



City of Fontana  
Planning Division  
8353 Sierra Avenue  
Fontana, CA 92335

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**Date:** June 26, 2020  
**Subject:** Public Hearing Notice and Notice of Availability of a Draft Environmental Impact Report (SCH# 2019070040)

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**Project Title:** Sierra Avenue and Casa Grande Avenue Warehouse Project EIR  
**Proponent:** DW Development  
**Lead Agency:** City of Fontana, Development Services Organization – Planning Division  
**Address:** City Hall, 8353 Sierra Avenue, Fontana, CA 92335  
**City Contacts:** Cecily Session-Goins, Assistant Planner  
**Phone:** (909) 350 6723

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**Project Location:** The proposed Project is located in the northeastern portion of the City of Fontana (City); approximately 330 feet west of the City border with the City of Rialto. The proposed Project site consists of three connected parcels on the northeast corner of the Sierra Avenue and Casa Grande Avenue intersection. 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.

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 15.21 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 Avenue to the South and across Sierra Avenue to the west.

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.

None of the Project sites are included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

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**Project Description:** The proposed Project involves the development of a 322,996 square foot (sf) warehouse at the northeastern corner of Sierra Avenue and Casa Grande Avenue in the City. The warehouse would be built within three connected parcels Assessor Parcel Numbers (APNs): 0239-151-22 and 0239-151-34, and 0239-151-40. The warehouse component would include 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 GPA proposed 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 (R-M) to Light Industrial (I-L). The warehouse component proposes to rezone all three parcels to Light Industrial (M-1).

The proposed Project also includes two residential unit replacement sites (RUR's) that also are referred to as the Malaga site and Palmetto sites in this Draft Environmental Impact Report (Draft EIR). The RUR sites are required because of the recent adoption of Senate Bill (SB) 330. In summary, SB 330 requires replacement housing sites when land designated for housing development is changed to a non-housing use. This is applicable to the proposed Project because the proposed warehouse development would change the residential zoning classification to an industrial classification. Due to these land uses changes the warehouse site would not be used for the development of up to 219 residential units and replacement sites must be proposed. Accordingly, and in conformance with these new laws, the City has identified two replacement sites. This includes a 5.69-acre site located north of Malaga Street and west of Mango Street (Malaga Site), and a 3.58-acre site located east of Palmetto Avenue and south of Arrow Boulevard (Palmetto Site).

Both the replacement sites currently have a GPLU of Single-Family Residential (R-SF) and zoning designations of Single-Family Residential (R-1). As part of the proposed 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, which would allow between 2.1-39 du/ac. The Draft EIR assumes 209 units at this location. 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), which allows between 5.1-12 du/ac. The Draft EIR assumes 32 units at this location. These sites are identified and evaluated in the Draft EIR for their potential use as RUR's.

To further implement the Project, the additional applications are proposed: General Plan Amendment, Zone Change, Zoning Text Amendment, and Tentative Parcel Map.

**Public Review Period: The 45-day public review for the Draft Environmental Impact Report will begin on June 26, 2020, and end on August 10, 2020.**

**Public Meeting:** A public meeting with the Fontana Planning Commission has been scheduled for **July 21, 2020 at 6:00 p.m.** Due to the evolving situation with the COVID-19 Novel Coronavirus and the health recommendations for social distancing from the Center for Disease Control (CDC), the meeting will be made available to the public remotely. The meeting can be viewed: On Local Cable: KFON Channel 3 and Streaming Online: <https://fontanaca.swagit.com/live>. No formal action will be taken at that Fontana Planning Commission meeting. This meeting is simply to solicit comments from the Planning Commission on the Draft EIR. 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 at a later date. The proposed Project will be subsequently addressed and considered at subsequent and currently

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unscheduled meeting(s)/hearing(s) to be held by the Fontana Planning Commission and City Council. *Should the Planning Commission meeting be permitted to be held in-person, notification will be provided in advance.*

**Project Impacts:** The Draft Environmental Impact Report evaluates the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, utilities and services systems, wildfire, and energy.

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

**Air Quality** – Each site individually would not generate any air quality emissions that would exceed South Coast Air Quality Management District (SCAQMD) thresholds for criteria pollutants. Although it is unlikely buildout of the three sites would occur at the same time, and it is unknown when, if ever, the RUR site would be constructed, the three sites were evaluated collectively as a conservative approach. Under this conservative buildout scenario, the Warehouse and RUR sites would generate NO<sub>x</sub> emissions that would exceed SCAQMD daily air quality standards and contribute to the non-attainment of ozone standards in the Southern California Air Basin in both construction and operational phases of the Project. Additionally, Project-related emissions also would exceed the growth projections utilized in the SCAQMD's *2016 Air Quality Management Plan (AQMP)*; thus, the Project would conflict with implementation of the *AQMP*.

**Greenhouse Gas Emissions** - Each site individually would not generate any air quality emissions that would exceed SCAQMD's screening threshold of 3,000 MTCO<sub>2</sub>e/yr. The Malaga site and Palmetto sites both involve potential redevelopment with residential uses. The Warehouse site was evaluated separately because the SCAQMD has separate screening thresholds for industrial and residential projects. Although it is unlikely, buildout of the three sites would occur at the same time, and it is unknown when, if ever, the Malaga and Palmetto sites would be constructed, the analysis of the two sites is combined to provide conservative analysis and a complete disclosure of GHG emissions that could occur from the residential development components. When the GHG emissions from the Malaga and Palmetto sites are combined, the operational emissions would exceed the 3,000 MTCO<sub>2</sub>e/year threshold.

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

**Availability of the Draft Environmental Impact Report:** The Draft EIR and its technical appendices is available for review online at the following website: <https://www.fontana.org>

**Public Comments:** Written comments on the Draft Environmental Impact Report must be received no later than 6:00 p.m. on Monday, August 10, 2020. Address all written comments to Cecily Session-Goins, Assistant Planner at the City of Fontana, Community Development Department – Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Ms. Session-Goins at: [CSGoins@fontana.org](mailto:CSGoins@fontana.org) @fontana.org.