Public Scoping Meeting

Sierra Business Center Project
Environmental Impact Report
Agenda

• Welcome and Introductions
• Purpose of Scoping Meeting
• Project Background
• CEQA Process
• Process Update
Purpose of a CEQA Scoping Meeting

- CEQA = California Environmental Quality Act
- Purpose
  - To receive input from the public and interested agencies on the **environmental issues** to be addressed in the Environmental Impact Report (EIR).
  - To provide and overview of the CEQA process
- This scoping session is NOT intended to discuss the merits of the proposed Project
- Merits of the project may be discussed at future public meetings before the Planning Commission and/or City Council.
Project Location

- The Project site is comprised of approximately 32 acres and is located approximately 120 feet south of the Interstate 10 (I-10), and is bounded by Slover Avenue to the south, I-10 Freeway to the north, Juniper Avenue to the east, and Cypress Avenue to the west.
- The proposed Project site consists of 45 parcels.
- The Project site slopes gently downward from north to the south, with a change in ground surface elevation from approximately 1,098 feet to 1,085 feet across the Project site.
Regional Vicinity

[Map of Fontana and regional vicinity with marked project site]
Site Map
Project Summary

• The Project includes the development of an approximately 705,735-square foot warehouse building within an approximately 32-net acre site.

• The Project also includes associated facilities and improvements that include approximately 4,500 square feet of 1st-floor office space, vehicle parking, loading dock doors, trailer parking, onsite landscaping, and related onsite and off-site improvements.

• The building height is proposed at 49’-6” and will have a maximum Floor Area Ratio (FAR) of 50.32%.

• The Project is consistent with the City’s General Plan Land Use Designations and the Zoning Designations.
Elevations

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

City of Fontana
Planning Division
EIR Scope and Process

• California Environmental Quality Act
• Disclose project impacts to public and decision makers
• Identify ways to avoid or reduce environmental impacts
• Define and analyze alternatives
• Foster inter-agency coordination and public review/participation
EIR Scope and Process

• Project EIR
  • A Project EIR will be prepared for the proposed Project
    • EIR which may be prepared for a specific development project.
    • This type of EIR shall focus primarily on the changes in the environment that would result from the development project.
    • The EIR shall examine all phases of the project including planning, construction, and operation.
EIR Scope and Process

The scope of the Project EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts.
What Does CEQA Require?

• Comparison of existing environmental conditions to future conditions with implementation of the proposed project.

• Mitigation of Significant Impacts

• Alternatives to the Proposed Project

• Environmental Impacts:
  • Indirect and Direct
  • Short-term (e.g., construction)
  • Long-term (e.g., operations)
  • Cumulative
  • Growth-inducing
  • Unavoidable
EIR Process

- Prepare/Distribute Notice of Preparation (30 days)
  10/8/20 through 11/9/20
- Scoping Meeting
  October 28, 2020
- Prepare Draft EIR
- Public and Agency Review of Draft EIR (45 days)
  Tentatively Early 2021
- Prepare Final EIR including Response to Comments
- Planning Commission Hearing
  Tentatively Spring 2021
- City Council Hearing
  Tentatively Spring 2021
- Issue Notice of Determination
Public Comment and Opportunities to Comment

• You are encouraged to comment this evening.

• Please limit comments to environmental issues to be analyzed in the EIR.

• Notice of Preparation (NOP) Comment Period will end on November 9, 2020 at close of business (5:00 PM).
Public Comment and Opportunities to Comment

• 30- Day Notice of Preparation
• Scoping Meeting (this evening)
• During the 45-day Draft EIR Public Comment Period
• Planning Commission Public Hearings
Public Comment and Opportunities to Comment

Please submit written comments (or e-mails) by **November 9, 2020** to:

Paul Gonzales, Senior Planner  
City of Fontana Planning Division  
8353 Sierra Avenue  
Fontana, CA 92335  
pgonzales@fontana.org

Comments must include: name, address, e-mail, or contact number.
Public Comments