



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: October 7, 2021

TO: Agencies, Organizations, and Interested Parties

PROJECT TITLE: New Fontana Campus Master Plan

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the Chaffey Community College District (District), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Draft Environmental Impact Report (Draft EIR) for the New Fontana Campus Master Plan project pursuant to the California Public Resources Code, Division 13, Section 21000 et seq. (CEQA Statute), and the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of the Notice of Preparation is to (1) serve as a public notice of an EIR pursuant to the CEQA Guidelines Section 15082, and (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. Agency and public comments should, at a minimum, identify the significant environmental issues, reasonable alternatives, and/or mitigation measures that should be explored in the EIR. In compliance with CEQA Guidelines Section 15060(d) and 15082, the District will not be preparing an initial study and will begin work directly on the Draft EIR.

PROJECT LOCATION: The 14.3-acre project site is at the "T" intersection of Sierra Avenue and Underwood Drive in the City of Fontana, San Bernardino County (Assessor's parcel numbers 0255-101-05 through 09). The project site is bordered by Sierra Avenue to the east; vacant lots and residential uses to the west; commercial uses to the north (animal hospital, beauty salon, Home Depot, and a restaurant); and vacant lot, residential, and agricultural uses to the south. Uses east across Sierra Avenue are residential and commercial (Walgreens and Bank of America). See Figure 1, *Local Vicinity*.

PROJECT DESCRIPTION: The District proposes to implement the Chaffey College Fontana Campus Master Plan and relocate and expand the existing Fontana campus to the project site. The new campus would be developed in two phases over approximately 10 years and totaling 209,000 gross square feet (GSF). A welcome center/library, instructional building I, automotive technology building, and operations and maintenance building that total 137,000 GSF in Phase 1, and Phase 2 would develop a CTE building, instructional building II, and student and community center that total 72,000 GSF. All site and infrastructure improvements, including approximately 740 surface parking lots, two driveways, utilities, and plaza/green space would be constructed in Phase 1. Figure 2, *Proposed Master Plan*, illustrates the conceptual site plan at buildout. The new campus would be developed with energy-efficient systems and sustainable building materials, infrastructure, and landscaping. Solar-panel parking canopies would be installed in the parking lots in support of the goal of net-zero-energy use. The buildings would be designed and oriented to reduce surface heat and create shades for campus pathways and open spaces.

Table 1, *Fontana Campus Master Plan Summary*, lists the planned size, number of stories, and estimated construction timing of each building.

Table 1. Fontana Campus Master Plan Summary

Phase	Building	Details
Phase 1: Short Term, approximately 2024–2026	Welcome Center and Library	Size: 51,000 GSF; Levels: 4 Stories
	Instructional Building I	Size: 28,000 GSF; Levels: 3 Stories
	Automotive Technology Building	Size: 50,000 GSF; Levels: 2 and 3 Stories
	Permanent Operations and Maintenance Building	Size: 8,000 GSF; Levels: 2 Stories
	Site and Infrastructure	Driveways, entry points, parking lots, utilities, green space
Phase 1: Short Term Building Area Subtotal		137,000 GSF
Phase 2: Long Term, approximately 2027–2030	CTE and Training Building	Size: 32,000 GSF; Levels: 3 Stories
	Instructional Building II	Size: 20,000 GSF; Levels: 3 Stories
	Student and Community Center	Size: 20,000 GSF; Levels: 3 Stories
Phase 2: Long Term Building Area Subtotal		72,000 GSF
GSF = gross square feet		

POTENTIAL ENVIRONMENTAL EFFECTS: In accordance with Section 15082 of the CEQA Guidelines, the District has prepared this Notice of Preparation to provide agencies, organizations, and interested parties with information describing the proposed project and its potential environmental effects. Environmental factors that will be analyzed in the Draft EIR are:

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

DOCUMENT AVAILABILITY: The 30-day public review period for the NOP is from **October 7, 2021, to November 5, 2021**. In accordance with the time limits mandated by State law, if there are any concerns about the scope and content of the information to be addressed in EIR, please email written comments to the District at the email address below and at the earliest possible date, but not later than November 5, 2021. This NOP is also available for review on the Chaffey Community College District’s Facilities and Development website: <https://www.chaffey.edu/facilitiesdevelopment/CEQA-Compliance.php>.

PUBLIC COMMENTS: Please indicate a contact person and email your comments to:

CEQA_Fontana@chaffey.edu
Please include “CEQA Fontana” in the subject line.

The written comments can also be sent by U.S. mail to: **Chaffey Community College District, 5885 Haven Avenue, Rancho Cucamonga, CA 91737-3002. ATTN: Measure P Bond Team, Fontana Campus CEQA Comments.**

If you require additional information, please contact Samir Shah at (909) 652-6171.

Figure 1 - Local Vicinity



— Project Boundary

0 275
Scale (Feet)



Source: Nearmap, 2021

Figure 2 - Proposed Master Plan

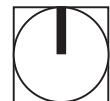


Phase 1

- (A)** Welcome Center
- (B)** Instruction Building I
- (C)** Automotive
- (E)** Operations and Maintenance

Phase 2

- (D)** CTE Building
- (F)** Instructional Building
- (G)** Student and Community Center



Source: DLR Group, Chaffey Community College District