	M
	Pinus pinea	Italian Stone Pine	24" BOX	L
	Platanus acerifolia	London Plane Tree	24" BOX	M
	Koeleruteria paniculata	Goldenrain Tree	24" BOX	M
	Lagerstroemia indica	Crape Myrtle	24" BOX	L
	Fraxinus velutina	Modesto Ash	24" BOX	M
	Street Tree per City Designation		24" BOX	-

SHRUBS

	Abelia grandiflora 'Compacta'	Dwarf Abelia	5 Gal.	M
	Baccharis pilularis 'Twin Peaks'	Coyote Brush	5 Gal.	L
	Bulbine frutescens	Bulbine	5 Gal.	L
	Calandrinia grandiflora	Rock Purslane	5 Gal.	L
	Dianella revoluta 'DR5000'	Little Rev Flax Lily	5 Gal.	L
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	5 Gal.	M
	Elaeagnus pungens	Silver Berry	5 Gal.	L
	Feijoa sellowiana	Pineapple Guava	5 Gal.	M
	Gazania rigens	Clumping Gazania	1 Gal.	L
	Grevillea 'Noelii'	N.C.N.	5 Gal.	L
	Lippia nodiflora 'Kurapia S1'	Kurapia	5 Gal.	L
	Lantana hybrids 'New Gold'	New Gold Lantana	5 Gal.	L
	Laurus nobilis	Bay Laurel	5 Gal.	L
	Ligustrum japonica	Privet	5 Gal.	M
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15 Gal.	M
	Moraea bicolor	Fortnight Lily	5 Gal.	M
	Muhlenbergia rigens	Deer Grass	1 Gal.	L
	Myoporum parvifolium 'Putah Creek'	Myoporum	1 Gal.	L
	Olea europaea 'Little Ollie'	Dwarf Olive	5 Gal.	L
	Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	5 Gal.	L
	Podocarpus elongatis 'Monnal'	Icree Blue Yellow Wood	5 Gal.	M
	Prunus caroliniana 'Bright n' Tight'	Carolina Cherry	5 Gal.	M
	Rhamnus californica 'Little Sur'	Dwarf Coffeeberry	5 Gal.	L
	Raphiolepis indica 'Clara'	Dwarf Indian Hawthorne	5 Gal.	M
	Raphiolepis indica 'Montic'	Indian Hawthorne	5 Gal.	M
	Rosmarinus off. 'Huntington Carpet'	Huntington Rosemary Carpet	5 Gal.	L
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal.	L
	Teucrium x. lucidrys	Germander	5 Gal.	L
	Trachelospermum asiaticum	Asian Jasmine	1 Gal.	M
	Westringia fruticosa 'WES05'	Mundi Coast Rosemary	5 Gal.	L

VINE ON TRELLIS

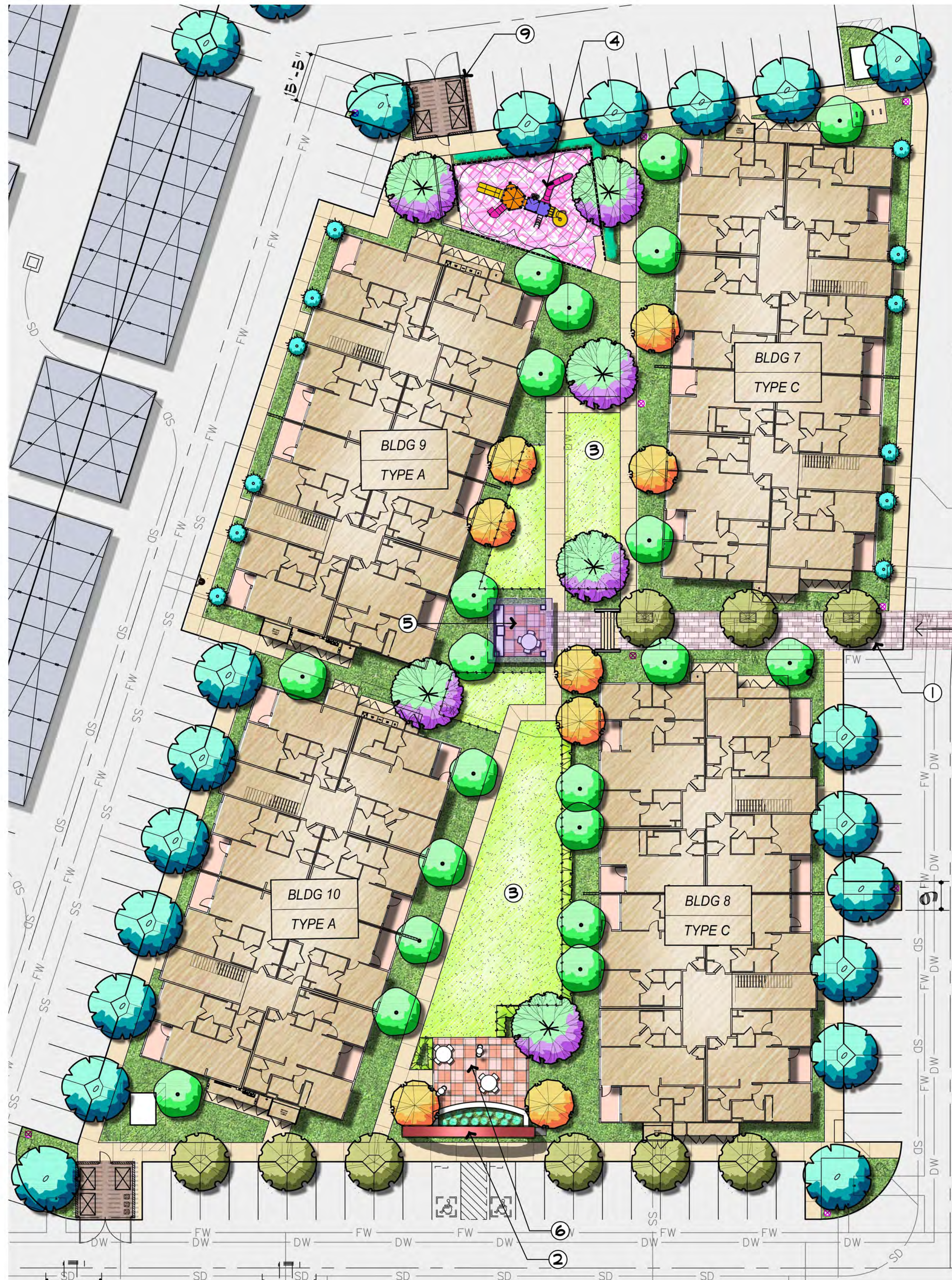
	Distictis buccinatoria	Blood Red Trumpet Vine	5 Gal.	M
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GROUND COVER

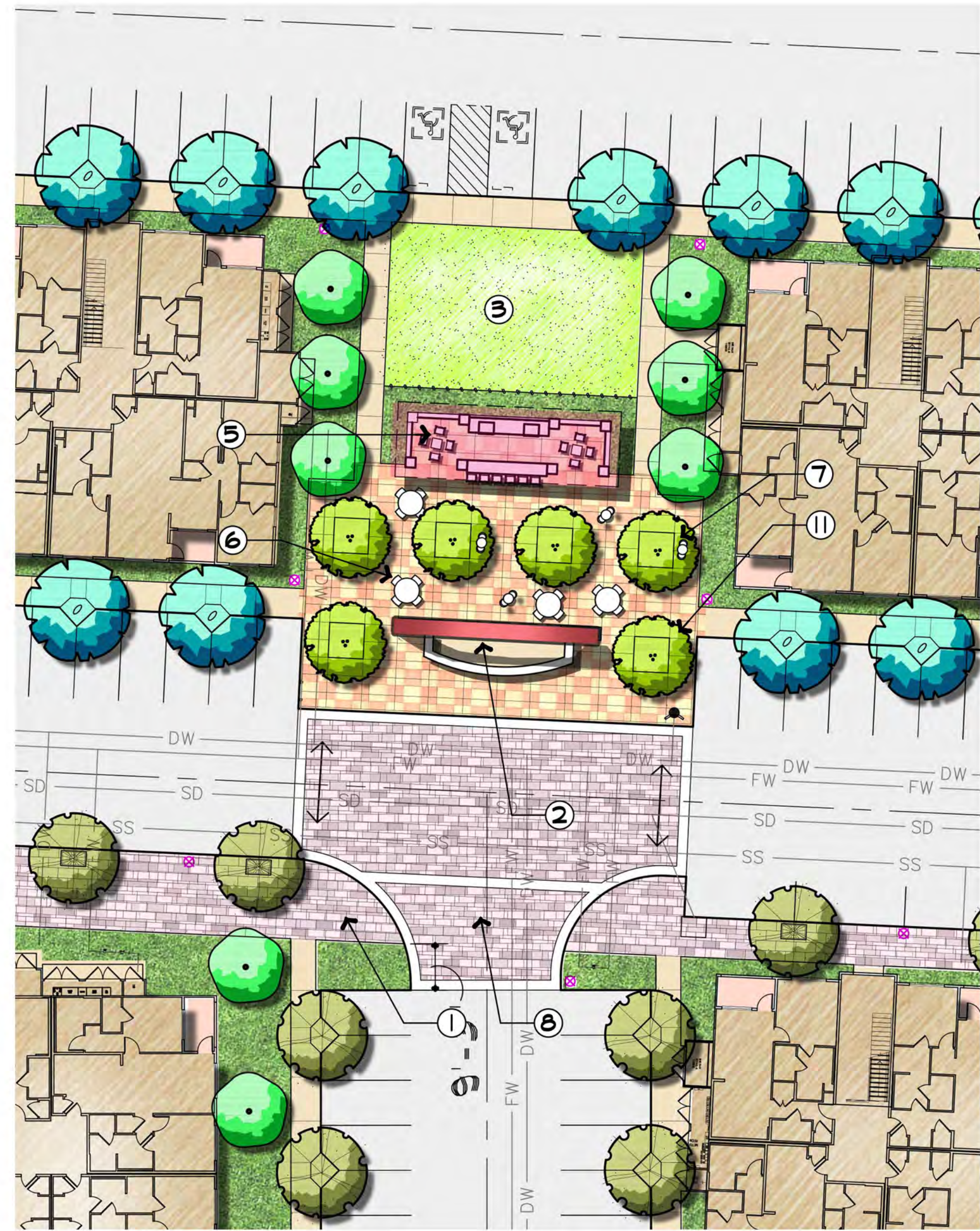
	Sodded Turf	Marathon IIe		H
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IRRIGATION NOTE

All landscape areas are to be irrigated with a state-of-the-art weather based system that meets the City of Fontana's water conservation ordinance 1895 (MWEL0).



PASEO WITH TOT LOT



OUTDOOR ENTERTAINMENT AREA

LEGEND

- ① PEDESTRIAN PASEO
- ② THEMATIC ARCHWAY - PER ARCH
- ③ OPEN TURF AREA
- ④ TOT LOT AREA
- ⑤ OUTDOOR KITCHEN
 - SHADE STRUCTURE
 - BARBECUE
 - SEATING
- ⑥ PLAZA SEATING AREA
- ⑦ THEMATIC OLIVE TREES
- ⑧ ENHANCED VEHICULAR PAVING
- ⑨ TRASH ENCLOSURE

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

L4

The Previti Group

2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA



JOB NO.: 25-018
DATE: 12-09-25



- ### LEGEND
- STUCCO THEME WALL
See Detail 3, Sheet L5
 - 18" SQ. STUCCO PILASTER
See Detail 2, Sheet L5
 - GLASS FENCE
See Detail 4, Sheet L5
 - STONE THEME WALL
@ CLUBHOUSE
See Detail 7, Sheet L5
 - 6' TUBULAR STEEL EFENCE
See Detail 5, Sheet L5
 - PERIMETER WALL
See Detail 1, Sheet L5
 - 6' DOG PARK FENCE
See Detail 6, Sheet L5
 - PRIMARY AND SECONDARY
VEHICULAR ENTRY GATES
See Detail 11, Sheet L5
 - STONE SEAT WALL
@ POOL AREA & PIAZZA
See Detail 8, Sheet L5
 - STUCCO RETAINING WALL
See Detail 9, Sheet L5
 - LOW STUCCO RETAINING WALL
(24"-32" HT.)
See Detail 9, Sheet L5
 - STUCCO RETAINING WALL
W/ GUARDRAIL
See Detail 10, Sheet L5
 - PEDESTRIAN ACCESS T.S. GATE
 - PEDESTRIAN ACCESS GLASS GATE

FENCE AND WALL PLAN

L5

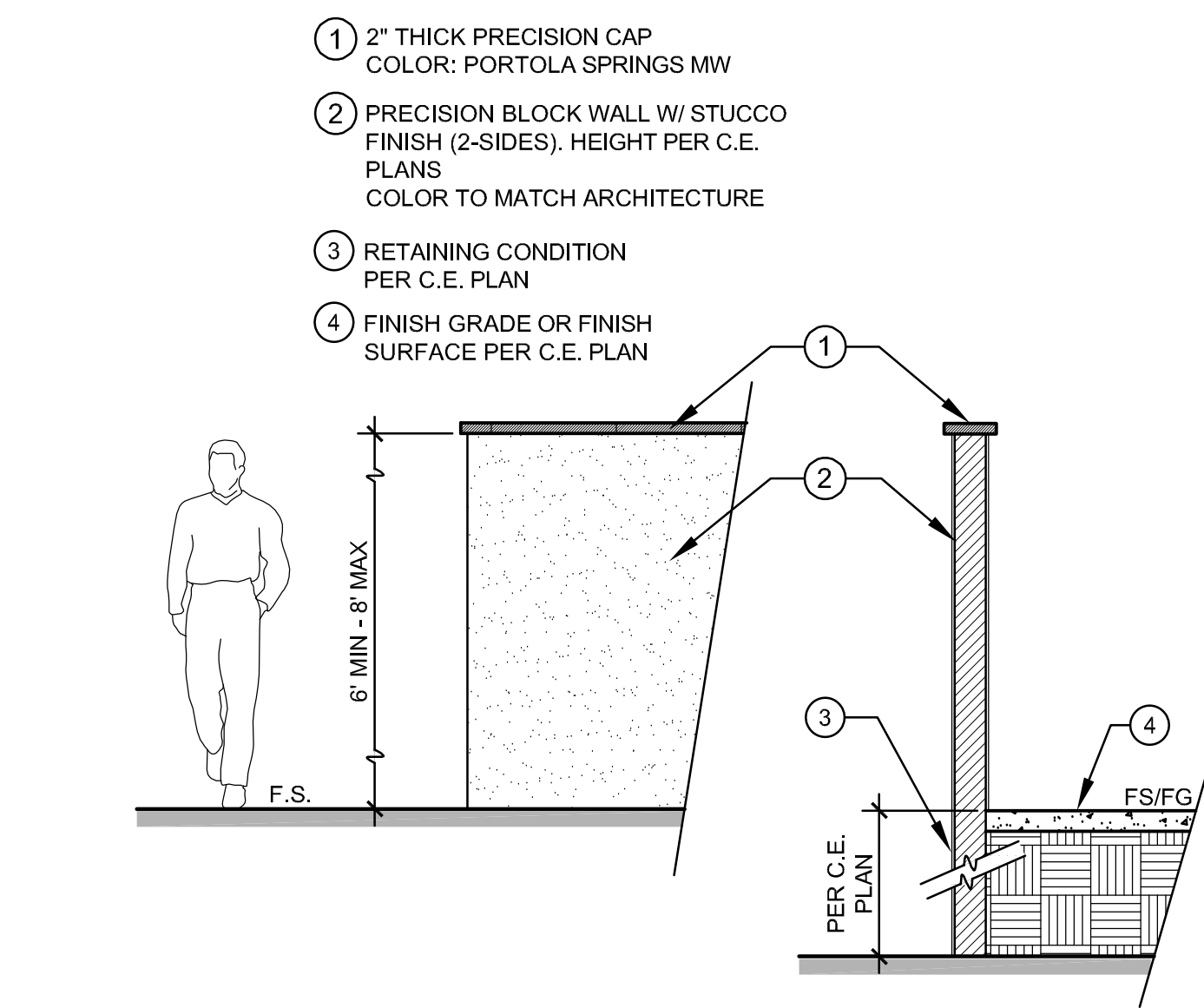
The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments
FONTANA, CALIFORNIA

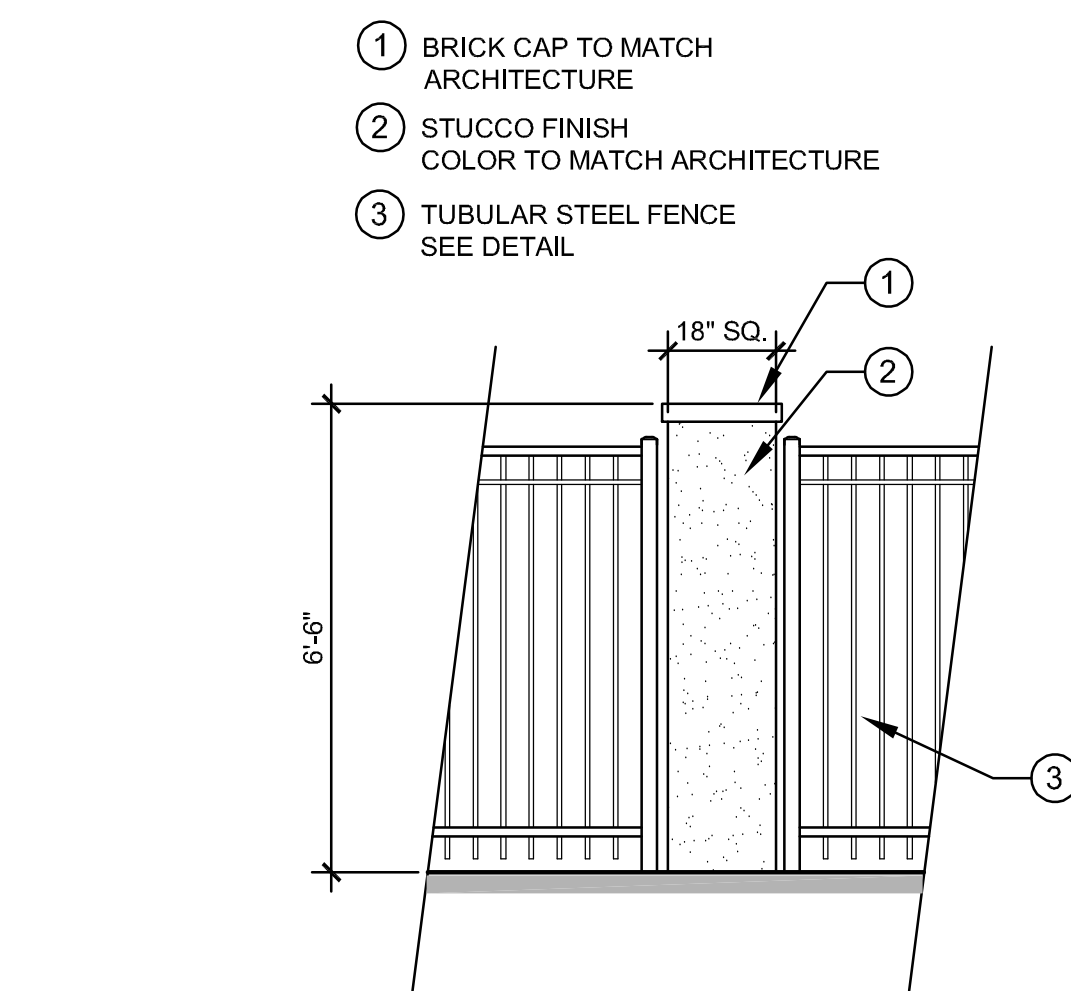
SCALE
1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-92 Airport Loop Drive
Costa Mesa, CA 92626
(949) 644-9370 FAX (714) 210-3140

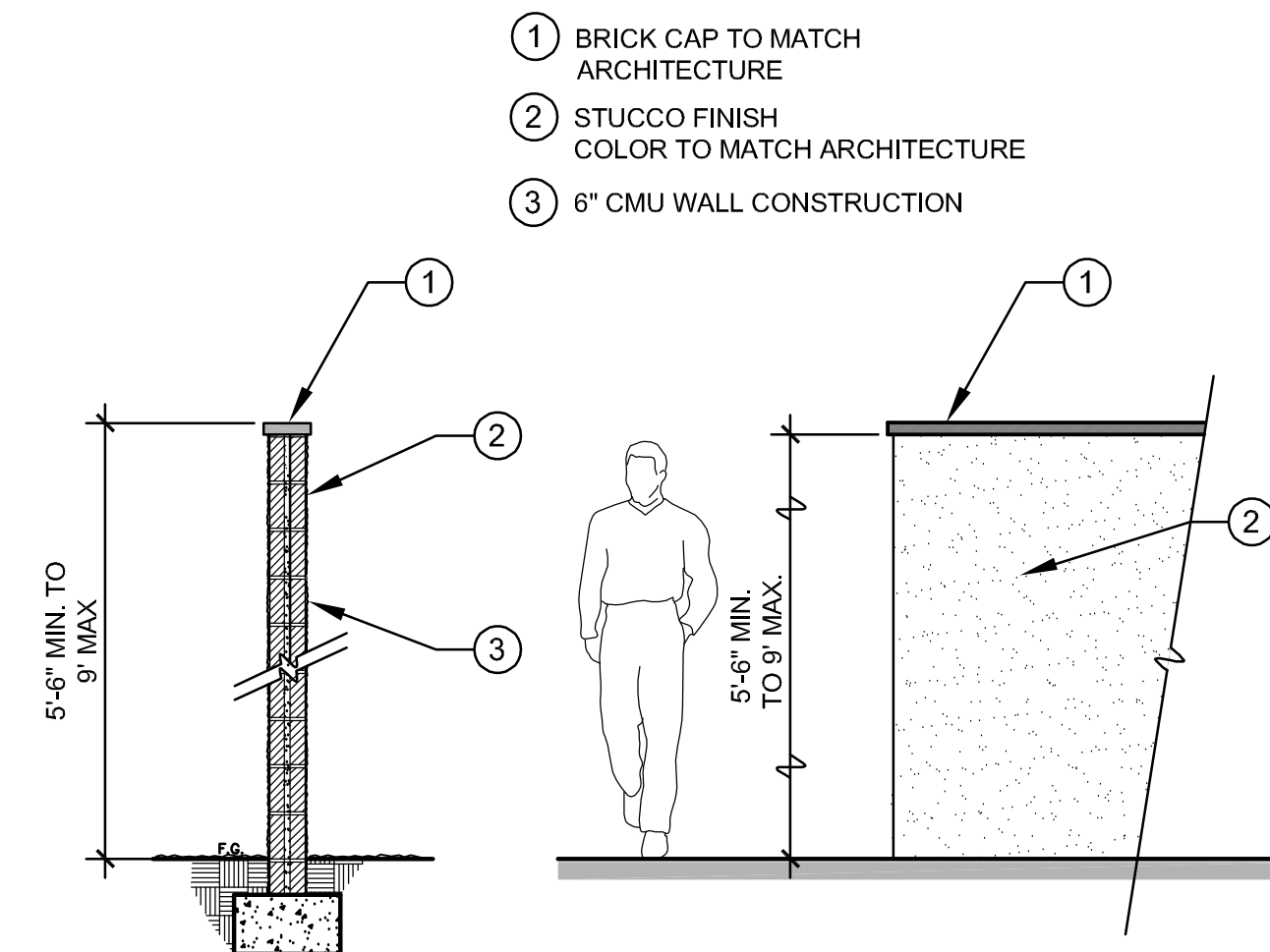
JOB NO.: 25-018
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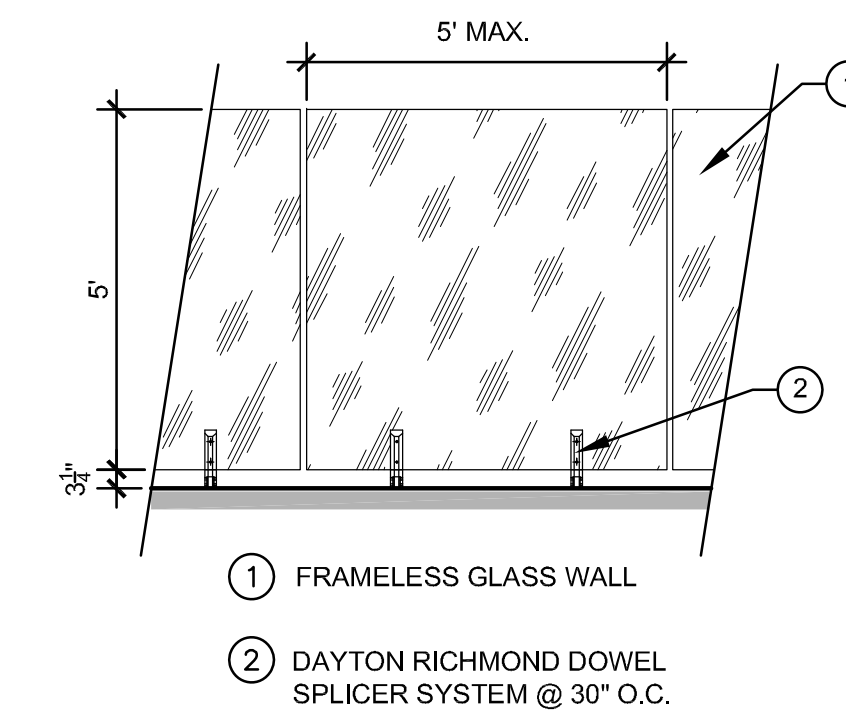
1 PERIMETER WALL



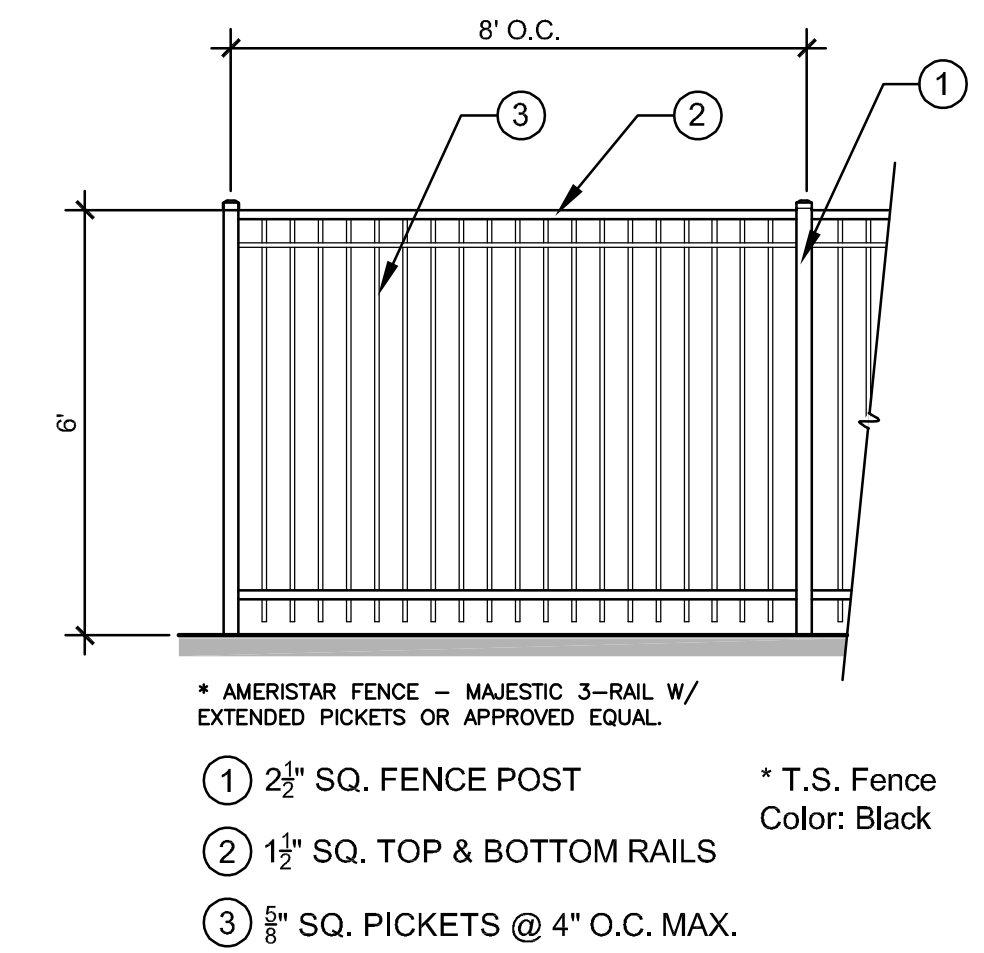
2 18" SQ. STUCCO PILASTER



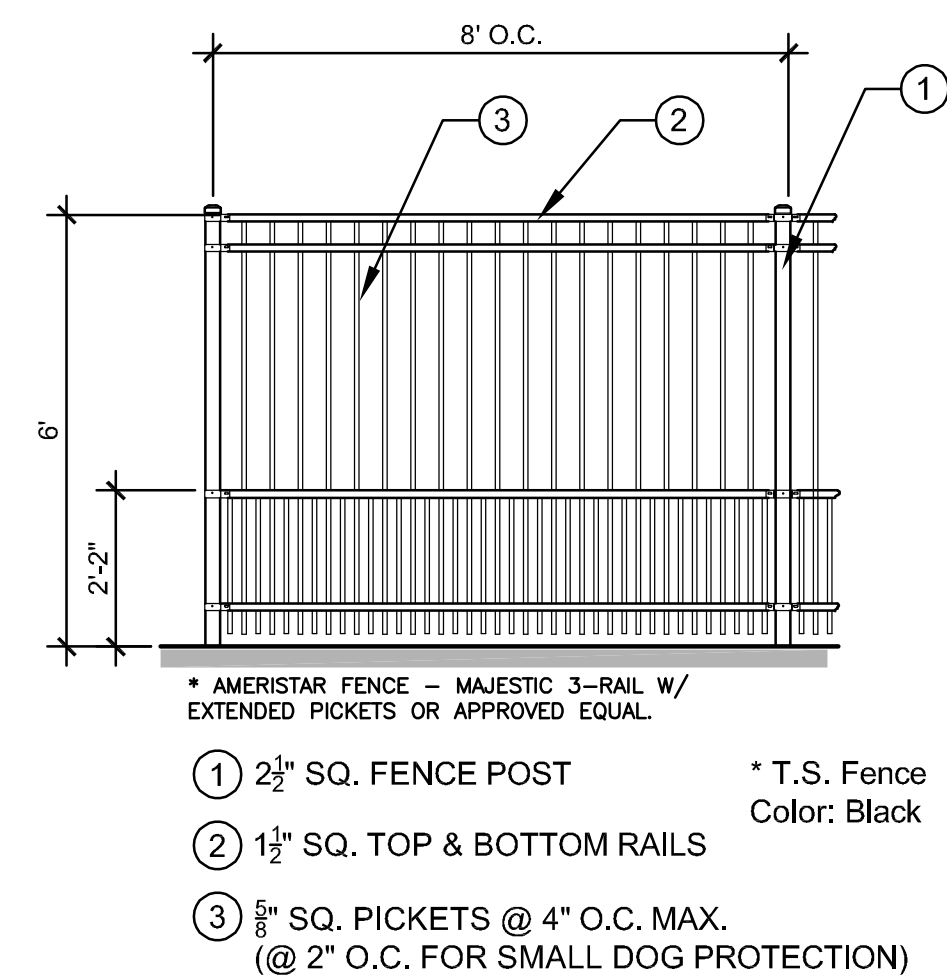
3 STUCCO THEME WALL



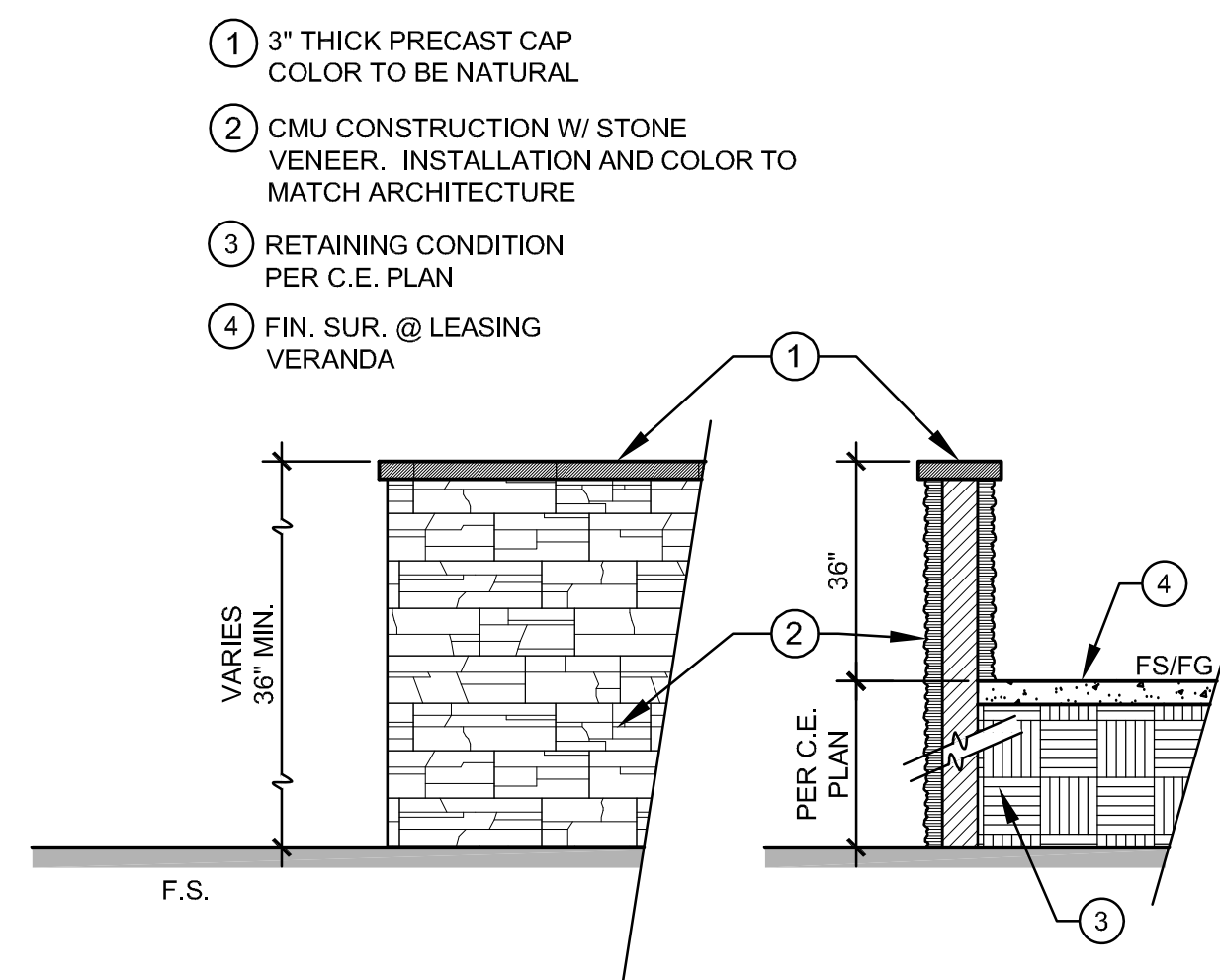
4 GLASS FENCE @ POOL AREA



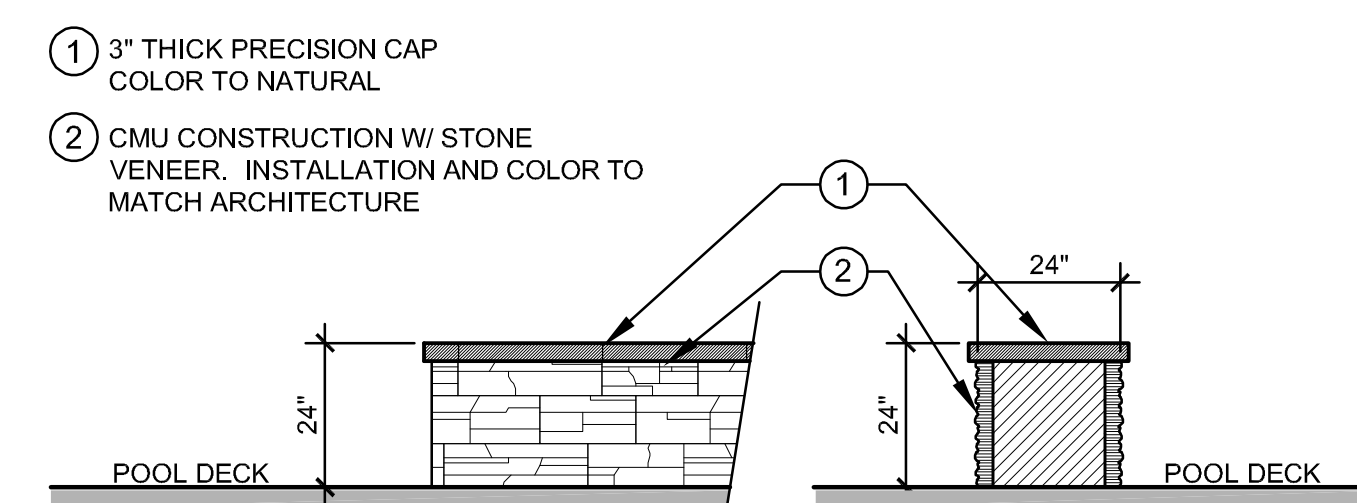
5 6' TUBULAR STEEL FENCE



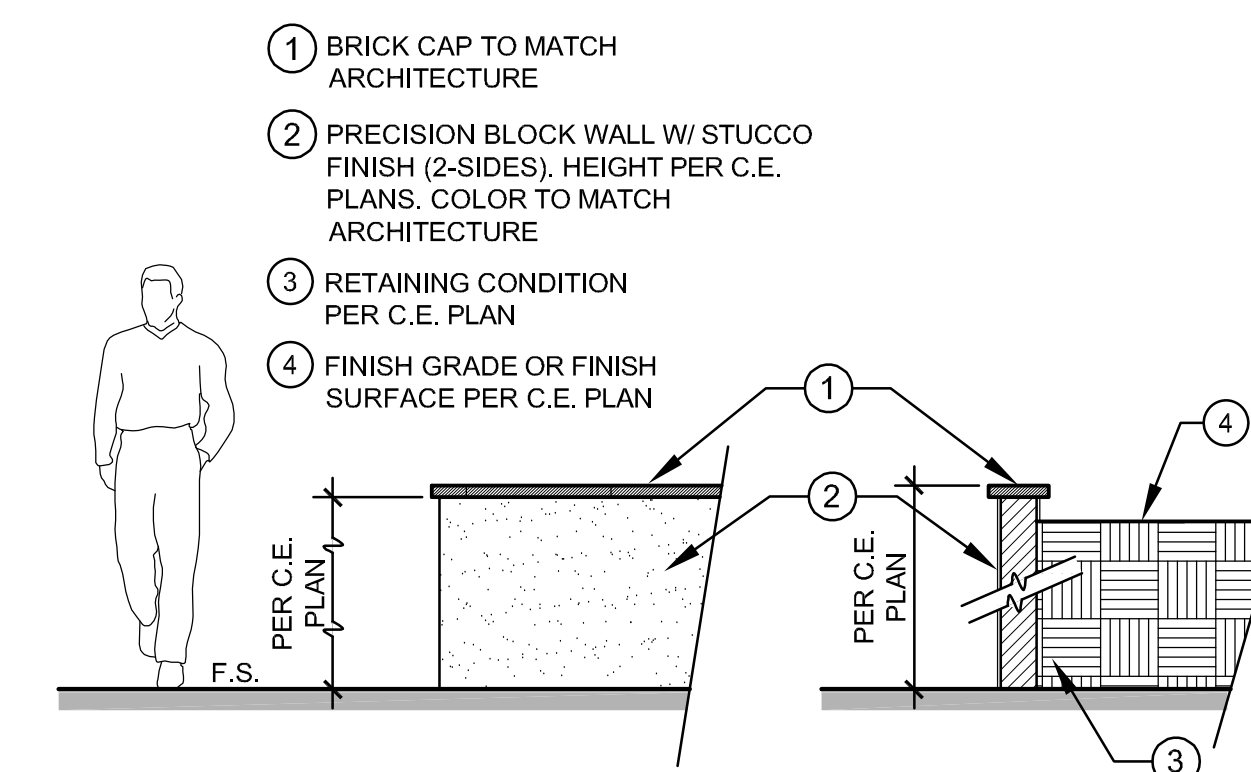
6 6' DOG PARK FENCE



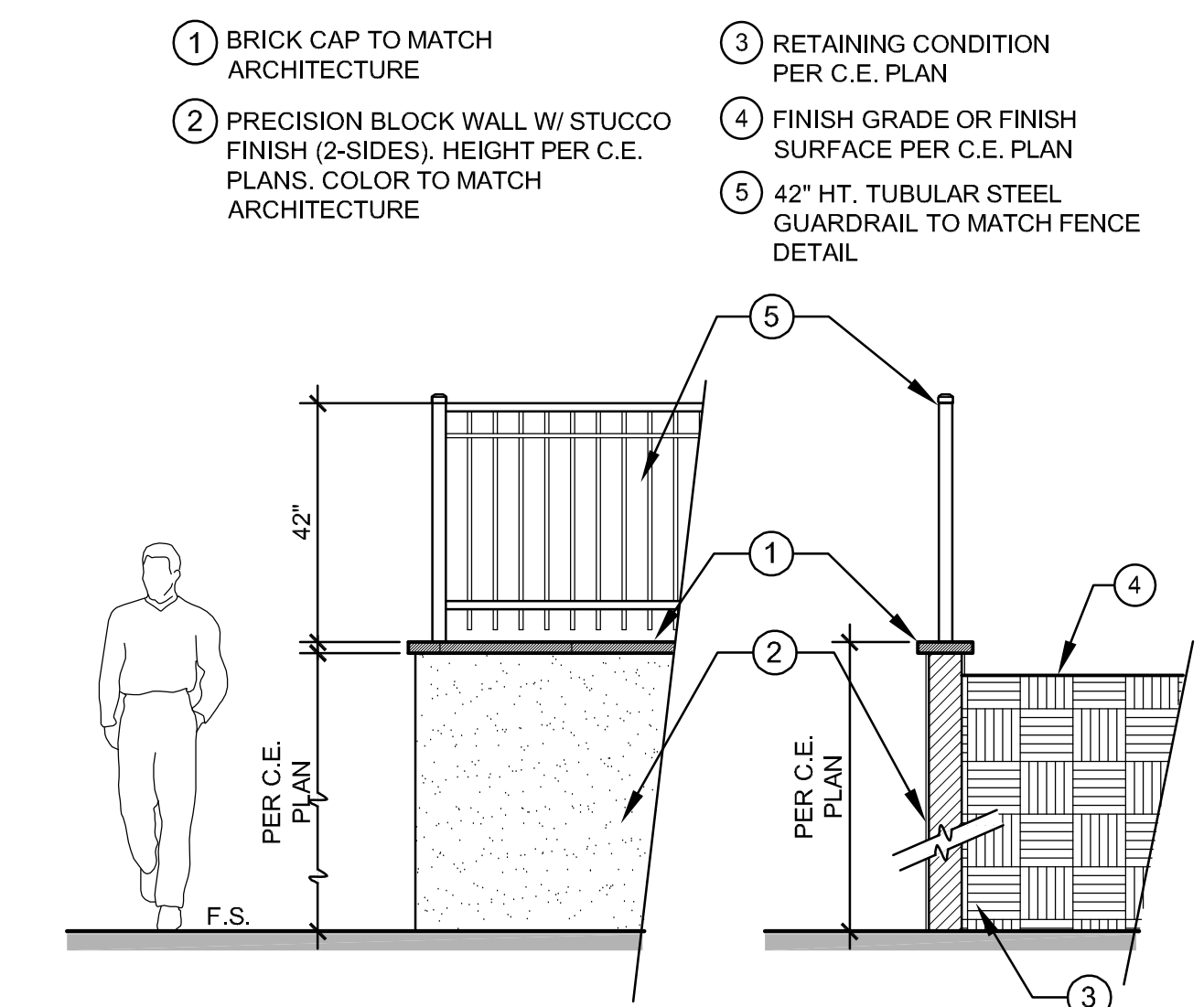
7 STONE THEME WALL @ CLUBHOUSE



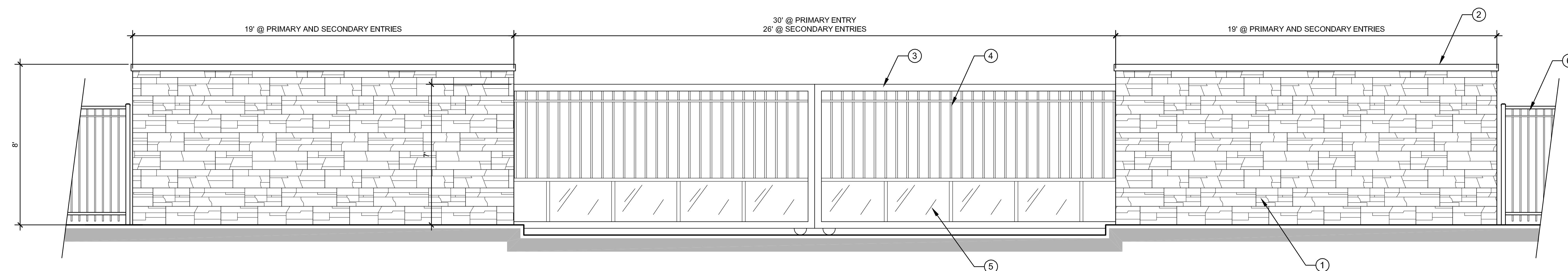
8 STONE SEAT WALL @ POOL AREA



9 STUCCO RETAINING WALL



10 STUCCO RETAINING WALL W/ GUARDRAIL



11 PRIMARY & SECONDARY ENTRY GATES

FENCE AND WALL DETAILS

L6

The Previti Group

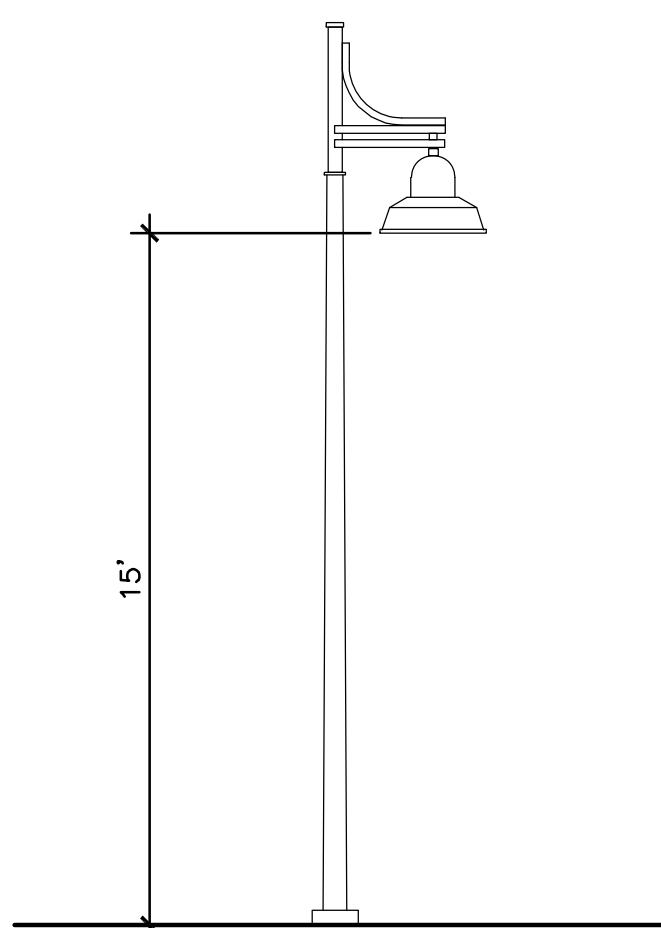
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA

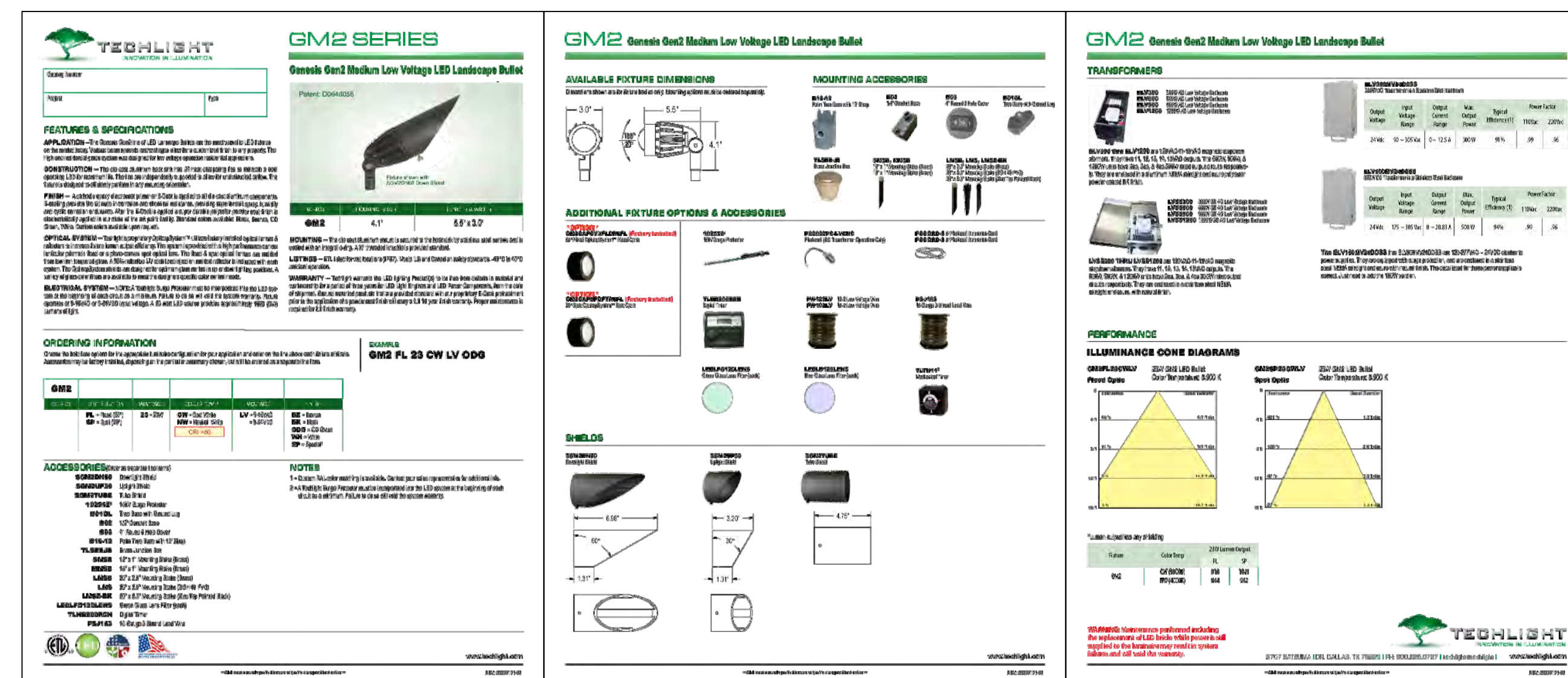
SITESCAPES
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Richard Polhemus, License # 2112
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-018
DATE: 12-09-25



DECORATIVE POLE LIGHT FIXTURE

Deziner Series A DS-10T Tiered on 17' H pole
by US Architectural Lighting or equal (Dark Bronze)



TREE/WALL UPLIGHT

GM2-LV by Techlight or equal (Dark Bronze)

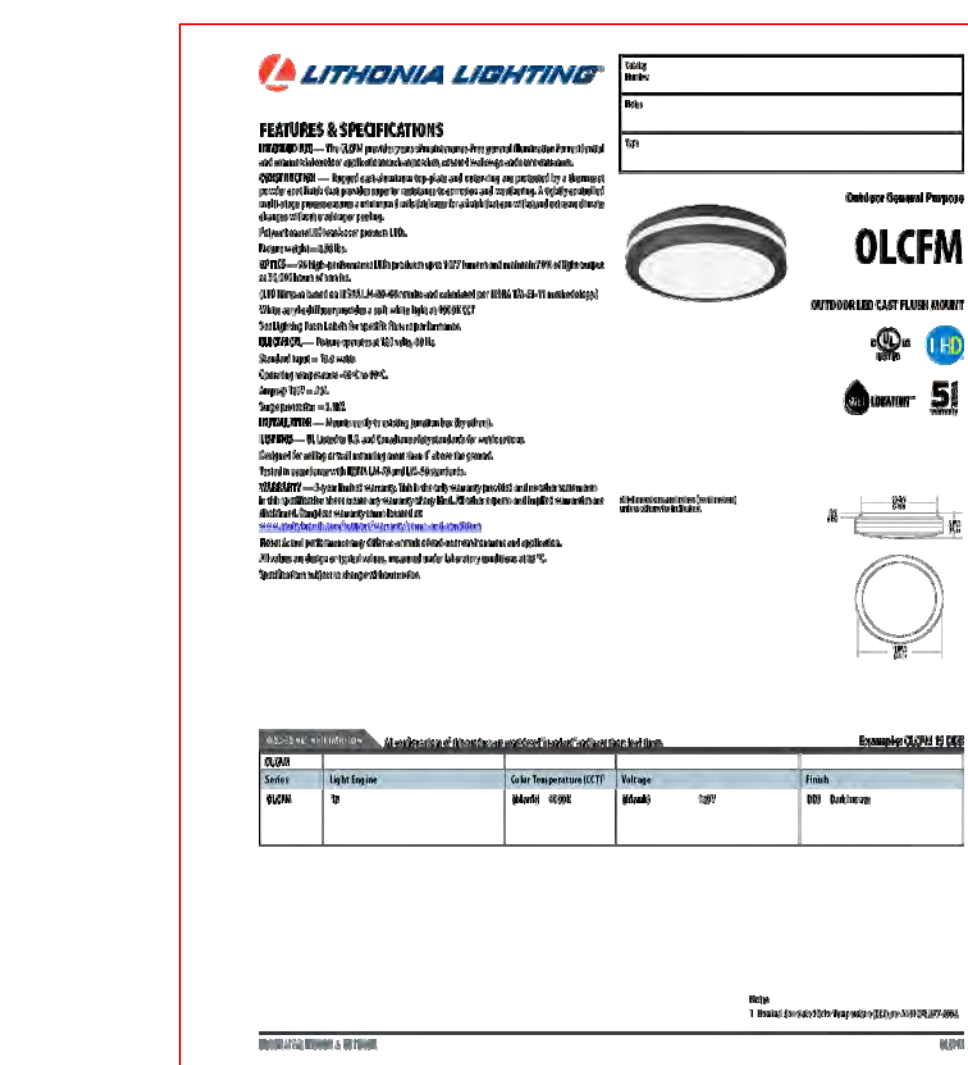


WALL UPLIGHT

XW-70 Wall Wash Light by FX Luminaire or equal

IN-GROUND UPLIGHT

TDB3W Medium PAR Burial Light by Techlight or equal



DOWNLIGHT IN OVERHEADS

OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal

LIGHTING LEGEND

- DECORATIVE POLE LIGHT FIXTURE
Deziner Series A DS-A Angled on 17' H pole
by US Architectural Lighting or equal (DARK BRONZE)
- TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)
- WALL WASH UPLIGHT
XW-70 Wall Wash Light by FX Luminaire or equal
- DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal
- IN-GROUND UPLIGHT
TDB3W Medium PAR Burial Light by Techlight or equal

* DECORATIVE BUILDING SCENE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

NOTE:
THIS LIGHTING PLAN IS FOR REFERENCE PURPOSES
ONLY. PLEASE SEE ELECTRICAL ENGINEER'S PLANS FOR
SPECIFIC LIGHTING INFORMATION. FIXTURES SELECTED
MAY BE REPLACED WITH EQUALS

CONCEPTUAL LIGHTING SPECIFICATIONS

L7

The Previti Group

2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA

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JOB NO.: 25-018
DATE: 12-09-25

LIGHTING LEGEND

- ✚ DECORATIVE POLE LIGHT FIXTURE
Deziner Series A DS-A Angled on 17' H pole
by US Architectural Lighting or equal (DARK BRONZE)
- ▼ TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)
- WALL WASH UPLIGHT
XW-70 Wall Wash Light by FX Luminaire or equal
- DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal
- IN-GROUND UPLIGHT
TDB3W Medium PAR Burial Light by Techlight or equal

* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

NOTE:
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MAY BE REPLACED WITH EQUALS



CONCEPTUAL LIGHTING PLAN

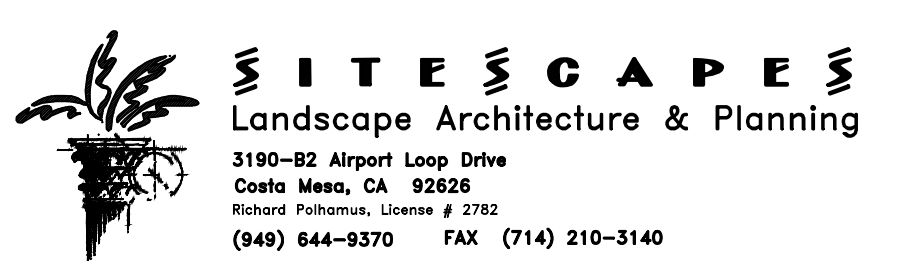
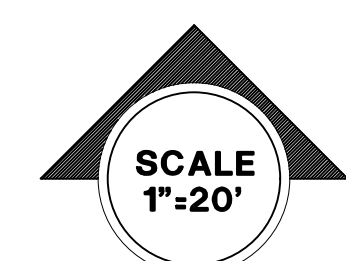
L8

The Previti Group

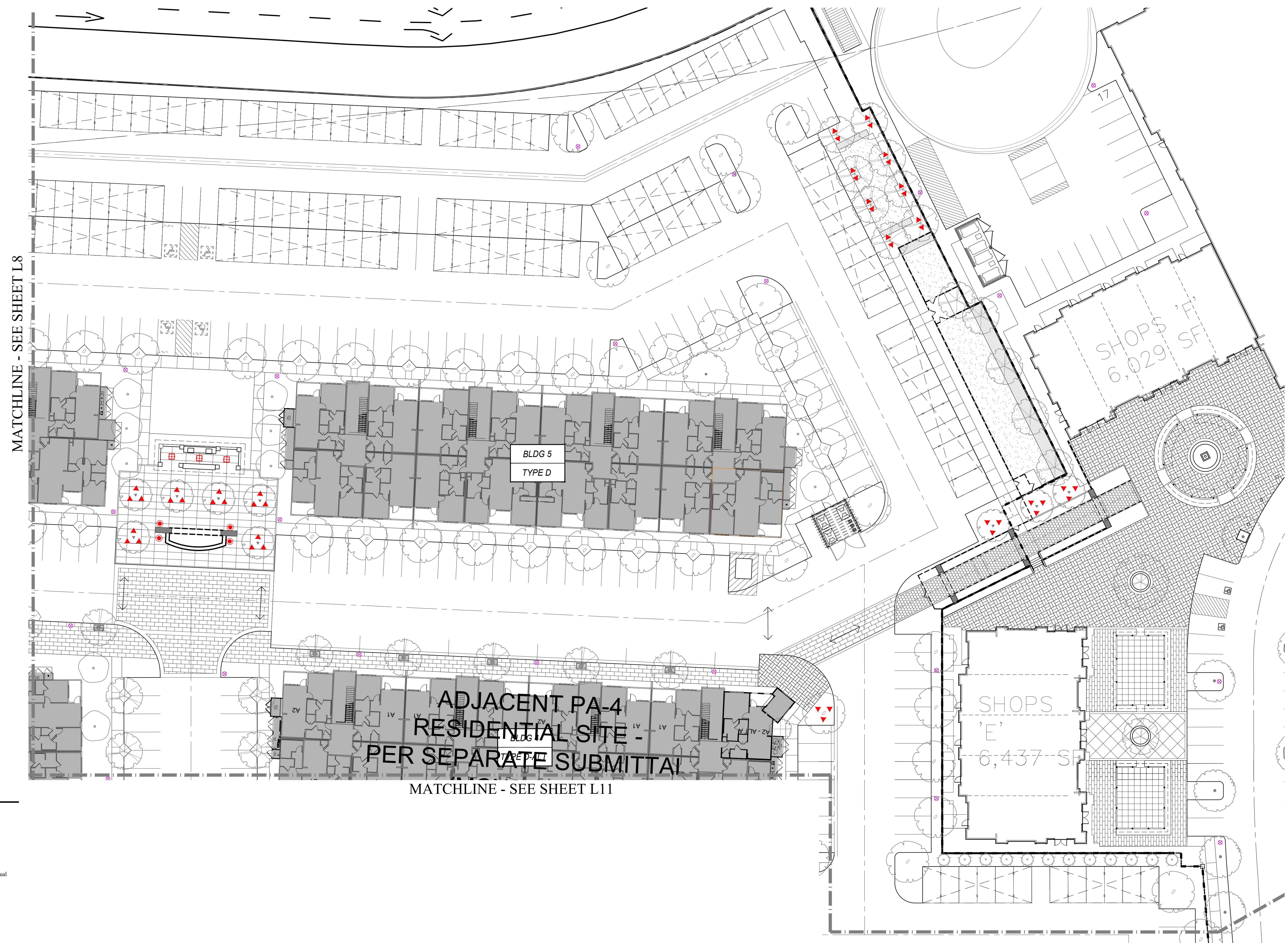
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Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA



JOB NO.: 25-018
DATE: 12-09-25



LIGHTING LEGEND

- ⊕ DECORATIVE POLE LIGHT FIXTURE
Deziner Series A DS-A Angled on 17' H pole
by US Architectural Lighting or equal (DARK BRONZE)
- ▼ TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)
- WALL WASH UPLIGHT
XW-70 Wall Wash Light by FX Luminaire or equal
- ⊞ DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal
- IN-GROUND UPLIGHT
TDB3W Medium PAR Burial Light by Techlight or equal

* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

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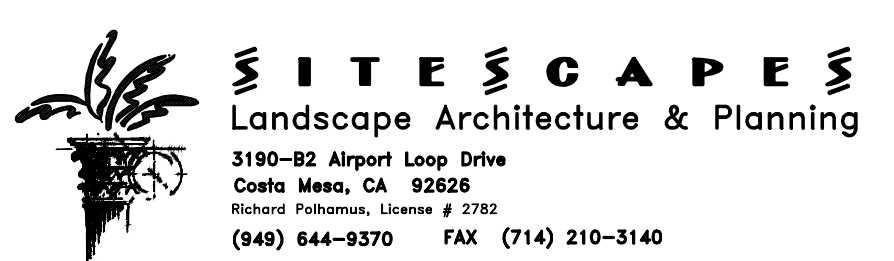
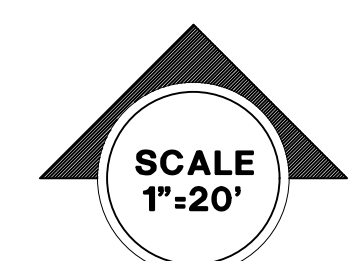
CONCEPTUAL LIGHTING PLAN

The Previti Group

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Ventana PA-4 Apartments

FONTANA, CALIFORNIA



JOB NO.: 25-018
DATE: 10-16-25



- LIGHTING LEGEND**
- ◉ DECORATIVE POLE LIGHT FIXTURE
Dornier Series A DS-A Angled on 17' H pole
by US Architectural Lighting or equal (DARK BRONZE)
 - ▼ TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)
 - WALL WASH UPLIGHT
XW-70 Wall Wash Light by FX Luminaire or equal
 - ◻ DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal
 - IN-GROUND UPLIGHT
TDB3W Medium PAR Burial Light by Techlight or equal

* DECORATIVE BUILDING SCENCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

NOTE:
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CONCEPTUAL LIGHTING PLAN

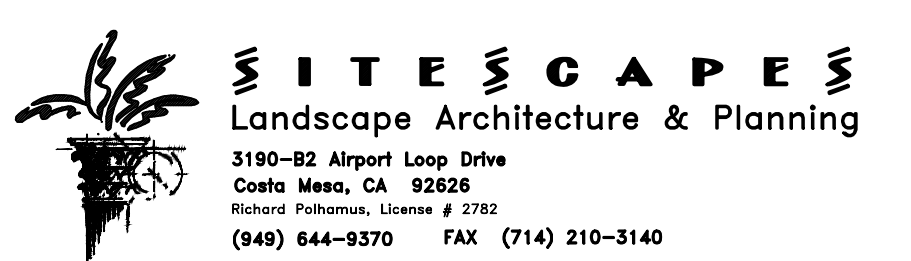
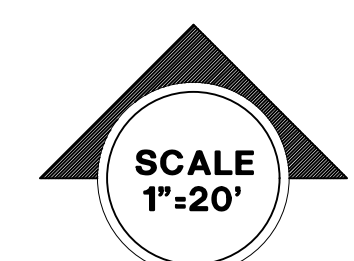
L10

The Previti Group

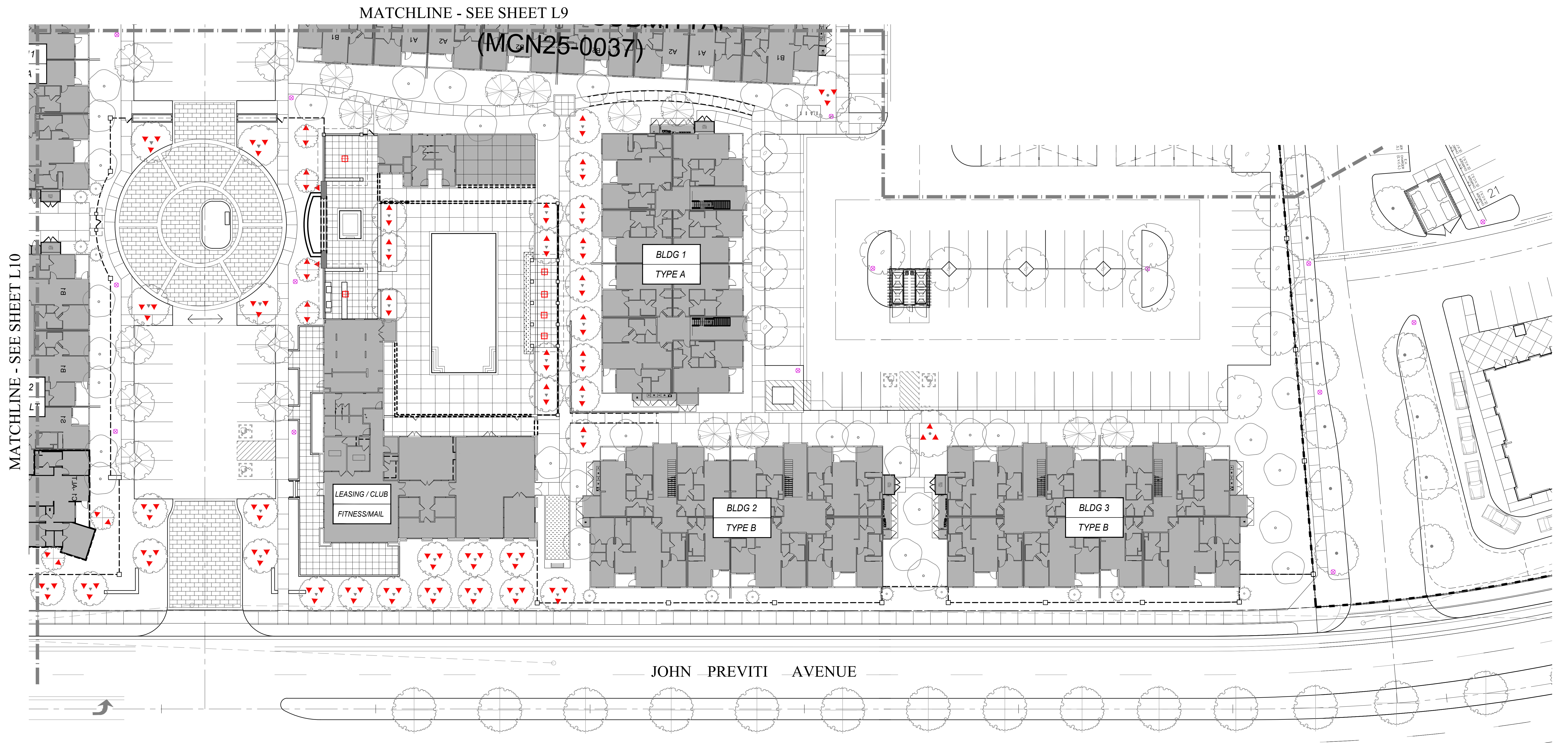
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Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA



JOB NO.: 25-018
DATE: 10-16-25



- LIGHTING LEGEND**
- DECORATIVE POLE LIGHT FIXTURE
Denzler Series A DS-A Angled on 17' H pole
by US Architectural Lighting or equal (DARK BRONZE)
 - TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)
 - WALL WASH UPLIGHT
XW-70 Wall Wash Light by FX Luminaire or equal
 - DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal
 - IN-GROUND UPLIGHT
TDB3W Medium PAR Burial Light by Techlight or equal

* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

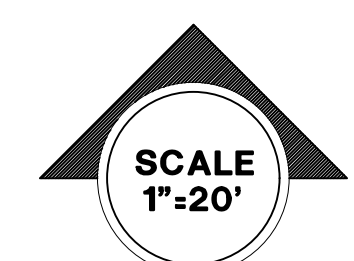
NOTE:
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SPECIFIC LIGHTING INFORMATION. FIXTURES SELECTED
MAY BE REPLACED WITH EQUALS

CONCEPTUAL LIGHTING PLAN

L11

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Ventana PA-4 Apartments
FONTANA, CALIFORNIA



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JOB NO.: 25-018
DATE: 10-16-25

RESOLUTION NO. PC 2026-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING TENTATIVE PARCEL MAP NO. 25-0012 (TPM NO. 21013) TO RECONFIGURE TWO (2) PARCELS, AND APPROVING DESIGN REVIEW NO. 25-0010 FOR DEVELOPMENT OF A NEW 408-UNIT MULTI FAMILY COMPLEX WITH VARIOUS AMENITIES AND SITE IMPROVEMENTS, ON APPROXIMATELY 26.3 GROSS ACRES LOCATED SOUTH OF DUNCAN CANYON ROAD AND NORTH/WEST OF JOHN PREVITI AVENUE, IDENTIFIED AS ASSESSOR PARCEL NUMBERS: 1107-262-07 & -65, AND DETERMINING THAT THE PROJECT HAS BEEN REVIEWED UNDER A PREVIOUSLY CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT (SCH: 2021100400), PURSUANT TO SECTIONS 15162 THROUGH 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, Assessor Parcel Numbers (“APN”) 1107-262-07 & -65 (“Project Site”), were annexed from San Bernardino County and incorporated into the City of Fontana on October 8, 1981; and

WHEREAS, on May 28, 2025, the City of Fontana (“City”) received an application from The Previti Group (“Applicant”), for a Tentative Parcel Map (“Tentative Parcel Map No. 25-0012 (TPM No. 21013)”) to reconfigure two (2) parcels of approximately 26.3 gross acres, and for a Design Review (“DR No. 25-0010”), for site and architectural review of a new 408-unit multi-family complex with associated site improvements, at the Project Site (“Project”); and

WHEREAS, the Project Site has a General Plan Land Use designation of Regional Mixed Use (R-MU) and is located within Planning Area 4 (Mixed-Use) of the Ventana at Duncan Canyon Specific Plan, as approved and amended by the Fontana City Council (“City Council”) on September 13, 2022, and which allows the development; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code Section 2100) (“CEQA”) Guidelines and the State CEQA Guidelines (14. Cal Code Regs. Section 1500), the city, acting as the lead agency under CEQA, previously determined that an Environmental Impact Report (EIR) must be prepared to evaluate and disclose all potential significant environmental impacts associated with the Ventana at Duncan Canyon Specific Plan; and

WHEREAS, on July 26, 2022, the city certified the Final Environmental Impact Report (“FEIR”) (SCH No. 2021100400) for the Ventana Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term “FEIR” refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Section

Resolution No. PC 2026-

15162 through 15164, staff has determined that none of the criteria requiring a subsequent environmental document have been met and that further environmental analysis is not required. A Notice of Determination has been prepared; and

WHEREAS, copies of the FEIR were available during the public review period at City Hall and on the City's website; and

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Tentative Parcel Map No. 25-0012 (TPM No. 21013), and **Exhibit "B"** for DR No. 25-0010; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and

WHEREAS, January 23, 2026, a notice of the public hearing was published in the Fontana Herald newspaper and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on February 3, 2026, a duly noticed public hearing on the Project, was held by the City of Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the Project, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on February 3, 2026; and

WHEREAS, all notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City, through effective land use and planning; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

Section 1. Recitals: The above recitals are true, correct and incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission reviewed and considered the Ventana Specific Plan FEIR and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the previously adopted Environmental Impact Report (SCH: 2021100400) has adequately identified that there will be no impacts associated with this project, and no previously reviewed impact areas have changed pursuant to CEQA Sections 15162 through 15164. The Planning Commission finds no further review is required in compliance with the State CEQA Guidelines and further finds no further review is required in compliance with the State CEQA Guidelines and Section

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the FEIR and all related information presented to the Planning Commission, the Planning Commission finds that the preparation of a subsequent or supplemental EIR is not required for the project because the project:

- A. Will not result in substantial changes that would require major revisions of the Ventana at Duncan Canyon Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- B. Will not result in substantial changes with respect to the circumstances under which the Proposed Project are developed that would require major revisions of the Ventana at Duncan Canyon Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Ventana at Duncan Canyon Specific Plan FEIR documents were certified showing any of the following:
 - (i) The Proposed Project would have one or more significant effects not discussed in the EIR;
 - (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
 - (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
 - (iv) That mitigation measures or alternatives considerably difference from those analyzed would substantially reduce one or more significant effects on the environment but which the lead agency declined to adopt.

Section 4. Notice of Determination. The Planning Commission hereby determines that the project was analyzed under the previously certified EIR for the Ventana at Duncan Canyon Specific Plan Project Final Environmental Impact Report (SCH No. 2021100400) that was prepared pursuant to State CEQA Guidelines Section 15162 and 15164 along with the City of Fontana 2019 Local Guidelines for implementing CEQA, and that no additional environmental review is required. The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

Section 5. Tentative Parcel Map Findings. The Planning Commission hereby makes the following findings for Tentative Parcel Map No. 25-0012 (TPM No. 21013), in accordance with Section 26-218(d) "Processing of application" of the Fontana Zoning and Development Code:

Finding No. 1. The proposed map is consistent with the city's general plan and any applicable specific plan.

Findings of Fact: Tentative Parcel Map No. 25-0012 (TPN No. 21013) is consistent with the General Plan Land use designation which is Residential Mixed Use (R-MU) and Planning Area 4 of the Ventana at Duncan Canyon Specific Plan is Mixed Use. The request is to reconfigure two existing parcels for construction of a 408-unit apartment project. One parcel will be for the construction of the multi-family project, and the remaining parcel will be a future commercial project. This project is consistent with the Ventana at Duncan Canyon specific plan. Additionally, this project is consistent with Chapter 15 (Land Use, Zoning, and Urban Design Element) of the General Plan because it provides multi-family housing that will preserve and enhance residential neighborhoods and promote interconnected neighborhoods. This project will support a high quality of life and economic prosperity.

Finding No. 2. That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.

Findings of Fact. The Project has been designed to be consistent with the General Plan including on and off-site improvements. The subdivision design conforms to the requirements of Chapter 15 (Land Use, Zoning, and Urban Design Element), Chapter 9 (Community Mobility and Circulation Element) and Chapter 16 (Stewardship and Implementation Element) of the General Plan by providing the space for high quality site designs that can accommodate a variety of land uses as well as connect the new and existing master-planned residential communities. The design and improvements are consistent with the Ventana at Duncan Canyon specific plan. Additionally, the subdivision is consistent with Chapter 26 (Subdivisions) of the FMC. By the construction of the on-site and off-site improvements such as curb, gutter, sidewalks, and underground utilities, this will further meet the guidelines set for by the FMC. The Project has been reviewed by the Planning Department, Engineering Department, Building & Safety, and Fire Protection, and it was determined that the conditions of approval will ensure compliance with city code and regulations.

Finding No. 3. The site is physically suitable for the type and density of the development.

Findings of Fact. The Project Site, of approximately 26.3 gross acres, is adequate in size to accommodate the fifteen new buildings totaling 633,798 square feet. The existing topography is relatively level and is conducive to the development of the project, and the public improvements are designed to enable access and services to the Project Site. Therefore, the site is suitable for this type of development. The lot size is consistent with nearby residential development.

Finding No. 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish and wildlife or their habitat.

Findings of Fact. Tentative Parcel Map No. 25-0012 (TPM No. 21013) and the improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat. There will be no significant effect on the environment with mitigation as identified in the previously certified EIR.

Finding No. 5. The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact. The design of Tentative Parcel Map No. 25-0012 (TPM No. 21013) will not cause public health problems. The development complies with the Zoning and Development Code, General Plan and Ventana Specific Plan, Planning Area 4. Improvements include connection to the public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. The improvements will provide safe walking paths and driving routes which will promote the public health, safety and welfare of the surrounding community and will not cause public health problems.

Finding No. 6. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact. The design of Tentative Parcel Map 25-0012 (TPM No. 21013) and public improvements will not conflict with access easements acquired by the public. The complex will be accessed from John Previti Avenue, which is a publicly maintained street. Currently, there are no other public access easements through or within the Project site.

Section 6. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 25-0010 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1. The proposal is consistent with the General Plan, Zoning and Development Code, and specific plan.

Findings of Fact. The Project is consistent with the General Plan Land Use Designation of R-MU and the Ventana at Duncan Canyon Specific Plan Mixed-Use designation. The Project consists of an apartment complex within fifteen new buildings totaling approximately 633,798 square feet on 26.3 adjusted acres. This project is consistent with Chapter 15 (Land Use, Zoning, and Urban Design Element) of the General Plan because it provides multi-family housing that will preserve and enhance residential neighborhoods and promote interconnected neighborhoods. The Ventana Specific Plan architectural guidelines encourage the influence of Tuscan architecture. Features for the project include a smooth stucco exterior combined with decorative brick veneer, decorative iron features, and concrete roof tiles. The variations to the building face, varying roof lines and building's

height will make the project architecturally pleasing and be consistent with the surrounding area. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code and Ventana Specific Plan.

As required, the project has high quality architecture and appropriate screening comprised of screen walls and landscaping that will make for an appropriate and desirable development.

The Project will support the goals and policies of Chapter 15 (Land Use Zoning and Urban Design) of the General Plan by preserving and enhancing residential neighborhoods. This Project will provide an attractive space for future commercial businesses to occupy that will support the local residential community.

Finding No. 2. The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.

Findings of Fact: The Project Site is 26.3 acres in size, and is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use. The Project consists of the development of a 408-unit multi-family residential complex. The Project improvements, include sidewalks, drainage, and grading, to ensure a safe and well-design development. The Project Site is currently vacant, and the development will provide the community with safe improvements including walking sidewalks and safe vehicular circulation. Additional features such as on-site and off-site lighting and new enhanced landscape areas have been incorporated to create an attractive atmosphere which will encourage walkable connectivity between communities. The development has been reviewed by Planning, Fire Prevention, Building and Safety, and Engineering Departments for site circulation, access, and safety and it has been determined that the Project meets the standards of the Zoning and Development Code and provides a safe design for public use and access.

Finding No. 3. The proposal, in its design and appearance, is aesthetically and architecturally pleasing, resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.

Findings of Fact: The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project Site is physically suitable in size and shape to support the new multi-family buildings which will be built in accordance with the zoning and fire codes, that will make for a safe, attractive, and well-designed Project.

Architectural relief utilized for the buildings will feature a smooth stucco coated exterior, varied roof line, metal elements, decorative lighting, and other features appropriate to the style. The use of a variety of

colors and materials such as stucco finish and stone veneer further adds architectural diversity to each building. The Project enhances the surrounding neighborhood by incorporating architectural style that complements the surrounding area. The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project will carry similar desired design features to other developed projects in this area that will enhance the surrounding neighborhood. The Project Site is suitable in size and shape to support the new multi-family complex buildings which will be built in accordance with the FMC and will result in a safe, attractive, and well-design Project.

Finding No. 4: The site improvements are appropriate and will result in a safe, well-designed facility.

Findings of Fact: The development has been determined to be appropriate and will result in a safe, well-designed development. Project features include sidewalks, drainage, grading, perimeter walls, and fencing which will contribute to a safe and well-designed neighborhood. This Project will provide pedestrian and vehicular access from John Previti Avenue. The development meets the standards in the Zoning and Development Code.

Section 7. Approvals. Based on the foregoing, the Planning Commission hereby approves Tentative Parcel Map No. 25-0012 (TPM No. 21013), and Design Review No. 25-0010 subject to the Conditions of Approval, attached hereto as “**Exhibit A**” and “**Exhibit B**” and incorporated herein by this reference.

Section 8. Notice of Determination. The Planning Commission directs staff to file a Notice of Determination with the San Bernardino County Clerk and the Office of Planning and Research within five (5) working days of approval for the project.

Section 9. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 10. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 11. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 12. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 3rd day of February 2026.

City of Fontana

Joseph Armendarez, Chair

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 3rd day of February 2026, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Torrie Lozano, Secretary



Exhibit “A”

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 25-0037
Tentative Parcel Map No. 25-0012
(TPM No. 21013)

DATE: February 3, 2026

LOCATION: South of Duncan Canyon Road and North/West of John Previti Avenue (APNs: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.
2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
 - a. This project will comply with all applicable provisions, regulations, and development standards of the Fontana City Code.
 - b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
 - c. All other Conditions of Approval imposed by this project have been fulfilled.
3. The project shall comply with all applicable provisions, regulations, and development standards of the City of Fontana Municipal Code.
4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The

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City of Fontana shall promptly notify the applicant of any claim, action or proceeding and the City of Fontana shall cooperate in defense.

5. In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorney's fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by the applicant, the City and/or parties bringing such forth.
6. Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.
7. This Tentative Parcel Map shall become null and void two (2) years from the date of approval as specified in Section 30-288 of the Zoning and Development Code unless it has been extended as provided for in Section 26-220 of the Fontana Municipal Code.
8. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.
9. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.
10. The developer shall comply with the mitigation measures identified in the CEQA EIR (SCH No. 2021100400) that was previously approved, Mitigation Monitoring and Reporting Program (MMRP) for the Ventana at Duncan Canyon specific plan as approved by the City Council.



Exhibit “B”

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 25-0037
Design Review No. 25-0010

DATE: February 3, 2026

LOCATION: South of Duncan Canyon Road and North/West of John Previti Avenue (APNs: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.
 - a. This project will comply with all applicable provisions, regulations, and development standards of the Fontana City Code.
 - b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
 - c. All other Conditions of Approval imposed by this project have been fulfilled.
2. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.
3. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.
4. The project shall comply with all applicable provisions, regulations, and development standards of the City of Fontana Municipal Code.

5. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.
7. Color combinations and color schemes shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.
8. The developer shall comply with the mitigation measures identified in the CEQA EIR (SCH No. 2021100400) that was previously approved, Mitigation Monitoring and Reporting Program (MMRP) for the Ventana at Duncan Canyon specific plan as approved by the City Council.
9. The developer shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development in a convenient location that does not block the line of sight.

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10. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.
11. This project shall comply with all applicable provisions, regulations, and development standards of the Fontana Municipal Code.
12. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.
13. All new block walls shall be constructed with a decorative block and capped with a prefabricated block cap to match the existing walls on the adjacent properties.
14. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.
15. Applicant shall pay all applicable service fees pursuant to the Fontana Municipal Code.
16. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.
17. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.
18. Design Review No. 25-0010 shall become null and void two (2) years from the original date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.
19. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.
20. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.
21. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.
22. Public sidewalks shall be provided for all new developments in accordance with the city's circulation element of the General Plan.
23. All parking spaces shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.
24. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.
25. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee.

26. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the \$300 sign deposit. The request shall be submitted to the Planning Department.
27. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee.
28. The construction contractor shall use the following source controls at all times:
- a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
 - b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
 - c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
 - d. Have only necessary equipment onsite.
 - e. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
 - i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
 - ii. Temporarily enclose localized and stationary noise sources.
 - iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

29. Historic Archaeological Resources

- a. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
- b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be

curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

- c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

30. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.
31. Development fees and Planning Department final inspection fees must be paid prior to Certificate of Occupancy.

BUILDING AND SAFETY:

32. The applicant shall design the project to show compliance 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
 - i. Disabled access for the site and building must be in accordance with the State of CA and ADA regulations
33. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 XIV.
34. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.
35. The applicant shall verify that all lot lines, easement lines, etc. will 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.

36. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

37. The applicant shall comply with the following grading requirements:

- a. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
- b. All drainage water shall drain via approved methods to an approved location, such as a public drainage system, etc.
- c. Drainage water shall not cross over a public sidewalk. Drainage water may however, cross under a sidewalk if an approved drainage structure is used.
- d. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
- e. No water course or natural drainage shall be obstructed.
- f. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
- g. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
- h. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a 10 (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

- i. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
 - i. The relationship between the proposed finishes on-site grade elevations and the existing adjacent property grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
 - ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
 - iii. All proposed drainage structures; and
 - iv. Any proposed and/or required walls or fencing.

38. The applicant is required to obtain permits for the removal and/or demolition of structures.

39. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

40. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
- a. Precise grading plans shall be approved.
 - b. Rough grading completed.
 - c. Compaction certification
 - d. Pad elevation certification
 - e. Rough grade inspection signed off by a City Building Inspector
41. When the entitlement review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in all local ordinances and standards.

FIRE DEPARTMENT:

42. **Jurisdiction.** The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
43. **Fire Access Road Width.** Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.
44. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.
45. **Street Signs.** Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.
46. **Fire Lanes.** The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

47. **Water System Commercial.** Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 1500 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 3408 Square Foot structure.

48. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.
49. **Water Improvement Plan:** The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type and largest building square footage. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.
50. **Combustible Protection.** Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.
51. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.
52. **Fire Sprinkler-NFPA #13R.** An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3
53. **Fire Alarm, Manual or Automatic.** A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.
54. **Fire Alarm, Waterflow Monitoring.** A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.

55. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.
56. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1
57. **Illuminated Site Diagram.** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1
58. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4
59. **Security Gates.** In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3
60. **Secondary Access.** The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1
61. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

ENGINEERING TRAFFIC DEPARTMENT:

62. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer.
- a. The Project may have up to two (2) ingress/egress points along John Previti Avenue. The easterly ingress/egress point may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The westerly ingress/egress point shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only. Ingress and egress restrictions shall be reinforced with appropriate signage and pavement markings.

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- b. Should emergency vehicle access to the public Right-of-Way be required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.
63. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.
64. Pedestrian access shall be provided between the residential parcel and the commercial parcel via a pedestrian paseo as identified in the Pedestrian Circulation Plan of the Ventana at Duncan Canyon Specific Plan Amendment (July 26, 2022).
65. At no time shall the design and gating of Project ingress driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned at all times with personnel who may permit an errant driver to enter the site in order to turn around and depart.
66. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.
67. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.
68. The Applicant shall design and construct a raised median along John Previti Avenue across the full length of the Project's frontage, except as necessary to accommodate the left-turning ingress and egress movements described in Condition 1A.
69. The Project shall design and construct the signal, signing, and striping modifications needed at the intersection of John Previti Avenue and Duncan Canyon Road to accommodate access to and from John Previti Avenue south of Duncan Canyon Road.
 - a. The intersection shall accommodate the following lane configuration:
 - Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
 - Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
 - Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
 - Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane

- b. All modifications shall be completed and/or operational at the time of the Project's first issuance of an occupancy permit.

- 70. The Project shall design and construct the signal modifications needed at the intersection of Citrus Avenue and Duncan Canyon Road to implement an eastbound right-turn overlap phase, subject to the approval of the City Engineer.
- 71. The Applicant shall provide a striping and signing plan for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans.
- 72. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.
- 73. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

ENGINEERING DEPARTMENT:

- 74. 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. Onsite sewer shall be privately maintained.
- 75. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.
- 76. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT

- 77. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template. Comments made on the Preliminary Water Quality Management Plan shall be addressed in the Final Water Quality Management Plan.
- 78. The Applicant shall submit, and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage. Comments made on the preliminary drainage study shall be addressed in the final drainage study.

PRIOR TO MAP RECORDATION

79. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.
80. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD. If a CFD is not created, the project ownership shall be responsible for maintenance of all perimeter landscaping for Planning Area 4 by Property Management Association, Maintenance Agreement, or other approved association by the City.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

81. The Applicant shall record all maps, right-of-way dedications, and easements, as required for the development.
82. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

83. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.
84. The applicant shall construct all street, streetlight, signing and striping, and storm drain improvements on Duncan Canyon Road along the project frontage in accordance with the Ventana Specific Plan and project plans. Main access shall be designed and constructed consistent with commercial driveway approach per city standard 1001.
85. The applicant shall construct all street (including median), streetlight, traffic signal, signing and striping, and storm drain improvements on John Previti Avenue along the project frontage in accordance with the Ventana Specific Plan and project plans. Vehicular access shall be designed and constructed consistent with commercial driveway approach per city standard 1001.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

86. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

87. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.
88. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.
89. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.
90. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.
91. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.
92. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

END CONDITIONS OF APPROVAL

NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: 222 W Hospitality Lane 1 st Floor, San Bernardino, CA 92415	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Ave, Fontana CA 92335 Contact: Alexia Barberena Phone: (909) 350-6568
			Email: abarberena@fontanaca.gov
TO:	<input checked="" type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from 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 SCH): 2021100400
Project Title: Master Case No. 25-0037; Tentative Parcel Map No. 25-0012 (TPM No. 21013) and Design Review No. 25-0010
Project Applicant (include address, telephone number and email address): Stephen King, Senior Project Manager, The Previti Group, 2151 E. Convention Center Way, Suite 114, Ontario, CA 91764, (909) 354-8092, sking@theprevitigroup.com
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): Located south of Duncan Canyon Road and north/west of John Previti Avenue
General Project Location (City and/or County): City of Fontana, County: San Bernardino
Project Description: Master Case No. 25-0037, Tentative Parcel Map No. 25-0012(TPM No. 21013) and Design Review No. 25-0010, request to reconfigure two parcels; and a request for site

and architectural review for the development of a new 408-unit multi-family complex with various amenities and the associated site improvements on 26.3 acres located on property identified as Assessor's Parcel Numbers 1107-262-07 & -65.

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Stephen King, Senior Project Manager, The Previti Group, 2151 E. Convention Center Way, Suite 114, Ontario, CA 91764, (909) 354-8092, sking@theprevitigroup.com

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **February 3, 2026** and has made the following determinations regarding the above described project:

1.	The project [<input type="checkbox"/> will <input checked="" type="checkbox"/> will not] have a significant effect on the environment.	
2.	<input checked="" type="checkbox"/> An Environmental Impact Report was previously prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. Pursuant to CEQA Guidelines sections 15162 and 15164, a previously certified Environmental Impact Report (EIR) for the Ventana at Duncan Canyon specific plan report (SCH No. 2021100400) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 13, 2022. The EIR previously prepared and approved and fully analyzed the effects of this project. The EIR thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or MND have occurred. <u>Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previously EIR and no further environmental review is required.</u>	
	<input type="checkbox"/> A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
	<input type="checkbox"/> A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3.	Mitigation measures [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not]made a condition of the approval of the project.	
4.	A Mitigation Monitoring or Reporting Plan [<input checked="" type="checkbox"/> was <input type="checkbox"/> was not] adopted for this project.	
5.	A Statement of Overriding Considerations [<input type="checkbox"/> was <input checked="" type="checkbox"/> was not] adopted for this project.	
6.	Findings [<input checked="" type="checkbox"/> were <input type="checkbox"/> were not] 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 General Public at:	
	Custodian:	Location:

Date:

Salvador Quintanilla
Senior Planner

Clerk's File Stamp:

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Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 25-0037; Tentative Parcel Map No. 25-0012 (TPM No. 21013) and Design Review No. 25-0010

A tentative tract map request to reconfigure two (2) parcels and a design review request for site and architectural approval of a proposed multi-family complex consisting of 408-units with various amenities and associated improvements on an approximately 26.3-acre site.

Environmental Determination:

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) (SCH: 2021100400) was prepared to address issues of potential concern of the proposed development. Based on CEQA Sections 15162 through 15164, staff has determined that the previously adopted Environmental Impact Report has adequately identified that there will be no impacts associated with this project, and no previously reviewed impact areas have changed.

Location of Property:

South of Duncan Canyon Rd. and north/west of John Previti Ave.
(APNs: 1107-262-07 & -65)

Date of Hearing

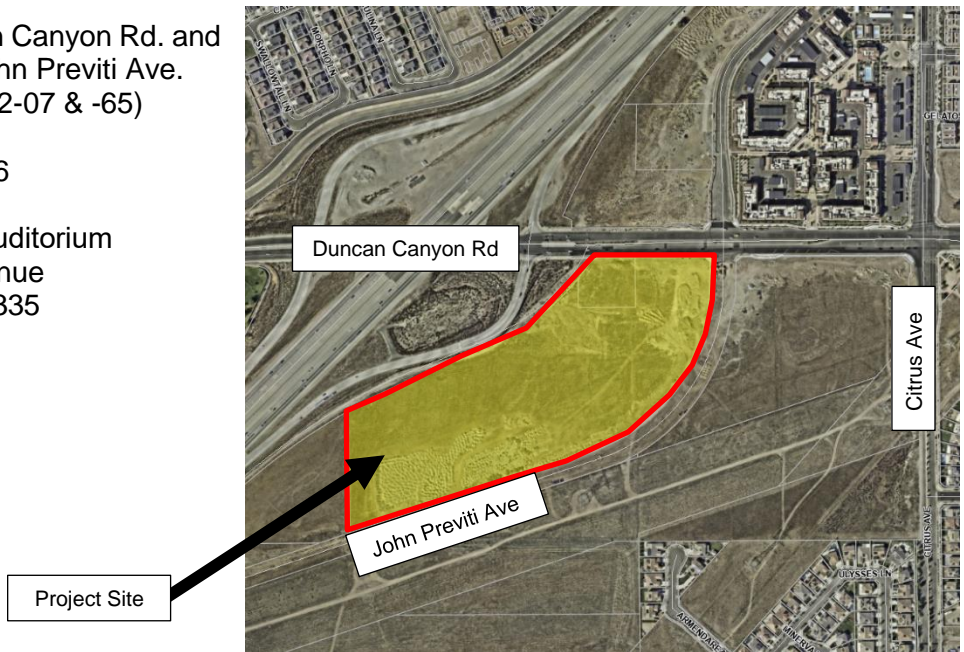
February 3, 2026

Place of Hearing:

Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing

6:00 P.M.



Should you have any questions concerning this project, please contact Alexia Barberena, Associate Planner, at (909) 350-6568 or by email: abarberena@fontanaca.gov

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: January 23, 2026



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0782
Agenda #: DA-A

Agenda Date: 2/3/2026
Category: Director Comments

FROM:

Planning Department

TITLE:

Planning Commission 2025 Recap

PROJECT PLANNER:

Patty Nevins, Director of Planning



City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Action Report

Planning Commission

File #: 26-0784
Agenda #: DA-B

Agenda Date: 2/3/2026
Category: Director Comments

Director's Communications: Upcoming City Council and Planning Commission memos.



MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning *PN*

RE: Agenda for Upcoming City Council Items

DATE: February 3, 2026

The items listed below are for agenda forecast purposes and are subject to change.

CITY COUNCIL FEBRUARY 10, 2026	PLANNER	PLACEMENT
1. Appeal No. 25-0002; (MCN#23-0101; CUP#24-0022; DRP#23-0024; VAR#23-0003; TPM#23-0015) 163 Multi-Family Units with 41 Dwelling Units and 5 Retail Units 8011 Sultana Ave.	Salvador Quintanilla	Public Hearing
(Item Continued from October 28, 2025, December 9, 2025, and January 27, 2026)		
2. MCN#25-0080; MCA# 25-0011 Amendments to Municipal Code Ch. 30 Accessory Dwelling Units Ordinance Citywide	Cecily Session-Goins	Public Hearing
3. MCN#25-0078; MCA#25-0010 Amendment to Municipal Code Ch. 30 Emergency Shelter Overlay Citywide	Cecily Session-Goins	Public Hearing



MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning *PN*

RE: Agenda for Upcoming Planning Commission Items

DATE: February 3, 2026

The items listed below are for agenda forecast purposes and are subject to change.

<u>PLANNING COMMISSION FEBRUARY 17, 2026</u>	<u>PLANNER</u>	<u>PLACEMENT</u>
1. MCN#18-000053; DRP#18-000010; TPM#18-000005 72,763 sq. ft. Industrial Commerce Center Building North of Hilton Dr., and east of Redwood Ave.	Salvador Quintanilla	Public Hearing
2. MCN#26-0003; MIS#26-0001 General Plan Annual Review for 2025 Citywide	Cecily Session-Goins	New Business