



NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

**Review of Draft Subsequent Environmental Impact Report (EIR) (SCH No. 2009091089)
MCN No. 22-143; Tentative Parcel Map (TPM 20710) No. 23-012; Design Review (DRP) No. 22-064**

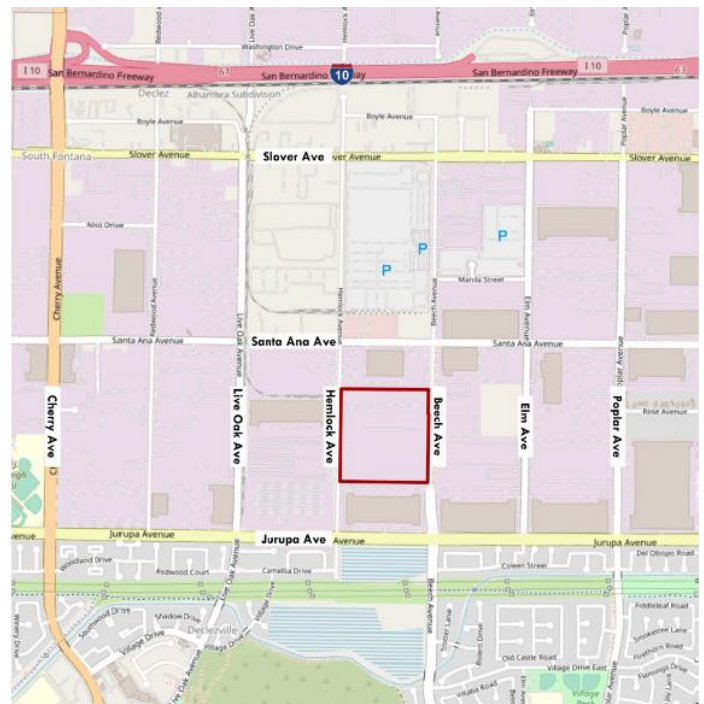
Notice is hereby given that the City of Fontana has completed a Draft Subsequent Environmental Impact Report (EIR) (SCH No. 2009091089), which tiers from the City of Fontana's Final EIR for the Southwest Industrial Park (SWIP) Specific Plan Update and Annexation (SCH No. 2009091089), for the Hemlock Warehouse Development Project (Project or proposed Project) that is available for public review pursuant to Title 14 of the California Code of Regulations, Section 15087. The 40.01-acre site is currently developed with light industrial uses, and used for leasing, storage, and refurbishing modular trailers. The proposed Project would redevelop the site with a new warehouse building that would have a footprint of approximately 747,000 square feet (SF), and include a first-floor office of 20,000 SF, a second-floor office mezzanine area of 20,000 SF, a warehouse area of 726,826 SF, and a pick module mezzanine area of 115,000 SF; totaling 881,826 SF. Storage of refrigerated goods may occur within 220,500 SF of the warehouse. The warehouse would have 114 loading docks located on the east and west sides of the building. Vehicular and truck access would be provided via Hemlock Avenue and Beech Avenue.

**Environmental
Determination:**

This Project has been determined have a significant effect on the environment and a Draft Subsequent Environmental Impact Report (EIR) has been prepared pursuant to Sections 15080 to 15097 of the California Environmental Quality Act (CEQA)

**Location of
Property:**

The Project site is located at 11115 Hemlock Avenue, which is south of Santa Ana Avenue, north of Jurupa Avenue, east of Hemlock Avenue, and west of Beech Avenue. The Project site encompasses three parcels that total 40.01 acres, which are identified as Assessor's Parcel Numbers (APNs) 0237-131-25, 0237-131-26, and 0237-131-27.



Date of Hearing:

November 7, 2023

Place of Hearing:

City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing:

6:00 P.M.

Project Impacts: The Draft Subsequent EIR evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: air quality, greenhouse gas emissions, noise, transportation and traffic, and tribal cultural resources.

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

- **Air Quality** - Long-term operational emissions; consistency with the AQMP, and cumulative air quality impacts.
- **Greenhouse Gas Emissions** – Project emissions, consistency with regional plans, and cumulative impacts.

Consistent with the SWIP Specific Plan EIR, mitigation measures are identified in the Draft Subsequent EIR that would minimize these significant impacts but not to less than significant levels.

Public Comments: The 45-day public review period for the Draft Subsequent EIR begins on October 10, 2023 and ends on November 27, 2023. *Written comments on the Draft Subsequent EIR must be received no later than 5:00 p.m. on November 27, 2023.*

Address comments to:

Rina Leung, Senior Planner
City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335

Comments may also be sent by email to Ms. Leung at: rleung@fontanaca.gov.

Availability of the Draft Environmental Impact Report: The Draft Subsequent EIR and its technical appendices are available for public review during normal working hours at the following two locations: (1) City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335 and (2) Fontana Lewis Library and Technology Center, 8437 Sierra Avenue, Fontana, CA 92335. It is also available online at <https://www.fontanaca.gov/2137/Environmental-Documents>. Should you have any questions concerning this project, please contact Rina Leung, Senior Planner at (909) 350-6555 or rleung@fontanaca.gov.

NO FORMAL ACTION WILL BE TAKEN AT THE PLANNING COMMISSION MEETING. THIS MEETING IS SIMPLY TO SOLICIT COMMENTS FROM THE PLANNING COMMISSION ON THE PROJECT AND THE DRAFT SUBSEQUENT EIR. THE PLANNING COMMISSION WILL CONSIDER THE PROPOSED PROJECT ALONG WITH THE ENVIRONMENTAL IMPACT REPORT AT A SUBSEQUENT AND CURRENTLY UNSCHEDULED MEETING(S)/HEARING(S) IN THE FUTURE.