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

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: December 19, 2024

To: Public Agencies and Interested Parties

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

Project Title: Lime Avenue Annexation & Quarry Commerce Center

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The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Lime Avenue Annexation proposed by the City of Fontana and the Quarry Commerce Center proposed by Logistics Property Co., LLC (collectively, 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

Lime Avenue Annexation

The proposed Lime Avenue Annexation area is located south of Arrow Boulevard (Route), north of the BNSF Railroad right-of-way, east of Lime Avenue, and approximately 625 feet west of Tokay Avenue. The approximately 62-acre annexation area comprises Assessor Parcel Numbers (APNs:) 0232-161-05, -20, -23 and -24.

Quarry Commerce Center

The Quarry Commerce Center site is located approximately 300 feet south of Arrow Boulevard (Route) Route/Boulevard, north of the BNSF Railroad right-of-way, west of Tokay Avenue, and east of Lime Avenue right-of-way. The approximately 59-acre Project Site spans five (5) parcels and includes Assessor Parcel Numbers (APNs): 0232-161-23, 0232-171-09, -12, -13, and -14.

Project Description

Lime Avenue Annexation

As part of the Lime Avenue Annexation, the City of Fontana would annex APNs 0232-161-05, -20, -23 and -24 – comprising 62 acres – into the City of Fontana to establish a more logical and cohesive City boundary.

The Lime Avenue Annexation also includes a General Plan Amendment to change the General Plan Land Use Map designation for APNs 0232-161-05, -20, -23 and -24 from "Open Space (OS)" to "Light Industrial (I-L)," and a Zone Change to change the pre-zoning classification for 0232-161-05, -20, -23 and -24 from "Open Space – Resources (OS-R)" to "Light Industrial (M-1)." These parcels are currently located in the unincorporated area of San Bernardino County, where they have a General Plan land use designation of "General Industrial (GI)" and a zoning classification of "Regional Industrial (IR)." The intent of the proposed General Plan Amendment and Zone Change is to classify the subject property for land uses that are consistent with the area's existing land uses and, also, with planned land uses and zoning for abutting property in the City of Fontana.

Quarry Commerce Center

The Quarry Commerce Center involves discretionary applications filed by Logistics Property Company, LLC (Project Applicant) for the development of a 59-acre site with an industrial commerce center. The entitlements for the Quarry Commerce Center include a Design Review Project, Tentative Parcel Map, and Variance.

The Design Review Project and Tentative Parcel Map for the Quarry Commerce Center would allow for the development of an industrial commerce center building with approximately 827,752 square feet of floor area, including 10,000 square feet of office space and 817,752 square feet of warehouse space (see attached *Quarry Commerce Center Site Plan* exhibit). The Quarry Commerce Center would operate as a cross-dock facility with 101 dock doors on the north and south sides of the building, for a total of 202 dock doors. The building would be constructed of concrete tilt-up panels and would be painted with a mixture of dark and light grey colors with blue and tan accenting and blue glass. The building features a variable roofline and would have a maximum height of approximately 56 feet above the finished pad. The building pad would be constructed within the former mining pit area and the building would be, primarily, below the grade of surrounding public streets and minimally visible. Access to the Quarry Commerce Center Site would be accommodated via one driveway located along Tokay Avenue, and one driveway located along Lime Avenue. The driveway at Lime Avenue would be utilized by trucks and features multiple entry lanes to prevent stacking/queuing outside of the Quarry Commerce Center Site. The driveway at Tokay Avenue would be utilized by passenger and emergency vehicles only. Due to topographic constraints resulting from the Quarry Commerce Center Site's condition as a former mining pit, a Variance is proposed to allow a reduction to the width of the landscape setback along Tokay Avenue, modification of design standards for the landscape setbacks along Tokay Avenue and Lime Avenue, and modification to the wall and fencing design standards along Tokay Avenue.

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
- Land Use and Planning
- Mineral Resources

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Population and Housing
- Public Services
- Recreation
- 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.fontanaca.gov/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 21, 2025 by mail or e-mail to:

Rina Leung
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Phone: (909) 350-6566
Email: rleung@fontanaca.gov

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:

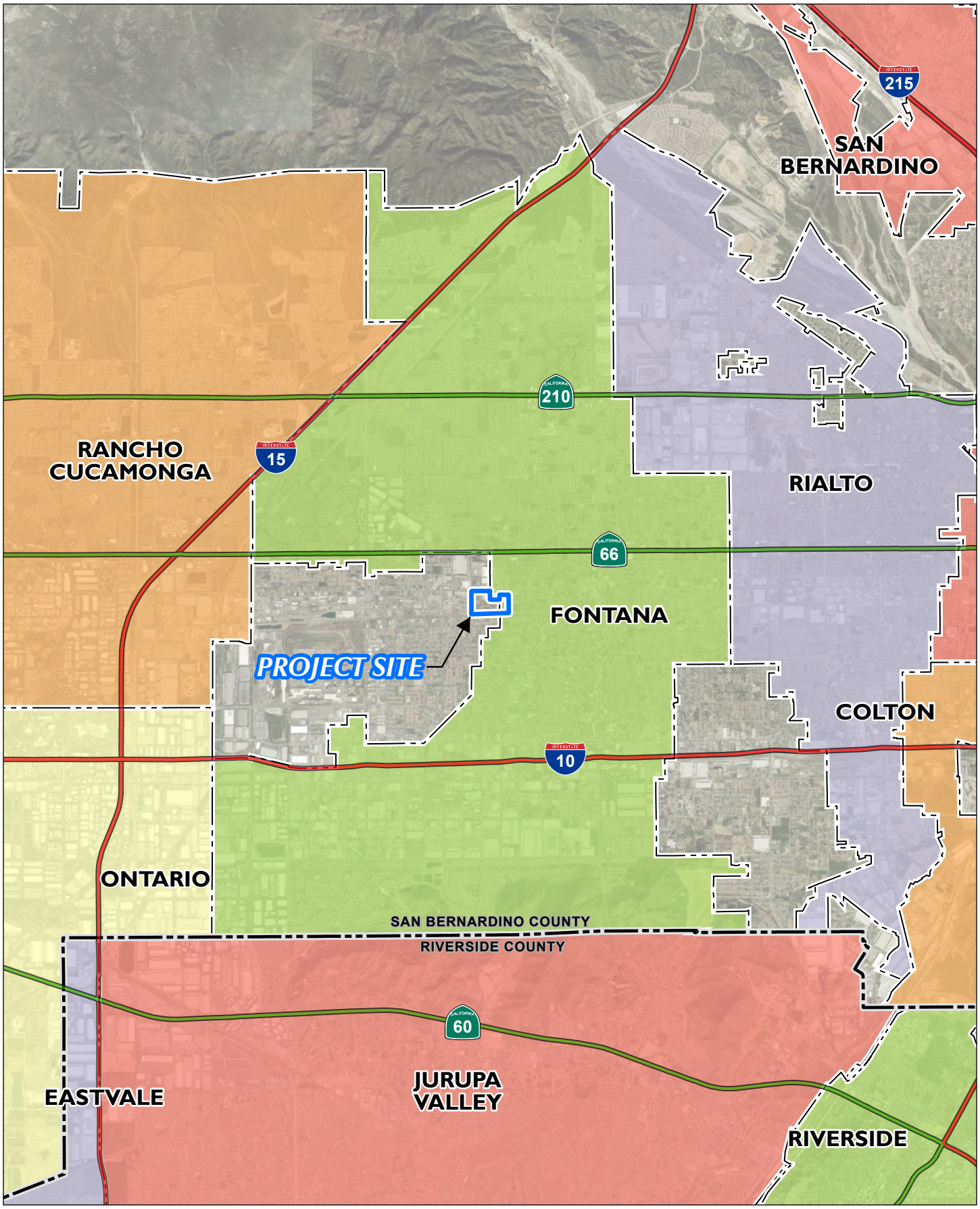
Date and Time: *January 14, 2025 at 5:00 p.m.*

Place: Microsoft Teams Virtual Meeting

Link to join on computer or mobile app: https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2QxMmI2ZTQtZGU2Yi00ZDEzLTkwNWMtMTY4NDE2NzgxZWM2%40thread.v2/0?context=%7b%22Tid%22%3a%22ff8f3b3d-31f5-45ff-b2d8-933f061858cf%22%2c%22Oid%22%3a%22ba0701e2-ce68-43e7-b459-7200acb5eef1%22%7d

Or Dial-In: +1 323-673-4554, 550571338#, Phone Conference ID: 550 571 338#

Attachments:
Figure 1 – Regional Map
Figure 2 – Vicinity Map
Figure 3 – Proposed Annexation Area
Figure 4 – Proposed General Plan Amendment
Figure 5 – Proposed Zone Change
Figure 6 – Quarry Commerce Center Site Plan

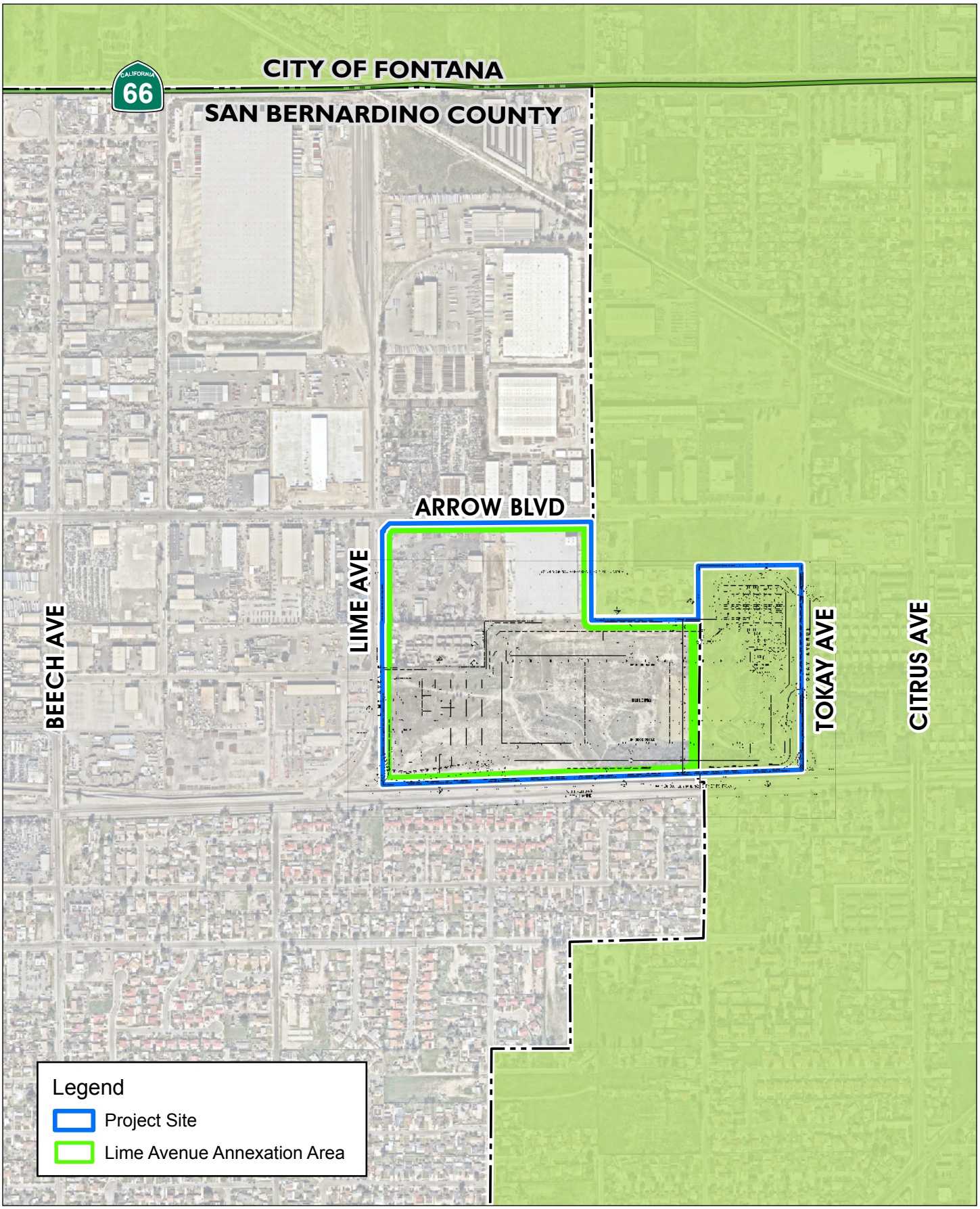


Source(s): Esri, RCIT (2024), San Bernardino County (2024)

Figure 1

0 2,250 4,500 9,000
US Feet

Regional Map

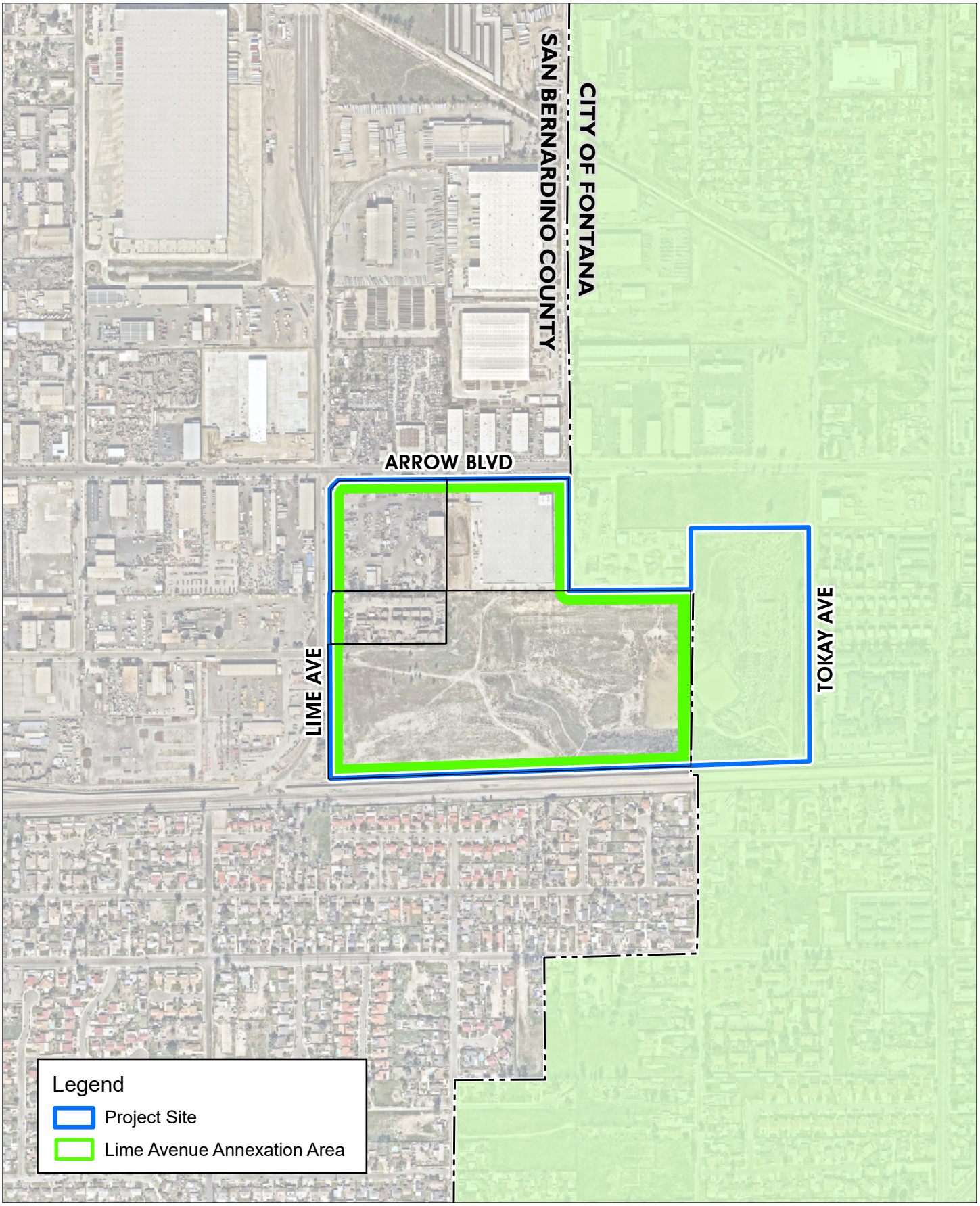


Source(s): Esri, NearMap (February 2024), San Bernardino County (2024)

Figure 2

0 200 400 800 Feet

Vicinity Map

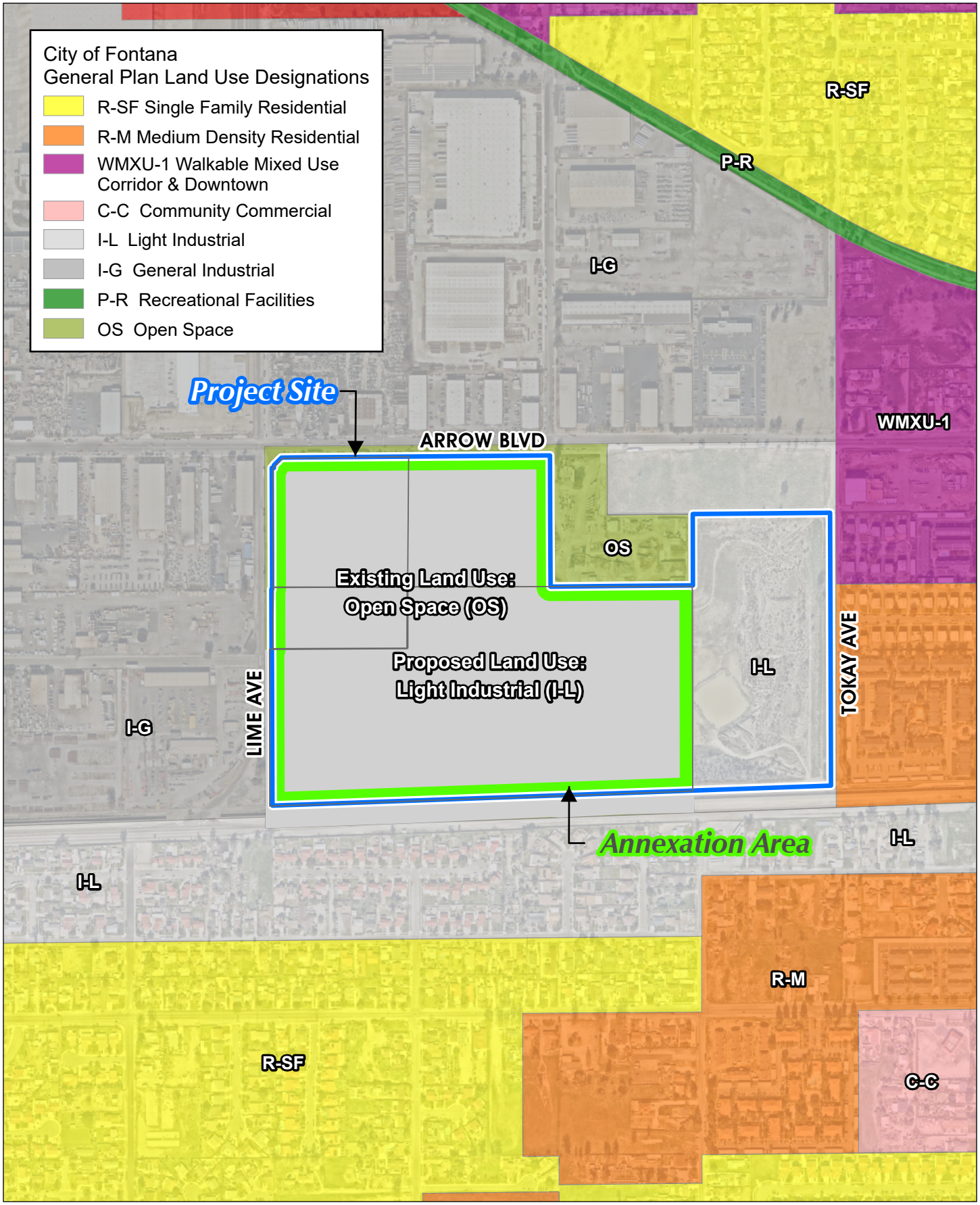


Source(s): ESRI, NearMap (February 2024), San Bernardino County (2024)

Figure 3

0 175 350 700 Feet

Proposed Annexation Area

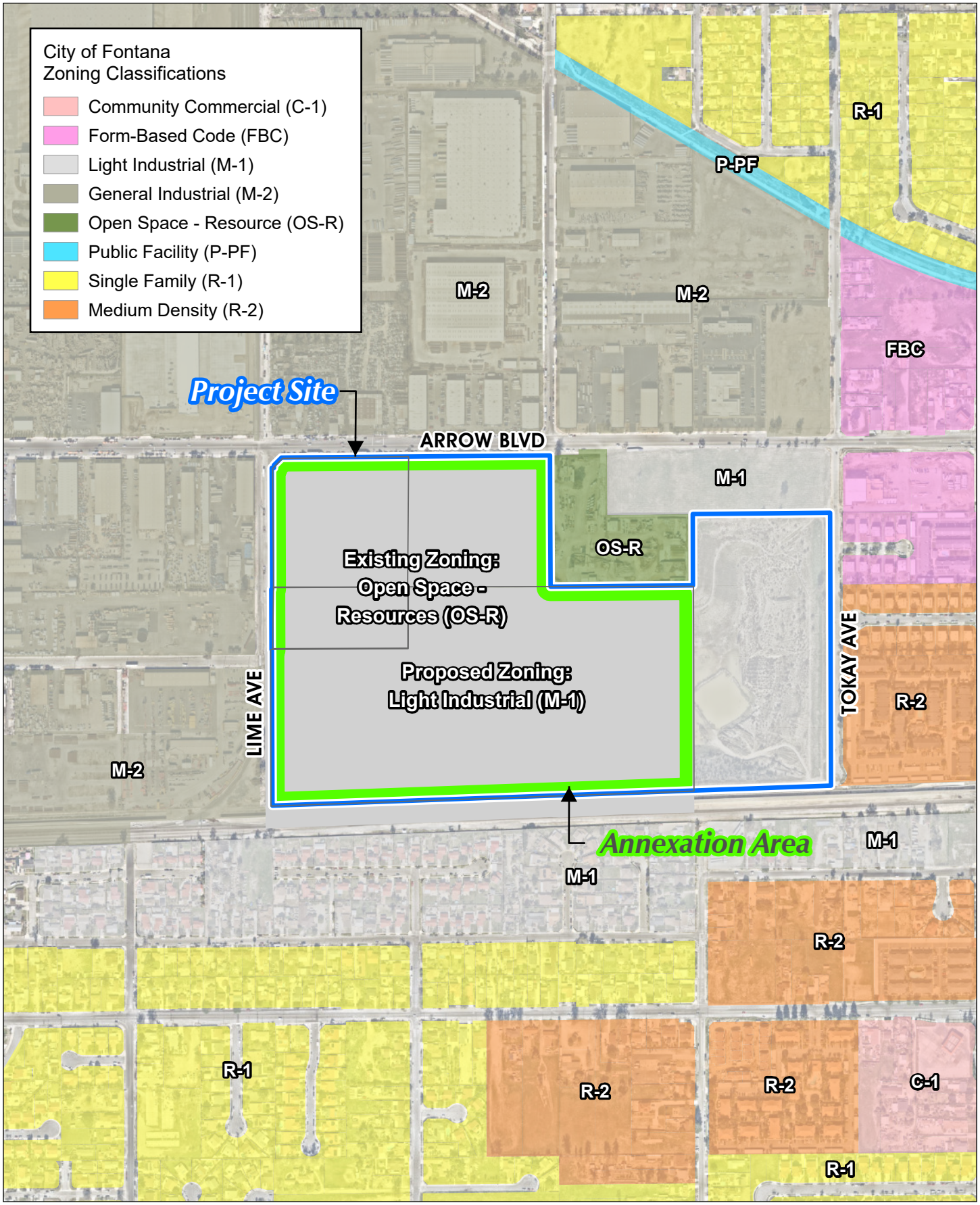


Source(s): ESRI, NearMap (February 2024), San Bernardino County (2024), City of Fontana (2023)

Figure 4

0 150 300 600 Feet

Proposed General Plan Amendment

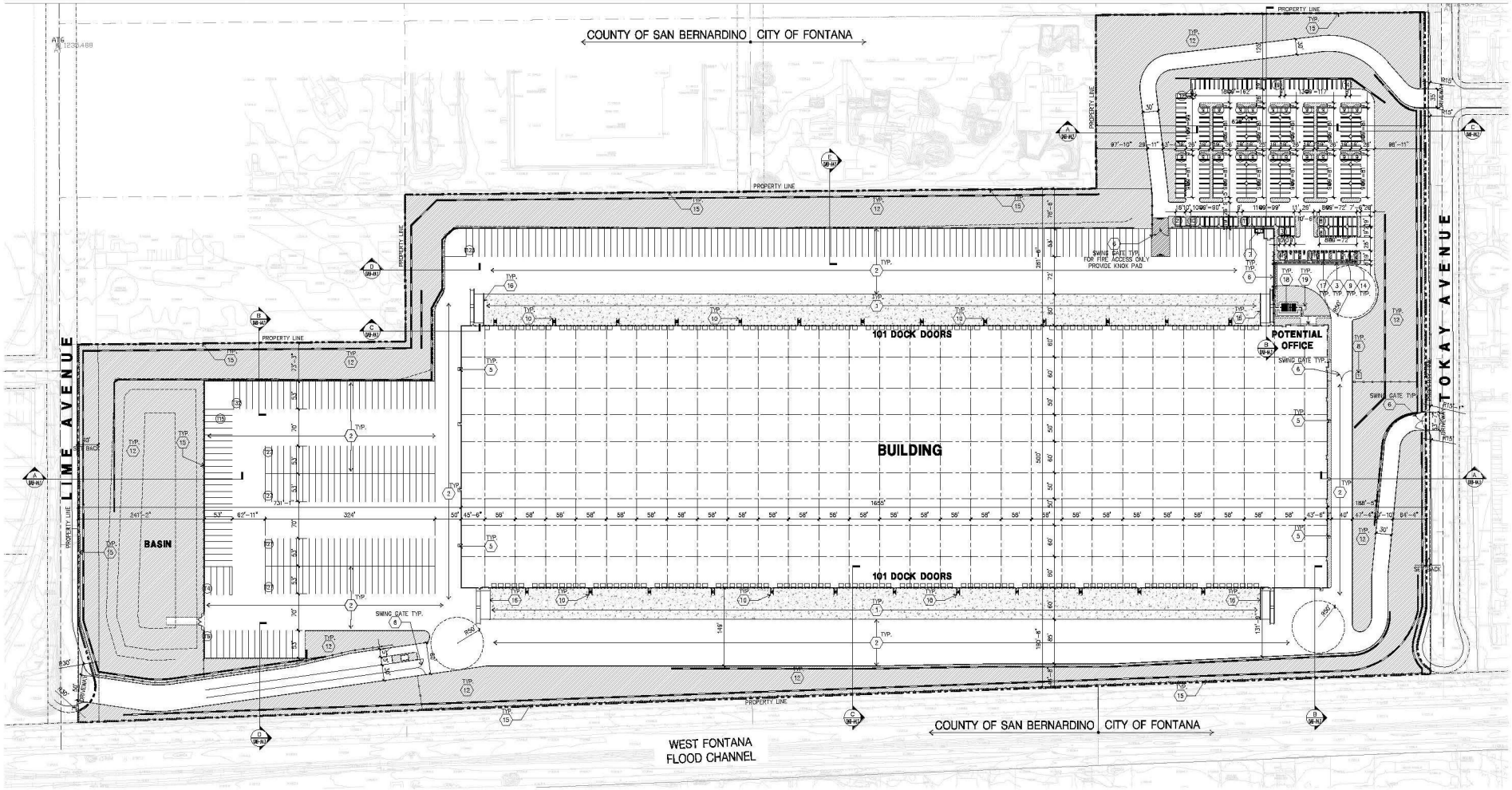


Source(s): ESRI, NearMap (February 2024), San Bernardino County (2024), City of Fontana (2023)

Figure 5

0 150 300 600 Feet

Proposed Zone Change



Source(s): HPA (July 2024)

Figure 6

Not to Scale

Quarry Commerce Center Site Plan