



NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA TO RECEIVE COMMENTS (NO FORMAL ACTION WILL BE TAKEN) ON THE FOLLOWING PROJECT:

The Project site is located in the southeastern area of Fontana, within the San Bernardino County (County). The Project site is comprised of 44 total parcels, and is bounded by the Interstate 10 (I-10) to the north, Slover Avenue to the south, Juniper Avenue to the east, and Cypress Avenue to the west.

The Project includes the development of an approximately 705,735-square foot warehouse building within an approximately 32-net acre site. Associated facilities and improvements include approximately 4,500 square feet of 1st-floor office space, vehicle parking, loading dock doors, trailer parking, on-site landscaping, and related on-site and off-site improvements. The maximum building height is proposed at 49 feet and 6 inches and will have a Floor Area Ratio (FAR) of 0.502 (0.60 maximum FAR permitted). The Project is consistent with the City's General Plan Land Use Designations and the Zoning Designations.

Public Comment Period: May 7, 2021 through June 21, 2021

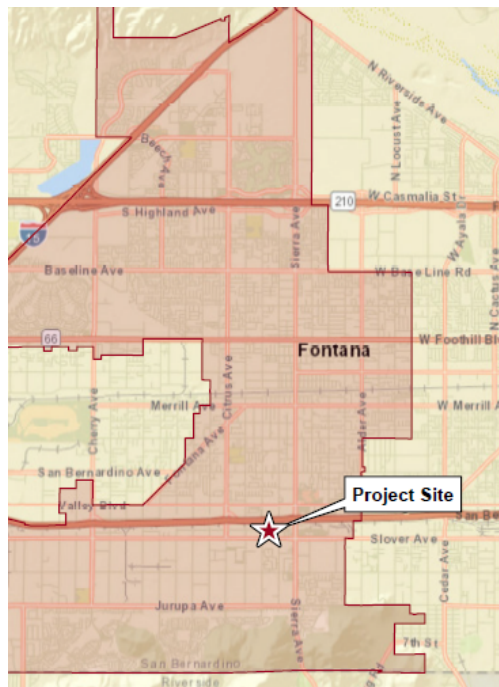
Environmental Determination: This Project has been determined to have a significant effect on the environment and a Draft Environmental Impact Report (EIR) (SCH No. 2020100256) has been prepared pursuant to Sections 15080 to 15097 of the California Environmental Quality Act (CEQA).

Location of Property: The development site consists of 44 contiguous parcels located in southeast Fontana.

Date of Hearing: May 18, 2021

Place of Hearing: Remotely via Local Cable:
KFON Channel 3 and Streaming
Online:
<https://fontanaca.swagit.com/live>

Time of Hearing: 6:00 P.M.



Project Impacts: The Draft EIR evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions (GHG), hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services and recreation, transportation and traffic, tribal cultural resources, utilities and service systems, and wildfire hazards.

The Draft EIR indicates that implementation of the proposed Project would result in significant and unavoidable impacts related to:

- Air Quality
 - The Project would conflict with or obstruct implementation of the applicable air quality plan.
 - The Project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
 - The Project would result in significant cumulative air quality impacts.
- Greenhouse Gas Emissions
 - The Project would generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment.
 - The Project would conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions.
 - The Project would result in significant cumulative GHG emissions.
- Transportation and Traffic
 - The Project would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

Mitigation measures are identified in the Draft EIR that would minimize these significant impacts but not to less than significant levels.

Public Comments: A public hearing with the Fontana Planning Commission has been scheduled for May 18, 2021 at 6:00 p.m. Due to the evolving situation with the COVID-19 and the health recommendations for social distancing from the Center for Disease Control (CDC), the hearing will be made available to the public remotely. The hearing can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://fontanaca.swagit.com/live>. No formal action will be taken at that Fontana Planning Commission hearing. This hearing is simply to solicit comments from the Planning Commission on the Draft EIR. The proposed Project will be subsequently addressed and considered at subsequent and currently unscheduled meeting(s)/hearing(s) to be held by the Fontana Planning Commission. *Should the Planning Commission hearing be permitted to be held in-person, notification will be provided in advance.*

Written comments on the DEIR must be received no later than 6:00 p.m. on June 21, 2021. Address all written comments to Paul Gonzales, Senior Planner at the City of Fontana, Community Development - Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Mr. Gonzales at: pgonzales@fontana.org.

Availability of the Draft Environmental Impact Report: The DEIR can be viewed at the following URL: <https://www.fontana.org/2137/Environmental-Documents>.

NO FORMAL ACTION WILL BE TAKEN AT THE FONTANA PLANNING COMMISSION HEARING. THIS HEARING IS SIMPLY TO SOLICIT COMMENTS FROM THE PLANNING COMMISSION ON THE DEIR. THE PROPOSED PROJECT WILL BE SUBSEQUENTLY ADDRESSED AND CONSIDERED AT A SUBSEQUENT AND CURRENTLY UNSCHEDULED MEETING(S)/HEARING(S) TO BE HELD BY THE FONTANA PLANNING COMMISSION.

Should you have any questions concerning this project, please contact **Paul Gonzales, Senior Planner** at (909) 350-6658 or pgonzales@fontana.org.