



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

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

Date: August 11, 2020
Subject: Public Hearing Notice and Notice of Availability of a Draft Environmental Impact Report (SCH No. 2020040155)

Project Title: Fontana Foothills Commerce Center
Proponent: REDA Development
Lead Agency: City of Fontana, Development Services Organization – Planning Division
Address: City Hall, 8353 Sierra Avenue, Fontana, CA 92335

City Contact: Mr. DiTanyon Johnson, Senior Planner

Phone: (909) 350-6678

Notice is hereby given that the City of Fontana has completed the Draft Environmental Impact Report (Draft EIR), which is available for public review, for the Fontana Foothills Commerce Center Project (project or proposed project) pursuant to Title 14 of the California Code of Regulations, Section 15087, as described below.

Project Location: The project consists of two sites, the development site and the upzone site. The development site consists of 12 contiguous parcels located on approximately 33.55 acres at the northeast quadrant of the intersection of Juniper Avenue and Jurupa Avenue. The second component of the project site is the upzone site, which consists of 19 parcels located on approximately 13.76 acres in the southwest quadrant of Merrill Avenue and Catawba Avenue.

Project Description: Overall, the project involves the development of a new logistics warehouse facility consisting of two warehouse and distribution buildings totaling 754,408 square feet, as well as associated infrastructure and utility improvements, parking, and landscaping on the development site. Pursuant to Senate Bill 300 (SB 330) requirements, 13.76 acres of land would be “upzoned” to offset the development site’s lost dwelling unit potential. As currently proposed, the project would require the following discretionary approvals: General Plan Amendment (for the development site and upzone site), Specific Plan Amendment, Zone Change (for the development site and upzone site), Design Review, Tentative Parcel Map, and a Development Agreement.

Development Site

The development site would be developed with two industrial warehouse buildings totaling 754,408 square feet, inclusive of approximately 18,000 square feet of office space. The area of Building 1 would be 432,569 square feet with 57 dock doors and the area of Building 2 would be 321,839 square feet with 45 dock doors. The maximum building height for either building would be 45 feet, 6 inches. Other associated facilities and improvements would include a guard booth, landscaping, security gates, lighting, perimeter fencing/walls, and drainage facilities.

A total of four driveways would provide access the project 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 driveways on Jurupa Avenue would be restricted to right in/right out access only. To accommodate the ingress and egress of heavy trucks, the following curb radius and driveway improvements would be implemented as conditions approval prior to project occupancy:

- Driveway 1 on Juniper Avenue. Driveway 1 would be modified to provide a 50-foot curb radius on the southeast corner;
- Driveway 2 on Juniper Avenue. Driveway 2 would be modified to provide a 45-foot curb radius on the southeast corner; and
- Driveway 4 on Jurupa Avenue. Driveway 4 would be modified internally and the driveway would be widened by 20 feet to the west in conjunction with a 45-foot curb radius on the northwest corner and 30-foot curb radius on the northeast corner in order to accommodate concurrent ingress and egress truck turns.

Access to the loading areas would be restricted through either automatic or manually operated gates.

A total of 337 passenger vehicle parking spaces would be provided for employees and visitors in surface parking lots generally located around the building perimeters. In addition, 152 trailer parking spaces would also be provided.

Existing utility connections are available on or adjacent to the development site, and include electricity, water, sewer, storm drains, cable, telephone and natural gas.

Tenants for the proposed project have not been identified for the two industrial warehouse buildings and are considered speculative at the time of this writing. Operations are assumed to involve passenger vehicle and truck traffic to and from the development site, with hours of operation estimated to be 24 hours a day, 7 days a week. There would be no refrigerated uses associated with the operation of the two warehouse buildings upon completion.

Upzone Site

Pursuant to SB 330 requirements, the upzone site was selected to offset the proposed project's lost dwelling unit potential of 155 units and "upzone" 13.76 acres of land located at the southwest corner of Merrill Avenue and Catawba Avenue from Single Family Residential (R-1), which permits up to 5 dwelling units per acre, to Medium Density Residential (R-2), which permits up to 12 dwelling units per acre. Applying the R-2 designation on the 13.76-acre site would accommodate the future development of 165 units, resulting in no net loss of the residential capacity for the City with the rezoning of the development site.

Significant Environmental Impacts: The Draft EIR determined that project implementation would result in significant and unavoidable air quality, greenhouse gas emissions, and transportation impacts, despite implementation of proposed mitigation measures.

Toxic Sites: The development site and upzone site are not listed pursuant to Government Code Section 65962.5.

Availability of the Draft Environmental Impact Report: The Draft EIR and its technical appendices are available for public review during normal working hours at the following two locations: (1) City of Fontana, Community Development Department - Planning Division, 8353 Sierra Avenue, Fontana, CA 92335; and (2) Fontana Lewis Library and Technology Center, 8437 Sierra Avenue, Fontana, CA 92335. The Draft EIR and its technical appendices are also available for review online at the following website: <https://www.fontana.org/2137/Environmental-Documents>.

Comment Period: A 45-day public review period for the Draft EIR begins on August 11, 2020 and ends on September 25, 2020.

Public Comments: Written comments on the Draft EIR must be received no later than 6:00 p.m. on September 25, 2020. Address all written comments to Mr. DiTanyon Johnson, Senior Planner, at the City of Fontana, Community Development - Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Mr. Johnson at: djohnson@fontana.org.

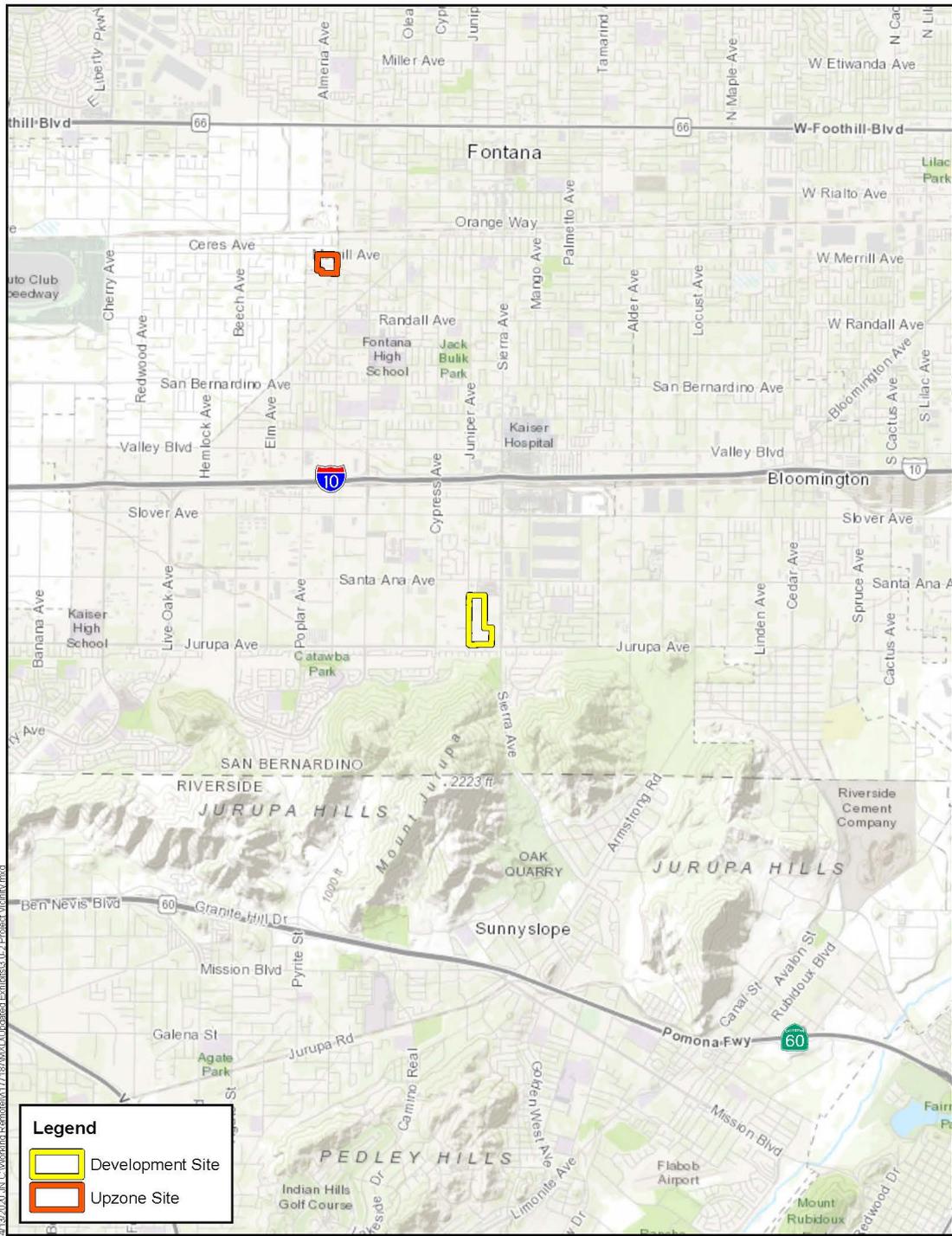
Public Meeting: A public meeting with the Fontana Planning Commission has been scheduled for September 15, 2020 at 6:00 p.m. Due to the evolving situation with the COVID-19 Novel Coronavirus and the health recommendations for social distancing from the Center for Disease Control (CDC), the meeting will 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 a forthcoming and currently unscheduled meeting(s)/hearing(s) to be held by the Fontana Planning Commission and City Council. *Should the Planning Commisison meeting be permitted to be held in-person, notification will be provided in advance.*

Date: August 11, 2020

Signature:

A handwritten signature in black ink, appearing to read "DiTanyon Johnson", is written over a light gray rectangular background.

Name Mr. DiTanyon Johnson, Senior Planner
Telephone (909) 350-6678



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Legend

- Development Site
- Upzone Site

Michael Baker
INTERNATIONAL



FOOTHILL COMMERCE CENTER PROJECT
ENVIRONMENTAL IMPACT REPORT (EIR)
Project Vicinity

Exhibit 1