



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

Notice of Preparation of a Draft EIR and Scoping Meeting for the Sierra Distribution Facility Project

Date: Monday, April 3, 2023
To: Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Sierra Distribution Facility Project

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Sierra Distribution Facility Project (Project). 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; and
- 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.

Project Location

The Project site is located north of State Route (SR) 210 and east of Interstate 15 in the City of Fontana within the San Bernardino County (County). The Project site is located at the northeast corner of the intersection of Sierra Avenue and Clubhouse Drive within the City and is bounded to the north and south by existing warehouse/industrial buildings, to the west by Sierra Avenue and residential development, and to the east by Mango Avenue and a landfill. The Project site is comprised of 18.3 acres. The elevation of the Project area is approximately 1,625 feet above mean sea level.

The Project site is comprised of six parcels as identified below:

Parcel	APN Number
1	1119-241-10
2	1119-241-13
3	1119-241-18
4	1119-241-25
5	1119-241-26
6	1119-241-27

Project Description

The Project includes the development of a 398,514-square foot warehouse building within an approximately 18.3-net acre site, with associated facilities and improvements that include approximately 10,000 square feet of office space, vehicle parking, loading dock doors, trailer parking, onsite landscaping, and related onsite and off-site improvements. The single building for the Project would maintain a typical height of 48 feet with a maximum height allowed of 75 feet. The Project would have a maximum Floor Area Ratio of 50.0 percent. Landscaping would be provided on approximately 19.8 percent (78,795 square feet) of the Project site. The Project would provide 132 parking stalls, 71 trailer stalls, 10 trailer tandem stalls, and 37 tractor trailer stalls. Additionally, a total of 54 dock doors would be provided. The Project is consistent with the City's General Plan land use designation and the zoning. The Project site's industrial land use designation is I-L: Light Industrial and the zoning is M-1: Light Industrial.

EIR Scope

The City of Fontana, the lead agency for the proposed Sierra Distribution Facility Project, is subject to specific environmental review under the California Environmental Quality Act (CEQA) with the development of this Project. CEQA Guidelines Section 15063 provide that if a lead agency determines that an Environmental Impact Report (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 with 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 2023 CEQA Environmental Checklist Form.

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

- 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

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), 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).

Responsible Agencies

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall Project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state, and local agencies, and other

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interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

Opportunity for Public Review and Comment

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

Comments

We would like to hear what you think. Please submit your comments by 5:00 p.m. on May 3, 2023 to:

Irene Romero
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Email: iromero@fontana.org

Please include the name, phone number, email address, and mailing address of your agency's contact person in your response.

Scoping Meeting

The CEQA process encourages environmentally-related comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a Public Scoping Meeting will be held to solicit environmentally-related public comments on the scope and content of the EIR.

The meeting will be held on:

Date and Time: Wednesday, April 19, 2023 from 6:00 pm -7:00 pm
Place: Zoom Virtual Meeting
<https://kimley-horn.zoom.us/j/98389892636?pwd=OW9BV2tYZEc2azB6bjhWOUpac01Udz09>
Dial-In Number +1-669-444-9171, United States Conference ID: 983 8989 2636
Passcode: 469897

Attachments:

- Exhibit 1 – Regional Vicinity
- Exhibit 2 – Site Boundary
- Exhibit 3 – Overall Site Plan