

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 #: _____

Project Title: The Conco Companies New Industrial Building and Site Improvements

Lead Agency: City of Fontana

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Project Location: Fontana San Bernardino
City *County*

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

The proposed project involves construction of a 106,289-square-foot industrial warehouse, including up to 8,000 square feet of office space and 98,289 square feet of warehouse space, on a 4.99-acre site located in the City of Fontana. The project site also includes modifications to an adjacent existing 28,800-square-foot facility (Building 2), specifically the addition of an outdoor storage area enclosed by a screen wall on the south side of Building 2. The combined site area is 339,630 square feet (7.8 acres), with a total proposed FAR of 0.40, consistent with the maximum 0.70 FAR allowed under the Fontana Gateway Specific Plan.

The new building (Building 1) will include 12 dock doors, 114 parking spaces, and energy-efficient features compliant with the CALGreen. Site improvements include utility connections, LED site lighting, landscaping covering 7.9 percent of the Building 1 parcel, and stormwater detention infrastructure. The project also includes a Conditional Use Permit to legalize continued outdoor storage use associated with Building 2.

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

Impacts on the following environmental resource categorizes would be significant without mitigation and less than significant after mitigation: Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Transportation and Traffic; Tribal Cultural Resources; and Mandatory Findings of Significance.

Mitigation Measures:

BIO-1: Pre-Construction Breeding Bird Survey; and avoidance of active nests

CUL-1: Worker environmental awareness training; assessment of any cultural resources finds by an archaeologist or Native American monitor.

CUL-2: compliance with state laws if human remains found.

GEO-1: Recovery, analysis, and curation of fossils by paleontologist; and subsequent paleontological monitoring

HAZ-1: compliance with various regulations regarding use and transport of hazardous materials

TRANS-1: preparation and implementation of transportation management plan

TCR-1: notification of several tribes if unexpected Traditional Cultural Resources are discovered during project construction.

Mandatory Findings of Significance: all the preceding measures

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy are known to the City of Fontana.

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

Responsible agencies: South Coast Air Quality Management District; Santa Ana Regional Water Quality Control Board.