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

Notice of Preparation of a Draft EIR and Scoping Meeting for Sierra Business Center Project

Date: Thursday, October 8,2020

To: Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

Project Title: Sierra Business Center Project

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Sierra Business 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 south of the Interstate 10 Freeway and east of Cypress Avenue in the City of Fontana within the San Bernardino County (County). The Project site is comprised of 32 acres and is located approximately 120 feet south of the Interstate 10 (I-10), and is bounded by Slover Avenue to the south, I-10 Freeway to the north, Juniper Avenue to the east, and Cypress Avenue to the west.

The Project site is located at approximately 1,098 feet above mean sea level (MSL). In general, the site slopes gently downward from north to the south, with a change in ground surface elevation from approximately 1,098 feet to 1,085 feet across the Project site.

The Project site is comprised of 45 parcels as identified below:

Parcel	APN Number	Parcel	APN Number
1.	0251-172-46	24.	0251-181-33
2.	0251-172-44	25.	0251-181-22
3.	0251-172-41	26.	0251-181-34
4.	0251-172-39	27.	0251-181-15
5.	0251-172-25	28.	0251-181-30
6.	0251-172-26	29.	0251-181-31
7.	0251-172-22	30.	0251-181-26
8.	0251-172-24	31.	0251-181-27
9.	0251-172-18	32.	0251-181-28
10.	0251-172-04	33.	0251-181-18
11.	0251-172-32	34.	0251-181-19
12.	0251-172-42	35.	0251-181-01
13.	0251-172-33	36.	0251-181-02
14.	0251-172-27	37.	0251-181-03
15.	0251-172-29	38.	0251-181-04
16.	0251-172-16	39.	0251-181-05
17.	0251-172-06	40.	0251-181-32
18.	0251-172-07	41.	0251-181-08
19.	0251-172-08	42.	0251-181-09
20.	0251-172-47	43.	0251-181-10
21.	0251-172-10	44.	0251-181-11
22.	0251-181-20	45.	0251-181-36
23.	0251-181-23		

Project Description

The Project includes the development of an approximately 705,735-square foot warehouse building within an approximately 32-net acre site, with associated facilities and improvements that include approximately 4,500 square feet of 1st-floor office space, vehicle parking, loading dock doors, trailer parking, onsite landscaping, and related onsite and off-site improvements. The building height is proposed at 49’ 6” and will have a maximum Floor Area Ratio (FAR) of 50.32%. The Project is consistent with the City’s General Plan Land Use Designations and the Zoning Designations.

EIR Scope

The City of Fontana, the lead agency for the proposed Sierra Business Center Project, is subject to specific environmental review under the California Environmental Quality Act (CEQA) with the development of this Project. CEQA Guidelines §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 and cumulative impacts associated 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 2019 CEQA Initial Study Checklist.

The following issues are anticipated to be addressed in the EIR:

- Aesthetics
- Agricultural 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

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.fontana.org/2137/Environmental-Documents

Comments

We would like to hear what you think. Please submit your comments by 5:00 p.m. on November 9th, 2020 to:

Paul Gonzales
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Phone: (909) 350-6658
Fax: (909) 350-7676
Email: pgonzales@fontana.org

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

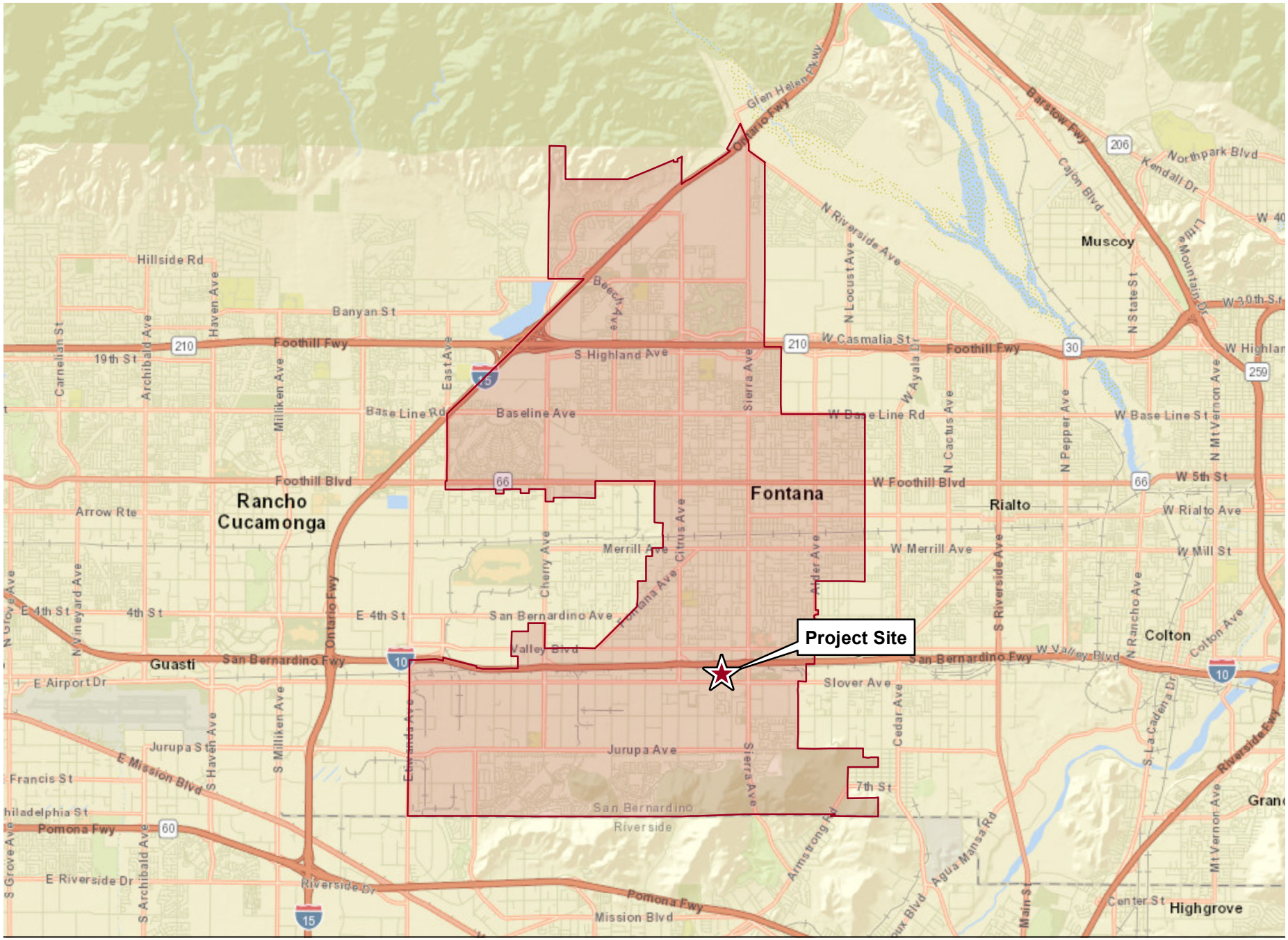
Scoping Meeting

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:	October 28, 2020 at 5PM
Place:	Teams Virtual Meeting Dial-In Number +1 805-456-4438 United States Conference ID: 949 090 122#

Attachments:
Exhibit 1 – Regional Vicinity
Exhibit 2 – Site Boundary
Exhibit 3 – Site Plan



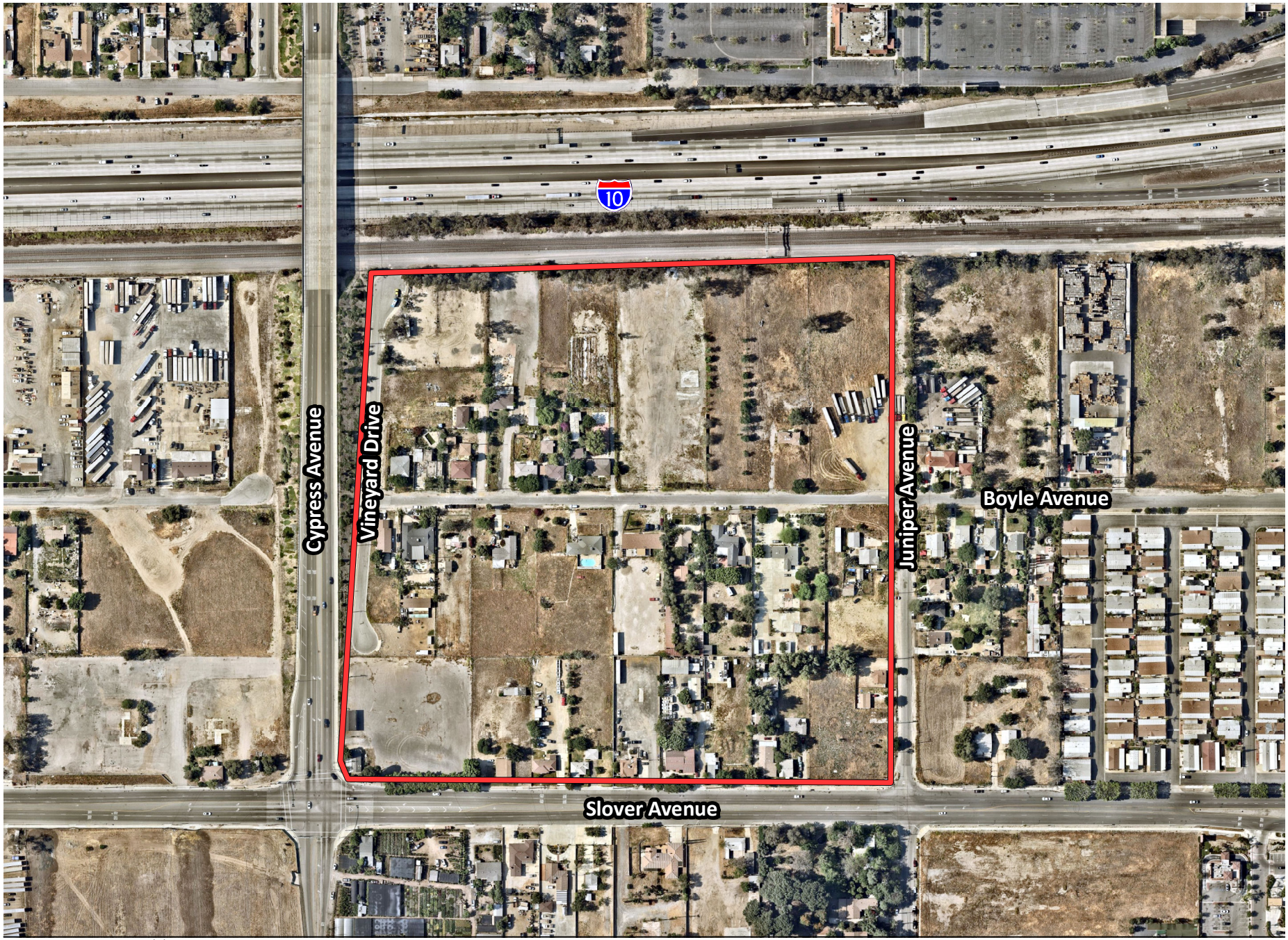
Source: ESRI World Street Map

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EXHIBIT 1: Regional Vicinity
Sierra Business Center

0 1 2
Miles

Kimley»Horn



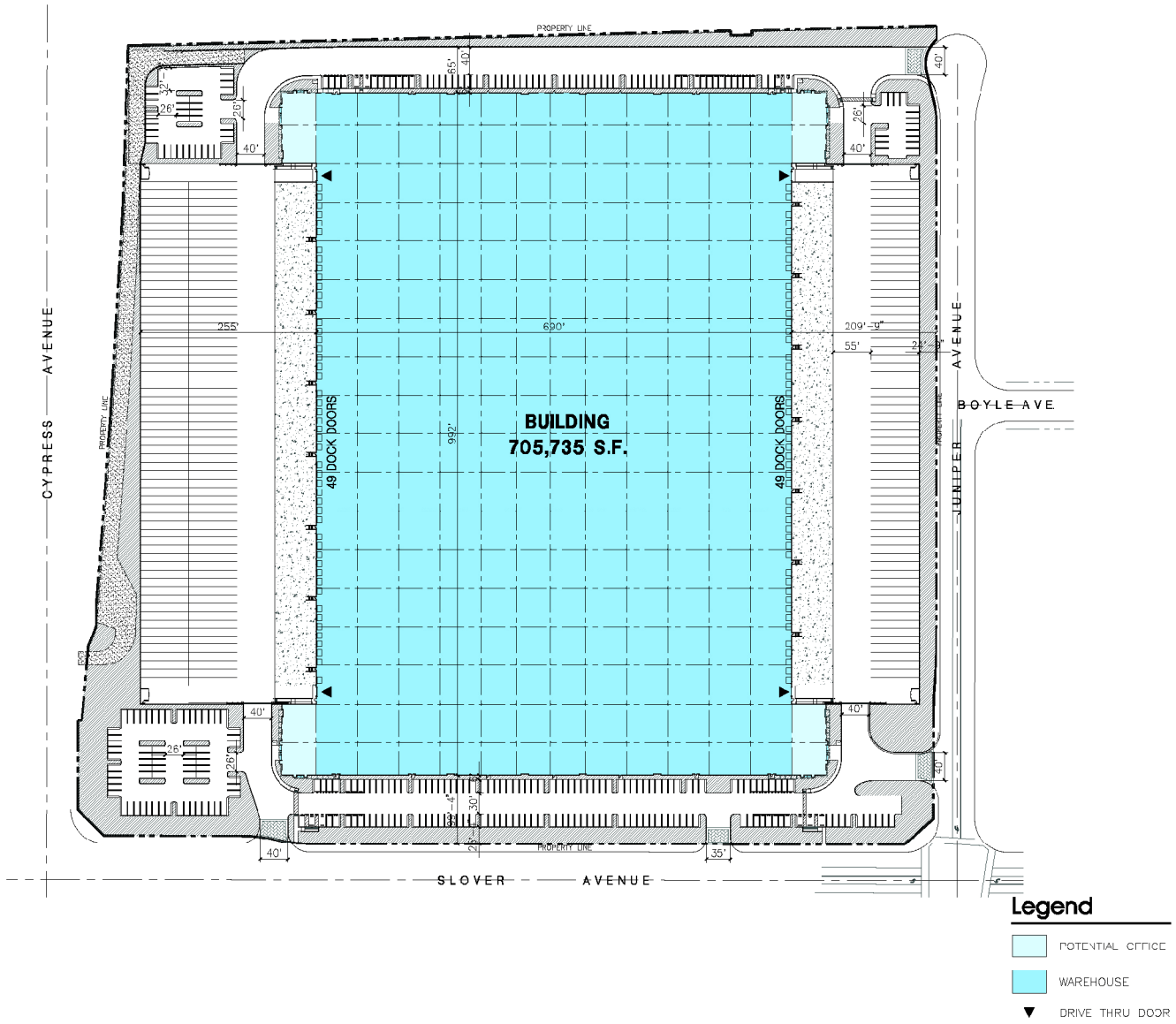
Source: NearMap - Image Date 5/8/2020

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EXHIBIT 2: Site Boundary
Sierra Business Center

0 150 300
Feet

Kimley»Horn



Tabulation

NET SITE AREA	
In s.f.	1,402,535 s.f.
In acres	32.20 ac
BUILDING AREA	
Office	4,500 s.f.
Warehouse	701,235 s.f.
TOTAL	705,735 s.f.
COVERAGE (based on net area)	50.3%
CLEAR HEIGHT	40 feet
AUTO PARKING REQUIRED	
Office: 1/250 s.f. (if exceed 10%)	n/a stalls
Whse: 1st 20k @ 1/1,000 s.f.	20 stalls
2nd 20k @ 1/2,000 s.f.	10 stalls
above 40k @ 1/5,000 s.f.	134 stalls
TOTAL	164 stalls
AUTO PARKING PROVIDED	
Standard (9 'x 19')	272 stalls
Standard Accessible (9' x 19')	4 stalls
Van Accessible (12' x 19')	4 stalls
Van Accessible EV(12' x 19')	1 stalls
Standard Accessible EV (9' x 19')	1 stalls
Standard EV (9' x 19')	20 stalls
Clean Air / Vanpool	28 stalls
TOTAL	330 stalls
TRAILER AND TRAILER PARKINGREQURIED	
1 per 5,000 s.f.	142 stalls
TRAILER PARKING PROVIDED	
Truck & Trailer (12' x 70')	183 stalls
MAXIMUM FLOOR AREA RATIO	
FAR - .60	
ZONING ORDINANCE FOR CITY	
Zoning designation - M-1 & M-2	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 75'	
SETBACKS	
Slover Ave. - 25'	Side and Rear - 0
Juniper Ave. - 20'	
Cyress Ave.- 20'	
LANDSCAPE REQUIREMENT	
Percentage - 15% (excluding Bldg. Area)	
LANDSCAPE PROVIDED	
Percentage -	22.6%
In s.f.	157,813 s.f.

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- ▼ DRIVE THRU DOOR

Source: HPA Architecture - June 24, 2020 Scheme 25

EXHIBIT 3: Site Plan

Sierra Business Center

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not to scale

Kimley»Horn