



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

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: August 13, 2021
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Fontana Corporate Center

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Fontana Corporate Center project (the "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 Project Site is located at 13592 Slover Avenue (APNs: 0238-062-36 and -39), which is north of Slover Avenue, east of Commerce Way, and west of Mulberry Avenue, in the City of Fontana, San Bernardino County, California (see Figure 1, Regional Map and Figure 2, Vicinity Map). Under existing conditions, the Project Site is occupied by the Clark Pacific company and is used for the manufacture of construction materials.

Project Description

The Project provides for the development of the approximately 18.5-acre Project Site with a two-building industrial complex containing a total of approximately 355,000 square feet of building floor area and associated facilities, including but not limited to a loading/unloading area with loading dock doors and trailer parking spaces, passenger vehicle parking, landscaping, and connections to existing utility infrastructure (see Figure 3, Conceptual Site Plan). The proposed buildings each would be approximately 49 feet tall and would

Project Name: Fontana Corporate Center

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NOTICE OF PREPARATION

be constructed of concrete tilt-up panels, with decorative building elements provided at office areas (e.g., colored glass, metal canopies, wood siding). The Project is being developed on a speculative basis and is expected to operate 24 hours per day, 7 days per week. The proposed Project is consistent with the Fontana General Plan Land Use Map and the Fontana Gateway Specific Plan. The Project requires City of Fontana approval of the following entitlements: Design Review.

EIR Scope

CEQA Guidelines Section 15063 grants Lead Agencies the ability to bypass preparation of an Initial Study and proceed with preparation of an EIR in instances where an EIR is clearly required for a project. In this instance, the City of Fontana in its capacity as Lead Agency for the proposed Project 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.

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>.

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 September 13, 2021 by mail or e-mail to:

Cecily Session-Goins
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Phone: (909) 350-6723
Fax: (909) 350-7676
Email: csgoins@fontana.org

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

Scoping Meeting

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: September 1, 2021 at 5:30 p.m.

Place: Microsoft Teams Virtual Meeting
Link to join on a computer or mobile app: <https://bit.ly/2TRLHDA>

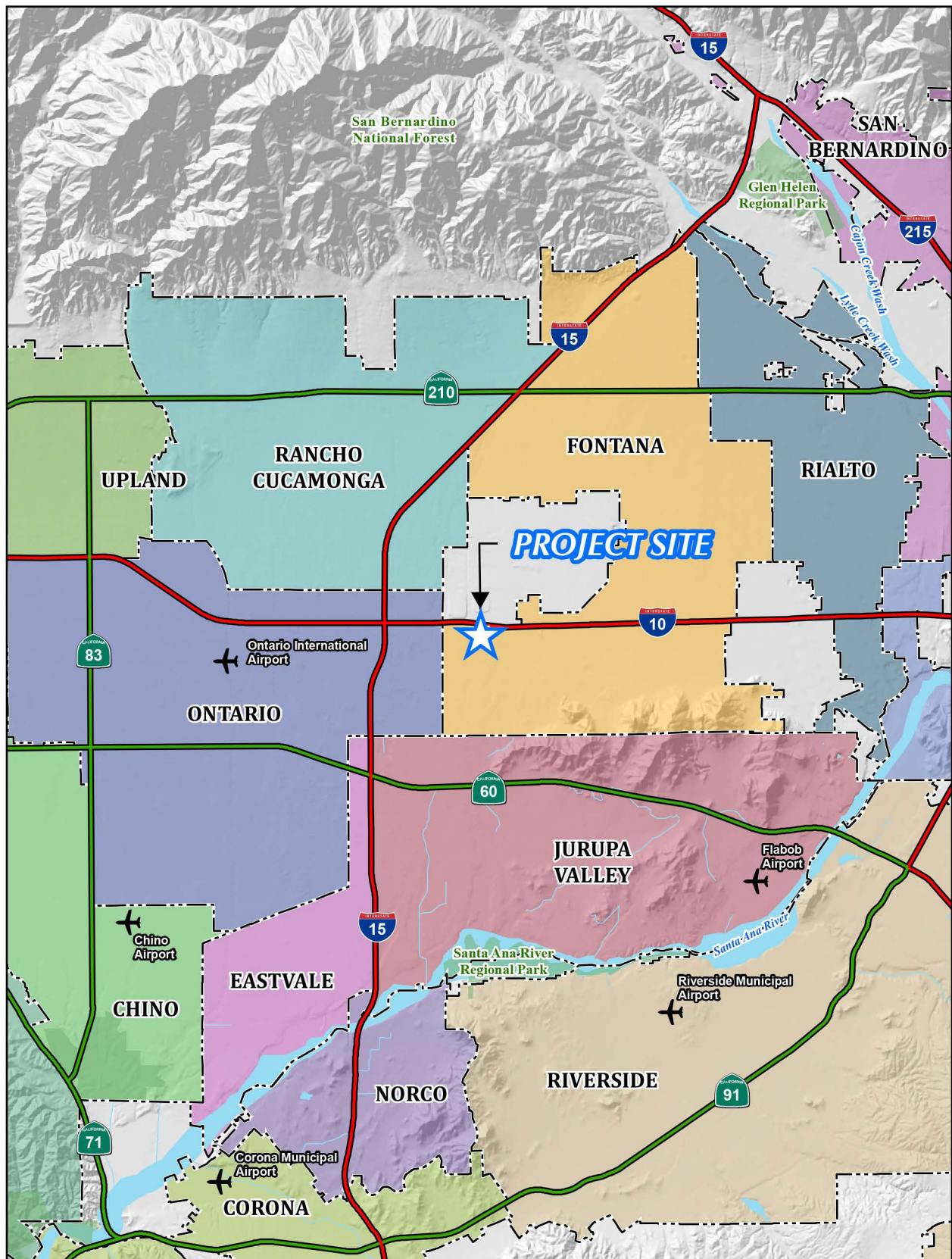
Or Dial-In Number: (805) 456-4438
Phone Conference ID: 837 190 850#

Attachments:

Figure 1 – Regional Map

Figure 2 – Vicinity Map

Figure 3 – Conceptual Site Plan

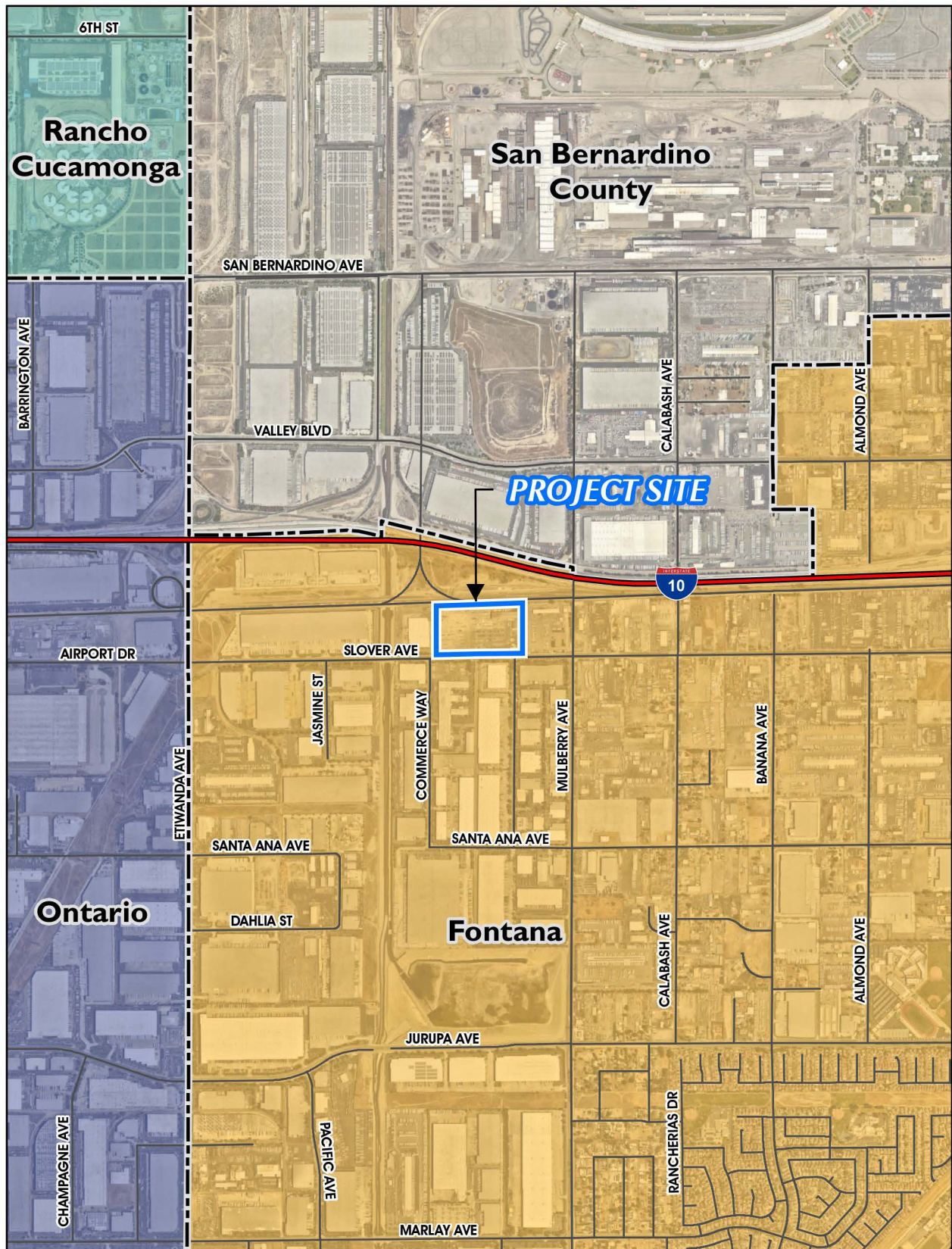


Source(s): ESRI, RCTLMA (2021), SB County (2020)

Figure 1



Regional Map

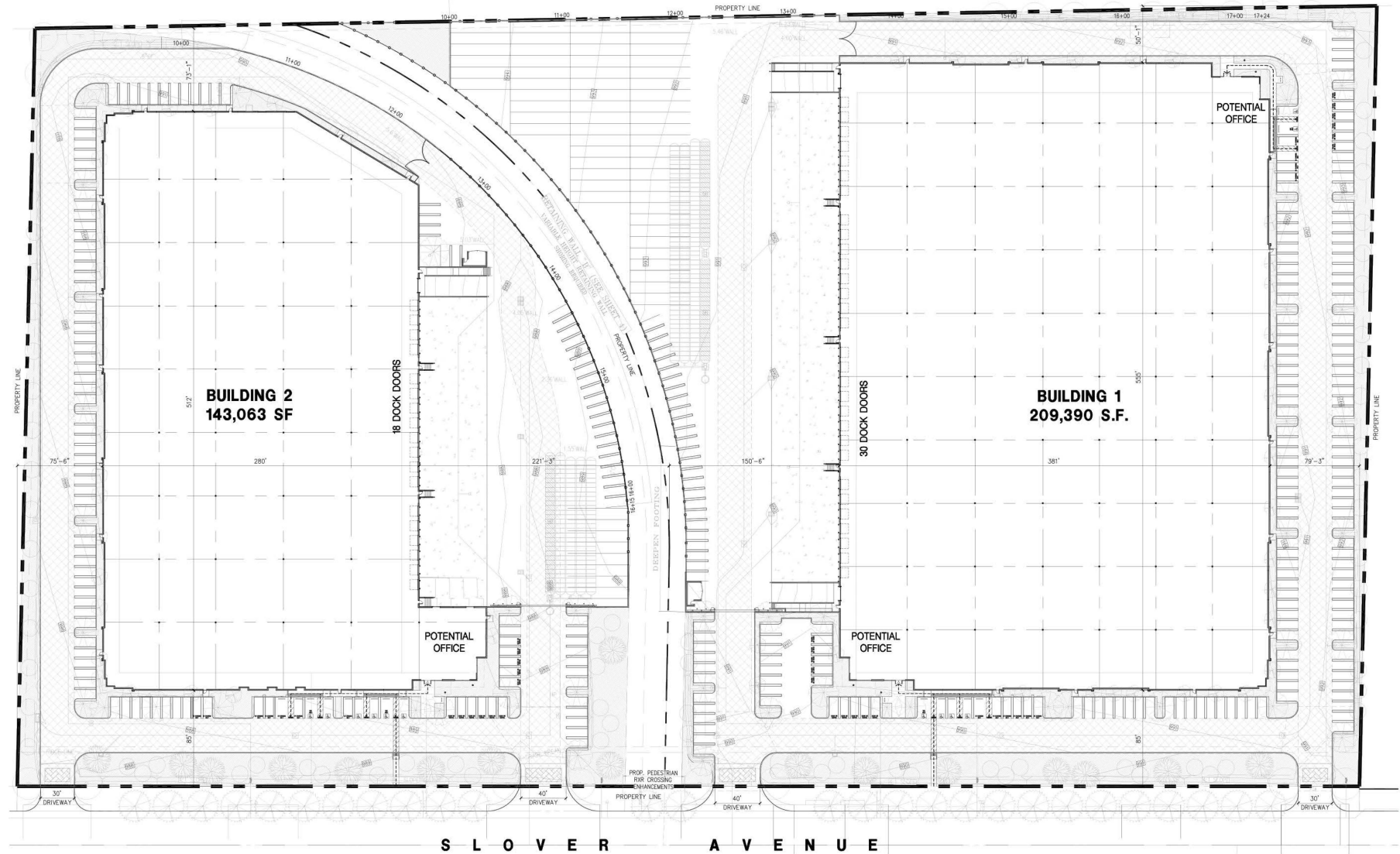


Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2021), SB County (2019)

Figure 2



Vicinity Map



PROJECT INFORMATION

Owner / Applicant
OP FONTANA LLC
100 BAYVIEW CIRCLE, SUITE 310
NEWPORT BEACH, CA 92660
TEL: (949) 509-5000
FAX: (949) 509-5001
CONTACT: CLARK NEUHOF

Address of the property
NW CORNER OF SLOVER AND MULBERRY
FONTANA, CA

Assessor's Parcel Number
0238-062-36-0-000
0238-062-39-0-000

Zoning
FONTANA GATEWAY (SP)
GENERAL INDUSTRIAL (M-2)-G

Applicant's Representative
HPA INC.
18831 GARDEN AVENUE SUITE 100
IRVINE, CA 92612
TEL: (949) 862-2173
CONTACT: NANCY PARK

Code Analysis
CONSTRUCTION TYPE : III-B
OCCUPANT TYPE : S-1 AND B
BUILDING EQUIPPED WITH FIRE SPRINKLER.

LEGAL DESCRIPTION

THAT, ACCORDING TO THOSE PUBLIC RECORDS WHICH, UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO THE INTEREST, IF ANY, WHICH WAS (ACQUIRED) (RESERVED) BY OP FONTANA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY PURSUANT TO A GRANT DEED IN AND TO THE LAND DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 0238-062-36-0-000)

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF THE LAND OF THE SOUTHERN PACIFIC RAILROAD COMPANY, 100 FEET WIDE, AS SHOWN ON SAID MAP, DISTANT SOUTH 88° 22' 00" WEST, MEASURED ALONG SAID SOUTHERLY LINE 695.31 FEET FROM ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 21; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 88° 22' 00" WEST, 957.54 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 487.68 FEET (A RADIAL LINE TO SAID CURVE AT SAID POINT BEARS SOUTH 17° 54' 54" WEST) THROUGH A CENTRAL ANGLE OF 72° 41' 16", AN ARC DISTANCE OF 618.69 FEET; THENCE SOUTH 0° 36' 10" WEST ALONG A LINE PARALLEL WITH, AND DISTANT WESTERLY 1309.29 FEET, MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 6 WEST, AS SHOWN ON SAID MAP, AND ITS NORTHERLY PROLONGATION TANGENT TO SAID CURVE A DISTANCE OF 223.24 FEET TO A POINT IN THE NORTH LINE OF SLOVER AVENUE, 80 FEET WIDE, AS SHOWN ON SAID MAP; THENCE NORTH 89° 18' 55" EAST ALONG SAID NORTH LINE, 614.42 FEET TO A POINT THAT IS SOUTH 89° 18' 55" WEST 695.20 FEET DISTANT ALONG SAID NORTH LINE FROM THE EAST LINE OF SAID SECTION 21; THENCE NORTH 0° 36' 10" EAST, 712.38 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 0238-062-39-0-000)

PARCEL NO. 2 OF PARCEL MAP NO. 8616, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 90 OF MAPS, PAGES 57 AND 58 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

TABULATION

	BUILD. 1	BUILD. 2	TOTAL
SITE AREA			
± a.f.	498,144	341,225	839,369 a.f.
± acres	12.10	7.83	19.93 ac.
BUILDING AREA			
Office	5,000	5,000	10,000 a.f.
Warehouse	226,302	138,003	364,305 a.f.
TOTAL	231,302	143,003	374,305 a.f.
Coverage	46.2%	41.3%	43.7%
CLIMATE HEIGHT			
Office	20	20	40 max
Warehouse	120	120	240 max
TOTAL	140	140	280 max
AUTO PARKING PROVIDED			
Standard (P x 1P)	168	114	282 stalls
Standard Accessible (P x 1P)	4	4	8 stalls
Van Accessible (1P x 1P)	2	2	4 stalls
Van Accessible (2P x 1P)	1	1	2 stalls
Standard Accessible (2P x 1P)	1	1	2 stalls
Standard (P x 1P)	8	5	13 stalls
Other (P x 1P)	16	11	27 stalls
TOTAL	200	138	338 stalls
TOTAL (P x 1P) PROVIDED			
Other (P x 1P)	16	11	27 stalls
MAXIMUM FLOOR AREA RATIO			
Ratio	56	8	64 max
ZONING ORDINANCE FOR CITY			
Zoning Designation: Fontana Gateway (SP) - General Industrial (M-2)-G			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height: 10 Maximum			
LANDSCAPE REQUIREMENT			
Percentage - 10% (Including Strip Areas)			
LANDSCAPE PROVIDED			
Percentage	18.2%	20.0%	19.4%
Area	46,942	41,304	88,246 a.f.
SETBACKS			
Building			15' MINIMUM
Street setback - 35' (min.) 25' (max.)			30'
Front yard - 0'			0'
Side yard - 0'			0'
Backyard - 0'			0'
* Building exceeding 30' adjacent to Slover - an additional 5' setback is required from the 30' setback required for each additional 5' height.			

AERIAL MAP



Source(s): HPA (06-07-2021)

Figure 3