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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 #: _____

Project Title: Alder and Merrill GPA and Zone Change

Lead Agency: City of Fontana

Contact Name: Salvador Quintanilla

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Project Location: Fontana San Bernardino

City *County*

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

The Alder and Merrill Project consists of a proposed General Plan Amendment and a Zone Change for a 6.4-acre property ("Project Site") located north of Merrill Avenue, between Alder Avenue and Laurel Avenue in the City of Fontana. The General Plan Amendment would change the General Plan land use designation of the Project Site from Single-Family Residential (R-SF) to Multi-Family Medium High Density Residential (R-MFMH) and the zoning of the Project Site from Single-Family Residential (R-1) to Multi-Family Medium/High Density Residential (R-4). The unit count allowance would increase from a maximum of 32 residential units (6.4 acres x 5.0 units/acre = 32) to 249 residential units (6.4 acres x 39 units/acre = 249), for a total increase of 217 planned residential units, assuming maximum development potential under the existing and proposed designations. No development project is currently proposed and no physical disturbance of the property is currently proposed.

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

No development project is currently proposed and no physical disturbance of the property is currently proposed; therefore, the Project would not have any significant or potentially significant effects. However, a reasonably foreseeable consequence of the Project is the Project site's development with up to 249 residential dwelling units. To address potentially significant impacts of future development, mitigation is presented under the topics of biological resources, cultural resources, geology and soils, transportation, and tribal cultural resources. Further, mitigation measures from the City's General Plan EIR under the topics of aesthetics, air quality, greenhouse gas emissions, hazards and hazardous materials, and noise would apply to future development proposals at the site. With the implementation of mitigation, all impacts would be reduced to less than significant.

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.

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

None.