

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 #: **2019039071**

Project Title: Goodman Logistics Center Fontana III

Lead Agency: City of Fontana

Contact Name: Dawn Rowe

Email: drowe@fontana.org

Phone Number: (909) 350-6694

Project Location: Fontana
City

San Bernardino
County

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

The 47.5-acre Project site is located in the southern portion of the City of Fontana, San Bernardino County, California. The project includes: 1) a General Plan Amendment to change the subject property's General Plan land use designation from "Residential Planned Community (R-PC)" to "General Industrial (I-G);" 2) a Specific Plan Amendment to add the Project site to the Southwest Industrial Park (SWIP) Specific Plan (within the Slover East Industrial District); 3) a Zone Change to change the zoning designation of the Project site from "Residential Planned Community (R-PC)" to "Specific Plan (Southwest Industrial Park);" 4) a Design Review to provide for the development of a three-building industrial park that would ultimately include 1,118,460 s.f. of building floor area; 5) a Tentative Parcel Map to consolidate the Project site's existing parcels located east of Cypress Avenue into three parcels; 6) a Development Agreement; and 7) a Comprehensive Sign Program. The Project also would ultimately require a Parcel Merger.

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

The Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following areas: aesthetics, 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, noise, population and housing, public services, transportation, tribal cultural resources, and utilities and service systems. If impacts are determined to be significant, feasible mitigation measures will be presented in the EIR.

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

The Lead Agency is not aware of any areas of controversy at this time.

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

Trustee Agencies: Santa Ana Regional Water Quality Control Board



2019039071

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

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: March 13, 2019
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Goodman Logistics Center Fontana III

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Goodman Logistics Center Fontana III 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;
- 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; and
- 3) advertise a public meeting to solicit comments from public agencies and interested parties regarding the scope of study in the EIR.

Project Location

The proposed Goodman Logistics Center Fontana III project (herein "Project") is located on approximately 47.5 acres in the southern portion of the City of Fontana, San Bernardino County, California (see Figure 1, Regional Map). The Project site is located south of Santa Ana Avenue, north of Jurupa Avenue, east of Cypress Avenue, and west of Juniper Avenue (see Figure 2, Vicinity Map).

Project Description

The Project entails several discretionary approvals that would provide for the development of a three-building industrial park containing 1,118,460 s.f. of building floor area. The specific discretionary actions associated with the proposed Project are summarized below.

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General Plan Amendment No. 19-01 would amend the City of Fontana's General Plan Land Use Map to change the land use designation for all parcels within the Project site from "Residential Planned Community (R-PC)" to "General Industrial (I-G)." See Figure 3.

Specific Plan Amendment No. 19-02 would amend the Southwest Industrial Park (SWIP) Specific Plan Land Use Plan to expand the SWIP boundary to include the Project site. The Project site would be incorporated into the SWIP Specific Plan's Slover East Industrial District (SED). See Figure 4.

Zone Change No. 19-01 would amend the City of Fontana Zoning District Map to change the zoning designation for all parcels within the Project site from "Residential Planned Community (R-PC)" to "Specific Plan (Southwest Industrial Park)."

Design Review No. 19-05 includes a specific development plan, including a physical site layout, architectural design, and landscaping plan, for a three-building logistics center park (herein, "Building 3," "Building 4," and "Building 5") offering warehousing distribution and supporting office space. The proposed logistics center would be developed in two phases and would, ultimately, include 1,118,460 square feet (s.f.) of total floor area. Building 3 would be constructed with 453,020 s.f. of floor area, Building 4 would be constructed with 363,380 s.f. of floor area in the first phase and would be expanded by 89,640 s.f. in the second phase (for a total floor area of 453,020 s.f.), and Building 5 would be constructed with 212,420 s.f. of floor area. See Figure 5. Buildings 3, 4, and 5 are assumed to operate 24 hours a day, 7 days per week.

Tentative Parcel Map No. 19-02 would consolidate all parcels on the Project site located east of Cypress Avenue, with the exception of APN 0255-091-23, to create three parcels: an approximately 18.8-acre (net) parcel for Building 3, an approximately 17.8-acre (net) parcel for Building 4, and an approximately 9.9-acre (net) parcel for Building 5. A **Parcel Merger** would later be required to merge APN 0255-091-23 with the parcel created for Building 4. After the parcel merger, the parcel for Building 4 would have an area of approximately 18.8 acres (net).

The Project Applicant and the City of Fontana are contemplating entering into a **Development Agreement** related to the proposed Project pursuant to California Government Code §§ 65864-65869.5. The EIR will evaluate the reasonably foreseeable environmental impacts, if any, associated with implementation of the Development Agreement.

A **Comprehensive Sign Program** has been submitted by the Project Applicant pursuant to the provisions established in the SWIP Specific Plan.

EIR Scope

In instances where an EIR is clearly required for a project, CEQA Guidelines Section 15063 grants Lead Agencies the ability to bypass preparation of an Initial Study and proceed with preparation of an EIR. In this instance, the City of Fontana has determined that the Project clearly has the potential to result in significant environmental effects and that an EIR shall be prepared that addresses the following environmental considerations:

- 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
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts. The EIR will be prepared on behalf of and under the supervision of the City of Fontana by the consulting firm T&B Planning, Inc. located at 17542 East 17th Street, Suite 100, Tustin, CA 92780.

Opportunity for Public Review and Comment

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

Additionally, the NOP also is available for review at the below locations. Please contact locations to confirm hours.

**City of Fontana
Planning Division**
8533 Sierra Avenue
Fontana, CA 92335
(909) 350-6718
MON-THURS: 8 AM – 6 PM

Fontana Lewis Library
8437 Sierra Avenue
Fontana, CA 92335
(909) 574-4500
SAT: 10 AM – 6 PM
SUN: Noon – 5 PM
MON – THURS: 10 AM – 9PM

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NOTICE OF PREPARATION**

The City of Fontana would like to receive your input on the scope of the information and analysis to be included in the EIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. Please submit your comments by 5:00 p.m. on April 11, 2019 by mail or e-mail to:

Dawn Rowe	Phone: (909) 350-6694
City of Fontana	Fax: (909) 350-7676
8353 Sierra Avenue	Email: drowe@fontana.org
Fontana, CA 92335	

Please include the name, phone number, and address of a contact person in your response.

Scoping Meeting

Pursuant to Section 21083.9(a)(2) of the CEQA Statute and CEQA Guidelines Section 15082(c), the City of Fontana will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.

The meeting will be held on:

Date and Time:	April 3, 2019 at 5:00 p.m.
Place:	City of Fontana Development Services Office Building 8353 Sierra Avenue (909) 350-6678

Attachments:

Figure 1 – Regional Map
Figure 2 – Vicinity Map
Figure 3 – General Plan Amendment No. 19-01
Figure 4 – Specific Plan Amendment No. 19-02
Figure 5 – Design Review No. 19-05

City of Fontana
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Source(s): ESRI, RCTMA (2018), SBCTA (2018)

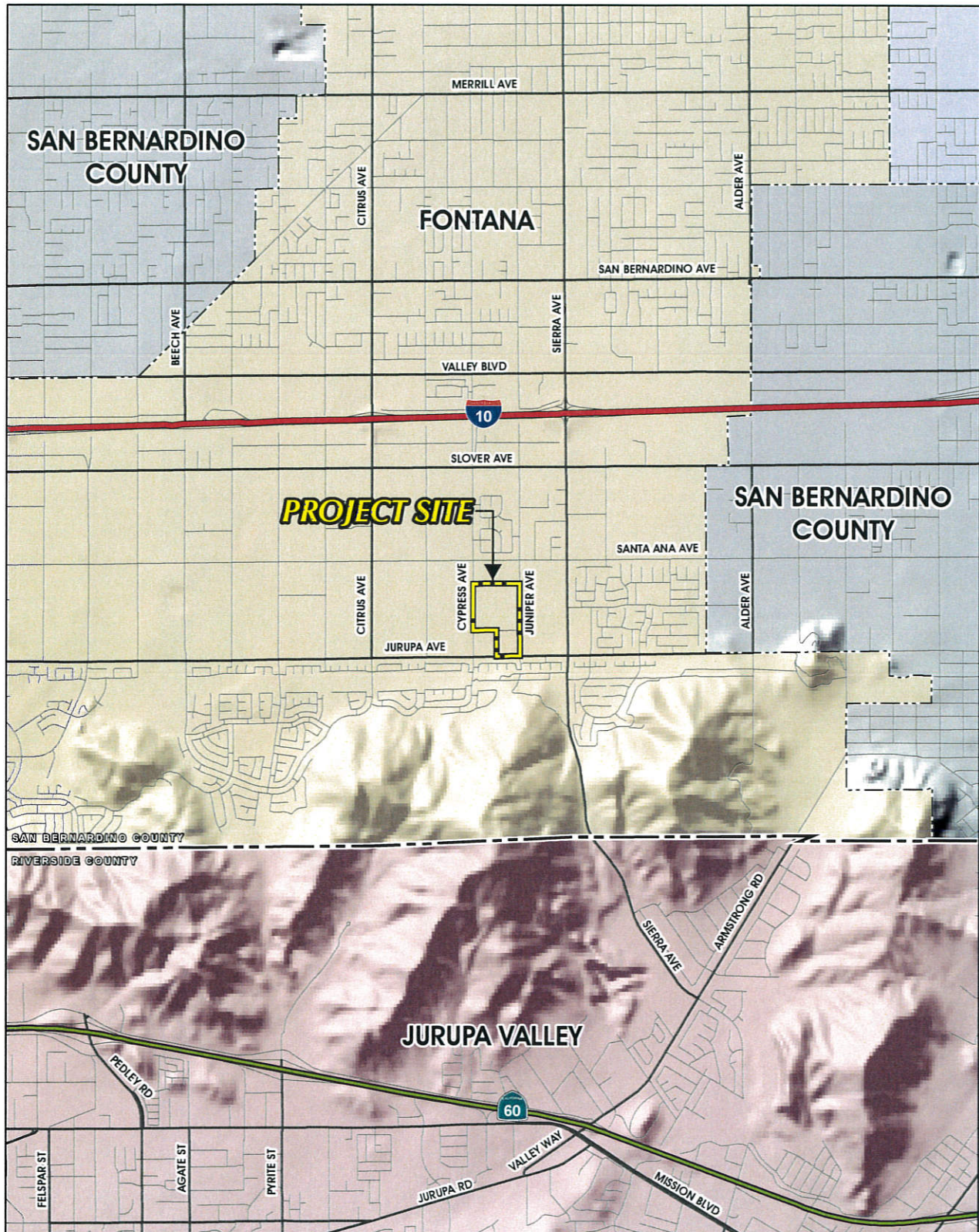


Project Name: Goodman Logistics Center Fontana III

Figure 1

REGIONAL MAP

City of Fontana
NOTICE OF PREPARATION



Source(s): ESRI, RCTI/AA (2018), SBCTA (2018)

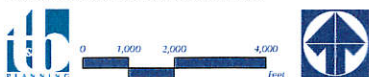


Figure 2

VICINITY MAP

Project Name: Goodman Logistics Center Fontana III

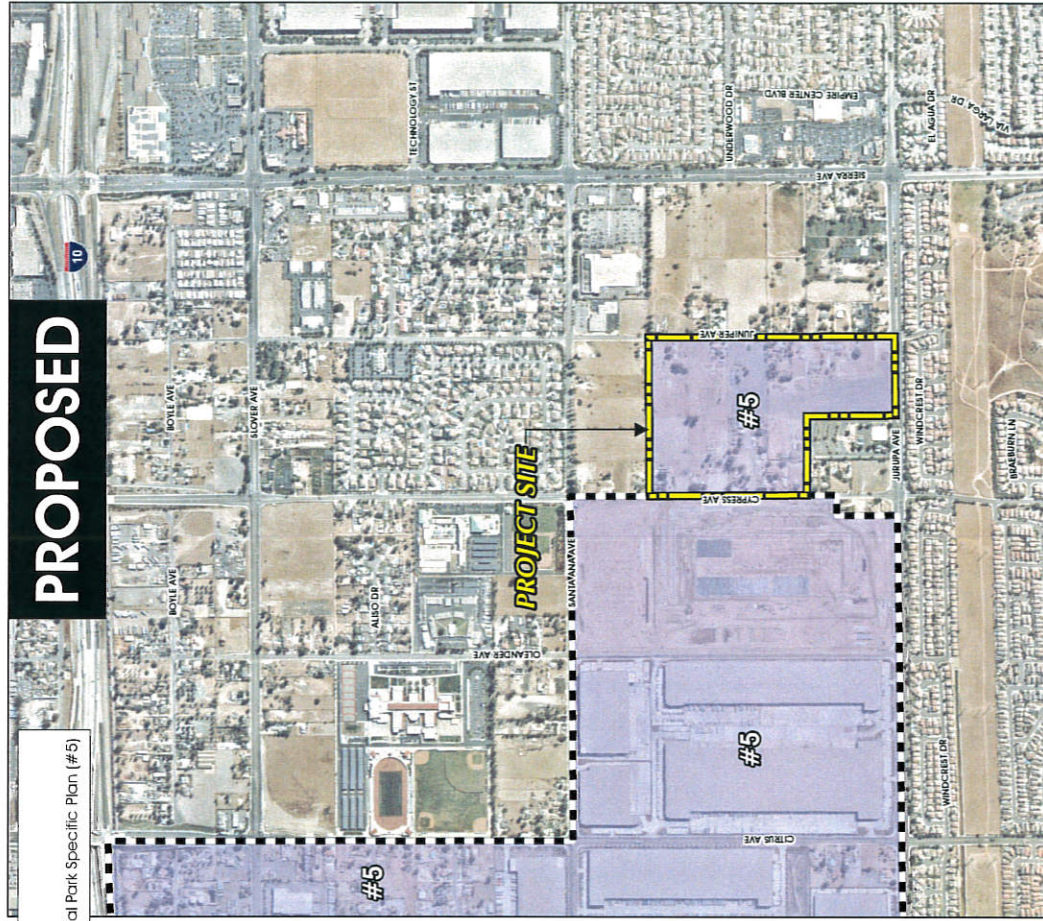
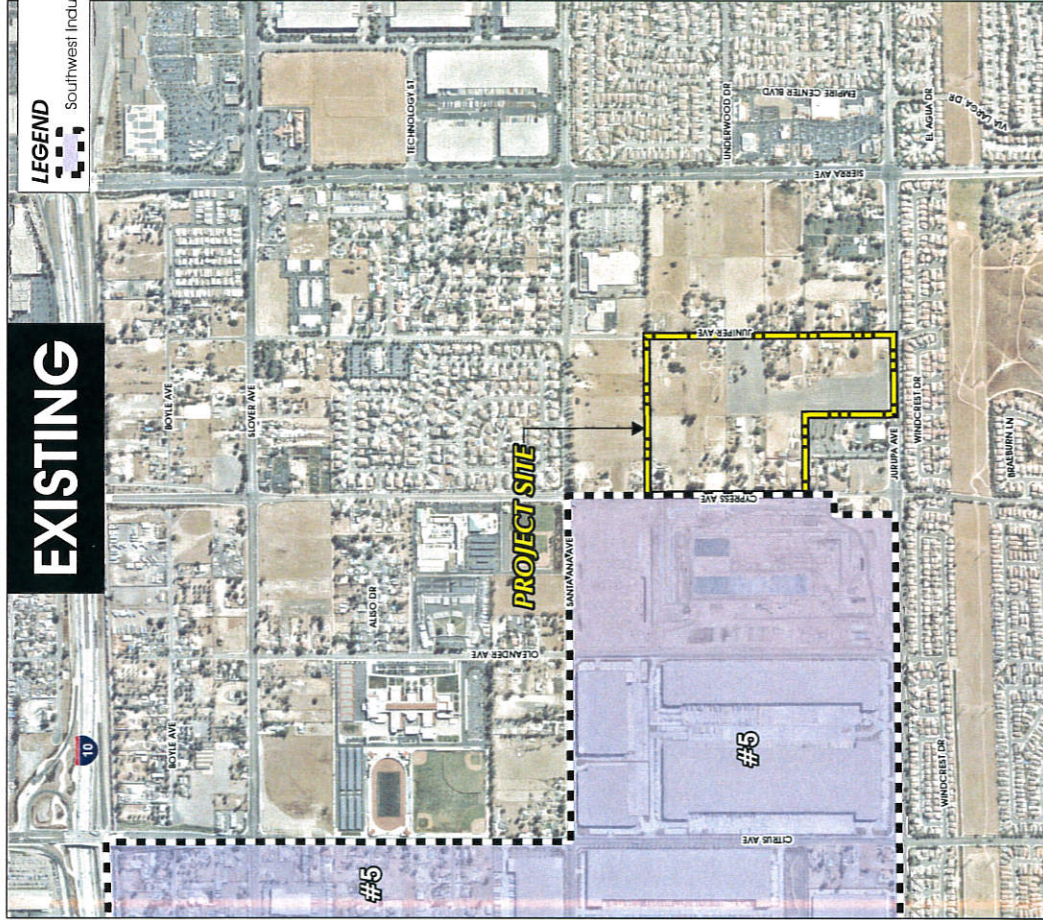


Figure 4
SPECIFIC PLAN AMENDMENT NO. 19-02

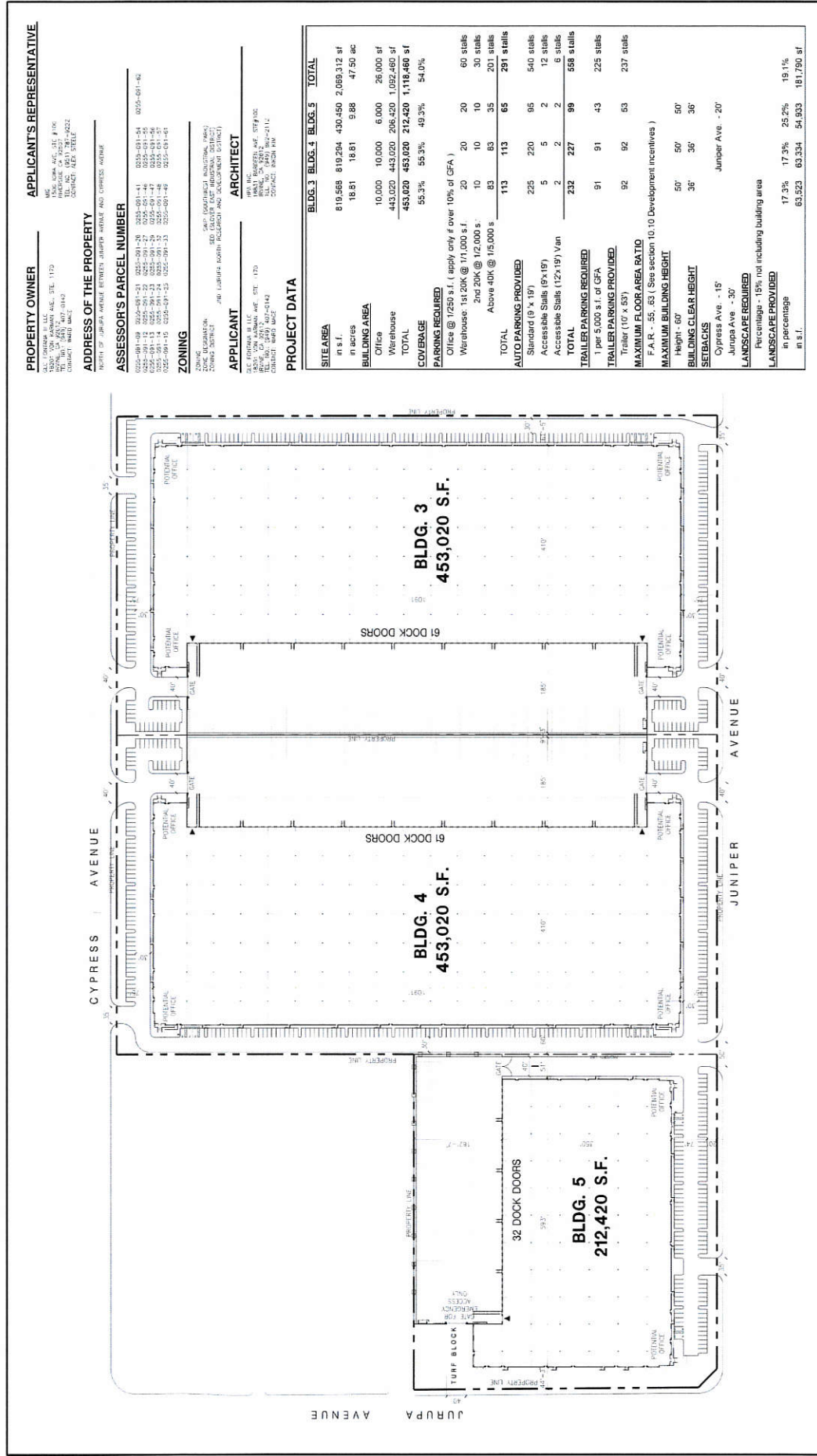


Figure 5
DESIGN REVIEW NO. 19-05

