



City of Fontana
AMENDED Notice of Preparation of Draft EIR
and Notice of Scoping Meeting

2019070040

Date: February 24, 2020

To: Responsible and Trustee Agents/Interested Organizations and Individuals

Subject: **AMENDED Notice of Preparation (NOP) of a Draft Environmental Report and Notice of a Public Scoping Meeting**

Lead Agency:

CITY OF FONTANA
Planning Division
8353 Sierra Avenue
Fontana, CA 92335
909-350-6723
csgoins@fontana.org
Contact: Cecily Session-Goins,
Assistant Planner

Consulting Firm Preparing the Draft EIR

KIMLEY-HORN AND ASSOCIATES, INC.
3880 Lemon Street, Suite 420
Riverside, CA 92501
951-543-9869
Contact: Kari Cano

NOTE TO THE READER: The City of Fontana has amended this Notice of Preparation ("NOP") to reflect an expanded scope for the Sierra Avenue and Casa Grande Avenue Warehouse Project EIR, which will now also address residential unit replacement sites, pursuant to requirements of the Housing Crisis Act of 2019 (Senate Bill 330), as discussed further below in Section D. This Amended NOP includes an updated project description and a list of the environmental issues to be examined in the Environmental Impact Report (EIR). All other aspects of the project as identified in the previously circulated Notice of Preparation (circulated from July 7, 2019 through August 5, 2019) remain the same.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response to Cecily Session-Goins, Assistant Planner, at the City of Fontana address shown above. Please include the name, phone number, and address of a contact person in your response.

Project Title: Sierra Avenue and Casa Grande Avenue Warehouse Project EIR

Location: The proposed Project is located in the northeastern portion of the City of Fontana (City); approximately 330 feet west of the City border as shown in **Exhibit 1: Regional Vicinity**. The proposed Project site consists of three connected parcels on the northeast corner of the Sierra Avenue and Casa Grande Drive intersection; refer to **Exhibit 2: Local Vicinity**. Regional access would be available to the proposed Project via transportation routes, State Route 210 and Interstate Highway I-15. The State Route 210 entrance and exit is located approximately 1.5 miles south of the proposed Project via Sierra Avenue. The Interstate Highway I-15 entrance and exit is located approximately 1.6 miles north of the proposed Project via Sierra Avenue.



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Additionally, the Project includes two additional residential replacement sites, 5.69 acres located north of Malaga Street and west of Mango Street, and 3.58 acres located east of Palmetto Avenue and south of Arrow Boulevard. Regional access would be available to these Project sites via State Route 210. The State Route 210 entrance and exit is located approximately 2.5 and 3.0 miles north of the proposed Project sites via Sierra Avenue.

Description

A. Project Setting

The proposed Project will be constructed within three parcels in the northeast portion of the City (Assessor Parcel Numbers (APN's) 0239-151-22, 0239-151-34, and 0239-151-40) totaling approximately 16.76 acres. These three parcels are currently undeveloped and vacant with patches of brush scattered over their rocky soil. Undeveloped, vacant parcels border the proposed Project to the North and East, with undeveloped parcels bordering the proposed Project site across Casa Grande Drive to the South and across Sierra Avenue to the West.

Two of the parcels included in the proposed Project (APNs: 0239-151-34 and 0239-151-40) have a General Plan Land Use (GPLU) designation of Medium-Density Residential (R-M). Those two parcels also have a zoning designation of Medium-Density Residential (R-2). The other included parcel (APN: 0239-151-22) has a GPLU designation of Multi-Family High Residential (R-MFH) and a Zoning land use designation of Multi-Family High Density Residential Zone (R-5). The parcels along the northern border of the proposed Project have GPLU designations of R-MFH and Zoning Code designations of R-5. The parcels along the southern border of the proposed Project have Light Industrial (I-L) GPLU designation and Light Industrial (M-1) Zoning land use designations. The parcels along the eastern border of the proposed Project are designated as Public Utility Corridor (P-UC) in the GP and designated as Public Utility Corridor (P-UC) in the Zoning Code. The parcels across Sierra Avenue, on the western border of the proposed Project have a Residential Planned Community (R-PC) GPLU designation and are located in the Arboretum Specific Plan.

B. General Plan Amendment and Change of Zone

The proposed Project consists of applications for a General Plan Amendment (GPA No. 18-006), a Zone Change (ZCA No. 18-006), and a Zoning Text Amendment (ZCA No. 18-007). The General Plan Amendment proposes the conversion of one parcel (APN: 0239-151-22) from Multi-Family High Density Residential Zone (R-MFH) to Light Industrial (I-L) and two parcels (APNs: 0239-151-34 and -40) from Medium-Density Residential to Light Industrial (I-L). It is proposed that all three parcels be rezoned to Light Industrial (M-1).



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C. Warehouse Development

The proposed Project also involves the development of an approximately 317,820 square foot warehouse at the northeast corner of Sierra Avenue and Casa Grande Drive. The warehouse will be built within the three (3) parcels identified in the General Plan Amendment and Change of Zone description. Landscape improvements and parking improvements along with trailer stalls are also included in the warehouse development; refer to **Exhibit 3, Site Plan**.

D. Residential Unit Replacement Sites

Two of the parcels proposed for warehouse development (APNs: 0239-151-34 and 0239-151-40) have a General Plan Land Use (GPLU) designation of Medium-Density Residential (R-M). Those two included parcels also have zoning designations of Medium-Density Residential (R-2). The other included parcel (APN: 0239-151-22) has a GPLU designation of Multi-Family High Residential (R-MFH) and a Zoning Code designation of Multi-Family High-Density Residential Zone (R-5). Consistent with the requirements of the Housing Crisis Act of 2019 (Senate Bill 330), the City is required to find “replacement site(s)” for any housing that would have been constructed and will not be built due to the General Plan Land Use Designation/Zone Change from residential to industrial to allow for the warehouse project. Due to the change of zoning for the warehouse project, it is anticipated that up to 219 residential units would be lost.

The City has identified two replacement sites, 5.69 acres located north of Malaga Street and west of Mango Street (Malaga Site), and 3.58 acres located east of Palmetto Avenue and south of Arrow Boulevard (Palmetto Site) for potential residential unit replacement sites. Both of these replacement sites currently have a GPLU of Single-Family Residential (R-SF) and zoning designations of Single-Family Residential (R-1). As part of this project, the Malaga Site’s GPLU designation would be changed to Walkable Mixed-Use I (WMXU-1) and it would be upzoned to Form-Based Code (FBC) – Transitional District. The Palmetto Site’s GPLU designation would be changed to Medium-Density Residential (R-M) and it would be upzoned to Medium-Density Residential (R-2). The increase in potential density for the “replacement sites” will offset the potential lost construction of the 219 residential units. The EIR for the Sierra Avenue and Casa Grande Drive Warehouse project will evaluate the environmental impacts of the future development of these sites for residential uses at a programmatic level, as no site specific applications have been submitted to the City at this time. Refer to **Exhibit 4: Replacement Sites**.

Environmental Issues to be Evaluated in the EIR

The City of Fontana, the lead agency for the proposed Sierra Avenue and Casa Grande Drive Warehouse Project, is subject to specific environmental review under CEQA. CEQA Guidelines §15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project’s potential to create short-term, long-term and cumulative impacts associated the proposed Project. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will evaluate all identified issues from the 2019 CEQA Initial Study Checklist.



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The following issues are anticipated to be addressed in the EIR for both the warehouse project and the associated replacement sites:

- 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 and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire Hazards

The 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. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by §15097 of the CEQA Guidelines. The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Fontana in the EIR.

Cortese List Notice: Pursuant to Public Resources Code 21092.6(a), the project sites are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

The Environmental Documentation for the Project may be downloaded from the City's website:

www.fontana.org/planning

The Environmental Documentation is also available for review Monday through Thursday, between 8 AM and 6 PM at the following location:

City of Fontana
Community Development Department
8353 Sierra Avenue
Fontana, CA 92335

Public Scoping Meeting

The City will have a Scoping Meeting to:

- 1) Inform the public and interested agencies about the proposed Project; and
- 2) Solicit public comment on the scope of the environmental issues to be addressed in the EIR.



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Date: March 18, 2020

Time: 5:30 PM

Location: City of Fontana Development Services Office Building

8353 Sierra Avenue

Fontana, CA 92335

Special Accommodations. Should you require special accommodations at the Public Scoping Meeting, such as for the hearing impaired or an English translator, please contact the City no later than March 18, 2020 (see contact information above).

Governor's Office of Planning & Research
MAR 02 2020
STATE CLEARINGHOUSE

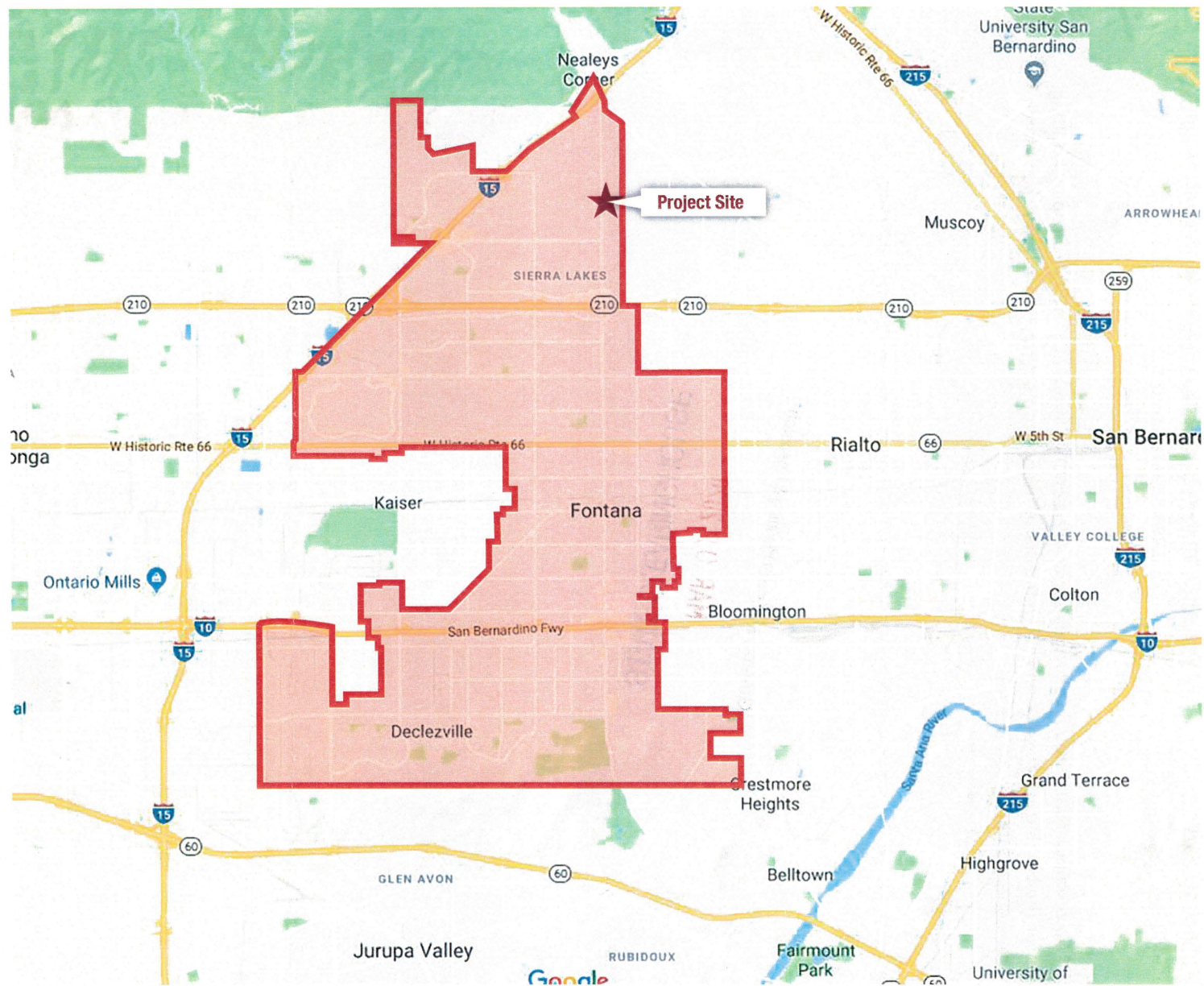


EXHIBIT 1: Regional Vicinity

Sierra Avenue/Casa Grande Drive Warehouse Project
City of Fontana



 Project Site

EXHIBIT 2: Local Vicinity

Sierra Avenue/Casa Grande Avenue Warehouse Project
City of Fontana

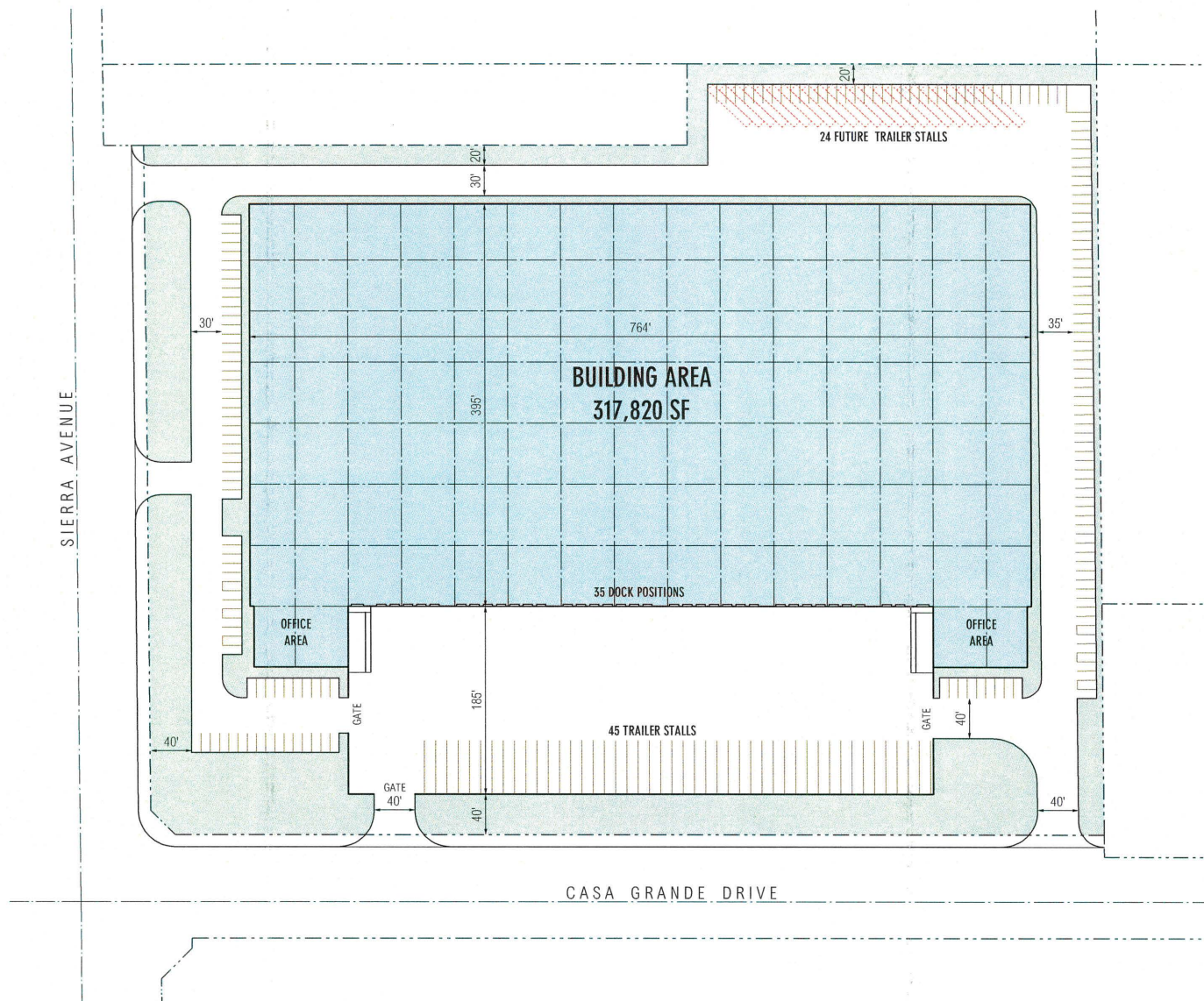


EXHIBIT 3: Site Plan

Sierra Avenue/Casa Grande Avenue Warehouse Project
City of Fontana

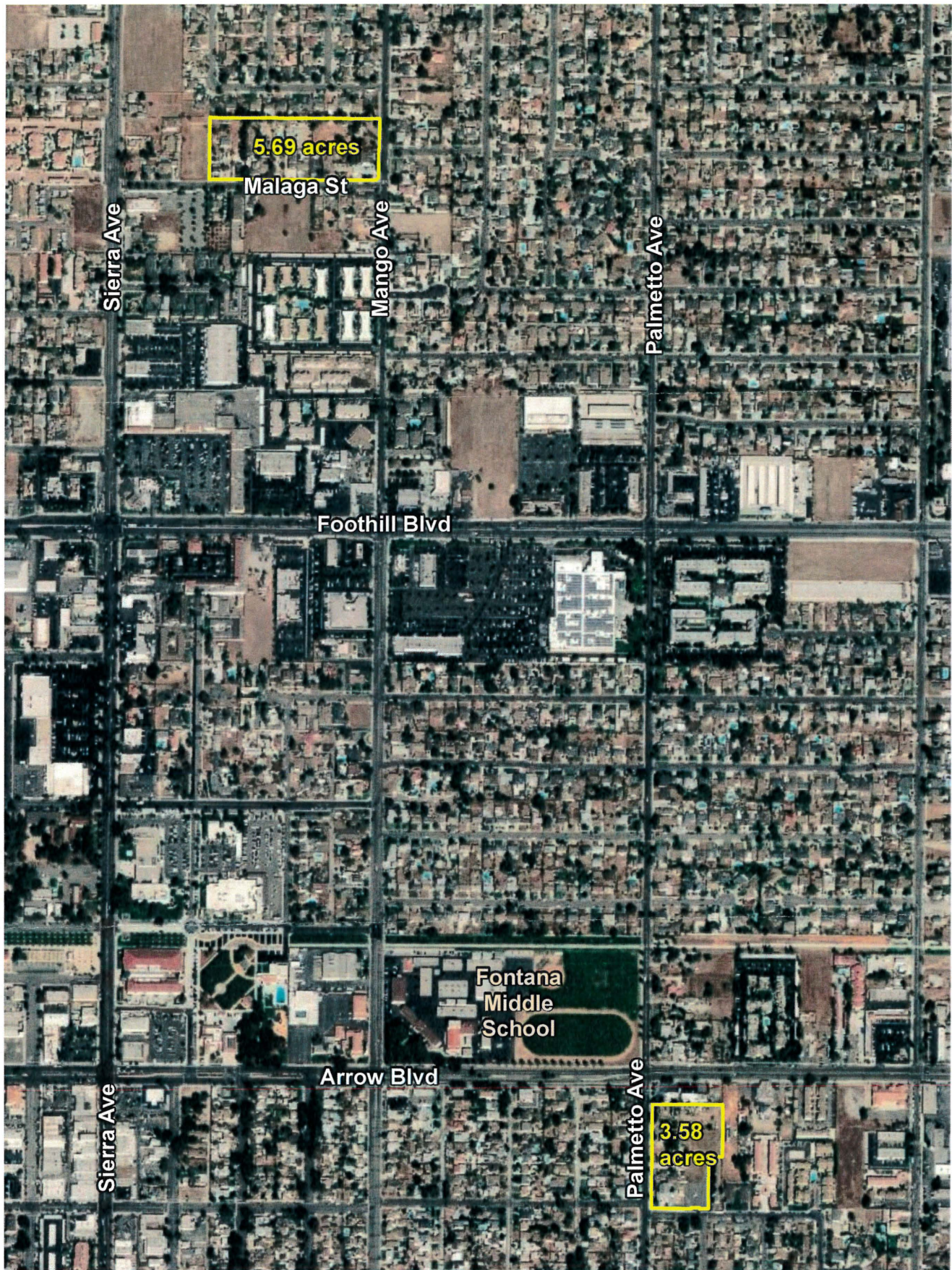


EXHIBIT 4: Replacement Sites
Sierra Avenue/Casa Grande Drive Warehouse Project
City of Fontana