



City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335

PUBLIC HEARING NOTICE AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: May 10, 2023
Subject: Public Hearing Notice and Notice of Availability of a Draft Environmental Impact Report (SCH No. 2022110624)

Project Title: City of Fontana Downtown Core Project
Lead Agency: City of Fontana, Development Services Organization – Planning Department
Address: City Hall, 8353 Sierra Avenue, Fontana, CA 92335

City Contact: Alejandro Rico, Associate Planner
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NOTICE IS HEREBY GIVEN that the City of Fontana (City), as lead agency under the California Environmental Quality Act (CEQA), has completed the Draft Environmental Impact Report (Draft EIR), which is available for public review, for the Downtown Core Project (Project or proposed Project) pursuant to Title 14 of the California Code of Regulations, Section 15087, as described below.

Project Location: The proposed Project Area encompasses approximately 478 acres and is bounded by Foothill Boulevard on the north, Randall Avenue on the south, Juniper Avenue on the west, and Mango Avenue on the east. The Downtown Core Project Area's location is shown in Figure 1, Downtown Core Project Area.

Project Description: The City is proposing to create a new focused area in the Downtown Core (Project Area) by creating and implementing a new General Plan land use category and six new Form Based Code (FBC) districts specific to the Project Area. The Project would involve amending General Plan Chapter 9, Community Mobility and Circulation, including Exhibit 9.2, Hierarchy of Streets in Fontana, Chapter 14, Downtown Area Plan, and Chapter 15, Land Use, Zoning, and Urban Design, including establishing a new General Plan land use category, amending the General Plan Land Use Map to apply the new land use category, and amending the Zoning and Development Code, including the Zoning District Map, as described below. The proposed Project, would in part, provide increased residential development opportunities, consistent with the goals of the SB 2 Planning Grant received by the City.

General Plan Text and Map Amendments

Chapter 9: Community Mobility and Circulation

The Project proposes to modify the existing circulation within the Project Area specific to Nuevo Avenue, Wheeler Avenue, and Sierra Avenue; refer to the Project Area Circulation and Parking discussion below. General Plan Chapter 9, Exhibit 9.2 would be amended to modify the roadway functional class for Nuevo Avenue and Wheeler Avenue to downtown corridor, and to remove the roadway functional class for Sierra Avenue between Arrow Boulevard and Orange Way; related text modifications would also occur for consistency.

Chapter 14: Downtown Area Plan

Modifications to text and graphics would occur within Chapter 14 to be consistent with the proposed modifications to Chapter 9 and 15.

Chapter 15: Land Use, Zoning, and Urban Design

The Project proposes to amend General Plan Chapter 15, Exhibit 15.10 to include the addition of a new WMXU-3: Walkable Mixed-Use Downtown Core (0.2-2.0 FAR for Commercial Land Uses, 2.1-70 du/ac) land use category. Text modifications would also occur within other areas of Chapter 15 as needed to incorporate the WMXU-3 land use category.

General Plan Land Use Map

The General Plan Land Use Map would be amended to apply the WMXU-3: Walkable Mixed-Use Downtown Core (0.2-2.0 FAR Commercial Land Uses, 2.1-70 du/ac) land use category within the Project Area, as shown on Figure 2, Proposed Land Use Categories.

Zoning and Development Code Amendments

Zoning and Development Code Chapter 30, Article III, Form-Based Code, would be amended to incorporate six new FBC districts, described below, including permitted land uses, increased densities and development standards by zoning district, building types, frontage types, general regulations, design and architectural regulations, private open space types, and public open space standards specific to each new FBC District. Article IV, Zoning Districts, Section 30-405, Section 30-406, and Table No. 30-408 would also be amended to add the new Downtown Core and associated land use districts. The Fontana Zoning District Map would be amended to incorporate the Downtown Core and associated land use districts. The Fontana Zoning District Map would be amended to incorporate the Downtown Core.

The Project proposes the following six new FBC districts as shown on Figure 3, Proposed FBC Districts:

Civic Core. The Civic Core district would involve a mix of existing and new public uses, including the existing City Hall, Library, and Park spaces. Building heights would be a maximum of 70 feet.

Gateway Core. The Gateway Core district would develop strong gateways along Sierra Avenue and serve as a primary gateway to Downtown Fontana from the north and south. This area would contain a mix of existing and new buildings and would support Downtown commercial uses by encouraging the development of residential units near transit and along major corridors. Building heights would be a maximum of 70 feet with a 55-foot maximum adjacent to street corners, and a 35-foot maximum mid-block adjacent to Sierra Avenue. First floor commercial uses would be allowed anywhere in the district, and density bonuses would be provided as an incentive for including optional commercial uses.

Multi-Family Core. The Multi-Family Core district would strengthen the opportunity for higher density multi-family development within the Downtown Core. It would support Downtown commercial uses by encouraging the development of residential units within walking distance. Building heights would be a maximum of 55 feet. Density bonuses would be provided as an incentive for lot assemblages of at least one acre.

Mixed-Use Core. The Mixed-Use Core district would involve a mix of existing and new commercial and residential uses. Buildings built along major corridors would be built to the sidewalk to reinforce the street as a pedestrian-friendly area. Building heights would be a maximum of 55 feet. First floor commercial uses would be allowed anywhere in the district and required on Nuevo Avenue between Orange Avenue and Arrow Boulevard, on Wheeler Avenue between Orange Avenue and Arrow Boulevard, and Arrow Boulevard between Juniper Avenue and Wheeler Avenue. Density bonuses would be provided as an incentive for including optional commercial uses.

Neighborhood Core. The Neighborhood Core district would be largely composed of single-family homes and would allow the development of extra units. This area would provide a transition between the Downtown and the surrounding neighborhoods. Building heights would be a maximum of 40 feet. Density bonuses would be provided as an incentive for lot assemblages of at least one acre.

Sierra Core. The Sierra Core district would reinforce Sierra Avenue between Arrow Boulevard and Orange Way as the core of Downtown Fontana. This area would be enhanced with a pedestrian promenade and public plazas, and provide a variety

of entertainment, retail, service, and residential uses within existing and new buildings. Building heights would be a maximum of 70 feet, with a 55-foot maximum adjacent to street corners, and a 35-foot maximum adjacent to Sierra Avenue. First floor commercial uses would be required.

Project Area Circulation and Parking

In addition, the Project proposes to ultimately close a quarter-mile portion of Sierra Avenue to vehicular traffic in order to enhance the pedestrian experience and promote walkability. This would occur in two phases. Phase I (interim condition) would reduce the number of travel lanes on Sierra Avenue from two lanes in each direction to one lane in each direction, convert Wheeler Avenue to a one-way northbound street, and convert Nuevo Avenue to a one-way southbound street. Phase II (the ultimate condition) would close Sierra Avenue between Arrow Boulevard and Orange Way to vehicular traffic, diverting traffic to parallel streets.

Development Standards and Design and Architectural Regulations

The Downtown Fontana Development Guide summarizes development standards and design and architectural regulations for all new development projects within the Project Area. Individual development projects within the Project Area would be required to comply with the new FBC district development standards as they define the minimum or baseline standards for urban design. The design guidelines further define the desired character and image of development in the Project Area. Development standards, and the design and architectural regulations, address a variety of development regulations including, but not limited to, building facades, roofs, signs, mechanical equipment, landscaping, lighting, plazas, pedestrian walkways and courtyards, and parking.

Development Potential

While no specific development projects are proposed as part of the Project, the Project will accommodate future growth in the Downtown Core area. The proposed General Plan, General Plan Land Use Map, Zoning District Map and Zoning and Development Code amendments would apply the new General Plan WMXU-3 land use category and new Zoning and Development Code FBC districts to the Project Area. Table 1 identifies the maximum development potential that could occur within the Project Area under the proposed FBC districts.

Table 1: Proposed Project Development Potential

| FBC District | Acreage | Maximum Development Potential | | Existing Development Anticipated to Remain | | Net New Development Potential | |
|-------------------|--------------|-------------------------------|-------------------|--|-------------------|-------------------------------|-------------------|
| | | Residential (du) | Commercial (s.f.) | Residential (du) | Commercial (s.f.) | Residential (du) | Commercial (s.f.) |
| Gateway Core | 106.4 | 4,331 | 1,537,799 | 276 | 125,091 | 4,055 | 1,412,708 |
| Multi-Family Core | 84.7 | 3,438 | 0 | 0 | 0 | 3,438 | 0 |
| Mixed-Use Core | 44 | 2,203 | 1,905,262 | 0 | 0 | 2,203 | 1,905,262 |
| Neighborhood Core | 73.3 | 461 | 0 | 0 | 0 | 461 | 0 |
| Sierra Core | 13.6 | 871 | 373,802 | 108 | 0 | 763 | 373,802 |
| Civic Core | 41.9 | 0 | 500,538 | 0 | 199,442 | 0 | 301,096 |
| Total | 363.9 | 11,304 | 4,317,401 | 384 | 324,533 | 10,920 | 3,992,868 |

As shown in Table 1, based on the maximum development potential and existing (on-the-ground) development anticipated to remain, implementation of the Downtown Core Project would allow for the following new development:

- New development of approximately 10,920 dwelling units (8,900 units over existing conditions)

- New development of approximately 3,992,868 square feet of non-residential uses (2,685,404 square feet over existing conditions)

Significant Environmental Impacts: The Draft EIR determined that Project implementation would result in significant and unavoidable air quality, greenhouse gas emissions, and noise impacts, despite implementation of proposed mitigation measures.

- Air Quality
 - The Project could result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the Air Quality Management Plans (AQMP).
 - The Project could result in reactive organic gases ROG, oxides of nitrogen NOX, carbon monoxide CO, PM₁₀ (particle matter), and PM_{2.5} (particle matter) operational emissions that would be significant and unavoidable.
 - Implementation of the proposed Project as a whole would result in a significant and unavoidable impact concerning Local Significance Thresholds (LSTs) during operational activities.
 - Project implementation would result in a cumulatively considerable contribution to significant cumulative air quality impacts during operational activities.
- Greenhouse Gas Emissions
 - Project implementation would generate greenhouse gas emissions that would not satisfy the Greenhouse Gas reduction targets established by federal and State law and may have a significant effect on the environment.
 - Project implementation would contribute to global climate change through a cumulatively considerable contribution of greenhouse gases. The Project would result in a cumulatively considerable and significant adverse GHG emissions impact.
- Noise
 - Project implementation would result in substantial permanent increases in existing transportation noise levels at sensitive receptors.
 - Project traffic noise on existing noise-sensitive uses along identified roadway segments within the Project Area would result in a significant unavoidable cumulative impact.

Availability of the Draft Environmental Impact Report: The Draft EIR and its technical appendices are available for public review during normal working hours at the following location: City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. The Draft General Plan Amendments, Draft Zoning Code Amendments, Draft EIR and its technical appendices are also available for review online at the following website: <https://www.fontana.org/2137/Environmental-Documents>.

Comment Period: A 45-day public review period for the Draft EIR begins on May 10, 2023 and ends on June 26, 2023.

Public Comments: Written comments on the Draft EIR must be received no later than 5:00 p.m. on June 26, 2023. Address all written comments to Alejandro Rico, Associate Planner, at the City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Mr. Rico at: arico@fontana.org.

Public Meeting: A public meeting with the Fontana Planning Commission has been scheduled for June 6, 2023 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. No formal action will be taken at that Fontana Planning Commission meeting. This meeting is simply to solicit comments from the Planning Commission on the Draft EIR. The Planning Commission is a recommending body for the proposed

Project, who will consider and may provide a recommendation on the Project to the Fontana City Council at a later date. The proposed Project will be subsequently addressed and considered at subsequent and currently unscheduled meeting(s)/hearing(s) to be held by the Fontana Planning Commission and City Council.

Attachments

- Figure 1: Downtown Core Project Area
- Figure 2: Proposed Land Use Categories
- Figure 3: Proposed FBC Districts

Date: May 10, 2023

Signature:



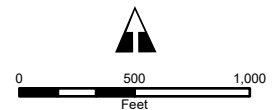
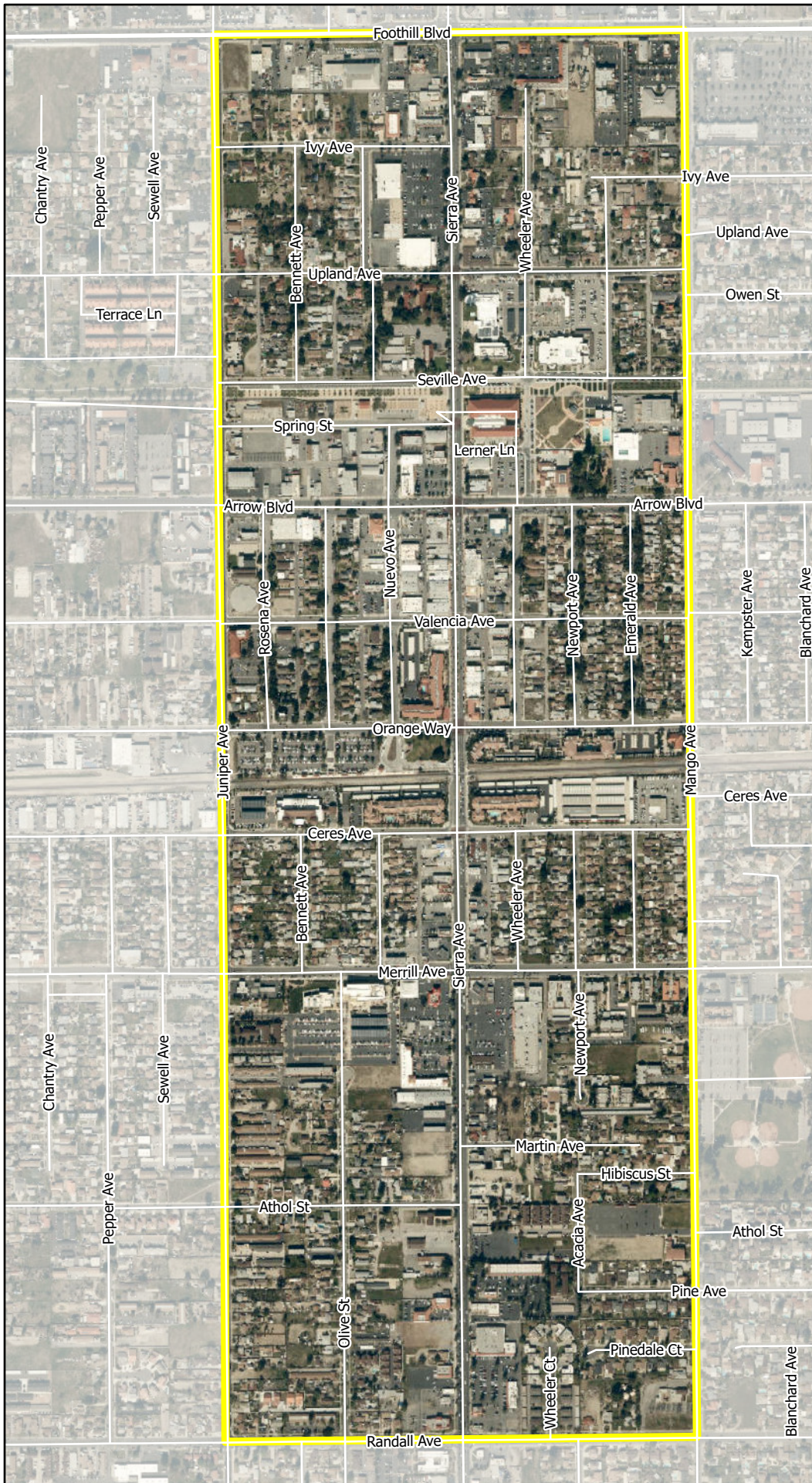
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DOWNTOWN CORE PROJECT

Figure 1.
Downtown Core Project Area

Legend

 Project Area




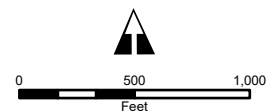
DOWNTOWN CORE PROJECT

Figure 2.
Proposed
Land Use Categories



Legend

-  Project Area
-  P-R
-  R-MFH
-  WMXU-3
-  P-PF



DOWNTOWN CORE PROJECT

Figure 3. Proposed FBC Districts



Legend

-  Project Area
-  Civic
-  Gateway Core
-  Mixed-Use Core
-  Multi-Family Core
-  Neighborhood Core
-  Sierra Core

