

3. Project Description

3.1 PROJECT LOCATION

The New Fontana Campus Project is located on an unimproved 14.3-acre site at 11070 Sierra Avenue at the “T” intersection of Sierra Avenue and Underwood Drive in the City of Fontana, San Bernardino County, California. And legally known as Assessor’s Parcel Numbers 0255-101-05 through 09. Fontana is surrounded by the cities of Rancho Cucamonga, Ontario, Rialto, and Jurupa Valley and by unincorporated San Bernardino County (see Figure 3-1, *Regional Location*). The project site is bordered by Sierra Avenue to the east; vacant lots and residential uses to the west;¹ commercial uses to the north (animal hospital, beauty salon, The Home Depot, and a restaurant); and a detention basin to the south.² Uses east across Sierra Avenue are residential and commercial (Walgreens and Bank of America). Figure 3-2, *Local Vicinity*, and Figure 3-3, *Aerial Photograph*, show the project site in the local context.

3.2 PROJECT BACKGROUND

In November 2018, the approval of Measure P provided the Chaffey Community College District with up to \$700 million for significant upgrades to vocational, science, and computer classrooms and labs; student safety; and facilities supporting veterans and other student services. The projects that will be funded by Measure P are described in the District’s Vision 2025 Facilities Master Plan addendum, approved by the District’s governing board in June of 2018. The District purchased the 14.3-acre project site for the new Fontana Campus to implement the Vision 2025 Facilities Master Plan addendum and prepared the Chaffey College Fontana Master Plan. The project site is about three miles south of the existing Fontana Campus, which is at 16855 Merrill Avenue, Fontana, CA 92335.

3.3 STATEMENT OF OBJECTIVES

Objectives for the new Fontana Campus Master Plan will aid decision makers in their review of the project and associated environmental impacts:

1. Implement the vision created for the new campus that aligns with the strategic direction of the eastern area of the Chaffey Community College District.
2. Provide facilities that support existing and planned academic programs with room to expand and add new programs as envisioned by the Vision 2025 Facilities Master Plan.

¹ Adjacent properties to the west have been developed as a warehouse as of January 2023.

² The detention basin property has been entitled to be developed as an affordable housing project by the City of Fontana (State Clearinghouse No. 2022100111) in November 2022.

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3. Provide a safe, accessible, and sustainable learning environment.
4. Build facilities, utilities infrastructure, and site improvements that will enable the new Fontana Campus to implement its strategies for environmental sustainability and energy resilience through energy reduction and clean energy sources.
5. Development of college facilities that provide modern maintenance and operations.
6. Develop a campus that accommodates the long-term enrollment needs for the population in southwestern San Bernardino County.

3.4 PROJECT CHARACTERISTICS

“Project,” as defined by the CEQA Guidelines, means:

... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700. (14 Cal. Code of Reg. § 15378[a])

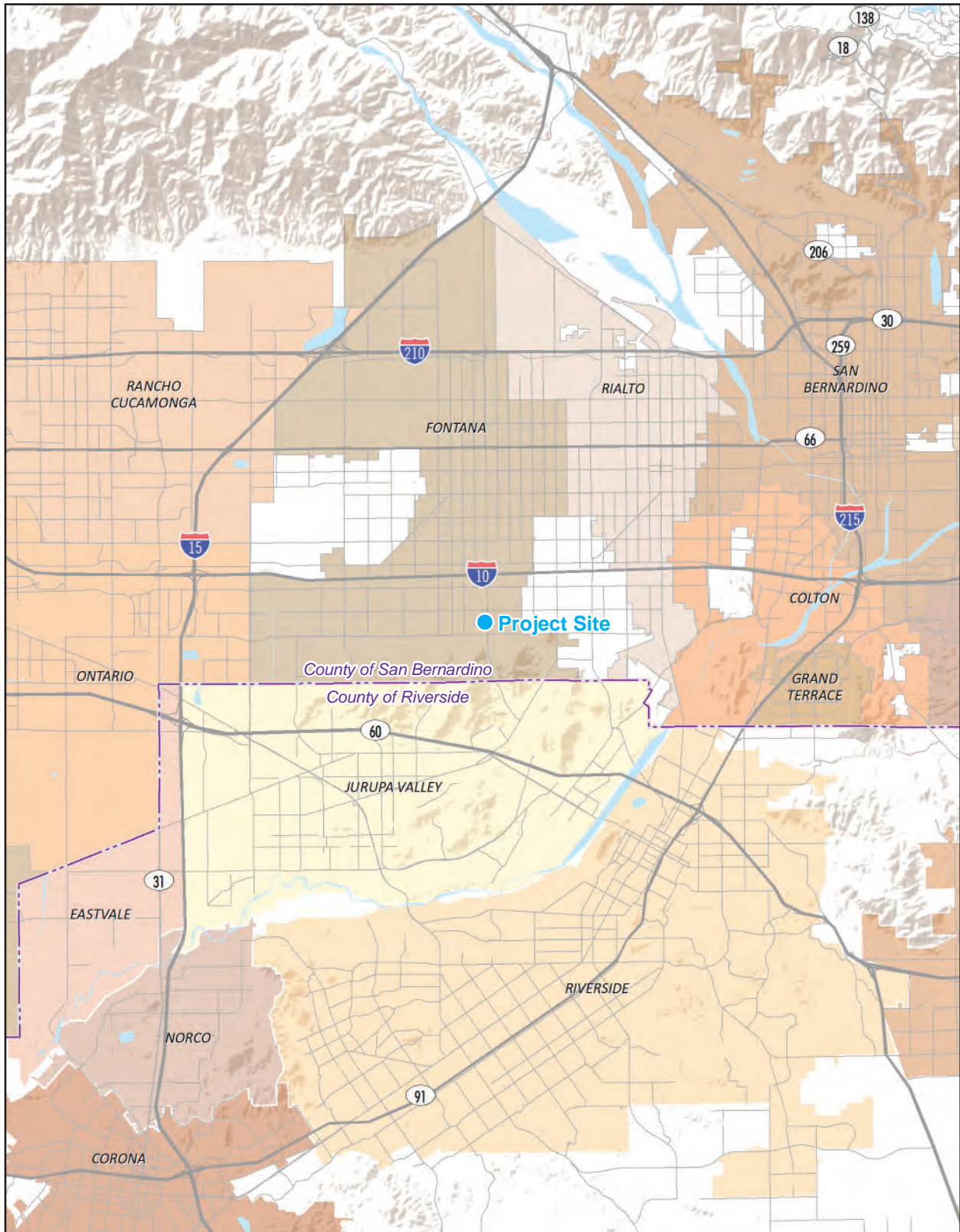
3.4.1 Description of the Project

Under the Vision 2025 Facilities Master Plan addendum approved by the Governing Board, the District proposes to relocate and expand its existing Fontana Campus to the project site. The new campus would be developed in two phases over approximately a 10-year period. The full buildout of the campus would comprise approximately 209,000 Gross Square Feet (GSF). Phase 1 would consist of a 137,000 GSF campus with a welcome center, library, instructional building, automotive technology building, and operations and maintenance building. Phase 2 would include approximately 72,000 GSF of additional campus development and includes a CTE and training building, additional instructional building, and a new student and community center. See Figure 3-4, *Proposed Master Plan*. At buildout, the proposed project would accommodate 4,495 unduplicated students and 192 employees.

Both phases of the project would be developed with energy-efficient strategies and include sustainable building practices (e.g., materials, infrastructure, and landscaping) throughout all construction phases. Solar panels would be installed on the rooftops of carports and other campus buildings where feasible. And all buildings would be designed with energy-efficient systems to achieve the goal of net-zero-energy use. The buildings would be designed in a manner to reduce surface heating and create shaded areas along campus pathways and open spaces.

Table 3-1, *Fontana Campus Master Plan Summary*, lists the planned size, number of stories, and estimated construction timing of each building. Both phases would include site and infrastructure improvements—two driveways on Sierra Avenue for access and approximately 718 surface parking spaces.

Figure 3-1 - Regional Location
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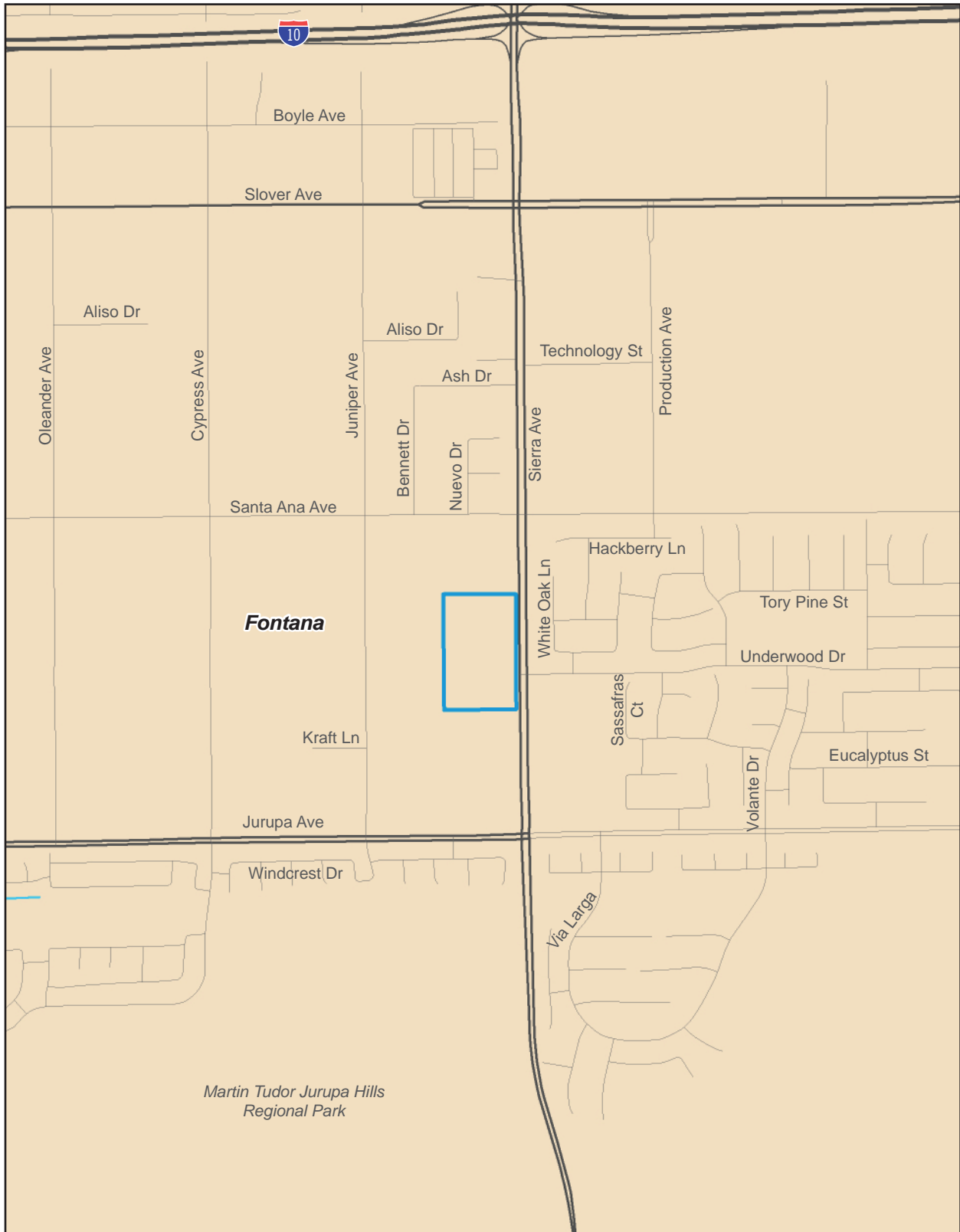
Note: Unincorporated county areas are shown in white.
Source: ESRI, 2021



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Figure 3-2 - Local Vicinity
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Project Boundary

0 1,300
Scale (Feet)



Source: ESRI, 2021

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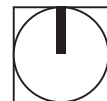
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Figure 3-3 - Aerial Photograph
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— Project Boundary

0 275
Scale (Feet)



Source: Nearmap, 2021

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Figure 3-4 - Proposed Master Plan
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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

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Table 3-1 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 Midpoint of Construction: 2025
	Instructional Building I	Size: 28,000 GSF Levels: 3 Stories Midpoint of Construction: 2025
	Automotive Technology Building	Size: 50,000 GSF Levels: 2 and 3 Stories Midpoint of Construction: 2025
	Operations and Maintenance Building	Size: 8,000 GSF Levels: 1 to 2 Stories Midpoint of Construction: 2025
	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 Midpoint of Construction: 2028
	Instructional Building II	Size: 20,000 GSF Levels: 3 Stories Midpoint of Construction: 2027
	Student and Community Center	Size: 20,000 GSF Levels: 3 Stories Midpoint of Construction: 2029
Phase 2: Long Term Building Area Subtotal		72,000 GSF
Note: GSF = gross square feet		

3.4.1.1 PHASE 1

As shown on Figure 3-5, *Phase 1, Short-Term Plan*, and described below, four buildings totaling 137,000 GSF would be constructed to accommodate 4,295 unduplicated students, which is the equivalent of 934 full-time equivalent students (FTES). Compared to the existing Fontana campus with a baseline enrollment of 3,641 unduplicated students (pre-COVID-19 enrollment in 2019), this is an increase of 654 unduplicated students. The tentative construction time frame for Phase 1 development is from 2024 to 2026.

- **Welcome Center and Library** building would be centrally placed in the front of the campus with an iconic design. This four-level, 51,000 GSF building would be the tallest building on campus and would include programming spaces for the library and media, student services, health services, campus police satellite, administrative offices, meeting spaces, temporary dining, and a bookstore.
- **Instructional Building I** would be a three-story building totaling 28,000 GSF that could include programming spaces for science labs, cloud computing, information technology, physical therapy assistant, occupational therapy assistant, business, accounting, math, psychology, social sciences, open labs, and faculty offices.

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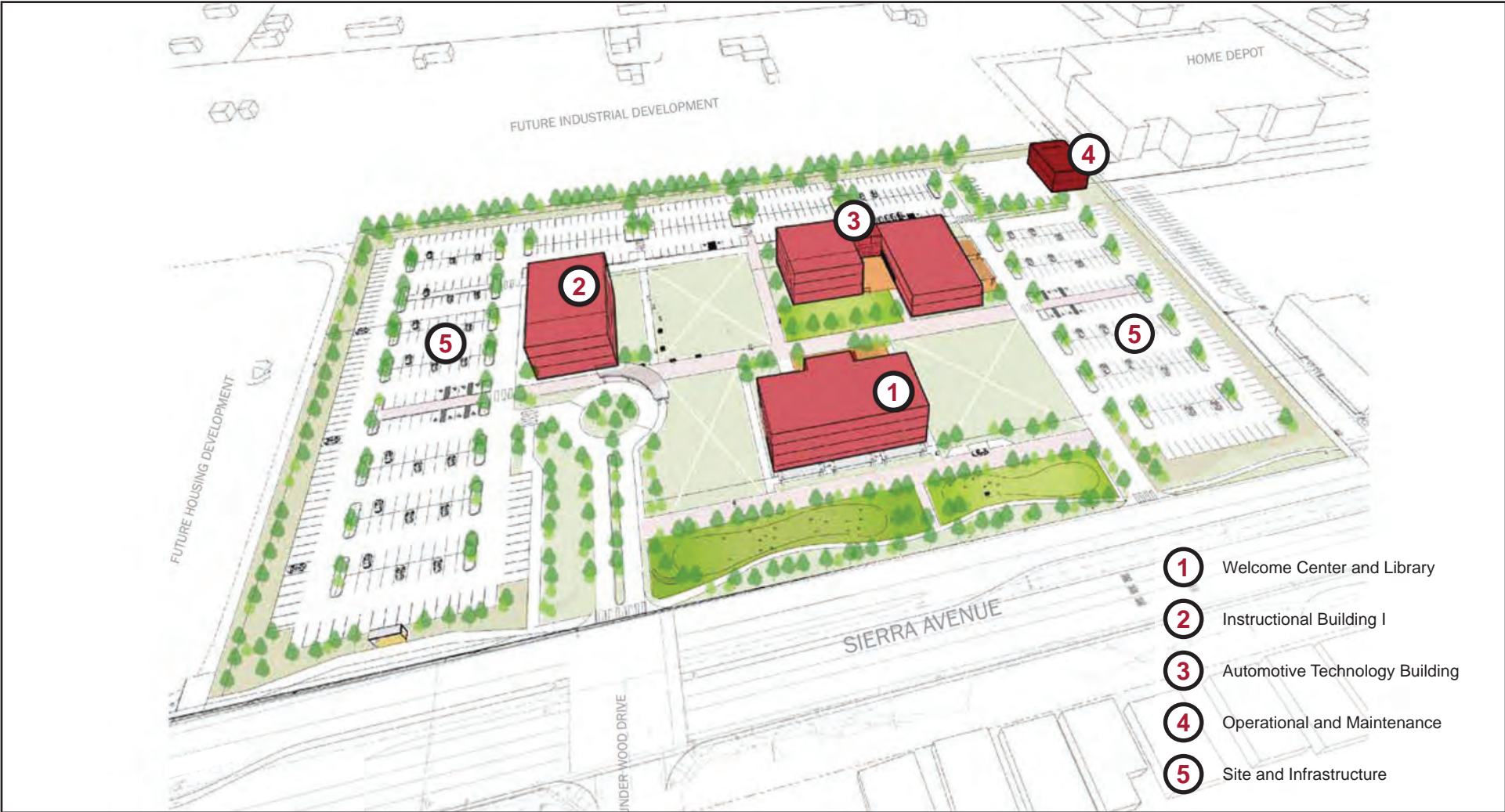
- **Automotive Technology** building would be a two-building facility totaling 50,000 GSF: a two-story structure and a three-story structure adjoined by a corridor. This building would include programming spaces for automotive technology, welding, and faculty offices. An outdoor workspace would be provided to the north of the building.
- **Operations and Maintenance (O&M)** building would be one or two stories and would include operations and maintenance and their fleet space, campus police, and central deliveries. This building would be in the northwest corner of the campus, away from the main campus.
- **Site and Infrastructure.** During the first phase of the site and infrastructure improvements, all drives and campus entry points, parking lots with solar panels, utilities, and green spaces for most of the site would be completed.

3.4.1.2 PHASE 2

As shown on Figure 3-6, *Phase 2, Long-Term Plan*, and described below, three buildings totaling 72,000 GSF would be constructed to accommodate additional 200 unduplicated students, which is the equivalent of 77 FTES. Therefore, at buildout, the Fontana Campus Master Plan would accommodate a total of 4,495 unduplicated students (or 1,101 FTES), which is an increase of 854 unduplicated students compared to the existing Fontana campus. The tentative construction time frame for Phase 2 development is from 2027 to 2030. Figure 3-7, *Perspective Views*, shows perspective views of the campus entry and the welcome center/library at buildout.

- **CTE and Training** building would be three stories and constructed adjacent to the Instructional Building I (Phase 1) with a two-story connector. This building would include programming spaces for industrial electricity, advanced manufacturing, and faculty offices.
- **Instructional Building II** would be three stories and constructed adjacent to the Welcome Center and Library building (Phase 1), with a corridor connecting the two buildings. This building would include programming spaces for education, family and consumer sciences, arts, languages, humanities, media and communications, public service, interdisciplinary, open labs, and faculty offices.
- **Student and Community Center** would be three stories and constructed adjacent to the Welcome Center and Library building to the north, with a corridor connecting the two buildings.

Figure 3-5 - Phase 1, Short-Term Plan
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Source: DLR Group, Chaffey Community College District, PlaceWorks, 2021



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Figure 3-6 - Phase 2, Long-Term Plan
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Figure 3-7 - Perspective Views
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Campus Entry



Welcome Center / Library

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3.4.2 Access and Parking

The new campus would be accessed by two access driveways off of Sierra Avenue: The main entry would be the signalized intersection of Sierra Avenue and Underwood Drive, and a secondary access would be approximately 380 feet north of the main entrance. See Figure 3-8, *Campus Circulation Plan*. The access plan illustrates internal circulation for the parking lot, drop-off, delivery trucks, and limited access for emergency vehicles. The main entry would be lined by trees, with a roundabout drop-off area that would also lead into the main parking lot. The secondary access on the north edge of the campus would be restricted to right-in and right-out only. Approximately 718 surface parking spaces would be provided. The parking needs were based on the Institute of Transportation Engineers' metrics for community colleges. The north, west, and south parking lots would wrap around the campus. All parking lots and access improvements would be constructed in Phase 1. Bicycle parking would be provided with secure and visible bike racks. The bike parking locations are shown on Figure 3-9, *Campus Pedestrian Circulation Plan*.

Three limited access and emergency fire-lane accessways would be provided along the east, central, and west corridors of the campus. These accessways would be designed to operate as pedestrian promenades but also to withstand heavy-duty vehicles and provide emergency access.

Access to the Operations and Maintenance building would be from the secondary access point, and a sufficient area would be provided for large vehicles and semi-trucks for accessing the loading dock area. The Master Plan also includes relocation of the Omnitrans bus stop, currently along southbound Sierra Avenue north of Underwood Drive, to the south of the Underwood Drive intersection with a shelter and turnout lane. The new location of the bus stop and shelter is shown on Figure 3-7.

3.4.3 Landscape and Outdoor Spaces

The new Fontana Campus would include well-lit outdoor spaces that connect campus areas and a variety of open spaces that accommodate large and small gatherings. On Figure 3-10, *Open Space Plan*, it shows the proposed outdoor gathering spaces and landscaped areas. Native and drought-tolerant plantings would be provided with smart irrigation controls. A “wellness walk” would consist of an approximately eight- to ten-foot-wide trail along the four property edges that could accommodate pedestrians and cyclists with sufficient landscape buffer with shade. The wellness walk would be accessible to the public and is shown on Figure 3-9.

3.4.4 Academic Programs

The existing Fontana Campus provides approximately 56,000 square feet of facilities on eight acres and provides arts and sciences, business and math, information tech, and humanities and social sciences programs. All academic programs and services from the existing Fontana campus would be relocated to the project site. After relocation, the existing Fontana Campus would be closed and likely sold.

Programs would shift from other District campuses as well—the automotive technology program from the Rancho Cucamonga campus, advanced manufacturing and economic development programs from the In-Tech Center, and the industrial electricity program from the Chino Tech Center.

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The new campus will also provide new cloud computing, physical/occupational therapy, and assistant welding programs. Figure 3-11, *Shifting Academic Programs*, summarizes how academic programs will shift between campuses.

3.4.5 Utility Improvements

- **Water.** Fontana Water Company provides water service to the project site. The proposed project would connect to the existing 8-inch water-main line along Sierra Avenue.
- **Wastewater.** The City of Fontana provides sewer service to the project site. The proposed project would be serviced from a 10-inch stub out in Sierra Avenue to be provided by the proposed housing development to the south of the project site (Courtplace at Fontana Project, State Clearinghouse No. 2022100111). The City of Fontana Public Works Department has determined that a new 10-inch VCP line extension in Sierra Avenue would provide adequate sewer capacity for the buildout of the proposed project and the Courtplace at Fontana project. Courtplace at Fontana was approved by the City on November 1, 2022, and the new 10-inch line is anticipated to be completed prior to the first quarter of 2025. The campus sewer system would also include sewer lift station and a backup generator in case of a power outage.
- **Stormwater.** The new campus would construct an on-site storm drainage system, including but not limited to drywells, underground chamber system, and a bioretention basin with underdrain to treat and detain stormwater. The stormwater overflow from the on-site underground chamber system would be conveyed directly to the City of Fontana's new 108-inch reinforced concrete pipeline (RCP). This new 108-inch RCP, to be constructed by the housing development to the south, would convey overflow westerly to the resized detention basin adjacent to the housing development.
- **Electricity.** Southern California Edison (SCE) will be the provider of electricity to the project site. The proposed project may require undergrounding of electricity lines. If it is determined by the City and SCE that underground lines are required, a street improvement plan would be prepared, in compliance with the City and SCE.
- **Natural Gas.** Southern California Gas Company provides natural gas service to the project site. The proposed project would require a connection to the existing distribution line along Sierra Avenue.

3.4.6 Site Preparation and Grading

The proposed project would incorporate all or equivalent recommendations pertaining to site preparation, grading, and construction contained in the site-specific geotechnical investigation, or any updates to the geotechnical investigation to be approved by the Division of the State Architect. The proposed project would require approximately 12,000 cubic yards of soil import to balance the site. All excavation and soil import activities would be observed and approved in writing by a qualified geotechnical engineer.

Figure 3-8 - Campus Circulation Plan
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Figure 3-9 - Campus Pedestrian Circulation Plan
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Figure 3-10 - Open Space Plan
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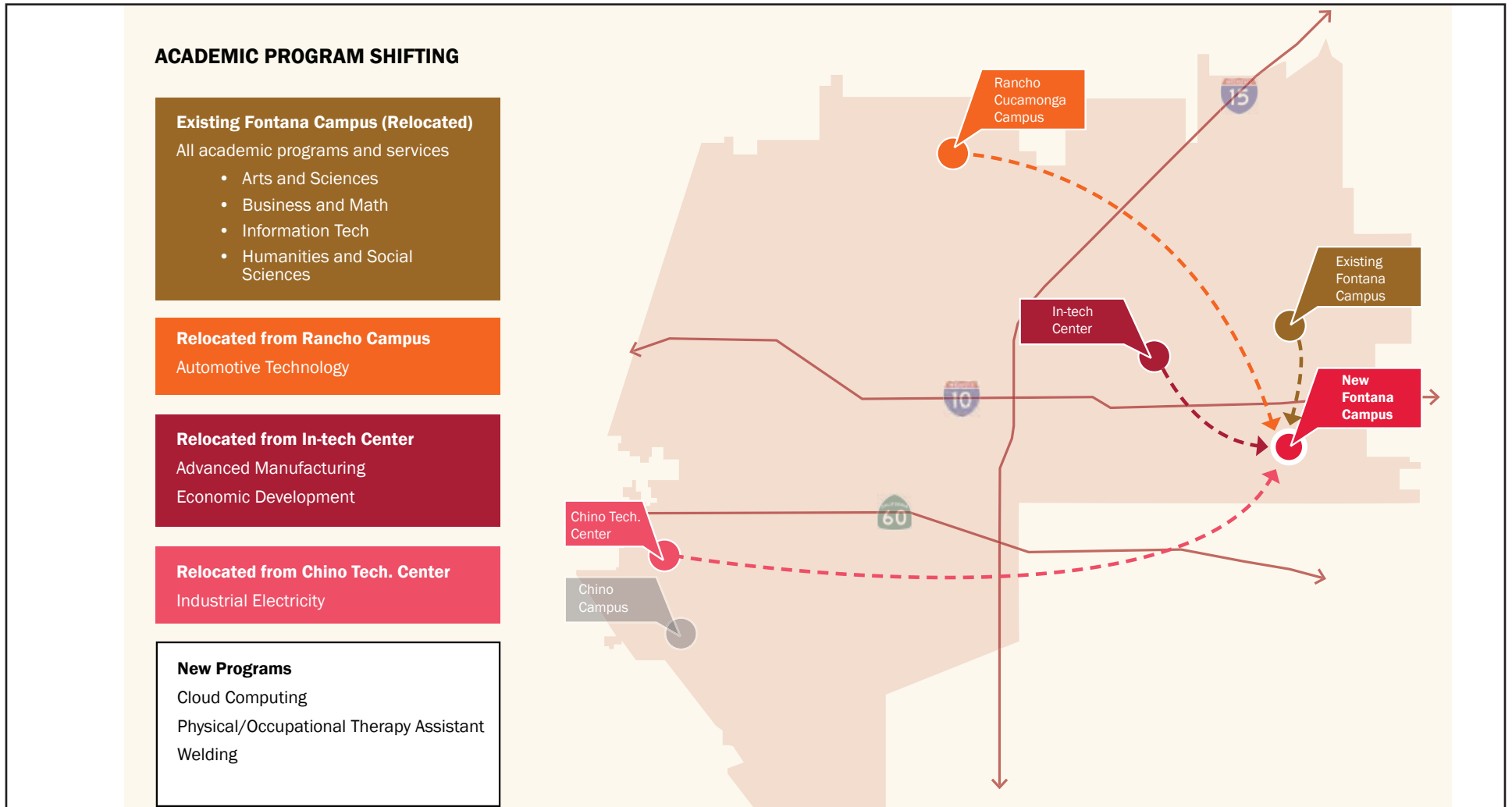
Source: DLR Group, Chaffey Community College District



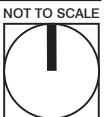
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Figure 3-11 - Shifting Academic Programs
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Source: DLR Group, 2021



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3.4.7 Green and Sustainable Design Features

The District proposes to incorporate the following green and sustainable features to reduce greenhouse gas (GHG) emissions and energy consumption, conserve water, and minimize urban runoff:

- Solar carports to produce clean energy.
- Electric vehicle charging stations.
- Incentives for students to use public transportation by providing Omnitrans passes to students.
- Incentives for low emission vehicles (e.g., parking discounts).
- Promotion of carpooling throughout the College community.
- Incorporate a public bus stop into the campus design for convenience and create pathways to the public transportation location point.
- Landscaping that uses native plants and well-placed landscaping trees that provide shades to create study and rest areas for the students.
- Design open spaces to be flexible and serve multiple college functions and events.
- Incorporate green design:
 - Cool roofs on all main campus structures.
 - Natural shading and ventilation where possible to each of the main campus building structures.
 - Campus courtyards, where the placement of buildings serves as windbreakers for the courtyards.
 - East-west building orientation to minimize sun exposure
- Use drought-tolerant native plants and watering systems that incorporate smart meters to conserve water.
- The District to partner with the Fontana Water Company in reducing its reliance on water resources.
- Capture storm water run-off in retention basins that are lined with native plants. These retention basins would be designed to help prevent urban pollution impact on the adjoining community.
- Provide separate power submeters for each of the main campus buildings to monitor usage and proactively manage and conserve energy use.
- Design main campus buildings to exceed local and state code requirements and reduce the use of fossil fuels and water.
- Buildings to be designed to LEED Silver or better with a focus on reducing energy use.
- Explore and incorporate other innovative sustainable design features.

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3.5 INTENDED USES OF THE EIR

This is a program EIR that examines the potential environmental impacts of the proposed Master Plan. This Draft EIR also addresses various actions by the District and others to implement the Master Plan. It is the intent of the Draft EIR to evaluate the environmental impacts of the proposed project, thereby enabling the District, other responsible agencies, and interested parties to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are listed here.

Lead Agency	Action
Chaffey Community College District	<ul style="list-style-type: none"> • Certification of the Final EIR and associated documentation • Project approval • Exempt the project site from local zoning pursuant to Government Code Section 53094.
Responsible Agencies	Action
Division of the State Architect	<ul style="list-style-type: none"> • Approval of Construction Plans
Santa Ana Regional Water Quality Control Board	<ul style="list-style-type: none"> • Approval of National Pollutant Discharge Elimination System permits
City of Fontana	<ul style="list-style-type: none"> • Approval for sewer, stormwater, and electricity improvement plans. • Approval for street improvement plans and encroachment permit.
Fontana Fire Protection District	<ul style="list-style-type: none"> • Approval for emergency access and fire flow plans.
Fontana Water Company	<ul style="list-style-type: none"> • Approval for water improvement plans
South Coast Air Quality Management District	<ul style="list-style-type: none"> • Approval to operate boilers in compliance with Rule 1146.2
Omnitrans	<ul style="list-style-type: none"> • Relocation of a bus stop.