



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

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: December 3, 2021
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Cypress and Slover Warehouse (Industrial Commerce Center) Project (the “Project”). In accordance with Section No. 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 No. 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 north of Slover Avenue, south of the Southern Pacific Railroad right-of-way and Interstate 10, west of Cypress Avenue, and east of Oleander Avenue, in the City of Fontana, San Bernardino County, California (see Figure 1, Regional Map and Figure 2, Vicinity Map). The Project Site comprises Assessor Parcel Numbers 0251-163-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, and -13 and 0251-164-03, -04, -10, -11, -12, -14, -15, -16, -20, -23, and -25.

Project Description

The Project provides for the re-development of the approximately 28.8-acre Project Site with a light industrial building that contains approximately 625,500 square feet of floor area and associated improvements, 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 building would be approximately 49 feet tall and would be constructed of concrete tilt-up panels, with decorative building elements (e.g., colored glass, metal canopies). 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 Zoning District Map. The Project requires City of Fontana approval of the following entitlements: Design Review and Tentative Parcel Map.

EIR Scope

CEQA Guidelines Section No. 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 and Vibration
- Population and Housing
- Public Services
- Transportation/Average Daily Trip Calc.
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Health Risk Assessment

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 January 6, 2022, by mail or e-mail to:

Jon Dille
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Phone: (909) 350-6681
Fax: (909) 350-7676
Email: jdille@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.

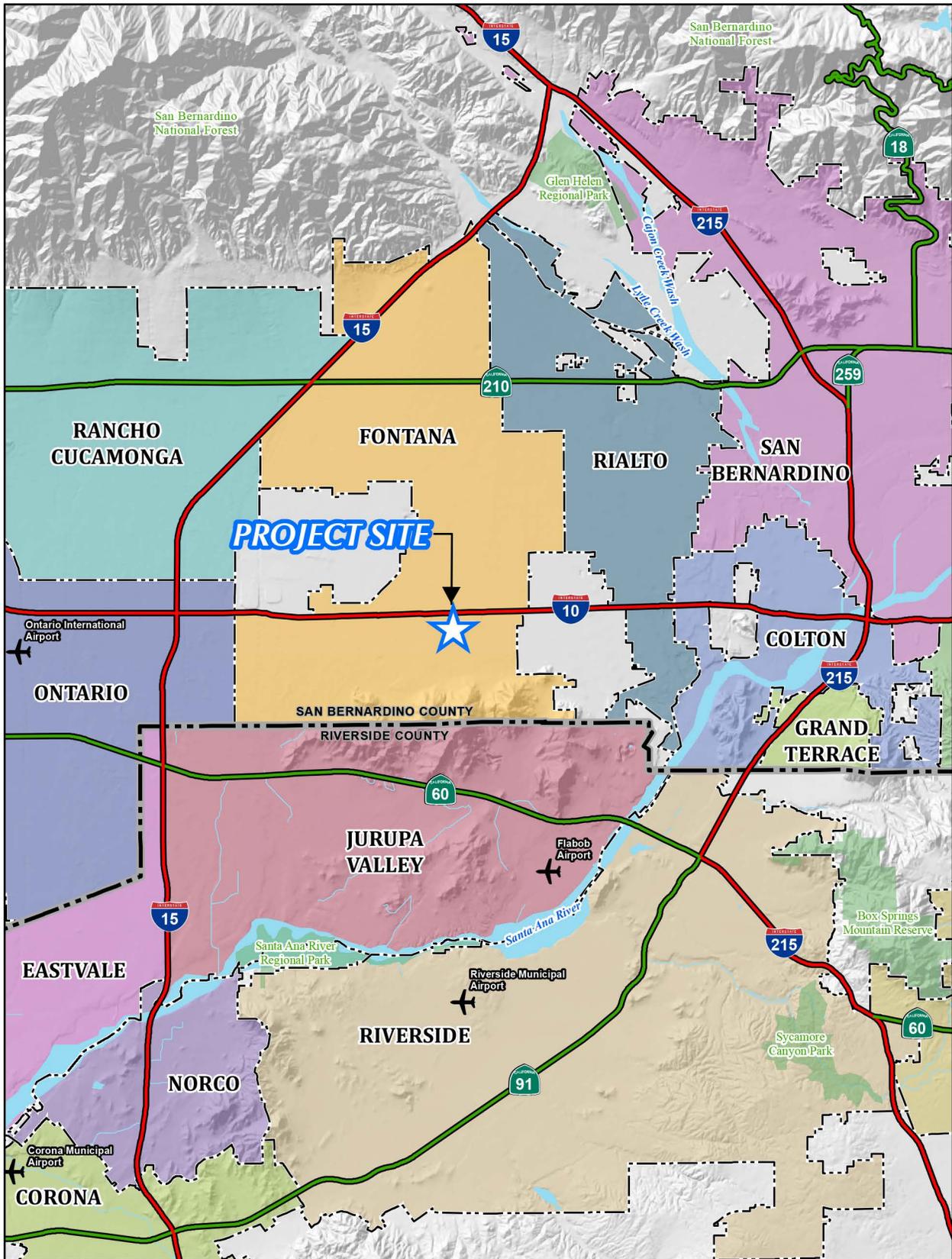
The meeting will be held on:

Date and Time: December 16, 2021, Teams Meeting, 5:00 pm

Place: <https://tinyurl.com/pzhx4um8>

Attachments:

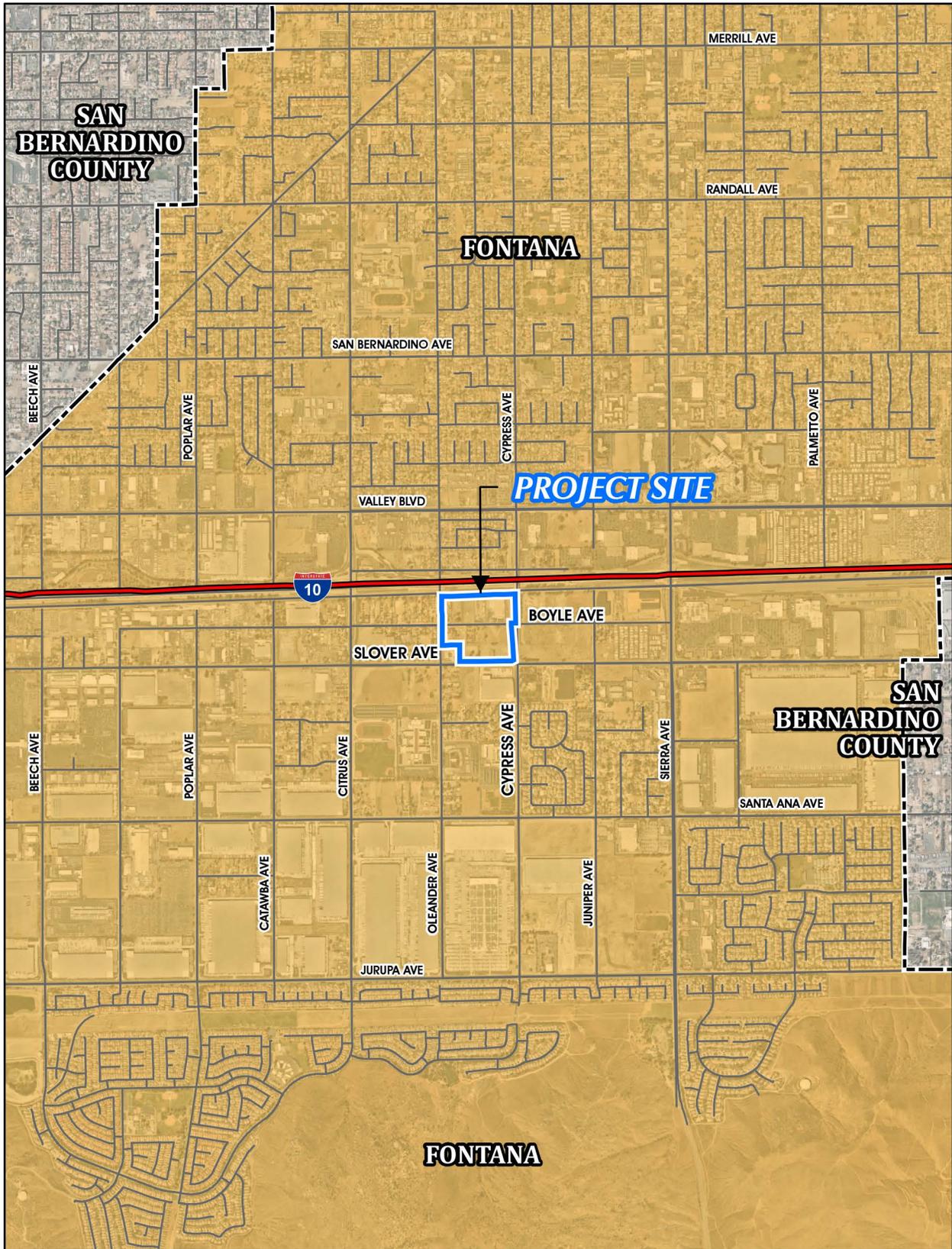
- Figure 1 – Regional Map
- Figure 2 – Vicinity Map
- Figure 3 – Conceptual Site Plan



Source(s): ESRI, RCTLMA (2020), SB County (2019)



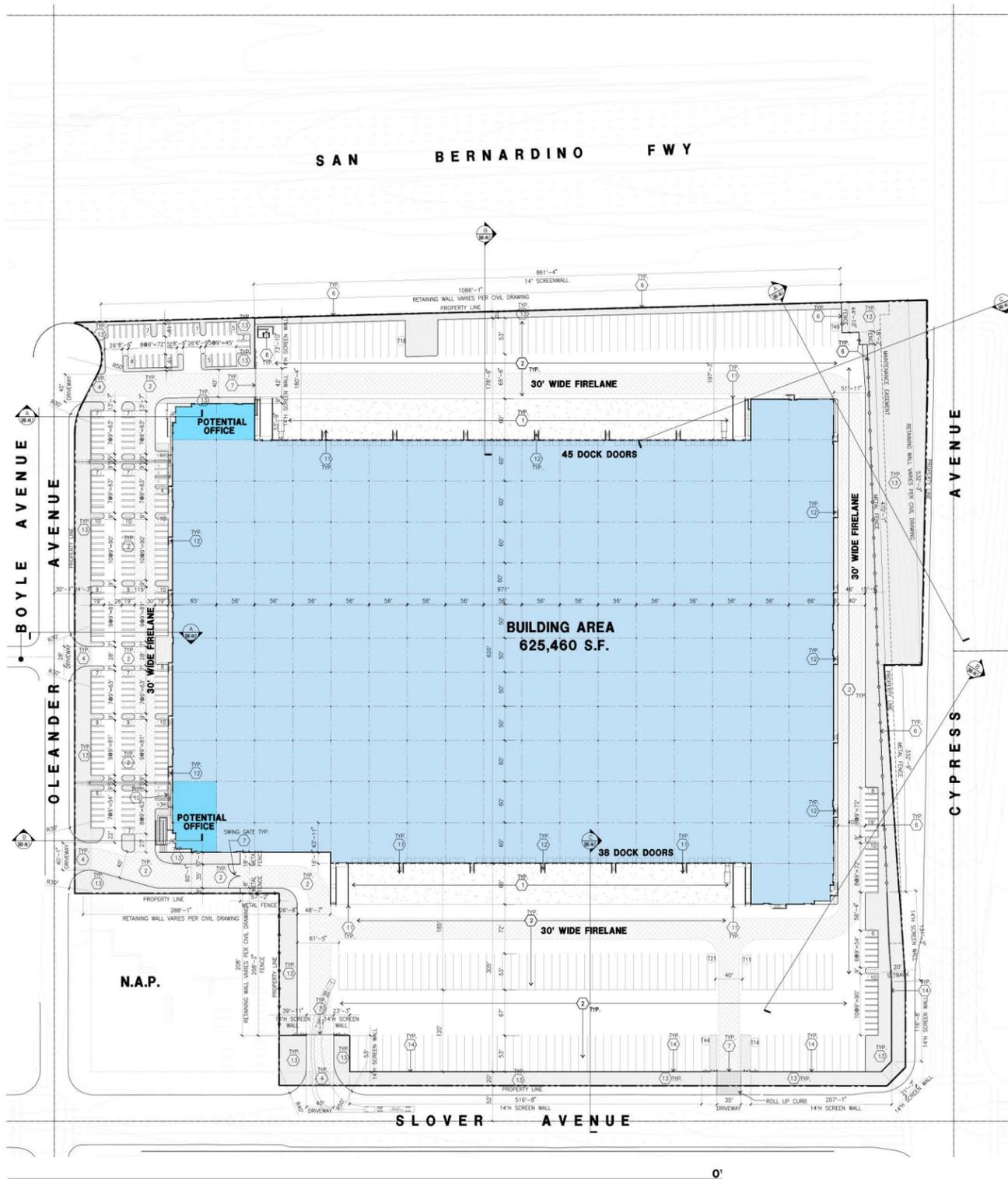
Regional Map



Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2020), SB County (2019)



Vicinity Map



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PAVING PER CIVIL.
- 3 CONCRETE WALKWAY.
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" DRAWINGS.
- 5 5'-6" X 5'-6" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. FOR ALL EXTERIOR MAIN CORRIDORS, LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOMS FINISH.
- 6 SLOPE TO BE 1/4" PER 12" MAX. PROVIDE WALK TO PUBLIC WALK OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 7 8" W/ WROUGHT IRON FENCE.
- 8 PROVIDE METAL MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 9 TRASH ENCLOSURE.
- 10 FUTURE EV CHARGING STATION.
- 11 PRE-CAST CONC. WHEEL STOP.
- 12 CONC. FILLED GUARD POST *6 DIA. U.N.O. 42" H.
- 13 EXTERIOR CONC. STAIR.
- 14 LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- 15 14" H CONCRETE SCREEN WALL. SEE SHEET AA.3 AND AA.4.
- 16 HANDICAPPED PARKING STALL SIGN.

SITE PLAN GENERAL NOTES

1. NOT USED.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, CUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6'-0". EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. NOT USED.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.

SITE LEGEND

- LANDSCAPED AREA
- PAVING - SEE "C" DWGS. FOR THICKNESS
- HEAVY BROOM FINISH CONC. SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')

VICINITY MAP



Property owner

DUKE
200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE CA 92618
PHONE: 949-797-7038
CONTACT: ADAM SCHMID

Address of the property

TSO

Assessor's Parcel Number

0251-164-10-0-000, 0251-164-23-0-000, 0251-164-04-0-000
0251-164-25-0-000, 0251-164-03-0-000

Legal description

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
TITLE COMMITMENT NO. NCS-917377-1-CH2
THE NORTH 1/2 OF THE EAST 1/2 OF FARM LOT 742, ACCORDING TO MAP OF SUBDIVISION OF LANDS, BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAN RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTH 6 FEET FOR ROAD PURPOSES AS GRANTED TO THE COUNTY OF SAN BERNARDINO IN THE GRANT DEED RECORDED SEPTEMBER 24, 1908, IN BOOK 134, PAGE 30A, OF OFFICIAL RECORDS.

NOTE: THE AREA AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTER OF THE ADJOINING STREETS SHOWN ON SAID MAP.
APN: 0251-164-10-0-000

Title Commitment No. NCS-917377-3-CH2

THE NORTH 1/2 OF THE EAST 1/2 OF FARM LOT 742, ACCORDING TO MAP OF SUBDIVISION OF LANDS, BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAN RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.
EXCEPTING THEREFROM THE NORTH 6 FEET, AND EXCEPTING THEREFROM THE WEST 120 FEET, AREA AND DISTANCES COMPUTED TO STREET CENTERS.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CITY OF FONTANA, A CALIFORNIA MUNICIPAL CORPORATION, AS DESCRIBED IN GRANT DEED RECORDED MARCH 7, 2008 AS INSTRUMENT NO. 0008-0102579, OF OFFICIAL RECORDS.

APN: 0251-164-23-0-000 (AFFECTS PORTION OF SAID LAND) AND 0251-164-04-0-000 (AFFECTS PORTION OF SAID LAND)

Title Commitment No. NCS-917377-4-CH2

PARCELS 1 AND 2 OF PARCEL MAP NO. 19279, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 240, PAGES BY THROUGH 99, INCLUDING OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Title Commitment No. NCS-917377-5-CH2

THE WEST 120 FEET OF THE WEST HALF OF THE NORTH HALF OF THE EAST HALF OF LOT 742, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAN RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTH 6 FEET CONVEYED FOR ROAD PURPOSES.
AREAS AND DISTANCES COMPUTED TO STREET CENTERS.
APN: 0251-164-03-0-000

Zoning

LIGHT INDUSTRIAL (M-1)

Applicant

DUKE REALTY
200 SPECTRUM CENTER DRIVE, SUITE 1600
IRVINE CA 92618
PHONE: 949-797-7038
CONTACT: ADAM SCHMID

Applicant's representative

16% INC.
18631 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2108
ATTN: SHA LIU MAHONEY

Project data

SITE AREA	
Gross area in s.f.	1,298,960 s.f.
Gross area in acres	29.82 ac
Net area in s.f.	1,252,786 s.f.
Net area in acres	28.76 ac
BUILDING AREA	
Office - ground	10,000 s.f.
Office - mezzanine	4,000 s.f.
Warehouse	609,460 s.f.
TOTAL	623,460 s.f.
COVERAGE	48.0%
AUTO PARKING REQUIRED	
Office: 1/250 s.f. (if exceed 10% GFA)	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.	117 stalls
TOTAL	147 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	225 stalls
TRAILER PARKING REQUIRED	
1 per 5,000 s.f. for 200K building or larger.	125 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x 53')	180 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Light Industrial (M-1)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 100'	
MAXIMUM LOT COVERAGE	
Coverage - 50%	
MAXIMUM FLOOR AREA RATIO	
FAR - 60	
SETBACKS	
Slover Ave. - 20'	
Cypress Ave. - 20'	
Olander Ave. - 20'	
LANDSCAPE REQUIREMENT	
Percentage - excluding bldg. area	15%
LANDSCAPE PROVIDED	
Percentage -	21.6%
In s.f.	145,608 s.f.

Source(s): HPA (09-10-2021)

