



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:

Master Case No. 17-021; General Plan Amendment (GPA) No 17-001; GPA No. 15-005; Zone Change (ZCA) No. 16-013; ZCA No. 15-009; Design Review No. 16-003; Conditional Use Permit No. 16-029; and Tentative Parcel Map (TPM) No. 19712; Development Agreement No. 16-001; and Annexation (ANX) No. 16-001

The I-15 Logistics Project (Project) is a proposed logistics facility located in unincorporated San Bernardino County just northwest of Interstate 15 (I-15), west of Sierra Avenue, along the south side of Lytle Creek Road, and in the northern portion of the City of Fontana's Sphere of Influence (SOI).

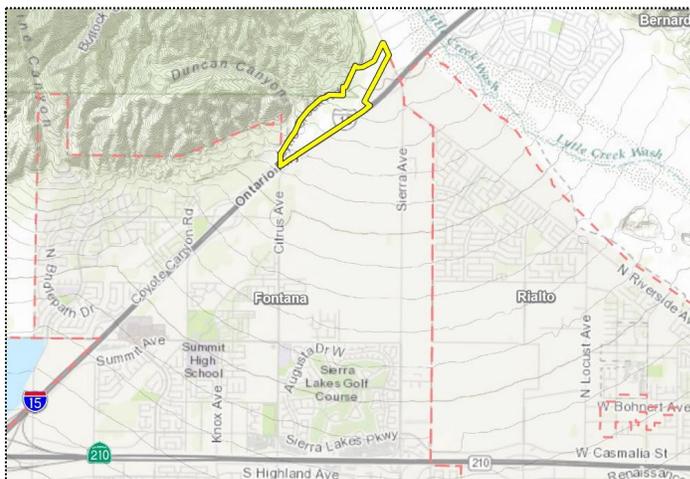
The proposed Project involves the development of a logistics facility, the realignment of Lytle Creek road, and the annexation of these and additional areas into the City of Fontana. The total annexation area would be 152 acres. The Project involves a sphere of influence expansion for the City of Fontana, the Fontana Fire Protection District and the West Valley Water District; pre-zoning and pre-designation of land uses consistent with City standards; and annexation into the Fontana Fire Protection District, the West Valley Municipal Water District, and the San Bernardino Valley Municipal Water District service areas. The proposed logistics facility would be approximately 1,175,720 square feet, including offices spaces and other associated amenities, on 76 acres.

Environmental Determination:

This Project has been determined to have a significant effect on the environment and a Draft Environmental Impact Report (DEIR) (SCH No. 2018011008) has been prepared pursuant to Sections 15080 to 15097 of the California Environmental Quality Act (CEQA).

Location of Property:

The site occupies 21 parcels, including Aecessors's Parcel Numbers (APN's) 0239-041-02, -15, -17, -18; 0239-071-08, -18, -20, -25, -27, -31; 0239-081-01-39; 0239-091-13, -14; 0239-092-06, -07, -08; 0239-093-06, -07, and -08.



Date of Hearing:

September 17, 2019

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing:

6:00 P.M.

Project Impacts: The DEIR 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, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, utilities, and wildfire.

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

- **Air Quality:** The proposed Project would generate long-term operational emissions that would conflict with the South Coast Air Quality Management District (SCAQMD) 2016 Air Quality Management Plan. Even with the implementation of operational air quality mitigation measures, impacts would remain significant and unavoidable. Cumulative operational emissions would also result in significant and unavoidable impacts.
- **Cultural Resources:** The proposed project includes the demolition of a historic stone house, which is eligible for listing as a state historic resource. While mitigation to document the existing structure is proposed, demolition of the structure will result in a significant and unavoidable impact to a historic resource. The cumulative effect of projects in Fontana and San Bernardino county would have the potential to result in the loss of historical resources through the physical demolition, destruction, relocation, or alteration of a resource or its immediate surroundings such that the significance of a cultural resource would be materially impaired. Because the project site contains cultural resources that qualify for the consideration of the California Register of Historical Resources, the project would contribute to cumulative impacts.
- **Greenhouse Gas Emissions:** The proposed project will result in direct mobile source emissions that would exceed the SCAQMD threshold of 10,000 metric tons of CO₂eq per year, and thus could impede California's statewide GHG reduction goals for 2030 and 2050. Therefore, impacts are considered significant and unavoidable. Since the proposed project would result in emissions that exceed the SCAQMD threshold and may impede the statewide 2030 and 2050 GHG emission reduction targets, cumulative impacts related to greenhouse gas would be significant and unavoidable.
- **Transportation:** The proposed project would generate operational traffic that would result in impacts to roadways during both the project opening year and horizon year. The traffic generated by the project would result in roadway deficiencies that would conflict with level of service standards for City and State roadway facilities, therefore impacts would be significant and unavoidable. Cumulative impacts to roadway facilities would be significant and unavoidable.

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

Public Comments: Written comments on the DEIR must be received no later than 6:00 p.m. on **September 27, 2019**. Address all written comments to DiTanyon Johnson, 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. Johnson at: djohnson@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>. The DEIR and its technical appendices are also available for public review during normal working hours at the following two locations: (1) City of Fontana, Community Development Department - Planning Division, 8353 Sierra Avenue, Fontana, CA 92335; and (2) Fontana Lewis Library and Technology Center, 8437 Sierra Avenue, Fontana, CA 92335. The Draft Environmental Impact Report and its technical appendices is also available for review online at the following website: <https://www.fontana.org>

NO FORMAL ACTION WILL BE TAKEN AT THE FONTANA PLANNING COMMISSION MEETING. THIS MEETING IS SIMPLY TO SOLICIT COMMENTS FROM THE PLANNING COMMISSION ON THE DEIR. THE PLANNING COMMISSION IS A RECOMMENDING BODY FOR THE PROPOSED PROJECT, WHO WILL CONSIDER AND MAY PROVIDE A RECOMMENDATION ON THE PROJECT TO THE FONTANA CITY COUNCIL. 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 AND CITY COUNCIL.

Should you have any questions concerning this project, please contact **DiTanyon Johnson, Senior Planner** at (909) 350-7608 or djohnson@fontana.org.

Publish: August 16, 2019