

Sample Summary for Electronic Document Submittal

Form F

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Fontana

Project Title: Sierra Avenue and Casa Grande Avenue Warehouse Project

Project Location: Fontana San Bernardino
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The proposed Project involves the development of a 317,820 square foot (sf) warehouse at the northeastern corner of Sierra Avenue and Casa Grande Avenue in the City of Fontana (City). The warehouse will be built within three connected parcels (Assessor Parcel Numbers (APNs): 0239-151-22, 0239-151-34, 0239-151-40). The proposed Project also involves a request for a General Plan Amendment (GPA) to convert one of the included parcels (APN: 0239-151-22) from a Multi Family High Density Residential (R-MFH) land use designation to a Regional Mixed Use (R-MU) land use designation. A Zone Change is also requested as part of the proposed Project with the intention of extending the boundaries of the Warehousing Distribution/Logistics District Overlay to encompass the subject parcels and to apply the Overlay to the three parcels.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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

- Aesthetics
- 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
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire Hazards

STATE CLEARINGHOUSE

JUL 02 2019

Governor's Office of Planning & Research

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy have been identified at this time.

Please provide a list of the responsible or trustee agencies for the project.

City of Fontana



City of Fontana
Notice of Preparation of Draft EIR
and Notice of Scoping Meeting

Date: July 5, 2019
To: Responsible and Trustee Agents/Interested Organizations and Individuals
Subject: **Notice of Preparation (NOP) of a Draft Environmental Report and Notice of a Public Scoping Meeting**

Lead Agency:	Consulting Firm Preparing the Draft EIR
CITY OF FONTANA	KIMLEY-HORN AND ASSOCIATES, INC.
Planning Division	3880 Lemon Street, Suite 420
8353 Sierra Avenue	Riverside, CA 92501
Fontana, CA 92335	951-543-9869
909-350-6718	Contact: Kari Cano
Contact: Cecily Session-Goins, Assistant Planner	

This NOP includes a project description and a list of the environmental issues to be examined in the Environmental Impact Report (EIR).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response to Cecily Session-Goins, Assistant Planner, at the City of Fontana address shown above. Please include the name, phone number, and address of a contact person in your response.

Project Title: **Sierra Avenue and Casa Grande Avenue Warehouse Project EIR**

Location: The proposed Project is located in the northeastern portion of the City of Fontana (City); approximately 330 feet west of the City border as shown in **Exhibit 1: Regional Vicinity**. The proposed Project site consists of three connected parcels on the northeast corner of the Sierra Avenue and Casa Grande Drive intersection; refer to **Exhibit 2: Local Vicinity**. Regional access would be available to the proposed Project via transportation routes, State Route 210 and Interstate Highway I-15. The State Route 210 entrance and exit is located approximately 1.5 miles south of the proposed Project via Sierra Avenue. The Interstate Highway I-15 entrance and exit is located approximately 1.6 miles north of the proposed Project via Sierra Avenue.

Description

A. Project Setting

The proposed Project will be constructed within three parcels in the northeast portion of the City (Assessor Parcel Numbers (APN's) 0239-151-22, 0239-151-34, and 0239-151-40) totaling approximately 16.76 acres. These three parcels are currently undeveloped and vacant with patches of brush scattered over their rocky soil. Undeveloped, vacant parcels border the proposed Project to the North and East,



City of Fontana Notice of Preparation of Draft EIR and Notice of Scoping Meeting

with undeveloped parcels bordering the proposed Project site across Casa Grande Drive to the South and across Sierra Avenue to the West.

Two of the parcels included in the proposed Project (APNs: 0239-151-34 and 0239-151-40) have a General Plan Land Use (GPLU) designation of Regional Mixed Use (R-MU). Those two included parcels also have zoning designations of Regional Mixed Use (R-MU). The other included parcel (APN: 0239-151-22) has a GPLU designation of Multi-Family High Residential (R-MFH) and a Zoning Code designation of Multi-Family High Density Residential Zone (R-5). The parcels along the northern border of the proposed Project have GPLU designations of R-MFH and Zoning Code designations of R-5. The parcels along the southern border of the proposed Project have Light Industrial (I-L) GPLU designation and R-MU Zoning Code designations. The parcels along the eastern border of the proposed Project are designated as Public Utility Corridors (P-UC) in the GP and designated as R-MU in the Zoning Code. The parcels across Sierra Avenue, on the western border of the proposed Project have a Residential Planned Community (R-PC) GPLU designation and are located in the Arboretum Specific Plan.

B. General Plan Amendment and Change of Zone

The proposed Project consists of applications for a General Plan Amendment (GPA No. 18-006), a Zone Change (ZCA No. 18-006), and a Zoning Text Amendment (ZCA No. 18-007). The General Plan Amendment proposes the conversion of one parcel (APN: 0239-151-22) from Multi Family High Density Residential Zone (R-MFH) to Regional Mixed Use (RMU). The Zone Changes are intended to extend the boundaries of the the Warehousing Distribution/Logistics District Overlay and to apply the Overlay to all three parcels.

C. Warehouse Development

The proposed Project also involves the development of an approximately 317,820 square foot warehouse at the northeast corner of Sierra Avenue and Casa Grande Drive. The warehouse will be built within the three parcels identified in the General Plan Amendment and Change of Zone description. Landscape improvements and parking improvements along with trailer stalls are also included in the warehouse development; refer to **Exhibit 3, Site Plan**.

Environmental Issues to be Evaluated in the EIR

The City of Fontana, the lead agency for the proposed Sierra Avenue and Casa Grande Drive Warehouse Project, is subject to specific environmental review under CEQA. CEQA Guidelines §15063 provide that if a lead agency determines that an 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.



City of Fontana Notice of Preparation of Draft EIR and Notice of Scoping Meeting

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

- Aesthetics
- 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
- Noise
- Public Services
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire Hazards

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Fontana in the EIR.

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).

The Environmental Documentation for the Project may be downloaded from the City's website:

www.fontana.org/planning

The Environmental Documentation is also available for review Monday through Thursday, between 8 AM and 6 PM at the following location:

City of Fontana
Community Development Department
8353 Sierra Avenue
Fontana, CA 92335

Public Scoping Meeting

The City will have a Scoping Meeting to:

- 1) Inform the public and interested agencies about the proposed Project; and
- 2) Solicit public comment on the scope of the environmental issues to be addressed in the EIR.

Date: July 24, 2019

Time: 5:30 PM

Location: City of Fontana Development Services Office Building
8353 Sierra Avenue
Fontana, CA 92335

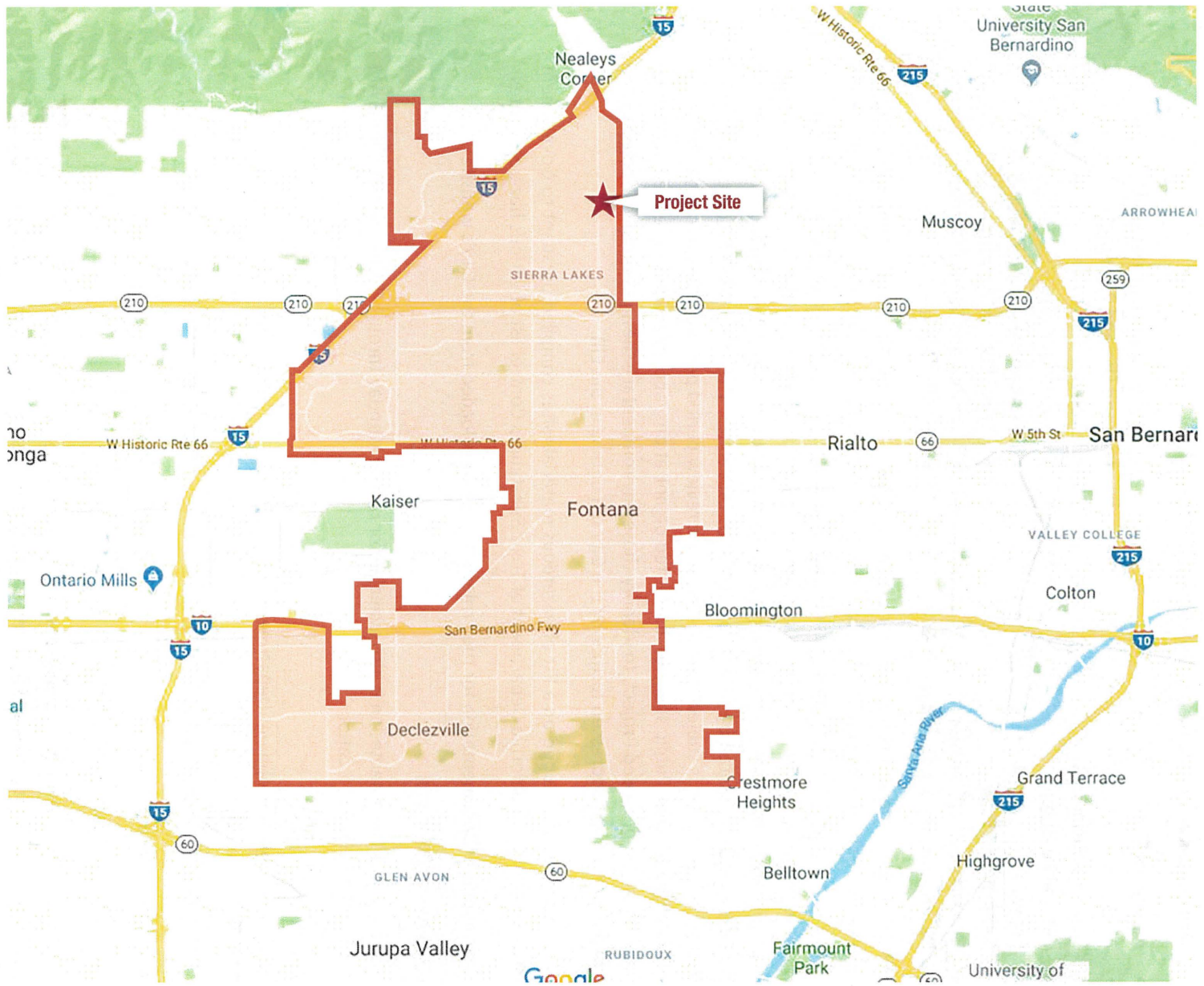


EXHIBIT 1: Regional Vicinity
Sierra Avenue/Casa Grande Drive Warehouse Project
City of Fontana



 Project Site

EXHIBIT 2: Local Vicinity
Sierra Avenue/Casa Grande Avenue Warehouse Project
City of Fontana



Kimley»Horn

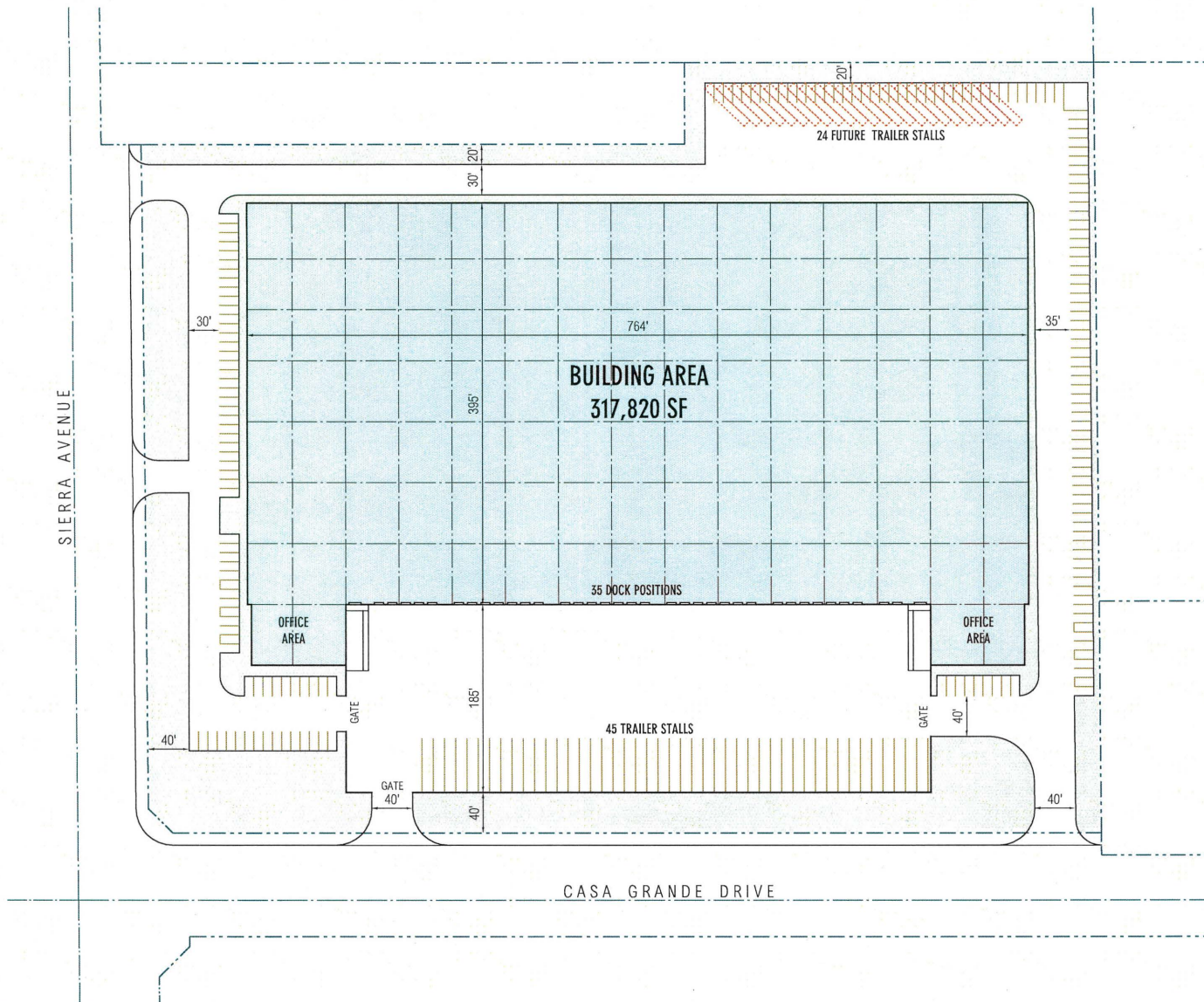


EXHIBIT 3: Site Plan

Sierra Avenue/Casa Grande Avenue Warehouse Project
City of Fontana