



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

## Notice of Preparation of a Draft EIR and Scoping Meeting for the Cherry Commerce Center Project (Amended)

**Date:** July 7, 2023  
**To:** Interested Parties  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting  
**Project Title:** Cherry Commerce Center

---

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Cherry Commerce Center 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 at 11171 Cherry Avenue, on approximately 30 acres that is currently occupied by a staging yard for heavy building materials and construction equipment and is composed of two parcels (APNs: 0236-191-14 and 0236-191-25). The Project site is located south of Interstate 10 (I-10), north of State Route 60 (SR-60), and east of Interstate 15 (I-15), in southwestern Fontana, San Bernardino County (County), California. The Project site is bounded by Cherry Avenue to the west, Jurupa Avenue to the south, Redwood Avenue to the east with warehouses beyond, and a truck driving academy and recycling facility to the north.

### Project Description

The Project proposes two logistics (warehouse) buildings totaling approximately 702,000 sf, of which 16,000 sf would be office space. Building 1 would total approximately 477,480 sf including office space and Building 2 would total approximately 224,315 sf including office space. The Project would include approximately 333 automobile parking stalls, approximately 105 trailer parking stalls, curb and gutter, security lighting, perimeter wall and gated access.

## Building Design

The proposed logistics (warehouse) Buildings No. 1 and No. 2 would be designed to specifically screen the truck court, docks and truck parking stalls to face the center of the site to shield them from the residential development located south of Jurupa Avenue and the Henry J. Kaiser High School located west of Cherry Avenue. Most of the truck and vehicle movement within the Project site would occur within the central truck court of the site with access to the north with Buildings No. 1 and No. 2 located on the east and west portions of the site screening the interior of the site.

Building No. 1 would be approximately 50 feet high and Building No. 2 would be 46 feet high; both buildings would be well within the maximum allowed building height of 60 feet within Southwest Industrial Park Specific Plan (SWIP-JND). The building elevations would be articulated with varying depths of recesses with varying window sizes. The paint scheme includes a variable grey and white paint scheme to minimize the scale of the building with a decorative paint feature in the recesses along the sides (east side of Building 2 and west side of Building 1) and rear (north) elevations of the building. The Project proposes a total of approximately 91 dock doors, of which, Building 1 would include approximately 62 dock doors along the east side of the building; Building 2 would include approximately 29 dock doors along the west side of the building. Dock doors for both buildings would face the center of the site and would be shielded from direct public views by the proposed buildings, and landscaping.

## Landscaping

Landscape requirements within the SWIP consist of 15 percent minimum landscaping of the site (excluding areas covered by buildings, structures, or areas used for approved outside storage, loading, etc.). The Project would landscape up to 25 percent (approximately 143,000 sf) of the total Project site; that is up to 10 percent more than the minimum 15 percent required by the City. Additionally, an approximately 30-foot-wide perimeter landscaping setback would surround the Project site on west and south sides, along Cherry Avenue and Jurupa Avenue, respectively. Elsewhere, an approximately 20-foot-wide landscaping setback would be provided. Landscaping would meet the City's Zoning and SWIP Specific Plan.

## Project Circulation and Parking

Ingress and egress to the site would be provided via five driveways:

- Auto Driveway No. 1 is a 35-foot-wide (right-in/right-out) driveway located on the northwest most corner of the site. There are no driveways serving the adjacent high school next to Driveway No. 1.
- Auto Driveway No. 2 is a 35-foot-wide (right-in/right-out) driveway located on the southwest portion of the site along Jurupa Avenue.
- Auto Driveway No. 3 is a 35-foot-wide (right-in/right-out) driveway located in the center of the site along Jurupa Avenue.
- Auto Driveway No. 4 is a 35-foot-wide (full access) driveway located on southeast corner of the site along Redwood Avenue.

**City of Fontana  
Cherry Commerce Center Project**

- Truck Driveway No. 5 is a 46-foot-wide (full access) driveway located in the northeast corner of the site along Redwood Avenue. Driveway No. 5 would be designated as a private street.

Regional Project access would be from State Route 60 (SR-60) via the Country Village Road ramp, from I-10 via the Cherry Avenue ramp, and from I-15 via the Jurupa Avenue ramps. According to the City of Fontana General Plan Update, Exhibit 9.7, Truck Routes, both Cherry Avenue and Jurupa Avenue are officially designated local truck routes. Truck access to the Project would be provided via, Redwood Avenue. The Project would include approximately 333 automobile parking stalls and approximately 105 trailer parking stalls.

**EIR Scope**

The City of Fontana, the lead agency for the proposed Cherry Commerce Center 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, or 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 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.fontanaca.gov/2137/Environmental-Documents>

### Notice of Preparation Comment Period

Friday, July 7, 2023 and ends on Monday, August 7, 2023.

### Comments

We would like to hear what you think. Please submit your comments by 5:00 p.m. on August 7, 2023 to:

George Velarde – Assistant Planner  
City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335  
Email: [gvelarde@fontanaca.gov](mailto:gvelarde@fontanaca.gov)

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:** ~~Friday~~ Wednesday, July 19, 2023 from 5:00 pm - 6:00 pm

**Place:** Teams Virtual Meeting  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZjAyZWE3MTktODZiYi00MzNhLWEwY2ItYWU0ODU2MjBmZDFi%40thread.v2/0?context=%7b%22Tid%22%3a%227e220d30-0b59-47e5-8a81-a4a9d9afbdc4%22%2c%22Oid%22%3a%22d5ef5f36-1c0b-40db-b34e-5d63a2e5cb96%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjAyZWE3MTktODZiYi00MzNhLWEwY2ItYWU0ODU2MjBmZDFi%40thread.v2/0?context=%7b%22Tid%22%3a%227e220d30-0b59-47e5-8a81-a4a9d9afbdc4%22%2c%22Oid%22%3a%22d5ef5f36-1c0b-40db-b34e-5d63a2e5cb96%22%7d)  
Dial-In Number +1-984-204-1608, United States Conference ID: 231 727 038 374  
Passcode: jBR9Jd

### Attachments:

- Exhibit 1 – Regional Vicinity
- Exhibit 2 – Project Location
- Exhibit 3 – Conceptual Site Plan