

Slover Business Park Overlay & Slover Gateway Commerce Center

1.1 Project Overview

The California Environmental Quality Act (CEQA) defines a project as “the whole of an action” that has the potential to result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378(a)). This “Project” contains two distinct components: the creation of the Slover Business Park Overlay District and development of the Slover Gateway Commerce Center.

The Slover Business Park Overlay District component of the Project would create an overlay district (via a proposed General Plan Amendment and Zoning Code Amendment discussed in further detail below) over an approximately 127-acre area that would allow for the optional development and operation of warehousing distribution uses with building sizes up to 250,000 square feet (s.f.) within the boundaries of the Overlay.

The Slover Gateway Commerce Center component of the Project entails the proposed construction and operation of an approximately 192,790-square foot (sq. ft.) high-cube warehouse building and associated improvements (e.g., parking areas, landscaping, walls/fences, utility infrastructure) on an approximately 8.5-acre property located at the southeast corner of Slover Avenue and Cypress Avenue within the boundaries of the Overlay. The Slover Gateway Commerce Center would require City of Fontana approval of a Design Review, Lot Line Adjustment, and Conditional Use Permit, as discussed in further detail below.

Both the Slover Business Park Overlay District (hereafter “Slover Business Park Overlay”) and Slover Gateway Commerce Center (hereafter “Gateway Commerce Center”) are collectively referred to herein as “the Project.” Any discussion where the Slover Business Park Overlay or Gateway Commerce Center, or their respective sites/areas, are named individually is intended to apply to the specific Project component that is referenced.

1.2 Project Location

1.2.2 Slover Business Park Overlay

The Slover Business Park Overlay area consists of approximately 127 acres in the south-central portion of the City of Fontana, San Bernardino County, California (see Figure 1, *Regional Map*). The rectangular-shaped Slover Business Park Overlay flanks Slover Avenue and is located west of Juniper Avenue, east of Citrus Avenue, and south of Boyle Avenue and Interstate 10 (I-10) (see Figure 2, *Vicinity Map*).

1.2.3 Gateway Commerce Center

The Gateway Commerce Center site is bound by Slover Avenue to the north and Cypress Avenue to the east. Aliso Drive is located approximately 312 feet to the south of the Gateway Commerce Center site and Oleander Avenue is located approximately 640 feet to the west of the Gateway Commerce Center site (see Figure 2, *Vicinity Map*, and Figure 3, *USGS Topographic Map*).

1.3 Statement of Objectives

1.3.1 Slover Business Park Overlay

The fundamental purpose of the Slover Business Park Overlay is to permit the orderly development of warehousing distribution and business park uses over an approximately 127-acre area. The Slover Business Park Overlay District would achieve this goal through the following basic objectives.

- A. To improve the aesthetic character of the Slover Business Park Overlay District area by allowing for warehousing distribution and business park development to occur in accordance with the development standards and the design guidelines established by the Slover Business Park Overlay District.
- B. To improve the economic potential of the Slover Business Park Overlay District area by allowing warehousing distribution and business park development within the Overlay area.
- C. To facilitate the creation of jobs through the establishment of a development zone in which warehousing distribution and business park development can occur.
- D. To promote economic development by pursuing business retention, expansion and attraction.
- E. To promote economic development by striving to improve the City's competitiveness.

1.3.2 Gateway Commerce Center

The fundamental purpose of the Gateway Commerce Center is to develop property in the City of Fontana with a 192,790-sq. ft. high-cube warehouse that would accommodate distribution and logistics businesses. The Gateway Commerce Center would achieve this goal through the following basic objectives.

- A. To develop vacant or underutilized property in Fontana that is located in close proximity to the I-10 Freeway with an industrial building offering loading bays that can be used as part of the Southern California goods movement network.
- B. To make efficient use of a property in Fontana by maximizing its buildout potential for employment-generating uses.
- C. To attract new employment-generating businesses along the I-10 Freeway corridor thereby growing the economy and providing a more equal jobs-housing balance in the San Bernardino County/Inland Empire area that will reduce the need for members of the local workforce to commute outside the area for employment.
- D. To develop a Class A warehouse/office building in Fontana that meets industry standards for modern, operational design criteria and can accommodate a wide variety of users.
- E. To develop vacant or underutilized property in Fontana with a building that has an architectural design and operational characteristics that are consistent with the development standards and the design guidelines established by the Slover Business Park Overlay District.

- F. To develop a high-cube warehouse building that is economically competitive with similar warehouse buildings in the local area and region.

1.4 Project Components

Governmental approvals requested from the City of Fontana to implement Slover Business Park Overlay include General Plan Amendment (GPA No. 18-004) and Zoning Code Amendment (ZCA No. 18-003). Governmental approvals requested from the City of Fontana to implement the Gateway Commerce include Design Review (DR 18-015), Lot Line Adjustment (LLA 18-007), and Conditional Use Permit (CUP).

1.4.1 Slover Business Park Overlay

Approval of the Slover Business Park Overlay would allow warehousing distribution and business park land uses to be developed within the approximately 127-acre Overlay area in addition to any use permitted on the properties by the existing underlying Fontana General Plan and Fontana Zoning and Development Code. The principal discretionary actions required from the City of Fontana to implement the Slover Business Park Overlay District component of the Project include the approvals of GPA No. 18-004 and ZCA No. 18-003, which are described in further detail below.

The approval of GPA No. 18-004 and ZCA No. 18-003 on their own would not directly result in any physical impacts to the environment because these actions only would change land use and zoning designations and establish land use standards, development standards, and design guidelines that future warehousing distribution and business park development within the Slover Business Park Overlay area would be required to abide by. Notwithstanding, the reasonably foreseeable environmental effects that would result from the approval of the Slover Business Park Overlay will be evaluated pursuant to CEQA. Additionally, all future development proposals within the Slover Business Park Overlay area would be subject to project-specific CEQA review and compliance.

A. General Plan Amendment No. 18-004 (GPA No. 18-004)

Under existing conditions, the City of Fontana General Plan designates the properties located within the Slover Business Park Overlay area for Light Industrial (I-L), General Commercial (C-G), and Residential Planned Community (R-PC) land uses. Proposed GPA No. 18-004 would amend the General Plan Land Use Map to change the land use designations for all properties within the Slover Business Park Overlay area that are not currently designated I-L to I-L, as shown on Figure 4, *General Plan Amendment No. 18-004*. Approval of GPA No. 18-004 would result in the conversion of approximately 13.3 acres of land designated C-G (includes Assessor's Parcel Numbers [APNs] 0255-011-01, 0255-011-02, and 0255-011-03) to I-L, approximately 5.0 acres of land designated R-PC (includes APNs 0255-021-26, 0255-021-27, 0255-021-28, 0255-021-29, 0255-021-30, 0255-021-31, and 0255-021-32) to I-L, and approximately 3.0 acres of land designated C-C (includes APNs 025-115-110 and 025-115-148) to IL.

Additionally, GPA No. 18-004 would place an overlay – or a supplemental tier of land use regulations – over the entire Overlay area that would allow employee-intensive uses with a maximum floor area ratio (FAR) of 0.55, and maximum building size of 250,000 s.f., including warehousing distribution and business parks. Development of uses allowed by the Overlay would be subject to conformance with applicable provisions of the City of Fontana Zoning and Development Code (refer to ZCA No. 18-003, below).

B. Zone Change/Zoning Code Amendment (ZCA No. 18-003)

ZCA No. 18-003 proposes to amend the City of Fontana Zoning District Map to change the zoning designations of all properties within the Slover Business Park Overlay area that are not currently zoned “Light Industrial (M-1)” to M-1, as shown on Figure 5, ZCA No.18-003. Approval of ZCA No. 18-003 would convert approximately 13.3 acres of land zoned C-2 (includes APNs 0255-011-01, 0255-011-02, and 0255-011-03) to M-1, approximately 5.0 acres of land zoned R-PC (includes APNs 0255-021-26, 0255-021-27, 0255-021-28, 0255-021-29, 0255-021-30, 0255-021-31, and 0255-021-32) to M-1, and approximately 3.0 acres of land zoned C-1 (includes APNs 025-115-110 and 025-115-148) to M-1.

Additionally, proposed ZCA No. 18-003 would amend the Zoning District Map to add an overlay zone designation to all properties located within the Slover Business Park Overlay area, as shown on Figure 5, ZCA No.18-003. ZCA No. 18-003 would further add a new division, “Business Park & Warehousing Distribution Overlay District – Slover Avenue,” to Chapter 30, Article IX of the Fontana Municipal Code. With approval of ZCA No. 18-003, the future development within the Slover Business Park Overlay area would be required to comply with the development standards for the M-1 Zone; however, a supplemental set of development standards would be established for warehousing distribution and business park land uses, as described below.

1. Permitted Uses

The proposed Slover Business Park Overlay allows any use permitted by M-1 and would allow warehousing distribution with a conditional use permit and business park uses by right on property within the Overlay area. The Slover Business Park Overlay defines “warehousing distribution” uses as follows:

The term "Warehousing Distribution" uses shall mean warehouse/distribution facilities used for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) before their distribution to retail locations or other warehouses. Warehouse/distribution centers are generally greater than 100,000 square feet in size, with a land coverage ratio of approximately 50 to 60 percent, and a dock to high-loading-door ratio of approximately 1:5,000 – 10,000 square feet. They are characterized by a small employment count due to a high level of automation; significant movement and storage of products, materials, or equipment; truck activities frequently outside of the peak hour of the adjacent street system; and good freeway access. They are further characterized by the presence of third-party logistics companies who are neither the manufacturer of the goods to be distributed nor the end user of the goods, but are rather the independent distributor of such goods.

The Slover Business Park Overlay defines “business park” uses as follows:

The term “Business Park” means a group of two or more buildings on a single or multiple contiguous parcels of land, that are planned, developed, and operated as an integrated site with shared common areas with special attention given to circulation, parking, utility needs, aesthetics, and compatibility located with the Slover Business Park Overlay.

2. Development Standards and Design Guidelines

The Slover Business Park Overlay includes development standards and design guidelines to establish standards for the quality and character of development within the Overlay area to ensure compatible

integration with surrounding land uses. Primarily, the development standards and design guidelines are intended to provide an aesthetically cohesive built environment for the Overlay area and address the following topics: a) development intensity b) site design; c) building orientation; d) site elements; e) parking and access, f) architecture and g) landscaping. All future warehousing and business park development within the Slover Business Park Overlay area would be required to comply with the development standards and design guidelines of the Slover Business Park Overlay, which are generally summarized below and included as Appendix A.

a. Development Intensity

The Slover Business Park Overlay would allow warehousing distribution and business park buildings to be constructed to a maximum height of 60 feet, with a maximum lot coverage of 50%, a maximum FAR of 0.55, and a maximum building size of 250,000 square feet. Based on these standards, a maximum of 3,042,666 s.f. of warehousing/business park uses could be developed within the Overlay area in the event that every property within the Overlay were to be developed with these uses.

b. Site Design

The Slover Business Park Overlay includes site design requirements that are intended to enhance the aesthetic environment within and surrounding the Slover Business Park Overlay area. The design guidelines also contain regulations related to accessory structures such as security kiosks and exterior equipment enclosures that are intended to ensure accessory structures are compatible with the overall design of the main building(s). The design guidelines also promote plazas and courtyards through encouraging building arrangements that create opportunities for open space amenities.

c. Building Orientation

The Slover Business Park Overlay would require that the scale, arrangement, and character of buildings, parking areas, and landscaping be designed in a manner that considers existing site characteristics and surrounding development. The Overlay also would require that buildings are oriented to take advantage of passive solar design as well as provide buffer between sensitive land uses.

d. Site Elements

The Slover Business Park Overlay includes requirements for the design of fences and walls; screening of loading bays and service areas; trash enclosures; and outdoor mechanical equipment. The Overlay also includes outdoor lighting standards intended to reduce glare and light pollution, enhance energy efficiency, and improve security.

e. Parking and Access

The Slover Business Park Overlay includes requirements related to the design of parking areas, including the amount of parking required; orientation of parking areas; and landscaping and storm water management within parking areas. Additionally, the Overlay includes requirements pertaining to siting of vehicular access points to minimize conflicts between vehicles and pedestrians.

f. Architecture

The Slover Business Park Overlay includes guidelines for the architecture of buildings to be constructed within the Overlay area. The proposed architectural guidelines address building massing and scale; enhanced building entries; building facades (including architectural elements and accents); rooflines, and

colors and building materials. The Slover Business Park Overlay requires that buildings exhibit variations in massing, textures, material, and color to reduce the visual bulk of the buildings and create visual interest and also incorporate architectural accents such as cornices, tiles, window trim, and accent bands to create variation along building facades.

g. Landscaping

The Slover Business Park Overlay landscape design guidelines specify that landscaping shall be scaled appropriately in accordance with surrounding development and shall consist of drought-tolerant and low-maintenance plant species. The landscape design guidelines also address landscaping on corner lots, within setbacks, and parking and loading areas to visually enhance these areas as well as to attenuate noise.

1.4.2 Gateway Commerce Center

Approval of the Gateway Commerce Center would allow an approximately 192,790-sq. ft. high-cube warehouse to be developed on an 8.5-acre property located at the southwest corner of the Slover Avenue / Cypress Avenue intersection. The principal discretionary actions required from the City of Fontana to implement the Gateway Commerce Center include the approvals of a Design Review (DR 18-015), Lot Line Adjustment (LLA 18-007), and CUP which are described in further detail below.

A. Design Review (DR 18-015)

1. General Description

The Gateway Commerce Center entails the proposed construction of a high-cube warehouse with approximately 192,790 s.f. of floor area on the subject property. As shown on Figure 6, *Slover Gateway Commerce Center Site Plan*, the proposed warehouse facility would contain 174,517 s.f. of warehouse space, and up to 5,000 s.f. of office space and 13,273 s.f. of mezzanine, respectively.

Vehicular access to the Gateway Commerce Center would be provided by one driveway on Slover Avenue (located approximately 590 feet west of Cypress Avenue) and one driveway on Cypress Avenue (located approximately 615 feet south of Slover Avenue). The Slover Avenue driveway could be used by both trucks and automobiles; but, the Cypress Avenue driveway would be restricted to passenger vehicles only. Neither driveway would have turning movement restrictions (i.e., entering/exiting vehicles could turn right or left).

2. Parking and Loading

The Gateway Commerce Center would provide 110 passenger vehicle parking spaces distributed on the north, south, and the west sides of the building. An enclosed truck court – used for the loading and unloading of goods and short-term truck parking – with 23 loading docks (also called “bays”) and 37 truck trailer parking stalls on the north side of the building.

Bicycle parking spaces (“racks”) would be provided at the northwestern and southeastern portions of the Gateway Commerce Center site in conformance with Fontana Zoning and Development Code Article XI, Division 5, 30-343, Table 30-343, *Bicycle Parking Facilities*, which requires five (5) spaces for developments over 100,000 s.f. in size (City of Fontana, 2016, Table 30-343).

3. Architecture

Figure 7, *Slover Gateway Commerce Center Conceptual Building Elevations*, depicts the conceptual architecture proposed for the Gateway Commerce Center. The building would be constructed to a maximum height of approximately 60 feet above finished grade (including architectural projections). The building would be constructed with painted concrete tilt-up panels and low reflective, blue-glazed glass. Articulated building elements, including parapets, wall recesses, mullions and aluminum canopies, are proposed as decorative elements – primarily at the building corners and along Slover Avenue and Cypress Avenue, are proposed to be provided as decorative elements. The exterior color palette for the proposed building is comprised of various mild, earth-toned colors, including shades of beige, tan, and brown, with the exception of the loading dock doors which would be painted white.

4. Landscaping

The conceptual landscape plan for the Gateway Commerce Center is illustrated on Figure 8, *Slover Gateway Commerce Center Conceptual Landscape Plan*. Proposed landscaping would be ornamental in nature and would feature trees, shrubs, and drought-tolerant accent plants in addition to a variety of groundcovers. As shown on Figure 8, trees and groundcover are proposed along the Gateway Commerce Center’s frontage with Slover Avenue and Cypress Avenue. Landscaping also would occur at building entries and in and around automobile parking areas. Prior to the issuance of a building permit to construct the Gateway Commerce Center, the Project Applicant would be required to submit final planting and irrigation plans to the City of Fontana for review and approval. The plans are required to comply with the “Landscape and Water Conservation Ordinance” from Chapter 28, Article IV, Sections 28-91 through 28-115 of the Fontana Municipal Code, which establishes requirements for landscape design, automatic irrigation system design, and water-use efficiency (City of Fontana, 2016, Sections 28-91 through 28-115).

5. Walls and Fences

A 14-foot-high concrete screening wall would be located on northern and northeastern portions of the Gateway Commerce Center site to screen the truck court from passersby. A metal gate would restrict access to the truck court. Fences are also proposed along the westerly and southerly boundaries of the Slover Gateway Commerce Center Site.

B. Lot Line Adjustment (LLA 18-007)

The Gateway Commerce Center site is comprised of four (4) parcels: Assessor Parcel Numbers (APNs) 0255-021-04, -05, -33, and -34. The proposed Lot Line Adjustment would merge these four (4) parcels to create one (1) 8.5-acre parcel.

C. Conditional Use Permit

The proposed Slover Business Park Overlay requires the approval of a Conditional Use Permit (CUP) to allow the construction and operation of warehousing land uses. Because the Gateway Commerce Center proposes warehousing land uses, a CUP is required to implement the project.

1.5 Project Technical Characteristics

1.5.1 Slover Business Park Overlay

The Slover Business Park Overlay comprises legislative actions that the City of Fontana would undertake to rezone and re-designate land uses in the Overlay area, and establish land use regulations, development

standards, and design guidelines applicable within the Overlay’s geographic area. The Slover Business Park Overlay component of the Project does not entail the proposal of any specific development or improvement plans and would not directly result in the physical construction of any new development. Because the Slover Business Park Overlay would not result directly in any alterations to the environment and, excepting the proposed Gateway Commerce Center concurrently evaluated and described herein, plans for development within other portions of the Overlay area are not available at this time and are highly speculative; thus, there are no physical technical components/improvements that would be physically developed or installed as a direct result of the City’s approval of the Overlay.

1.5.2 Gateway Commerce Center

A. Public Access Improvements

The existing public street network abutting the Gateway Commerce Center site consists of Slover Avenue to the north and Cypress Avenue to the east.

Under existing conditions, Slover Avenue is constructed to its full, planned width and the Gateway Commerce Center would not alter the segment of Slover Avenue that abuts the site with the exception of the construction of a driveway and driveway approach along the northwest corner of the Gateway Commerce Center site and replacement of curb and gutter that would be demolished to accommodate construction of the aforementioned driveway.

The Gateway Commerce Center would improve Cypress Avenue to its ultimate half-section width as a Secondary Highway (92-foot right-of-way) between Slover Avenue and the southern boundary of the Gateway Commerce Center site by installing additional pavement for vehicular travel lanes, curb and gutter, sidewalk, and a landscape park strip. The Gateway Commerce Center also would construct a driveway and driveway approach along the southeast corner of the Gateway Commerce Center site to allow access to the site.

B. Water and Sewer Infrastructure Improvements

The Fontana Water Company (FWC) would provide water service to the Gateway Commerce Center. As depicted on Figure 9, *Slover Gateway Commerce Center Conceptual Utility Plan*, numerous connection points are proposed to the existing water line installed beneath Slover Avenue for indoor, outdoor (i.e., landscape irrigation), and fire protection (i.e., fire hydrant) services. All proposed water facilities would be designed and constructed in accordance with FWC standards.

The City of Fontana would provide wastewater conveyance and treatment services to the Gateway Commerce Center. As shown on Figure 9, the Gateway Commerce Center would construct a 6-inch sewer line on-site that would connect to the existing sewer lines in Slover Avenue and Cypress Avenue. All proposed wastewater facilities would be designed and constructed in accordance with the City’s standards.

C. Stormwater Drainage Infrastructure Improvements

The Gateway Commerce Center site’s existing drainage pattern would be replaced by an integrated storm drain system. The proposed on-site storm drain system would consist of a system of catch basins, gutters, underground storm drain pipes, a Continuous Deflective Separation (CDS) unit, and a subsurface infiltration chamber (to be located in the proposed parking area on the northeast portion of the Gateway Commerce Center Site) that would collect, treat, and temporarily store stormwater runoff (as needed)

before discharging treated flows from the property. First flush stormwater runoff flows (i.e., typically the first ¼-inch of initial surface runoff after a rainstorm, which contains the highest proportion of waterborne pollution) would be conveyed to the infiltration chamber located on the northeast portion of the Gateway Commerce Center site. Stormwater runoff captured after the first flush would be discharged off-site via proposed connections to the existing public storm drain system located in Cypress Avenue. During peak storm events, stormwater would be temporarily detained – or pond – in the truck court and portions of the automobile parking areas up to a maximum depth of approximately 1.5-feet-deep.

D. Earthwork and Grading

Physical disturbances necessary to implement the proposed Gateway Commerce Center are depicted on Figure 10, *Proposed Physical Disturbances - Slover Gateway Commerce Center*. As shown, proposed grading activities would result in impacts to a total of approximately 8.9 acres (8.5 acres of on-site grading and approximately 0.4 acres of off-site disturbance for road and infrastructure improvements). Underground utilities would be installed to a depth of three (3) to six (6) feet below grade. No other on- or off-site physical impacts are proposed by the Gateway Commerce Center.

As shown on Figure 11, *Slover Gateway Commerce Center Conceptual Grading Plan*, proposed earthwork activities associated with the Slover Gateway Commerce Center component of the Project would result in approximately 61,270 cubic yards of cut and 61,270 cubic yards of fill. Based on the expected shrinkage and compaction of on-site soils, earthwork activities are expected to balance and no import or export of soil materials would be required. When grading is complete, the building pad would sit approximately 1,077.25 feet above mean sea level (amsl), and the property would have a slight downward slope from north to south, as depicted on Figure 11. After grading, the highest point of the Gateway Commerce Center Site would be its northeast portion (approximately 1,082 feet amsl) and the lowest point of the property would be its southwest corner (approximately 1,071 amsl). The Gateway Commerce Center Project would construct retaining walls partially or wholly-below grade along the northerly, southerly and westerly boundaries of the subject property to support the proposed grading concept.

1.6 Project Construction Characteristics

1.6.1 Slover Business Park Overlay

The Slover Business Park Overlay comprises legislative actions that the City of Fontana would undertake to rezone and re-designate land uses in the Overlay area, and establish land use regulations, development standards, and design guidelines applicable within the Overlay’s geographic area. The Slover Business Park Overlay component of the Project does not entail the proposal of any specific development or improvement plans and would not directly result in the physical construction of any new development. It is reasonably foreseeable that construction would occur within the Overlay area as the result of approval of the Slover Business Park Overlay; however, the location, scale/scope, and timing of any such construction activities are unknown at this time (with the exception of the proposed Gateway Commerce Center, concurrently evaluated and described herein). It is generally assumed that construction activities within the Overlay area will use diesel-powered equipment during grading and construction, apply architectural coatings (e.g., paint, sealants), and generate traffic from construction workers and delivery trucks traveling to and from the Overlay area.

1.6.2 Gateway Commerce Center

Based on information provided by the Project Applicant, the Gateway Commerce Center is expected to be constructed over a period of approximately 14 months. Site preparation would occur first, followed

by mass-grading and installation of underground infrastructure and retaining walls. Next, fine grading would occur, surface materials would be poured, and the proposed building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing, screen walls, lighting, signage, and other site improvements would be installed.

Construction workers would travel to the site by passenger vehicle and materials deliveries would occur by medium- and heavy-duty trucks. Construction equipment is expected to operate on the Gateway Commerce Center site up to eight hours per day, six days per week. Even though construction activities are permitted to occur between 7:00 a.m. to 6:00 p.m. on Mondays through Fridays, and 8:00 a.m. to 5:00 p.m. on Saturdays pursuant to the Fontana Municipal Code Section 18-63(b)(7)), construction equipment is not in continual use and some pieces of equipment are used only periodically throughout a typical day of construction. Thus, eight hours of daily use per piece of equipment is a reasonable assumption. Should construction activities need to occur at night (such as concrete pouring activities which require air temperatures to be lower than daytime temperatures), the Project Applicant would be required to obtain authorization for nighttime work from the City of Fontana.

The types and numbers of heavy equipment expected to be used during construction activities are listed in Table 1, *Gateway Commerce Center Construction Equipment Assumptions*. For purposes of evaluation in this EIR, the Project is assumed to be operational in the year 2020.

Table 1 Gateway Commerce Center Construction Equipment Assumptions

Activity	Equipment	Number	Hours Per Day
Site Preparation	Crawler Tractors	4	8
	Rubber Tired Dozers	3	8
Graders	Crawler Tractors	3	8
	Excavators	1	8
	Graders	1	8
	Rubber Tired Dozers	1	8
Building Construction	Cranes	1	8
	Crawler Tractors	3	8
	Forklifts	3	8
	Generator Sets	1	8
	Welders	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

Source: Urban Crossroads (2018). Slover Gateway Commerce Center Air Quality Impact Analysis.

1.7 Project Operational Characteristics

1.7.1 Slover Business Park Overlay

The Slover Business Park Overlay comprises legislative actions that the City of Fontana would undertake to rezone and re-designate land uses in the Overlay area, and establish land use regulations, development standards, and design guidelines applicable within the Overlay's geographic area. The Slover Business Park Overlay component of the Project does not entail the proposal of any specific development proposals and would not directly result in the physical construction of any new development. It is reasonably foreseeable that development and operation of employment-generating land uses would occur within the Overlay area as the result of approval of the Slover Business Park Overlay; however, the location, scale/scope, and timing of any such development activities are unknown at this time (with the exception of the proposed Gateway Commerce Center, concurrently evaluated and described herein). It is generally expected that development of warehousing distribution and business operations within the Overlay area would conform to applicable provisions of the Fontana Municipal Code and the proposed Slover Business Park Overlay requirements (previously described in Section 1.4.1), including but not limited to regulations related to allowable land uses, maximum development intensity, site and building design, building operations, outdoor lighting, and noise. The employment-generating land uses in the Overlay area are expected to generate passenger vehicle and truck (light-, medium-, and heavy-duty) traffic and would utilize non-renewable energy resources.

1.7.2 Gateway Commerce Center

At this time, the future occupant(s) of the Gateway Commerce Center is unknown. The Project Applicant expects that the 192,790-sq. ft. building would be occupied by warehouse distribution businesses with up to 36,025 s.f. of refrigerated storage space. The Gateway Commerce Center is assumed to be operational 24 hours per day, seven days per week, with exterior loading and parking areas illuminated at night. Exterior lighting would be subject to compliance with the Fontana Municipal Code, including the proposed Slover Business Park Overlay, which requires exterior lighting to be energy-efficient, shielded, or recessed, and directed downward and away from adjoining properties. The Gateway Commerce Center building design would be required to meet all applicable provisions of the California Green Building Standards Code (CalGreen) that are in effect at the time of the building's construction.

The building is designed such that business operations would be conducted within the enclosed building, with the exception of vehicle movement, parking, and the loading and unloading of tractor trailers at designated loading bays. The Gateway Commerce Center building is designed to have 23 loading bays on the north side of the building. As a practical matter, dock doors on warehouse buildings are not occupied by a truck at all times of the day. There are typically many more dock positions on warehouse buildings than are needed for receiving and shipping volumes. The dock doors that are in use at any given time are usually selected based on interior building operation efficiencies. In other words, trucks ideally dock in the position closest to where the goods carried by the truck are stored inside the warehouse. As a result, many dock positions are frequently inactive throughout the day. The outdoor cargo handling equipment used during loading, and unloading of trailers (e.g., yard trucks, hostlers, yard goats, pallet jacks, forklifts) is expected to be non-diesel powered.

According to the Gateway Commerce Center traffic impact analysis report, the Gateway Commerce Center is calculated to generate 237 passenger vehicle trips and 112 truck trips per day during operations. Pursuant to State law, on-road diesel-fueled trucks that access the Gateway Commerce Center site are required to comply with various air quality and greenhouse gas emission standards, including but not

limited to the type of fuel used, engine model year stipulations, aerodynamic features, and idling time restrictions. Compliance with State law is mandatory and inspections of on-road diesel trucks subject to applicable State laws are conducted by the California Air Resources Board (CARB).

As previously mentioned, the future occupant(s) of the Gateway Commerce Center are not known at this time; therefore, the number of jobs that would be generated cannot be precisely determined. Research conducted by NAIOP on building and employment trends in the logistics industry found an average of approximately 2,000 s.f. of building area per employee (NAIOP, 2010, p. 11). Using the average of approximately 2,000 s.f. of building area per employee, the Gateway Commerce Center would create an estimated 96 jobs ($192,790 \text{ s.f.} \times [1 \text{ employee} / 2,000 \text{ s.f.}] = 96.4 \text{ employees}$).

The approximate water demand of the Gateway Commerce Center was calculated using the water demand factor of 2,200 gallons per day per acre used by the Fontana Water Company. Using the water demand factor of 2,200 gallons per day per acre, the approximate water demand of the Slover Gateway Commerce Center component of the Project would be 18,700 gallons per day (gpd).

The approximate sewer demand generated by the Slover Gateway Commerce Center was calculated based on the sewer generation factor for industrial land uses (1,000 gallons per day per acre) from the City of Fontana General Plan. The sewer demand generated by the Slover Gateway Commerce Center component of the Project was calculated to be 8,500 gpd ($1,000 \text{ gpd per acre} \times 8.5 \text{ acres} = 8,500 \text{ gpd}$).

According to the Gateway Commerce Center Greenhouse Gas Analysis, the Gateway Commerce Center is calculated to demand approximately 1,932,378 kilowatt hours of electricity per year and 2,308,851 kilobritish thermal units of natural gas per year. The Gateway Commerce Center would be required by law to comply with enhanced building/utilities energy efficiencies mandated under California building codes (e.g., Title 24, the California Green Building Code).

1.8 Summary of Requested Actions

The City of Fontana has primary approval responsibility for the proposed Project. As such, the City serves as the Lead Agency for the Project's Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15050. The City's Planning Commission will evaluate the Project's EIR and the Project's requested discretionary applications (General Plan Amendment, Zone Change, Zoning Code Amendment, Design Review, Lot Line Adjustment, and Conditional Use Permit) and make a recommendation to the City Council whether the Project's discretionary applications should be approved and the EIR should be certified. The City Council is the decision-making authority for the Project and will consider the Project along with the Planning Commission's recommendations and will make a final decision to approve, approve with changes, or deny the Project. The City will consider the information contained in the Project's EIR and the EIR's Administrative Record in its decision-making processes. In the event of approval of the Project and certification of its EIR, the City would conduct administrative reviews and grant ministerial permits and approvals to implement Project requirements and conditions of approval. Any future discretionary actions would be subject to CEQA. A list of the actions under City of Fontana jurisdiction is provided in Table 2, *Matrix of Project Approvals/Permits*.

In the event the Project described herein is approved, additional discretionary and/or administrative actions may be necessary from other government agencies to fully implement the Project. Table 2 lists the government agencies that are expected to use the Project's EIR during their consultation and review

of the Project and its implementing actions and provides a summary of the subsequent actions associated with the Project.

Table 2 Matrix of Project Approvals/Permits

PUBLIC AGENCY	APPROVALS AND DECISIONS
City of Fontana	
Proposed Project – City of Fontana Discretionary Approvals	
City Council	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny General Plan Amendment (GPA No. 18-004) and Zoning Code Amendment (ZCA No. 18-003) • Approve, conditionally approve, or deny Design Review (DR 18-015), Lot Line Adjustment (LLA 18-007), and Conditional Use Permit • Reject or certify the Project’s EIR along with appropriate CEQA Findings.
Subsequent City of Fontana Discretionary and Ministerial Approvals	
City of Fontana Subsequent Implementing Approvals	<ul style="list-style-type: none"> • Approve Final Maps, parcel mergers, lot line adjustments, or parcel consolidations, as may be appropriate. • Approve precise site plan(s) and landscaping/irrigation plan (s), as may be appropriate. • Approve Conditional or Temporary Use Permits, if required. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Approve Sewer Infrastructure Plans. • Issue Encroachment Permits. • Accept public right-of-way dedications. • Approve Water Quality Management Plan (WQMP). • Approval of connections to the municipal sewer system.
Other Agencies – Subsequent Approvals and Permits	
Fontana Water Company	<ul style="list-style-type: none"> • Approvals for construction of water infrastructure and connection to water distribution system.
San Bernardino County Flood Control District	<ul style="list-style-type: none"> • Approvals for construction of storm water infrastructure and connection to municipal storm water system.
Santa Ana Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Issuance of a Construction Activity General Construction Permit. • Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit. • Approval of WQMP.

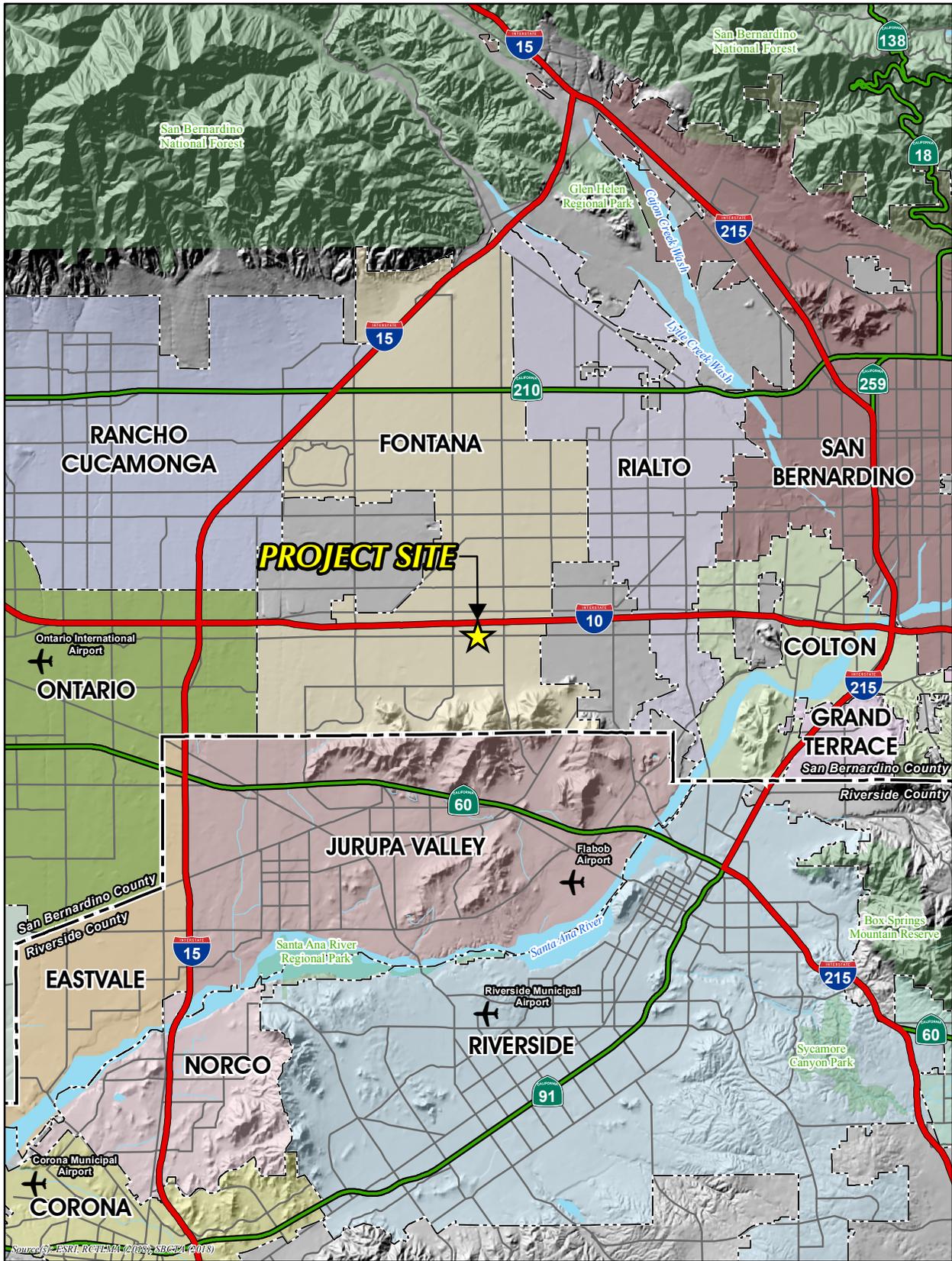
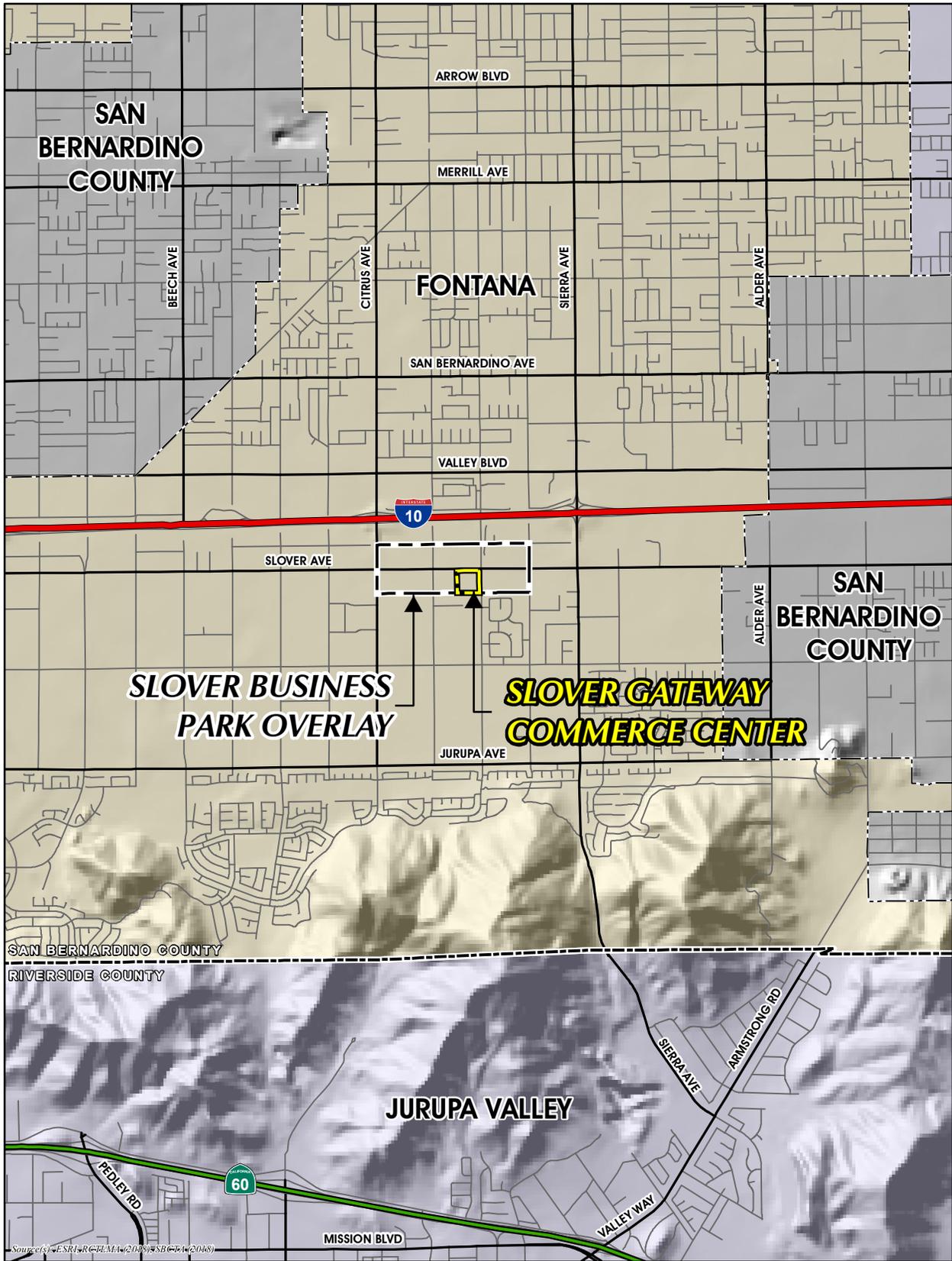


Figure 1



REGIONAL MAP



Source(s): ESRI, RCPLMA (2008), SB (2008)

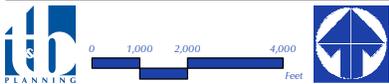


Figure 2

VICINITY MAP

Project Description

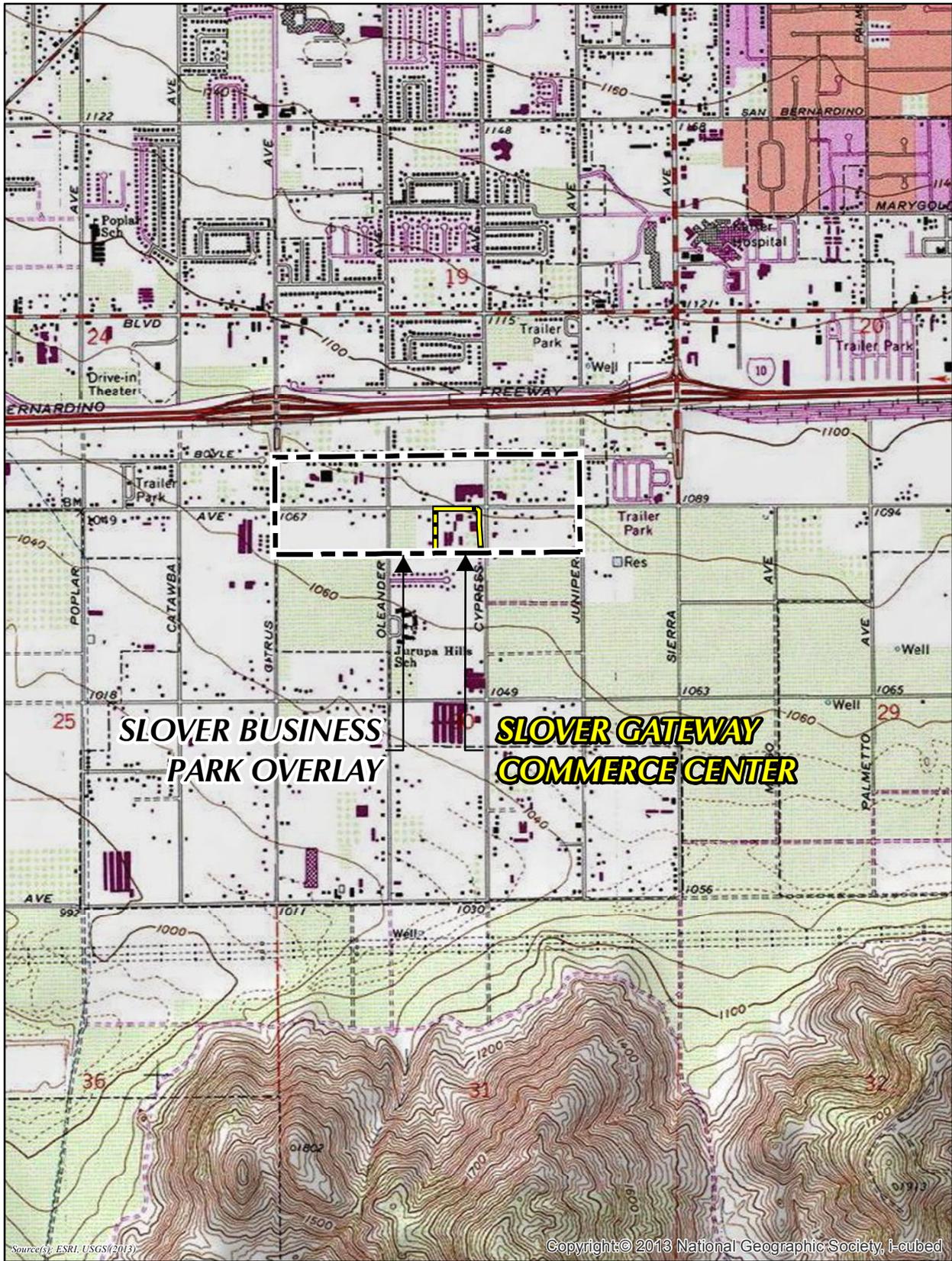
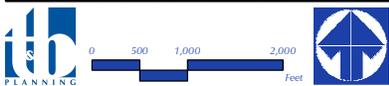
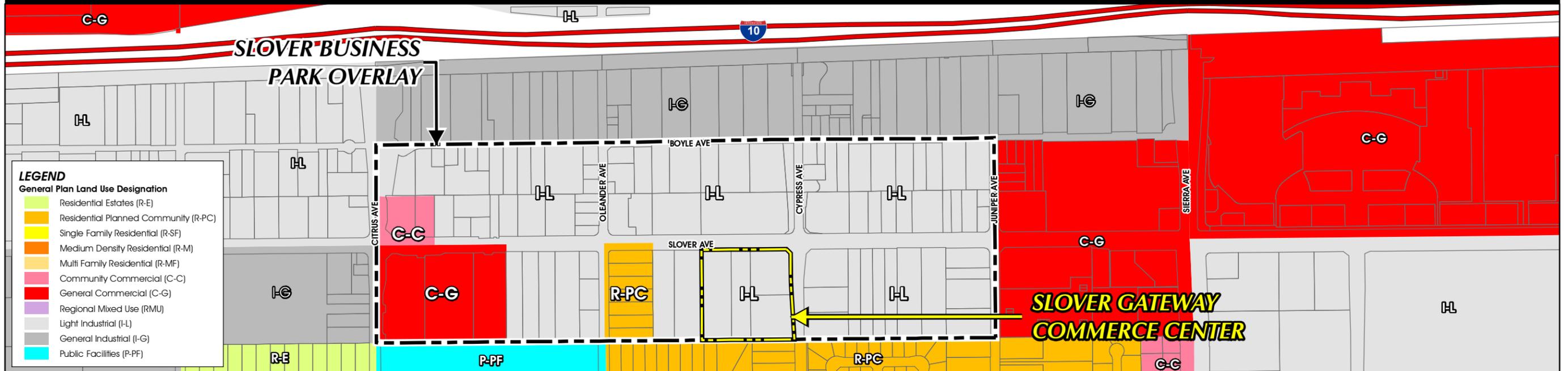


Figure 3



USGS TOPOGRAPHIC MAP

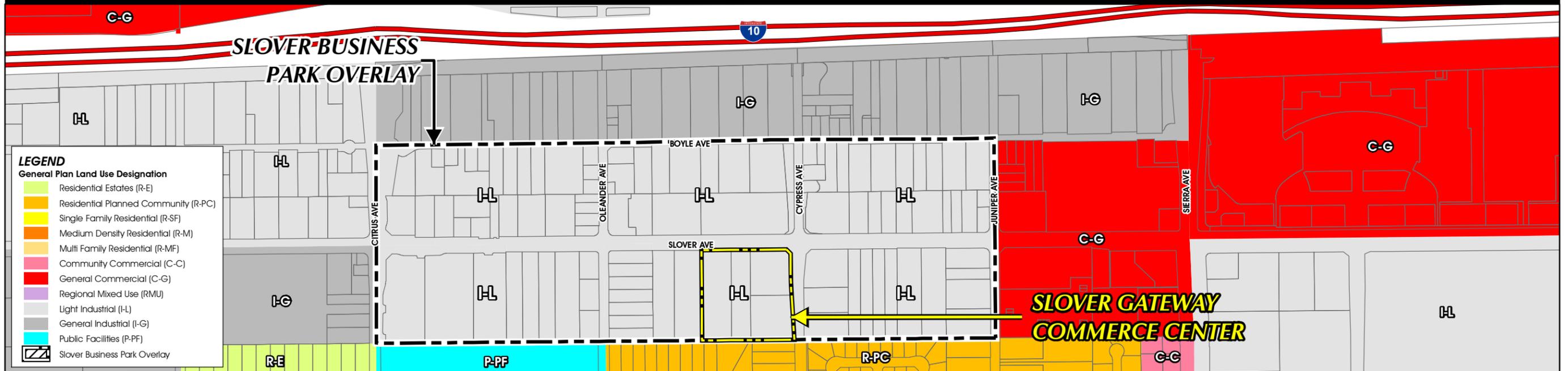
EXISTING



LEGEND
General Plan Land Use Designation

- Residential Estates (R-E)
- Residential Planned Community (R-PC)
- Single Family Residential (R-SF)
- Medium Density Residential (R-M)
- Multi Family Residential (R-MF)
- Community Commercial (C-C)
- General Commercial (C-G)
- Regional Mixed Use (RMU)
- Light Industrial (I-L)
- General Industrial (I-G)
- Public Facilities (P-PF)

PROPOSED



LEGEND
General Plan Land Use Designation

- Residential Estates (R-E)
- Residential Planned Community (R-PC)
- Single Family Residential (R-SF)
- Medium Density Residential (R-M)
- Multi Family Residential (R-MF)
- Community Commercial (C-C)
- General Commercial (C-G)
- Regional Mixed Use (RMU)
- Light Industrial (I-L)
- General Industrial (I-G)
- Public Facilities (P-PF)
- Slover Business Park Overlay



Figure 4

EXISTING



PROPOSED

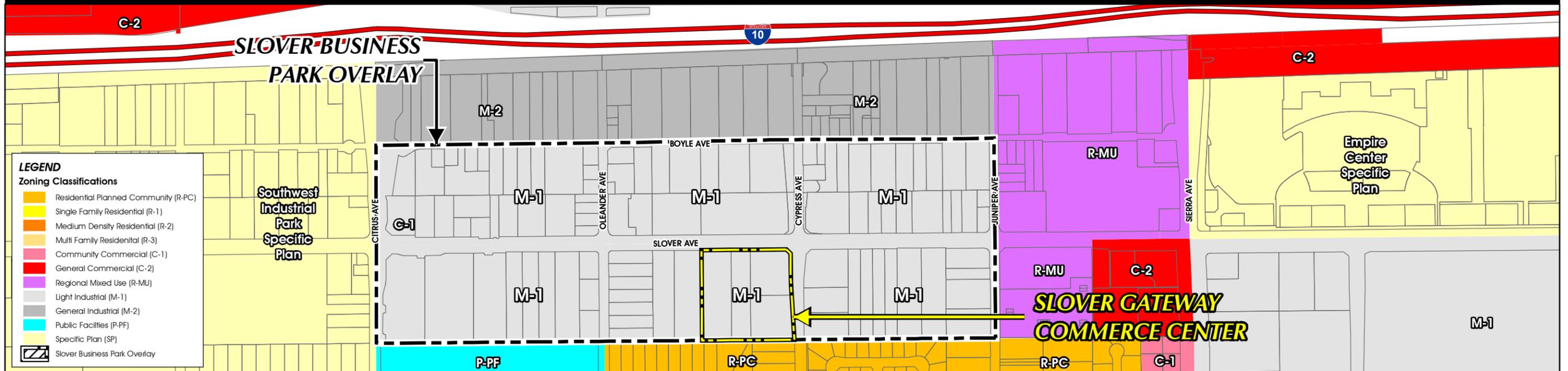
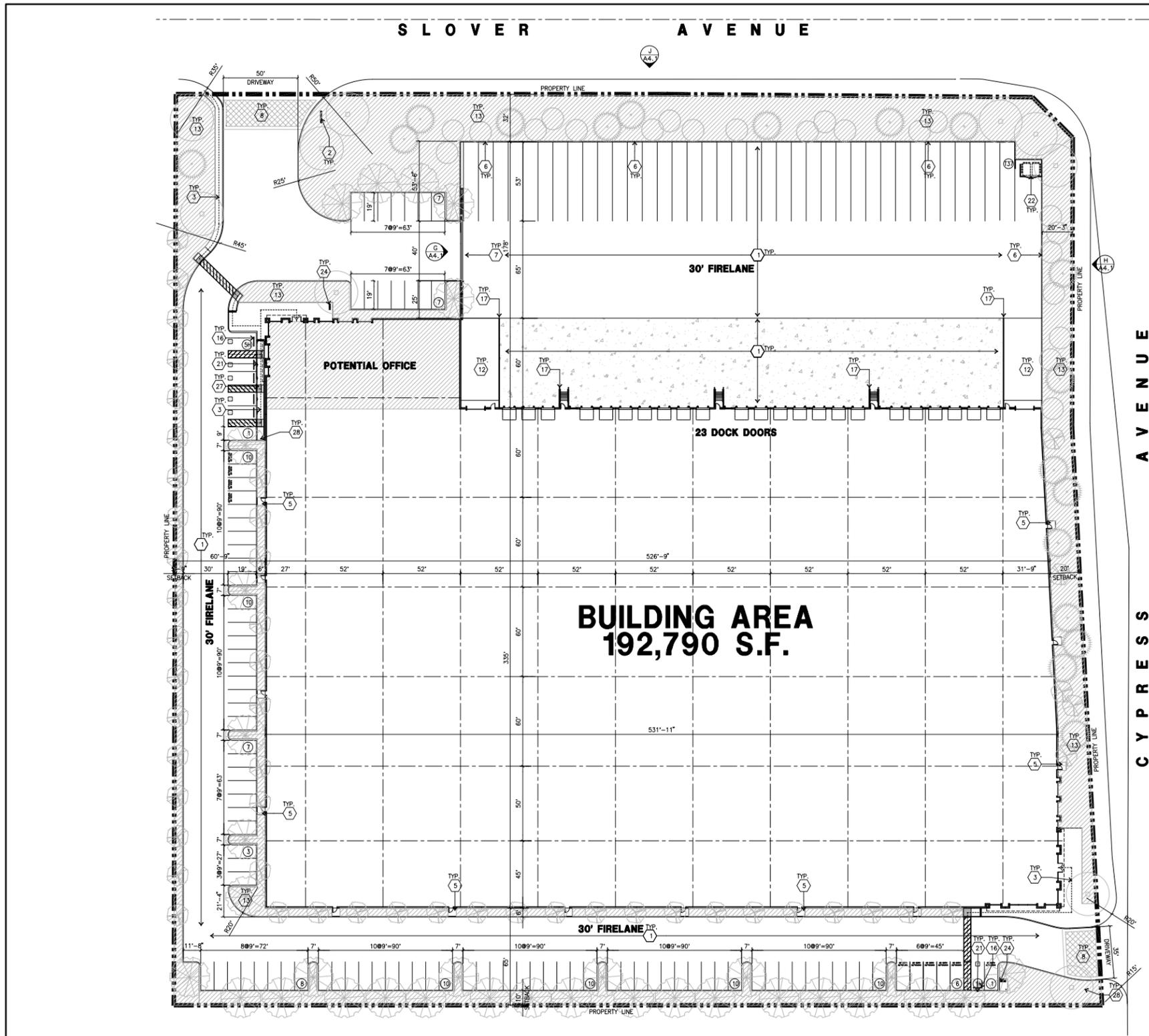


Figure 5





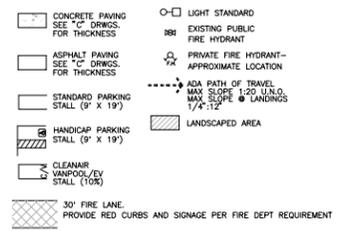
SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT. SEE "C" & "S" DWGS.
- 2 FUTURE MONUMENT SIGN, PROVIDE CONDUIT ONLY. SEE ELECTRICAL.
- 3 CONCRETE WALKWAY, SEE "L" DRAWINGS.
- 4 NOT USED.
- 5 2'-6"x3'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING AND TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 14" CONCRETE TILT SCREEN WALL. GATE TO BE DESIGNED FOR 110 MPH WIND LOAD, EXP. "C". CONTRACTOR TO DESIGN & DETAIL GATES, PROVIDE SHOP DRAWINGS & CALC. PRIOR TO FABRICATION.
- 7 DRIVEWAY APPROX. TO BE CONSTRUCTED PER CITY STANDARDS.
- 8 TRANSFORMER YARD PER ELECTRICAL. TRANSFORMER TO BE COMPLETELY SCREENED PER LANDSCAPE (DENSE, MATURE LANDSCAPING).
- 9 FIRE HYDRANT. SEE "TYP" DWGS W/ BOLLARDS PER (11) ROOF DRAIN CONNECT TO STORM DRAIN - SEE CIVIL.
- 10 CONCRETE RAMP W/ 42" CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP, SEE "S" DWG FOR DETAIL.
- 11 LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADDED PATTERN.
- 12 FUTURE MOTOR LOCATION PROVIDE ELEC. STUBS UP - SEE ELEC.
- 13 CONCRETE GUTTER.
- 14 CONCRETE WHEEL STOP.
- 15 CONC. FILLED GUARD POST *6 DIA. U.N.O. 42" H.
- 16 NOT USED.
- 17 NOT USED.
- 18 NOT USED.
- 19 NOT USED.
- 20 NOT USED.
- 21 HANDICAPPED PARKING STALL SIGN.
- 22 TRASH ENCLOSURE.
- 23 NOT USED.
- 24 BIKE RACK. 6/NO.2 SEE LANDSCAPE PLANS.
- 25 NOT USED.
- 26 EXTERIOR CONCRETE LANDING AND STAR.
- 27 TRUNCATED DOME.
- 28 SMOKING AREA.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED SHALL BE BASED ON THE SOIL'S REPOIT
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING 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, GUTTERS AND SWALES. DETAILS ON SHEET ADJ. ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. 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' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
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. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

SITE LEGEND



PROPERTY OWNER / APPLICANT

PROFICIENCY CAPITAL LLC
5020 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
TEL: (949) 298-7008
CONTACT: MATT ENGLHARD

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE., SUITE #100
IRVINE, CA 92612
TEL. NO.: (949) 862-2161
CONTACT: HYEJUN JISSON LEE

ADDRESS OF THE PROPERTY

INTERSECTION OF SLOVER AND CYPRESS AVE.

ZONING INFORMATION

GENERAL PLAN DESIGNATIONS: L-1 (LIGHT INDUSTRIAL)
ZONE DESIGNATION: SOUTHWEST INDUSTRIAL PARK SPECIFIC PLAN
REDEVELOPMENT ZONE: JURUPA NORTH RESEARCH AND DEVELOPMENT DISTRICT

AERIAL MAP



UTILITIES

WATER
FONTANA WATER COMPANY
15666 ARROW ROUTE
FONTANA, CA 92335
PHONE: (909) 201-7349
CONTACT: PAUL GRAYBRO

TELEPHONE
AT&T
1265 VAN BUREN STREET, STE 100
IRVINE, CA 92607
PHONE: (714) 668-5503
CONTACT: CAROL BOSTROM

CABLE

TIME WARNER
1000 S. AUTO CENTER DRIVE
ONTARIO, CA 91761
PHONE: (909) 865-0269
FAX: (714) 414-9140
CONTACT: JOEY BOWERS

ELECTRIC

SCF-FONTANA
7951 REDWOOD AVENUE
FONTANA, CA 92335
PHONE: (909) 357-6240
FAX: (909) 357-6185
CONTACT: PAUL LARSON

GAS
SO. CALIF. GAS COMPANY
1181 W. LINDSAY AVENUE, P.O. BOX 3003
REDLANDS, CA 92374-9720
PHONE: (909) 335-7787
FAX: (909) 335-7527
CONTACT: STEVEN VARGAS

SEWER

CITY OF FONTANA
8533 BERRA AVENUE
FONTANA, CA 92335
PHONE: (909) 320-6553
CONTACT: BRIGIDA MARTINEZ

PROJECT DATA

SITE AREA	
in s.f.	370,404 s.f.
in acres	8.50 ac
BUILDING AREA	
Footprint	179,517 s.f.
Office	5,000 s.f.
Mezzanine	13,273 s.f.
Warehouse	174,517 s.f.
TOTAL	192,790 s.f.
COVERAGE	
52.0%	
PARKING PROVIDED	
W/size: 1st 20K @ 1/1,000 s.f.	20 stalls
2nd 20K @ 1/2,000 s.f.	10 stalls
Above 40K @ 1/4,000 s.f.	34 stalls
TOTAL	64 stalls
AUTO PARKING PROVIDED	
Standard (9'x19')	110 stalls
TRAILER PARKING REQUIRED	
1 per 1 Dock door	27 stalls
TRAILER PARKING PROVIDED	
Trailer (10'x53')	37 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Light Industrial (M-1)	
MAXIMUM FLOOR AREA RATIO	
F.A.R. - .55	
MAXIMUM BUILDING HEIGHT	
Height - 60'	
LANDSCAPE REQUIRED	
*15% not including building	
LANDSCAPE PROVIDED	
in percentage	27.9%
in s.f.	49,469 s.f.
SETBACKS	
Slover Ave. - 30'	
Cypress Ave. - 20'	
Interior (abutting residential zone) - 10'	
Interior side - 5'	

Source(s): HPA (Recvd 06-21-2018)



Figure 6



North Elevation

West Elevation

South Elevation

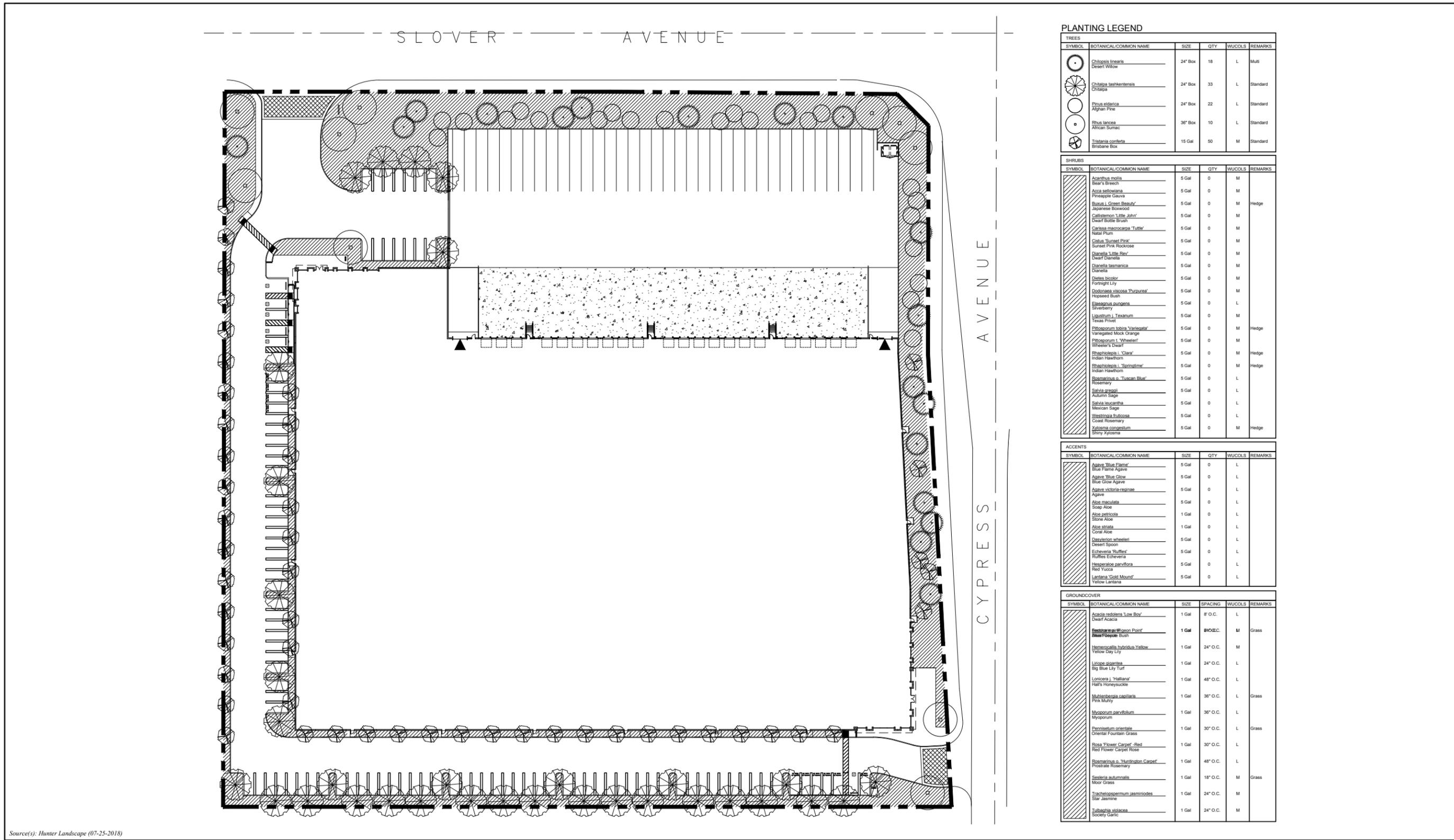
East Elevation

NorthEast Elevation

Source(s): HPA (08-09-2018)



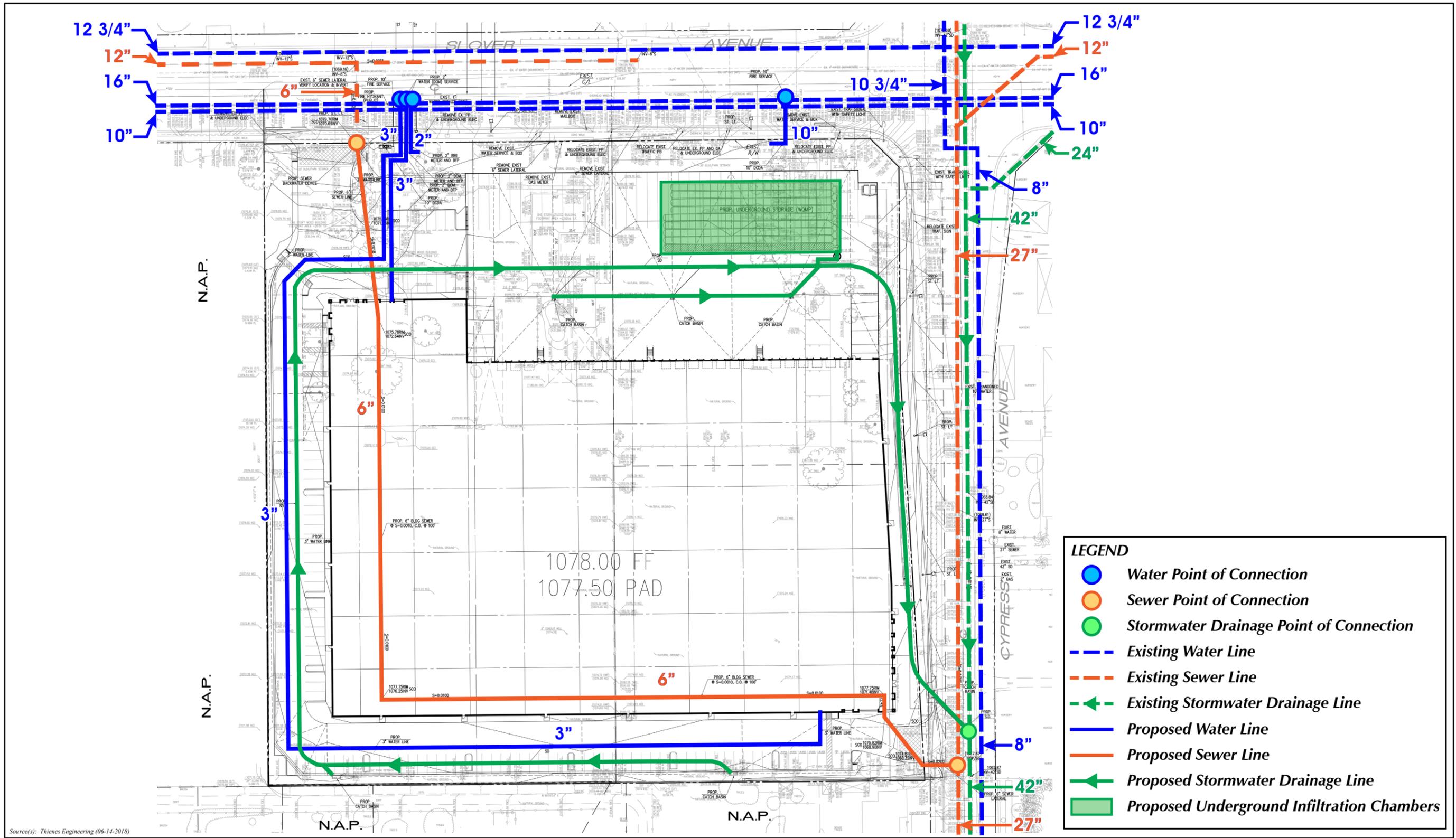
Figure 7



Source(s): Hunter Landscape (07-25-2018)



Figure 8



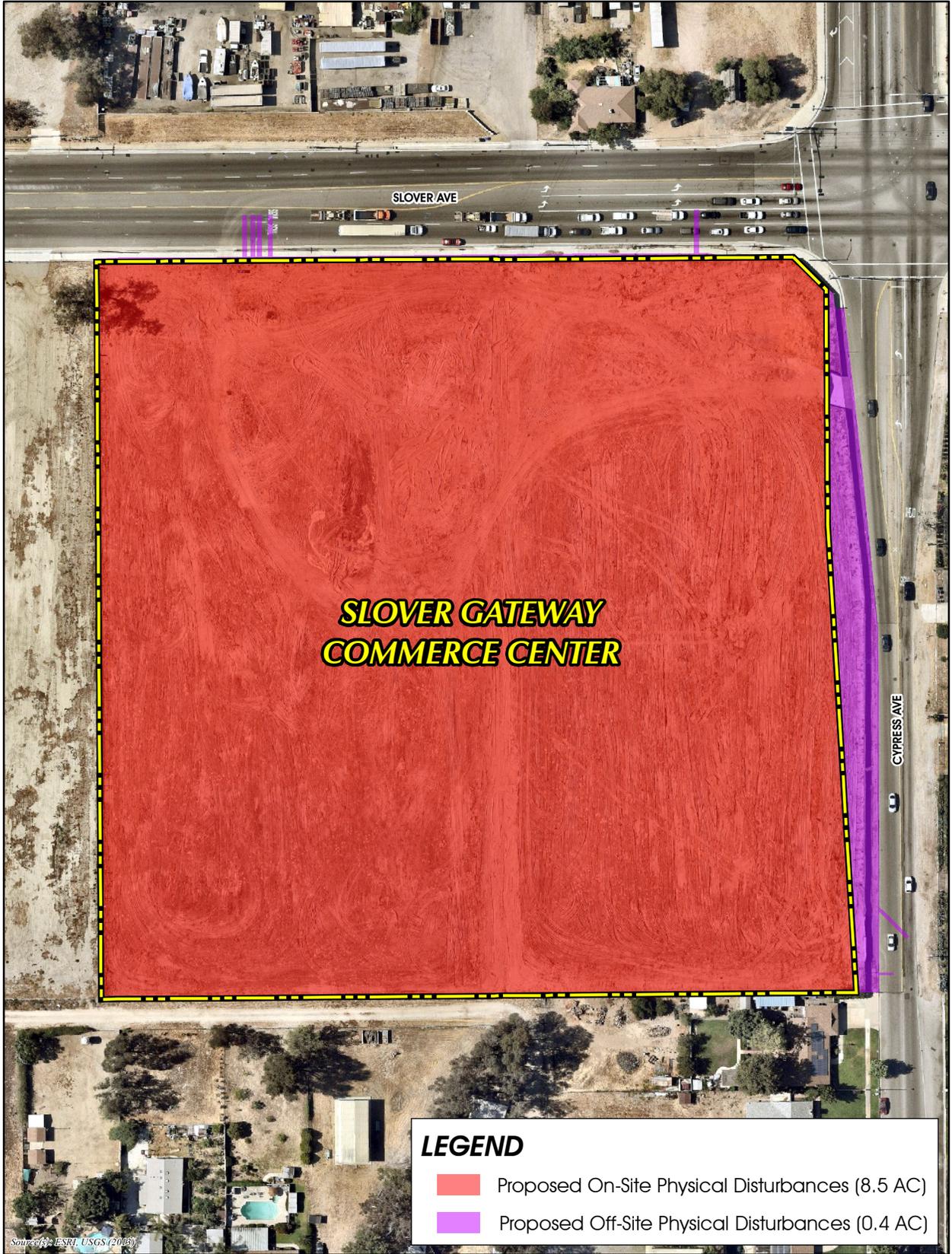
Source(s): Thienes Engineering (06-14-2018)



Figure 9

SLOVER GATEWAY COMMERCE CENTER UTILITY PLAN

Project Description



LEGEND

- Proposed On-Site Physical Disturbances (8.5 AC)
- Proposed Off-Site Physical Disturbances (0.4 AC)

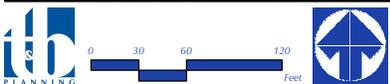
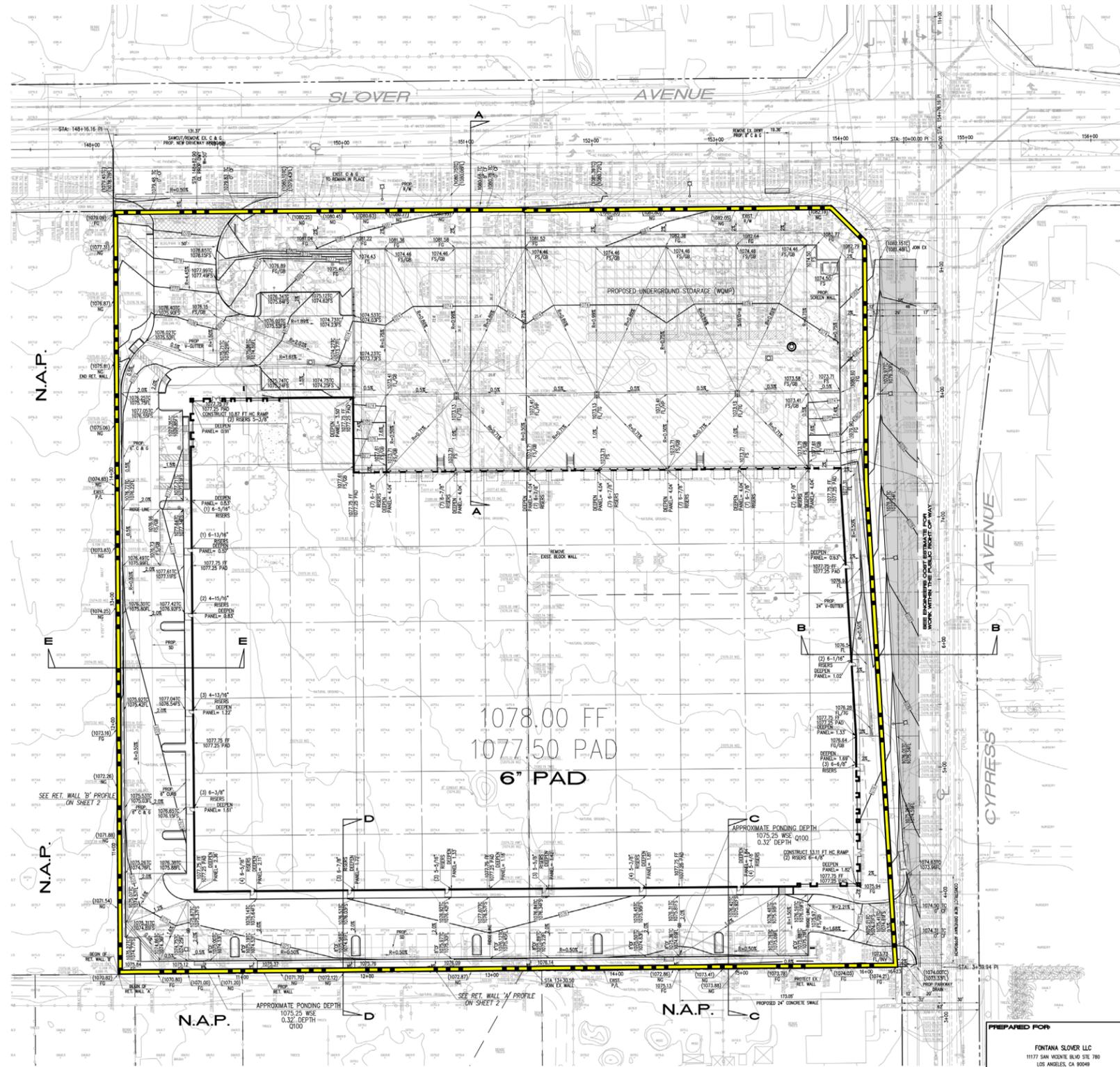


Figure 10
PROPOSED PHYSICAL DISTURBANCES - SLOVER GATEWAY COMMERCE CENTER



SITE NAME: SLOVER AND CYPRESS LOCATION: FONTANA CLIENT: PROFICIENCY CAPITAL LLC JOB NO. 3598 PROJECT COORDINATOR MICHAEL ROBERTS SOURCE: 3598EW	
BLDG PAD AREA:	179,824 SF
A. SITE AREA:	392,947 SF
B. STRIPPING:	0.100 FT
C. SUBSIDENCE:	0.074 FT
D. SHRINKAGE FACTOR:	0.059 FT/FT
E. CALCULATED CUT: MATERIAL AVAILABLE	66,077 CY
REDUCTIONS TO MATERIAL AVAILIABLE	
F. STRIPPING: (AxB)/27=	(1,455) CY
G. SUBSIDENCE: (AxC)/27=	(1,073) CY
H.1 SHRINKAGE: (D*E)=	(3,897) CY
H.2 SHRINKAGE - TOP 12 INCHES OF BLDG PAD	(333) CY
ADDITIONS TO MATERIAL AVAILABLE	
J. RECYCLED PVMT, WALLS, etc.	- CY
K.1 PIPE AND BEDDING - STORM DRAIN	587 CY
K.2 PIPE AND BEDDING - WATER	167 CY
K.3 PIPE AND BEDDING - SEWER	17 CY
L. UNDERGROUND FACILITY	692.59 CY
M. BUILDING FOOTINGS, GRADE BEAM, AND BACKFILL	342 CY
N. WALL FOOTING AND STRUCTURAL BACKFILL	160 CY
O. POUR STRIP	- CY
P. SHRINKAGE FOR K.1, K.2, K.3, & L	(14) CY
ADJUSTED CUT: MATERIAL AVAILABLE=	61,270 CY
Q. CALCULATED FILL: MATERIAL REQUIRED	61,270 CY
TOTAL (IMPORT) OR EXPORT:	0 CY

Source(s): Thienes Engineering (10-27-2017)

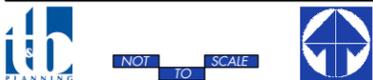


Figure 11

SLOVER GATEWAY COMMERCE CENTER GRADING PLAN

Project Description