



Ventana at Duncan Canyon

Specific Plan Amendment

Ventana

at Duncan Canyon

Specific Plan Amendment

May 25, 2022

Prepared For:

The City of Fontana

Prepared By:

Frontier Enterprises
SWA Group
Architects Orange
Fuscoe

Table of Contents

| | |
|--|-----------|
| Introduction | 9 |
| 1.1 Summary and Background | 10 |
| 1.2 Purpose and Intent | 12 |
| 1.3 Authority For, & Scope of the Specific Plan..... | 12 |
| 1.4 Organization Of The Specific Plan | 13 |
| 1.5 Regional and Local Context..... | 14 |
| 1.6 Surrounding Growth..... | 16 |
| 1.7 Existing Site Conditions | 18 |
| 1.8 Property Ownership..... | 20 |
| 1.9 Relationship to Relevant Planning Documents..... | 20 |
| 1.9.1 Fontana General Plan..... | 20 |
| 1.9.2 Fontana Zoning Code | 20 |
| Project Vision | 25 |
| 2.1 The Character of Place | 26 |
| 2.2 Scale | 26 |
| 2.3 Public Realm..... | 26 |
| 2.4 Drama | 27 |
| 2.5 Capturing the Senses | 27 |
| Land Use | 29 |
| 3.1 Land Use Designations..... | 30 |
| Circulation | 33 |
| 4.1 Street Network | 34 |
| 4.2 Pedestrian Network | 39 |
| 4.3 Regional Trails | 39 |

| | | | |
|---|-----------|---|------------|
| Development Standards | 43 | Public Services & Utilities | 109 |
| 5.1 Planning Area 1 | 46 | 7.1 Schools | 110 |
| 5.1.1 Permitted Uses | 46 | 7.2 Police | 110 |
| 5.1.2 Development Standards | 46 | 7.3 Fire | 110 |
| 5.2 Planning Area 2 | 48 | 7.4 Drainage | 111 |
| 5.2.1 Permitted Uses | 48 | 7.5 Sewer | 111 |
| 5.2.2 Development Standards | 49 | 7.6 Water | 112 |
| 5.3 Planning Area 3 | 51 | 7.7 Dry Utilities | 113 |
| 5.3.1 Permitted Uses | 51 | 7.8 Waste & Recycling | 113 |
| 5.3.2 Development Standards | 51 | | |
| 5.4 Planning Area 4 | 53 | Implementation | 115 |
| 5.4.1 Permitted Uses | 54 | 8.1 Grading | 116 |
| 5.4.2 Development Standards | 54 | 8.2 Cut and Fill | 118 |
| 5.5 Planning Area 5 | 57 | 8.3 Phasing | 120 |
| 5.5.1 Permitted Uses | 57 | 8.4 Methodology & Procedures | 122 |
| 5.5.2 Development Standards | 58 | 8.4.1 Specific Plan Adoption | 122 |
| 5.6 Planning Area 6A | 60 | 8.4.2 Implementation | 122 |
| 5.6.1 Permitted Uses | 60 | 8.4.3 Procedures For Review, Approval And | |
| 5.6.2 Development Standards | 61 | Amendments | 123 |
| 5.7 Planning Area 6B | 63 | | |
| 5.7.1 Permitted Uses | 63 | | |
| 5.7.2 Development Standards | 64 | | |
| 5.8 Sign Regulations | 66 | | |
| 5.8.1 Design Standards for Retail Commercial and | | | |
| Office Signage | 67 | | |
| Community Design Guidelines | 69 | | |
| 6.1 Community Design Guidelines | 72 | | |
| 6.1.1 Community Theme | 72 | | |
| 6.1.2 Site Planning Criteria | 74 | | |
| 6.2 Architectural Design Guidelines | 77 | | |
| 6.2.1 Architectural Style - Tuscan | 77 | | |
| 6.2.2 Residential Architectural Guidelines | 81 | | |
| 6.2.3 Commercial Architectural Guidelines | 85 | | |
| 6.2.4 Vertical Mixed-Use Architectural Guidelines | 91 | | |
| 6.3 Public Realm Design Guidelines | 92 | | |
| 6.3.1 Streetscape Guidelines | 92 | | |
| 6.3.2 Entry and Monumentation Guidelines | 94 | | |
| 6.3.3 Community Wall and Fence Guidelines | 97 | | |
| 6.3.4 Plant Material Guidelines | 97 | | |
| 6.3.5 Plant Palette | 98 | | |
| 6.3.6 Irrigation | 101 | | |
| 6.3.7 Commercial Site Landscape Guidelines | 102 | | |
| 6.3.8 Residential Site Landscape Guidelines | 102 | | |

List of Figures

| | | | |
|---|-----------|--|-----------|
| Introduction | 9 | Community Design Guidelines | 69 |
| Figure 1: Regional Location Map | 11 | Figure 20: Concept Illustrative | 70 |
| Figure 2: Local Vicinity Map..... | 15 | Figure 21: Plazas & Paseos | 73 |
| Figure 3: Surrounding Specific Plans | 17 | Figure 22: Monumentation | 73 |
| Figure 4: Topography Map | 19 | Figure 23: Monumentation Plan | 75 |
| Figure 5: Property Ownership Map..... | 21 | Figure 24: Elevation of Feature Wall at Duncan Canyon Road & Lytle Creek Road ... | 76 |
| Figure 6: Existing General Plan Land Use Map | 22 | Figure 25: Perspective of Monuments at Duncan Canyon Road & Citrus Avenue..... | 76 |
| Figure 7: Proposed General Plan Land Use Map | 23 | Figure 26: Representative Examples of Historic Tuscan Architecture | 78 |
| Project Vision | 25 | Figure 27: Architectural Color, Material Palette, and Details..... | 79 |
| Land Use | 29 | Figure 28: Architectural Color, Material Palette, and Details (Continued) | 80 |
| Figure 8: Land Use Plan | 31 | Figure 29: Residential Design Guidelines PA- 1A, PA-1B..... | 82 |
| Circulation | 33 | Figure 30: Residential Design Guidelines PA- 3, PA-4, PA-6A | 83 |
| Figure 9: Connectivity Diagram | 34 | Figure 31: Example Architectural Elevations... | 84 |
| Figure 10: Circulation Plan..... | 35 | Figure 32: Commercial Architectural Material Palette and Details..... | 86 |
| Figure 11: Duncan Canyon Road Section (West of Lytle Creek Road)..... | 36 | Figure 33: Office, R&D, and Light Industrial Design Guidelines PA-2 | 87 |
| Figure 12: Duncan Canyon Road Section (East of Lytle Creek Road) | 36 | Figure 34: Retail and Restaurant Pads Design Guidelines PA-5A/5B, and Partial PA-4..... | 88 |
| Figure 13: Citrus Avenue Section | 37 | Figure 35: Grand Piazza and Retail Design Guidelines PA-4 | 89 |
| Figure 14: Lytle Creek Road 4-Lane Section.... | 37 | Figure 36: Corporate Office, and Mixed-Use Design Guidelines PA-6A/6B..... | 90 |
| Figure 15: Lytle Creek Road 2-Lane Section.... | 38 | Figure 37: Streetscape Landscape Plan..... | 93 |
| Figure 16: Local Road Section | 38 | Figure 38: Monumentation Elevations | 94 |
| Figure 17: Alley Section | 39 | Figure 39: Wall and Fence Plan | 95 |
| Figure 18: Pedestrian Circulation Plan | 40 | Figure 40: Wall and Fence Elevations | 96 |
| Figure 19: Regional Trails Plan | 41 | Figure 41: Concept Illustrative Enlargement - North of Duncan Canyon Road..... | 104 |
| Development Standards | 43 | Figure 42: Concept Illustrative Enlargement - PA-3 | 105 |
| | | Figure 43: Concept Illustrative Enlargement - PA-4 | 106 |
| | | Figure 44: Concept Illustrative Enlargement - PA-6 | 107 |

List of Tables

Public Services & Utilities 109

| | |
|------------------------------------|-----|
| Figure 45: Drainage Plan..... | 110 |
| Figure 46: Sewer Plan..... | 111 |
| Figure 47: Water Plan..... | 112 |
| Figure 48: Dry Utilities Plan..... | 113 |

Implementation 115

| | |
|---------------------------------|-----|
| Figure 49: Elevation Map..... | 117 |
| Figure 50: Cut & Fill Plan..... | 119 |
| Figure 51: Phasing Plan | 121 |

| | |
|------------------------------|----|
| Table 1: Land Use Table..... | 30 |
|------------------------------|----|

| | |
|---------------------------------------|-----|
| Table 2: Cut & Fill Calculations..... | 118 |
|---------------------------------------|-----|





Introduction

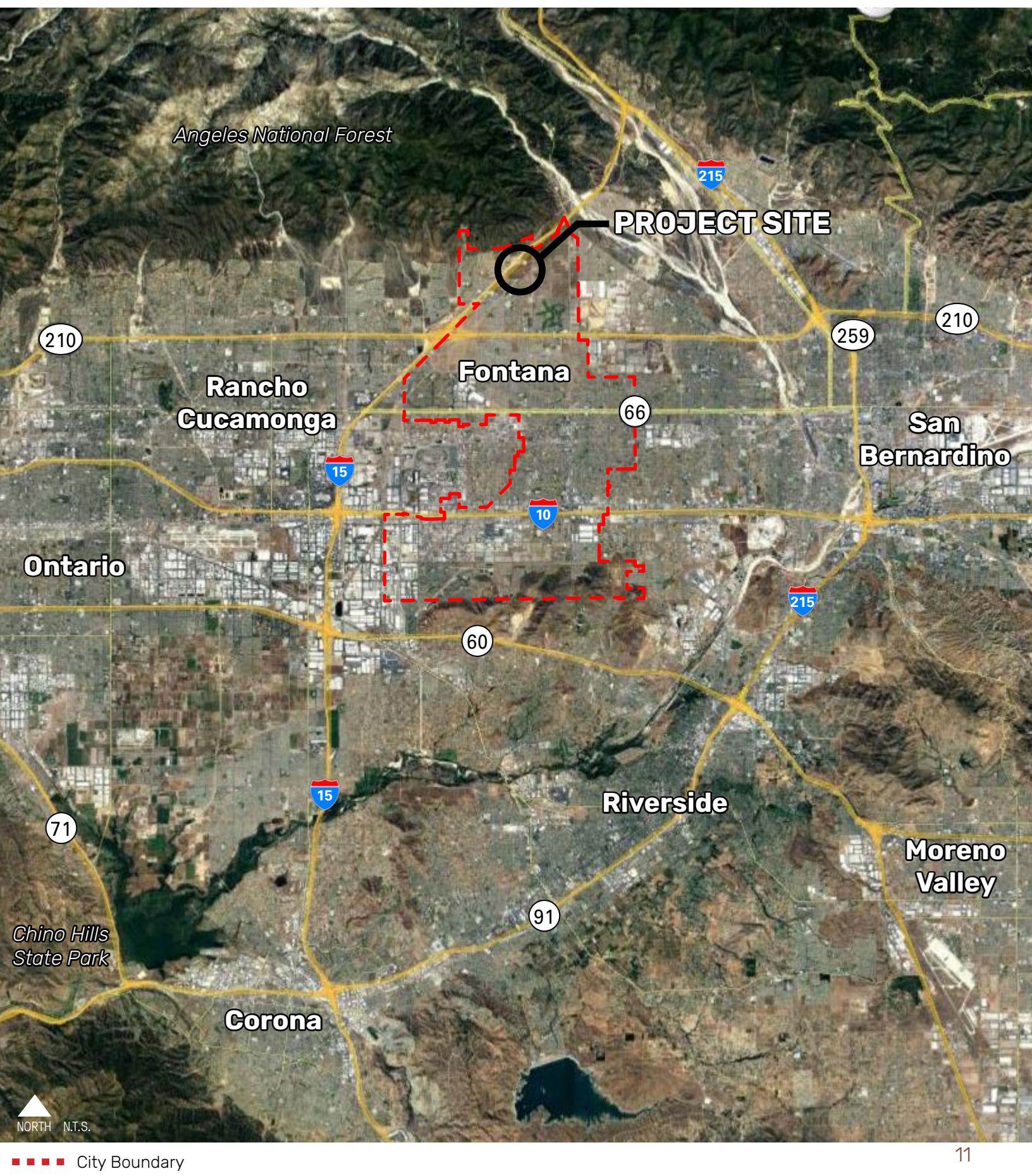
1.1 Summary and Background

The Ventana at Duncan Canyon Specific Plan is a 101.5-acre master planned, mixed-use community that creates a unique sense of place in North Fontana. It follows the vision the City of Fontana has set forth in the General Plan for this area of the City. The design reflects a Mediterranean theme and focuses on a mixed-use, Tuscan village environment. Its design will be visually distinctive and will create a unique "window" into Fontana from the Interstate 15 Freeway. Ventana at Duncan Canyon combines higher density housing, retail commercial, research and development, light manufacturing, and high-tech assembly uses that are connected with a meandering pedestrian-oriented paseo, providing connectivity among uses. Large plazas create key focal points along the paseo with the grand piazza, surrounded by commercial and residential uses at the southwest corner of Duncan Canyon Road and Lytle Creek Road. This plaza will include a "campanile" tower feature that will be visually prominent in northern Fontana.

The Ventana at Duncan Canyon Specific Plan project area is bounded by the Interstate 15 Freeway on the north and west, Citrus Avenue on the east and the Southern California Edison power line transmission corridor on the south. The site is currently undeveloped.

Ventana at Duncan Canyon consists of the following major components:

- A focal point "Piazza" surrounded by mixed-uses that include retail commercial and residential lofts between the Freeway and Lytle Creek Road, on the south side of Duncan Canyon Road;
- A "campanile" tower feature that will serve as a major monument and landmark visible from the Freeway and the surrounding region;
- A maximum of 1,671 medium and higher density dwelling units in three separate residential and mixed-use Villages that provide alternative urban living environments generally not available in this area, with unique housing types, designs and sizes that include studio, one-bedroom, two-bedroom and three-bedroom units in a pedestrian friendly "Village" setting;
- Pedestrian paseos that connect the residential villages and commercial uses to the Piazza through intimate corridors and small plazas;
- Construction of the realigned Lytle Creek Road, consistent with the City's Circulation Master Plan.

Figure 1: Regional Location Map

1.2 Purpose and Intent

The Ventana at Duncan Canyon Specific Plan has been prepared pursuant to the provisions of the Fontana Development Code and the California Government Code. State law grants the City the authority to prepare specific plans of development for areas covered by its General Plan. The intent of this Specific Plan is to create a unique development project, fostered and encouraged through the adoption of carefully designed development controls and design guidelines that reflect thorough planning and careful coordination with affected property owners, developers and builder(s).

This Specific Plan serves as the regulatory mechanism that guides all future development proposals within the Specific Plan area. This plan addresses site specific issues such as conceptual development plans, development regulations, permitted uses, design themes, topography and other physical constraints, local street design, building setbacks, pedestrian corridors, and utility infrastructure.

1.3 Authority For, & Scope of the Specific Plan

The Ventana at Duncan Canyon Specific Plan has been prepared pursuant to the provisions of California Government Code Section 65450 through 65457. It grants local planning agencies the authority to prepare a specific plan of development for any area covered by a general plan, for the purpose of establishing systematic methods for implementation of the agency's general plan. California Government Code Sections 65450 through 65457 establishes the authority to adopt a specific plan, identifies the required contents of a specific plan and mandates consistency with the general plan.

In addition to this Specific Plan, an Environmental Impact Report (EIR) is being prepared under the City's authority in compliance with the California Environmental Quality Act (CEQA). The Ventana at Duncan Canyon Program EIR serves as the project-wide environmental document for the Specific Plan and all subsequent development projects undertaken within the Specific Plan boundaries. The EIR is intended to be an informational document designed to provide the City decision makers and general public with a full understanding of the potential environmental effects of the Specific Plan development proposal.

1.4 Organization Of The Specific Plan

The Ventana at Duncan Canyon Specific Plan is organized into the following sections:

Section 1: Introduction

This section includes general information about the Specific Plan, its' location, site conditions, along with the purpose and intent, authority and scope, relationship with the General Plan and the plan's organization.

Section 2: Project Vision

This section identifies the overarching key principles that will guide the development to ensure alignment with the vision.

Section 3: Land Use

This section sets forth Ventana at Duncan Canyon's land use plan, and development potential.

Section 4: Circulation

This section discusses the interrelated circulation and mobility networks, including connectivity internal to the plan area and connections to the regional trail system,

Section 5: Development Standards

This section includes specific development criteria for each of the Specific Plan's Planning Areas.

Section 6: Community Design Guidelines

This section contains design guidelines which will define the character of the community including architecture, landscaping, hardscape, walls, fences, and screening.

Section 7: Public Services & Utilities

This section describes the Plans' infrastructure facilities including water, wastewater, drainage, dry utilities, as well as public services such as schools and public safety.

Section 8: Implementation

This section sets forth administrative procedures for implementing the Specific Plan.

1.5 Regional and Local Context

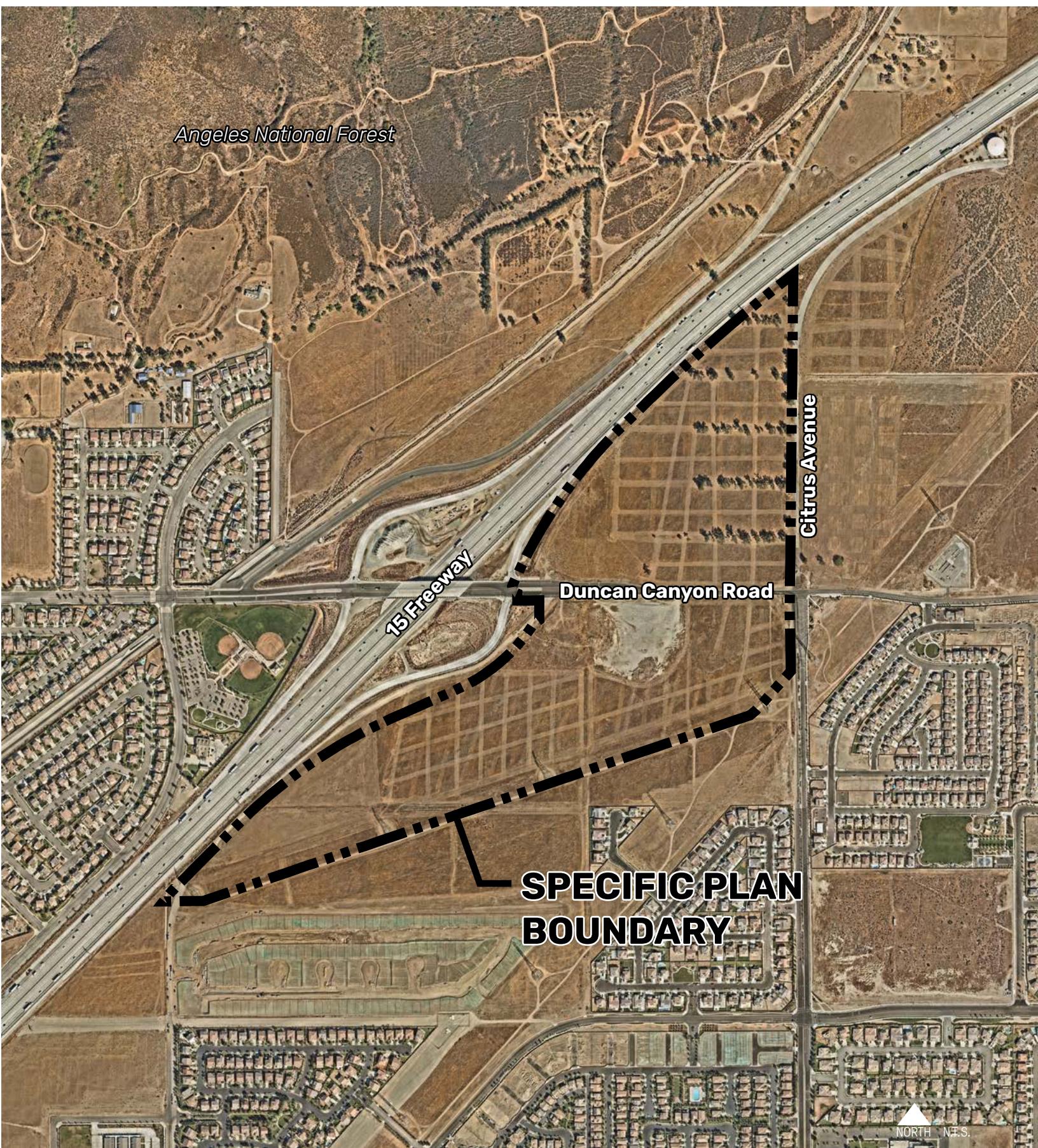
The Ventana at Duncan Canyon Specific Plan is located in the very northern part of the City of Fontana, on the sloping alluvial plain of the nearby San Gabriel Mountains, in western San Bernardino County. Regionally, this project site is approximately five (5) miles north of Downtown Fontana, ten (10) miles west of Downtown San Bernardino, twenty-two (22) miles north of the City of Riverside, and fifty (50) miles east of the City of Los Angeles. Figure 1: Regional Location Map, shows the Ventana at Duncan Canyon Specific Plan location within the southern California region. The site is adjacent to the southeast side of the Interstate 15 Freeway, at the Duncan Canyon Interchange, giving the project site direct access to the regional freeway transportation system. Regional access is also provided by the nearby 210, 10, and 215 Freeways.

The Ventana at Duncan Canyon Specific Plan project area is bounded by the following freeways, highways, streets and utility corridors:

- Interstate 15 Freeway to the North and West,
- Citrus Avenue to the East,
- Southern California Edison (SCE) Transmission Line Corridor to the South

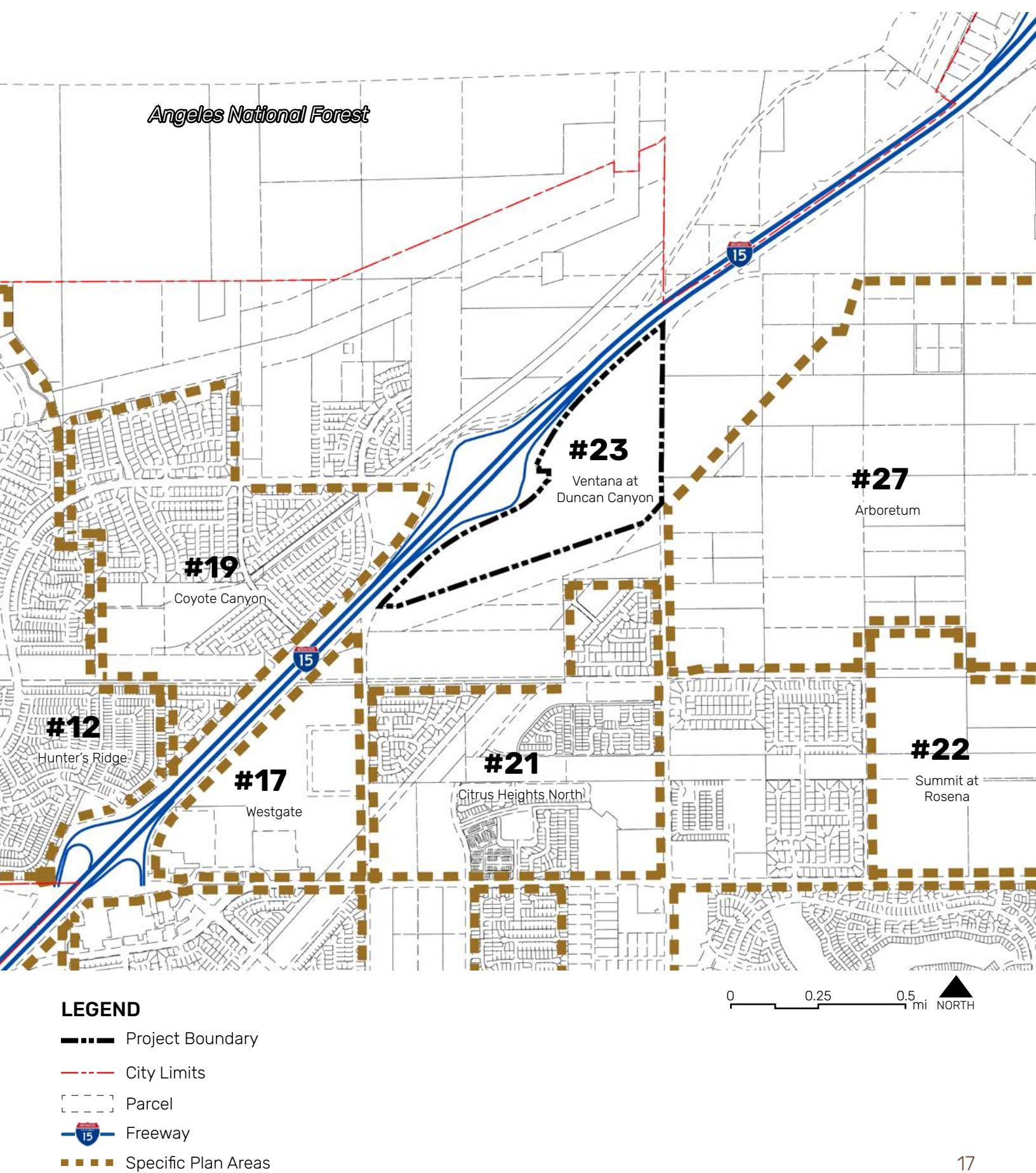
Figure 2: Local Vicinity Map, shows an aerial photograph of the project area and surrounding streets and development. Duncan Canyon Road, running east/west, bisects the Specific Plan project area, connects with an interchange to Interstate I-15 and then connects to Coyote Canyon Road and Cherry Avenue to the west. Currently, Citrus Avenue provides north/south access to the project area. Lytle Creek Road will be extended through the project area to provide a second north/south route.

Figure 2: Local Vicinity Map



1.6 Surrounding Growth

The Ventana at Duncan Canyon Specific Plan project area is located in a fast growing portion of North Fontana. The General Plan identifies this area of the City as a "Growth Area", and includes all of Northern Fontana. This area is currently experiencing significant amounts of new development. There are over a dozen Master Planned Developments in North Fontana, north of the 210 Freeway, that comprise thousands of new dwelling units and millions of square feet of commercial use that are approved and currently being built out. This area contains significant open space and recreational uses, including a golf course, a soccer complex, sports fields and other community and local park resources. Figure 3 identifies the known Master Planned Developments in Northern Fontana that are developed and built out, in the process of being developed, those in the process of being considered by the City, or those that are known to be in the planning stage.

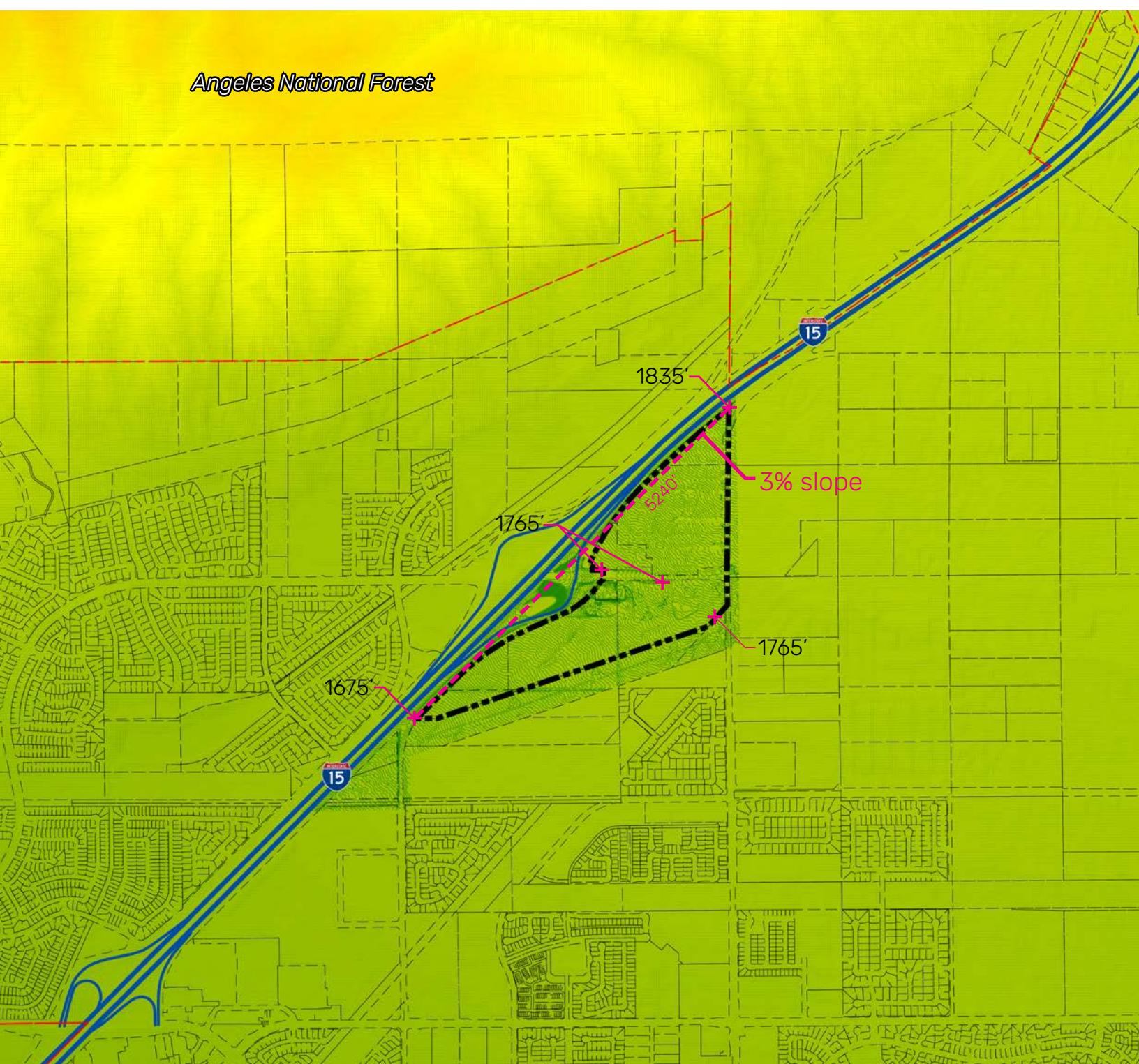
Figure 3: Surrounding Specific Plans

1.7 Existing Site Conditions

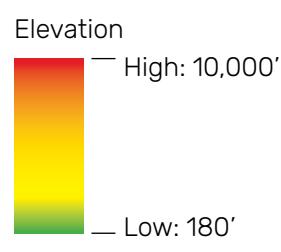
The Ventana at Duncan Canyon Specific Plan project area is located on an alluvial plain formed by Lytle Creek. This drainage system is the primary collector for a significant watershed that includes large portions of the San Gabriel Mountains to the north. Portions of this alluvial fan serve as areas for groundwater recharge. No streams or seasonal creeks cross or impact the Specific Plan project area.

The site is devoid of native vegetation. There are no Riparian, Coastal Sage Scrub or Annual Grass Habitats within this area. Portions of the project site are disked regularly for Fire Department Flammable Material Abatement. The primary vegetative resources within the Specific Plan project area are trees. There are five eucalyptus windrows that contain approximately 185 trees located on the triangular parcel north of Duncan Canyon Road, west of Citrus Avenue and east of the I-15 Freeway. These windrows were planted in the 1930s-to-1940s to protect vineyards from strong winds that are often present near the Cajon Pass.

The site's topography is generally flat to gently sloping in a northeast-to-southwest direction. This area does not have any distinguishing geologic features or formations. There are no rock outcroppings, hills or swales within the project area. Figure 4 is a Topography Map that shows the site and the adjacent area. Elevations range from approximately 1,835 feet above sea level at the northern edge of the project area at the I-15 and Citrus Avenue, down to approximately 1,675 feet at the southern edge along Lytle Creek Road and the I-15 Freeway. This area slopes at approximately three percent (3%) from north to south and has an elevation change of around 160 feet. Three major active faults are located in the surrounding region. This includes the San Andreas, the San Jacinto, and the Cucamonga Fault Zones, all located north of the project area. There are no known active faults that directly impact the Specific Plan project area.

Figure 4: Topography Map**LEGEND**

- Project Boundary
- City Limits
- Parcel
- Freeway
- Specific Plan Areas
- 1' Contour



0 0.25 0.5 mi



1.8 Property Ownership

The Specific Plan area is comprised of four property owners. Frontier Enterprises owns the majority of the Specific Plan area at 80.6 acres. The remainder of the property, 15.2 acres, is owned by the other three landowners. Additionally, 5.7 acres is part of the existing right-of-way owned by the City of Fontana. Figure 5: Property Ownership Map shows the arrangement of land ownership within the Specific Plan area.

1.9 Relationship to Relevant Planning Documents

1.9.1 Fontana General Plan

The City of Fontana General Plan Land Use Map shows two existing land use categories within the Ventana at Duncan Canyon Specific Plan area: Multi-Family Residential (R-MF), and General Commercial (C-G).

The Ventana at Duncan Canyon Specific Plan has been developed to implement the goals and policies of the City of Fontana General Plan, by providing site specific, detailed description of development regulations, standards and guidelines.

Three different General Plan Land Uses will be applied to the Ventana at Duncan Canyon Specific Plan area: Multi-Family Medium/High (R-MFMH), General Commercial (C-G), and Regional Mixed-Use (RMU). These land uses will be applied as illustrated in Figure 7: Proposed General Plan Land Use Map.

The R-MFMH General Plan land use designation allows for development of residential densities ranging from 24.1 to 39 dwelling units per acre. The R-MFMH General Plan land use designation does not entitle the entire area designated as such to be developed at the maximum density. Residential densities must be consistent with Figure 8: Land Use Plan. Any development proposed must not exceed the maximum dwelling units permitted for the specific plan as identified in Table 1: Land Use Table.

A general plan amendment removing the existing R-MF, modifying the locations of the existing C-G, and adding the R-MFMH and RMU designations was approved concurrently with the adoption of this Specific Plan Amendment.

1.9.2 Fontana Zoning Code

The plan area was previously designated as SP (Specific Plan) with the adoption of the original Ventana at Duncan Canyon Specific Plan. The plan area will continue to be designated as SP (Specific Plan) with the amended development Standards contained herein.

Figure 5: Property Ownership Map**LEGEND**

- Project Boundary
- City Limits
- Parcel
- Freeway

Ownership

- Frontier Enterprises
- John M Blucker
- Lytle Creek Road Investors
- Yucaipa Holding Trust

0

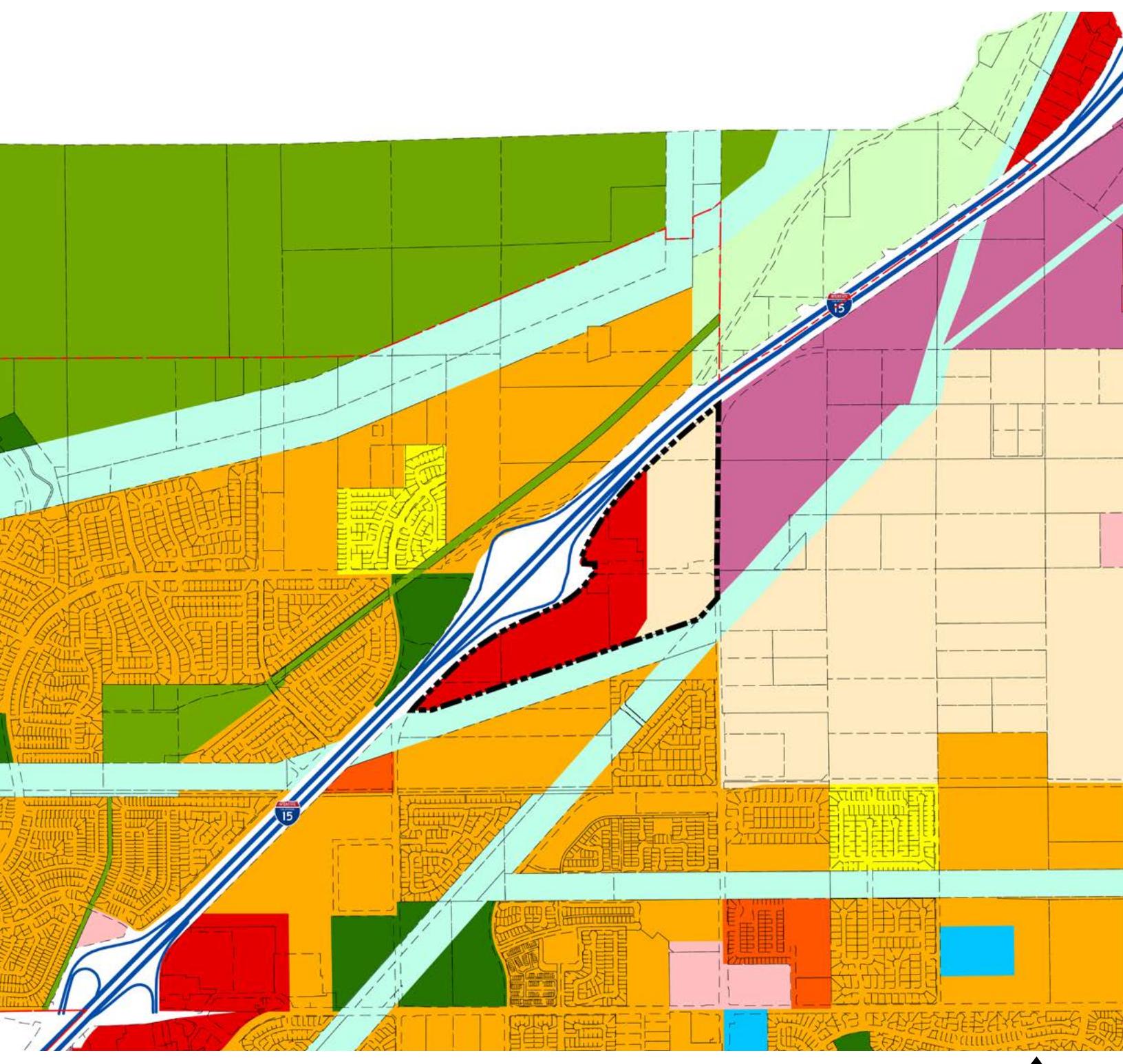
0.1

0.2

miles

NORTH

Figure 6: Existing General Plan Land Use Map



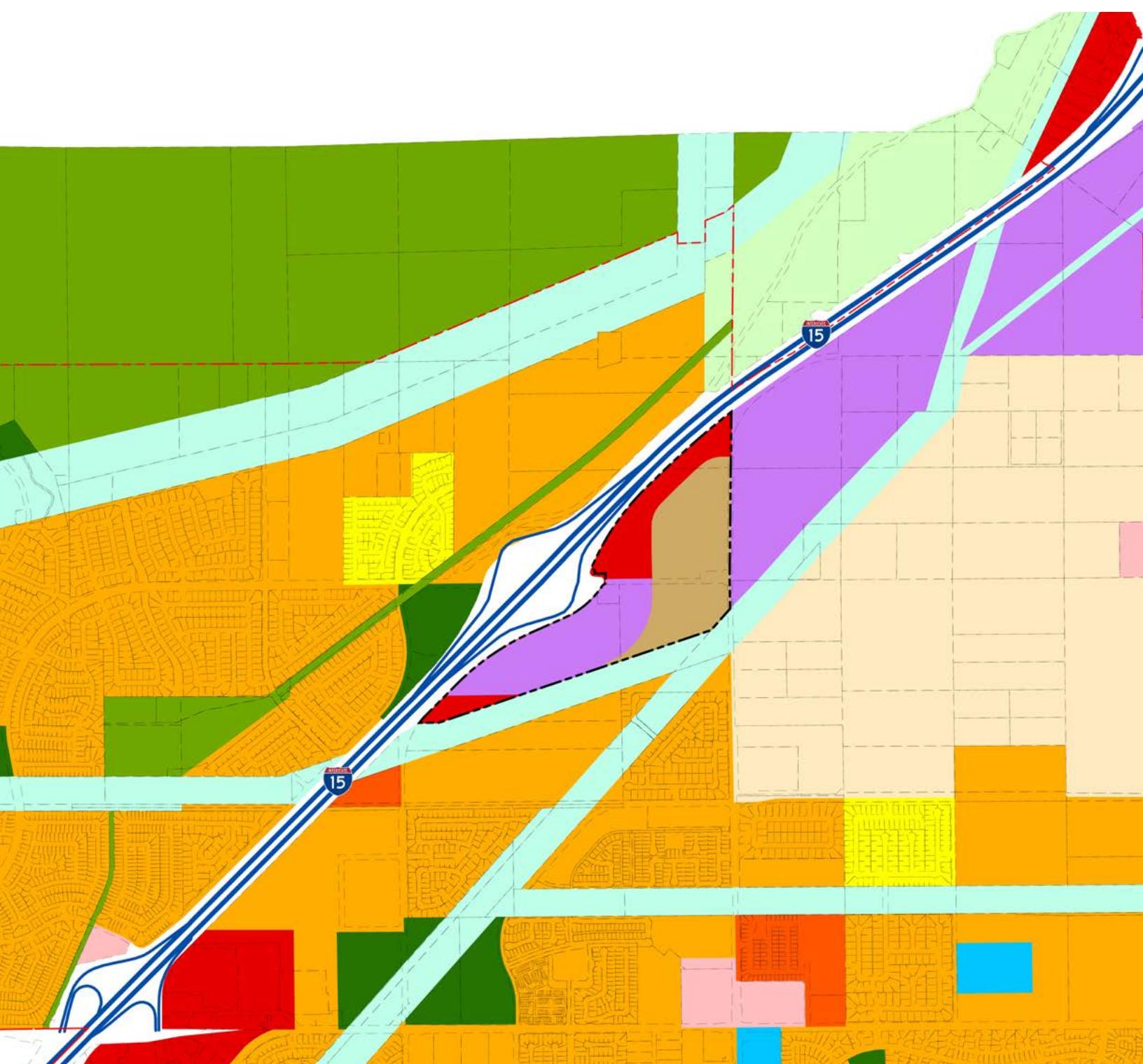
LEGEND

- Project Boundary
- City Limits
- Parcel
- 15 Freeway

Land Use

| | |
|------|--------|
| R-E | WMXU-1 |
| R-PC | C-C |
| R-SF | C-G |
| R-M | P-PF |
| R-MF | P-R |
| OS | |

0 0.25 0.5 mi NORTH

Figure 7: Proposed General Plan Land Use Map**LEGEND**

- Project Boundary
- City Limits
- Parcel
- Freeway

Land Use

| Code | Land Use Description |
|-------|----------------------|
| R-E | R-E |
| R-PC | R-PC |
| R-SF | R-SF |
| R-M | R-M |
| R-MFH | R-MFH |
| C-C | C-C |
| C-G | C-G |
| P-PF | P-PF |
| P-R | P-R |
| OS | OS |
| RMU | RMU |

0 0.25 0.5 mi







Project Vision

The Ventana at Duncan Canyon Specific plan is designed to create a special place, unique to Fontana and inspired by Tuscan villages. The following key principles help guide the development to ensure alignment with this vision:

2.1 The Character of Place

An integral part of charming Tuscan villages is their authentic character—the forms, spaces and experiences within the urban environment that reflects the rich character and craftsmanship of the place. Meandering through the streets takes one on an architectural journey full of surprise and discovery.



2.2 Scale

Modestly scaled buildings, built from the ground up to draw people in and connect them to the larger place, help orient people and provide comfort in their surroundings. The progression from an intimate street opening to a grand plaza provides a sense of surprise and whimsy.



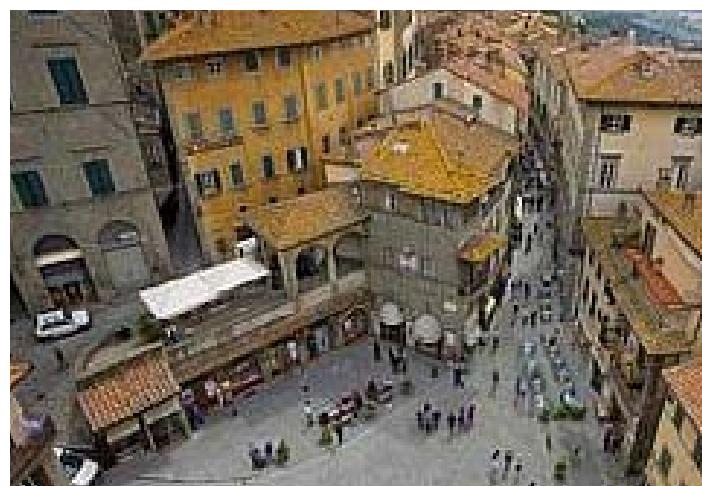
Immersive public realm environments capture the imagination and draw people back again and again for their sense of place. World-class cities are known for memorable and inviting outdoor environments, as the quality of a destination's public realm directly relates to its identity, vibrancy and allure.

2.4 Drama

Organic and informal spatial qualities facilitate unexpected journeys, with surprises awaiting around the turn of every corner.

2.5 Capturing the Senses

The rich qualities of the place are an outgrowth of the community, culture and character that define it. Children's laughter echoing off stone walls, the tranquil rhythm of a fountain's cascading waters, fragrant smells of flowering jasmine, songbirds singing from an orange tree's overhead branches – each of these moments provides a splash of color to those vivid memories, elevating the experience to one of lasting impact.







Land Use

3.1 Land Use Designations

The Ventana at Duncan Canyon Specific Plan proposes four types of land use categories which include the following land use designations: Medium Density Residential (MDR), High Density Residential (HDR), Mixed-Use (MU), and Commercial (COM).

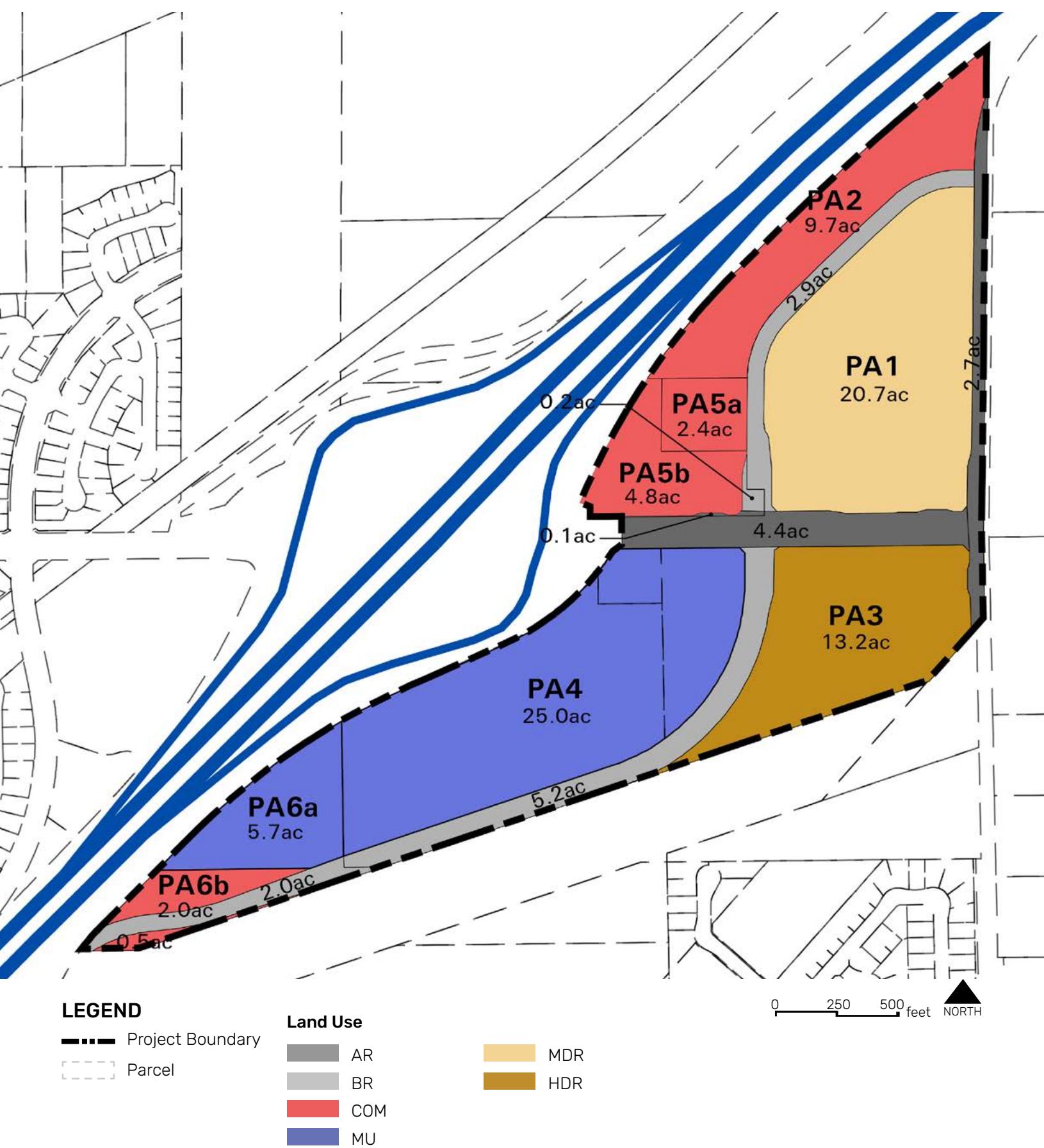
- Areas designated Medium Density Residential (MDR) include up to 538 dwelling units at a maximum of 26 du/ac, amenities and open space.
- Areas designated for High Density Residential (HDR) include up to 396 dwelling units at a maximum of 30 du/ac, amenities and open space.
- Areas designated for Mixed-Use (MU) include up to 737 dwelling units at a maximum of 24 du/ac, and commercial uses including restaurants, retail, office space up to 178,000 s.f., amenities and open space.
- Areas designated for Commercial (COM) include office, medical, retail, research and development, manufacturing and light industrial up to a total of 298,500 s.f.

A detailed breakdown of land use target acreages are listed below on Table 1: Land Use Table.

Table 1: Land Use Table

| Target DU/AC | Existing Medium/High Density Residential | | Medium Density Residential | | High Density Residential | | Proposed | | Commercial | | Total | | | | |
|-------------------------|--|--------|----------------------------|-------|--------------------------|------|----------|------|------------|---------|----------|---------|---------|----------|---------|
| | | | 26 | Acres | DU | 30 | Acres | DU | 24 | Acres | GFA | Acres | DU | GFA | |
| | Acres | DU | Acres | DU | Acres | DU | Acres | DU | Acres | GFA | Acres | DU | GFA | | |
| Previous Specific Plan | 41.5 | 797 | | | | | 14.5 | 45 | | 574,500 | 104.8 | 842 | 574,500 | | |
| Current Specific Plan | Applicant | | | | | | | | | | | | | | |
| | PA1 | - | - | 20.7 | 538 | - | - | - | - | - | 20.7 | 538 | - | | |
| | PA2 | - | - | - | - | - | - | - | - | 9.7 | 180,000 | 9.7 | - | 180,000 | |
| | PA3 | - | - | - | - | 13.2 | 396 | - | - | - | - | 13.2 | 396 | - | |
| | PA4 | - | - | - | - | - | - | 25.0 | 600 | - | 104,000 | 25.0 | 600 | 104,000 | |
| | PA5A | - | - | - | - | - | - | - | - | 2.4 | 60,000 | 2.4 | - | 60,000 | |
| | Applicant Sub-Total | | - | - | 20.7 | 538 | 13.2 | 396 | 25.0 | 600 | 12.1 | 344,000 | 71.0 | 1,534 | 344,000 |
| | Non-Applicant | | | | | | | | | | | | | | |
| | PA5B | - | - | - | - | - | - | - | - | 4.8 | 32,500 | 4.8 | - | 32,500 | |
| | PA6A | - | - | - | - | - | - | 5.7 | 137 | - | 74,000 | 5.7 | 137 | 74,000 | |
| | PA6B | - | - | - | - | - | - | - | - | 2.5 | 26,000 | 2.5 | - | 26,000 | |
| Non-Applicant Sub-Total | | - | - | - | - | - | - | 5.7 | 136.8 | 7.3 | 132,500 | 13.0 | 137 | 132,500 | |
| Arterial Roads | | | | | | | | | | | | 7.2 | - | | |
| Backbone Roads | | | | | | | | | | | | 10.3 | - | | |
| Total Project | | - | - | 20.7 | 538 | 13.2 | 396 | 30.7 | 737 | 19.4 | 476,500 | 101.5 | 1,671 | 476,500 | |
| Change | | (41.5) | (797) | 20.7 | 538 | 13.2 | 396 | 16.2 | 692 | 19.4 | (98,000) | (3.3) | 829 | (98,000) | |

Figure 8: Land Use Plan







Circulation

4.1 Street Network

As shown in Figure 10: Circulation Plan, the Plan Area is accessible through two primary roads, Duncan Canyon Road and Citrus Avenue, and a collector road, Lytle Creek Road. Duncan Canyon Road connects the site to the adjacent interstate highway. Citrus Avenue connects the site to the greater part of the City of Fontana. The collector road, Lytle Creek Road, runs diagonally through the Specific Plan area and offers improved internal connection from the primary roads to each of the individual planning areas.

Figure 9: Connectivity Diagram

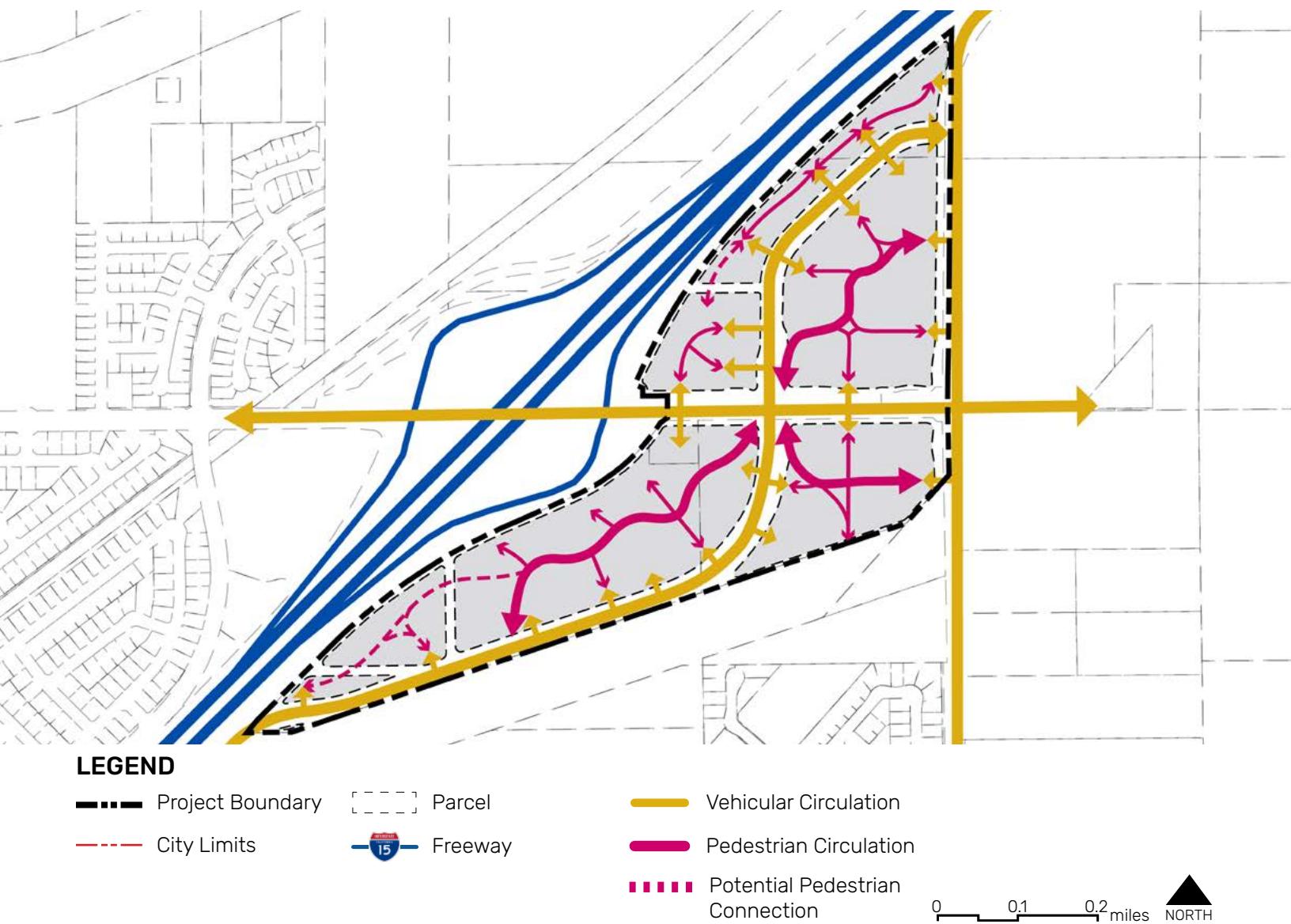


Figure 10: Circulation Plan

**LEGEND**

| | |
|------------------|------------------|
| Project Boundary | Citrus Ave |
| City Limits | Duncan Canyon Rd |
| Parcel | Lytle Creek Rd |
| Freeway | |
| Local Road | |

0 0.1 0.2 miles 

Figure 11: Duncan Canyon Road Section (West of Lytle Creek Road)

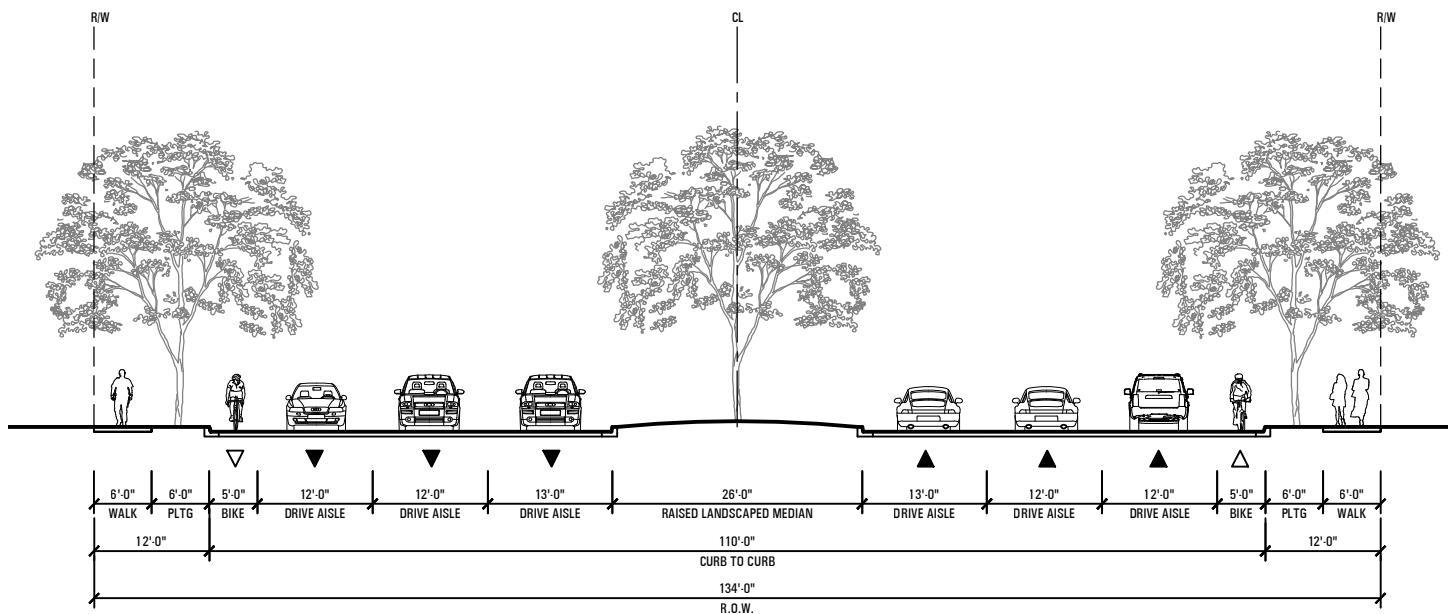


Figure 12: Duncan Canyon Road Section (East of Lytle Creek Road)

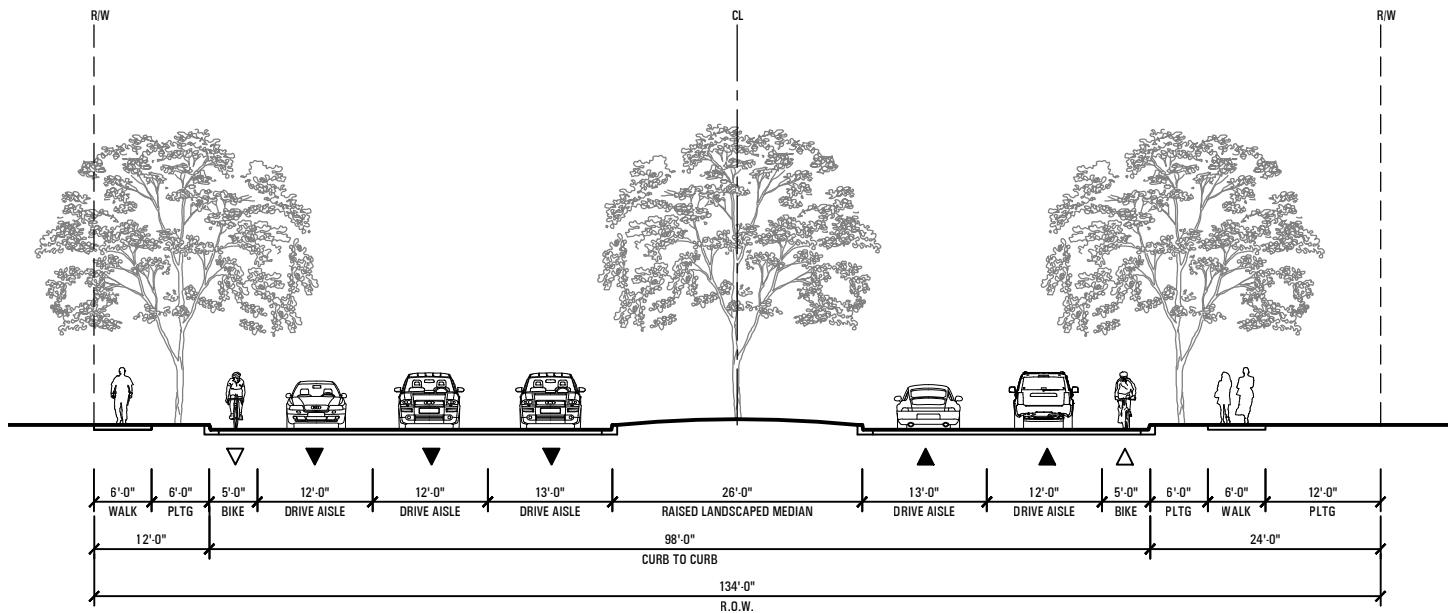


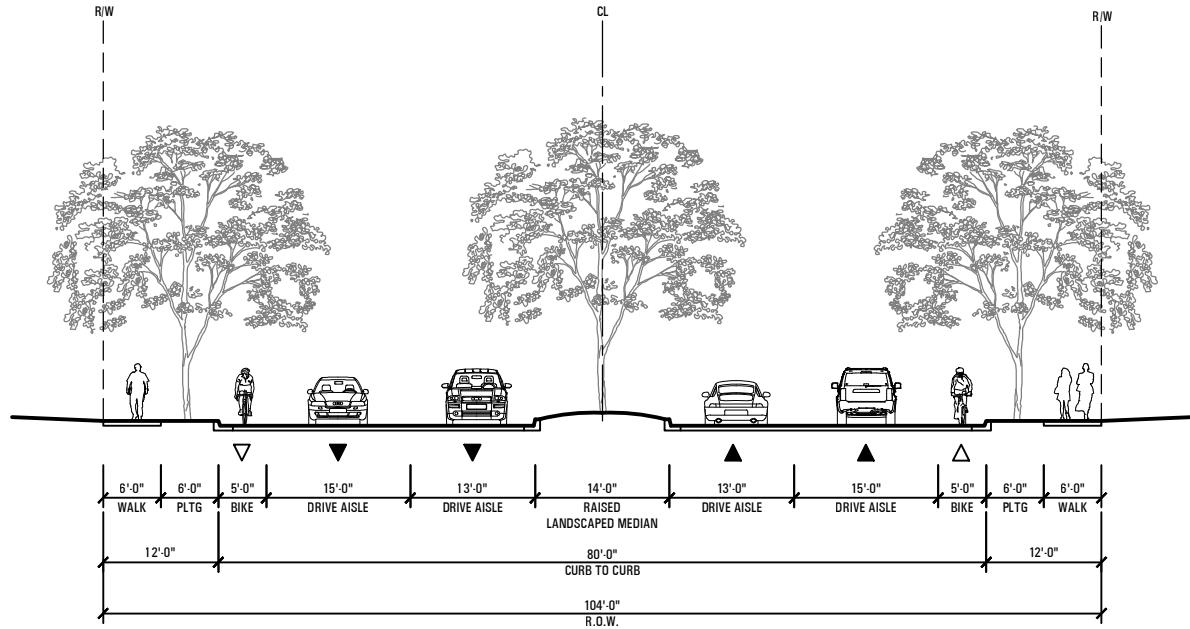
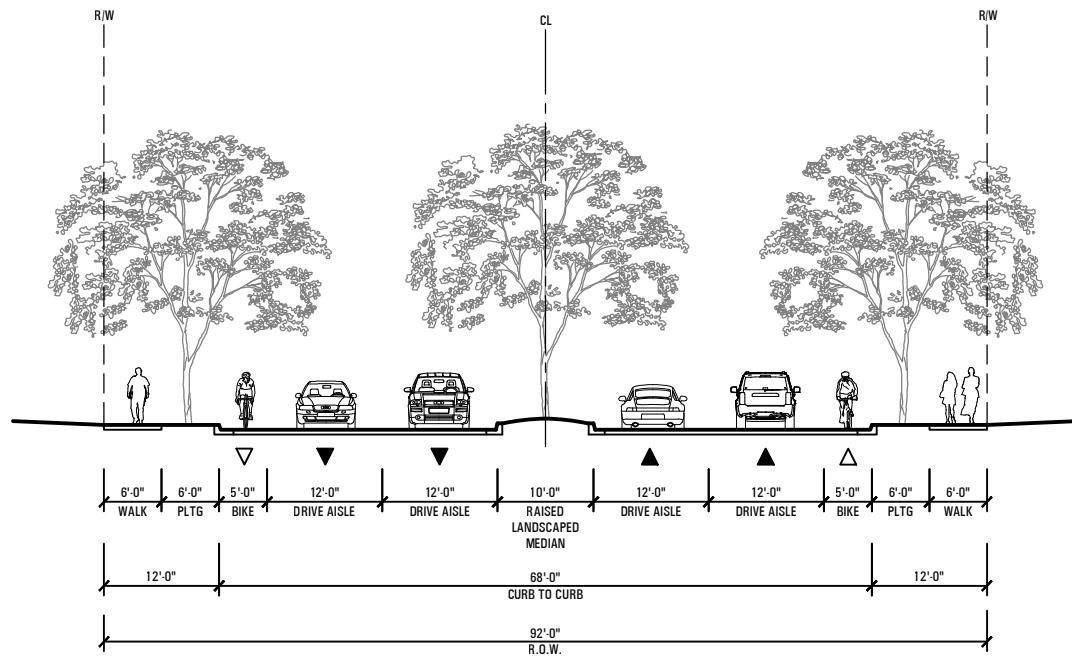
Figure 13: Citrus Avenue Section**Figure 14:** Lytle Creek Road 4-Lane Section

Figure 15: Lytle Creek Road 2-Lane Section

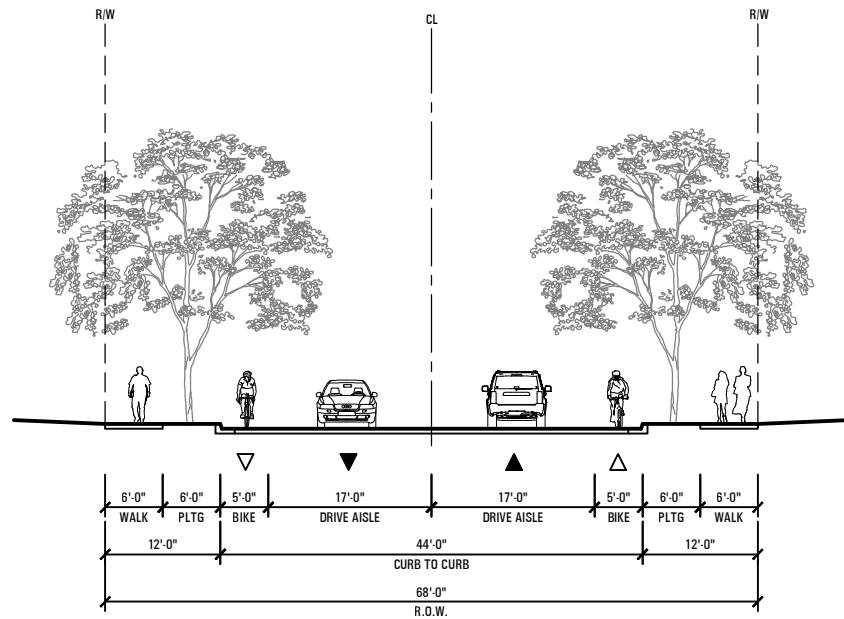


Figure 16: Local Road Section

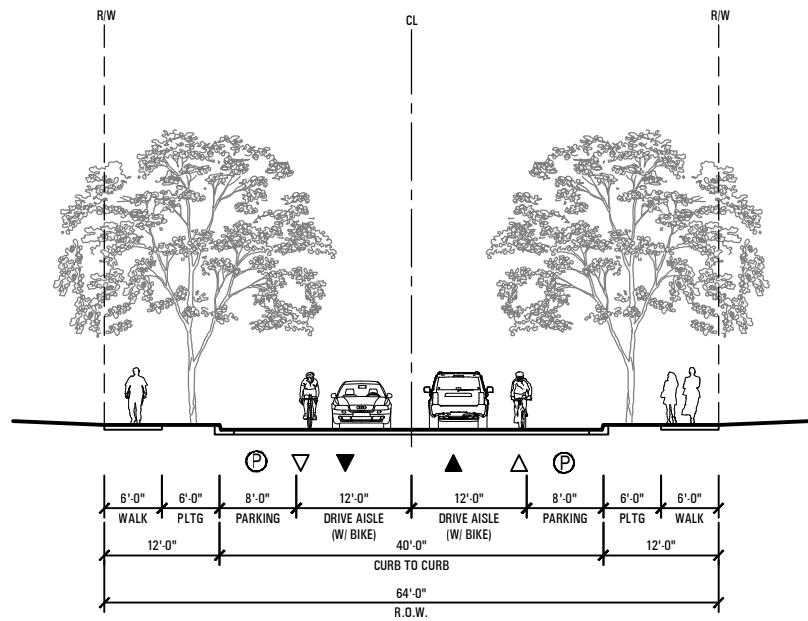
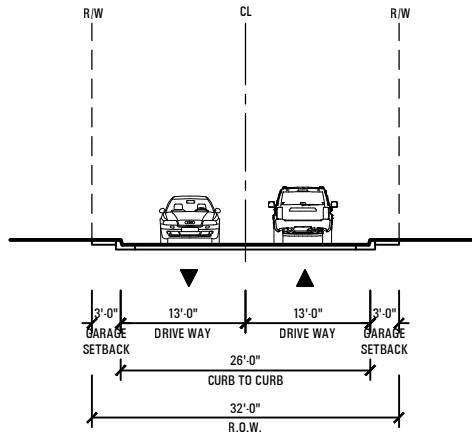


Figure 17: Alley Section



4.2 Pedestrian Network

As shown in Figure 18: Pedestrian Circulation Plan, the Plan Area is served by two main categories of pedestrian access - sidewalk and paseos. The sidewalks serve as a backbone to the site's pedestrian traffic while the paseos establish a network of experiential pedestrian corridors that celebrate the charming Tuscan character of the development.

4.3 Regional Trails

As shown in Figure 19: Regional Trails Plan, the Plan Area is in close proximity to a number of public open space amenities. In addition to existing bike and pedestrian trails, the Specific Plan area is situated within a short distance of proposed future trails and parks as well as the Fontana North Skate Park and the Fontana Park Aquatic Center.

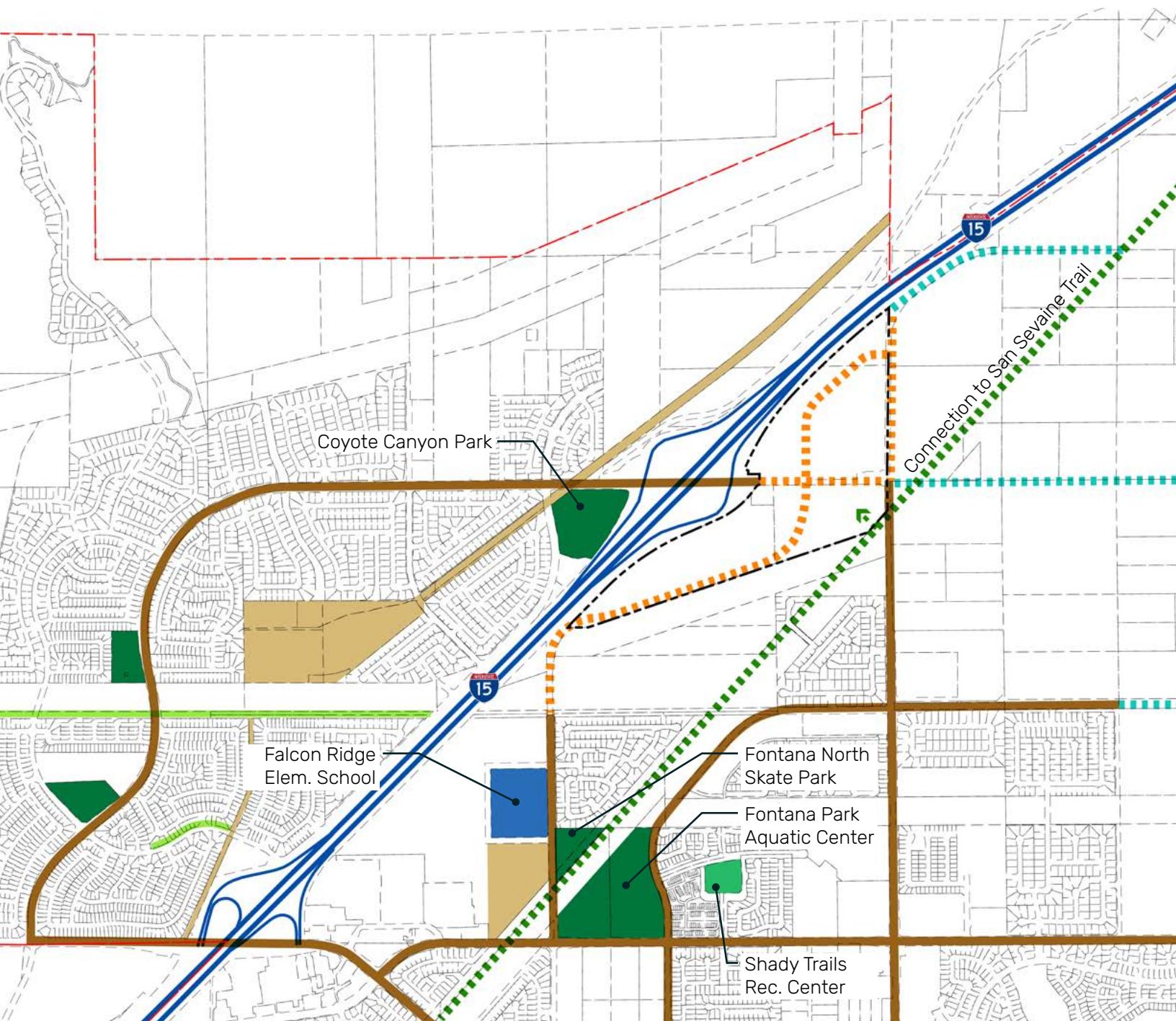
Figure 18: Pedestrian Circulation Plan



LEGEND

| | |
|------------------|--|
| Project Boundary | Sidewalk |
| City Limits | Paseo |
| Parcel | Proposed Class I Trail (City of Fontana) |
| Freeway | Proposed Off-Street Trail |
| | Potential Paseo Connection |

Figure 19: Regional Trails Plan

**LEGEND**

- Project Boundary
- City Limits
- Parcel
- Freeway

Amenities

- Existing Bike Lane
- Existing Trail
- Park
- Open Space Land Use (City of Fontana)

- Proposed Class I Trail (City of Fontana)
- Proposed Bike Lane (City of Fontana)
- Proposed Bike Lane
- Private Park

0 0.25 0.5 mi 





Development Standards

Purpose and Intent:

The Development Regulations and Standards contained in this Section are set forth to implement the planning and design concepts of the Ventana at Duncan Canyon Specific Plan. These regulations address site development standards and provide the basic criteria that govern all development within the boundaries of the Specific Plan project area.

Future development within the Specific Plan project area is subject to the review processes set forth in Section 8 of this Specific Plan. Any regulation or standard contained in this Section that differs from the City of Fontana Zoning and Development Codes shall take precedent over, and supercede the Zoning and Development Code, unless otherwise prohibited. Any regulation or standard of the Zoning and Development Code not covered by this Specific Plan in the areas of site development, administration, review procedures, environmental review, and parking regulations shall be applicable to this Specific Plan. If discrepancies occur which unreasonably restrict the attainment of the goals, objectives and implementation of this Specific Plan and the Fontana General Plan, a Specific Plan Amendment shall be required. The Development Standards set forth in this Section shall be applied to all properties located within the defined boundaries of The Ventana at Duncan Canyon Specific Plan.

General Notes:

The following General Notes are intended to clarify the Development Standards established in this Section of the Specific Plan.

1. The approximate number of dwelling units within each residential or mixed-use planning area is established in Table 1: Land Use Table. Each planning area contains an approximate or potential number of dwelling units. During the refined site planning and tentative tract map stage of design, the actual number of dwelling units allocated to a particular planning area may differ from the number shown in Table 1: Land Use Table. Up to fifteen percent (15%) of the dwelling units in the applicable planning area may be transferred to another residential or mixed-use planning area, provided that the maximum unit count for the Specific Plan as a whole is not exceeded.
2. The approximate amount of commercial square footage within each Commercial or mixed-use planning area is established in Table 1: Land Use Table. Each planning area contains an approximate, or potential amount of commercial square footage. During the refined site planning and tentative tract map stage of design, the actual amount of commercial square feet allocated to a particular planning area may differ from the amount shown in Table 1: Land Use Table. Up to fifteen percent (15%) of the allowable square footage in the applicable planning area may be transferred to another commercial or mixed-use planning area, provided that the maximum amount of commercial square feet for the Specific Plan is not exceeded.
3. Minor boundary and acreage variations [up to fifteen percent (15%)] in the planning areas shall be permitted, subject to approval by the Director of Planning, without an amendment to the Specific Plan document being required.

4. Development regulations relating to room additions, pools, spas and accessory structures that are not included in this Section shall conform to the City of Fontana Zoning and Development Code.
5. Development regulations for noise, vibration, light and glare, odors and electromagnetic interference shall comply with the City of Fontana Zoning and Development Code and any supplemental performance standards set forth in project Codes, Covenants and Restrictions (CC&Rs).
6. Any private streets within the Specific Plan shall be permanently reserved and maintained for their intended purpose by a means acceptable to, and enforceable by the City of Fontana. Adequate access for emergency vehicles shall be maintained at all times.
7. Table 30-432 of the Fontana Zoning and Development Code shall apply regarding the keeping of animals on residential properties, in addition to other project CC&Rs.
8. Section 30-466 of the Fontana Zoning and Development Code shall apply to all private swimming pools, spas and hot tubs.
9. Parking restrictions shall be included in all commercial, residential and mixed-use CC&Rs for enforcement of all on-site parking requirements. The intent in residential planning areas is to ensure full use of garages for vehicles, and that guest parking is not occupied by residents.
10. CC&Rs for residential, commercial and mixed-use projects within the Specific Plan project area shall establish recreational vehicle parking requirements on private streets, driveways and parking lots that are as restrictive or more restrictive than the Fontana Municipal Code.
11. All electrical, telephone, cable TV, fiber and other similar utilities are required to be underground, or as required by the Director of Planning. Wireless and broadband telecommunication facilities must be fully integrated into the design and architecture of buildings or other structures, as a stealth facility.

The following section sets forth development regulations for all Planning Areas within The Ventana at Duncan Canyon Specific Plan. This section has been prepared in compliance with California Government Code Section 65450 and all applicable development and design standards of the City of Fontana Zoning and Development Code, with modifications as permitted by The Ventana at Duncan Canyon Land Use Plan and Development Standards set forth herein. All setbacks established in this Section, unless otherwise noted in the following Development Regulations, shall be measured from the street right-of-way, except that setbacks from private streets shall be measured from the face of the curb, or the face of the sidewalk where they occur.

5.1 Planning Area 1

Planning Area 1 is the Residential Village, located west of Citrus Avenue, north of Duncan Canyon Road and east of the realigned Lytle Creek Road extension. This area has approximately 20.7 net acres and can accommodate a maximum of 538 dwelling units. The envisioned housing type could be higher density attached products such as townhomes or flats that range from two to four stories.

The net maximum residential density is 26 units per acre. Units could be for-sale or for-rent and consist of studios to four bedroom dwelling units. The intent is to allow the flexibility to offer a range of housing types that appeal to a range of market segments, including singles, young couples, families and seniors. Flexibility is provided in the development regulations to allow a variety of densities while maintaining the overall limit on the total number of allowed dwelling units.

The streets would be private and maintained through a Homeowners Association or similar entity. This area should have approximately 5.2 acres of open space and contain a recreation center, swimming pool, a tot lot and other village amenities.

5.1.1 Permitted Uses

Land Use: Medium Density Residential

Principal Permitted Uses:

1. Attached Condominiums and Townhomes
2. Multi-family Attached Residential

Accessory Permitted Uses:

1. Utility Facilities
2. Private Recreation/Community Facilities
3. Recreation Centers
4. Swimming Pools
5. Tot Lots/Playgrounds
6. Spas
7. Court Games (Basketball, Volleyball, Handball, etc)

8. Community Gardens
9. Farmers' Markets
10. Village Market/Cafe
11. Construction Trailers and Containers (Temporary)
12. Leasing Office
13. Other accessory uses as determined by the Director of Planning to be substantially compatible with the principal permitted residential use.

Conditionally Permitted Uses:

1. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Prohibited Uses:

1. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

5.1.2 Development Standards

Maximum Density: 26 Dwelling Units per Acre

Minimum Building and Parking Setbacks*:

| Min. Building & Parking Setbacks | Building | Parking |
|----------------------------------|-------------------|----------------|
| Setback from Duncan Canyon Rd. | Twenty Feet (20') | Ten Feet (10') |
| Setback from Citrus Avenue | Twenty Feet (20') | Ten Feet (10') |
| Setback from Lytle Creek Rd. | Ten Feet (10') | Ten Feet (10') |

* From Right-of-way.

Maximum Building Height:

1. Buildings and other structures shall not exceed fifty feet (50') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to sixty feet (60'). Features exceeding sixty feet (60') shall be subject to the approval through Fontana's Design Review Application process set forth in Chapter 30, Article II, Division 11, Subdivision I of the Fontana Zoning Code.

Residential Unit Size Requirements:

1. Minimum Unit Size: 550 square feet
2. Minimum Number of Bedrooms: Studio
3. Unit Mix shall be within the following:

| Unit Type | Percentage Mix |
|--------------------|----------------|
| Studio | 10% Max |
| 1-bedroom | 60% Max |
| 2-bedrooms or more | 40% Min |

Lot Requirements:

1. Minimum Lot Size: 1,000 square feet
2. Minimum Lot Width: 21 feet
3. Minimum Lot Depth: 45 feet
4. Maximum Lot Coverage: 100%

Recreational Amenities:

1. Developments consisting of 50 to 79 units shall provide a minimum of four of the following recreational facilities:
 - Enhanced Public Realm with Dedicated Pedestrian Circulation Network of Paseos and Plazas
 - Indoor Gym/Fitness Facility
 - Community Multi-Purpose Room equipped with Kitchen, Restrooms and Shower
 - Pool and Spa, with Cabana Building (Restrooms/Showers)
 - BBQ Area and Picnic Benches
2. Developments consisting of 80 to 200 units shall provide all of the recreational amenities listed above
3. For each 100 units above the first 200 units, another recreational amenity as described below, or equivalent, shall be provided.
 - Tot-lot with Multiple Activities
 - Plaza with Fountain
 - Fireplace with Seating Area
 - Community Picnic Area
 - Lap Pool
 - Off-leash Dog Park
 - Community Garden
 - Additional BBQ Areas and Picnic Benches
 - Court facility (e.g. Bocce, Tennis, Volleyball, Basketball, etc.)

4. Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.
5. Related recreational activities may be grouped together and located at any one area of the common open space.

Minimum Open Space:

1. Private Open Space: A minimum of sixty-five (65) square feet of open space shall be provided for each dwelling unit. The minimum dimension shall be six feet (6') in any direction. Private open space may include ground floor patios or courtyards, second and third floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one side.
2. Common Open Space: A minimum of twenty-five percent (25%) shall be provided for common open space. Common open space may include all areas that are not building footprints, trash/waste enclosures, parking or drive aisles. Enclosed common amenities/areas (recreational buildings, lounge, etc.) may be included in the common open space calculation.

Parking and Circulation:

1. 1.8 spaces per unit of which one space shall be covered. Spaces can be provided as on-street parking so long as the total number of spaces can be included entirely within the planning area.
2. Minimum size parking stalls for open and covered parking are nine feet (9') by eighteen feet (18').

Landscaping:

1. Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
2. All residential uses shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required to accent buildings, monumentation and specimen trees within this Planning Area.

Accessory Structures:

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

5.2 Planning Area 2

Planning Area 2 is located adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway in both directions.

Planning Area 2 contains approximately 9.7 net acres and would allow up to 180,000 square feet of office and commercial development.

Other related uses that may be allowed in these areas include Research and Development, Light Manufacturing/High Tech Assembly, Retail and similar uses.

5.2.1 Permitted Uses

Land Use: Commercial

Principal Permitted Uses:

1. Offices, Corporate and Professional Services
2. Hotel
3. Sit-down Restaurants
4. Banks and Savings and Loan Institutions
5. Credit Unions
6. Fast Food Restaurants
7. Research and Development
8. Light Manufacturing*
9. High Tech Assembly*
10. Food Courts
11. Retail Shops
12. Sports Clubs, Gyms and Athletic Facilities
13. Salons and Spas
14. Art Galleries and Auctions associated with Art Galleries
15. Retail Commercial
16. Any other use not specifically identified as conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

*Note: For Light Manufacturing and High-tech Assembly uses, no outdoor storage or servicing is allowed; no truck loading bays in addition to that required by Code are allowed; storage areas within light manufacturing and high-tech assembly uses are limited to ten percent (10%) of the building area.

Accessory Permitted Uses:

1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Indoor Self-Storage Facilities*
6. Construction Trailers and Containers (Temporary)
7. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

* Indoor Self-Storage Facilities means a structure(s) containing separate storage spaces of varying sizes, leased or rented on an individual basis, accessible from within a conditioned space and not directly accessible from outside.

Conditionally Permitted Uses:

1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility.
3. Nightclubs (Alcoholic beverages allowed)
4. Storage Facilities
5. Gas Stations
6. Car Washes as an accessory use to a gas station
7. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Prohibited Uses:

1. Warehousing Facilities
2. Auctions not associated with a permitted use
3. New and Used Automobile Sales
4. Drive-through Fast Food and Coffee Shops
5. Pawn Shops
6. Tattoo Parlors
7. Freestanding Wireless telecommunication Facilities that are not camouflaged or fully integrated into the architecture of structures

8. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning.

5.2.2 Development Standards**Commercial Floor Area Ratio Maximum:**

1 FAR

Minimum Building and Parking Setbacks*:

| Min. Building & Parking Setbacks | Building | Parking |
|--------------------------------------|------------------------|----------------|
| Setback from Interstate 15 Freeway | Twenty-five Feet (25') | Five Feet (5') |
| Setback from Duncan Canyon Rd. | Twenty Feet (20') | Ten Feet (10') |
| Setback from Adjacent Mixed-Use Uses | Twenty-five Feet (25') | Ten Feet (10') |
| Setback from Lytle Creek Rd. | Fifteen Feet (15') | Ten Feet (10') |

* From Right-of-way

Maximum Building Height:

1. Buildings and other structures shall not exceed sixty-five feet (65') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy-five feet (75'). Features exceeding seventy-five feet (75') shall be subject to the approval through Fontana's Design and Administrative Site Plan Review process set forth in Article III, Division 1., Sections 30-103 through 30-112 of the Zoning and Development Code.

Lot Requirements:

1. Minimum Lot Size: 2 Acres
2. Minimum Average Lot Width: 150 feet
3. Minimum Average Lot Depth: 200 feet
4. Maximum Lot Coverage: 50%

Off-Street Parking, Circulation and Loading Zones:

1. Except as specified herein, off-street parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.

2. For Uses not specified in the Specific Plan or Code, the Director of Planning shall establish the required number of spaces based upon standards for similar uses
3. The Director of Planning shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
4. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
5. Minimum size parking stalls are nine feet (9') by eighteen feet (18').
6. Minimum loading areas for buildings may differ from the minimum size required by the City's Development Code or any other City ordinances. The minimum size loading area for single tenant buildings less than 10,000 square feet is 12' x 19'.

Landscaping:

1. All commercial site areas shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.
2. Required setback areas shall be landscaped with trees, shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
3. Landscape setback areas adjacent to public rights-of-way and property boundaries, and areas occupied by exterior potted plants shall be included in the required 15% landscape area of the net project site.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height. Sound walls adjacent to the I-15 Freeway right-of-way may exceed this height limit.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required as accents on buildings, on monumentation, and on specimen trees within this planning area.

5.3 Planning Area 3

Planning Area 3 is located west of Citrus Avenue, south of Duncan Canyon Road and east of the realigned Lytle Creek Road extension. This area has approximately 13.2 net acres and can accommodate a maximum of 396 dwelling units. The envisioned housing type could be higher density attached products such as townhomes or flats that range from two to four stories.

The net maximum residential density is 30 units per acre. Units could be for-sale or for-rent and consist of studios to four bedroom dwelling units. The intent is to allow the flexibility to offer a range of housing types that appeal to a range of market segments, including singles, young couples, families and seniors. Flexibility is provided in the development regulations to allow a variety of densities while maintaining the overall limit on the total number of allowed dwelling units.

The streets would be private and maintained through a Homeowners Association or similar entity. This area should have approximately 3.3 acres of open space and contain a recreation center, swimming pool, a tot lot and other village amenities.

5.3.1 Permitted Uses

Land Use: High Density Residential

Principal Permitted Uses:

1. Attached Condominiums and Townhomes
2. Multi-family Attached Residential

Accessory Permitted Uses:

1. Utility Facilities
2. Private Recreation Facilities
3. Recreation Centers
4. Swimming Pools
5. Tot Lots
6. Spas
7. Court Games (Basketball, Volleyball, Handball, etc)

8. Construction Trailers and Containers (Temporary)
9. Leasing Office
10. Parking Structure
11. Other accessory uses as determined by the Director of Planning to be substantially compatible with the principal permitted residential use.

Conditionally Permitted Uses:

1. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Prohibited Uses:

1. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use.

5.3.2 Development Standards

Maximum Density: 30 Dwelling Units per Acre

Minimum Building and Parking Setbacks*:

| Min. Building & Parking Setbacks | Building | Parking |
|---|-------------------|----------------|
| Setback from Duncan Canyon Rd. | Twenty Feet (20') | Ten Feet (10') |
| Setback from Citrus Avenue | Twenty Feet (20') | Ten Feet (10') |
| Setback from Lytle Creek Rd. | Ten Feet (10') | Ten Feet (10') |
| Setback from SCE Transmission Line Corridor | Ten Feet (10') | Five Feet (5') |

* From Right-of-way.

Maximum Building Height:

1. Buildings and other structures shall not exceed sixty feet (60') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy feet (70'). Features exceeding seventy feet (70') shall be subject to the approval through Fontana's Design Review Application process set forth in Chapter 30, Article II, Division 11, Subdivision I of the Fontana Zoning Code.

Residential Unit Size Requirements:

1. Minimum Unit Size: 550 square feet
2. Minimum Number of Bedrooms: Studio
3. Unit Mix shall be within the following:

| Unit Type | Percentage Mix |
|--------------------|----------------|
| Studio | 10% Max |
| 1-bedroom | 60% Max |
| 2-bedrooms or more | 40% Min |

Lot Requirements:

1. Minimum Lot Size: 1,000 square feet
2. Minimum Lot Width: 21 feet
3. Minimum Lot Depth: 45 feet
4. Maximum Lot Coverage: 100%

Recreational Amenities:

1. Developments consisting of 50 to 79 units shall provide a minimum of four of the following recreational facilities:
 - Enhanced Public Realm with Dedicated Pedestrian Circulation Network of Paseos and Plazas
 - Indoor Gym/Fitness Facility
 - Tot-lot with Multiple Activities
 - Pool and Spa, with Cabana Building (Restrooms/Showers)
 - BBQ Area and Picnic Benches
2. Developments consisting of 80 to 200 units shall provide all of the recreational amenities listed above
3. For each 100 units above the first 200 units, another recreational amenity as described below, or equivalent, shall be provided.
 - Community Multi-Purpose Room equipped with Kitchen, Restrooms and Shower
 - Fire Feature with Seating Area
 - Community Picnic Area
 - Lap Pool
 - Off-leash Dog Park
 - Community Garden
 - Additional BBQ Areas and Picnic Benches
 - Court facility (e.g. Bocce, Tennis, Volleyball, Basketball, etc.)
4. Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.

5. Related recreational activities may be grouped together and located at any one area of the common open space.

Minimum Open Space:

1. **Private Open Space:** A minimum of sixty (60) square feet of open space shall be provided for each dwelling unit. The minimum dimension shall be six feet (6') in any direction. Private open space may include ground floor patios or courtyards, second and third floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one side.
2. **Common Open Space:** A minimum of twenty-five percent (25%) shall be provided for common open space. Common open space may include all areas that are not building footprints, trash/waste enclosures, parking or drive aisles. Enclosed common amenities/areas (recreational buildings, lounge and business center, etc.) may be included in the common open space calculation.

Parking and Circulation:

1. 1.8 spaces per unit of which one space shall be covered. Spaces can be provided as on-street parking so long as the total number of spaces can be included entirely within the planning area.
2. Minimum size parking stalls for open and covered parking are nine feet (9') by eighteen feet (18').

Landscaping:

1. Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
2. All residential uses shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required to accent buildings, monumentation and specimen trees within this Planning Area.

Accessory Structures:

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

5.4 Planning Area 4

Planning Area 4 is adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway in both directions. Additionally, Planning Area 4 is located at the community's entry along Duncan Canyon Road. The Mixed-Use designation is intended to create a unique, village scale, pedestrian-oriented core.

Planning Area 4 contains approximately 25 net acres and would allow up to 104,000 square feet of commercial and office uses, and up to 600 residential units. It is located adjacent to the major entry into the Specific Plan project area from the 15 Freeway. It consists of a Tuscan-inspired commercial center focused around a large "Piazza" surrounded by residential and commercial buildings. A tall "campanile" tower feature would be attached to one of the buildings on the Piazza which will serve as a significant visual monument from the surrounding area.

The net maximum residential density is 24 units per acre. Units could be for-sale or for-rent and consist of studios to four bedroom dwelling units. The intent is to allow the flexibility to offer a range of housing types that appeal to a range of market segments, including singles, young couples, families and seniors. Flexibility is provided in the development regulations to allow a variety of densities while maintaining the overall limit on the total number of allowed dwelling units.

The streets would be private and maintained through a Homeowners Association or similar entity. This area should have approximately 6.3 acres of open space and contain a recreation center, swimming pool, a tot lot and other village amenities.

5.4.1 Permitted Uses

Land Use: Mixed-Use

Principal Permitted Uses:

1. Vertically Mixed Uses that include Retail Commercial, Office Professional and Residential
2. Attached Condominiums and Townhomes
3. Multi-family Attached Residential
4. Sit Down Restaurants
5. Offices, Corporate and Professional Services
6. Grocery Store/Specialty Market
7. Hotels
8. Fast Food Restaurants
9. Food Courts
10. Retail Shops
11. Kiosk and Small Cart Retail
12. Arcades with Video Games
13. Book Stores
14. Art Galleries and Auctions associated with the Art Gallery Use
15. Sports Clubs, Gyms and Athletic Facilities
16. Music and Vocational Instruction
17. Salons and Spas
18. Any other use not specifically identified as a conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

Accessory Permitted Uses:

1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Construction Trailers and Containers (Temporary)
6. Leasing Office
7. Private Recreation Facilities
8. Recreation Centers
9. Swimming Pools
10. Tot Lots
11. Spas
12. Court Games (Basketball, Volleyball, Handball, etc)
13. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:

1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Night Clubs (Alcoholic beverages allowed)
3. Winery and Micro-brewery (Alcoholic beverages allowed)
4. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility
5. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses

Prohibited Uses:

1. Car Washes
2. Storage Facilities
3. Gas Stations
4. Free-standing Drive-through Fast Food and Coffee Shops
5. Auctions not associated with a permitted use
6. New and Used Automobile Sales
7. Pawn Shops
8. Tattoo Parlors
9. Freestanding Wireless Facilities that are not camouflaged or fully integrated into the architecture of structures
10. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning

5.4.2 Development Standards

Commercial Floor Area Ratio Maximum:

1 FAR

Maximum Residential Density:

24 Dwelling Units per Acre

Minimum Building and Parking Setbacks*:

| Min. Building & Parking Setbacks | Building | Parking |
|--------------------------------------|-------------------|----------------|
| Setback from Duncan Canyon Rd. | Twenty Feet (20') | Ten Feet (10') |
| Setback from Lytle Creek Rd. | Ten Feet (10') | Ten Feet (10') |
| Setback from Interstate 15 | Twenty Feet (20') | Five Feet (5') |
| Setback from Adjacent Commercial Use | Twenty Feet (20') | Five Feet (5') |

* From Right-of-way.

Maximum Building Height:

- Buildings and other structures shall not exceed sixty-five feet (65') in height.
- Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy-five feet (75'). Features exceeding seventy-five feet (75') shall be subject to the approval through Fontana's Design Review Application process set forth in Chapter 30, Article II, Division 11, Subdivision I of the Fontana Zoning Code.

Residential Unit Size Requirements:

- Minimum Unit Size: 550 square feet
- Minimum Number of Bedrooms: Studio
- Unit Mix shall be within the following:

| Unit Type | Percentage Mix |
|--------------------|----------------|
| Studio | 10% Max |
| 1-bedroom | 60% Max |
| 2-bedrooms or more | 40% Min |

Residential Lot Requirements:

- Minimum Lot Size: 1,000 square feet
- Minimum Lot Width: 21 feet
- Minimum Lot Depth: 45 feet
- Maximum Lot Coverage: 100%

Recreational Amenities:

- Developments consisting of 50 to 79 units shall provide a minimum of four of the following recreational facilities:
 - Enhanced Public Realm with Dedicated Pedestrian Circulation Network of Paseos and Plazas
 - Indoor Gym/Fitness Facility
 - Tot-lot with Multiple Activities
 - Pool and Spa, with Cabana Building (Restrooms/Showers)
 - BBQ Area and Picnic Benches
- Developments consisting of 80 to 200 units shall provide all of the recreational amenities listed above
- For each 100 units above the first 200 units, another recreational amenity as described below, or equivalent, shall be provided.
 - Community Multi-Purpose Room equipped with Kitchen, Restrooms and Shower
 - Fire Feature with Seating Area
 - Community Picnic Area
 - Lap Pool
 - Off-leash Dog Park
 - Community Garden
 - Additional BBQ Areas and Picnic Benches
 - Court facility (e.g. Bocce, Tennis, Volleyball, Basketball, etc.)
- Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.
- Related recreational activities may be grouped together and located at any one area of the common open space.

Minimum Open Space:

- Private Open Space: A minimum of fifty (50) square feet of open space shall be provided for each dwelling unit. The minimum dimension shall be six feet (6') in any direction. Private open space may include ground floor patios or courtyards, second and third floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one side.

2. Common Open Space: A minimum of twenty-five percent (25%) shall be provided for common open space. Common open space may include all areas that are not building footprints, trash/waste enclosures, parking or drive aisles. Enclosed common amenities/areas (recreational buildings, lounge and business center, etc.) may be included in the common open space calculation.

Parking and Circulation:

1. 1.8 spaces per unit of which one space shall be covered. Spaces can be provided as on-street parking so long as the total number of spaces can be included entirely within the planning area.
2. Except as specified herein, parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
3. For Uses not specified in the Specific Plan or the Zoning Code, the Director of Planning shall establish the required number of spaces based upon standards for similar uses
4. The Director of Planning shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
5. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
6. Minimum size parking stalls for open and covered parking are nine feet (9') by eighteen feet (18').

Landscaping:

1. Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
2. All areas shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height. Sound walls adjacent to the I-15 Freeway right-of-way may exceed this height limit.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required on the tower features, as accents on buildings, on monumentation, and on specimen trees within this planning area.
3. Unique lighting is encouraged within, and radiating out from the Piazza.

Accessory Structures:

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

5.5 Planning Area 5

Planning Area 5 is located adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway from both directions. Planning Area 5 is currently owned by two separate entities and have sub-designations of 5A and 5B based on this ownership. Each sub-planning area may be developed independently.

Planning Area 5A contains approximately 2.4 net acres and would allow up to 60,000 square feet of office and commercial development.

Planning Area 5B contains approximately 4.8 net acres and would allow up to 32,500 square feet of office and commercial development.

Alternatively, Planning Areas 5A and 5B may be developed as a joint venture. Should this occur, the approximately 7.2 net acre site would allow up to 92,500 square feet of office and commercial development.

Other related uses that may be allowed in these areas include Research and Development, Light Manufacturing/High Tech Assembly, Retail and similar uses.

5.5.1 Permitted Uses

Land Use: Commercial**Principal Permitted Uses:**

1. Offices, Corporate and Professional Services
2. Hotel
3. Sit-down Restaurants
4. Banks and Savings and Loan Institutions
5. Credit Unions
6. Fast Food Restaurants
7. Research and Development
8. Light Manufacturing*
9. High Tech Assembly*
10. Food Courts
11. Retail Shops
12. Sports Clubs, Gyms and Athletic Facilities
13. Salons and Spas

14. Art Galleries and Auctions associated with Art Galleries
15. Retail Commercial
16. Any other use not specifically identified as conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

*Note: For Light Manufacturing and High-tech Assembly uses, no outdoor storage or servicing is allowed; no truck loading bays in addition to that required by Code are allowed; storage areas within light manufacturing and high-tech assembly uses are limited to ten percent (10%) of the building area.

Accessory Permitted Uses:

1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Indoor Self-Storage Facilities*
6. Construction Trailers and Containers (Temporary)
7. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

* Indoor Self-Storage Facilities means a structure(s) containing separate storage spaces of varying sizes, leased or rented on an individual basis, accessible from within a conditioned space and not directly accessible from outside.

Conditionally Permitted Uses:

1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility.
3. Nightclubs (Alcoholic beverages allowed)
4. Storage Facilities
5. Gas Stations
6. Car Washes as an accessory use to a gas station
7. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Prohibited Uses:

1. Warehousing Facilities
2. Auctions not associated with a permitted use
3. New and Used Automobile Sales
4. Drive-through Fast Food and Coffee Shops
5. Pawn Shops
6. Tattoo Parlors
7. Freestanding Wireless telecommunication Facilities that are not camouflaged or fully integrated into the architecture of structures
8. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning.

5.5.2 Development Standards

Commercial Floor Area Ratio Maximum:

1 FAR

Minimum Building and Parking Setbacks*:

| Min. Building & Parking Setbacks | Building | Parking |
|--------------------------------------|------------------------|----------------|
| Setback from Interstate 15 Freeway | Twenty-five Feet (25') | Five Feet (5') |
| Setback from Duncan Canyon Rd. | Twenty Feet (20') | Ten Feet (10') |
| Setback from Adjacent Mixed-Use Uses | Twenty-five Feet (25') | Ten Feet (10') |
| Setback from Lytle Creek Rd. | Fifteen Feet (15') | Ten Feet (10') |

* From Right-of-way

Maximum Building Height:

1. Buildings and other structures shall not exceed sixty-five feet (65') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy-five feet (75'). Features exceeding seventy-five feet (75') shall be subject to the approval through Fontana's Design and Administrative Site Plan Review process set forth in Article III. Division 1., Sections 30-103 through 30-112 of the Zoning and Development Code.

Lot Requirements:

1. Minimum Lot Size: 2 Acres
2. Minimum Average Lot Width: 150 feet
3. Minimum Average Lot Depth: 200 feet
4. Maximum Lot Coverage: 50%

Off-Street Parking, Circulation and Loading Zones:

1. Except as specified herein, off-street parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
2. For Uses not specified in the Specific Plan or Code, the Director of Planning shall establish the required number of spaces based upon standards for similar uses
3. The Director of Planning shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
4. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
5. Minimum size parking stalls are nine feet (9') by eighteen feet (18').
6. Minimum loading areas for buildings may differ from the minimum size required by the City's Development Code or any other City ordinances. The minimum size loading area for single tenant buildings less than 10,000 square feet is 12' x 19'.

Landscaping:

1. All commercial site areas shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.
2. Required setback areas shall be landscaped with trees, shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.

3. Landscape setback areas adjacent to public rights-of-way and property boundaries, and areas occupied by exterior potted plants shall be included in the required 15% landscape area of the net project site.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height. Sound walls adjacent to the I-15 Freeway right-of-way may exceed this height limit.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required as accents on buildings, on monumentation, and on specimen trees within this planning area.

5.6 Planning Area 6A

Planning Area 6A is located adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway in both directions.

Planning Area 6A contains approximately 5.7 net acres and would allow up to 74,000 square feet of commercial and office uses, and up to 137 residential units.

The net maximum residential density is 24 units per acre. Units could be for-sale or for-rent and consist of studios to four bedroom dwelling units. The intent is to allow the flexibility to offer a range of housing types that appeal to a range of market segments, including singles, young couples, families and seniors. Flexibility is provided in the development regulations to allow a variety of densities while maintaining the overall limit on the total number of allowed dwelling units.

The streets would be private and maintained through a Homeowners Association or similar entity. This area should have approximately 1.4 acres of open space and contain a recreation center, swimming pool, tot lot and other village amenities, if residential units are included.

5.6.1 Permitted Uses

Land Use: Mixed-Use

Principal Permitted Uses:

1. Vertically Mixed Uses that include Retail Commercial, Office Professional and Residential
2. Attached Condominiums and Townhomes
3. Multi-family Attached Residential
4. Sit Down Restaurants
5. Offices, Corporate and Professional Services
6. Grocery Store/Specialty Market
7. Hotels
8. Fast Food Restaurants
9. Food Courts
10. Retail Shops

11. Kiosk and Small Cart Retail
12. Arcades with Video Games
13. Book Stores
14. Art Galleries and Auctions associated with the Art Gallery Use
15. Sports Clubs, Gyms and Athletic Facilities
16. Music and Vocational Instruction
17. Salons and Spas
18. Any other use not specifically identified as a conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

Accessory Permitted Uses:

1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Construction Trailers and Containers (Temporary)
6. Leasing Office
7. Private Recreation Facilities
8. Recreation Centers
9. Swimming Pools
10. Tot Lots
11. Spas
12. Court Games (Basketball, Volleyball, Handball, etc)
13. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:

1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Night Clubs (Alcoholic beverages allowed)
3. Winery and Micro-brewery (Alcoholic beverages allowed)
4. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility
5. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses

Prohibited Uses:

1. Car Washes
2. Storage Facilities
3. Gas Stations
4. Free-standing Drive-through Fast Food and Coffee Shops
5. Auctions not associated with a permitted use
6. New and Used Automobile Sales
7. Pawn Shops
8. Tattoo Parlors
9. Freestanding Wireless Facilities that are not camouflaged or fully integrated into the architecture of structures
10. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning

5.6.2 Development Standards**Commercial Floor Area Ratio Maximum:**

1 FAR

Maximum Residential Density:

24 Dwelling Units per Acre

Minimum Building and Parking Setbacks*:

| Min. Building & Parking Setbacks | Building | Parking |
|--------------------------------------|-------------------|----------------|
| Setback from Duncan Canyon Rd. | Twenty Feet (20') | Ten Feet (10') |
| Setback from Lytle Creek Rd. | Ten Feet (10') | Ten Feet (10') |
| Setback from Interstate 15 | Twenty Feet (20') | Five Feet (5') |
| Setback from Adjacent Commercial Use | Twenty Feet (20') | Five Feet (5') |

* From Right-of-way.

Maximum Building Height:

1. Buildings and other structures shall not exceed sixty-five feet (65') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy-five feet (75'). Features exceeding seventy-five feet (75') shall be subject to the approval through Fontana's Design Review Application process set forth in Chapter 30, Article II, Division 11, Subdivision 1 of the Fontana Zoning Code.

Residential Unit Size Requirements:

1. Minimum Unit Size: 550 square feet
2. Minimum Number of Bedrooms: Studio
3. Unit Mix shall be within the following:

| Unit Type | Percentage Mix |
|--------------------|----------------|
| Studio | 10% Max |
| 1-bedroom | 60% Max |
| 2-bedrooms or more | 40% Min |

Residential Lot Requirements:

1. Minimum Lot Size: 1,000 square feet
2. Minimum Lot Width: 21 feet
3. Minimum Lot Depth: 45 feet
4. Maximum Lot Coverage: 100%

Recreational Amenities:

1. Developments consisting of 50 to 79 units shall provide a minimum of three of the following recreational facilities:
 - Enhanced Public Realm with Dedicated Pedestrian Circulation Network of Paseos and Plazas
 - Indoor Gym/Fitness Facility
 - Tot-lot with Multiple Activities
 - Pool and Spa, with Cabana Building (Restrooms/Showers)
 - BBQ Area and Picnic Benches
2. Developments consisting of more than 80 units shall provide four of the recreational amenities listed above
3. Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.
4. Related recreational activities may be grouped together and located at any one area of the common open space.

Minimum Open Space:

1. Private Open Space: A minimum of fifty (50) square feet of open space shall be provided for each dwelling unit. The minimum dimension shall be six feet (6') in any direction. Private open space may include ground floor patios or courtyards, second and third floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one side.
2. Common Open Space: A minimum of twenty-five percent (25%) shall be provided for common open space. Common open space may include all areas that are not building footprints, trash/waste enclosures, parking or drive aisles. Enclosed common amenities/areas (recreational buildings, lounge and business center, etc.) may be included in the common open space calculation.

Parking and Circulation:

1. 1.8 spaces per unit of which one space shall be covered. Spaces can be provided as on-street parking so long as the total number of spaces can be included entirely within the planning area.
2. Except as specified herein, parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
3. For Uses not specified in the Specific Plan or the Zoning Code, the Director of Planning shall establish the required number of spaces based upon standards for similar uses
4. The Director of Planning shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
5. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
6. Minimum size parking stalls for open and covered parking are nine feet (9') by eighteen feet (18').

Landscaping:

1. Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
2. All areas shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height. Sound walls adjacent to the I-15 Freeway right-of-way can exceed this height limit.
3. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
4. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
5. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required on the tower features, as accents on buildings, on monumentation, and on specimen trees within this planning area.
3. Unique lighting is encouraged within, and radiating out from the Piazza.

Accessory Structures:

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

5.7 Planning Area 6B

Planning Area 6B is located adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway in both directions.

Planning Area 6B contains approximately 2.5 net acres and would allow up to 26,000 square feet of office and commercial development.

Other related uses that may be allowed in these areas include Research and Development, Light Manufacturing/High Tech Assembly, Retail and similar uses.

5.7.1 Permitted Uses

Land Use: Commercial**Principal Permitted Uses:**

1. Offices, Corporate and Professional Services
2. Hotel
3. Sit-down Restaurants
4. Banks and Savings and Loan Institutions
5. Credit Unions
6. Fast Food Restaurants
7. Research and Development
8. Light Manufacturing*
9. High Tech Assembly*
10. Food Courts
11. Retail Shops
12. Sports Clubs, Gyms and Athletic Facilities
13. Salons and Spas
14. Art Galleries and Auctions associated with Art Galleries
15. Retail Commercial
16. Any other use not specifically identified as conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

*Note: For Light Manufacturing and High-tech Assembly uses, no outdoor storage or servicing is allowed; no truck loading bays in addition to that required by Code are allowed; storage areas within light manufacturing and high-tech assembly uses are limited to ten percent (10%) of the building area.

Accessory Permitted Uses:

1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Indoor Self-Storage Facilities*
6. Construction Trailers and Containers (Temporary)
7. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

* Indoor Self-Storage Facilities means a structure(s) containing separate storage spaces of varying sizes, leased or rented on an individual basis, accessible from within a conditioned space and not directly accessible from outside.

Conditionally Permitted Uses:

1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility.
3. Nightclubs (Alcoholic beverages allowed)
4. Storage Facilities
5. Gas Stations
6. Car Washes as an accessory use to a gas station
7. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Prohibited Uses:

1. Warehousing Facilities
2. Auctions not associated with a permitted use
3. New and Used Automobile Sales
4. Drive-through Fast Food and Coffee Shops
5. Pawn Shops
6. Tattoo Parlors
7. Freestanding Wireless telecommunication Facilities that are not camouflaged or fully integrated into the architecture of structures

8. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning.

5.7.2 Development Standards

Commercial Floor Area Ratio Maximum:

1 FAR

Minimum Building and Parking Setbacks*:

| Min. Building & Parking Setbacks | Building | Parking |
|--------------------------------------|------------------------|----------------|
| Setback from Interstate 15 Freeway | Twenty-five Feet (25') | Five Feet (5') |
| Setback from Duncan Canyon Rd. | Twenty Feet (20') | Ten Feet (10') |
| Setback from Adjacent Mixed-Use Uses | Twenty-five Feet (25') | Ten Feet (10') |
| Setback from Lytle Creek Rd. | Fifteen Feet (15') | Ten Feet (10') |

* From Right-of-way

Maximum Building Height:

1. Buildings and other structures shall not exceed sixty-five feet (65') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy-five feet (75'). Features exceeding seventy-five feet (75') shall be subject to the approval through Fontana's Design and Administrative Site Plan Review process set forth in Article III, Division 1., Sections 30-103 through 30-112 of the Zoning and Development Code.

Lot Requirements:

1. Minimum Lot Size: 2 Acres
2. Minimum Average Lot Width: 150 feet
3. Minimum Average Lot Depth: 200 feet
4. Maximum Lot Coverage: 50%

Off-Street Parking, Circulation and Loading Zones:

1. Except as specified herein, off-street parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.

2. For Uses not specified in the Specific Plan or Code, the Director of Planning shall establish the required number of spaces based upon standards for similar uses
3. The Director of Planning shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
4. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
5. Minimum size parking stalls are nine feet (9') by eighteen feet (18').
6. Minimum loading areas for buildings may differ from the minimum size required by the City's Development Code or any other City ordinances. The minimum size loading area for single tenant buildings less than 10,000 square feet is 12' x 19'.

Landscaping:

1. All commercial site areas shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.
2. Required setback areas shall be landscaped with trees, shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
3. Landscape setback areas adjacent to public rights-of-way and property boundaries, and areas occupied by exterior potted plants shall be included in the required 15% landscape area of the net project site.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height. Sound walls adjacent to the I-15 Freeway right-of-way can exceed this height limit.
3. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
4. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
5. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required as accents on buildings, on monumentation, and on specimen trees within this planning area.

5.8 Sign Regulations

Purpose and Intent:

Retail commercial and office signage and site advertising are key factors and an important aspect of The Ventana at Duncan Canyon Specific Plan. Uses within the neighborhood-serving commercial, corporate business park and light manufacturing planning areas are critical to the success of Ventana.

A coordinated signage program as a means to identify businesses within the Ventana at Duncan Canyon Specific Plan project area is an important design element of the physical environment and an important aspect of business communication. As a planned architectural feature, a sign can be pleasing and can harmonize with the physical character of its environment. This results in preserving and improving the appearance of Ventana and providing an economically stable and visually attractive community through site planning, building design, landscaping and signing.

Authority and Requirements:

Ventana at Duncan Canyon Signage and Advertising plans shall be reviewed and approved pursuant to Development Advisory Board (DAB) review process set forth in Article II., Division 4, Sections 30-22 through 30-24 of the Fontana Zoning and Development Code.

No sign shall be erected, re-erected, constructed, installed or altered except as provided for in Chapters 3 and 30 of the Fontana Municipal Code, or as approved by the Director of Planning, through the DAB review process, as set forth above. A sign permit must be obtained from the Building and Safety Division prior to the construction or installation of all permanent and temporary signs within the Specific Plan area. Where a conditional use permit or variance is needed for another purpose, the applicant need not submit a separate application for a sign permit, if the applicant wishes to submit sign plans at the same time. Any plan for signs

to be so erected or constructed on the premises shall be submitted in conjunction with the application for the conditional use permit or variance as part of the precise plan of design.

No sign shall be erected or used for business purposes of any kind, except such signs that are located on the place of business, and used solely for the naming designating or identifying that specific business, enterprise, calling, product or services available on and within the premises.

All applications for approval of signs shall be submitted to the City in the form of a Design Review Sign Application. The Sign Application shall outline and present the type, size, height, composition, location, color and design of all signs, banners and other types of exterior advertising to be constructed or installed. No sign, banners or other advertising shall be installed unless it conforms to an approved Design Review Sign Permit.

A sign program is required from the developer prior to the issuance of the first building permit for development within each planning area. The design of signage within each planning area shall be coordinated with all previous signage programs for the other commercial and residential planning areas within the Specific Plan. Signage designs shall embody an overall Tuscan design theme, with colors, lettering styles, formats and materials that complement that theme.

No lighted or luminous sign shall be so constructed, erected or placed so as to direct or reflect artificial light onto any structure used exclusively for residential purposes.

5.8.1 Design Standards for Retail Commercial and Office Signage

The design standards set forth in this section shall be adhered to for all signage within The Ventana at Duncan Canyon Specific Plan. Each sign shall be designed with the intent and purpose of relating to the architectural style of the main building or buildings within each Planning Area. The sign shall also be compatible with the style or character of signage and development in adjacent planning areas. Signs located within commercial planning areas but adjacent to predominantly residential areas shall consider compatibility with such residential area.

In the interest of both aesthetics and traffic safety, sign information shall be kept to a minimum. Only the name or use of the business or the name of the shopping center shall appear on the sign. The use of subordinate information such as telephone numbers, lists of products, pictures of products, etc., is discouraged, but may be considered at the discretion of the Director of Planning and shall be based on size of lettering and location of information. Where subordinate information is allowed, the name or use of the business shall be the dominant message on the sign. No subordinate information will be allowed which may present a traffic hazard.

Sign Colors:

Sign colors should be compatible with the building architecture. Within the commercial and mixed-use planning areas, sign color should complement the color scheme for a Tuscan style center. The use of garish or fluorescent colors is considered inappropriate, but may be considered at the discretion of the Director of Planning. No more than a three-color scheme shall be permitted.

Where there is more than one monument sign located within a Planning Area, all such signs shall have designs which are well related to each other by the similar treatment or incorporation of not less than four of the following six design elements:

1. Type of construction materials as used in the several sign components, such as cabinet, sign copy, supports.
2. Letter style of sign copy.
3. Illumination.
4. Type or method used for supports, uprights or structure on which sign is supported.
5. Sign cabinet or other configuration of sign area.
6. Shape of entire sign and its several components.

Each monument sign shall be located in a planted, landscaped area, which is of a shape, design, and size that will provide a compatible setting and ground definition to the sign, as determined by the Director of Planning. The planted landscaped area shall be maintained on a reasonable and regular basis. Monument signs shall be non-moving stationary structures. All components and illumination (if any) shall be maintained by artificial light (either internally or externally), which is stationary and constant in intensity and color at all times (non-flashing).





Community Design Guidelines

Figure 20: Concept Illustrative



LEGEND

Project Boundary

Parcel

Freeway

Purpose and Intent:

The Ventana at Duncan Canyon Specific Plan Design Guidelines provide criteria for site planning, architecture, monumentation, landscaping, hardscape and lighting design. These Guidelines are established to achieve a high-quality development that has community character and individual identity in this important location in Fontana. The primary goal of these Design Guidelines is to create a development that is unique to this area of Fontana that implements the goals, policies and actions established by the Fontana General Plan. It encourages a mixed-use master planned development where people can live, work and shop. It combines a wide range of retail and office space uses as well as shops, restaurants and office facilities with a variety of residential housing types and densities. It also encourages a walkable community with pedestrian linkages within each planning area.

These Guidelines are intended to provide direction and criteria for design, while also allowing for and encouraging flexibility for architects, engineers; landscape architects, developers, builders and others involved with project design. Variation and customization within the context of these guidelines is encouraged to achieve distinctive commercial activity centers and quality residential neighborhoods. Careful and thorough collaboration between the City, the master developer, the builder(s), and their consultant teams will result in a quality development.

Design Guideline Objectives:

The primary objectives of these Guidelines are to:

1. Provide guidance to developers and builders, and their professional consultant teams to achieve quality design;
2. Achieve a combination of mixed land uses and design elements that creates a unique "Village" environment in this area of the City;
3. Establish linkages and the separation of pedestrians and vehicles within a pleasant "Village" setting;
4. Suggest design elements that will result in a Mediterranean style Tuscan village atmosphere and setting with strong pedestrian connectivity.

These Design Guidelines are intended to be flexible in order to encourage creativity and to complement the Development Standards set forth in Section 5 of this Specific Plan, to establish quality to the character of each planning area. These Guidelines will be implemented through careful coordination between the master developer and the City of Fontana during the entitlement review process.

6.1 Community Design Guidelines

The following sections set forth architectural and public realm guidelines for the commercial, residential, and mixed-use areas within the Ventana at Duncan Canyon Specific Plan. The goal is to assure that all site plans and architecture will be of high design quality and to attain a cohesive and unified community theme.

6.1.1 Community Theme

A community theme is an important factor in creating a distinctive identity, continuity, and a sense of community. In developing a unifying theme for Ventana, a "Tuscan" village character was selected. The Tuscan style derives its forms and character from southern Italy, similar in geographic and climatic conditions to Southern California and to a heritage steeped in a tradition of agriculture and vineyards.

Another attraction of the Tuscan theme is it incorporates the use of masonry and earth tone colors in its primary buildings. This is appropriate to the Fontana area given the occurrence of natural stone within the local alluvial soils and the natural color hues of the surrounding mountains. In addition, the Tuscan tradition includes a rich landscape character, with stands of Italian cypress, olive trees and other landscape materials that characterize many communities in the surrounding region.

The figures in the following sections include many examples of quality buildings that reflect a Tuscan character. However, the intent is to apply a modern translation to the Tuscan style. Therefore, a literal interpretation of the style is not required. Instead, design solutions should incorporate key elements that complement a Tuscan theme. This includes the use of manufactured stone materials, inclusion of arches, arbors and trellises, brick veneer, earth tone building colors, and creating architectural interest and variation through variations in massing, form and details.

The supporting figures include a variety of residential and commercial buildings and are intended to demonstrate a level of design quality with attention to form, scale, color, details and materials. The examples provided are not intended to represent any actual building or particular design nor are they intended to require that all design images be incorporated into the design of the various planning areas. Rather, they are provided as a "palette" of design elements that should guide the design of the various sites. Developers, builders, planners and architects are encouraged to use creativity and imagination in developing their precise design proposals.

Any changes in architectural styles contained within the design guidelines as shown must meet or exceed the quality shown herein and shall be subject to approval by the Director of Planning prior to issuance of building permits for the respective building.

Figure 21: Plazas & Paseos**LEGEND**

- Orange square: Paseo/Pedestrian Corridor
- Brown square: Entry

Figure 22: Monumentation**LEGEND**

| | |
|--------------------------------|--------------------------|
| Red square: Primary Tower | Blue line: Archway |
| Orange square: Secondary Tower | Green line: Feature Wall |
| Yellow square: Tertiary Tower | |

6.1.2 Site Planning Criteria

Design Principles:

The intent of these site planning criteria is to encourage a strong, attractive architectural village character that is pedestrian friendly and interconnects each neighborhood. At the same time, the goal of the site plan is to accommodate the needs for functionality and the creation of an appealing layout that will attract a broad cross-section of residents, quality retail, and office users/tenants.

Site Planning Concepts:

As illustrated in the conceptual sketches, plans, and renderings, the goal is to establish a unique destination that balances the Old-World ambience of Tuscany with modern amenities and conveniences. The centerpiece of this is a pedestrian paseo that connects the Grand Piazza, plazas, and other amenities across the different planning areas and land uses. This paseo will create a classic and elegant urban form as well as provide protection from the seasonal winds and noise of the surrounding streets.

The concept planned for Ventana places the emphasis on pedestrian character. All residential buildings, whether detached or attached, are required to locate the majority of garages off the pedestrian paseo and instead along alleyways or parking courts. In this way, the paseo becomes one where the beauty of front porches, balconies and other architectural features enliven the pedestrian walkways and street. It also creates a safer neighborhood environment, whereby children can walk along paseos and streets without the constant concern of automobiles backing in and out of garages.

Located in PA-4, the Grand Piazza is the centerpiece of the pedestrian paseo. The Grand Piazza serves as the connection between the residential buildings and the commercial/retail buildings that anchor the southwest corner of Duncan Canyon Road and Lytle Creek Road.

As the pedestrian paseo connects through the commercial area, it adopts a more urban form and adapts to the requirements of a retail environment.

The following is a summary of the site planning criteria required:

- A cohesive set of monumentation, including a hierarchy of towers, arches, and feature walls shall be provided to create a strong “sense of place” for Ventana. Towers and feature walls should be illuminated to create a dramatic evening and nighttime effect based on the hierarchy. Figure 23 illustrates a conceptual monumentation plan.
- A fountain shall be provided at the Grand Piazza, reminiscent of many European piazzas where adults and children can socialize, relax and cool off in the summer months. A tiered or other cascading type fountain is encouraged in order to mask and mitigate the noise from the adjacent streets and freeway.
- Several pedestrian access locations are to be provided into the paseo. Access should be provided to allow pedestrians from adjacent perimeter streets to enter at various locations.
- To enhance each village character, the primary entry to all residential villages should orient to a community amenity, such as an open space, private recreation and/or pool facility.
- Other retail, office, commercial and residential buildings located off of the main paseo shall provide special emphasis on pedestrian connectivity and crosswalks.

While adjustments to the master plan elements may occur over time as interested tenants/users submit applications for development, the intent herein is to establish a cohesive concept. The pedestrian paseo linking the planning areas and Grand Piazza is conceptually illustrated in Figure 21.

Figure 23: Monumentation Plan**LEGEND**

Project Boundary

Parcel

Primary Tower

Secondary Tower

Tertiary Tower

Archway

Primary Feature Wall

0 250 500 feet



Figure 24: Elevation of Feature Wall at Duncan Canyon Road & Lytle Creek Road



Figure 25: Perspective of Monuments at Duncan Canyon Road & Citrus Avenue



Vehicular Parking and Circulation:

All ingress and egress into planning areas should be designed to minimize impacts on the surrounding uses while permitting ease of access. Parking areas should be enhanced with canopy/shade trees. To the extent feasible, parking should be minimized and shared parking measures implemented.

Pedestrian Circulation:

One of the major amenities provided at Ventana will be the accessibility to the retail core in a safe and attractive setting. Most, if not all residents, will be able to walk from their homes to the planned shops, cafes, restaurants and/or offices within ten minutes along a generously landscaped and amenitized paseo or tree lined streets. Future employers and employees within the hotel, office buildings and retail uses will also appreciate the convenience and amenities of a pedestrian oriented environment.

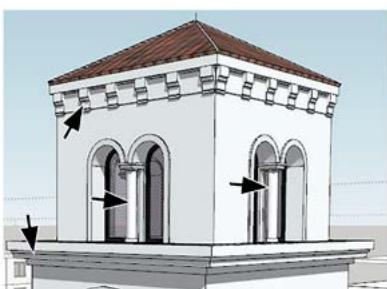
6.2 Architectural Design Guidelines

6.2.1 Architectural Style - Tuscan

The Tuscan architectural style originated from an agricultural region of Italy called Tuscany, which is known for its romantic landscapes and hilltop towns. Tuscan architecture combines vernacular elements with a refined architectural vocabulary developed during the Renaissance period. Overtime, Tuscan style architecture has been paired with complementary contemporary elements to provide an appropriate interpretation of the historical style within today's building standards and methodologies.

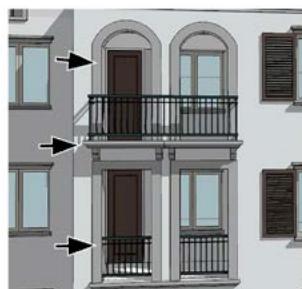
Figure 26: Representative Examples of Historic Tuscan Architecture



Figure 27: Architectural Color, Material Palette, and Details

① Foam Cornices/Brackets/Columns

Designs/Sizes/Shapes will vary
Color to match paint spec B



② Foam/Precast Door Surrounds

Designs/Sizes/Shapes will vary
Color to match paint spec B
(2nd & 3rd floors foam)



③ Foam Window Surrounds/Lintels/Sills

Designs/Sizes/Shapes will vary
Color to match paint spec B



④ Faux Wood Shutters

Style and Sizes will vary
To match paint specs F & G



⑤ Woven Panel Gable Grills

Panel to match paint spec F



⑥ Decorative Iron Work

Design will vary
To match paint spec H



⑦ Aluminum Storefront System

Bronze/Dark Bronze



⑧ Vinyl Windows

Tan/Almond or equivalent



⑨ Fabricated Metal Railing

Style/Design may vary
To match paint spec H

Figure 28: Architectural Color, Material Palette, and Details (Continued)



⑩ Decorative Doors



⑪ GFRC Wainscot and Quoins
Sizes and Shapes will vary
Color to match paint spec B



⑫ Precast Arches
Sizes and Shapes will vary
Color to match paint spec B
(occurs on ground floor)



⑬ Concrete Roof Tiles
Eagle Roofing - Capistrano, Albuquerque Blend or equal



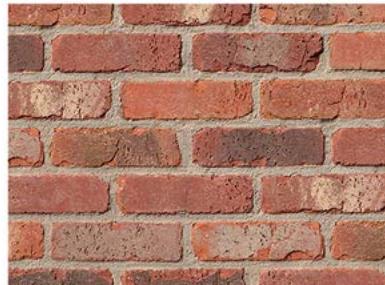
⑭ Concrete Roof Tiles
Eagle Roofing - Capistrano, El Morado Blend or equal



⑮ Stucco 20-30 Sand Finish
To match paint specs



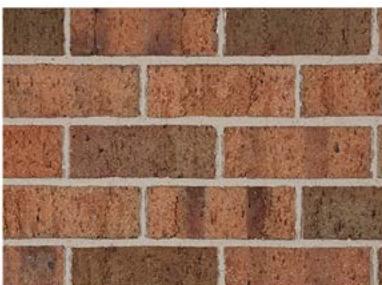
⑯ Thin Brick Veneer
Hebron Brick - Prairie Common



⑰ Thin Brick Veneer
Hebron Brick - Bell Tower



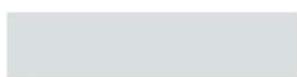
⑱ Thin Brick Veneer
Hebron Brick - Bourbon Street



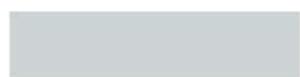
⑲ Thin Brick Veneer
Beldon Brick - Beaver Blend, 73 Dart-tex



⑳ Decorative Iron Gate
At Breezeway locations. Design will vary
To match paint spec H



(A) Icicle SW6238



(C) North Star SW6246



(E) Rustic Adobe SW7708



(G) Kale Green SW6460



(B) Castlegate SW9558



(D) Ecru SW6135



(F) Black Bean SW6006



(H) Tricorn Black SW6258

6.2.2 Residential Architectural Guidelines

The residential guidelines are intended to promote diverse village textures within a strong identity, consistent with the overall Tuscan theme. Refer to Figure 27 and 28 for an Architectural Material Palette.

Massing and Scale:

Notable in successful urban areas within Tuscany is the use of hierarchy to emphasize the most important elements to organize the development. These hierarchical elements are demonstrated at building corners, enhanced details, focal points, entry elements, and public plazas. The articulation of building facades and variation in roof lines further heightens the attractiveness of traditional hillside Tuscan towns.

In the spirit of hillside Tuscan architecture, varying roof heights will be used to break up long building elevations and create interesting and dynamic roof line profiles. In addition, vertical plane walls will be articulated to further break down the scale of the buildings. Refer to Figure 31 for example elevations.

Building Materials and Colors:

Building materials and colors play an important role enhancing each neighborhood and the community in general. While earth tones are preferred to complement the Tuscan theme, a variety of color palettes are recommended in order to avoid a monotonous or continuous appearance of buildings with the same color and tones. Examples of preferred earth tone color palettes that blend with the Tuscan theme are provided in Figure 27 and 28. A Tuscan palette includes warm red, gold, olive green, ochre, eggplant, deep brown, and sky blue. Materials should include terracotta roof tiles, stucco plaster, and brick or stone, along with window trims and decorative corbels.

Windows:

Windows details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the facade should be responsive to the architectural style of the building. Size and shape should be considered to assure a balanced relationship with the surrounding roof and walls. Accent shutters are ways to further enhance the architecture and should be in keeping with the scale of the windows. In general, windows should enhance rather than dominate the overall architectural character.

Porches and Balconies:

Porches and balconies help add depth to a building facade and break up large wall masses. The design of porches or balconies should be consistent with the architectural design and detailing. Front porches and balconies also provide a pedestrian friendly scale and opportunity for social interaction. Wrap-around corner balconies on corner units are encouraged.

Columns and Posts:

Whether serving as structural or aesthetic elements, columns and posts can reinforce the theme and character of a particular architectural design. The size and scale of columns and posts will vary depending upon the architectural style and should convey a solid, durable image. They may be freestanding or used as a support.

Figure 29: Residential Design Guidelines PA-1A, PA-1B

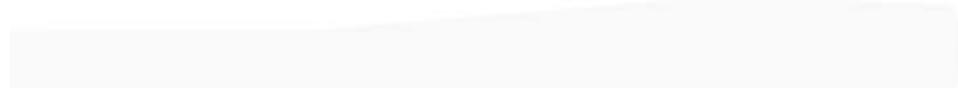


Interior Plaza Elevation

Figure 30: Residential Design Guidelines PA-3, PA-4, PA-6A



Figure 31: Example Architectural Elevations



6.2.3 Commercial Architectural Guidelines

Key architectural elements of commercial buildings should include stone exterior walls, terracotta roofs and floor tiles, decorative wrought iron elements and plaster or stucco walls. Manufactured stone veneers resembling natural stone are a cost-effective alternative to the natural stone of traditional Tuscan architecture. Cream, green and red are a traditional Tuscan color combination while more modern buildings might incorporate rich yellows or olive green with deep purples as accents. Red and burgundy shades can also accent a space and add interest. Commercial buildings should pick-up on the architectural elements, details, and colors from residential buildings, ensuring a cohesive design.

Commercial buildings should be arbors. Pedestrian links between multiple use areas – residential, commercial, flex buildings, public spaces, etc. will be created with pedestrian promenades linking all uses through creative landscaping, appropriately scaled plant palette, shade trees, overhead structures, and well-placed site furniture. As appropriate, outdoor seating and dining areas between buildings should be provided with enhanced landscaping and may include water features, small ponds or fountains. These outdoor landscape features will help transform patio spaces into attractive gathering areas for everyone to enjoy.

Retail tenant signage and lighting will be located and designed to complement the building facades and the overall architectural theme.

Building Massing and Scale:

Building mass and scale are key elements in the successful design of all commercial architecture. To unify the commercial uses, generous use of arch type forms, whether in entryways, windows or freestanding arbors and trellises should be included. Design features include heavy use of stone and plaster, shaped timber tails at eaves, simple balconies with wrought iron railings or solid half walls, asymmetric fenestration patterns, vertical forms mixed with horizontal mass and use of arched openings. Window openings are typically deep set at minimum 8 inches. Muntins are also used on the narrow and tall window openings with wood shutters. Fabric awnings provide shade and also help accentuate the openings.

Building Materials and Colors:

Colors, materials and finishes should be coordinated on all exterior elevations of all buildings to achieve continuity of design. Earth tones, brown or beige window frames, vibrant accent colors, terracotta roofs, stucco, stone and brick walls are the main exterior finishes.

Roof Forms and Materials:

A variety of roof forms are permitted with the retail center. Shallow-pitched roofs both gable and hip are acceptable. Flat roofs should be accented or hidden by a parapet wall. All roofing materials (excluding moldings, decoration, parapets, and similar architectural features) that are visible from ground level should be constructed of concrete or terracotta tile to assure continuity in texture and character.

Figure 32: Commercial Architectural Material Palette and Details



A variety of roof forms, shallow pitches gable, round or hip. Different shapes of tiles, barrel or pan&barrell and booster tile accents.



Finish materials include stone, brick and stucco with window shutters.



Accent roof cornices and exposed stylized wood rafter tails.



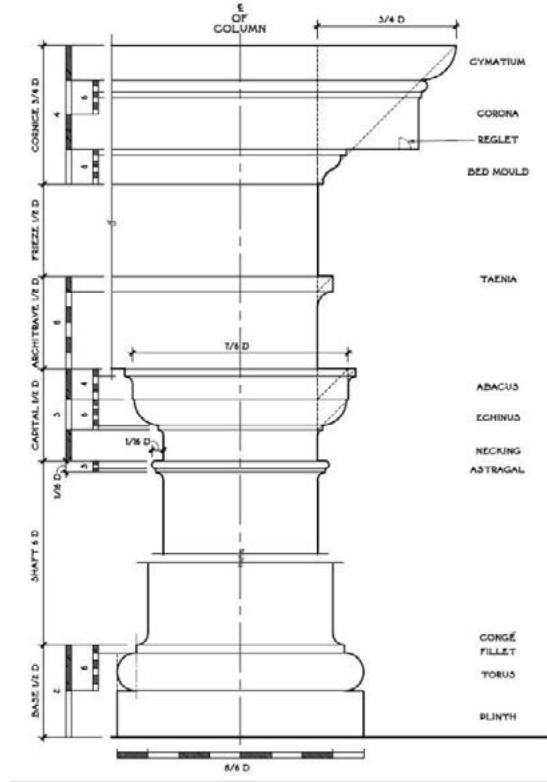
Arch type forms at entry ways, windows or freestanding arbor.



Classical Tuscan proportion of mouldings and columns



Color Palettes



THE TUSCAN ORDER

Classical Tuscan Proportion

Figure 33: Office, R&D, and Light Industrial Design Guidelines PA-2



Building scale and massing showing asymmetric window fenestration patterns, and use of vertical forms of horizontal massing



Cornice, wall base, window/door surround, and trim details

Figure 34: Retail and Restaurant Pads Design Guidelines PA-5A/5B, and Partial PA-4

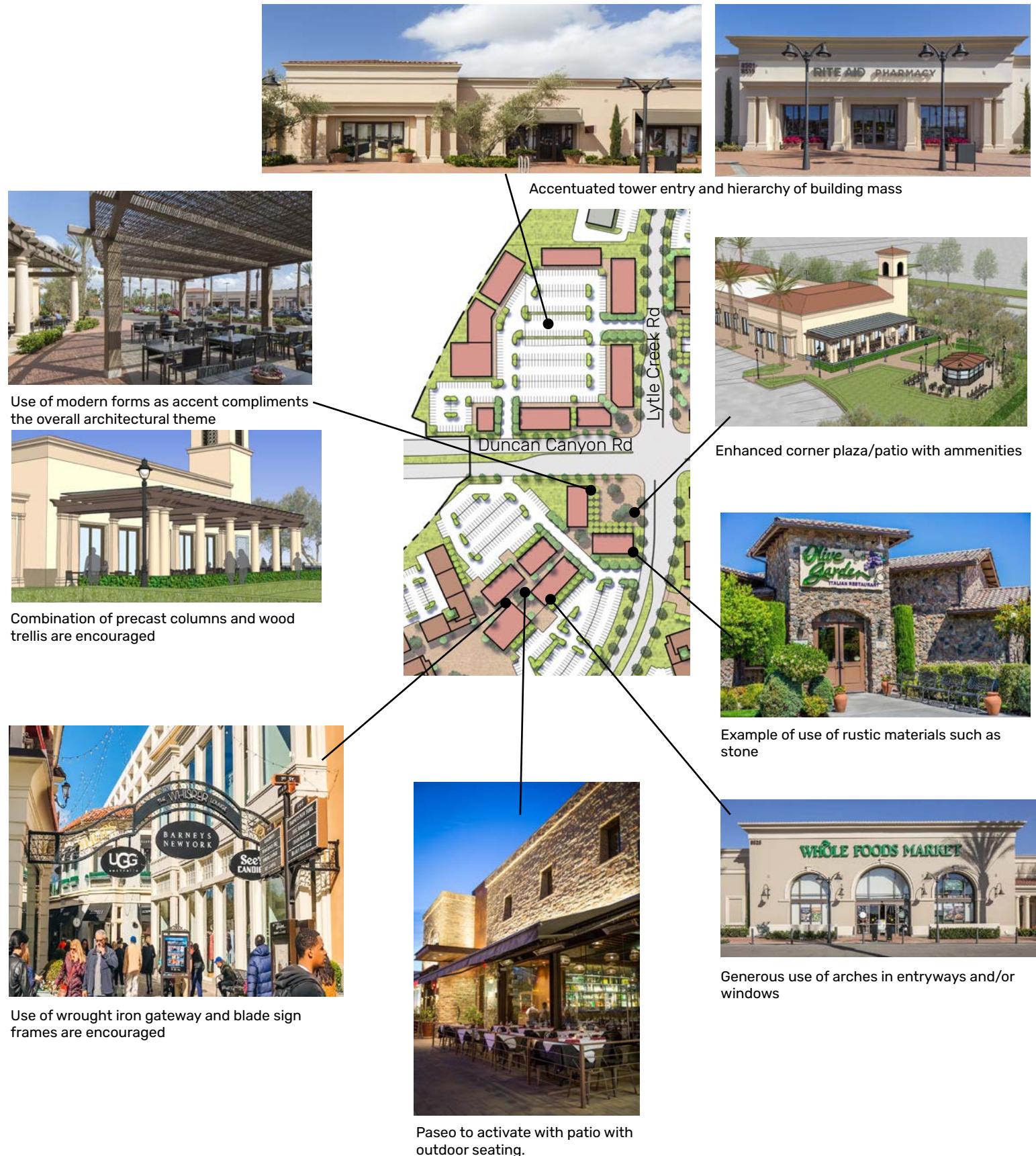


Figure 35: Grand Piazza and Retail Design Guidelines PA-4



Water elements, clock tower, outdoor seating, shade trees, and enhanced paving create a vibrant community plaza



Paseo with outdoor seating



Shade trees, kiosks and outdoor seating areas help activate the plaza and patio areas

Figure 36: Corporate Office, and Mixed-Use Design Guidelines PA-6A/6B



6.2.4 Vertical Mixed-Use Architectural Guidelines

The mixed-use guidelines are intended to include one or two story commercial or retail use on the ground floor with residential units above, consistent with the overall Tuscan theme. Refer to Figure 27 and 28 for an Architectural Material Palette.

Features:

The residential and commercial portions of the mixed-use building should correspond to the respective architectural design guidelines for each use. Refer to Sections 6.2.1-6.2.3.

Massing and Scale:

Notable in successful urban areas within Tuscany is the use of hierarchy to emphasize the most important elements to organize the development. These hierarchical elements are demonstrated at building corners, enhanced details, focal points, entry elements, and public plazas. The articulation of building facades and variation in roof lines further heightens the attractiveness of traditional hillside Tuscan towns.

In the spirit of hillside Tuscan architecture, varying roof heights will be used to break up long building elevations and create interesting and dynamic roof line profiles. In addition, vertical plane walls will be articulated to further break down the scale of the buildings. Refer to Figure 31 for example elevations.



Example photo of Vertical Mixed-Use project with ground floor commercial and residential units above. Exterior colors should complement adjacent retail and residential uses with emphasis on earth tones

6.3 Public Realm Design Guidelines

6.3.1 Streetscape Guidelines

Streetscapes play an important part of the developing a distinctive community. Parkway trees and background trees, shrubs and groundcovers that are located within the streetscapes all contribute to creating a unified and beautiful community.

The streetscape design elements are described below and illustrated in the Figure 37.

Duncan Canyon Road:

This six-lane, divided road will be the primary entry into the community from the I-15 freeway. Duncan Canyon Road is considered a “decorative corridor” with enhanced landscaping and decorative streetlights. This area will include a combination of Olive and Sycamore trees that create an effortlessly formal entry character to the community that is typical of Tuscany. A layering of shrubs and groundcovers, many which flower in the spring and summer months, will be located beneath the trees. As the primary entry into the community, Duncan Canyon Road will establish the character that extends throughout the community.

Citrus Avenue:

As the secondary entry to the community, it is important that Citrus Avenue continues the character that Duncan Canyon Road establishes. This includes a combination of Olive and London Plane trees with a layering of shrubs and groundcovers beneath.

Lytle Creek Road:

As the internal spine road that connects the different areas of the community, it is important that Lytle Creek maintains a consistent character that complements Duncan Canyon Road and Citrus Avenue, yet remains distinct. To achieve this, evergreen elms are planned as the street tree. A backdrop of informally clustered pines or oaks will be provided where space allows. A layering of shrubs and groundcovers, many which will flower during the spring and summer months, are also located beneath the pines.

Figure 37: Streetscape Landscape Plan**LEGEND**

Project Boundary

Parcel

Community Edge Roads

Duncan Canyon Road

Citrus Avenue

Community Spine Road

Lytle Creek Road

0 250 500 feet



6.3.2 Entry and Monumentation Guidelines

A combination of both architectural and landscape elements will establish an exciting and impressive array of entry monumentation features into Ventana and the City of Fontana.

Upon entering the community from the I-15 freeway, a feature wall at the northeast corner of Duncan Canyon Road and Lytle Creek Road, will create an entry statement and sense of arrival. Refer to Figure 24 for the conceptual design of this key entry statement.

As the second major entry point, feature walls will also be located on the northwest and southwest corners of Duncan Canyon Road and Citrus Avenue. The character of these feature walls is illustrated in Figure 25. To highlight planning area entry points, secondary feature walls may be constructed.

Additional monumentation may be located at key community intersections and paseo sightlines.

Figure 38: Monumentation Elevations



Primary Entry Monument



Auto Court Entry Monument and Pilaster



Secondary Entry Monument

Figure 39: Wall and Fence Plan

Figure 40: Wall and Fence Elevations



Community Theme Wall

Split Face Block Option



View Fence



Community Theme Wall

Stucco Option

6.3.3 Community Wall and Fence Guidelines

Community walls and fences are planned where residential uses are adjacent to the I-15 freeway. Refer to Figure 40 for overall community wall and fence plan imagery examples. As development plans are submitted, wall locations not identified in this specific plan may be utilized.

Community Theme Wall:

The community theme wall is intended to complement the Tuscan community theme while providing separation between uses where needed. Walls may extend the materiality of the adjacent architecture, be articulated with a textured split face block and a concrete cap, or be constructed of precision CMU block with a stucco finish and concrete cap. The wall shall generally not exceed six (6) feet in height, unless necessary for noise attenuation or other special circumstances.

View Fencing:

Tubular steel "View Fencing" shall be consistent in design and color throughout the community. The use of view fencing should be limited to amenity areas such as pools or dog parks.

Combination View Fence:

The community view fences should be located to create variety and articulation by providing view windows in the community. Locations adjacent to the major roads are subject to the acoustical study.

Masonry Walls:

Masonry walls will be required between single family detached homes, if any are constructed. These will provide enclosure for private patios. No wood privacy fencing is permitted.

6.3.4 Plant Material Guidelines

The quality of, and long-term appearance for all landscaped areas will depend on many factors including the initial selection of the plant materials, soil preparation and installation, irrigation management and care and maintenance. These guidelines apply to all public areas that will be maintained by a landscape maintenance district or similar entity.

General Landscape Requirements:

- All areas required to be landscaped should be planted with turf, groundcover, shrub and/or trees selected from the plant palette contained in these guidelines or as supplemented by the City of Fontana. In general, the plant material designs should provide a layered appearance, with lower growing plants in the foreground and larger growing plants in the background.
- Cut slopes equal to or greater than eight feet in vertical height and fill slopes equal to or greater than five feet in vertical height shall be planted with a ground cover to protect the slope from erosion and instability. Slopes exceeding 15 feet in vertical height shall be planted with shrubs spaced not more than ten feet average on center, or trees spaced not to exceed thirty feet average on center, or a combination of shrubs and trees at equivalent spacing, in addition to the groundcover. The plants selected and planting methods shall be suitable for the soil and climatic conditions.
- Reference should be made to the City of Fontana Standards for erosion control methods for slopes and other landscaped areas.

Climate:

The Plant material palette has been selected based on compatibility with the climatic conditions among other considerations discussed below.

Invasive Species:

Non-native invasive plant species identified below shall not be used in landscape plans .

| Invasive Species | |
|--|--------------------------|
| Botanical Name | Common Name |
| Non-native Acacia spp. | Non-native Acacia's |
| <i>Ailanthus altissima</i> * | Tree of Heaven* |
| <i>Arundo donax</i> * | Giant reed* |
| <i>Carpobrotus edulis</i> * | Hottentot-fig* |
| <i>Chrysanthemum coronarium</i> * | Garland chrysanthemum* |
| <i>Cortaderia atacamensis</i> * | Pampas grass* |
| <i>Cytisus monspessulans</i> | French broom |
| <i>Cytisus scoparius</i> * | Scotch broom* |
| <i>Mesembryanthemum crystallinum</i> * | Crystal ice plant* |
| <i>Mesembryanthemum nodiflorum</i> | Small-flowered ice plant |
| <i>Oxalis pes-caprae</i> * | Bermuda buttercup* |
| <i>Senecio mikanooides</i> * | German ivy* |
| <i>Vinca major</i> * | Pink periwinkle* |
| <i>Tamarix</i> spp.* | Tamarisk* |
| <i>Ulex europaeus</i> | Gorse |

* Indicates a species that may not be used in any plant palettes, regardless of location in the development, due to its ability to readily spread via airborne seed, rather than vegetatively.

Plant Pest and Disease Control:

Diseases and pests can have deleterious affects on one or many plants, whether native or ornamental in origin. Recent pest and disease problems include oleander scorch blight and several eucalyptus problems, requiring that these specific varieties should be avoided. Other plants that today are without known problems may develop problems in the future. While there is no way to predict the occurrence of new pests or diseases there are useful methods to limit the impact of outbreaks and should be incorporated into final design plans for each project. These include the following:

- Maintain optimum plant health through soil preparation, water management, and nutrient monitoring.
- Review community plant material on a regular basis to observe health problems due to disease or pest infestation and take appropriate action.
- Place plant material in appropriate planting areas and provide proper spacing consistent with the requirements of the plant species.
- Place plants in similar hydro zone groupings to maximize efficient water use.

6.3.5 Plant Palette

The plant palette below has been selected to create a unified and cohesive design theme for the community. They have also been selected for their appropriateness to climatic conditions, soil conditions, and concern for maintenance and water conservation.

Plant selections should take into consideration groupings of plants with similar cultural requirements in order to minimize water use and to provide conditions where plant material will thrive.

Community Plant Palette

| Trees | |
|--|------------------------|
| Botanical Name | Common Name |
| <i>Acacia subporosa</i> | Weeping Acacia |
| <i>Arbutus unedo</i> | Strawberry Tree |
| <i>Betula alba</i> | White Birch |
| <i>Brachychiton populneus</i> | Bottle Tree |
| <i>Cedrus deodora</i> | Deodar Cedar |
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Cupressus sempervirens</i> | Italian Cypress |
| <i>Eucalyptus</i> spp. | Eucalyptus |
| <i>Fraxinus uhdei</i> | Evergreen Ash |
| <i>Gleditsia triacanthos</i> var. <i>inermis</i> | Thornless Honey Locust |
| <i>Koelreuteria</i> spp. | Flame Tree |
| <i>Lagerstroemia</i> spp. | Crape Myrtle |
| <i>Liquidambar styraciflua</i> | Liquidambar |
| <i>Lirondendron tulipifera</i> | Tulip Tree |
| <i>Magnolia grandiflora</i> | Magnolia |
| <i>Olea europaea</i> (fruitless) | Fruitless Olive Tree |
| <i>Pinus</i> spp. | Pine |
| <i>Pistacia chinensis</i> | Chinese Pistache |
| <i>Platanus acerifolia</i> | London Plane Tree |
| <i>Platanus racemosa</i> | Sycamore |
| <i>Podocarpus gracilior</i> | Fern Pine |
| <i>Podocarpus macrophyllus</i> | Fern Pine |
| <i>Prunus</i> spp. | Flowering Peach |
| <i>Pyrus</i> spp. | Ornamental Pear |
| <i>Quercus agrifolia</i> | Coast Live Oak |
| <i>Quercus</i> spp. | Oak spp. |
| <i>Rhus lancea</i> | African Sumac |
| <i>Robinia pseudoacacia</i> | Locust |
| <i>Salix babylonica</i> | Weeping Willow |
| <i>Schinus mellea</i> | California Pepper |

| Trees | |
|---|----------------------------|
| Botanical Name | Common Name |
| <i>Tiouana Tipu</i> | Tipu Tree |
| <i>Ulmus parvifolia</i> | Chinese Elm |
| <i>Zelkova serrulata</i> | Sawleaf Zelkova |
| Shrubs | |
| Botanical Name | Common Name |
| <i>Abelia</i> spp. | Abelia |
| <i>Agapanthus</i> spp. | Lily of the Nile |
| <i>Arctostaphylos</i> spp. | Manzanita |
| <i>Baccharis</i> spp. | Desert Broom |
| <i>Bouteloua gracilis</i> 'Blonde Ambition' | Blonde Ambition Blue Grama |
| <i>Bulbine frutescens</i> | Bulbine |
| <i>Ceanothus</i> spp. | California Lilac |
| <i>Cistus</i> spp. | Rockrose |
| <i>Cotoneaster</i> spp. | Cotoneaster |
| <i>Dietes Veseta</i> | Fortnight Lily |
| <i>Elaeagnus pungens</i> | Silver Berry |
| <i>Escallonia fradesii</i> | Pink Escallonia |
| <i>Euryops pectinatus</i> | NCN |
| <i>Feijoa sellowiana</i> | Pineapple Guava |
| <i>Grevillea Noelli</i> | NCN |
| <i>Grewia caffra</i> | Lavender Starflower |
| <i>Hemerocallis</i> species | Daylily |
| <i>Heteromeles arbutifolia</i> | Toyon |
| <i>Iris douglasiana</i> | Douglas Iris |
| <i>Juniperus torulosa</i> | Hollywood Juniper |
| <i>Juniperus horizontalis</i> 'Bar Harbor' | Bar Harbor True Juniper |
| <i>Laurus nobilis</i> | Bay Laurel |
| <i>Lantana</i> spp. | Lantanas |
| <i>Lavandula</i> spp. | Lavenders |
| <i>Ligustrum</i> spp. | Privet |
| <i>Moraea bicolor</i> | Fortnight Lily |
| <i>Muhlenbergia dubia</i> | NCN |

| Shrubs | |
|---------------------------------------|---------------------|
| Botanical Name | Common Name |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Myrtus communis</i> | True Myrtle |
| <i>Nandina</i> spp. | Heavenly Bamboo |
| <i>Olea europaea</i> 'Little Ollie' | Dwarf Olive |
| Ornamental grasses | Fountain Grass |
| <i>Phlomis fruticosa</i> | Jerusalem Sage |
| <i>Phormium tenax</i> | New Zealand Flax |
| <i>Photinia fraseri</i> | Photinia |
| Pittosporum tobira & 'wheelers dwarf' | Mock Oranae |
| <i>Plumbago auriculata</i> | Cape Plumbago |
| Pyracantha species | Firethorn |
| <i>Rhamnus californica</i> | Coffeeberry |
| <i>Rhapiolepis</i> spp. | India Hawthorn |
| <i>Rhus ovata</i> | Sugar Bush |
| <i>Rosa californica</i> | California Wildrose |
| <i>Rosmarinus</i> ssp. | Rosemary |
| <i>Salvia</i> spp. | Sages |
| <i>Santolina</i> spp. | Santolina |
| <i>Taxus baccata</i> | English Yew |
| <i>Teucrium x lucidrys</i> | Germander |
| <i>Tulbaahia Violacea</i> | Society Garlic |
| <i>Xylosma congestum</i> | Shiny Xylosma |

| Groundcovers | |
|--|------------------------------------|
| Botanical Name | Common Name |
| <i>Acacia redolens</i> 'desert carpet' | Dwarf Trailing Acacia |
| <i>Arctostaphylos</i> 'John Dourley' | John Dourley Manzanita |
| <i>Ceanothus griseus</i> <i>horizontalis</i> 'Yankee Point' | California Lilac |
| <i>Fragaria chiloensis</i> | Wild Strawberry |
| <i>Gazania rigens</i> | Clumping Gazania |
| <i>Lantana</i> spp. | Lantanas |
| <i>Myoporum</i> species | Myoporum |
| <i>Rosemarinus officinalis</i> species | Rosemary |
| <i>Teucrium x lucidrys</i> | Germander |
| <i>Trachelospermum jasminoides</i> | Star Jasmine |
| Turf Grasses | Various Drought Tolerant Varieties |

Other plants compatible with the above may be included with approval of the Director of Planning.

| Vines | |
|------------------------------------|---------------------------|
| Botanical Name | Common Name |
| <i>Distictis buccinatoria</i> | Blood Red Trumoet Vine |
| <i>Ficus</i> spp. | Creeping Fig |
| <i>Grewia caffra</i> | Lavendar Star Flower Vine |
| <i>Macfadyena unguis-cati</i> | Cat's Claw Vine |
| <i>Parthenocissus tricuspidata</i> | Boston Ivy |
| <i>Wisteria floribunda</i> | Wisteria |

6.3.6 Irrigation

Irrigation systems should be designed to conserve water resources by efficiently and uniformly distributing water. Less watering, fertilizing, and chemical control required for landscape design reduces the need for irrigation and associated water use.

Water Conservation Measures:

- Irrigation design should be based upon appropriate California Department of Water Resources ordinances, City guidelines, and tailored to the climate of the City of Fontana. The combined summer elements of heat and wind should be taken into account to assure proper irrigation design and equipment selection.
- Irrigation should be provided for plant establishment. All public areas and rights-of-way should have an automatic irrigation system. Use of low volume spray heads and drip irrigation systems should be maximized.
- New irrigation techniques and drip irrigation systems should be used to insure more efficient delivery of water.
- Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants.
- Automatic irrigation systems should include a rain shutoff valve.

- Moisture sensors should be installed at appropriate intervals in commercial and mixed-use areas and along streetscapes to minimize overwatering.
- Shrubs and trees should be irrigated with a drip system or MPR heads to provide deeper, more even watering and promote water conservation.
- Irrigation controls and backflow prevention devices should be located with minimum public visibility or screened from view from the street by landscaping or other attractive site materials.
- Soils should be mulched with 3 inches of organic material to reduce evaporation, keep the soil temperature even, and control weeds.

General Requirements:

Irrigation systems and plans will be prepared pursuant the respective landscape maintenance district guidelines and/or City of Fontana ordinances.

6.3.7 Commercial Site Landscape Guidelines

Commercial sites shall be required to adhere to the minimum following guidelines and standards:

Landscape Requirements:

- The builder or developer shall refer to standards contained in this Specific Plan for the percentage of gross commercial site acreage required to be landscaped.
- All areas of the site not occupied by buildings, parking, service and storage areas, or otherwise utilized shall be landscaped with plant materials identified in plant palette.
- Service areas should be screened with a six-foot wall.
- It is recommended that vehicular access points be enhanced with accent planting.

Parking Areas:

- Parking area landscaping is required for the screening of large parking areas to limit their visual impact.
- Landscaped islands shall be provided at the ends of interior stall rows to enhance parking areas. Between islands, the minimum total number of parking lot trees shall be calculated by determining the length of the parking row and dividing by five. These trees may be equally spaced or arranged in an informal pattern.
- When parking is located adjacent to an arterial public street, a combination of landscaped berms and/or planting totaling three feet high (within approximately two years of planting) shall be provided to screen parked cars from view.
- The parking lot shall have crosswalks as required for ADA access and for pedestrian circulation. Enriched paving is encouraged for crosswalks.

6.3.8 Residential Site Landscape Guidelines

Each residential site shall be required to adhere to the minimum following guidelines and standards:

- The builder or developer shall be responsible for landscaping all public and private common areas. Private use areas enclosed by privacy walls or fences or separated by other architectural elements shall not be required to be landscaped by the builder or developer. A homeowners association or similar entity shall maintain all private common areas.
- All plant materials for private common areas shall be selected from the Landscape Palette located in this Specific Plan. Additional plant material may be selected if approved by the Director of Planning.
- A minimum of fifteen percent (15%) of the total site shall include common area landscaping. All landscaped areas shall be counted towards the common area landscape requirements, including recreation areas, tot lots, private streets and perimeter landscape areas not part of the public right of way dedications.

- Street trees in public rights of ways shall be selected that are consistent with the landscape sections and guidelines provided herein.
- All trees in common areas shall be 15-gallon minimum.
- All areas that are used for private patios may be screened with a six-foot wall, or combination wall and tubular steel fence. If a combination wall/fence is selected, then vines and/ or shrubs shall be planted on the public facing side to provide an additional sense of separation. In certain cases a two to three foot high wall with no additional fence may be preferable. This shall be determined during the design review stages for each site plan.
- It is recommended that vehicular and pedestrian access points into the individual neighborhoods be enhanced with accent planting, in either formal or informal groupings.

Figure 41: Concept Illustrative Enlargement - North of Duncan Canyon Road



Figure 42: Concept Illustrative Enlargement - PA-3**LEGEND**

— Project Boundary

— Parcel

0 125 250 feet



Figure 43: Concept Illustrative Enlargement - PA-4



LEGEND

— Project Boundary

— Parcel

0 125 250 feet



Figure 44: Concept Illustrative Enlargement - PA-6**LEGEND**

Project Boundary

Parcel

0 125 250 feet







Public Services & Utilities

7.1 Schools

The Ventana at Duncan Canyon Specific Plan area is located within the Fontana Unified School District. The FUSD provides preschool, elementary, middle and high school facilities within the district.

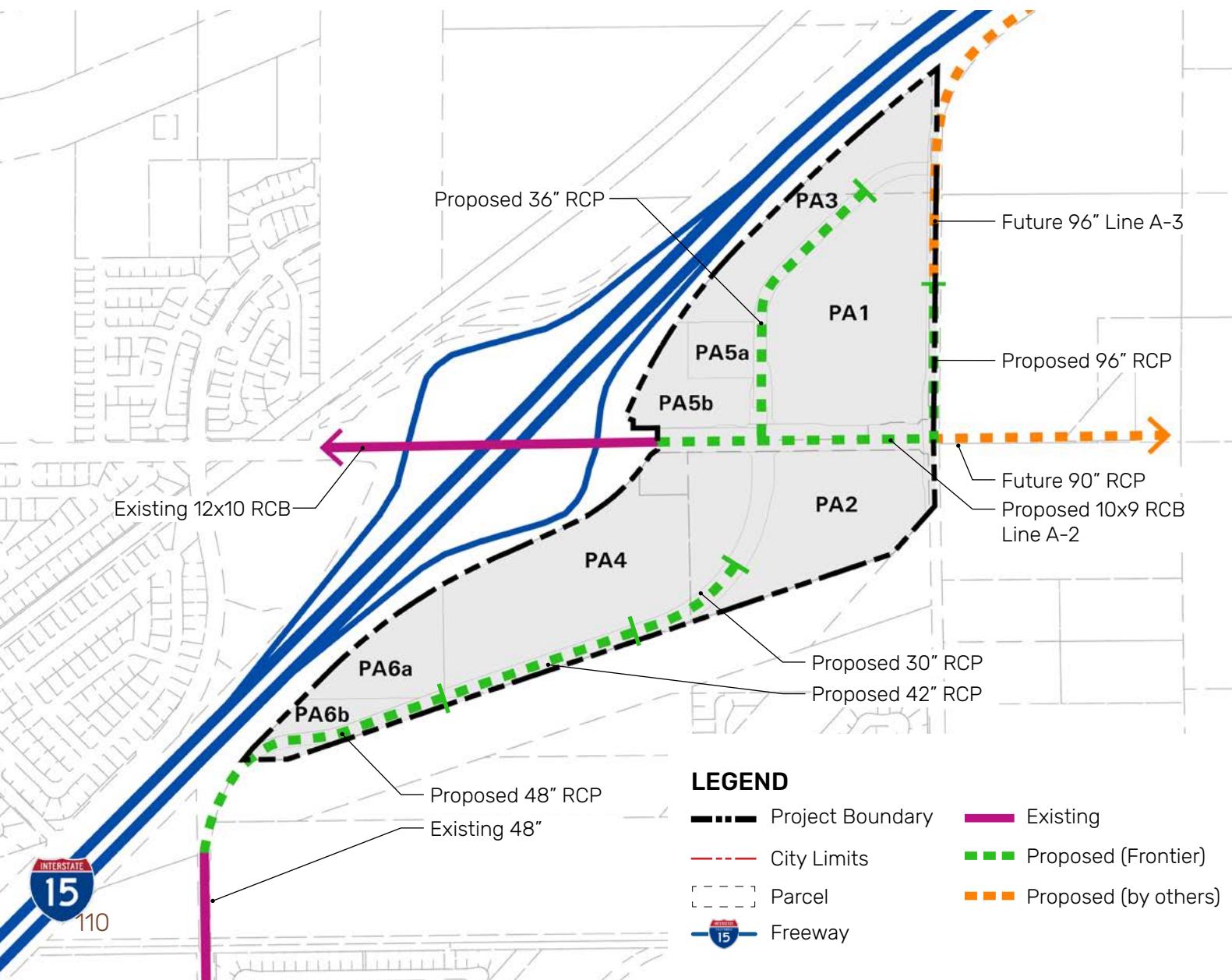
7.2 Police

Public Safety Services for the Plan Area are currently provided by The Fontana Police Department.

7.3 Fire

Fire protection services for the Plan Area are currently provided by The Fontana Fire Protection District through contract by the San Bernardino County Fire Department. Station 79, located west of Highway 15 on Coyote Canyon Rd., is expected to provide coverage to the Plan Area. Additionally, Station 81 is planned to be constructed at Sierra Ave and Casa Grande Ave, within 1.5 miles of the Plan Area.

Figure 45: Drainage Plan



7.4 Drainage

The drainage of the plan area is expected to generally follow the existing on-site drainage pattern, flowing from the northeast to the southwest. New storm drain lines will be installed on Citrus Ave north of Duncan Canyon and on Duncan Canyon between the Plan Area's western edge and Citrus Ave. This will intercept a main line that follows the Lytle Creek Rd. alignment north of Duncan Canyon Rd. The area south of Duncan Canyon will drain to a main line in Lytle Creek Rd. that connects to an existing storm drain south of the Plan Area. Lateral lines will be extended to each Planning Area as needed.

Figure 46: Sewer Plan



7.5 Sewer

The Ventana at Duncan Canyon Specific Plan area is within the boundaries of the Inland Empire Utilities Agency's (IEUA/Agency) sewage service area. IEUA, under the Chino Basin Regional Sewage Service Contract, provides sewage utility services to the City of Fontana and six other cities nearby.

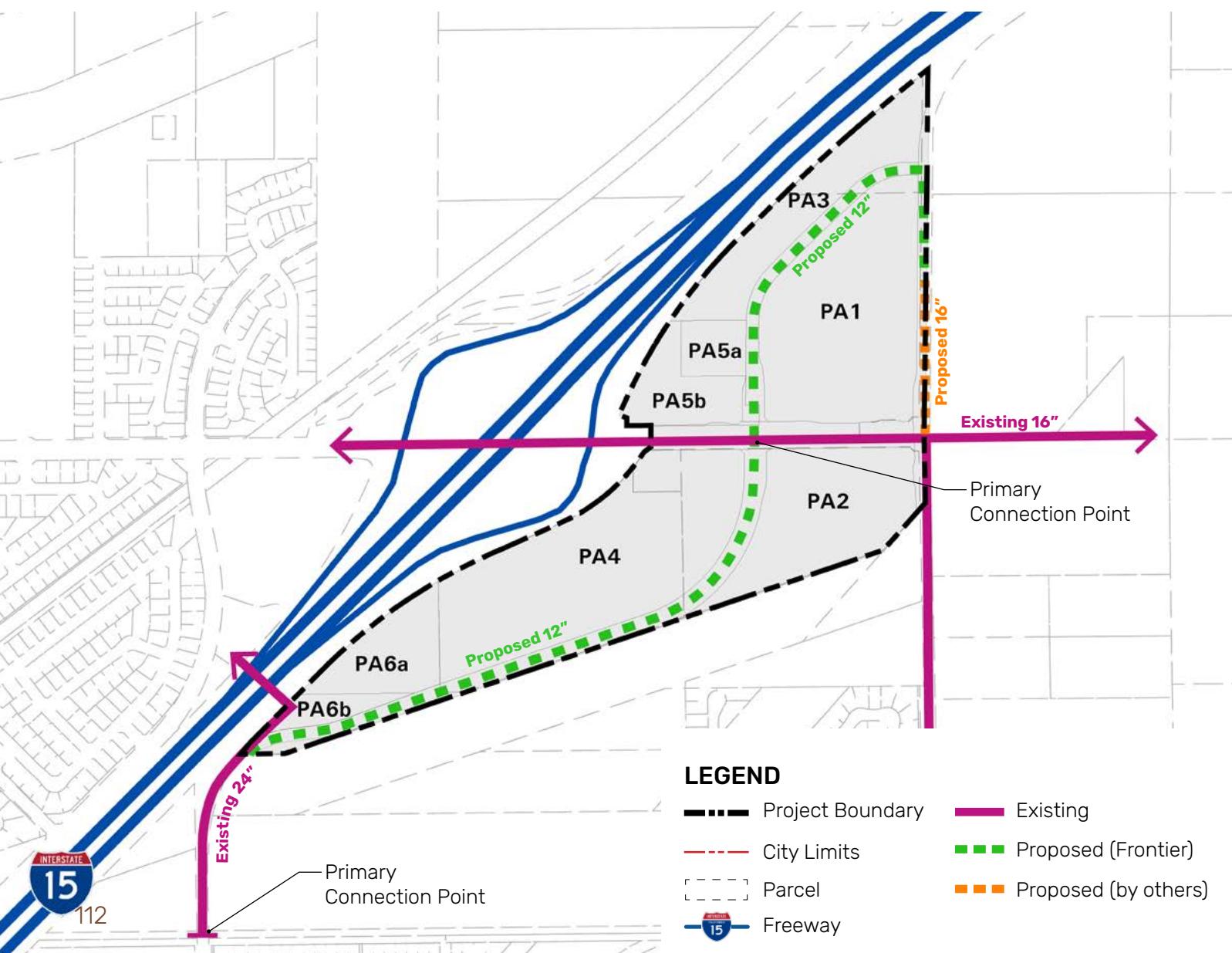
A sewer main line is expected to follow the Lytle Creek Rd. alignment and gravity flow to the southwest, connecting to an existing sewer line south of the Plan Area. Points of Connection (POC) will be provided to each Planning Area as needed.

7.6 Water

Water service to The Ventana at Duncan Canyon Specific Plan Area will be provided by West San Bernardino County Water District (West Valley Water District) based on the approved Water Supply Assessment, dated December 17, 2020.

Duncan Canyon Rd. and Citrus Ave south of Duncan Canyon Rd. have existing water infrastructure. Planned water infrastructure on Citrus Ave is anticipated to be completed as part of the Monterado development. A new water main line will follow the alignment of Lytle Creek Rd. North of Duncan Canyon Rd.

Figure 47: Water Plan



the main line will create a loop connection with the planned infrastructure in Citrus Ave. To the south of Duncan Canyon Rd., the main line will connect to an existing line along Highway 15 at the southern edge of the Plan Area. Laterals will be provided to each Planning Area as needed.

7.7 Dry Utilities

Dry Utility services (Electrical, Gas, and Telecomm) will be extended north and south along Lytle Creek Road from existing facilities in Duncan Canyon Rd. Service to Planning Areas will be provided as needed.

Electrical service to the Plan Area will be provided by Southern California Edison (SCE).

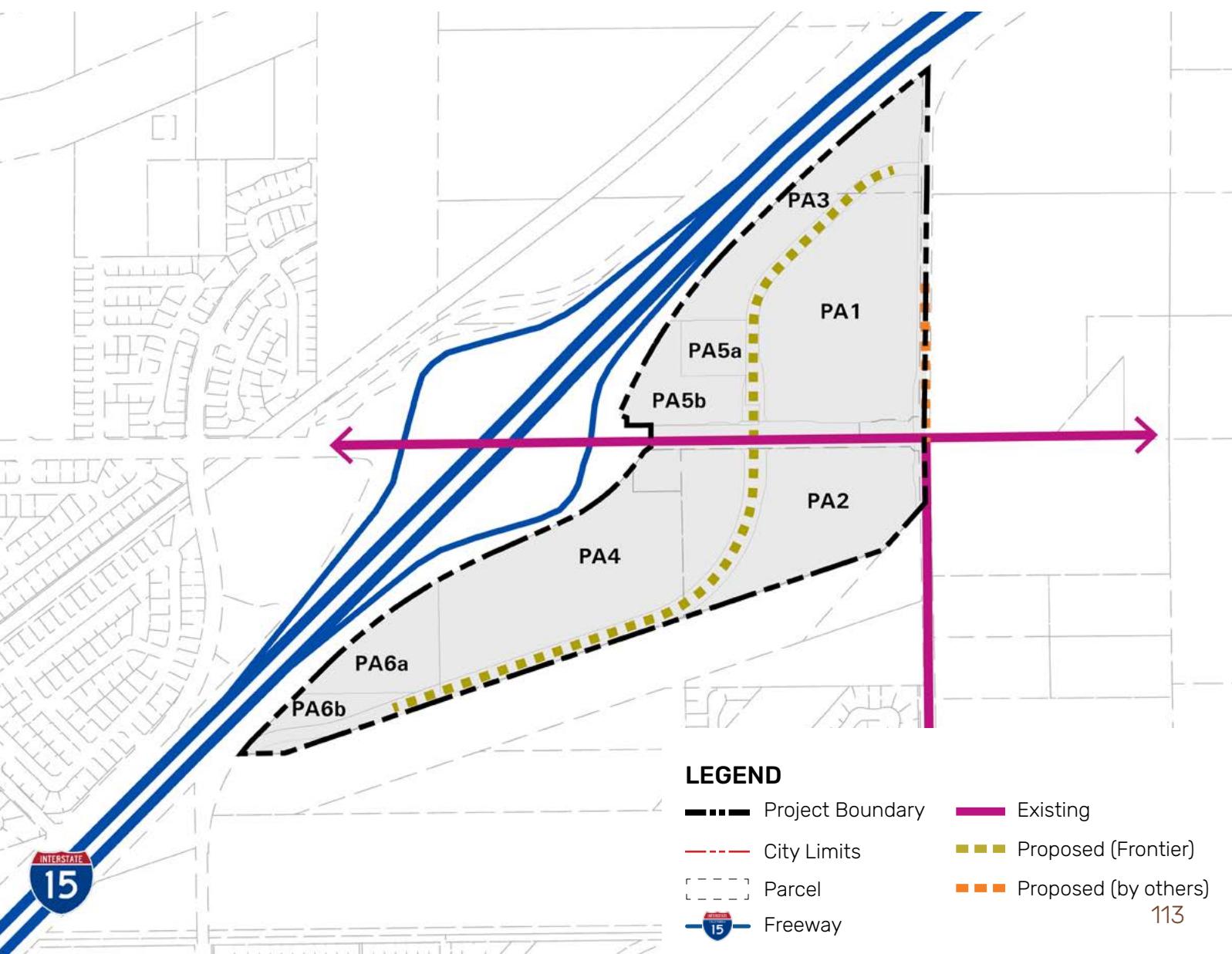
Gas service to the Plan Area will be provided by SoCal Gas.

Telecomm service to the Plan Area will be provided by AT&T (telephone service).

7.8 Waste & Recycling

Waste and recycling services to The Ventana at Duncan Canyon Specific Plan Area will be provided by Burrtec Waste Industries.

Figure 48: Dry Utilities Plan







Implementation

8.1 Grading

As shown in Figure 49: Elevation Map, the Plan Area is graded into a series of 2% pads that respond to individual development areas. Development pads will be further fine graded in response to specific development typologies. The highest grade differential between pads is currently approximately 12'. In addition, the proposed design is able to accommodate a minimum of three entry and exit points per planning area.

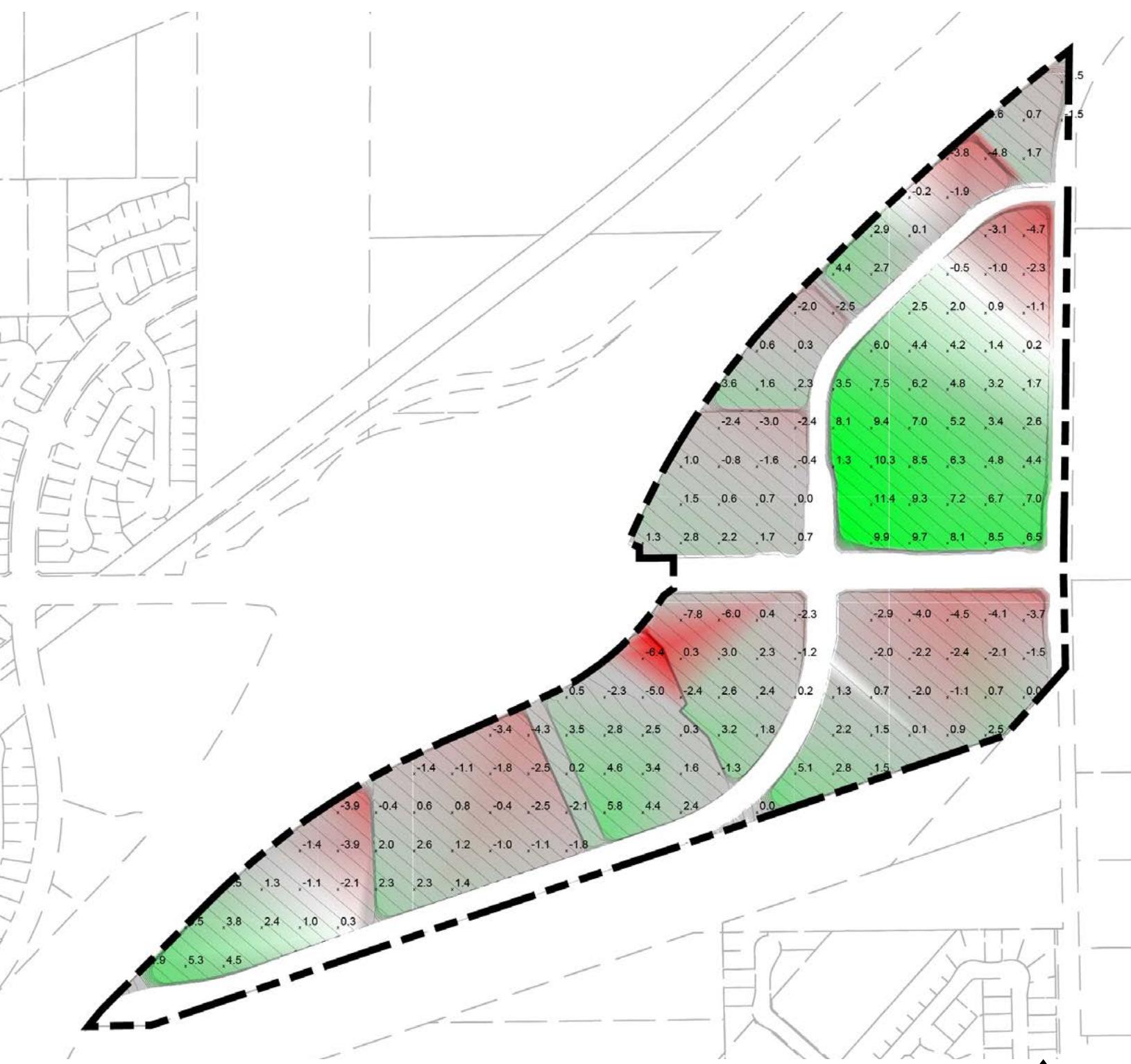
Figure 49: Elevation Map

8.2 Cut and Fill

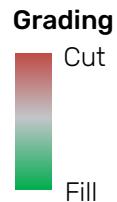
As shown in Figure 50: Cut & Fill Plan, each development area is designed to maximize balance on-site. The deepest cut on the site is approximately 8' while the deepest fill is approximately 12'. Total earthwork for the plan area is approximately 150,000 cubic yards.

Table 2: Cut & Fill Calculations

| | PA1 | PA2 | PA3 | PA4 | PA5 (A+B) | PA6 | Total |
|------------------|--------|--------|--------|--------|-----------|--------|---------|
| Acreage | 20.7 | 13.2 | 9.7 | 25.0 | 7.2 | 7.7 | 83.5 |
| Cut/Fill (Cu Yd) | 41,000 | 24,000 | 14,000 | 49,000 | 8,000 | 16,000 | 152,000 |
| Cu Yd/Acre | 1,981 | 1,818 | 1,443 | 1,960 | 1,111 | 2,078 | 1,820 |

Figure 50: Cut & Fill Plan**LEGEND**

- Project Boundary
- Parcel
- 2' Contour



0 250 500 feet

8.3 Phasing

As shown in Figure 51: Phasing Plan, the Plan Area is envisioned be developed in chronological order based on the planning area designations. The arterial (Duncan Canyon Road and Citrus Avenue) and backbone roads (Lytle Creek Road) will be developed together during phase 1. Once this backbone infrastructure is in place, the remaining planning areas have the flexibility to be developed at any time. Development timelines for phases 5 and 6, which are currently under separate ownership from the rest of the plan area, are currently undetermined.

Figure 51: Phasing Plan**LEGEND**

- Project Boundary
- City Limits
- Parcel
- Interstate 15

Phasing

| | |
|---|---|
| 1 | 5 |
| 2 | 6 |
| 3 | |
| 4 | |

0 0.1 0.2 miles 

8.4 Methodology & Procedures

The Ventana at Duncan Canyon Specific Plan serves as the Zoning and General Plan implementation document for the subject property in conjunction with Chapter 30 of the Fontana Zoning Code and Ordinance No. 845. The methods and procedures for implementation and administration of this Specific Plan document are as follows:

8.4.1 Specific Plan Adoption

Government Code Section 65453(a) states that:

'A Specific Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body."

The Ventana at Duncan Canyon Specific Plan will be adopted by Ordinance in accordance with City policy.

This Specific Plan has been developed as both a regulatory document and a land use policy plan. The development standards have been structured in a format consistent with the City of Fontana Zoning Ordinance, incorporating general provisions, permitted uses, development standards, project approval procedures and other zoning related provisions. The remaining sections of the Specific Plan are oriented to land use policies and include background and project information, planning policies, design criteria, conceptual plans and infrastructure proposals.

8.4.2 Implementation

The Ventana at Duncan Canyon Master Planned Community shall be implemented through the processing of tract maps, parcel maps and site plans. The implementation process, as described below, provides the mechanism for reviewing precise plans and ensuring development consistency with the Specific Plan objectives.

Applicability:

All development within the Master Planned Community shall be subject to the implementation procedures described herein.

Development Review Process:

Tentative Tract/Parcel Maps and Site Plans for development within a Specific Plan area shall be submitted to the Director of Planning for review and processing. Tentative Maps and Site Plans shall be prepared and submitted in accordance with City requirements and local codes (Fontana Municipal Codes). They will be reviewed by the City for consistency with the Land Use Plan Map and Development Standards that are set forth in this document.

Relationship of the Specific Plan's Environmental Impact Report to Subsequent Discretionary Permits:

Projects that will be exempt from additional environmental documentation based on the Environmental Impact Report prepared on the Ventana at Duncan Canyon Specific Plan are the individual tentative tract maps, site plan review of each tract map through the City's Development Advisory Board (DAB), signage programs, water quality management plans, capital improvement programs and financing mechanisms. Projects that may require additional environmental documentation would be tract maps that do not meet the development regulations set forth within this Specific Plan.

Cost Recovery:

The applicant is required to cover all costs and fees associated with the City of Fontana's preparation, review and administration of the adoption of this Specific Plan.

8.4.3 Procedures For Review, Approval And Amendments

The following procedures are to be used for the review and approval of Site Plans for individual planning areas, and establish the requirements for making changes or additions to the Master Planned Community. It should be noted that upon adoption of this Specific Plan document, the land use designations indicated on the Land Use Plan shall be applied and will attain the regulatory equivalence of zoning ordinances.

Site Plan Approval:

The "Site Plan Review" process will be employed for project implementation. Site Plan(s) for a particular development area shall be reviewed at a duly noticed public hearing by the Planning Commission for consistency with the Specific Plan document. Notice of said hearings shall be given at the same time and in the same manner as specified for hearings for Tract Maps and Parcel Maps in the Municipal Code. If the Site Plan is found to be consistent with the Specific Plan and this chapter, the Planning Commission shall approve the Site Plan and direct that the Zoning Map of the City be amended when necessary. The decision of the Planning Commission shall be final, subject to appeal or review by the City Council in the same time and manner as provided for appeal from decisions of the advisory agency on Tract Maps or Parcel Maps as set forth in Chapter 30 of the City's Municipal Code.

Site Plan Consistency:

Following approval of a Site Plan, if any changes are proposed regarding the location or alteration of any use or structure shown on an approved Site Plan, a revised plan shall be submitted to the Director of Planning and/or Director of Planning for approval. If the Director of Planning or his/her designee determines that the proposed revision complies with the provisions of the Specific Plan document and the general intent of the approved Site Plan, the revised Site Plan may be approved without resubmittal to the approval process described in the above Section (Site Plan Approval). Such decision shall be final unless appealed to the City Council within ten (10) days from the date of such decision.

Specific Plan Amendments:

Because the Ventana development will be phased over a number of years, it is anticipated that market conditions and development practices may change, thereby necessitating Specific Plan Amendments. Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Director of Planning deems the Amendment major, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor modifications by the Director of Planning, as defined herein, will be processed administratively by the Administrative Review process.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA), Section 15162. It is the applicant's responsibility to provide an analysis of the impacts of the amendment relative to the original EIR.

Findings for Approval of Specific Plan Amendments:

In considering approval or disapproval of Specific Plan Amendments, the City Council shall find that the proposed Amendment is in compliance with the following:

1. The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of submission.
2. The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety or general welfare.
3. The proposed Amendment is consistent with the overall design character and general community structure of Ventana.
4. The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

Minor Modifications:

The following minor modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Director of Planning. The Director of Planning shall, however have the discretion to refer any such request for modification to the Planning Commission.

- a. Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer.
- b. Change in utility and/or infrastructure servicing agency.
- c. Arterial, collector or local road alignment adjustment only when reviewed and approved by the Director of Planning and City Engineer.
- d. Collector street alignments within tracts. Off-site connections or four-way intersections at arterial roads only when reviewed and approved by the Director of Planning and City Traffic Engineer.
- e. Alignment of pedestrian trails and off-street bike lanes.

- f. Decrease in project density.
- g. Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 10% of that stated within this Specific Plan.
- h. Minor landscape, wall material, wall alignment and streetscape design modifications, which are consistent with the design guidelines, contained in this document.
- i. Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
- j. Changes in park facilities or conceptual park drawings.
- k. Minor revisions to project graphics which do not substantially change the intent of the graphics in the Ventana at Duncan Canyon Specific Plan.
- l. Transfer of units of 10% or less.
- m. Modifications to architecture, plotting and unit size that have been previously reviewed and approved through the design review process.
- n. Specific modifications of a similar nature to those listed above, which the Director of Planning deems minor, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.

Effective Date:

All Amendments per this Section adopted by ordinance shall take effect thirty (30) days after final adoption by the City Council.

