

# Notice of Preparation of a Draft EIR and Scoping Meeting

**Date:** April 14, 2020  
**To:** Public Agencies and Interested Parties  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting  
**Project Title:** Fontana Foothills Commerce Center and Residential Upzone

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The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Fontana Foothills Commerce Center Project (project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

- 1) serve as the NOP of an EIR for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082; and
- 2) advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public.

## Project Location

The proposed project consists of two sites, the development site and the upzone site. The development site is located on approximately 33.6 acres located in the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue. The development site is currently developed with a mix of commercial and residential land uses and vacant land. The development site is surrounded by commercial and public facilities to the north; single-family residential and vacant land to the east; single-family residential and a park/open space uses to the south; and single-family residential uses, a church, vacant land, and the proposed Goodman Logistics Center Fontana III to the west.

The second component of the project site is the upzone site, which is located on approximately 13.65 acres located in the southwest quadrant of Merrill Avenue and Catawba Avenue. The upzone site is currently developed with a mixture of single-family uses and vacant land. The upzone site is surrounded by single-family residential uses to the north, vacant land, multi-family residential, and single family residential uses to the east, single-family residential uses to the south, and large lot single-family residential uses to the west.

Area topography for the development site and upzone site is generally flat, and ornamental landscaping, scattered trees, and low-lying grasses are dispersed throughout.

## Project Description

### Proposed Development Site Improvements

Two industrial buildings are proposed with a total of 754,408 square feet (SF), inclusive of approximately 18,000 SF of office space. The area of Building 1 would be 432,569 SF and the area of Building 2 would be 321,839 SF. The maximum building height for either building would be 45 feet, 6 inches.

Four driveways will access the development site. Two driveways are proposed on Juniper Avenue and two driveways are proposed on Jurupa Avenue. Main truck access would be available on Juniper Avenue, with a secondary access on Jurupa Avenue. The total number of proposed parking spaces for the overall project site is 337 passenger vehicle parking spaces

and 152 trailer parking spaces. Building 1 would have 178 standard spaces and 87 trailer spaces and Building 2 would have 159 standard spaces and 65 trailer spaces.

### **Upzone Site**

Senate Bill (SB 330) prohibits a city from changing the land use designation or zoning of a parcel or parcels to a less intensive housing use or reducing the housing intensity of the land use within an existing zoning district below what was allowed under the General Plan land use designation and zoning ordinance of the City, unless the City concurrently changes the land use designation or zoning of another parcel or parcels. This is to ensure that there is no net loss in residential capacity within a municipality.

With its zone change from Residential - Planned Community (R-PC) and Form Based Code (FBC) to the Southwest Industrial Park (SWIP) Specific Plan, the development site would eliminate the capacity for 87 units of housing. In conformance with SB 330 to offset the loss of housing units, the project would also rezone 13.65 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue from Single Family Residential (R-1), which accommodates a density of up to 5 dwelling units (du) per acre, to Medium Density Residential (R-2), which accommodates a density of up to 12 du per acre, generating the capacity for 97 additional residential units beyond what existing R-1 zoning would allow, and resulting in a net addition of 10 units to the residential capacity for the City as a result of the proposed project. The project would also require a General Plan Amendment to amend the existing land use designation for all parcels within the upzone site from Single-Family Residential (R-SF) to Medium Density Residential (R-M).

### **EIR Scope**

An Initial Study addressing the potential environmental impacts associated with the project has been prepared. This Initial Study was prepared in compliance with CEQA (Public Resources Code Sections 21000 et seq.), and the CEQA Guidelines. The purpose of an Initial Study is to provide a preliminary analysis of a project to determine whether a negative declaration, a mitigated negative declaration, or an environmental impact report should be prepared. Since the City of Fontana, as the CEQA lead agency, identified the need for an EIR, an Initial Study was prepared to refine the scope of the EIR, identify resource areas that will be eliminated from further analysis, and to solicit public input on the scope of the EIR.

The lead agency has determined through the Initial Study process that the following environmental considerations may result in potentially significant effects as a result of the proposed project:

- 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 Service Systems

The EIR will assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the project that may accomplish basic objectives while lessening or eliminating any potentially significant project impacts.

## **Responsible Agencies**

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

## **Opportunity for Public Review and Comment**

This Notice, and the Initial Study for this project are available for public review on the City's website at:

<https://www.fontana.org/2137/Environmental-Documents>

## **Comments**

We would like to hear what you think. Please submit your comments by 5:00 p.m. on May 14, 2020 to:

DiTanyon Johnson	Phone: (909) 350-7608
City of Fontana	Fax: (909) 350-6588
8353 Sierra Avenue	Email: <a href="mailto:djohnson@fontana.org">djohnson@fontana.org</a>
Fontana, CA 92335	

Please include the name, phone number, and address of your agency's contact person in your response.

## **Attachments:**

Exhibit 1 – Regional Location  
Exhibit 2 – Site Vicinity  
Exhibit 3 – Development Site Plan  
Exhibit 4 – Upzone Site Map

Exhibit 1- Regional Location

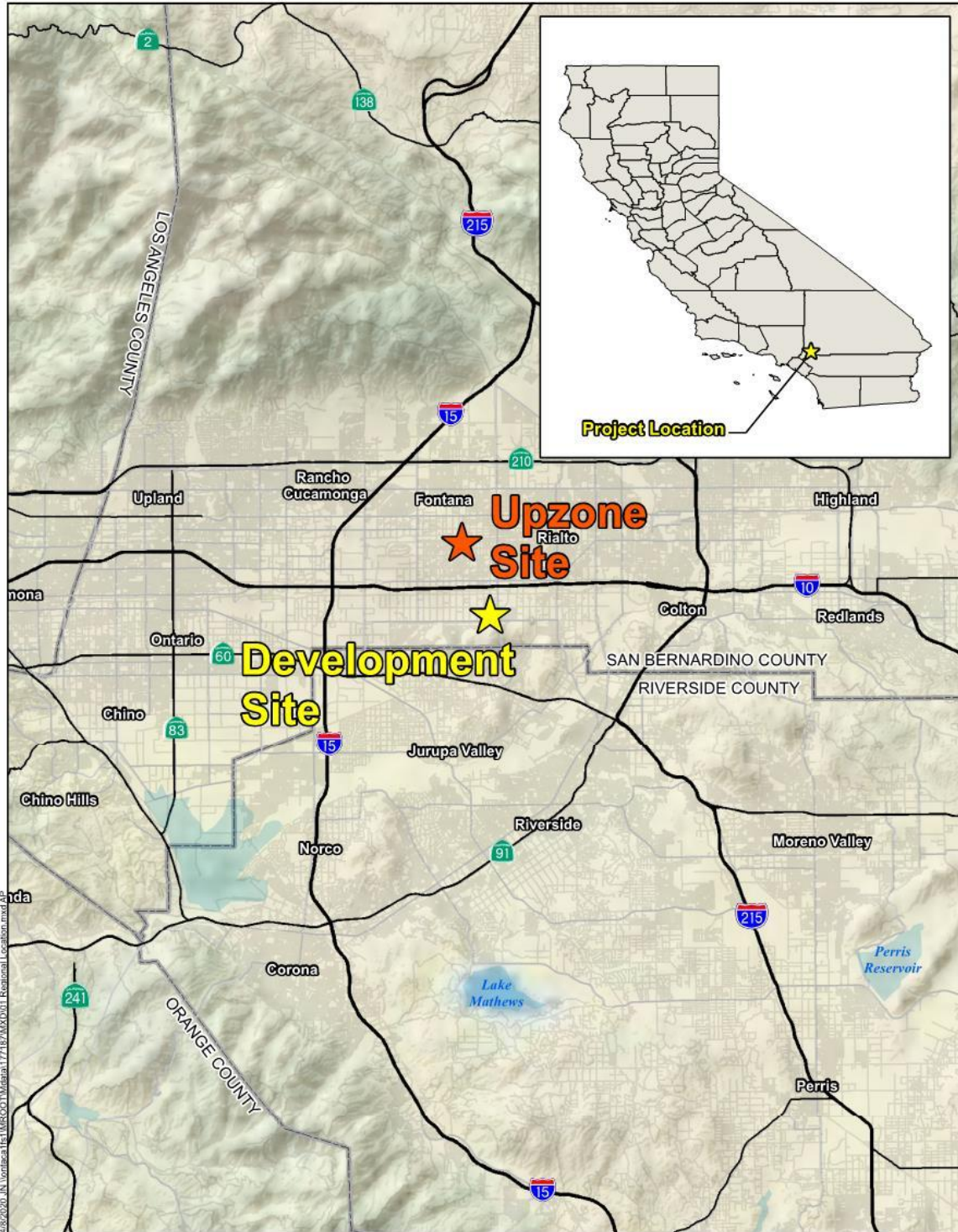


Exhibit 2 – Site Vicinity

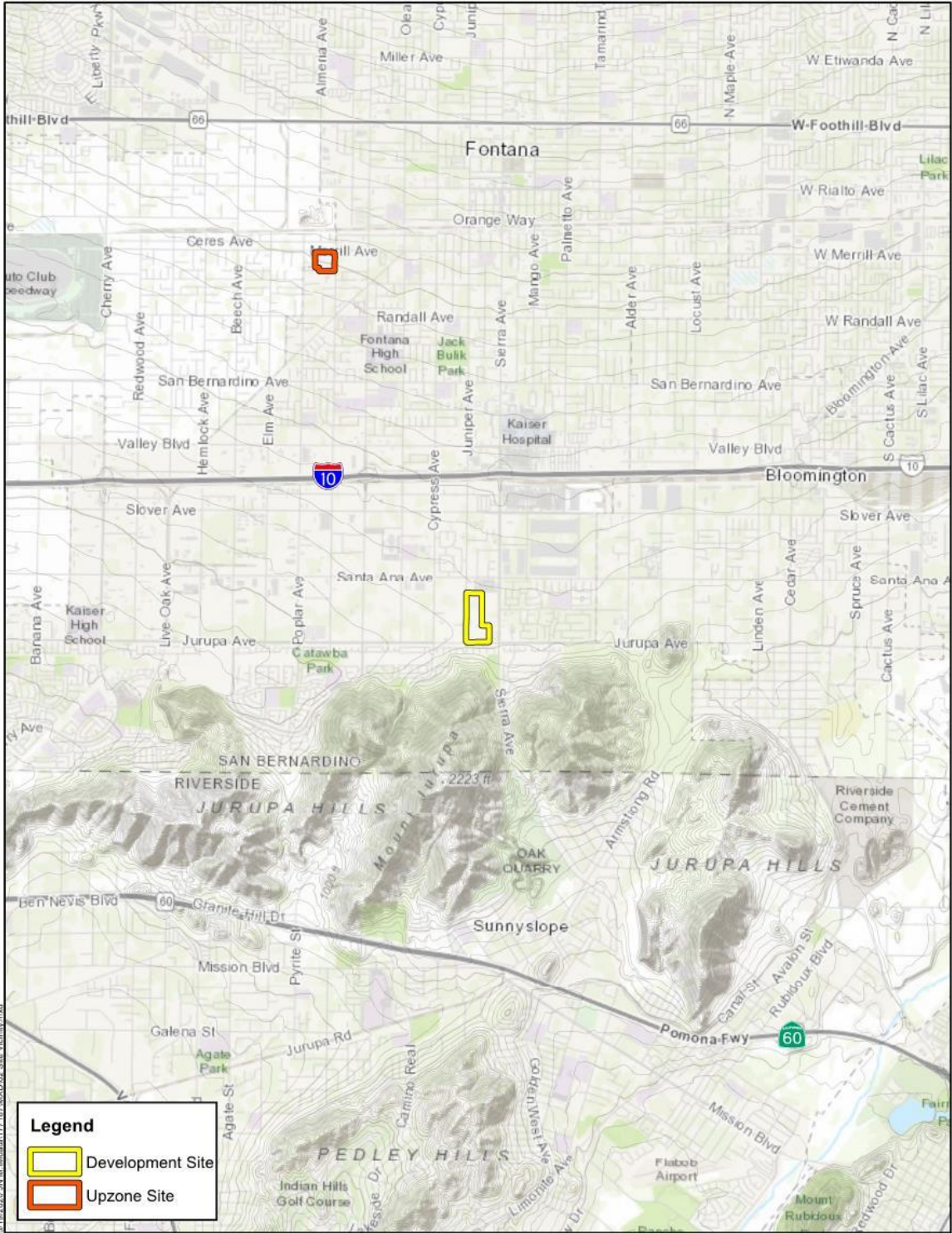


Exhibit 3 – Development Site Plan

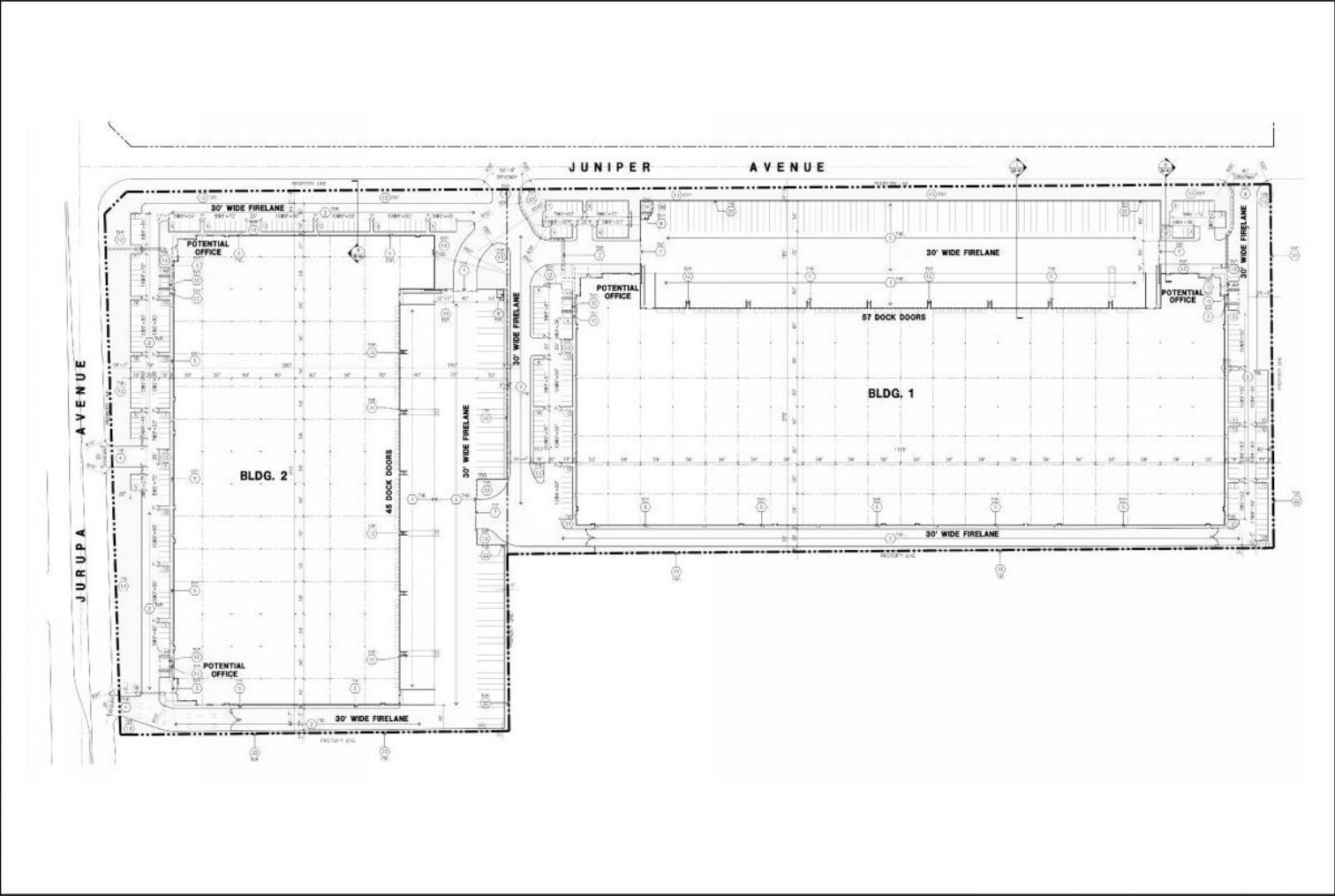


Exhibit 4 – Upzone Site Map

