

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 #: N/A

2019039133

Project Title: Majestic Chino Logistics Center

Lead Agency: City of Chino

Contact Name: Andrea Gilbert

Email: agilbert@cityofchino.org Phone Number: (909) 334-3328

Project Location: Chino San Bernardino
City *County*

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

The Project site is located in the southern portion of the City of Chino, which is located southwest of the City of Ontario, east of the City of Chino Hills, west of the City of Eastvale, and northwest of the City of Corona in the southwestern portion of San Bernardino County, California. The Project includes: 1) a General Plan Amendment to amend the land use designations for the site from "Agriculture" and "Recreation/Open Space" to "General Industrial;" 2) a Change of Zone to amend zoning designations for the site from "General Agriculture" and "Open Space-Natural" to "General Industrial"; 3) a Vesting Tentative Parcel Map to subdivide the site into five lots; and 4) two (2) Site Approvals to develop two (2) industrial buildings containing 1,182,387 s.f. and 920,087 s.f. of building area, respectively, as well as various site improvements, including: surface parking areas, vehicle drive aisles, landscaping, a water quality/detention basin, public street and utility infrastructure, exterior lighting, and signage. The Project also will include a Special Conditional Use Permit to allow loading doors to face a public street.

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

Based on the information presented in the Initial Study, the Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following areas: agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards & hazardous materials, hydrology/water quality, land use/planning, noise, transportation, tribal cultural resources, and utilities/service systems. If impacts are determined to be significant, 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 Project does not have any known areas of controversy.

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

Responsible Agencies may include: County of San Bernardino, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service

Trustee Agencies may include: California Department of Fish and Wildlife, Santa Ana Regional Water Quality Control Board

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

March 23, 2019

To: Interested Parties

From: Andrea Gilbert, Senior Planner
City of Chino
Development Services Department
13220 Central Avenue
Chino, CA 91710
(909) 334-3328
agilbert@cityofchino.org

This Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is issued by the City of Chino Community Development Department for the proposed **Majestic Chino Heritage project**. The proposed Project involves a General Plan Amendment, Change of Zone, Vesting Tentative Parcel Map, two (2) Site Approvals, and a Special Conditional Use Permit for a +/- 96.9-acre property located at the southeast corner of the intersection of Mountain Avenue and Bickmore Avenue. The Project site was historically used for commercial dairies but is currently vacant. Pursuant to CEQA Guidelines Section 15161, the City of Chino will prepare an EIR for the Project.

The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties on the scope and content of the EIR and its requisite environmental information. Public agencies may need to rely on the EIR prepared by the City of Chino when considering permits that may need to be issued in association with the Project. **Please send your response to Andrea Gilbert at the address shown above between March, 23, 2019 and no later than April 22, 2019 (30-day review). For public agencies, indicate the name and contact information of a contact person in the event of any questions. If your agency is a Responsible or Trustee Agency for this project, please so indicate.**

PUBLIC SCOPING MEETING: In addition, a public scoping meeting will be held in the City of Chino Council Chamber at 13220 Central Avenue, Chino, CA on April 11, 2019 at 3:00 PM. The meeting will provide a public forum for information dissemination, identification of issues, scope of review, and the overall EIR process. While the issues raised in this meeting will be summarized in the required EIR, anyone wishing to make formal comments on the Notice of Preparation must do so in writing. The scoping meeting is intended to satisfy the requirements of California Public Resources Code Section 21083.9.

Due to time limits mandated by State law your response must be sent at the earliest possible date but no later than 30 days after the date of this notice.

PROJECT TITLE: Majestic Chino Heritage project (General Plan Amendment No. PL18-0090, Change of Zone No. PL18-0091, Vesting Tentative Parcel Map No. PL18-0119, Site Approval Nos. PL18-0118 and PL18-0120, and Special Conditional Use Permit PL19-0011)

PROJECT LOCATION: The +/- 96.9-acre property is located in the southern portion of the City of Chino in the southwestern portion of San Bernardino County, California. The Project site is located at the southeast corner of the intersection of Mountain Avenue and Bickmore Avenue and includes the following 11 Assessor Parcel Numbers (APNs) 1027-241-01, -02; 1027-231-01; 1027-371-01; 1027-381-01, -02; 1056-201-01; 1056-331-01, -06, -07; 1056-341-01.

PROJECT DESCRIPTION: The Project would include the construction and operation of two warehouse buildings consisting of 1,168,710 s.f. and 914,040 s.f. on an approximately 96.9-acre property. Other physical improvements associated with the Project would include, but would not be limited to, automobile and truck parking areas, vehicle drive aisles, landscaping, a water quality/detention basin, public street and utility infrastructure, exterior lighting, and signage.

A majority of the Project site's ground surface elevation is below 566 feet above mean sea level (amsl); the portions of the site located at and below 566 feet amsl are located within the inundation area for the Prado Dam. In order to develop the Project as proposed, the ground surface elevations of the proposed building footprints would need to be raised above the inundation line for the Prado Dam while simultaneously lowering the elevations of other sites within the Inundation Area in order to maintain the Inundation Area's capacity to hold water that may back up behind the Dam during rare, extreme storm events. Accordingly, the Project entails the moving of earth materials from five (5) off-site "excess fill dirt sites" within the Inundation Area to the Project site in order to raise the proposed building footprints above the Inundation line and create additional flood water holding capacity at the excess fill dirt sites. Approximately 740,000 cubic yards (c.y.) of fill dirt would be brought to the Project site from the excess fill dirt sites.

The Project also entails the construction of an off-site, underground storm drain line that would connect proposed on-site stormwater drainage facilities (located in the southeast corner of the Project site) to the Cypress Channel, which is located approximately 600 feet east of the Project site. A new outlet would be constructed within the Cypress Channel to receive stormwater runoff discharged via the new storm drain line.

Lastly, the City intends to condition the Project to make improvements to Pine Avenue east of Euclid Avenue and west of Johnson/Mayhew Avenues.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR: The City of Chino has determined that an EIR will be prepared for the Project based on its scale and to cause environmental effects.

This Notice of Preparation and the accompanying Initial Study evaluate submitted and anticipated applications for the proposed Project. Based on the information presented in the Initial Study, the following topics will be evaluated in detail in the EIR:

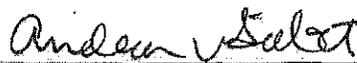
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

The Initial Study further describes the anticipated scope of the environmental analysis for each issue.

To comment on the scope of analysis to be contained in the EIR, please send your response to Andrea Gilbert at the address shown at the top of this letter. The firm deadline to submit comment is April 22, 2019.

Sincerely,

Date: March 21, 2019



Signature:
Andrea Gilbert, Senior Planner
Telephone: (909) 334-3328