



NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA TO RECEIVE COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) (NO FORMAL ACTION WILL BE TAKEN) ON THE FOLLOWING PROJECT:

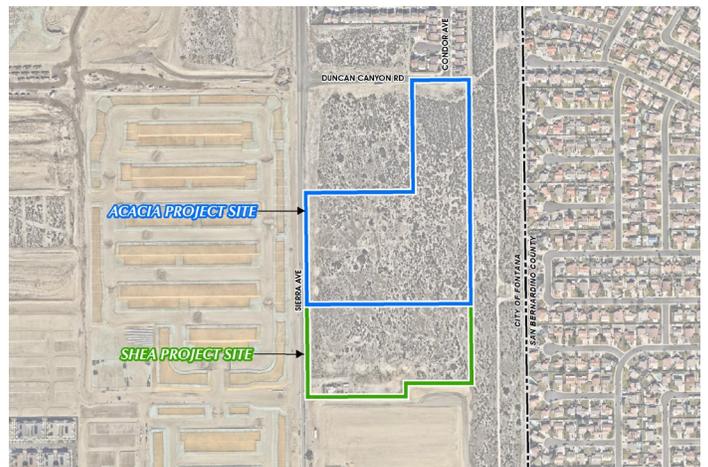
Shea Project: Master Case (MCN) No. 21-090, Design Review (DRP) No. 21-034, Tentative Parcel Map (TPM) No. 21-018, General Plan Amendment (GPA) No. 21-004, and Zone Change (ZCA) No. 21-006

Acacia Project: MCN No. 21-099, DRP No. 21-039, TPM No. 21-022, GPA No. 21-005, and ZCA No. 21-007

Public Comment Period: November 10, 2022 through January 3, 2023

Environmental Determination: This project has been determined to have a significant effect on the environment and a Draft Environmental Impact Report (EIR) (SCH No. 2022030544) has been prepared pursuant to Sections 15080 to 15097 and Section 15163 of the California Environmental Quality Act (CEQA).

Location of Property: The 11.1-acre Shea Project Site is located on the east side of Sierra Avenue approximately 700 feet north of Casa Grande Avenue (APNs: 0239-151-09 and -38). The 19.0-acre Acacia Project Site is located east of Sierra Avenue and south of Duncan Canyon Road (APNs: 0239-151-19, -25, -26, and -36)



Date of Hearing: December 6, 2022

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 p.m.

The Sierra Business Center Project is composed of two separate and independent Projects, the Sierra Industrial Facility (the “Shea Project”) and the North Fontana Industrial Complex (the “Acacia Project”).

The Shea Project Site is located on the east side of Sierra Avenue approximately 700 feet north of Casa Grande Avenue, and encompasses two parcels, including Assessor Parcel Numbers (APNs): 0239-151-09 and -38. The Shea Project provides for the development of an approximately 11.1-acre development site with a single industrial commerce center building with a maximum of 199,999 square feet (s.f.), including 19,900 s.f. of office space. The structure would be supported by a screened truck yard and trailer storage area, vehicular parking areas, drive aisles, and landscaping. The Shea Project is being developed on a speculative basis and the end user is not known at this time. The Shea Project is

expected to operate 24 hours per day, 7 days per week. The Shea Project Site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

The Acacia Project Site is located east of Sierra Avenue and south of Duncan Canyon Road, and encompasses four parcels, including Assessor Parcel Numbers (APNs): 0239-151-19, -25, -26, and -36. The Acacia Project provides for the development of the approximately 19.0-acre development site with two industrial commerce center buildings with a total of 385,043 s.f. of building area; 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 yards and trailer storage areas, vehicular parking areas, drive aisles, and landscaping. The Project is being developed on a speculative basis and the end users are not known at this time. The Acacia Project is expected to operate 24 hours per day, 7 days per week. The Acacia Project Site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

Project Impacts: The Draft Environmental Impact Report evaluates the Project's potential individual- and cumulative-level environmental impacts on the following resource areas: 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 services systems, and wildfire. The Draft EIR indicates that, after the application of identified mitigation, the Project would result in significant unavoidable impacts to air quality, greenhouse gas emissions, land use, and transportation.

Public Comments: A public hearing with the Fontana Planning Commission has been scheduled for December 6, 2022, at 6:00 p.m. The hearing will take place in-person at the City's Council Chambers located at 8353 Sierra Avenue, Fontana, CA 92335. The hearing can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://watchkfon.fontana.org/CablecastPublicSite/?channel=1>. No formal action will be taken at that Fontana Planning Commission hearing. This hearing is simply to solicit comments from the Planning Commission on the Draft EIR. The proposed project will be addressed and considered at a subsequent and currently unscheduled meeting/hearing to be held by the Fontana Planning Commission.

Written comments on the Draft EIR must be received no later than 5:00 p.m. on January 3, 2023. Address all written comments to Salvador Quintanilla, Senior Planner, at the City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Salvador Quintanilla at: squintanilla@fontana.org.

Availability of the Draft Environmental Impact Report: The Draft EIR can be viewed at the following URL: <https://www.fontana.org/2137/Environmental-Documents>.

NO FORMAL ACTION WILL BE TAKEN AT THE FONTANA PLANNING COMMISSION HEARING. THIS HEARING IS SIMPLY TO SOLICIT COMMENTS FROM THE PLANNING COMMISSION ON THE DRAFT EIR. THE PROPOSED PROJECT WILL BE ADDRESSED AND CONSIDERED AT A SUBSEQUENT AND CURRENTLY UNSCHEDULED MEETING(S)/HEARING(S) TO BE HELD BY THE FONTANA PLANNING COMMISSION.

Should you have any questions concerning this project, please contact **Salvador Quintanilla** at (909) 350-6656 or squintanilla@fontana.org.

Publish date: November 10, 2022