Notice of Preparation of a Draft EIR and Scoping Meeting and Notice for a Community Meeting for proposed Annexation

Date: January 16, 2018
To: Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting and Notice for a Community Meeting for a proposed Annexation

Project Title: Caprock Warehouse Project

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Caprock Warehouse Project (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; and

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.

Project Location
The project site is located within the unincorporated portion of San Bernardino County just north of Interstate 15 (I-15), south of Sierra Avenue, east of Lytle Creek Road and within the northern portion of the City’s sphere of influence. The project site is situated at the base of lower slopes of the San Gabriel Mountains and the San Bernardino National Forest located to the northwest. Regional access to the site is from I-15 via the Sierra Avenue interchange, and Interstate 210 (I-210) via the Citrus or Sierra Avenue interchanges. Local access to the project site would be provided via Lytle Creek Road. For additional information regarding the location and exhibits please contact DiTanyon Johnson, as seen below.

Project Description
The proposed project involves the development of a new warehouse facility, the realignment of Lytle Creek road, and the annexation of these and additional areas into the City of Fontana. The total annexation area would be 149 acres. The project also involves sphere of influence expansion for the City and West Valley Water District; prezoning and land use designation consistent with City standards; and annexation into the West

Notice of Preparation
Valley and San Bernardino Valley Municipal Water District service areas. The proposed warehouse would be approximately 1,175,720 square feet, including two offices spaces and other associated amenities, on 76 acres. The project components, and associated entitlements are further described in the Initial Study.

**EIR Scope**
An Initial Study addressing the potential environmental impacts associated with the project has been prepared. This Initial Study was prepared in compliance with CEQA (Public Resources Code Sections 21000 et seq.), and the CEQA Guidelines. The purpose of an Initial Study is to provide a preliminary analysis of a project to determine whether a negative declaration, a mitigated negative declaration, or an environmental impact report should be prepared. Since the City of Fontana, as the CEQA lead agency, identified the need for an EIR, an Initial Study was prepared to refine the scope of the EIR, identify resource areas that will be eliminated from further analysis, and to solicit public input on the scope of the EIR.

The lead agency has determined through the Initial Study process that the following environmental considerations may result in potentially significant effects as a result of the proposed project:

- Aesthetics
- Air Quality
- Biology
- Cultural Resources
- Geology and Soils
- Greenhouse Gas
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Traffic/Circulation
- Tribal Cultural Resources

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 impacts.

**Responsible Agencies**
A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency’s statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.
Opportunity for Public Review and Comment
This Notice, and the Initial Study for this project are available for public review on the City’s website at: https://www.fontana.org/2137/Environmental-Documents

Additionally, copies of the NOP and Initial Study are available for public review at the below locations. Contact locations to confirm hours.

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<tr>
<th>City of Fontana Planning Division</th>
<th>Summit Branch Library</th>
<th>Fontana Lewis Library</th>
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<tr>
<td>8533 Sierra Avenue</td>
<td>15551 Summit Avenue</td>
<td>8437 Sierra Avenue</td>
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<td>Fontana, CA 92335</td>
<td>Fontana, CA 92336</td>
<td>Fontana, CA 92335</td>
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<tr>
<td>(909) 350-6718</td>
<td>(909) 357-5950 ext. 3024</td>
<td>(909) 574-4500</td>
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<tr>
<td>MON-THURS: 8 AM – 6 PM</td>
<td>SAT: 9 AM – 5 PM</td>
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COMMENTS
We would like to hear what you think. Please submit your comments by 5:00 p.m. on February 16, 2018 to:

DiTanyon Johnson
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Phone: (909) 350-6678
Fax: (909) 350-7676
Email: djohnson@fontana.org

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

Scoping Meeting
The CEQA process encourages environmentally related comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a Public Scoping Meeting will be held to solicit environmentally related public comments on the scope and content of the EIR.

Community Meeting for Annexation
As part of the annexation process the Community Meeting is a way to engage the interested parties in the process and to solicit any comments and to address any concerns.

The meetings will be held on:

Date and Time: January 31, 2018 from 5:00 to 6:30 pm

Place: City of Fontana
Development Services Office Building
8353 Sierra Avenue
(909) 350-6678

Attachments:

Exhibit 1 - Regional Vicinity Map
Exhibit 2 - Project Vicinity Map

Notice of Preparation
January 2018
City of Fontana
Caprock Warehouse Project

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Project Location

San Bernardino County
Riverside County

Regional Vicinity
Exhibit 1

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