



Hemlock Warehouse Development Project

Notice of Preparation of a Subsequent EIR / Scoping Meeting

February 23, 2023

PROJECT SUMMARY

PROJECT LOCATION MAP



The 40.01-acre Project site located at 11115 Hemlock Avenue, includes Assessor Parcel Numbers (APNs): 0237-131-25, 0237-131-26 and 0237-131-27 within the Southwest Industrial Park (SWIP) Specific Plan Slover Central Manufacturing/Industrial District (SCD). The site is currently occupied by Modular Space Corporation for light industrial uses. The proposed Project would redevelop the site with a new warehouse totaling approximately 882,000 square feet (SF) within 2-stories. The building would be a maximum height of 60 feet and have 114 loading docks. Approximately 25 percent of the building square footage (220,500 SF) is analyzed for storage of refrigerated goods. The Project also includes parking lots, landscaping, and related improvements. To screen the loading docks and truck trailer parking areas, 14-foot-high concrete walls would be located along the Hemlock Avenue and Beech Avenue frontages of the Project site. Access to the site would be from two driveways along both Hemlock Avenue and

Beech Avenue. The Project requires a Tentative Parcel Map and Design Review.

An Initial Study was prepared by the City, which indicates that the proposed Project has the potential to result in new significant environmental effects related to: air quality, greenhouse gas emissions, noise, transportation, tribal cultural resources, and mandatory findings of significance. These subjects will be further evaluated in a Subsequent EIR.

ENVIRONMENTAL REVIEW

The City of Fontana released a Notice of Preparation (NOP) for a Subsequent Environmental Impact Report (EIR) to evaluate the proposed warehouse development Project on Thursday, February 23, 2023. The NOP is posted on the City's website: www.fontana.org. The NOP will circulate for a 30-day public review until Monday, March 27, 2023. Public agencies and private parties can submit comments to the City of Fontana in response to the NOP. Please send comments to the contact person listed below. All comments must be received by 5:00 p.m., Monday, March 27, 2023.

SCOPING MEETING

The City of Fontana will hold a virtual public scoping meeting from 5:00 p.m. to 6:00 p.m. on Monday, March 6, 2023 via Zoom (Webinar ID: <https://us06web.zoom.us/j/88119736639> Or call in 1-669-900-6833 Webinar ID: 881 1973 6639). At this meeting, agency representatives and the public will be able to provide written and verbal comments on the scope and content of the Subsequent EIR.

CONTACT INFORMATION

Rina Leung, Senior Planner

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

Phone: (909) 350-6566 • Fax: (909) 350-6588 • Email: rleung@fontana.org