



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

NOTICE OF AVAILABILITY OF A DRAFT PROGRAM EIR - STATE CLEARINGHOUSE NUMBER (SCH NO. 2023050271) FOR THE NEW WALNUT VILLAGE SPECIFIC PLAN PROJECT - MCN22-008: General Plan Amendment (GPA) No. 22-012, Specific Plan Amendment (SPA) No. 22-005

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Programmatic Environmental Impact Report (PEIR) (SCH NO. 2023050271) for the New Walnut Village Specific Plan Project (Project). The Lead Agency has prepared this NOA, in Compliance with Title 14, Section 15087 of the California Code of Regulations, for the Draft PEIR to provide the widest exposure and opportunity. The Draft PEIR evaluates the potentially significant environmental impacts that may result from the Project.

PROJECT LOCATION: The Project site is bounded by State Route (SR) 210 to the north, Baseline Avenue to the south, Palmetto Avenue to the east, and Sierra Avenue to the west. The Project site is comprised of the entire New Walnut Village Specific Plan. The majority of the specific plan has been developed.

PROPOSED PROJECT: The New Walnut Village Specific Plan is a land use regulatory document that provides design and development guidance to future project applicants. The New Walnut Village Specific Plan establishes land use regulations, permitted uses, design guidelines public improvements and permitting procedures. Comprehensive design guidelines and development standards and regulations guide and regulate land uses, site planning, landscape, and architectural character within the Specific Plan area to establish expectation of design quality. The original Specific Plan has undergone numerous amendments since the original adoption in 1983. The proposed Project will rescind the original specific plan and readopt the new specific plan to include mixed-use strategies and up-zoning in order to increase residential density within undeveloped or underdeveloped portions of the Walnut Village Specific Plan. Adoption of a new specific plan will clarify regulations for existing development as well as provide development standards for new development on approximately 53 acres of the 342-acre of the Specific Plan area, which have been identified as developable or capable of redevelopment.

The Land Use Plan of the Specific Plan focuses on the development of vacant or underutilized areas within four areas of the Specific Plan area, identified as Sub-Districts. The “Gateway North Sub District” includes parcels on the corner of South Highland Avenue and Sierra Avenue, the “Gateway Residential 4 Sub-District” is a small strip of four underutilized parcels along the Sierra Avenue Corridor, the “Gateway South Sub-District” is a large group of vacant and underutilized parcels on the corner of Sierra Avenue and Baseline Avenue, and the “Gateway East Sub District” is another smaller group of vacant and underutilized parcels on the corner of Baseline Avenue and Palmetto Avenue. The Specific Plan area encompasses approximately 327 acres (including rights-of-way) with approximately 53 acres of vacant or underutilized land that is developable or can be redeveloped.

EIR SCOPE: The City of Fontana has prepared a Draft PEIR that evaluates the proposed Project’s potential environmental impacts and analyzed Project alternatives. The environmental topic areas address in the Draft PEIR are Aesthetics, **Air Quality**, Biological Resources, **Cultural Resources**, Energy, Geology and Soils, **Green House Gas Emissions**, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Topic areas that were found to have no significant impacts were Agricultural Resources, Mineral Resources, and Wildfire. Significant and unavoidable impacts are noted in ***bold/italics***.

The Draft PEIR address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts as well as cumulative impacts. Alternatives to the proposed Project were evaluated that may reduce impacts that were determined to be significant in the Draft PEIR. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the Draft PEIR.

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).

PUBLIC COMMENT PERIOD: The Draft PEIR is being circulated for a 45-day public review period, from **MARCH 18, 2024**, through **MAY 1, 2024**. Please provide any project-related comments to Cecily Session-Goins, Associate Planner at the City of Fontana 8353 Sierra Avenue, Fontana, CA 92335 or by phone and email at (909) 350-6723 and csgoins@fontanaca.gov by 5:00 pm on May 1, 2024.

Availability of the Environmental Documents: Project environmental documents will be available for public review on the City’s website at: <https://www.fontanaca.gov/2137/Environmental-Documents>; City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335; and Fontana Lewis Library and Technology Center, 8437 Sierra Avenue, Fontana, CA 92335.