



Notice of Preparation of a Draft EIR and Scoping Meeting

Date: March 22, 2022
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Sierra Business Center (Comprised of the Sierra Industrial Facility & North Fontana Industrial Complex Projects)

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Sierra Business Center Project (the “Project”) which includes two separate and independent but adjacent projects: the Sierra Industrial Facility and the North Fontana Industrial Complex. 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;
- 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; and
- 3) advertise a public meeting to solicit comments from public agencies and interested parties regarding the scope of study in the EIR.

Project Location

Sierra Industrial Facility (Shea Project)

The Shea Project Site is located on the east side of Sierra Avenue approximately 700 feet north of Casa Grande Avenue. The approximately 11.1-acre Shea Project Site includes two parcels, including Assessor Parcel Numbers (APNs): 0239-151-09 and -38. Under existing conditions, the Shea Project Site is undeveloped.

North Fontana Industrial Complex (Acacia Project)

The Acacia Project Site is located east of Sierra Avenue and south of Duncan Canyon Road. The approximately 19.0-acre Acacia Project Site includes four parcels, including Assessor Parcel Numbers (APNs): 0239-151-19, -25, -26, and -36. Under existing conditions, the Acacia Project Site is undeveloped.

Project Description

Sierra Industrial Facility (Shea Project)

The Shea Project provides for the development of the approximately 11.1-acre Project Site with a single commerce center building with a maximum of 199,999 square feet (s.f.), including up to 19,900 s.f. of office space. The structure would be supported by a screened truck yard and trailer storage area along the south side of the structure, vehicular parking areas, drive aisles, and landscaping. The typical height of the building is designed to reach 41.0 feet above finished floor elevation; however, the building would have a varied roofline and the maximum height (including parapets) would extend to 46.0 feet above finished floor elevation. The building would be constructed of tilt-up panels and low-reflective, blue glass. The building's exterior color palette would be comprised of various shades of grey and white. Decorative building elements include panel reveals, mullions, and canopies at office entries. The Project is being developed on a speculative basis and is expected to operate 24 hours per day, 7 days per week. The Project would require a General Plan Amendment and a Zone change, revising the General Plan designation from Multi-Family High Density Residential (R-MFH) to Light Industrial (I-L) and the zoning designation from Multi-Family High Density Residential (R-5) to Light Industrial (M-1). City of Fontana approval would be required of the following entitlements: Master Case No. (MCN) No. 21-090, Design Review Project (DRP) No. 21-034, Tentative Parcel Map (TPM) No. 21-018, General Plan Amendment (GPA) No. 21-004 and Zone Change Application (ZCA) No. 21-006.

North Fontana Industrial Complex (Acacia Project)

The Acacia Project provides for the development of the approximately 19.0-acre Project Site with two commerce center buildings with a total maximum of 385,043 square feet (s.f.). Building 1 would be 296,297 s.f. and Building 2 would be 88,746 s.f. The structures would be supported by a screened truck yard and trailer storage area along the south side of Building 1 and the west side of Building 2, vehicular parking areas, drive aisles, and landscaping. The typical heights of both Building 1 and Building 2 are designed to reach 40 feet 6 inches above finished floor elevation; however, the buildings would have a varied roofline and the maximum height (including parapets) would extend to 45 feet 6 inches above finished floor elevation. Both buildings would be constructed of tilt-up panels and low-reflective, blue glass. The exterior color palette of the buildings would be comprised of various shades of grey and white. Decorative building elements include panel reveals, mullions, and canopies at office entries. The Project is being developed on a speculative basis and is expected to operate 24 hours per day, 7 days per week. The Project would require a General Plan Amendment and a Zone change, revising the General Plan designation from Multi-Family High Density Residential (R-MFH) and General Commercial (C-G) to Light Industrial (I-L) and the zoning designation from Multi-Family High Density Residential (R-5) and General Commercial (C-2) to Light Industrial (M-1). City of Fontana approval would be required of the following entitlements: Master Case No. (MCN) No. 21-099, Design Review Project (DRP) No. 21-039, Tentative Parcel Map (TPM) No. 21-022, General Plan Amendment (GPA) No. 21-005 and Zone Change Application (ZCA) No. 21-007.

EIR Scope

CEQA Guidelines Section 15063 grants Lead Agencies the ability to bypass preparation of an Initial Study and proceed with preparation of an EIR in instances where an EIR is clearly required for a project. In this instance, the City of Fontana in its capacity as Lead Agency for the proposed Project has determined that the Project clearly has the potential to result in significant environmental effects and that an EIR shall be prepared that

addresses the following environmental considerations:

- Aesthetics
- Agriculture and Forestry 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

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Opportunity for Public Review and Comment

This Notice is available for review on the City's website at: <https://www.fontana.org/2137/Environmental-Documents>.

The City of Fontana would like to receive your input on the scope of the information and analysis to be included in the EIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. Please submit your comments by 5:00 p.m. on *April 21, 2022* by mail or e-mail to:

Salvador Quintanilla
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Phone: (909) 350-6656
Fax: (909) 350-7676
Email: squintanilla@fontana.org

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

Scoping Meeting

The City of Fontana will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.

The meeting will be held on:

Date and Time: *April 6, 2022 at 6:00 p.m.*

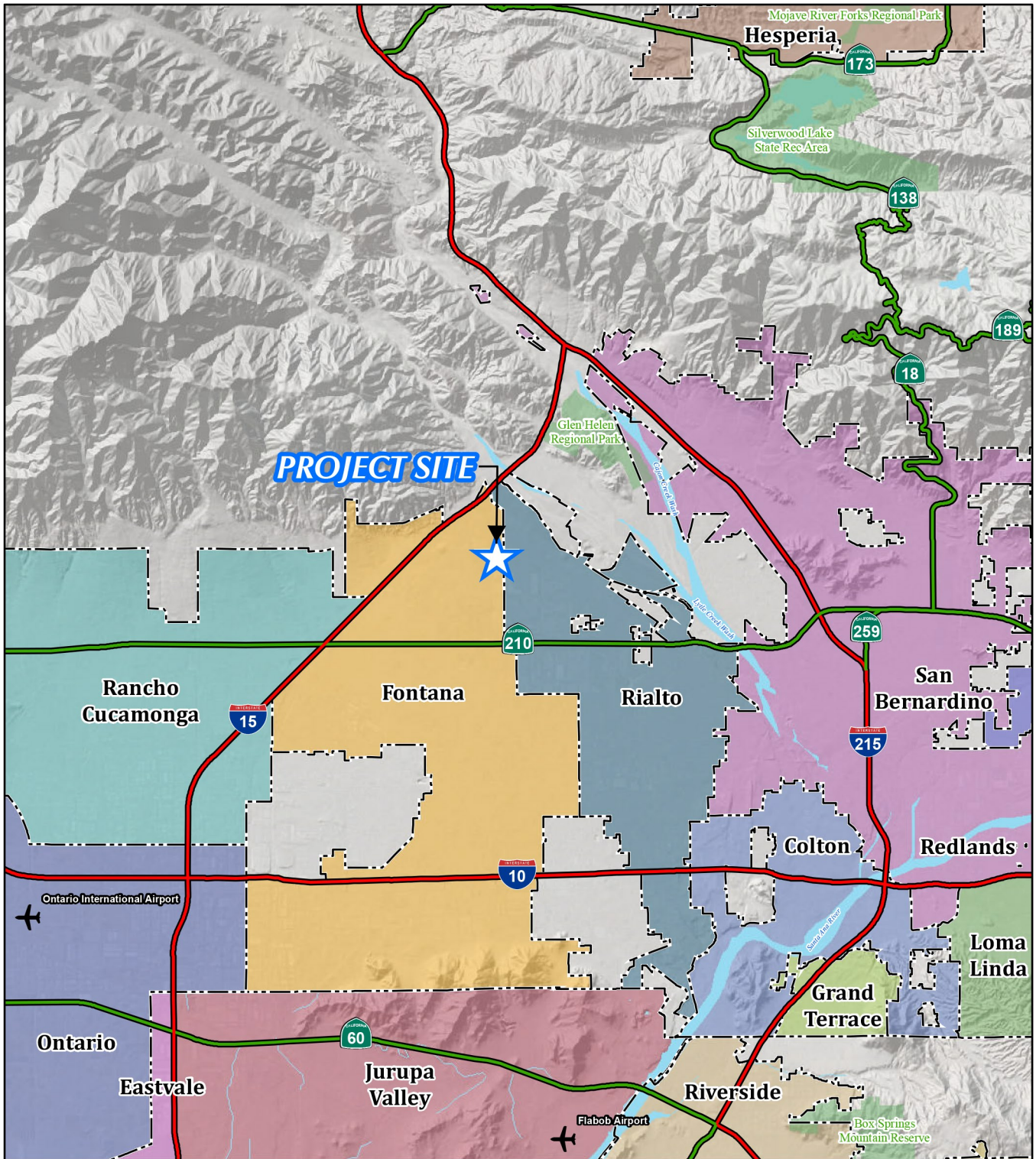
**City of Fontana
NOTICE OF PREPARATION**

Place: Microsoft Teams Virtual Meeting
Link to join on a computer or mobile app: (https://teams.microsoft.com/l/meetup-join/19:meeting_NDZmOGFjODMtOThlMC00MThLTgzMGETyZFiOWM4YjkzYmZk@thread.v2/0?context=%7B%22Tid%22:%22ff8f3b3d-31f5-45ff-b2d8-933f061858cf%22,%22Oid%22:%22b5dd9a22-6b02-4556-b448-0a97664c2860%22%7D).

Or Dial-In Number: +1 323-673-4554
Phone Conference ID: 894932416#

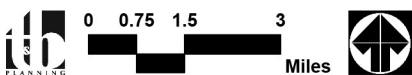
Attachments:

- Figure 1 – Regional Map
- Figure 2 – Vicinity Map
- Figure 3 – Shea Project Conceptual Site Plan
- Figure 4 – Acacia Project Conceptual Site Plan

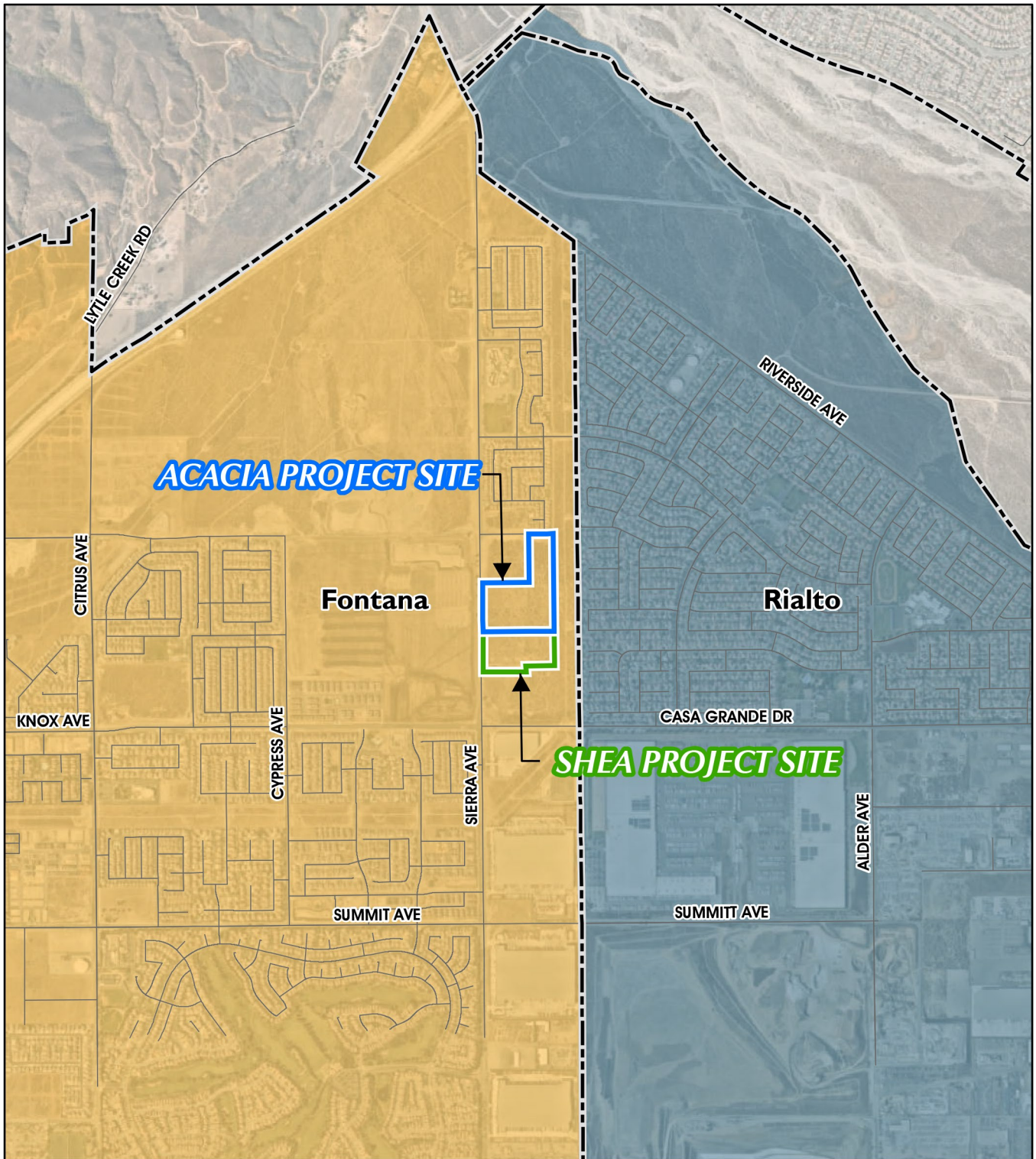


Source(s): ESRI, RCTLMA (2021), SB County (2020)

Figure 1



Regional Map

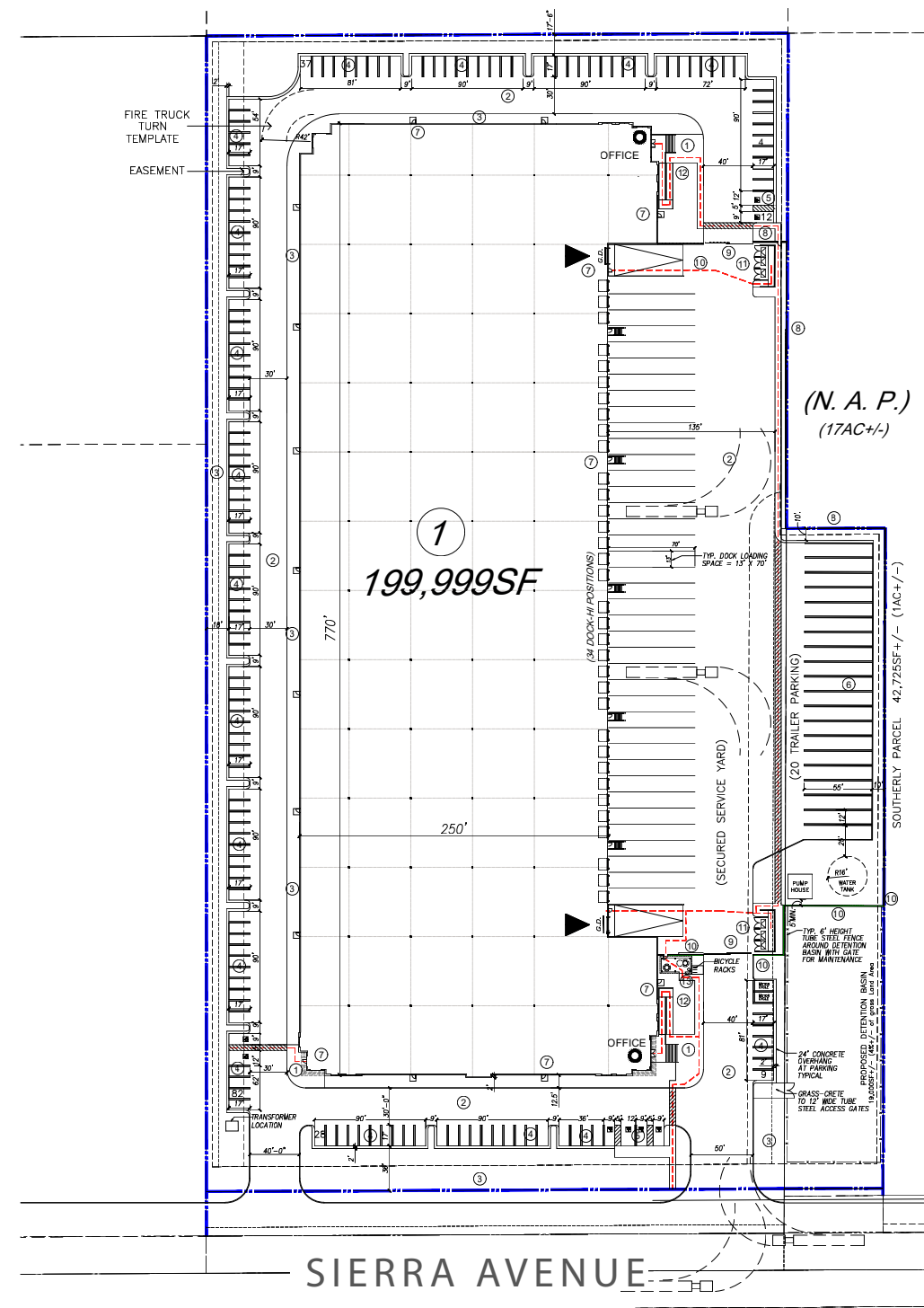


Source(s): ESRI, SB County (2020)

Figure 2



Vicinity Map



KEY NOTES: #

- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
- ② CONCRETE VEHICULAR PAVING (SEE CIVIL)
- ③ LANDSCAPE AREA (SEE LANDSCAPE)
- ④ PER CITY STD. PARKING STALL 9'X19'
- ⑤ A.D.A. PARKING 9' X '_' & 12' X '_' (STATE STD.)
- ⑥ TRAILER PARKING 12' X 55'
- ⑦ ACCESS DOOR OR EMERGENCY ACCESS DOOR
- ⑧ STEEL TUBULAR FENCE (8' HEIGHT)
- ⑨ AUTOMATIC ROLLING GATE (12' HEIGHT)
- ⑩ CONCRETE SCREEN WALL (14' HEIGHT)
- ⑪ TRASH ENCLOSURE (ADA COMPLIANT)
- ⑫ ADA RAMP (AS REQUIRED)
- ⑬ OUTDOOR BREAK AREA FOR EMPLOYEES

GRAPHIC LEGEND:

- = OFFICE ENTRY
- G.D. = GRADE DOOR (14'X14')
- [Symbol] = A.D.A. ACCESSIBLE PRKG.
- [Symbol] = PROPERTY LINE (SEE CIVIL)
- [Symbol] = DOCK DOOR & LEVELER
- [Symbol] = CANOPY OR OVERHANG
- [Symbol] = CENTERLINE OR GRID LINE
- [Symbol] = EASEMENT (SEE CIVIL)
- [Symbol] = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
- [Symbol] = WB-67' TRACTOR TRAILER
- [Symbol] = ADA PATH OF TRAVEL
- [Symbol] = 12' X 55' TRAILER PARKING

SHEET DESCRIPTION:

- A1 CONCEPTUAL MASTER PLAN
- A2 CONCEPTUAL FLOOR PLAN
- A3 CONCEPTUAL ELEVATIONS
- A4 NOT USED
- A5 COLORED CONCEPTUAL ELEVATIONS
- A6 COLOR AND MATERIAL BOARD
- A7 CONCEPTUAL SIGHT LINE SECTION
- A8 CONCEPTUAL WALL AND FENCE PLAN
- A9 DEFERRED AT THIS TIME (3D RENDERINGS)
- C1 CONCEPTUAL GRADING PLAN
- C2 CONCEPTUAL UTILITY PLAN
- L1 LANDSCAPE PLAN
- P1 LIGHTING CUT SHEETS
- P2 SITE PHOTOMETRIC PLAN

PROJECT TEAM:

ARCHITECT
 AO ARCHITECTS
 144 NORTH ORANGE STREET
 ORANGE, CALIFORNIA 92866
 CONTACT: DAN MACDAVID
 714-639-9860 - PRINCIPAL
 OR STEPHEN PRZYBYLOWSKI
 714-417-1122 - SENIOR DESIGNER

LANDSCAPE ARCHITECT
 SCOTT PETERSON LANDSCAPE ARCHITECT
 2883 VIA RANCHEROS WAY
 FALLBROOK, CA 92028
 OFFICE: 760-842 8993

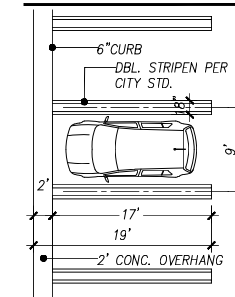
CIVIL ENGINEER
 THIENES ENGINEERING, INC.
 14349 FIRESTONE BLVD.
 LA MIRADA, CA 90638
 CONTACT: MATT KIM
 (714) 521-4811 ext.265
 Matthew@thieneseng.com

OWNER
 SHEA PROPERTIES
 130 VANTIS, SUITE 200
 ALISO VIEJO, CALIFORNIA 92656

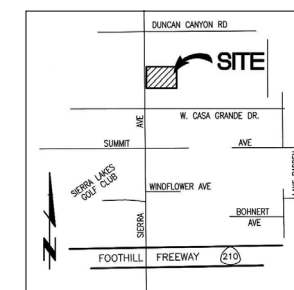
CONTACTS: STEVE PERALES
 JASON KORENGOLD

LIGHTING:
 PACIFIC ELECTRICAL ENGINEERING INC.
 8171 E. KAISER BLVD.
 ANAHEIM, CA 92808
 CONTACT: REED STONEBURNER, PE
 (TEL)714-685-7766 (CELL)714-920-1411

STANDARD PARKING: 1' = 10'



VICINITY MAP: NOT TO SCALE



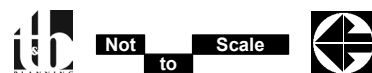
SITE DATA TABLE												
BUILDING	LAND AREA AC	LAND AREA SF	FAR %	BLDG. FOOT PRINT	BLDG. MEZZ.	BLDG. S.F.	OFFICE S.F.	WAREHOUSE S.F.	OFFICE PARKING	WAREHOUSE PRKG.	PARKING REQ.	PARKING PROV.
1	11.05AC+/-	481,342+/-	42.1%	199,999	~	199,999	* up to 19.9k	188,000	~	20+10+32 *	62	168
LANDSCAPE AREA: 84,006 SF (17.45+/-)											(.84/1000)	

* ONE PARKING SPACE IS REQUIRED FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR THE INITIAL 20,000 SQUARE FEET, ONE PARKING SPACE IS REQUIRED FOR EACH 2,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA FOR THE NEXT 20,000 SQUARE FEET, AND ONE PARKING SPACE IS REQUIRED FOR EACH 5,000 SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA OVER 40,000 SQUARE FEET - FONTANA ZONING ARTICLE XI §30-685

NO ADDITIONAL PARKING SPACES ARE REQUIRED FOR THE OFFICE AREA, IF OFFICE AREA IS LESS THAN TEN PERCENT OF TOTAL BUILDING SQUARE FOOTAGE. - FONTANA ZONING ARTICLE XI §30-685

Source(s): AO (03-16-2022)

Figure 3



PROJECT DATA

SITE AREA	BLDG. 1	BLDG. 2
Square Feet	621,599	205,194
Acres	14.27	4.71
BUILDING AREA		
Office	8,000	2,500
Mezzanine	8,000	2,500
Warehouse	280,297	83,748
TOTAL	296,297	88,748
COVERAGE		
	47.67%	43.25%
CLEAR HEIGHT		
AUTO PARKING REQUIRED		
Office 1/250 s.f.	64	20
Whse: 1st 20K @ 1/1,000 s.f.	20	20
Whse: 2nd 20K @ 1/2,000 s.f.	10	10
Whse: Over 40K @ 1/5,000 s.f.	49	9
TOTAL	143	59
Motorcycle: 3 per 100 required spaces	3	3
AUTO PARKING PROVIDED		
Standard auto stalls (9'x19')	188	54
ADA Van Parking (12' x 19')	2	1
ADA Parking (9' x 19')	5	2
Future Standard Clean Air stall (9'x19')	5	2
Future Van Accessible EV stall (12'x19')	1	1
Future Standard Accessible EV stall (9'x19')	1	0
Future Standard EV stall (9'x19')	12	3
TOTAL	214	63
Motorcycle	3	3
TRAILER PARKING REQUIRED		
1/5,000 s.f. GFA	60	18
TRAILER PARKING PROVIDED		
Standard (10' x 53' includes 9' overhang)	60	18
MAXIMUM FLOOR AREA RATIO		
F.A.R. - 1.0		
BUILDING SETBACKS		
Front - 20'		
West side (abutting residential) - 45'		
East side - 0'		
Rear - 0'		
MAXIMUM BUILDING HEIGHT		
Height - 60'		
LANDSCAPE REQUIRED		
15% not including building		
LANDSCAPE PROVIDED		
In percentage	18%	19%
In s.f.	59,864	21,950
ZONING ORDINANCE FOR CITY		
Zoning Designation - Commercial (C2)		

VICINITY MAP



PROJECT INFORMATION

Owner/Applicant ACACIA REAL ESTATE 301 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660 TEL: (949) 840-8899 CONTACT: DAVID FITTMAN	Applicant's Representative HPA, INC. 1801 BARBEREN AVE., SUITE 100 IRVINE, CA 92612 PHONE: (949) 862-2173 FAX: (949) 863-0811 CONTACT: WENDY PARK
Project Address SEC SIERRA & DUNCAN CANYON FONTANA, CA	Zoning M-1
Code Analysis 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS	File Number 180
Assessors Parcel Number 0255-011-24-0-000 0255-011-25-0-000 0255-011-06-0-000	Construction Type CONCRETE TILT-UP BUILDING BUILDING OCCUPANCY: S-1/B CONSTRUCTION TYPE: II-B ESFR SYSTEM

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: T80
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. SEE "C" DRAWINGS
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS
- CONCRETE SURFACES TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 14' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS DETERMINED FROM PUBLIC FACILITIES DEVELOPMENT
- ALL VERTICAL MOUNDING POLES OF CHAIN LINK FENCING SHALL BE CAPPED
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

LEGAL DESCRIPTION

PARCEL 1:
THE NORTH [] OF THE SOUTH [] OF THE NORTHWEST [] OF THE NORTHWEST [] OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
THE SOUTH [] OF THE SOUTH [] OF THE NORTHWEST [] OF THE NORTHWEST [] OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS IN AND UNDER SAID LAND OR ANY PART THEREOF, AS RESERVED IN A DEED RECORDED SEPTEMBER 22, 1986 IN BOOK 8700, PAGE 176, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN SIERRA AVENUE.

PARCEL 3:
THE EAST [] OF THE NORTHWEST [] OF THE NORTHWEST [] OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 5 WEST, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

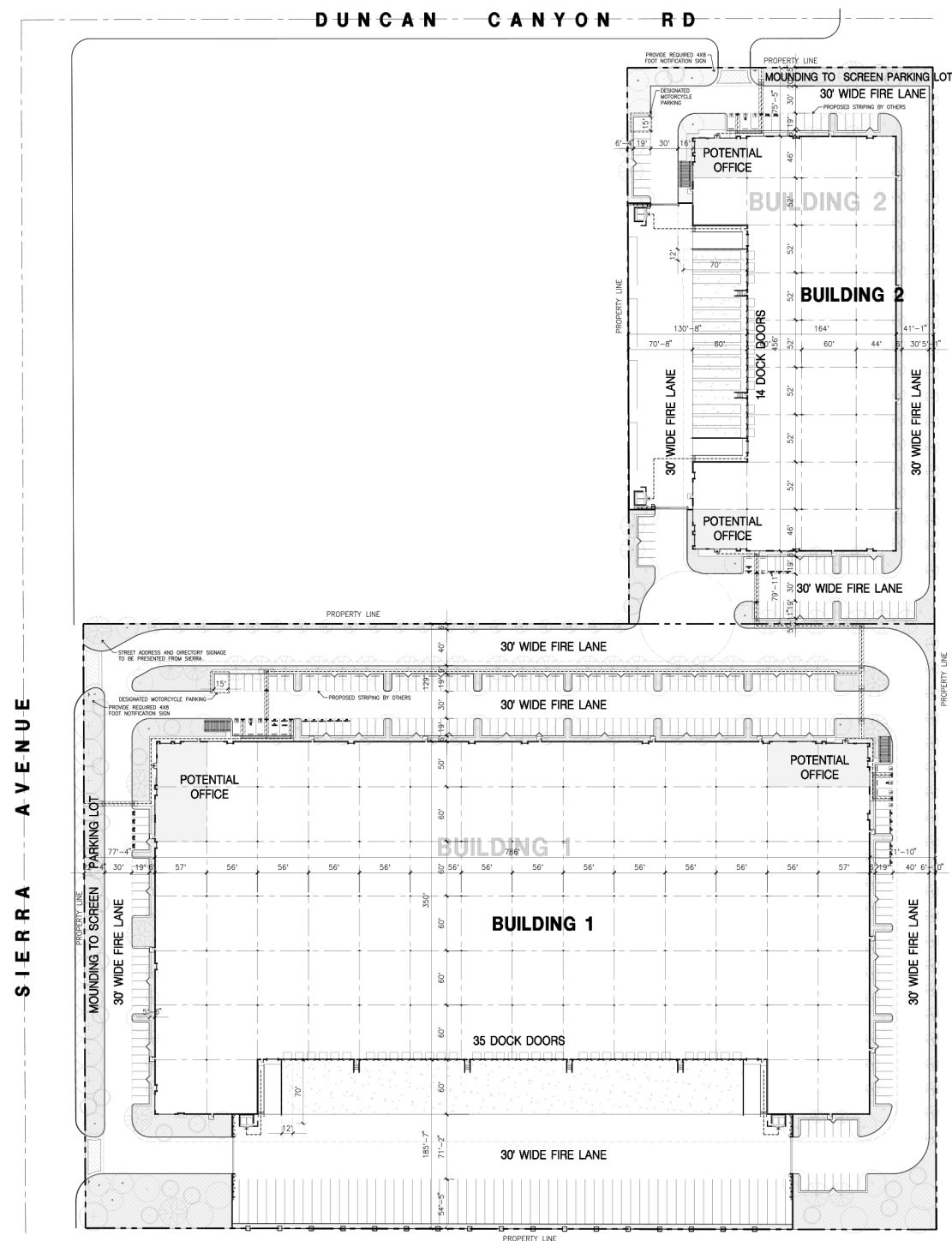
EXCEPTING THEREFROM THE EASTERLY 130 FEET, AS CONVEYED TO SOUTHERN CALIFORNIA Edison CO., BY DEED RECORDED OCTOBER 8, 1914 IN BOOK 8833, PAGE 113, OFFICIAL RECORDS.

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH
- DRIVEWAY APRONS TO BE CONSTRUCTED
- 5'x8'x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR
- APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
- PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY
- CONCRETE BARR W/ 4" HIGH CONCRETE WALL
- EXTERIOR BIKE RACK TYPICAL
- CONCRETE TILT-UP SCREEN WALL AT VARIOUS HEIGHT. SEE A1.0F.
- EXTERIOR CONCRETE STAR
- CONCRETE CURB. SEE CIVIL DRAWINGS.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- PRE-CAST CONCRETE WHEEL STOP
- CONCRETE FILLED GUARD POST 3/4 DIA. U.N.O. 42" H.
- TRASH ENCLOSURE PER CITY STANDARD.
- ACCESSIBLE ENTRY SIGN
- ACCESSIBLE PARKING STALL SIGN
- TRUNCATED DOME.
- APPROXIMATE LOCATION OF FIRE HYDRANT.
- 8' H METAL FENCE.
- ADD SIGN "TRUCK PROHIBITED"
- PROPOSED BREAK AREA

SITE LEGEND

	CONCRETE PAVING. SEE "C" DRWG'S FOR THICKNESS		ACCESSIBLE PARKING STALL (8' X 19') IF ACCESSIBLE ASBLE
	STANDARD PARKING STALL (9' X 19')		ACCESSIBLE PARKING STALL (12' X 19') IF ACCESSIBLE ASBLE
	LANDSCAPED AREA		30' WIDE FIRELANE
	PATH OF TRAVEL		



Source(s): HPA (02-16-2022)

Figure 4

