



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

Notice of Preparation of a Draft EIR and Scoping Meeting for the Walnut Village Specific Plan Project

Date: Friday, May 5, 2023
To: Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Updated Walnut Village Specific Plan

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the updated Walnut Village Specific Plan Project (Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects.

The purpose of this notice is to:

- 1) serve as the Notice of Preparation of an Environmental Impact Report for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the Project, and Trustee Agencies responsible for natural resources affected by the Project, pursuant to CEQA Guidelines Section 15082; and
- 2) advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public.

Project Location

The Project is located in the City of Fontana within the southwest portion of the County of San Bernardino. The Project site is bounded by State Route (SR) 210 to the north, Baseline Avenue to the south, Mango Avenue to the east, and Sierra Avenue to the west. The Project site is comprised of the entire Walnut Village Specific Plan. The majority of the specific plan has been developed.

Project Description

The Project proposes the rescinding of the Walnut Village Specific Plan (SP) and adoption of a new specific plan to clarify regulations for existing development as well as allow for additional development on approximately 53 acres of total 342 acres of the SP, which have been identified as developable or capable of redevelopment. The 53 acres identified for the Project are made up of 63 parcels in the northwest, southeast, and southwest portions of the SP area. The Project's associated parcels are listed in **Table 1: Assessor Parcel Numbers** of this NOP.

Table 1: Assessor Parcel Numbers

024012117	024012121	024012123	024013207	024013208	024013209	024013210	024013211
024013212	024013213	024013214	024013215	024013216	024013217	024013218	024013219
024013220	024013221	024013222	024013223	024013224	024013225	024013226	024013227
024013228	024013229	024013231	024013232	024013233	024013234	024013235	024014101
024014103	024014104	024014105	024014106	024014107	024014108	024014115	024014118
024014119	024014120	024014121	024014122	024014123	024014124	024014125	024014127
024014129	024014130	024014131	024014132	024014133	024014134	024014135	024014137
024014138	024016129	024016133	024016135	024016136	024016137	024016138	

EIR Scope

The City of Fontana, the lead agency for the proposed Walnut Village Specific Plan Project, is subject to specific environmental review under the California Environmental Quality Act (CEQA) with the development of this Project. CEQA Guidelines §15063 provide that if a lead agency determines that an Environmental Impact Report (EIR) will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project’s potential to create short-term, long-term and cumulative impacts associated the proposed Project. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will evaluate all identified issues from the 2019 CEQA Initial Study Checklist.

The following issues are anticipated to be addressed in the EIR:

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

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Responsible Agencies

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall Project. This Notice provides a description of the Project and

**City of Fontana
Walnut Village Specific Plan Center Project**

solicits comments from responsible agencies, trustee agencies, federal, state, local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

Opportunity for Public Review and Comment

This Notice is available for public review on the City's website at:

<https://www.fontana.org/2137/Environmental-Documents>

Comments

We would like to hear what you think. Please submit your comments by 5:00 p.m. on June 4, 2023 to:

Cecily Session-Goins	Phone: (909) 350-6723
City of Fontana	Fax: (909) 350-7676
8353 Sierra Avenue	Email: csgoins@fontana.org
Fontana, CA 92335	

Please include the name, phone number, and address of your agency's contact person in your response.

Scoping Meeting

The CEQA process encourages environmentally related comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a Public Scoping Meeting will be held to solicit environmentally related public comments on the scope and content of the EIR.

The meeting will be held on:

Date and Time:	May 23, 2023, at 6PM
Place:	Teams Virtual Meeting
	Link: https://tinyurl.com/25mbtm7w
	Dial-In Number: (805) 456-4438 (Phone Conference ID: 726 525 304).

Attachments:

Figure 1 – Regional Vicinity
Figure 2 – Site Boundary