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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022110389

Project Title: Citrus and Oleander Avenue at Santa Ana Avenue

Lead Agency: City of Fontana

Contact Name: Salvador Quintanilla

Email: squintanilla@fontana.org Phone Number: 909-350-6656

Project Location: Fontana (*City*) San Bernardino (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project entails the proposed development of three commerce center buildings on approximately 24.4 acres of a 29.4-acre property. A General Plan Amendment, Specific Plan Amendment and Zone Change are proposed for the entire 29.4-acre Project Site to change the designation from residential to industrial and expand the boundary of the SWIP Specific Plan. No development is currently proposed on APN 0255-011-15. On the other parcels, three buildings are proposed. Building 1 would contain 151,618 s.f. of floor area and 17 loading docks on the east side of the building. Building 2 would contain 196,336 s.f. of floor area and 26 loading docks on the west side of the building. Building 3 would contain 192,895 s.f. of floor area and 26 loading docks on the east side of the building. The three buildings would be supported by truck courts, trailer and passenger vehicle parking areas, drive aisles, and landscaping. In addition, the Project includes a transfer of 507 planned multi-family housing units pursuant to the City of Fontana's No Net Loss Density Bonus/Replacement Program to ensure compliance with California's Housing Crisis Act of 2019 (SB 330).

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

Greenhouse Gas Emissions: No mitigation is feasible beyond compliance with the Title 24 Energy Efficiency Standards, the CalGreen Building Standards Code, and the requirements of Fontana Ordinance No. 1891.

Noise (Vibration): Short-term construction-related vibration impacts would exceed significance thresholds at the location of the Fontana Adult School relocatable classrooms. The feasibility of temporarily moving the classrooms during the Project's construction cannot be assured.

Transportation: The Project would generate vehicle miles traveled (VMT) that is above the regional baseline and would not help the City meet its objective to reduce VMT by 4% by 2035. The VMT generated by the Project would exceed the City's significance threshold by 15.34% in the baseline condition and 11% in the cumulative year 2040 condition.

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

There are no known issues of controversy. Notwithstanding, the Lead Agency has identified potential issues of local concern including greenhouse gas emissions, noise, transportation, and proximity of the Project Site to several schools.

Provide a list of the responsible or trustee agencies for the project.

Trustee Agency:
Santa Ana Regional Water Quality Control Board

Responsible Agencies:
South Coast Air Quality Management District, The Fontana Water Company, Southern California Edison