

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: Titan Industrial Metal Corporation General Plan Amendment and Zone Change

Lead Agency: San Bernardino County

Contact Name: Aron Liang

Email: aron.liang@lus.sbcounty.gov

Phone Number: 909 387 0235

Project Location: Fontana area

San Bernardino County

City

County

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

A General Plan Amendment/Policy Plan Amendment from Low Density Residential (LDR) Land Use District to Commercial (C), Zone Change from Single Residential (RS) to Special Development-Commercial (SD-COM) and a Conditional Use Permit (CUP) to establish an equipment Rental and Large Collection/Light Recycling Facility and construct a Prefabricated 32,400 square foot metal building in two (2) phases, on 4.24 acres.

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

Potential impacts to Aesthetics would be reduced to Less than Significant with the implementation of Mitigation Measures AES-1 which includes an analysis of potential glare from sunlight. Potential impacts to Air Quality would be reduced to Less than Significant with the implementation of Mitigation Measures AQ-1 to AQ-8, which would include Fugitive Dust Control, Control Exhaust Emissions, maximize use of solar etc. Potential impacts to Cultural Resources would be reduced to less than significant with the implementation of CUL-1, TCR-1, TCR-2, TCR-3 which include to notify local tribe upon discovery of any cultural resources, although no historical resources were found on-site according to surveyed records. Potential impacts to Geology and Soils would be reduced to Less than Significant with the implementation of Mitigation Measures GEO-1 to GEO-4 which include stored backfill to be covered with water resistant material, etc. Potential impacts to Hazards and Hazardous Materials would be reduced to Less than Significant with the implementation of HAZ-1 and HAZ-2, which include preparing a business plan. Potential impacts to Hydrology would be reduced to Less than Significant with the implementation of Mitigation Measures HYD-1 which include submittal of a SWPPP and WQMP to the County for review. Potential impacts to Noise would be reduced to Less than Significant with the implementation of Mitigation Measures NOI-1 to NOI-9 which include installing a 10' CMU wall abutting residential properties, and 8' CMU walls on northern PL and no nighttime activities to occur between 10pm and 7am. Potential impacts to Utilities and Service Systems would be reduced to Less than Significant with the implementation of Mitigation Measures UTL-1 and UTL-2 which include using recycled water when available.

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 is public opposition from neighboring residents who voiced concerns about what is seen as a use not in character with community's scale or rural style of Wonder Valley and concerns over impacts to local water supplies. That the use is too large and does not provide economic benefit to the area.

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

County of San Bernardino