



**NOTICE OF PUBLIC HEARING AND
NOTICE OF AVAILABILITY OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
(DRAFT SEIR)
MCN No. 20-099R1, SPA No. 21-001, & GPA No. 21-006**

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

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA TO RECEIVE COMMENTS (NO FORMAL ACTION WILL BE TAKEN) ON THE FOLLOWING PROJECT:

The project site consists of the Ventana at Duncan Canyon Specific Plan area located in the northern area of the City of Fontana (City) within San Bernardino County. The Specific Plan area is approximately 102 acres in size, is currently undeveloped, and is bounded by Interstate 15 to the north and east, Citrus Avenue to the west, and a Southern California Edison Transmission Line Corridor to the south. The center of the site is also traversed by Duncan Canyon Road from north and south. The existing Specific Plan was analyzed in an Environmental Impact Report (EIR) originally approved by the City in March 2007 (SCH No. 2005111048) and included the development of up to 574,500 square feet of commercial uses and 842 dwelling units with associated amenities (e.g., corridors, bridges, focal point “piazza”).

The proposed project includes a comprehensive Specific Plan Amendment to modify and update the overall development plan to reflect current planning and market demands. The project re-envision the project site with six (6) Planning Areas (instead of the existing ten [10]) comprised of Medium Density Residential, High Density Residential, Mixed Use, and Commercial uses. The proposed project would include the development of up to 476,500 square feet of commercial uses and 1,671 dwelling units with similar amenities as the existing Specific Plan. The proposed project would require approval of a Specific Plan Amendment (SPA No. 21-001) to modify elements of the existing Specific Plan, and a General Plan Amendment (GPA No. 21-006) to amend a portion of the project site from commercial use to multi-family residential use.

Public Comment Period: April 14, 2022, through May 30, 2022

Environmental Determination: This project has been determined to have a significant effect on the environment and a Draft Supplemental Environmental Impact Report (SEIR) (SCH No. 2021100400) has been prepared pursuant to Sections 15080 to 15097 and Section 15163 of the California Environmental Quality Act (CEQA).

Location of Property: The 102-acre project site is located east of Interstate 15 (I-15), west of Citrus Avenue, both north and south of Duncan Canyon Road, and a Southern California Edison (SCE) Transmission Line Corridor to the south.

Date of Hearing: May 3, 2022

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.



Project Impacts: The Draft SEIR evaluates the proposed project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services and recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire hazards.

The Draft SEIR indicates that implementation of the proposed project would result in significant and unavoidable impacts related to:

- Air Quality
 - The project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.
 - The project would result in significant cumulative air quality impacts.

Mitigation measures are identified in the Draft SEIR that would minimize these significant impacts but not to less than significant levels.

Public Comments: A public hearing with the Fontana Planning Commission has been scheduled for May 3, 2022, at 6:00 p.m. The hearing will take place in-person at the City's Council Chambers located at 8353 Sierra Avenue, Fontana, CA 92335. The hearing can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://fontana.legistar.com/Calendar.aspx> No formal action will be taken at that Fontana Planning Commission hearing. This hearing is simply to solicit comments from the Planning Commission on the Draft SEIR. The proposed project will be addressed and considered at subsequent and currently unscheduled meeting(s)/hearing(s) to be held by the Fontana Planning Commission.

Written comments on the Draft SEIR must be received no later than 6:00 p.m. on May 30, 2022. Address all written comments to Salvador Quintanilla, Associate Planner, at the City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Salvador Quintanilla at: squintanilla@fontana.org.

Availability of the Draft Supplemental Environmental Impact Report: The Draft SEIR can be viewed at the following URL: <https://www.fontana.org/2137/Environmental-Documents>.

NO FORMAL ACTION WILL BE TAKEN AT THE FONTANA PLANNING COMMISSION HEARING. THIS HEARING IS SIMPLY TO SOLICIT COMMENTS FROM THE PLANNING COMMISSION ON THE DRAFT SEIR. THE PROPOSED PROJECT WILL BE ADDRESSED AND CONSIDERED AT A SUBSEQUENT AND CURRENTLY UNSCHEDULED MEETING(S)/HEARING(S) TO BE HELD BY THE FONTANA PLANNING COMMISSION.

Should you have any questions concerning this project, please contact **Salvador Quintanilla, Associate Planner** at (909) 350-6656 or squintanilla@fontana.org.

Publish date: April 14, 2022

S.B. Sun Newspaper