ATTACHMENT NO. 3

8437 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 26-1072
Agenda #: PH-A

Agenda Date: 6/16/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 26-0004; Specific Plan Amendment (SPA) No. 26-0001; Conditional Use Permit (CUP) No. 26-0001; Conditional Use Permit (CUP) No. 26-0002; Conditional Use Permit (CUP) No. 26-0003; Conditional Use Permit (CUP) No. 26-0011 and Design Review (DR) No. 26-0002: a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses, a request to establish a gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store, a request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store, and a request for site and architectural review of a commercial shopping center, on an 11.55 acre parcel, located at APN: 1107-262-07, and -65, pursuant to an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400).

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

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and direct staff to file a Notice of Determination; and

2. Adopt an Ordinance approving Specific Plan Amendment (SPA) No.26-0001, and

3. Adopt a Resolution approving Conditional Use Permit (CUP) No. 26-0001, Conditional Use Permit (CUP) No. 26-0002, Conditional Use Permit (CUP) No. 26-0003, Conditional Use Permit (CUP) No. 26-0011, and Design Review (DR) No. 26-0002.

APPLICANT:
The Previti Group
2151 E. Convention Way, Suite 114
Ontario, CA 91764

LOCATION:
The project site is located east of the I-15 interstate, south of Duncan Canyon Road and north/west of John Previti Avenue (APN: 1107-262-07, and -65).

REQUEST:
Specific Plan Amendment (SPA) No. 26-0001; a request to amend the text to Planning Area 4 of the Ventana Specific Plan, to add gas stations and drive-throughs as conditionally permitted uses.

Conditional Use Permit (CUP) No. 26-0001; A request to establish a gas station as a conditionally permitted use within the retail shopping center project, and the request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for the proposed convenience store as part of the gas station within the proposed retail shopping center.

Conditional Use Permit (CUP) No. 26-0002; A request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store.

Conditional Use Permit (CUP) No. 26-0003; A request to establish a drive-through use for a standalone building within the proposed retail shopping center.

Conditional Use Permit No. 26-0011; A request to establish a drive-through use for a suite as part of a multi-tenant building within the proposed retail shopping center.

Design Review (DR) No. 26-0002; A request for site and architectural approval for the development of a new commercial shopping center.

PROJECT PLANNER:
Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:
1. On March 27, 2007, the City Council approved the amended Ventana Specific Plan and approved General Plan Amendment No. 06-010.
2. On July 26,2022, the City Council approved Ventana Specific Plan Final Environmental Impact Report (SCH 2021100400).

Land Use Table:

PROJECT DESCRIPTION:
A. Site Area: Approximately 11.55 acres
B. Building Analysis:
Anchor Grocer: 57,185 square feet
Restaurant: 3,801 square feet
Retail Shops: 36,340 square feet
Gas Station/Store: 1,457 square feet
Total: 98,783 square feet

C. Parking Analysis:

Required:	474 spaces
Proposed:	479 spaces

D. Landscaping:

Required:	76,778 square feet (15 percent)
Proposed:	86,625 square feet (16.9 percent)

ANALYSIS:

The applicant, The Previti Group., is requesting that the Planning Commission review and approve Specific Plan Amendment No 26-0001 a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses in Planning Area 4 of the Ventana Specific Plan, approve Conditional Use Permit No. 26-0001 to establish a gas station and new Type 20 (Beer & Wine, Off-Sale) Alcoholic Beverage Control License (ABC) for the convenience store as part of the gas station; approve Conditional Use Permit No. 26-0002 to establish a Type 21 ABC License and a Type 86 ABC License for a proposed grocery store; approve Conditional Use Permit No. 26-0003 to establish a drive-through use for a standalone building within the proposed retail shopping center; approve Conditional Use Permit No. 26-0011 to establish a drive -through use for a portion of a multi-tenant building, and approve Design Review No. 26-000 for site and architectural development of new commercial shopping center and associated site improvements on approximately 11.55 total acres. This commercial project is Part 2 of the overall Planning Area 4 development, with Part 1 previously approved by the Planning Commission in February of 2026 for multi-family residential development.

Specific Plan Amendment No. 26-0001

The applicant is requesting approval to amend text in Planning Area 4 of the Ventana at Duncan Canyon Specific Plan to add gas stations and drive-throughs as conditionally permitted uses within Planning Area 4. Currently, gas stations and drive-throughs are prohibited uses within Planning Area 4. Gas stations and drive-throughs are reasonable uses to add to Planning Area 4 because Planning Area 4 is located at the southwest corner of Duncan Canyon Road and John Previti Avenue, which is in close proximity to the I-15 freeway. This will attract residents and other visitors to the commercial center which will support the local economy. Allowing gas stations and drive-throughs as conditionally permitted uses will also allow the city to regulate the land uses by adding conditions of approval.

Conditional Use Permit No. 26-0001

The applicant is requesting approval to establish a gas station as a conditionally permitted use within the proposed retail shopping center project and to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for the proposed convenience store as part of the gas station. The shopping center is located within Census Tract 20.39 which allows four off-sale ABC licenses. Currently there are no existing ABC licenses of any kind within this census tract. There are conditions attached in “Exhibit A” relating to the ABC license.

Conditional Use Permit No. 26-0002

The applicant is requesting approval to establish an Alcoholic Beverage Control (ABC) Type 21 (General, Off-Sale), and a Type 86 (Sampling) license for a proposed grocery store within the retail shopping center. The shopping center is located within Census Tract 20.39 which allows four off-sale ABC licenses. Currently, there are no existing ABC licenses of any kind within this census tract. There are conditions attached in “Exhibit B” relating to the ABC license.

Conditional Use Permit No. 26-0003
The applicant is requesting approval to establish a drive-through use for a standalone building within the proposed retail shopping center. The proposed use for this building will potentially be a fast-food drive-through restaurant. Regarding the drive-through lane, the layout of the site is designed to create the best possible flow and maximum of queuing of vehicles possible to maximize the potential impact of stacking onto adjacent properties or public roads. The dual drive-through lane includes enough space to fit approximately 41 cars within the drive-through lanes alone; this exceeds the minimum code requirement of a minimum 12 cars. In the event that there is an overflow of vehicles, the City of Fontana Traffic Department reviewed and approved a Traffic Queuing Study which entails a grand opening and high-volume contingency plan. The plan requires the restaurant to deploy staff to direct traffic and implement face-to-face ordering for high volume times.

Conditional Use Permit No. 26-0011
The applicant is requesting approval to establish a drive-through use for a suite that is part of a multi-tenant building within the proposed retail shopping center. The proposed use for this building will potentially be a coffee shop. Regarding the drive-through lane, the layout of the site is designed to create the best possible flow and maximum of queuing of vehicles possible to maximize the potential impact of stacking onto adjacent properties or public roads. The drive-through lane includes enough space to fit approximately 12 cars within the drive-through lane alone; this meets the minimum requirement of a minimum 12 cars. In the event that there is an overflow of vehicles, the City of Fontana Traffic Department reviewed and approved a Traffic Queuing Study which entails a grand opening and high-volume contingency plan. The plan requires the restaurant to deploy staff to direct traffic and implement face-to-face ordering.

Design Review (DR) No. 26-0002
The applicant is requesting site and architectural review and approval for development of a commercial parcel within Planning Area 4 of the Ventana at Duncan Canyon Specific Plan. The proposed Project consists of retail shop buildings and an anchor grocery store building.
The new retail shopping center will be located within buildings totaling 98,783 square feet. The applicant proposes a Tuscan style of architecture for the buildings with an exterior neutral earth tone palette scheme, with dark brown, burgundy, and green accents to be used for awnings. The architectural style includes smooth stucco exterior, decorative wrought iron elements, exterior light fixtures, stone veneer, concrete roof tiles, and vinyl windows.

The Project includes associated on and off-site improvements including parking spaces, new landscaping, enhanced entry paving and lighting, curb, gutter, sidewalks, and utilities related to the Project.

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

Grading and Walls:
The project site is vacant, undeveloped and relatively flat. The existing drainage pattern flows from the north to the south. An underground water catch basin system will be constructed for the Project.

The project plans include a six-foot high perimeter stucco wall on the western property side (Freeway side), a perimeter retaining wall with a tubular steel guardrail along the northern property line, a combination of 6-foot high tubular steel fence and retaining walls along the southern property line, and a combination retaining wall with tubular steel guardrail on certain portions along John Previti Avenue.

Site Access/Circulation/Parking:
Site access will be provided from Duncan Canyon Road and John Previti Avenue. One driveway will be provided off of Duncan Canyon Road, and two (2) driveways will be provided off of John Previti Avenue. Pedestrian path of travel throughout the site will be provided through marking crossings and sidewalks. Additionally, a paved path with landscaping and trellises will be provided east and west through the central portion of the site leading to the grocery store.

The project site is physically suitable in size and shape to support the development of the proposed commercial project. Applicable building codes, fire codes and standards will be met and will make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and pedestrians in the areas.

Environmental:
Pursuant to CEQA Guidelines sections 15162 and 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section including15162 calling for preparation of a subsequent EIR have occurred. The proposed changes were evaluated in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166, CEQA Guidelines Section 15162 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA. Based on this evaluation, it was determined that the FEIR fully analyzed and mitigated where feasible, all potentially significant environmental impacts, if any, that would result from the Project. Additionally, none of the conditions described in Section 15162 have occurred and as a result, an Addendum to the Ventana Specific Plan Final EIR (SCH No. 2021100400) is the appropriate document to evaluate the proposed Project. The Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and addendum are available for review at:
<https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1887364&dbid=0&repo=FontanaRecords>

A Notice of Determination has been prepared and will be filed in the County Clerk and the State Clearinghouse within five (5) working days of the approval of the Project.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
1 - Vicinity Map
2 - Project Plans
3 - Census Tract Map 20.39
4 - Specific Plan Text Change Exhibit
5 - Planning Commission Resolution, Findings & Conditions of Approval

6 - Notice of Determination
7 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT



VICINITY MAP

DATE: June 16, 2026
CASE: Master Case No. 26-0004
Specific Plan Amendment No. 26-0001
Conditional Use Permit No. 26-0001
Conditional Use Permit No. 26-0002
Conditional Use Permit No. 26-0003
Conditional Use Permit No. 26-0011
Design Review No. 26-0002

ATTACHMENT NO. 1

ATTACHMENT NO. 2



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

SHEET INDEX

COVER SHEET	CS 1
SHEET INDEX	INDEX

PLANNING

SITE PLAN	SP1
FIRE ACCESS PLAN	SP2
TRUCK ACCESS PLAN	SP3
TOWER EXHIBIT	SP4

CIVIL

CONCEPTUAL GRADING PLAN	C-1
CONCEPTUAL GRADING PLAN	C-2
CONCEPTUAL GRADING CROSS-SECTIONS	C-3
CONCEPTUAL UTILITY PLAN	C-4
TYPICAL STREET CROSS SECTIONS	C-5

ARCHITECTURE

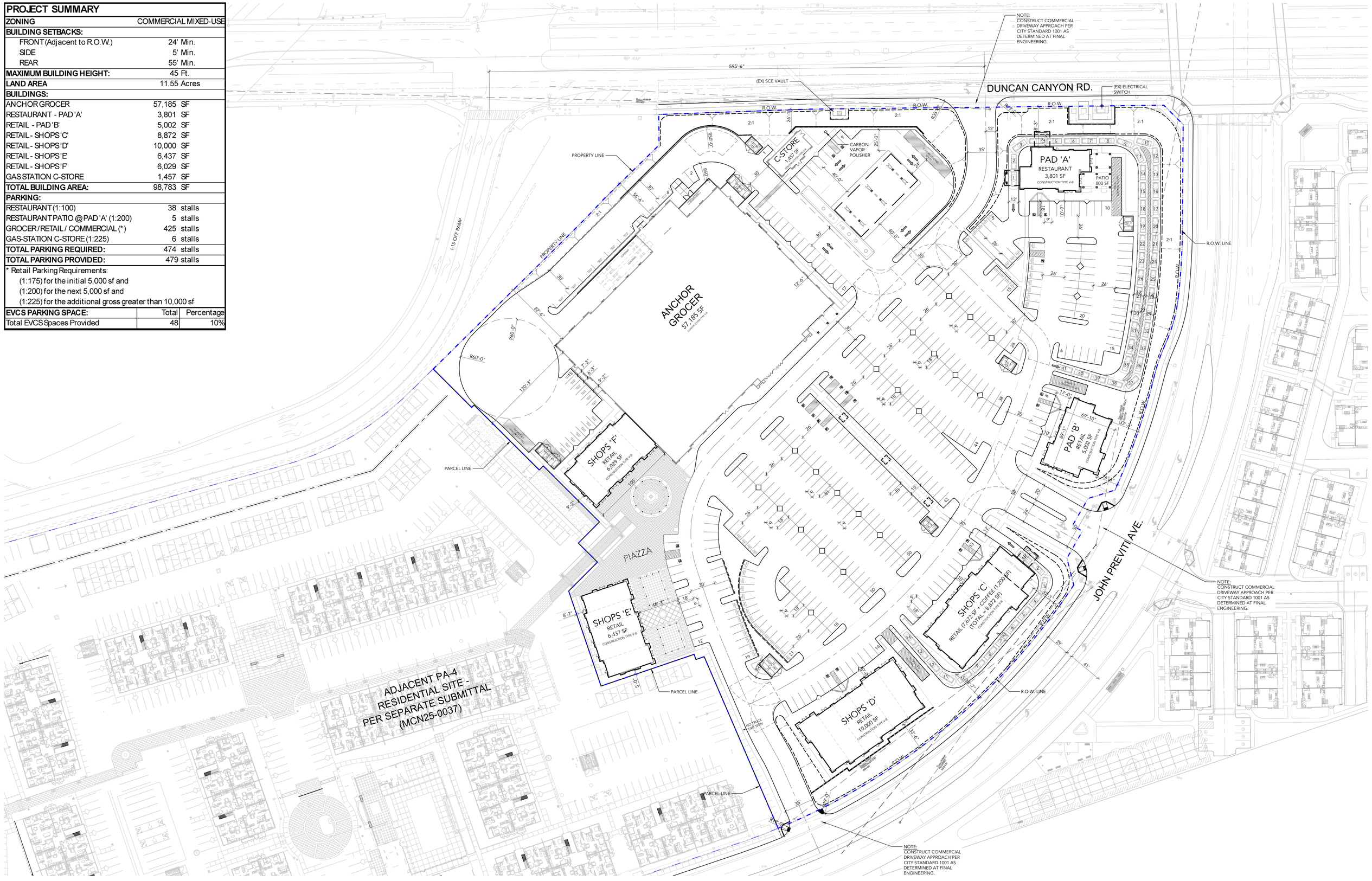
ANCHOR GROCER PERSPECTIVE	A1.01
SHOPS D PERSPECTIVE	A1.02
PAD A FLOOR PLAN	A1.03
PAD A ELEVATIONS	A1.04
PAD B FLOOR PLAN	A1.05
PAD B ELEVATIONS	A1.06
SHOPS C FLOOR PLAN	A1.07
SHOPS C ELEVATIONS	A1.08
SHOPS D FLOOR PLAN	A1.09
SHOPS D ELEVATIONS	A1.10
SHOPS E FLOOR PLAN	A1.11
SHOPS E ELEVATIONS	A1.12
SHOPS F FLOOR PLAN	A1.13
SHOPS F ELEVATIONS	A1.14
ANCHOR GROCER FLOOR PLAN	A1.15
ANCHOR GROCER ELEVATIONS	A1.16
ANCHOR GROCER ELEVATIONS	A1.17
C-STORE FLOOR PLAN & ELEVATIONS	A1.18
FUEL CENTER ELEVATIONS	A1.19
COLORS & MATERIALS	A1.20

LANDSCAPE

CONCEPTUAL LANDSCAPE SITE PLAN	L1
CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN – PIAZZA	L2
FENCE AND WALL PLAN	L3
FENCE AND WALL DETAILS	L4
CONCEPTUAL LIGHTING SPECIFICATIONS	L5
CONCEPTUAL LIGHTING PLAN	L6

PROJECT SUMMARY		
ZONING	COMMERCIAL MIXED-USE	
BUILDING SETBACKS:		
FRONT (Adjacent to R.O.W.)	24' Min.	
SIDE	5' Min.	
REAR	55' Min.	
MAXIMUM BUILDING HEIGHT:	45 Ft.	
LAND AREA	11.55 Acres	
BUILDINGS:		
ANCHOR GROCER	57,185 SF	
RESTAURANT - PAD 'A'	3,801 SF	
RETAIL - PAD 'B'	5,002 SF	
RETAIL - SHOPS 'C'	8,872 SF	
RETAIL - SHOPS 'D'	10,000 SF	
RETAIL - SHOPS 'E'	6,437 SF	
RETAIL - SHOPS 'F'	6,029 SF	
GAS STATION C-STORE	1,457 SF	
TOTAL BUILDING AREA:	98,783 SF	
PARKING:		
RESTAURANT (1:100)	38 stalls	
RESTAURANT PATIO @ PAD 'A' (1:200)	5 stalls	
GROCER / RETAIL / COMMERCIAL (*)	425 stalls	
GAS-STATION C-STORE (1:225)	6 stalls	
TOTAL PARKING REQUIRED:	474 stalls	
TOTAL PARKING PROVIDED:	479 stalls	
* Retail Parking Requirements: (1:175) for the initial 5,000 sf and (1:200) for the next 5,000 sf and (1:225) for the additional gross greater than 10,000 sf		

EVCS PARKING SPACE:	Total	Percentage
Total EVCS Spaces Provided	48	10%



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1'=40' - 0" SCALE

0 40 80

NORTH

SITE PLAN | SP1

URBAN ARENA

DUNCAN CANYON RD.

JOHN PREVITI AVE.

ANCHOR GROCER
57,185 SF

C-STORE
3,145 SF

PAD 'A'
RESTAURANT
3,801 SF
CONSTRUCTION TYPE V-B

PAD 'B'
RETAIL
5,002 SF
CONSTRUCTION TYPE V-B

SHOPS 'C'
RETAIL (7,612 SF + COFFEE (1,200 SF)
(TOTAL = 8,812 SF)
CONSTRUCTION TYPE V-B

SHOPS 'D'
RETAIL
10,000 SF
CONSTRUCTION TYPE V-B

SHOPS 'E'
RETAIL
6,437 SF
CONSTRUCTION TYPE V-B

SHOPS 'F'
RETAIL
6,029 SF
CONSTRUCTION TYPE V-B

BLDG 5
TYPE B

BLDG 6
TYPE B

BLDG 4
TYPE D-ALT

BLDG 11
TYPE A

CABANA

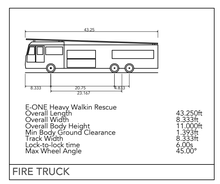
BLDG 1
TYPE A

BLDG 3
TYPE B

BLDG 2
TYPE B

LEGEND

- FH — FIRE HYDRANT
- FIRE TRUCK
- 150' HOSE PULL DISTANCE
- FIRE TRUCK ACCESS ROUTE
- TYP. FIRE TRUCK TURN RADIUS (PER SBCFD FIRE PREVENTION STANDARD A1.10)



FIRE TRUCK

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

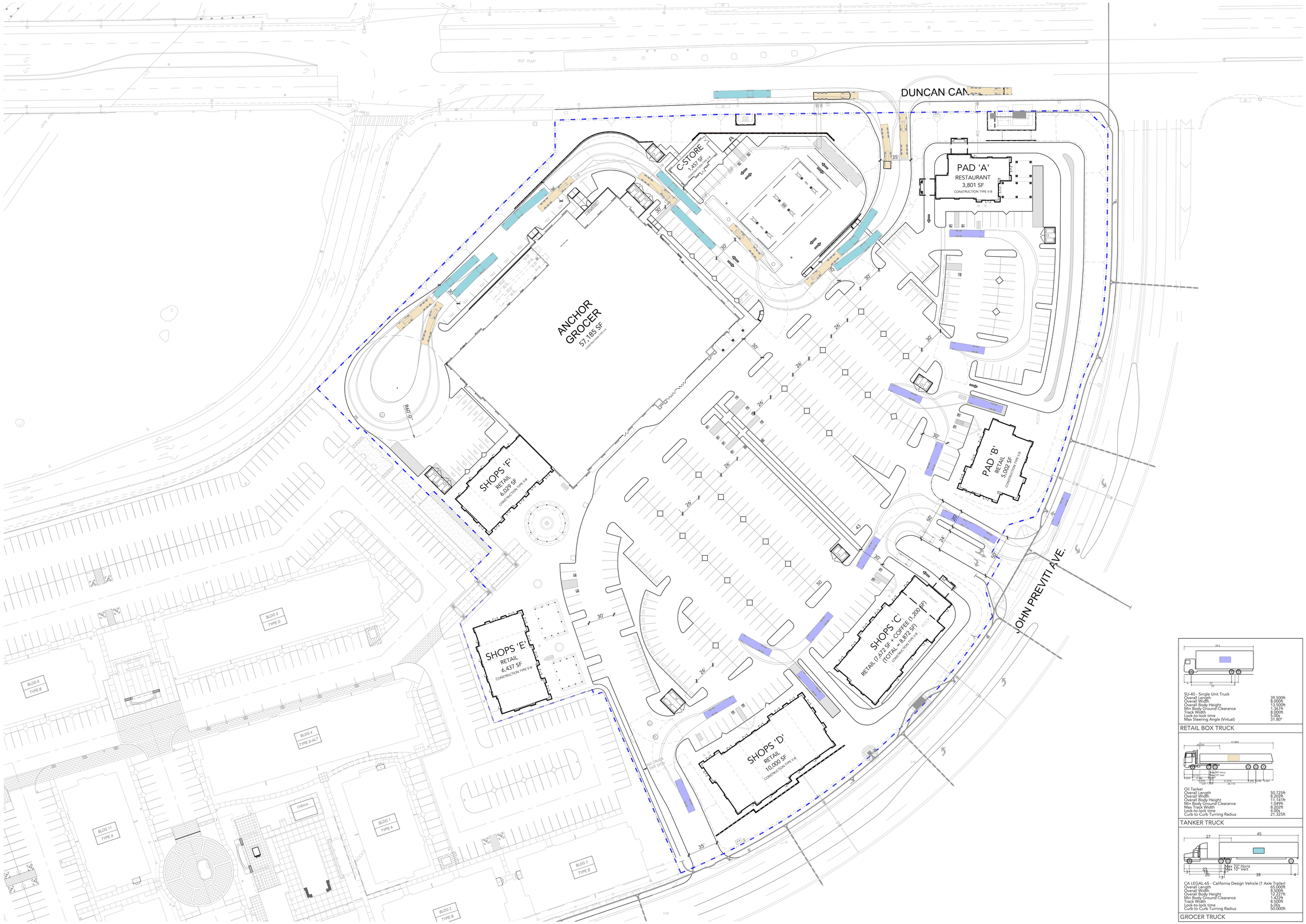
1'=40' - 0" SCALE

0 40 80

NORTH

FIRE ACCESS PLAN | SP2

URBAN ARENA



SU-40 - Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

RETAIL BOX TRUCK

Oil Tanker

Overall Length	50.725ft
Overall Width	8.250ft
Overall Body Height	11.141ft
Min Body Ground Clearance	0.958ft
Max Steering Angle	8.200°
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	21.325ft

TANKER TRUCK

CA LEGAL-65 - California Design Vehicle (1 Axle Trailer)

Overall Length	65.000ft
Overall Width	8.500ft
Overall Body Height	12.227ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	50.000ft

GROCER TRUCK

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1'=40' - 0" SCALE

0 40 80

NORTH

TRUCK ACCESS PLAN | SP3

URBAN ARENA

DUNCAN CANYON RD.

ANCHOR GROCER
57,185 SF

C-STORE
3,450 SF

PAD 'A'
RESTAURANT
3,000 SF
CONSTRUCTION TYPE V-B

PAD 'B'
RETAIL
5,000 SF
CONSTRUCTION TYPE V-B

SHOPS 'F'
RETAIL
2,000 SF
CONSTRUCTION TYPE V-B

SHOPS 'E'
RETAIL
6,430 SF
CONSTRUCTION TYPE V-B

SHOPS 'C'
RETAIL / 6,972 SF + COFFEE (1,000 SF)
(TOTAL = 8,972 SF)
CONSTRUCTION TYPE V-B

SHOPS 'D'
RETAIL
10,000 SF
CONSTRUCTION TYPE V-B

JOHN PREVITI AVE.

LEGEND

- PRIMARY TOWER
- SECONDARY TOWER
- TERTIARY TOWER
- ARCHWAY

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1'=40' - 0" SCALE

0 40 80

NORTH

TOWER EXHIBIT | SP4

URBAN ARENA



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

ANCHOR GROCER PERSPECTIVE | A1.01

URBAN ARENA



VENTANA PA4 COMMERCIAL

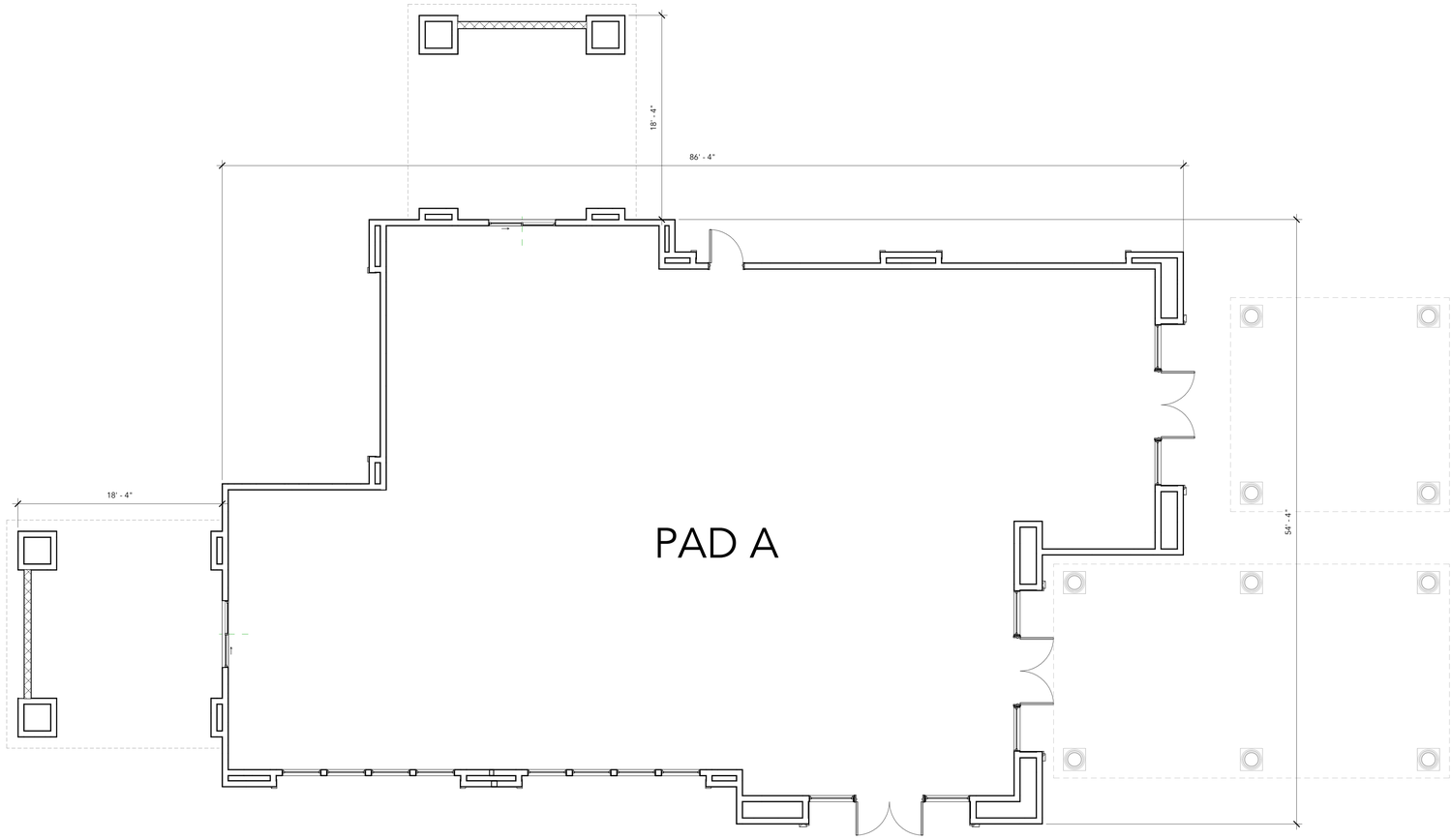
FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

SHOPS D PERSPECTIVE | A1.02

URBAN ARENA



PAD A BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 3,801 SF



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

PAD A FLOOR PLAN | A1.03

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

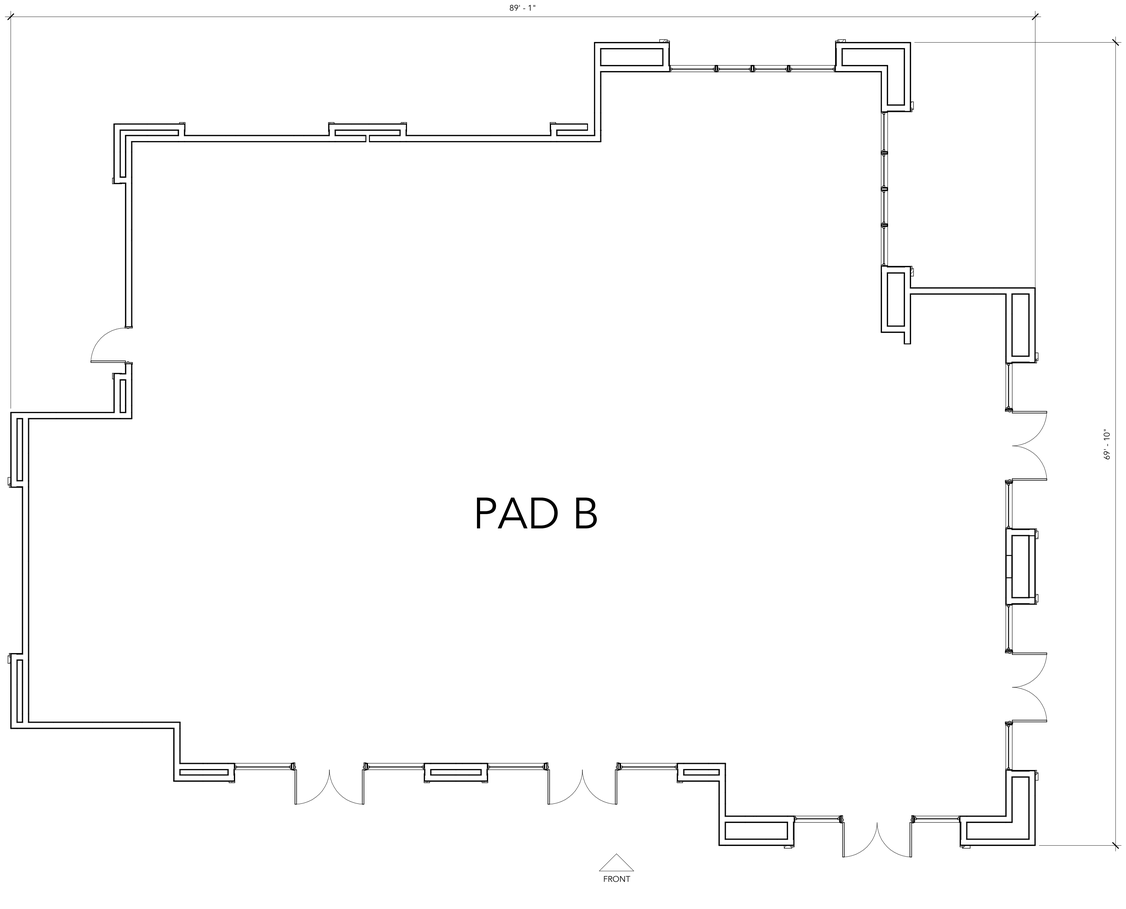
DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

PAD A ELEVATIONS | A1.04

URBAN ARENA



PAD B BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 5,002 SF

FRONT



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

PAD B FLOOR PLAN | A1.05

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

PAD B ELEVATIONS | A1.06

URBAN ARENA



FRONT



SHOPS D BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 8,872 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS C FLOOR PLAN | A1.07

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

SHOPS C ELEVATIONS | A1.08

URBAN ARENA



SHOPS D BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 10,000 SF



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS D FLOOR PLAN | A1.09

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

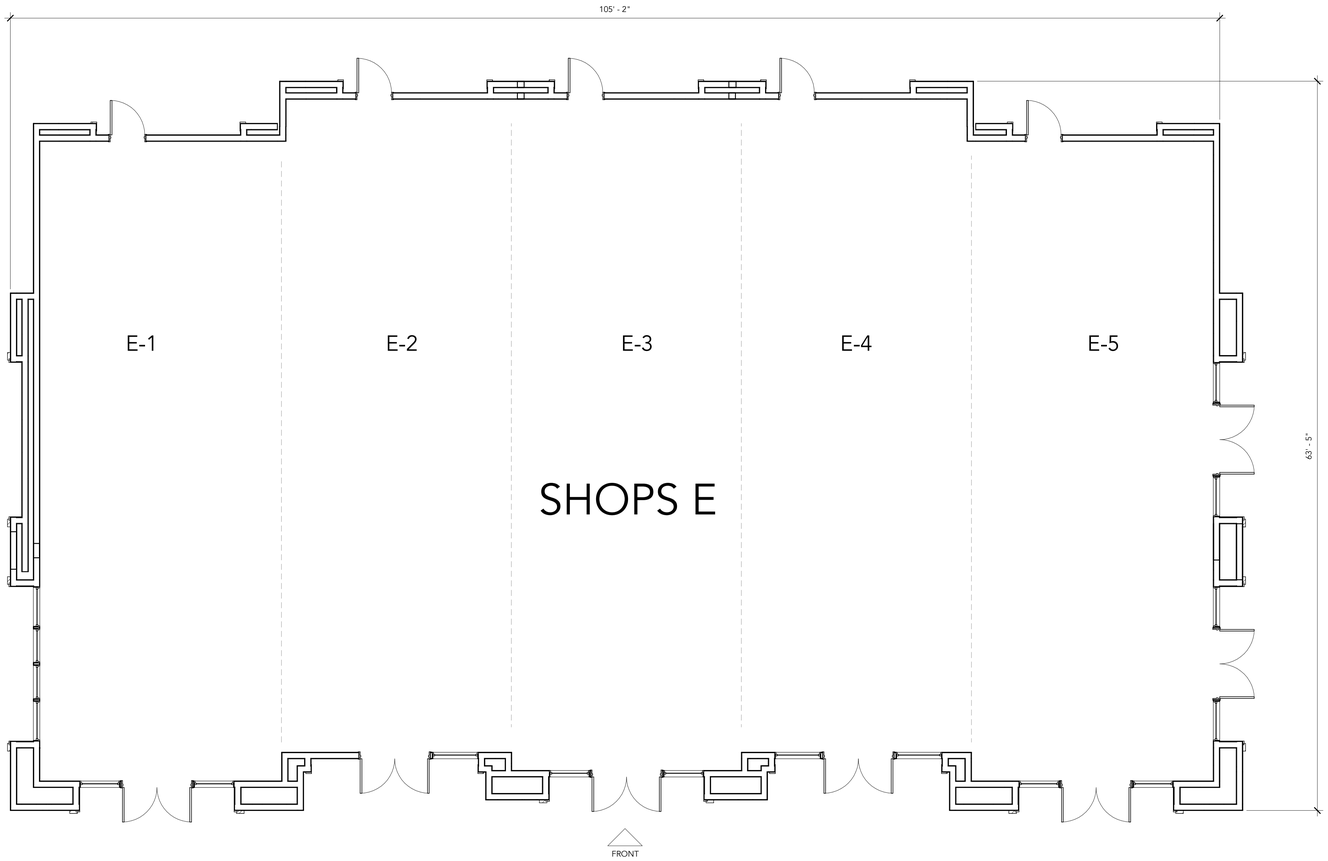
DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

SHOPS D ELEVATIONS | A1.10

URBAN ARENA



SHOPS E BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 6,437 SF



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS E FLOOR PLAN | A1.11

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

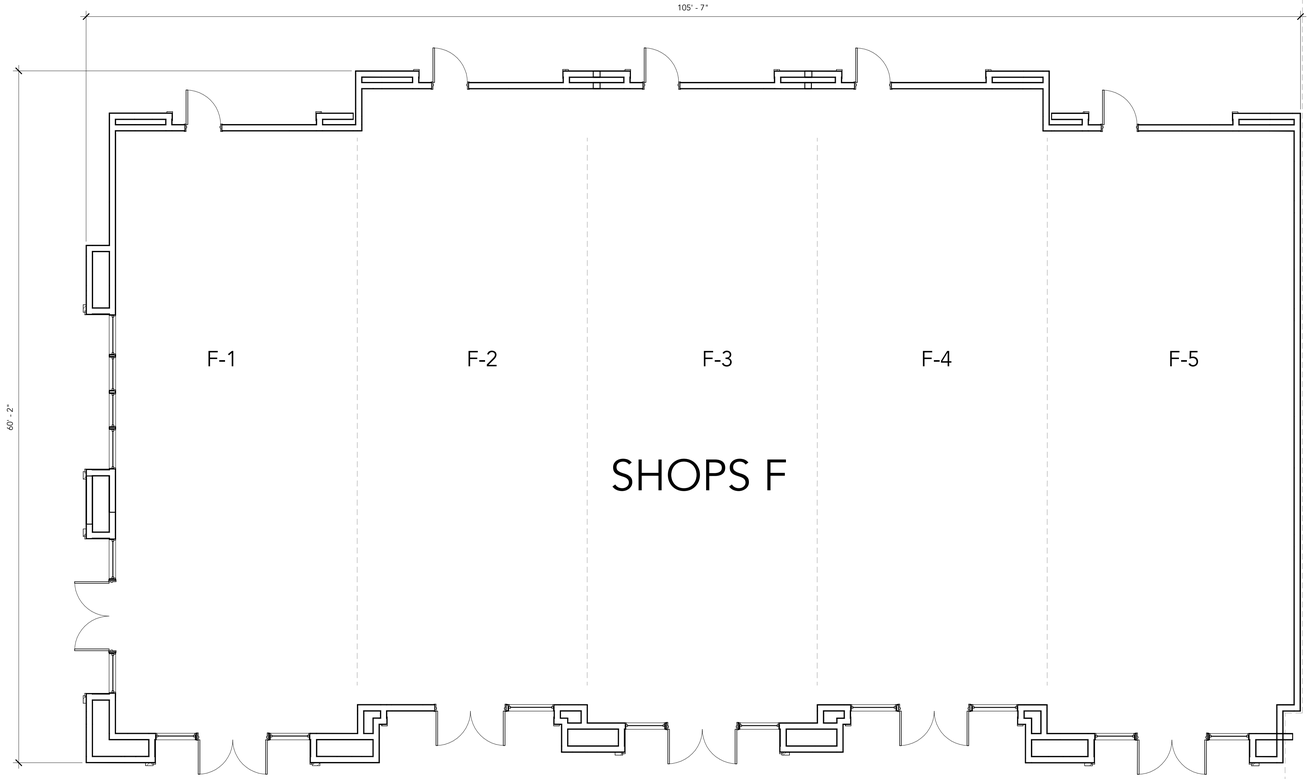
DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

SHOPS E ELEVATIONS | A1.12

URBAN ARENA



FRONT



SHOPS F BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 6,029 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS F FLOOR PLAN | A1.13

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

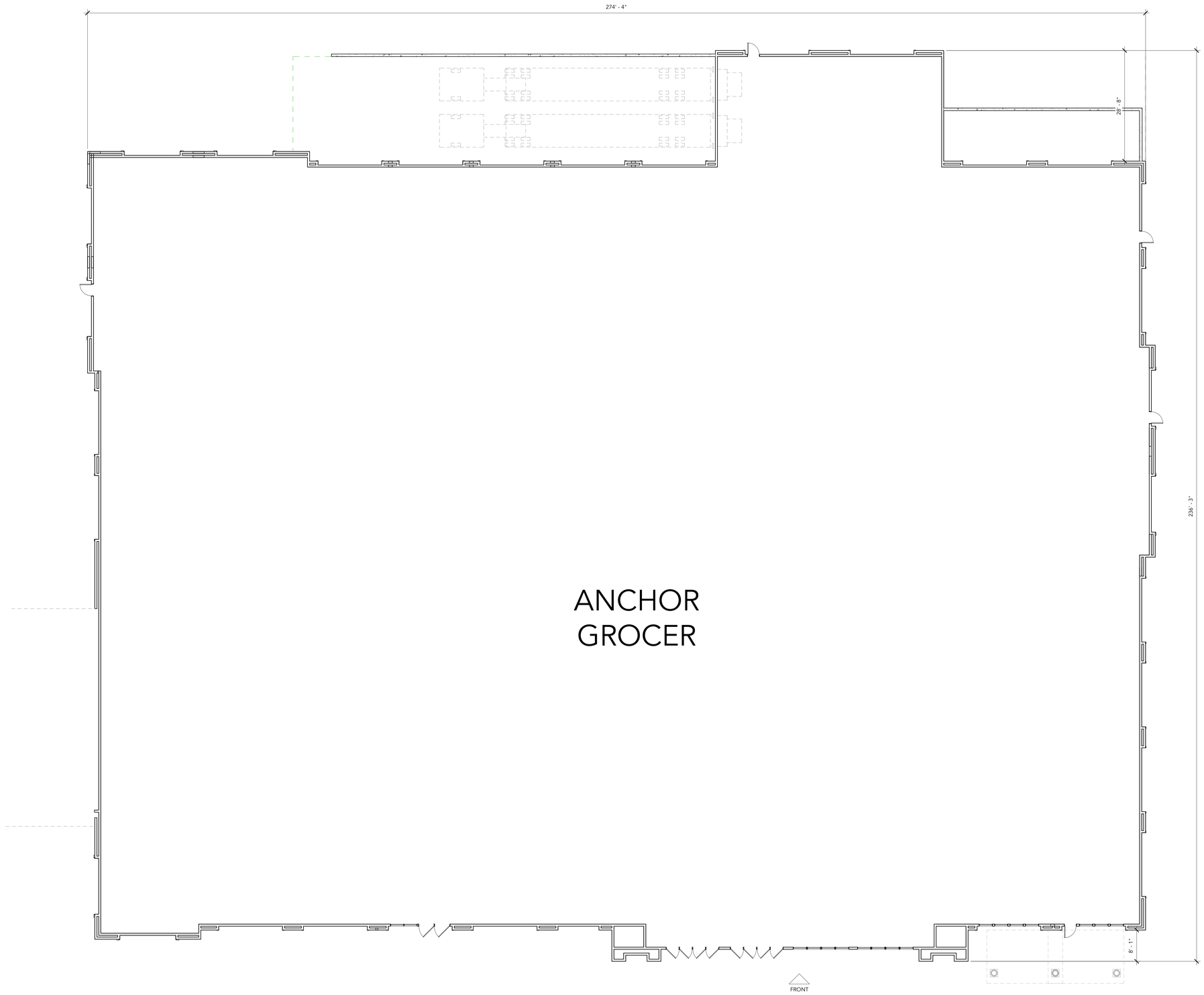
DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

SHOPS F ELEVATIONS | A1.14

URBAN ARENA



ANCHOR GROCER BUILDING

CONSTRUCTION TYPE: V-A, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 57,185 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/32" = 1'- 0" SCALE

0 16 32

ANCHOR GROCER FLOOR PLAN | A1.15

URBAN ARENA



FRONT ELEVATION



REAR ELEVATION



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

ANCHOR GROCER ELEVATIONS | A1.16

URBAN ARENA



LEFT ELEVATION



RIGHT ELEVATION



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

ANCHOR GROCER ELEVATIONS | A1.17

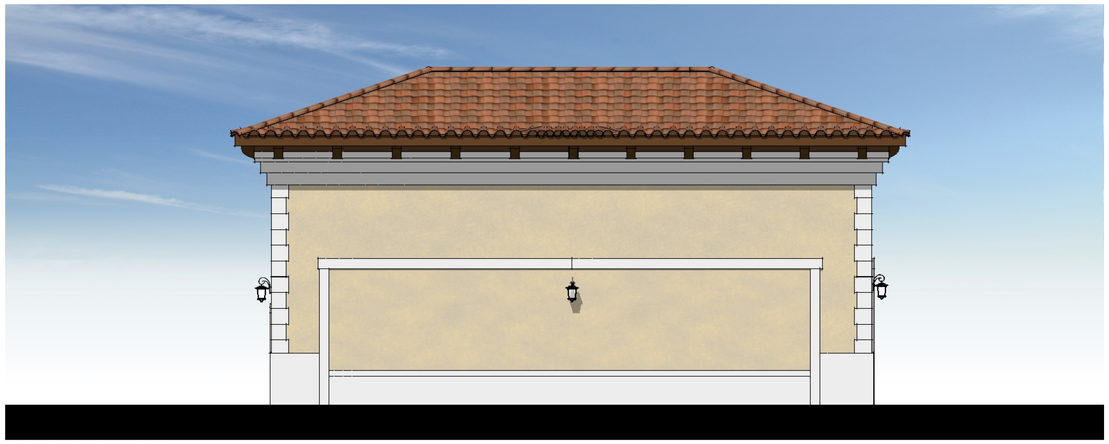
URBAN ARENA



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



C-STORE BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 1,457 SF



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

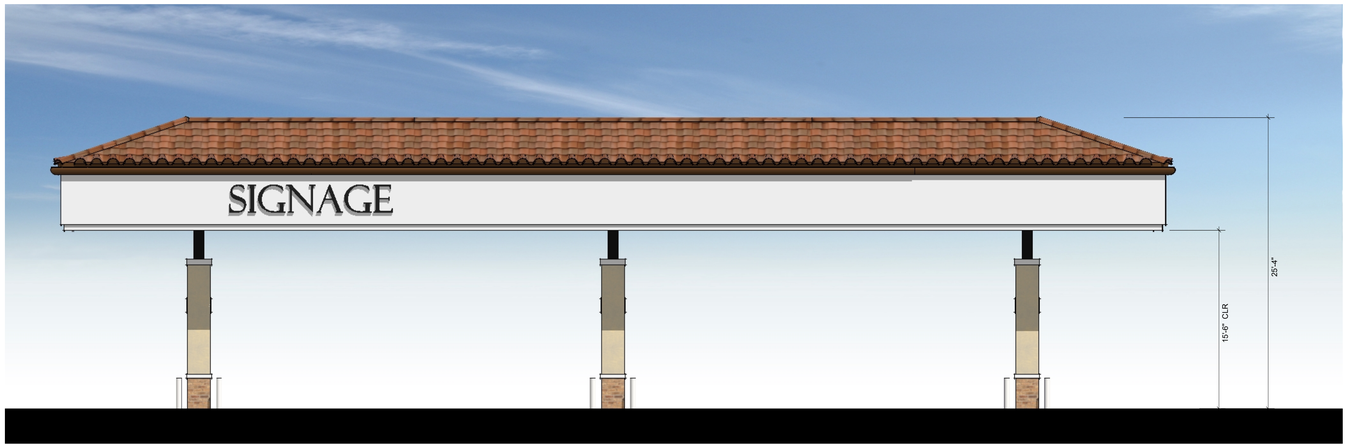
DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

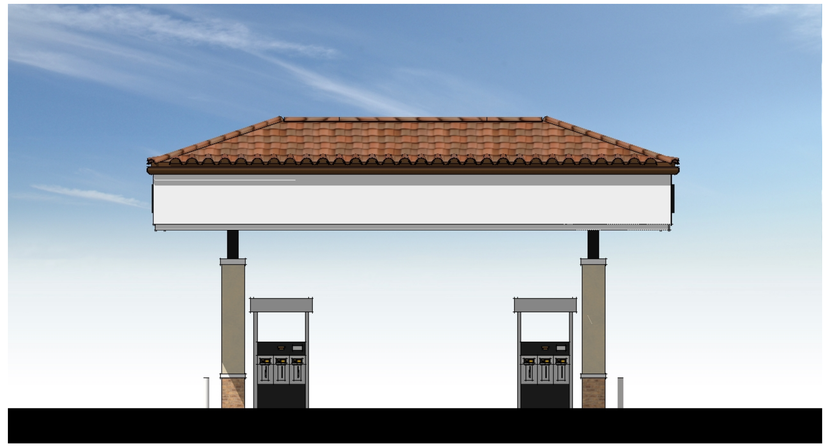
0 8 16

C-STORE FLOOR PLAN & ELEVATIONS | A1.18

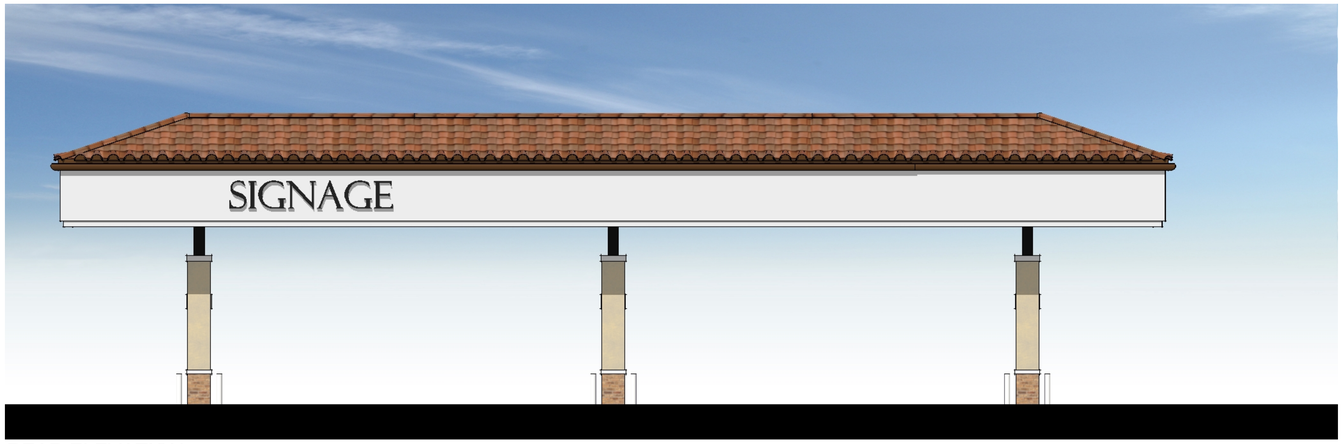
URBAN ARENA



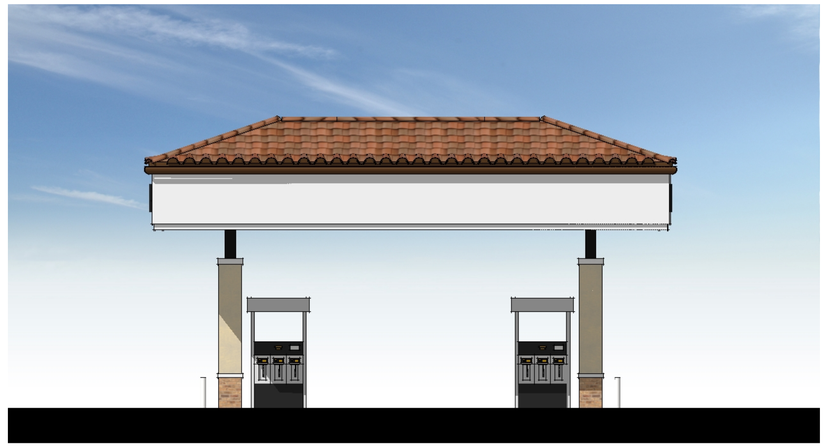
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

FUEL CENTER ELEVATIONS | A1.19

URBAN ARENA



ANCHOR GROCER ELEVATION



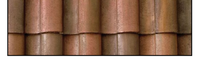
SHOPS C ELEVATION



SHOPS D ELEVATION



DECORATIVE WALL LIGHT FIXTURES



BODY COLOR 1
SHERWIN WILLIAMS
SW 6182 | ETHEREAL WHITE

BODY COLOR 2
SHERWIN WILLIAMS
SW 7557 | SUMMER WHITE

BODY COLOR 3
SHERWIN WILLIAMS
SW 6686 | LEMON CHIFFON

BODY COLOR 4
SHERWIN WILLIAMS
SW 6358 | CREAMERY

BODY COLOR 5
SHERWIN WILLIAMS
SW 1015 | SKYLINE STEEL

NOTE:
BODY COLORS SHALL BE STUCCO 20/30 SAND FINISH



TRIM COLOR 1
SHERWIN WILLIAMS
SW 7005 | PURE WHITE



WOOD OVERHEAD / RAFTER TAILS
SHERWIN WILLIAMS
SW 6083 | SABLE



AWNING COLOR 1
SUNBRELLA
BLACK | SKU: 4608 - 0000



AWNING COLOR 2
SUNBRELLA
BURGUNDY | SKU: 4631 - 0000



AWNING COLOR 3
SUNBRELLA
IVY | SKU: 4632 - 0000



FIBERGLASS AWNING
SHERWIN WILLIAMS
SW 6258 | TRICORN BLACK



METAL VINE TRELLIS
SHERWIN WILLIAMS
SW 6258 | TRICORN BLACK



STOREFRONT FRAME
US ALUMINUM
UC74957 | CLASSIC BRONZE



BRICK VENEER
HEBRON BRICK
THIN BRICK | BOURBON STREET



STONE VENEER
ELDORADO STONE
MARQUEE24 | DOVETAIL



PRECAST CONCRETE COLUMNS
VALORI PRECAST
BLANCO | SANDBLAST LIGHT

CLAY TILE ROOF 1
BORAL
BARCELONA | VERNON CLAY

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

COLORS & MATERIALS | A1.20

URBAN ARENA



NOTE:
LANDSCAPE WITHIN ALL CLEAR SIGHT TRIANGLES SHALL BE MAINTAINED SUCH THAT THE VERTICAL LINE OF SIGHT IS PRESERVED AT ALL TIMES, WHICH MAY NECESSITATE LANDSCAPING WHICH IS LESS THAN 36" IN HEIGHT WHEN GRADES ARE ACCOUNTED FOR.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
TREES				
	Olea europaea 'Swan Hill'	Olive Tree (Fruitless)	36" BOX	L
	Lophostemon conferta	Brisbane Box	24" BOX	M
	Brachychiton populneus	Bottle Tree	24" BOX	L
	Melaleuca quinquinervia	Cajeput Tree	24" BOX	L
	Cercidium floridum	Palo Verde	24" BOX	L
	Koelreuteria paniculata	Goldenrain Tree	24" BOX	M
	Lagerstroemia indica	Crape Myrtle	24" BOX	L
	Podocarpus gracilior	Fern Pine	24" BOX	M
	Cupressus sempervirens "Tiny Tower"	Italina Cypress	24" BOX	M
	Cedrus deodora	Deodor Cedar	36" BOX	M
	Platanus racemosa	California Sycamore	36" BOX	M
	Quercus agrifolia	Coast Live Oak	36" BOX	L
	Raphiolepis indica "Montic"	Indian Hawthorn	24" BOX	M
	Euonymous j. "Green Spire"	Green Spire Euonymous	15 Gal.	M
	Ilex crenata "Sky Pencil"	Sky Pencil Holly	15 Gal.	L
	Cercis candensis "Forest Pansy"	Eastern Redbud	24" BOX	M
	Lagerstroemia indica	Crape Myrtle	24" BOX	L
	Street Tree per City Designation		24" BOX	-
SHRUBS				
	Abelia grandiflora 'Compacta'	Dwarf Abelia	5 Gal.	M
	Baccharis pilularis "Twin Peaks"	Coyote Brush	5 Gal.	L
	Calandrinia grandiflora	Rock Purslane	5 Gal.	L
	Callistemon v. "Little John"	Dwarf Bottle Brush	5 Gal.	L
	Dianella revoluta 'DR5000	Little Rev Flax Lily	5 Gal.	L
	Dianella tasmanica 'Silver Streak	Silver Streak Flax Lily	5 Gal.	M
	Elaeagnus pungens	Silver Berry	5 Gal.	L
	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	M
	Feijoa sellowiana	Pineapple Guava	5 Gal.	M
	Juniperus scolporum "Sky Rocket"	Sky Rocket Juniper	5 Gal.	L
	Lippia nodiflora 'Kurapia S1'	Kurapia	Flats	L
	Lantana hybrids 'New Gold'	New Gold Lantana	5 Gal.	L
	Laurus nobilis	Bay Laurel	5 Gal.	L
	Ligustrum japonica	Privet	5 Gal.	M
	Moraea bicolor	Fortnight Lily	5 Gal.	M
	Muhlenbergia rigins	Deer Grass	1 Gal.	L
	Myoporum parvifolium "Pink"	Myoporum	1 Gal.	L
	Olea europaea "Little Ollie"	Dwarf Olive	5 Gal.	L
	Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	5 Gal.	L
	Podocarpus elongatis 'Monmal'	Icee Blue Yellow Wood	5 Gal.	M
	Prunus caroliniana "Bright n' Tight"	Carlina Cherry	5 Gal.	M
	Rhamnus californica "Little Sur"	Dwarf Coffeeberry	5 Gal.	L
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorne	5 Gal.	M
	Rhaphiolepis indica 'Montic'	Indian Hawthorne	5 Gal.	M
	Rhaphiolepis umbellulata 'Minor'	Yedda Hawthorne	5 Gal.	M
	Rosmarinus off. 'Huntington Carpet'	Huntington Rosemary Carpet	5 Gal.	L
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal.	L
	Trachelospermum asiaticum	Asian Jasmine	1 Gal.	M
	Westringia fruticosa 'WES05'	Mundi Coast Rosemary	5 Gal.	L
VINE ON TRELLIS				
	Distictis buccinatoria	Blood Red Trumpet Vine	5 Gal.	M

LEGEND

1. GRAND PIAZZA W/ ENHANCED PAVING (SEE ENLARGEMENT-SHEET L2)
2. MAIN ENTRY
3. SECONDARY ENTRY
4. DECORATIVE TRELLIS ON CENTRAL SPINE SEE DETAIL SHEET L4
5. TYPICAL UTILITY EQUIPMENT
6. COMMERCIAL PLAZA PAVING
7. SUPERMARKET PAVING
8. STUCCO RETAINING WALL W/ GUARDRAIL SEE DETAIL SHEET L4
9. RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (3) THEMATIC ARCHES
10. TRASH ENCLOSURE
11. POLE LIGHT FIXTURE
12. PEDESTRIAN CONNECTIVITY W/ ENHANCED PAVING
13. COMMERCIAL CENTER SIGNS SEE DETAIL SHEET L4
14. CORNER MONUMENT SEE DETAIL SHEET L4
15. ACCESS TO VASARI APARTMENTS

SITE AREA CALCULATION

AREA	SF	PERCENTAGE
TOTAL SITE	511,582 SF	
LANDSCAPED AREA	86,625 SF	16.9%
LANDSCAPED AREA +PIAZZA PAVING AREA	102,014 SF	19.9%

CONCEPTUAL LANDSCAPE SITE PLAN

L1

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

Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SCALE 1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 2792
(949) 644-9570 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26













LEGEND

1. GRAND PIAZZA W/ ENHANCED PAVING
2. CENTRAL FOUNTAIN ELEMENT W/ TRELLIS SHADE STRUCTURES
3. RAISED PLANTER W/ SPECIMEN TREE
4. SEATING AREA W/ SHADE STRUCTURE & DECORATIVE POTS
5. SUPERMARKET PAVING
6. ENHANCED RETAINING WALL
7. RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (3) THEMATIC ARCHES
8. TRASH ENCLOSURE
9. POLE LIGHT FIXTURE
10. DECORATIVE POTS
11. TYPICAL FURNITURE LAYOUT

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN - PIAZZA

L2

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

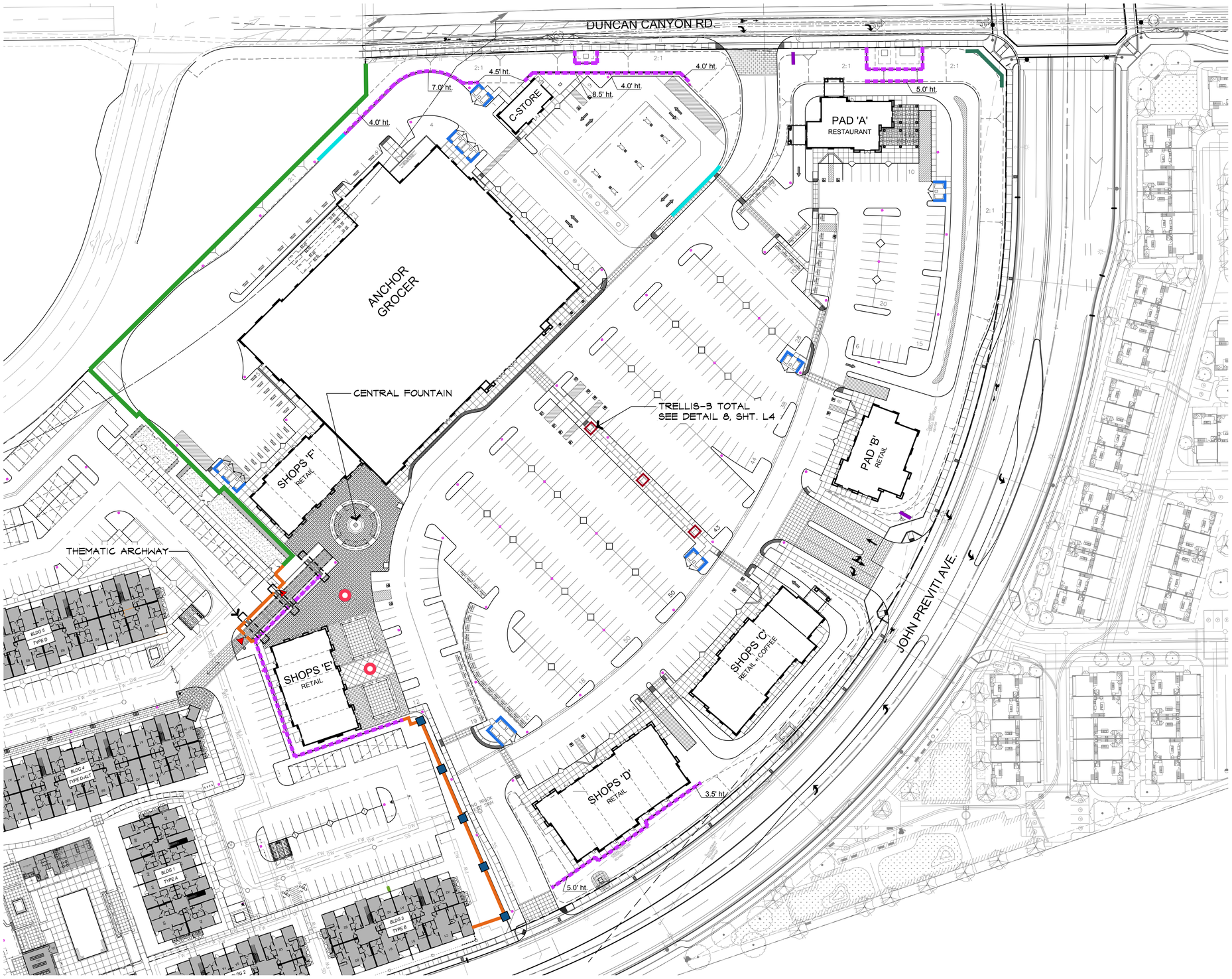
Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SCALE 1"=20'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Fullerton, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26



LEGEND

- RAISED PLANTER — See Detail 3, Sheet L4
- 18" SQ. STUCCO PILASTER — See Detail 2, Sheet L4
- 6' TUBULAR STEEL FENCE — See Detail 4, Sheet L4
- PERIMETER WALL — See Detail 1, Sheet L4
- STUCCO WALL @ TRASH ENCLOSURE
- STUCCO RETAINING WALL — See Detail 5, Sheet L4
- STUCCO RETAINING WALL W/ GUARDRAIL — See Detail 6, Sheet L4
- CORNER MONUMENT WALL — See Detail 9, Sheet L4
- COMMERCIAL CENTER SIGN — See Detail 10, Sheet L4
- PEDESTRIAN ACCESS T.S. GATE

FENCE AND WALL PLAN

L3

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

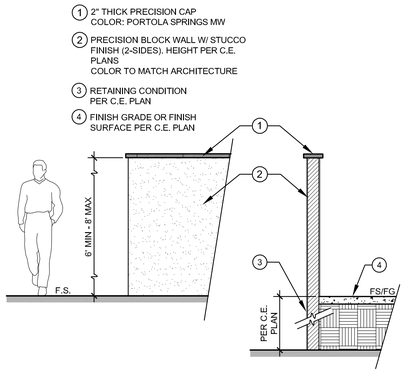
Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

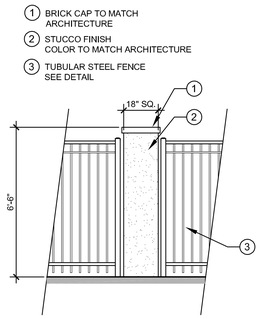
SCALE 1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 3782
(949) 644-9370 FAX (714) 210-3140

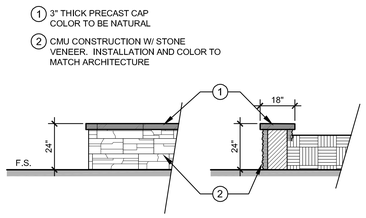
JOB NO.: 25-039
DATE: 04-16-26



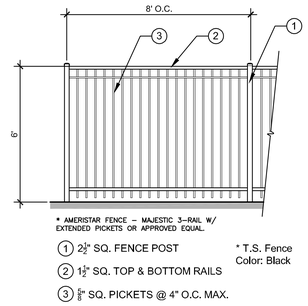
1 PERIMETER WALL



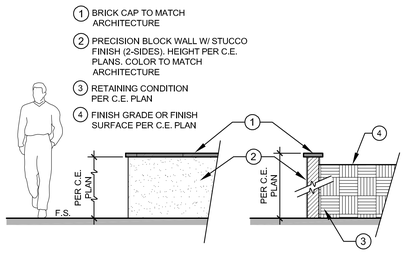
2 18" SQ. STUCCO PILASTER



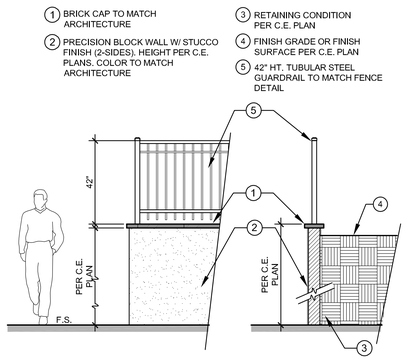
3 RAISED PLANTER



4 6' TUBULAR STEEL FENCE



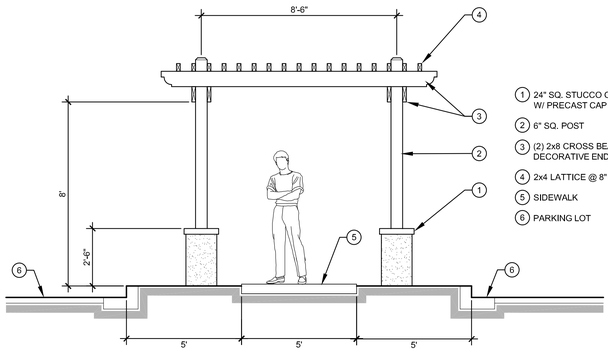
5 STUCCO RETAINING WALL



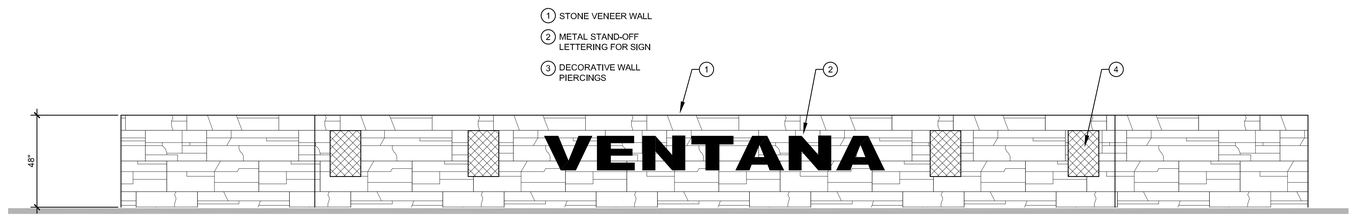
6 STUCCO RETAINING WALL W/ GUARDRAIL



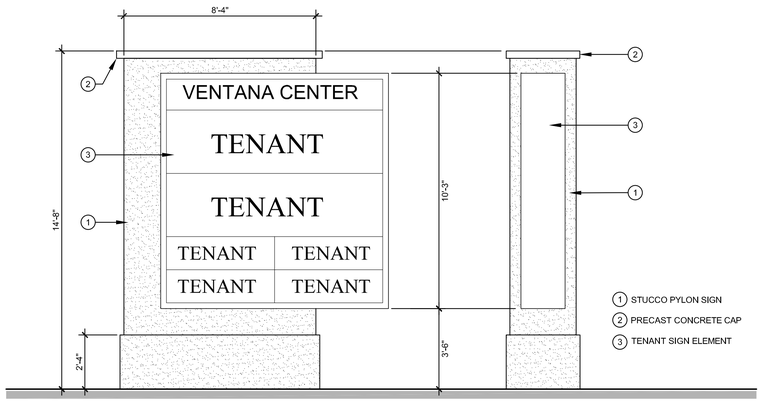
7 THEMATIC ARCHWAY



8 TRELLIS @ CENTRAL SPINE



9 CORNER MONUMENT @ DUNCAN CANYON ROAD AND JOHN PREVITI AVENUE



10 COMMERCIAL CENTER SIGN

FENCE AND WALL DETAILS

L4

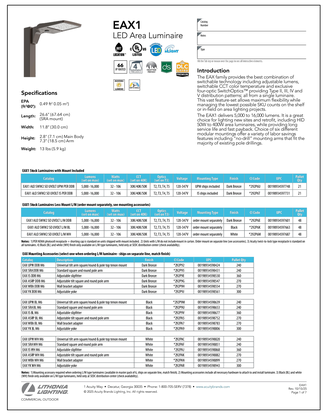
The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Pehlkman, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26



EAX1
LED Area Luminaire

Specifications

EPA: 0.49 ft² (0.05 m²)

Length: 29.42" (47.64 cm) (SMA mount)

Width: 11.81" (30.0 cm)

Height: 2.97" (7.5 cm) Main Body 7.37" (18.8 cm) Arm

Weight: 13 lbs (5.9 kg)

Introduction

The EAX family provides the best combination of performance, efficiency, reliability, long maintenance intervals, switchable CCT color temperature and aesthetics in four-optic SwitchOptics™ providing Type II, III, IV and V distributions in a single housing. Type V Square. This cast features are allows maximum flexibility while managing the lowest possible SKU counts on the shelf or in the field on area lighting projects.

The EAX1 delivers 5,000 to 16,000 lumens. It is a great choice for replacing 70W to 400W metal halide and 50W to 400W area luminaires, while providing long service life and fast payback. Choice of six different mounting options, including the versatile Square Arm, features including "round-to-square" mounting arms that fit the majority of existing pole drillings.

EAX Size 1 Luminaires with Round Included

Catalog	Lumen Package	Watts (Nominal)	CCT (Color Temperature)	Optics	Voltage	Mounting Type	Finish	# Code	NPC	Pallet Qty
EAX1 A2 SRM2 SF20 WSC1 UNIVERSAL BZ	5,000 - 16,000	32 - 136	30K/40K/50K	T2, T3, T4, T5	120-347V	UPW drop included	Dark Bronze	*7DVPA2	881980105768	21
EAX1 A2 SRM2 SF20 WSC1 T4 BZ	5,000 - 16,000	32 - 136	30K/40K/50K	T2, T3, T4, T5	120-347V	4 drop included	Dark Bronze	*7DVPA2	881980105770	21

EAX1 Size 1 Luminaires Less Mount L/W (order mount separately, see mounting accessories)

Catalog	Lumen Package	Watts (Nominal)	CCT (Color Temperature)	Optics	Voltage	Mounting Type	Finish	# Code	NPC	Pallet Qty
EAX1 A2 SRM2 SF20 WSC1 LW BZ	5,000 - 16,000	32 - 136	30K/40K/50K	T2, T3, T4, T5	120-347V	adder-mount separately	Dark Bronze	*7DVPA2	881980105762	40
EAX1 A2 SRM2 SF20 WSC1 LW WH	5,000 - 16,000	32 - 136	30K/40K/50K	T2, T3, T4, T5	120-347V	adder-mount separately	Black	*7DVPA2	881980105763	40
							White	*7DVPA2	881980105767	40

Note: UPW SF20 shroud kit included + shorting cap is standard on each luminaire with mounted included. 2" trim width. Poles not included but sold separately. Dark Bronze is standard. Other finish is required (see list per accessories). A dusky resin to resist type mockpoint is standard on all fixtures. Add -DDBXD to the end of the catalog number for dark bronze finish.

EAX Round Pole Accessories (collect some when ordering L/W luminaires - ships on separate line, match finish)

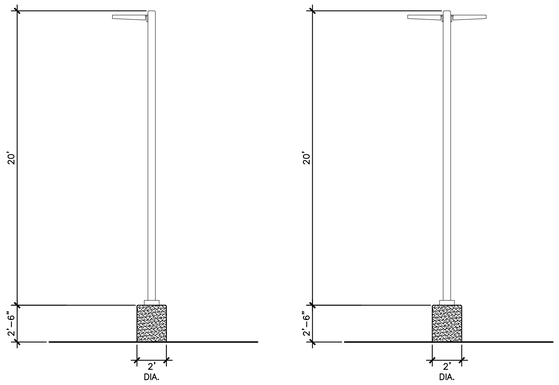
Catalog	Description	Finish	# Code	Pallet Qty
EAX UPW RB WL	Universal tilt arm square/round & pole top tenon mount	Dark Bronze	*7DVPA2	881980105804	240
EAX SWA5B WL	Standard square arm round pole arm.	Dark Bronze	*7DVPA2	881980105801	240
EAX SWA5B WS	Standard square arm round pole arm.	Dark Bronze	*7DVPA2	881980105803	240
EAX ASAP SF5 WL	Adjustable tilt square and round pole arm.	Dark Bronze	*7DVPA2	881980105814	270
EAX WBU SQB WL	Wall bracket adapter	Dark Bronze	*7DVPA2	881980105834	270
EAX WBU RB WL	Wall bracket adapter	Dark Bronze	*7DVPA2	881980105835	270
EAX UPW RB WL	Universal tilt arm square/round & pole top tenon mount	Black	*7DVPA2	881980105829	240
EAX SWA5B WL	Standard square arm round pole arm.	Black	*7DVPA2	881980105827	240
EAX SWA5B WS	Standard square arm round pole arm.	Black	*7DVPA2	881980105828	240
EAX ASAP SF5 WL	Adjustable tilt square and round pole arm.	Black	*7DVPA2	881980105836	270
EAX WBU SQB WL	Wall bracket adapter	Black	*7DVPA2	881980105834	270
EAX WBU RB WL	Wall bracket adapter	Black	*7DVPA2	881980105835	270
EAX TP B WL	Adjustable pole	Black	*7DVPA2	881980105806	300
EAX UPW RB WH	Universal tilt arm square/round & pole top tenon mount	White	*7DVPA2	881980105824	240
EAX SWA5B WL	Standard square arm round pole arm.	White	*7DVPA2	881980105821	240
EAX SWA5B WS	Standard square arm round pole arm.	White	*7DVPA2	881980105822	240
EAX ASAP SF5 WL	Adjustable tilt square and round pole arm.	White	*7DVPA2	881980105832	270
EAX WBU SQB WL	Wall bracket adapter	White	*7DVPA2	881980105833	270
EAX TP B WL	Adjustable pole	White	*7DVPA2	881980105805	300

Notes: 1. Mounting accessory required when ordering L/W type luminaire; available in round and SF5. Ships on separate line, match finish. 2. Mounting accessories include all necessary hardware to attach to and install luminaire. 3. Black (BL) and white (WH) finish only available on UPW type luminaire, add only at end. (BL distributes screen unless available).

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

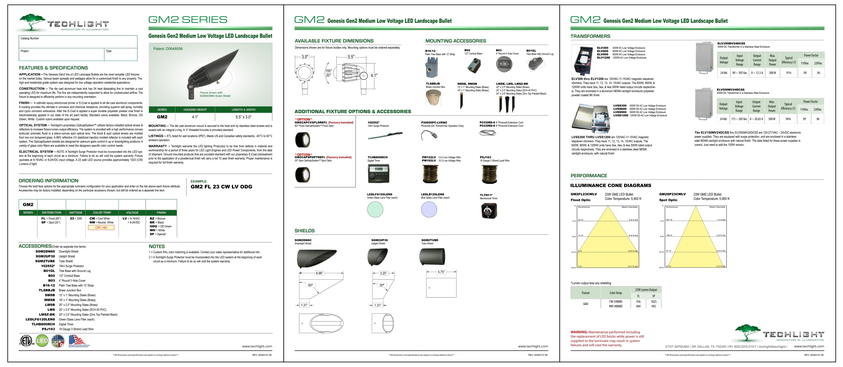
1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
© 2020 Acuity Brands Lighting, Inc. All rights reserved.

EAX1
Rev. 11/20/20
Page 1 of 1

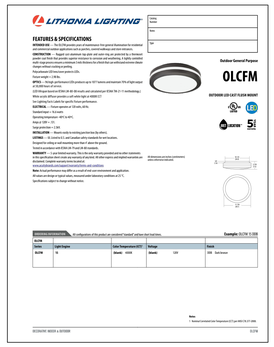


SINGLE DOUBLE

PARKING LOT LIGHT FIXTURE
EAX-3 on a 20' pole
by Lithonia Lighting or equal (DARK BRONZE)



TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (Dark Bronze)



DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal



WALL/SIGN UPLIGHT
6' Architectural LED Commercial Sign Light by Alcon Lighting or equal

LIGHTING LEGEND

- PARKING LOT LIGHT FIXTURE-SINGLE
  EAX-3 on a 20' pole (1 light fixture)
  by Lithonia Lighting or equal (DARK BRONZE)
- PARKING LOT LIGHT FIXTURE-DOUBLE
  EAX-3 on a 20' pole (2 light fixtures)
  by Lithonia Lighting or equal (DARK BRONZE)
- TREE UPLIGHT
  GM2-LV by Techlight or equal (DARK BRONZE)
- CANOPY LIGHT IN OVERHEAD
  Outdoor LED Cast Flush Mount (OLCFM)
  by Lithonia Lighting (DARK BRONZE)
- WALL/SIGN UPLIGHT
  6' Architectural LED Commercial Sign Light (#31022)
  by Alcon Lighting (DARK BRONZE)

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

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

CONCEPTUAL LIGHTING SPECIFICATIONS

L5

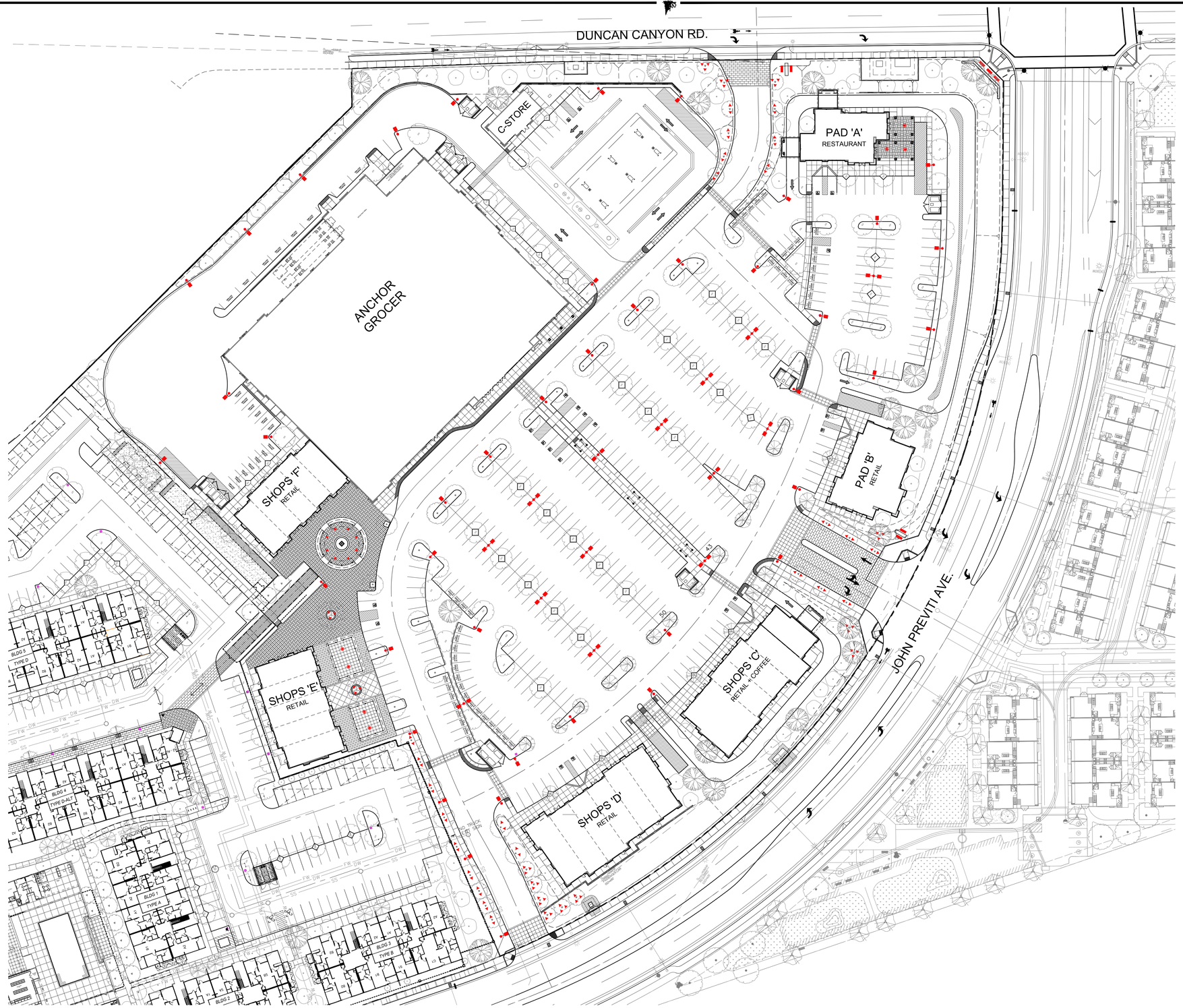
The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhamus, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26



LIGHTING LEGEND

PARKING LOT LIGHT FIXTURE-SINGLE
EAX-3 on a 20' pole (1 light fixture)
by Lithonia Lighting or equal (DARK BRONZE)

PARKING LOT LIGHT FIXTURE-DOUBLE
EAX-3 on a 20' pole (2 light fixtures)
by Lithonia Lighting or equal (DARK BRONZE)

TREE UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)

CANOPY LIGHT IN OVERHEAD
Outdoor LED Cast Flush Mount (OLCFM)
by Lithonia Lighting (DARK BRONZE)

WALL/SIGN UPLIGHT
6' Architectural LED Commercial Sign Light (#31022)
by Alcon Lighting (DARK BRONZE)

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

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

CONCEPTUAL LIGHTING PLAN

L6

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

Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SCALE 1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 2702
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26

CITY OF FONTANA
UTILITY NOTIFICATION LIST:

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

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

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

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PHONE: 909.822.2201

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

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335
PHONE: 909.350.6632

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

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

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

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

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



SHEET INDEX

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

LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING SPOT ELEVATION (x1790.3)
- EXISTING CONTOUR (703)
- PROPOSED CONTOUR (1790)
- DAYLIGHT LINE
- EXISTING SEWER (SS)
- EXISTING RECLAIMED WATER (RW)
- EXISTING WATER (W)
- EXISTING GAS (G)
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED WATER
- PROPOSED STORM DRAIN (SD)
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- FLOW ARROW & GRADE (2%)
- GRADED SWALE
- STREET LIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- CONCRETE PAVEMENT
- PROPOSED RETAINING WALL
- PATH OF TRAVEL
- LINE OF SIGHT
- ISD=INTERSECTION SIGHT DISTANCE
- SSD=STOPPING SIGHT DISTANCE

SCALE: 1" = 40'

VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

1"=40'-0"SCALE NORTH

0 40 80

CONCEPTUAL GRADING PLAN | C-1

F:\PROJECTS\16SS\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\16SS-009-TMO1CG-COMMLDWG (04-16-26 9:11:51 AM) Plotted by: cajuirre

CITY OF FONTANA
UTILITY NOTIFICATION LIST:

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

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

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

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PHONE: 909.822.2201

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

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

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

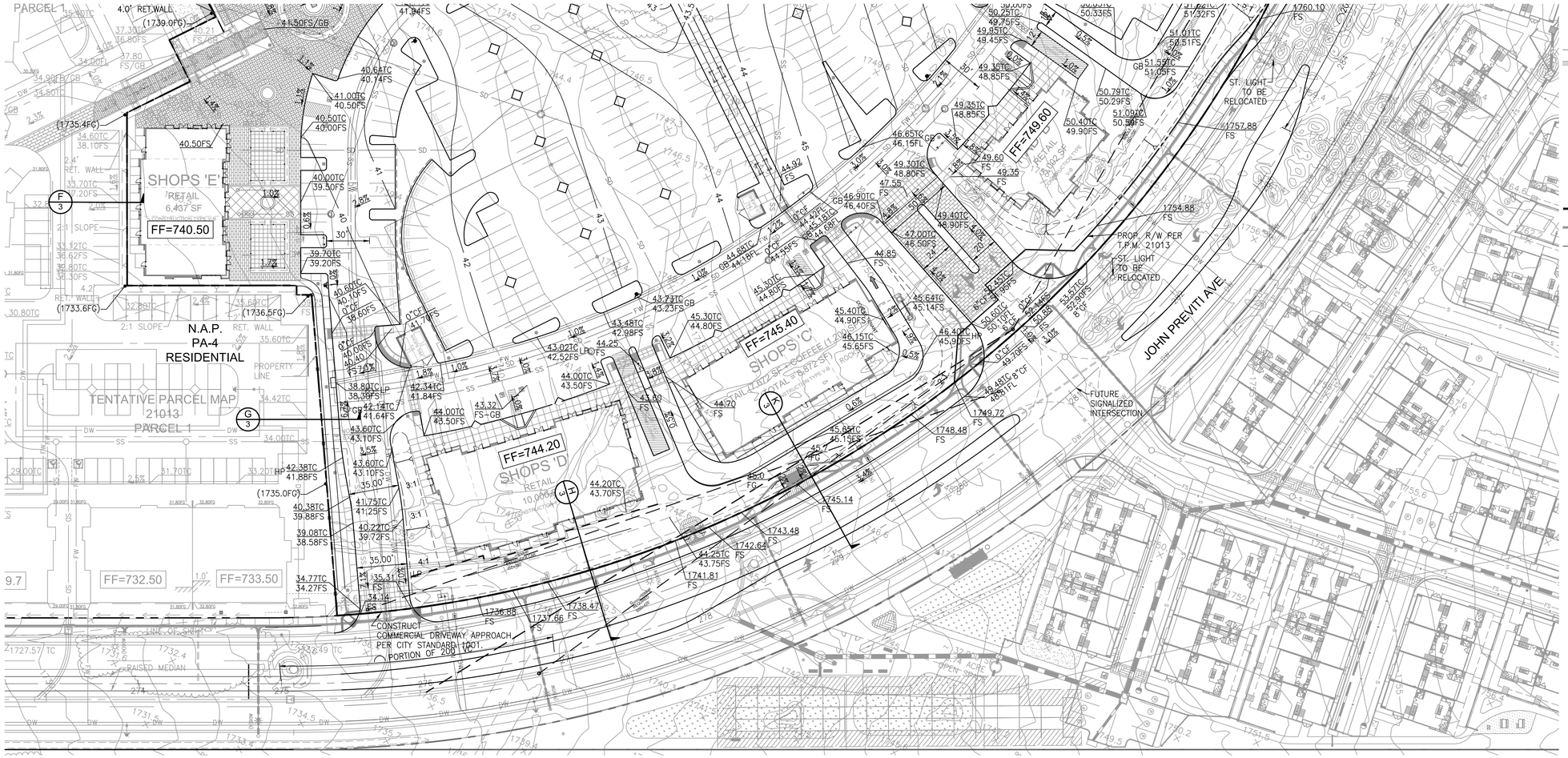
SOLID WASTE:
BURRTEC WASTE
9454 CHERRY AVENUE
FONTANA, CA 92335
PHONE: 909.822-9739

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

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

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

SEE SHEET C-1



LEGEND

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

40' 0' 20' 40' 80'
SCALE: 1" = 40'

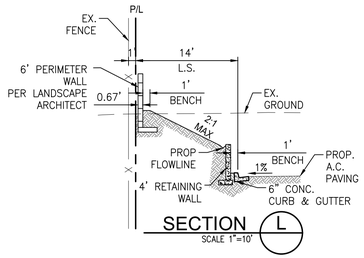
VENTANA COMMERCIAL - PA4
FONTANA | CA
THE PREVITI GROUP
DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

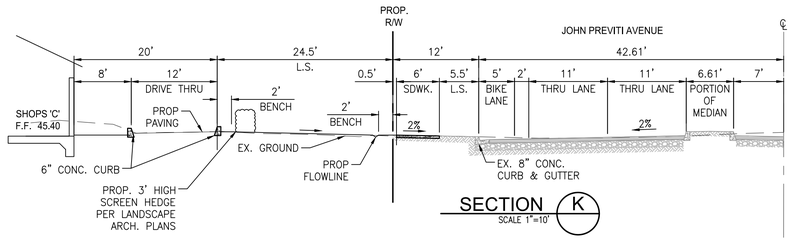
1"=40'-0"SCALE NORTH
0 40 80

CONCEPTUAL GRADING PLAN | C-2

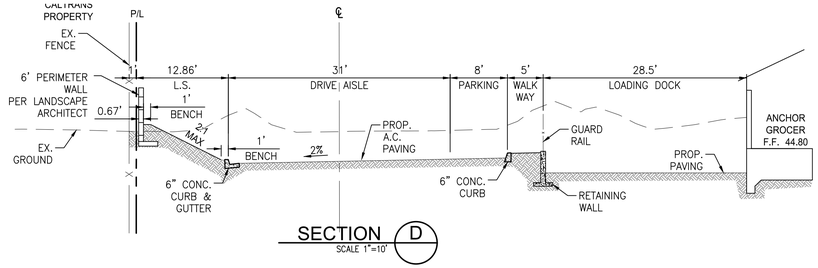
F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TM01CC-COMM.DWG (04-16-26 9:12:35AM) Plotted by: cajuire



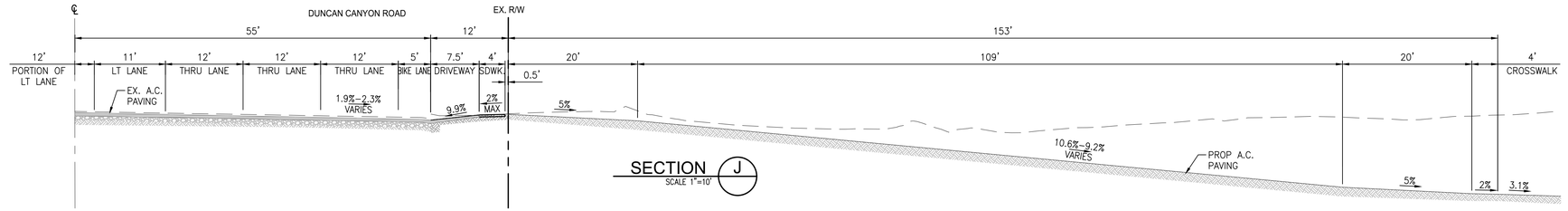
SECTION L
SCALE 1"=10'



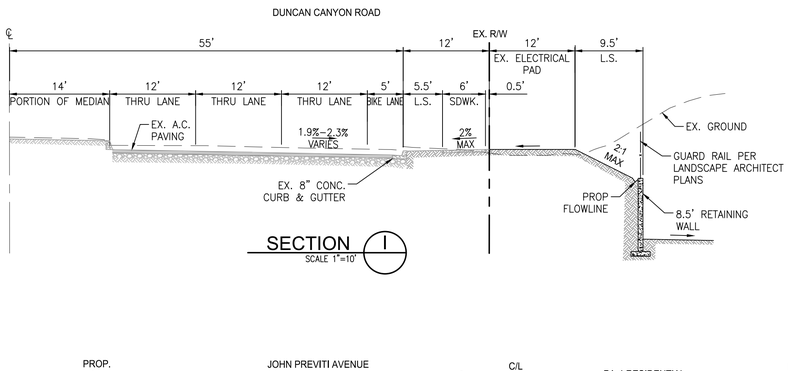
SECTION K
SCALE 1"=10'



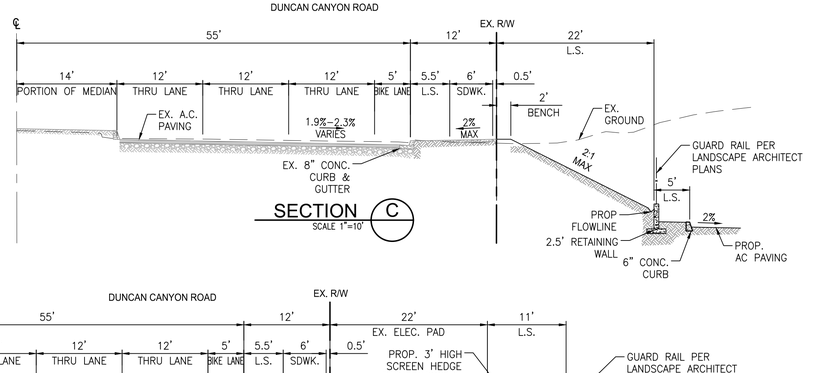
SECTION D
SCALE 1"=10'



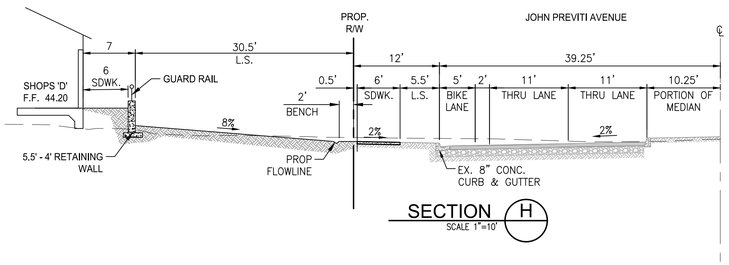
SECTION J
SCALE 1"=10'



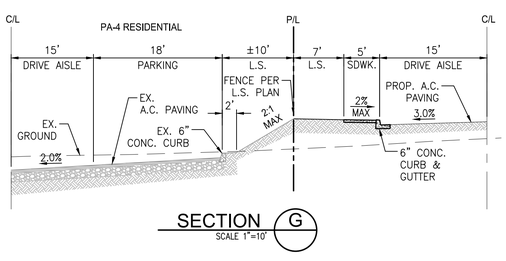
SECTION I
SCALE 1"=10'



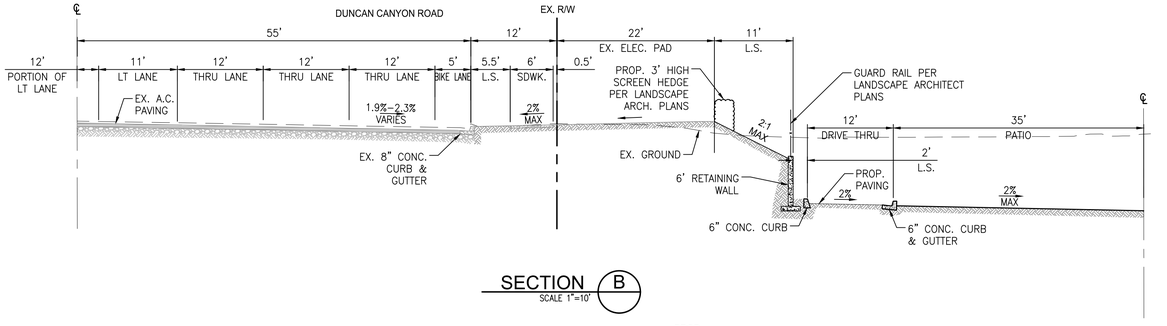
SECTION C
SCALE 1"=10'



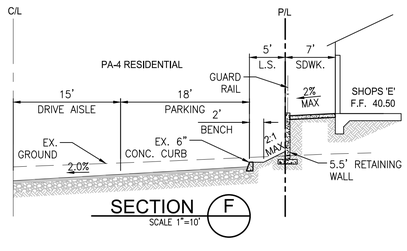
SECTION H
SCALE 1"=10'



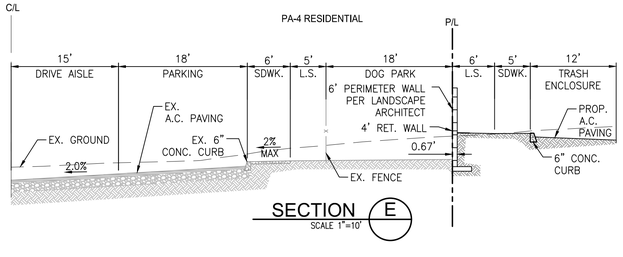
SECTION G
SCALE 1"=10'



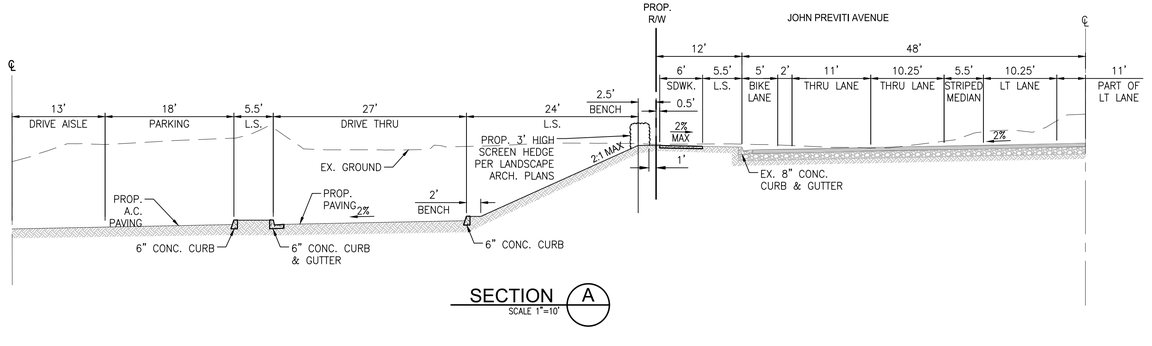
SECTION B
SCALE 1"=10'



SECTION F
SCALE 1"=10'



SECTION E
SCALE 1"=10'



SECTION A
SCALE 1"=10'

VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

1"=40'-0" SCALE
0 40 80
NORTH

CONCEPTUAL GRADING CROSS-SECTIONS | C-3

F:\PROJECTS\1655\DOCS\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TMXSEC-COMM.DWG (04-16-26 9:15:06AM) Plotted by: cquinn

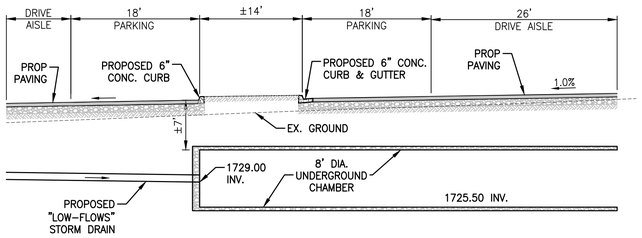
ABBREVIATIONS

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

LEGEND:

DW	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
SS	PROPOSED SEWER
SD	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED SECTIONAL VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
DW	EXISTING WATER LINE
SS	EXISTING SEWER
SD	EXISTING STORM DRAIN LINE
	PROPOSED GREASE INDICATOR

*SPECIAL NOTE – FUELING AREA SPILL PREVENTION HOLDING TANK: LAND DEVELOPMENT ENGINEERING REVIEW AND APPROVAL OF THE LOCATION OF THE HOLDING TANK IS LIMITED TO CONFIRMATION THAT THE SYSTEM IS NOT CONNECTED TO SEWER AND/OR STORM DRAIN SYSTEMS. THE SPILL PREVENTION HOLDING TANK MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS FROM THE ENVIRONMENTAL COMPLIANCE DIVISION.



8' DIAMETER UNDERGROUND BASIN SECTION

50' 0' 25' 50' 100'

SCALE: 1" = 50'

VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676
fuscoe.com

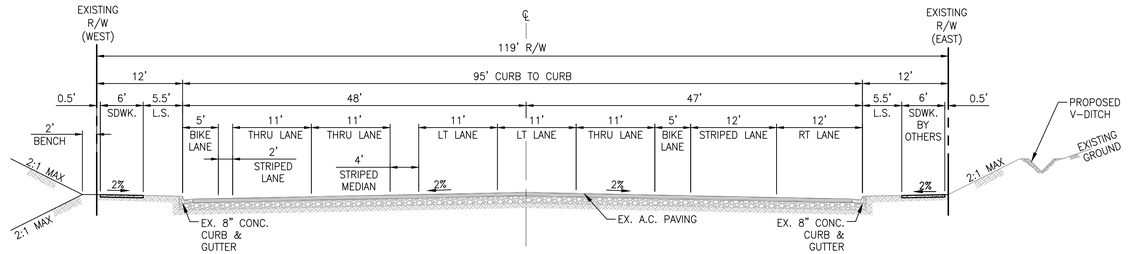
1"=50'-0"SCALE

0 50 100

NORTH

CONCEPTUAL UTILITY PLAN | C-4

F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TM04UT-COMM.DWG (04-16-26 9:10:06AM) Plotted by: cojuime



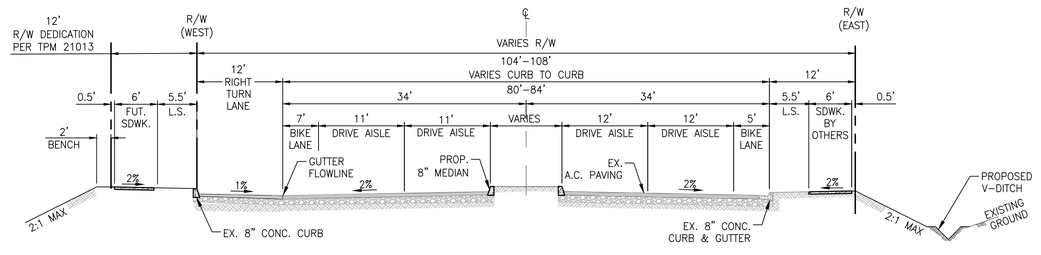
SECONDARY HIGHWAY

SCALE:1"=10'

JOHN PREVITI AVENUE

STA. 285+28.62 TO STA. 286+54.03

T.I.=9.0



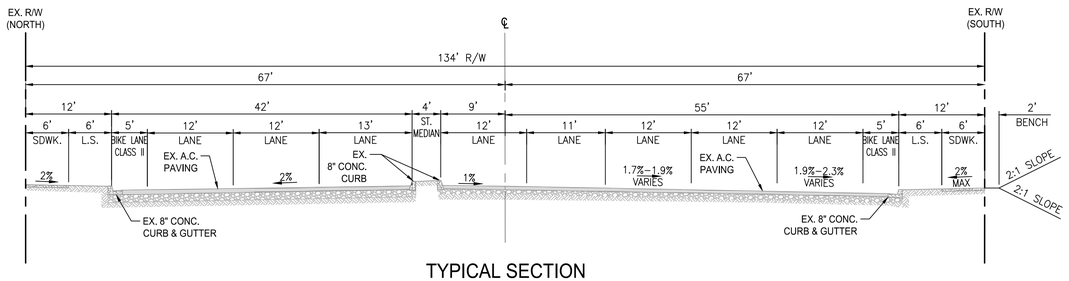
SECONDARY HIGHWAY

SCALE:1"=10'

JOHN PREVITI AVENUE

STA. 281+52.17 TO STA. 284+40.07

T.I.=9.0



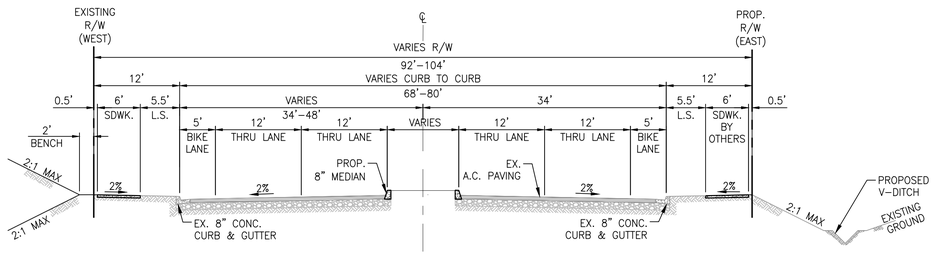
TYPICAL SECTION

STA 87+63.00 TO STA 90+05.00

SCALE: 1"=10'

DUNCAN CANYON ROAD

T.I.=11.0



SECONDARY HIGHWAY

SCALE:1"=10'

JOHN PREVITI AVENUE

STA. 274+88.70 TO STA. 281+52.17

T.I.=9.0

VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

1"=40'-0"SCALE

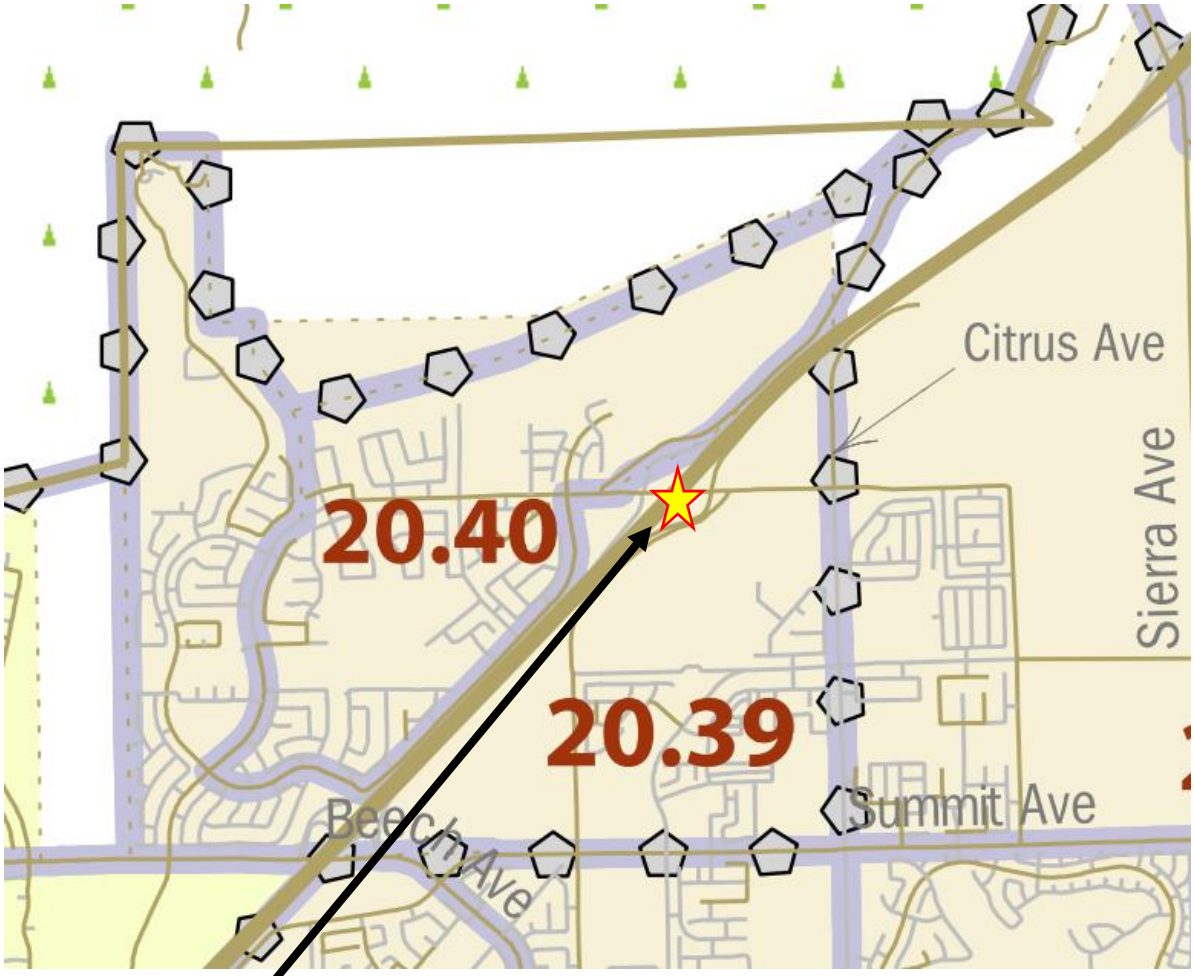
0 40 80

NORTH

TYPICAL STREET CROSS-SECTIONS | C-5

F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TMXSEC-COMM.DWG (04-16-26 9:08:31 AM) Plotted by: cajuine

CITY OF FONTANA PLANNING DEPARTMENT



Off-Sale Licenses	Current Existing	Current Allowed
	0	4

CENSUS TRACT 20.39

DATE: June 16, 2026
CASE: Master Case No. 26-0004
Specific Plan Amendment No. 26-0001
Conditional Use Permit No. 26-0001
Conditional Use Permit No. 26-0002
Conditional Use Permit No. 26-0003
Conditional Use Permit No. 26-0011
Design Review No. 26-0002

RESOLUTION NO. PC 2026-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF FONTANA ADOPT AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN (SCH NO. 2021100400), ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 26-0001 TO ADD GAS STATION AND DRIVE THROUGH USES AS CONDITIONALLY PERMITTED USES TO PLANNING AREA 4 OF THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN, AND A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 26-0001 TO ESTABLISH A GAS STATION AND ALCOHOLIC BEVERAGE CONTROL TYPE 20 BEER AND WINE OFF-SALE LICENSE FOR THE CONVENIENCE STORE AS PART OF THE GAS STATION, CONDITIONAL USE PERMIT NO. 26-0002 TO ESTABLISH AN ALCOHOLIC BEVERAGE CONTROL TYPE 21 GENERAL OFF-SALE LICENSE AND AN ABC TYPE 86 SAMPLING LICENSE FOR A PROPOSED GROCERY STORE, CONDITIONAL USE PERMIT NO. 26-0003 TO ESTABLISH A DRIVE-THROUGH USE FOR A STANDALONE BUILDING, CONDITIONAL USE PERMIT NO. 26-0011 TO ESTABLISH A DRIVE-THROUGH USE FOR A SUITE AS PART OF A MULTI-TENANT BUILDING, AND APPROVING DESIGN REVIEW PERMIT NO. 26-0002 FOR DEVELOPMENT OF A NEW 98,783 SQUARE FOOT RETAIL SHOPPING CENTER AND SITE IMPROVEMENTS, ON APPROXIMATELY 11.55 GROSS ACRES LOCATED ONE THE SOUTHWEST CORNER OF DUNCAN CANYON ROAD AND JOHN PREVITI AVENUE, IDENTIFIED AS ASSESSOR'S PARCEL NUNBERS 1107-262-07 AND -65 WITH SUCH APPROVALS BEING CONTINGENT UPON CITY COUNCIL'S APPROVAL OF SPECIFIC PLAN AMENDMENT 26-0001.

WHEREAS, Assessor Parcel Number ("APN") 1107-262-07, and -65 ("Project Site"), was annexed from San Bernardino County and incorporated into the City of Fontana on October 8, 1981; and

WHEREAS, on January 26, 2026, the City of Fontana ("City") received applications from The Previti Group ("Applicant"), for a Specific Plan Amendment ("SPA No. 26-0001") to add gas station and drive through uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan, four Conditional Use Permits to establish a gas station use and Type 20 (Beer & Wine, Off-Sale) Alcohol Beverage Control ("ABC") License for a convenience store as part of a gas station ("CUP No. 26-0001"), to establish an ABC Type 21 (General, Off-Sale) and Type 86 (Sampling) License for a grocery store ("CUP No. 26-0002"), to establish a drive-through use for a standalone building ("CUP No. 26-0003"), to establish a drive-through use for a suite as part of a multi-tenant building "CUP No 26-0011"), and a Design Review ("DR No. 26-0002"), for site and architectural review of a new 98,783 square foot retail shopping center with associated site improvements, at the Project Site ("Project"); and

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

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

WHEREAS, on September 13, 2022, the City certified the Final Environmental Impact Report ("FEIR") (SCH No. 2021100400) for the Ventana Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term "FEIR" refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

WHEREAS, pursuant to CEQA, when taking when taking subsequent discretionary actions on a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, the City evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166, State CEQA Guidelines Section 14162 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA and concluded that the proposed Project would not result in new significant environmental effects that were previously disclosed in the FEIR and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, the proposed Project would nonetheless necessitate minor changes or additions to the FEIR, and thus, the City has prepared an Addendum to the FEIR pursuant to State CEQA Guidelines Section 15164; and

WHEREAS, pursuant to State CEQA guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

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

WHEREAS, Conditions of Approval are attached hereto as **Exhibit "A"** for CUP No. 26-0001, **Exhibit "B"** for CUP No. 26-0002, **Exhibit "C"** for CUP No.26-0003, **Exhibit "D"** for CUP No. 26-0011, and **Exhibit "E"** for DR No. 26-0002; and

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

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

WHEREAS, a notice of the public hearing was published in the local San Bernardino Sun newspaper on May 27, 2026, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on June 16, 2026, a duly noticed public hearing on SPA No. 26-0001, CUP No. 26-0001, CUP No. 26-0002, CUP No. 26-0003, CUP No. 26-0011 and DR No. 26-0002, was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on June 16, 2026, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on SPA No. 26-0001, CUP No. 26-0001, CUP No. 26-0002, CUP No. 26-0003, CUP No. 26-0011 and DR No. 26-0002; and

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

NOW, **THEREFORE**, the Planning Commission RESOLVES as follows:

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

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission has reviewed and considered the Ventana Specific Plan FEIR and Addendum and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the Addendum and Ventana Specific Plan FEIR contain a complete and accurate reporting of all the environmental impacts associated with the Proposed Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Ventana Specific Plan FEIR, the Addendum and all related information presented to the Planning Commission, the Commission finds that pursuant to State CEQA sections 15162 and 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Ventana Specific Plan FEIR is the appropriate document for the Project.

The Planning Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project:

A. Will not result in substantial changes that would require major revisions of the Ventana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
B. Will not result in substantial changes with respect to the circumstances under

which the Proposed Project are developed that would require major revisions of the Ventana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Ventana Specific Plan FEIR documents were certified showing any of the following:

(i) The Proposed Project would have one or more significant effects not discussed in the EIR;

(ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

(iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) That mitigation measures or alternatives considerably difference from those analyzed would substantially reduce one or more significant effects on the environment but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Ventana Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the Proposed Project have been addressed within the Ventana Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Ventana Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgment and analysis of the Planning Commission.

Section 5. Adoption of Addendum to the Ventana Specific Plan FEIR. The Planning Commission hereby adopts the Addendum to the EIR for the Ventana Specific Plan Environmental Impact Report (SCH No. 2021100400) and Mitigation, Monitoring and Reporting Program (MMRP) that have been prepared pursuant to State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Commission further directs staff to file a Notice of Determination with the County Clerk's Office and the Office of Land Use and Climate Innovation within five (5) working days of adoption of this Resolution.

Section 6. Specific Plan Amendment Findings. The Planning Commission hereby makes the following finding for SPA No. 26-0001 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding No. 1. A Specific Plan may be amended by changing the development

standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.

Findings of Fact: The Ventana at Duncan Canyon Specific Plan was adopted March 27, 2007. The applicant is proposing to add gas stations and drive-through uses as conditionally permitted uses within Planning Area 4. Currently gas stations and drive-throughs are prohibited uses within Planning Area 4. Gas stations and drive-throughs are reasonable uses to add to Planning Area 4 because Planning Area 4 is located at the southwest corner of Duncan Canyon Road and John Previti Avenue—which is in close proximity to the freeway. This will attract residents and other visitors to the commercial center, which will include a gas station with a convenience store, generating additional revenue for the local economy and increasing customer traffic to surrounding businesses. Allowing gas stations and drive-throughs as conditionally permitted uses will enable the City to regulate the land uses by imposing conditions of approval to address site-specific operational and compatibility considerations. Additionally, drive-through restaurants will be subject to the Special Use Regulations in Chapter 30.

Section 7. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 26-0001 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.

Findings of Fact: The Project Site's General Plan Land use designation is Regional Mixed Use (R-MU) and is located within Planning Area 4 of the Ventana at Duncan Canyon Specific Plan. The request is to establish a gas station use, and to establish a Type 20 (Beer and Wine, Off-Sale) ABC license for the convenience store as part of the gas station. Because the site is designated R-MU, the gas station use and Type 20 ABC license, as a part of a convenience store, are consistent with the range of uses anticipated by the General Plan. The Applicant is processing a specific plan amendment which will allow gas stations within the specific plan with a conditional use permit. Both the gas station use and Type 20 ABC license will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, both uses will be in compliance with the Specific Plan and Municipal Code.

.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed gas station. The Project will comply with setbacks, landscaping, lot coverage and parking requirements. There will be two vehicle access points to the site from Duncan Canyon Road and John Previti Avenue. The driveway will be designed to accommodate truck and passenger vehicle traffic as necessary. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yard, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations. The request also includes a Type 20 (Beer and Wine, Off-Sale) ABC License for a convenience store as part of the gas station.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: There will be no adverse effect to the public interest, health, safety, convenience, welfare, nor will be materially injurious to persons, property, or improvements in the vicinity or of the neighboring sites. The Project has been reviewed by Planning, Engineering, Building and Safety, Police, and County Fire Prevention for site circulation, access, safety, and found to meet the requirements for all applicable building code, zoning and fire code standards. Additionally, conditions of approval have been imposed to address potential health, safety, and operational concerns to ensure that the Project will not be materially detrimental or injurious to persons, property, or improvements in the surrounding area.

Section 8. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP 26-0002 in accordance with Section 30-150 “Findings for approval” for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site’s General Plan Land use designation is R-MU and is located within the Ventana at Duncan Canyon Specific Plan. The request is to establish ABC Type 21 General, Off-Sale and ABC Type 86, Sampling licenses within a grocery store. Because the site is designated R-MU, the Type 21 and Type 86 ABC licenses, as part of a grocery store, are consistent with the range oof uses anticipated by the General Plan.

The use is subject to approval of a Conditional Use Permit. Upon approval of the required CUP, the proposed use will be permitted within the specific plan and will comply with the Fontana Municipal Code.

Finding No. 2. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.

Findings of Fact: The Project Site is approximately 11.55 acres and can accommodate the proposed uses of establishing Alcoholic Beverage Control (ABC) Type 21-General, Off-Sale) and Type 86 (Sampling) Licenses within a proposed grocery store. The new retail shopping center would include on-site and off-site improvements to provide circulation and access necessary to operate the grocery store that will accommodate the uses. The proposed retail shopping center will meet all the related performance criteria and development standards. The ABC license will be physically suited for this type of development.

Finding No. 3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Findings of Fact: There will be no adverse effect to the public interest, health, safety, convenience, welfare, nor will it be materially injurious to persons, property, or improvements in the vicinity or of the neighboring sites as currently proposed. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to meet the requirements for all applicable building code, zoning and fire code standards. Additionally, conditions of approval have been imposed to address potential health, safety, and operational concerns to ensure that the Project will not be materially detrimental or injurious to persons, property, or improvements in the surrounding area.

Section 9. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 26-0003 in accordance with Section 30-150 “Findings for approval” for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.

Findings of Fact: The Project Site’s General Plan Land use designation is R-MU and is located within the Ventana at Duncan Canyon Specific Plan. This request is for a drive-through land use for a standalone building. Because the site is designated R-MU, the drive through use for a standalone building is consistent with the range of uses anticipated by the General Plan. The

Applicant is processing a specific plan amendment which will allow drive through uses within the specific plan with a conditional use permit. The drive though use will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, the use will be in compliance with the Specific Plan and Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed drive-through. The Project will include on and off site improvements including access improvements and new utilities and will provide safe vehicular routes and safe pedestrian paths. The new drive-through use is suited for this type of development and will be conditioned to meet City performance criteria and development standards. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: Granting the permit would not be detrimental to the public or injurious to person, property, or improvements in the vicinity because there will be adequate access to and from the Project Site as well as sufficient utility services will be provided. The Applicant provide the City's Traffic Department with a queuing study which was approved, demonstrating that the Project can accommodate on-site vehicle stacking and circulation in a manner that supports safe and efficient traffic operations. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to have met the requirements for all applicable building code, zoning and fire code standards.

Section 10. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 26-0011 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site's General Plan Land use designation is R-MU and is

located within the Ventana at Duncan Canyon Specific Plan. This request is for a drive-through land use for a standalone building. Because the site is designated R-MU, the drive through use for a standalone building is consistent with the range of uses anticipated by the General Plan. The Applicant is processing a specific plan amendment which will allow drive through uses within the specific plan with a conditional use permit. The drive though use will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, the use will be in compliance with the Specific Plan and Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed drive-through. The Project will include on and off site improvements including access improvements and new utilities and will provide safe vehicular routes and safe pedestrian paths. The new drive-through use is suited for this type of development and will be conditioned to meet City performance criteria and development standards. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: Granting the permit would not be detrimental to the public or injurious to person, property, or improvements in the vicinity because there will be adequate access to and from the Project Site as well as sufficient utility services will be provided. The Applicant provide the City's Traffic Department with a queuing study which was approved, demonstrating that the Project can accommodate on-site vehicle stacking and circulation in a manner that supports safe and efficient traffic operations. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to have met the requirements for all applicable building code, zoning and fire code standards.

Section 11. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 26-0002 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

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

Findings of Fact. The Project consists of the construction of a 98,783 square foot retail shopping center on approximately 11.55 acres. The proposal includes an anchor grocery store, retail shops, drive-through buildings, and a gas station. The Project Site is designated R-MU under the General Plan and is located within Planning Area 4 of the Specific Plan, which allows for the proposed retail commercial development.

The Ventana Specific Plan architectural guidelines encourage the influence of Tuscan architecture. Features for the Project include a smooth stucco exterior combined with decorative brick veneer, decorative iron features, and concrete roof tiles. The variations to the building face, varying roof lines and building's height will make the project architecturally pleasing and be consistent with the surrounding area. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code and Ventana Specific Plan.

The Project has high quality architecture and appropriate screening comprised of screen walls and landscaping that will make for a desirable development. This Project will provide an attractive space for future commercial businesses which will support the local economy.

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

Findings of Fact: The Project Site will incorporate site improvements which include new landscaping, parking, lighting, fencing, curb, gutter, and sidewalks. The Project Site is 11.55 acres in size, and is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use. The Project consists of the development of a new 98,783 square foot retail shopping center. The Project improvements include sidewalks, drainage, and grading, to ensure a safe and well-design development. The Project Site is currently vacant, and the development will provide the community with safe improvements including walking sidewalks and safe vehicular circulation. Additional features such as on-site and off-site lighting and new enhanced landscape areas have been incorporated to create an attractive atmosphere. The development has been reviewed by Planning, Fire Prevention, Building and Safety, and Engineering Departments for site circulation, access, and safety and it has been determined that the Project meets the standards of the Zoning and Development Code and provides a safe design for public use and access.

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

Findings of Fact: The Project is aesthetically and architecturally pleasing and compatible

with the surrounding area. The Project Site is physically suitable in size and shape to support the new retail shopping center which will be built in accordance with the zoning and fire codes, that will make for a safe, attractive, and well-designed Project.

Architectural relief utilized for the buildings will feature a smooth stucco coated exterior, varied roof line, metal elements, decorative lighting, and other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and stone veneer further adds architectural diversity to each building. The Project enhances the surrounding neighborhood by incorporating architectural style that complements the surrounding area. The Project Site is suitable in size and shape to support the new retail shopping center which will be built in accordance with the FMC and will result in a safe, attractive, and well-designed Project.

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

Findings of Fact: The development includes appropriate site improvements consisting of new landscaping, parking areas, sidewalks, drainage, perimeter walls lighting, and fencing all designed in compliance with the Zoning and Development Code.

Section 12. Approvals. Based on the foregoing, the Planning Commission hereby finds that SPA No. 26-0001 substantially promotes the goals of the City's General Plan and recommends that the City Council of the City of Fontana Adopt an ordinance approving SPA No. 26-0001 and a resolution approving CUP No.26-0001, subject to the Conditions of Approval attached hereto as **"Exhibit A",** CUP No. 26-0002, subject to the Conditions of Approval attached hereto as **"Exhibit B",** CUP No. 26-0003, subject to the Conditions of Approval attached hereto as **"Exhibit C",** CUP No. 26-0011, subject to the Conditions of Approval attached hereto as **"Exhibit D",** and Design Review No. 26-0002, subject to the Conditions of Approval, attached hereto as "**Exhibit E"** all of which are incorporated herein by this reference as though fully set forth herein, whereby the resolution will not become effective unless and until the accompanying ordinance is adopted.

Section 13. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 14. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 16. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect

other provisions or application of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 16th day of June 2026.

City of Fontana

_____
Joseph Armendarez, Chair

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 16th day of June 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

FONTANA
CALIFORNIA

Exhibit "A"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004 **DATE:** June 16, 2026
Conditional Use Permit No. 26-0001
Gas Station/Type 20 ABC License

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of the final building plans prior to issuance of any building permits.

2. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

   b. All other Conditions of Approval imposed by this project have been fulfilled.

4. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

5. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

6. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or

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

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

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

7. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

8. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

9. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

10. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets with colors and materials that are compatible with the architecture of the building(s).

11. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program.

12. The applicant shall have fully provided, constructed, or otherwise meet all Planning Department's requirements per approved plans, and shall have addressed all punch list items to the satisfaction of the Director of Planning.

13. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

14. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

15. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and conditions of this Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.

16. All tobacco products shall remain under the control of the management, behind the cashier's counter.

17. If licensed premise operates twenty-four (24) hours a day, the business owner/licensee shall keep all beer and wine within a lockable, permanently affixed cooler, lockable permanently affixed display case, or under the control of the management behind the cashier's counter. The coolers and display cases shall be locked during the hours of 2 a.m. to 6 a.m. daily. Additionally, no alcoholic beverages shall be sold during the hours of 2 a.m. to 6 a.m. daily.

18. Employees engaged in the sale distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee, or management choose to employ a salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older.

19. The sale of malt liquor or fortified wine products with an alcoholic content greater than 17 percent by volume is prohibited.

20. The licensee shall not sell single bottles of wine in less than 750 milliliters containers. Specialty or dessert wines packaged in 375 milliliter bottles or more shall be permitted.

21. The sale of beer or malt beverages in single size containers less than 40 ounces is prohibited.

22. The licensed premise shall not sell individual units of beer or wine from the manufacturer's multi-unit packages. (Two- Packs, Three-packs, four-packs, six-packs, etc.)

23. The licensee shall not allocate more than half of the cooler doors for the sale of alcoholic beverages. All designated coolers for alcoholic beverages shall be located furthest away from the entrance doors. Any display or storage of alcoholic beverages on the public floor area of the convenience store is prohibited. All alcoholic beverages shall be displayed in coolers, or on shelving units. All alcoholic beverages shall be stored within a storage room, only accessible to employees.

24. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the licensed premises.

25. In the event that adult merchandise (books, magazines, videos, and CDs) is offered for sale, all such merchandise shall be kept under the control of the management behind the cashier's

counter and must be segregated from other reading material and screened from the view of minors.

26. On a regular and reasonable basis, litter shall be removed daily from the premises, including adjacent public sidewalks, and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

27. The business owner/licensee shall comply with the City False Alarm Ordinance. Excessive false alarms will require replacement of the alarm system prior to the extension of any conditional use permit.

28. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form or removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours (at 909-350-GONE) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's Graffiti Team.

29. The business owner/licensee or management shall prevent on-site loitering. The management shall regularly police the area under its control to prevent the loitering of persons about the premises.

30. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.

31. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

32. Signs shall comply with all City of Fontana sign requirements. No more than 25% of the total window area and clear doors shall bear advertising or signs of any sort. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows of this location).

33. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways, and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

34. A prominent, permanent sign or signs stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.

35. A prominent, permanent sign or signs stating, “NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.

36. No electronic arcade or amusement games are permitted on the licensed premises at any time.

37. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such guards shall comply with Fontana City Code section 22-62, and shall be registered with the State of California’s Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

38. The licensee shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or a responsible beverage service training (RBS) from a provider listed on the Department of Alcoholic Beverage Control’s website, within six (6) months, and any employee engaged in the sale of alcohol shall attend the LEAD or RBS training within 90 days of employment.

39. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier’s counter in the facility and shall remain legible at all times.

SAN BERNARDINO COUNTY FIRE HAZMAT DEPARTMENT

40. Any business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy the business operator shall apply for permits (Hazardous Material Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit, Underground Storage Tank Permit) or apply for exemption from permitting requirements.

41. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) http://cers.calepa.ca.gov/

42. Businesses or facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures Plan (SPCC) in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a). The SPCC plan shall be submitted via the CERS system and maintained on site.

43. Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to an existing UST system. Prior to installation, plans

for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division. For additional information please contact (909) 386-8401.

FONTANA
CALIFORNIA

Exhibit "B"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-0002
Grocery Store Type 21 and Type 86 ABC License

DATE: June 16, 2026

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

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

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

   The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this

condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

6. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

7. In addition to sign identifying the business, no sign shall be placed in or upon the window of any structure utilized for commercial purposes in the upper or lower one third of the total transparent area of any window. Window signage shall be limited to 25 percent of the total window and clear door area. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the adjacent sidewalk or entrance to the premises.

8. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and all conditions of the City of Fontana's Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.

9. All tobacco products shall remain under the control of the management, behind the cashier's counter.

10. Employees engaged in the sale or distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee, or management choose to employ a

salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older.

11. No beer, wine or distilled spirits shall be displayed within five feet of the front door or between the register and the front door unless it is under the control of the management within locked shelving units.

12. No display or sale of beer, wine or distilled spirits, shall be made from an ice tub.

13. No alcoholic beverages shall be stored, sold or displayed (even for special events) within any aisle-way of the main sales floor or vestibule.

14. The sale of malt liquor or fortified wine products with an alcoholic content greater than 17 percent by volume is prohibited.

15. The licensee shall not sell single bottles of wine in less than 750 ml. containers. Specialty or dessert wines which are only packaged in 375 milliliter bottles shall be permitted.

16. No distilled spirits shall be sold in bottles or containers smaller than 375 ml.

17. The sale of beer or malt beverages in single size containers of 40 ounces or less is prohibited.

18. The licensed premise shall not sell individual units of beer or wine from the manufacturer's multi-unit packages (three-packs, four-packs, six-packs, etc.).

19. The licensee shall not allocate more than half of the cooler doors for the sale of alcoholic beverages. All designated coolers for alcoholic beverages shall be located furthest away from the entrance doors.

20. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the licensed premises.

21. On a regular and reasonable basis litter shall be removed daily from the premises, including adjacent public sidewalks and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

22. The business owner/licensee shall comply with the City False Alarm Ordinances.

23. Graffiti abatement by the business owner/licensee shall be immediate and ongoing on the licensed premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee shall notify the City within 24 hours (at 909.350-GONE) of any graffiti elsewhere on the property not under the business owner/licensee's control so that it may be abated by the property owner and/or the City's Graffiti Enforcement Team.

24. The management and employees of the licensed premise shall be required to prevent loitering in the parking lot of the site. The management and employees of the licensed premise shall regularly police the area under its control to prevent the loitering of persons

about the premises.

25. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.

26. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

27. Signs shall comply with all City of Fontana sign requirements. No more than 25% of the total window area and clear doors shall bear advertising, signs or obstructions of any sort. Window signs or other obstructions shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows and glass doors of this location).

28. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

29. The exterior of the licensed premises, including adjacent public sidewalks and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness, at all entrances, sidewalks or parking surfaces, at a minimum of one foot candle of light.

30. A prominent, permanent sign or signs stating “NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES” shall be posted on the front of the building or in the front windows of the business, and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

31. A prominent, permanent sign or signs stating “NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES” shall be posted on the front of the building or in the front windows of the business, and shall be clearly visible to patrons of the licensee. The size, format, placement and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

32. No electronic arcade or amusement games are permitted on the licensed premises at any time.

33. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by the owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such hours as requested and directed by the Police Department. All uniformed security guards shall comply with Fontana City Code

section 22-62, and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

34. Responsible Beverage Service Training: All persons engaged in the sale or service of alcohol shall abide by the following requirements. If compliance with Item B (AB 1221 of 2017) is achieved, the requirement for Item A is void.

35. The licensee, business owner, all managers and employees engaged in the sale of alcohol, shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or an alternative responsible beverage service training (RBS), within 90 days of employment.

36. Comply with California Assembly Bill 1221 of 2017, Responsible Beverage Service Training Act. Details can be found on the website for the California Department of Alcoholic Beverage Control.

37. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.

38. At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a rope, cable, cord, or other barrier.

39. The license holder shall display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.

40. No charge of any sort shall be made for tastings at instructional tasting events within the establishment.

41. A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at instructional tasting events within the establishment.

42. The instructional tasting events shall only take place between the hours of 10 am and 9pm, seven (7) days a week.

43. There shall be no on-sale retail sales to consumers attending the instructional tasting events within the establishment.

44. The license holder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.

45. An instructional tasting event shall be limited to a single type of alcoholic beverage. "Type of alcoholic beverage" means distilled spirits, wine, or beer.

46. A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. No more than three tastings of distilled spirits or wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per day. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the Type 86 license under its requisite off-sale license.

47. All tastes shall be served by an employee or the designated representative of the "authorized licensee" over the age of 21 years old.

48. Any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the "authorized licensee" or its designated representative.

FONTANA
CALIFORNIA

Exhibit "C"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-0003
Drive through (Pad A Building)

DATE: June 16, 2026

LOCATION: Southwest of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

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

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

   The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this

condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

6. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

7. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

8. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of the Planning Department or his/her designee.

9. All signs shall be reviewed under a separate Design Review Sign application.

10. Operation of the drive-thru shall not result in stacking of vehicles on the public streets at any time.

11. Operation of the drive-thru shall not result in stacking of vehicles in such a manner that would result in obstruction to any access aisle of parking spaces for other tenants in the retail center, or the main drive aisles for the retail center.

12. The landlord shall stipulate in the lease for the tenant using the drive-thru land that should conflicts occur between vehicles parking and/or circulating in the parking areas and vehicles queuing for the drive-thru, staff of the drive-thru operation shall provide traffic control, take orders ahead of the menu boards, and/or utilize all require methods to eliminate those

conflicts.

13. The drive-through operation shall adhere to the approved traffic queuing study in the event that cars stack up outside of the designated drive-through lane.

14. The drive-through operation shall comply with the Special Use Regulations in Chapter 30 of the Municipal Code.

FONTANA
CALIFORNIA

Exhibit "D"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-00011
Drive-Through (Shops C Building)

DATE: June 16, 2026

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

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

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

   The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this

condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

6. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

7. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of the Planning Department or his/her designee.

8. All signs shall be reviewed under a separate Design Review Sign application.

9. Operation of the drive-thru shall not result in stacking of vehicles on the public streets at any time.

10. Operation of the drive-thru shall not result in stacking of vehicles in such a manner that would result in obstruction to any access aisle of parking spaces for other tenants in the retail center, or the main drive aisles for the retail center.

11. The landlord shall stipulate in the lease for the tenant using the drive-thru land that should conflicts occur between vehicles parking and/or circulating in the parking areas and vehicles queuing for the drive-thru, staff of the drive-thru operation shall provide traffic control, take orders ahead of the menu boards, and/or utilize all require methods to eliminate those conflicts.

12. The drive-through operation shall adhere to the approved traffic queuing study in the event that cars stack up outside of the designated drive-through lane.

13. The drive-through operation shall comply with the Special Use Regulations in Chapter 30 of the Municipal Code.

FONTANA
CALIFORNIA

Exhibit "E"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Design Review No. 26-0002

DATE: June 16, 2026

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.

    a. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
    b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
    c. All other Conditions of Approval imposed by this project have been fulfilled.

3. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the subject structure until corrections are approved in writing by all appropriate staff.

4. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

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

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

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

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

7. Color combinations and color schemes shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

8. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

9. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

10. All landscaping must be adequately maintained at all times.

11. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

12. The construction contractor shall use the following source controls at all times:

    a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
    b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    d. Have only necessary equipment onsite.
    e. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
    f. Temporarily enclose localized and stationary noise sources.
    g. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

13. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and holidays.

14. Historical Archaeological Resources
    a. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
    b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be

offered to the Tribe or a local school or historical society in the area for educational purposes.

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

15. The applicant shall comply with all the mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP).

16. The applicant/developer shall install a full height freestanding block wall along the freeway side of the project site of any developed areas. The block wall shall be constructed per the approved fence and wall plan.

17. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

18. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place of recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, is such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall me the Secretary of the Interior Standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern

California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

20. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

BUILDING & SAFETY DEPARTMENT

21. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    a. California Building Code
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code
    e. California Energy Code
    f. California Fire Code
    g. California Green Building Standards Code
    h. City of Fontana Ordinance
    i. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

22. This site is located in the fire area designated VHFHSZ, all structures must be constructed with ignition resistant or noncombustible materials in accordance with most current edition of the Fire Code and California Building Code including all local ordinances and standards.

23. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

24. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

25. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

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

27. The applicant shall comply with the following grading requirements:
    a. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    b. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    c. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    d. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    e. No water course or natural drainage shall be obstructed.
    f. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
    g. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
    h. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
       The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.
    i. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
        i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
        ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
        iii. All proposed drainage structures; and
        iv. Any proposed and/or required walls or fencing

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

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

29. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
    a. Precise grading plans shall be approved
    b. Rough grading completed
    c. Compaction certification
    d. Pad elevation certification
    e. Rough grade inspection signed off by a City Building Inspector

30. When the entitlement review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance

with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

ENGINEERING DEPARTMENT

31. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. Onsite sewer shall be privately maintained.

32. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

33. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMITS

34. The Applicant shall obtain approval of the Preliminary Water Quality Management Plan (PWQMP) for the entire project. Approval of the PWQMP shall occur prior to submitting the Final Water Quality Management Plan.

35. The Applicant shall obtain approval of the Preliminary Drainage Study for the entire project. Approval of the Preliminary Drainage Study shall occur prior to submitting the Final Drainage Study.

36. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

37. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.

38. The Applicant shall prepare and obtain approval for a Final Water Quality Management Plan (WQMP) in accordance with the County of San Bernardino Technical Guidance Document and the most current template. All outstanding comments from the Preliminary WQMP must be resolved and incorporated into the Final WQMP.

39. The Applicant shall submit and obtain approval for a Final Drainage Study and comprehensive hydraulic analysis prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. This study must resolve all outstanding comments from the preliminary report and evaluate both the project site and all affected off-site improvements.

PRIOR TO ISSUANCE OF BUILDING PERMITS

40. Address conditions of approval for PC Resolution No. 2026-003 as required and record

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

42. As required by the City Engineer or City Traffic Engineer, dedicate an easement for traffic signal equipment at the main John Previti Avenue vehicular entrance.

PRIOR TO ISSUANCE OF OTHER CONSTRUCTION PERMITS

43. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

44. The Applicant shall submit and obtain full approval of engineered improvement plans. Engineered improvement plans include, but are not limited to, all required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

45. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practice transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

46. The applicant shall construct all street, streetlight, traffic signal, signing and striping, and storm drain improvements on Duncan Canyon Road and John Previti Avenue along the project frontage in accordance with the Ventana Specific Plan and project plans. The John Previti Avenue connection to Lytle Creek Road shall be open to traffic.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

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

48. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

49. Slurry seal roads affected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflict with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

50. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing

survey monuments damaged or removed during construction.

51. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

52. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

53. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

54. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING – TRAFFIC DEPARTMENT

55. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    a. The Project may have a single ingress/egress point along Duncan Canyon Road that shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only.
    b. The Project may have up to two ingress/egress points along John Previti Avenue. The northernmost access point may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The southernmost access point shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only. The ingress and egress restrictions at the southernmost access point shall be reinforced with appropriate signage and pavement markings. The southernmost access point shall be designed, constructed, and signed to permit passenger vehicle ingress/egress only.
    c. Should emergency vehicle access to the public Right-of-Way be required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

56. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

57. Pedestrian access shall be provided between the residential parcel to the south and the commercial parcel via a pedestrian paseo as identified in the Pedestrian Circulation Plan of the Ventana at Duncan Canyon Specific Plan Amendment (July 26, 2022).

58. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

59. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

60. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

61. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

62. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

63. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

64. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

65. The Applicant shall design a raised and landscaped median along John Previti Avenue across the full length of the Project's frontage and extending 100 feet south of the southern Project boundary, except as necessary to accommodate the ingress and egress movements described in Condition 55B.

66. If Project construction or design impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the

subject intersection.

67. The Project shall design and obtain full approval of a new traffic signal at the intersection of John Previti Avenue and the Commercial Driveway-Planning Area 3 Driveway.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: One left turn lane, one through lane, and one shared through/right-turn lane
        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane
        iii. Eastbound: One shared left-turn/through lane and one right-turn lane
        iv. Westbound: One shared left-/through/right-turn lane
    b. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.
    c. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("Ventana Master Plan (MCN26-0004) Focused Traffic Assessment," Urban Crossroads, Inc., March 31, 2026), subject to the approval of the City Engineer.
    d. The traffic signal shall be designed to provide sufficient line of sight for the northbound and southbound left-turn maneuvers from John Previti Avenue. If sufficient line of sight cannot be provided, the signal shall be designed to provide protected only left-turn phasing for the northbound and southbound approaches; otherwise, the signal shall be designed to provide protective-permissive left-turn phasing for the northbound and southbound approaches.
    e. The eastbound approach shall be restricted to no right-turn maneuvers on red signal indications (No Right-Turn On Red) due to insufficient line of sight from the Project's Commercial Driveway along John Previti Avenue.
    f. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

68. The Project shall design and obtain full approval of signing and striping modifications and traffic signal modifications at the intersection of John Previti Avenue and Duncan Canyon Road.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
        ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
        iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
        iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

69. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

70. The applicant shall construct a raised and landscaped median along John Previti Avenue across the full length of the Project's frontage and extending 100 feet south of the southern Project boundary, except as necessary to accommodate the ingress and egress movements described in Condition 55B.

71. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road shall be fully constructed and opened for public access prior to the issuance of any Certificate of Occupancy.

72. If Project construction or design impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

73. The Applicant shall prepare and file queue management plans with the City which outlines the planned operation and management for all drive-through queues. The City may require changes to the queue management plans in the future due to traffic operational or safety concerns.
    a. Any future change in tenant or land use that may alter demand or queuing characteristics, as determined by the City Engineer, shall require preparation of an updated drive-through queuing study and/or revisions to the queue management plan prior to Occupancy.
74. The Project shall construct a new traffic signal at the intersection of John Previti Avenue and the Commercial Driveway-Planning Area 3 Driveway. The signal shall be operational prior to the issuance of any Certificate of Occupancy.
    a. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:
        i. Northbound: One left-turn lane, one through lane, and one shared through/right-turn lane
        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane
        iii. Eastbound: One shared left-turn/through lane and one right turn lane
        iv. Westbound: One shared left-/through/right-turn lane
    b. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.
    c. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("Ventana Master Plan (MCN26-0004) Focused Traffic Assessment," Urban Crossroads, Inc., March 31, 2026), subject to the approval of the City Engineer.
    d. The traffic signal shall be constructed to provide sufficient line of sight for the northbound and southbound left-turn maneuvers from John Previti Avenue. If sufficient line of sight cannot be provided, the signal shall be constructed to provide protected only left-turn phasing for the northbound and southbound approaches; otherwise, the signal shall be constructed to provide protective-permissive left-turn phasing for the northbound and southbound approaches.
    e. The eastbound approach shall be restricted to no right-turn maneuvers on red traffic signal indications (No Right-Turn On Red) due to insufficient line of sight from the Project's Commercial Driveway along John Previti Avenue.
    f. The project shall construct the related signal fiber interconnect to connect this

signal to the City's Traffic Management Center (TMC).

75. The Project shall construct the signing and striping modifications and traffic signal modifications at the intersection of John Previti Avenue and Duncan Canyon Road. The signing and striping and signal modifications shall be installed and operational prior to the issuance of any Certificate of Occupancy.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
        ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
        iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
        iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane
76. The Project shall design and construct the signal modifications needed at the intersection of Citrus Avenue and Duncan Canyon Road to implement an eastbound right-turn overlap phase, subject to the approval of the City Engineer. Type 15 or larger poles shall be required for any five-section signal heads. The overlap phase shall be operational prior to the issuance of any Certificate of Occupancy.

FIRE DEPARTMENT

77. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

78. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

79. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

80. Fire Lanes: The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

81. Water System Commercial: All water supply systems shall be designed to meet the

required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 3,250 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 57,185 Square Foot structure.

82. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

83. Water Improvement Plan: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. **ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.** California Fire Code Chapter 5.

84. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

85. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

86. Fire Sprinkler-NFPA #13D: An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

87. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

88. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the

time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

89. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

90. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

91. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

92. Security Gates: In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

93. Material Identification Placards: The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

94. High-Piled Storage: The applicant shall submit an application for a High-Piled Storage permit for storage of over 12’ in height of Class I-IV commodities and/or over 6’ in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall submit to the Fire Department concurrently with any racking permits to the Building and Safety division. California Fire Code Chapter 32 & SBCoFD Standard S-1.

95. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

96. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

Ventana
at Duncan Canyon

Specific Plan Amendment

Revised May 2026

Prepared For:

The City of Fontana

Prepared By:

The Previti Group
SWA Group
Architects Orange
Fuscoe Engineering

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. Gas Stations
6. Only two (2) Drive-Throughs associated with any kind of use are allowed in Planning Area 4. Application of the Drive-Through must comply with the Special Use Regulations in Chapter 30 of the Municipal Code.
7. 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:

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 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

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 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 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. Parking for retail commercial and dining areas totaling over 20,000 square feet of gross leasable area within a planning area shall provide parking at a rate of 1 space per 200 square feet of gross leasable area.
3. 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.
4. 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
5. 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.
6. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
7. 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

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or X County Clerk Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Alexia Barberena Phone: **(909) 350-6568**
			Email: abarberena@fontanaca.gov
TO:	X Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

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

State Clearinghouse Number
(If submitted to SCH):

2021100400

Project Title: **Master Case No. 26-0004; Specific Plan Amendment No. 26-0001, Conditional Use Permit No. 26-0001, Conditional Use Permit No. 26-0002, Conditional Use Permit No. 26-0003, Conditional Use Permit No. 26-0011 and Design Review No. 26-0002**

Project Applicant (include address, telephone number and email address):

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

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

Located on the southwest corner of Duncan Canyon Road and John Previti Avenue

General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **Master Case No. 26-0004, Specific Plan Amendment No. 26-0001, Conditional Use Permit No. 25-0001, Conditional Use Permit No. 26-0002, Conditional Use Permit No. 26-0003 Conditional Use Permit No. 26-0011 and Design Review No. 26-0002, a request to add two uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan specifically adding gas stations and drive-through uses as conditionally permitted uses;**

request to establish a gas station and , request to establish an ABC Type 20 license for a proposed convenience store as part of the gas station; request to establish an ABC Type 21 and Type 86 License for a proposed grocery store, request to establish two drive-through uses, and request for site and architectural review of the development of a new retail shopping center and the associated site improvements on 11.55 acres located on property identified as Assessor's Parcel Numbers 1107-262-07 and -65.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. **Stephen King, Senior Project Manager, The Previti Group, 2151 E. Convention Center Way, Suite 114, Ontario, CA 91764, (909) 354-8092, sking@theprevitigroup.com**

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **June 16, 2026** and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. **Pursuant to CEQA Guidelines sections 15162 and 15164, an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 13, 2022.**	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian:	Location:

Date:	_____ **Patty Nevins** **Director of Planning**

Clerk's File Stamp:

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

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

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

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

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

Master Case (MCN) No. 26-0004, Specific Plan Amendment (SPA) No. 26-0001, Conditional Use Permit (CUP) No. 26-0001, Conditional Use Permit (CUP) 26-0002, Conditional Use Permit (CUP) No. 26-0003, Design Review (DRP) No. 26-0002

A Specific Plan Amendment request to amend Planning Area 4 of the Ventana Specific Plan to allow for gas stations and drive-throughs as Conditionally Permitted Uses, a Conditional use permit request to establish a new gas station use, a Conditional Use Permit request to establish an Alcoholic Beverage Control Type 21(General, Off-Sale) and Type 86 (Sampling) licenses for a proposed grocery store, a Conditional Use Permit request to establish an Alcoholic Beverage Control Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store, and a Design Review request to approve the site and architectural design of an approximately 98,783 square foot retail shopping center and associated site improvements on 11.55 acres.

Environmental Determination: Pursuant to CEQA Guidelines sections 15162 and 15164, an Addendum to the Ventana at Duncan Canyon Specific Plan FEIR (SCH No. 2021100400) was prepared. Staff has determined that the adopted FEIR addressed issues of potential concern of the proposed development based on CEQA sections 15162 and 15164 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA. Based on this evaluation it was determined an Addendum was the appropriate document for this Project. Additionally, none of the conditions described in Section 15162 have occurred and as a result, an Addendum to the Ventana Specific Plan Final EIR (SCH No. 2021100400) was prepared.

Location of Property:

ATTACHMENT NO. 7

FONTANA
CALIFORNIA

South of Duncan Canyon Road and west of John Previti Avenue (APN: 1107-262-07 and -65)



Date of Hearing: June 16, 2026

Place of Hearing: Steelworkers Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Alexia Barberena, at (909) 350-6568. E-mail: abarberena@fontanaca.gov

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

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

Publish date: 5/27/2026

ATTACHMENT NO. 7