



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

Notice of Preparation of a Draft EIR and Scoping Meeting

Date: September 30, 2022
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting
Project Title: Poplar South Distribution Center

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Poplar South Distribution Center project (the “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 Notice of Preparation of an Environmental Impact Report 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.
- 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; and
- 3) advertise a public meeting to solicit comments from public agencies and interested parties regarding the scope of study in the EIR.

Project Location

The 19.08-acre project site consists of the following Assessor Parcel Numbers (APNs): 0237-171-01 through -19, 0237-172-01 through -12, -19, -22, -23, -26, -27, -28, -30 through -33. The site surrounds the existing Rose Avenue and is located south of Santa Ana Avenue, west of Catawba Avenue, north of Jurupa Avenue, and east of Poplar Avenue. The project site is located in the southern portion of the city of Fontana, south of Interstate 10 (I-10) (see Figure 1, Regional Location, Figure 2, Local Vicinity, and Figure 3, Aerial View). The project site is currently developed with approximately 41 existing single-family residential units and accessory structures (inclusive of 42 parcels with one vacant parcel). Rose Avenue runs east west through the center of the site.

The site is located in an area zoned as Specific Plan (SP) for the Southwest Industrial Park Specific Plan (SWIP) and is designated as Residential Trucking District (RTD) in the SWIP. The project site is designated as Residential Trucking (R-T), industrial-supporting residential with density of 2 dwelling units per acre, by the City’s General Plan. The surrounding areas are designated within the SWIP as East Industrial District (SED) and General Industrial (I-G) within the City’s General Plan. Surrounding areas are developed with warehousing and distribution uses.

Project Description

The project includes a Design Review, Tentative Parcel Map, General Plan Amendment, and Specific Plan Amendment for the development of the proposed project. Additionally, the Rose Avenue right-of-way will need to be abandoned via the Parcel Map.

The proposed project re-envision the project site with a new warehouse totaling approximately 490,565 square feet (SF), parking, landscaping, and related improvements. To allow for the development, the project would include a General Plan Amendment and Specific Plan Amendment for the site to change from Residential Trucking (R-T) to General Industrial (I-G) land use within the City's General Plan, and Residential Trucking District (RTD) to Slover East Industrial District (SED) within the SWIP. With the land use change, the site would be compatible with the surrounding vicinity and the project would be similar to surrounding uses.

The warehouse building would include 10,000 SF of office space. The building would include 56 dock positions and a parking lot with 98 trailer parking stalls and 210 auto parking stalls. The project would include 62,000 SF of landscaping that would be provided along the northern, eastern, and western property lines and around the perimeter of the building. Additionally, landscaping would be provided along the southern property lines at the site entrances. Offsite road and utility infrastructure improvements would also be constructed.

The project is speculative; no tenant has been identified but the building is assumed to be used for a dry storage warehouse. Typical operational characteristics include employee and customers traveling to and from the site, delivery of materials and supplies to the site, truck loading and unloading and related beeping of backup alarms from the trucks, and manufacturing activities. The project is anticipated to operate 7 days a week 24 hours a day.

The project would be constructed on a site that is currently zoned and developed with residential; therefore, the project is required to comply with the Housing Accountability Act (Senate Bill [SB] 330) which addresses the displacement and replacement of housing. The EIR will include evaluation of "replacement housing" in accordance with SB 330. SB 330 requires in part, that where a development project results in reducing the number of housing units allowed under existing zoning, the City must identify where the equivalent number of homes could be accommodated in the City. The proposed Project would result in the "loss" of approximately 38 residential units that are allowed by the current General Plan and zoning (2 du/ac). An equivalent number need to be accommodated elsewhere in the city.

EIR Scope

The City of Fontana has determined that an EIR is required for the project based on its scale and potential to cause significant environmental effects; therefore, no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081). The following environmental topics will be analyzed in the EIR:

- Aesthetics
- Agriculture and Forest Resources
- 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
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

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-related impacts.

Opportunity for Public Review and Comment

This Notice is available for review on the City's website at:
<https://www.fontana.org/2137/Environmental-Documents>.

The City of Fontana would like to receive your input on the scope of the information and analysis to be included in the EIR. Due to time limits, as established by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice.

Please submit your comments by 5:00 p.m., Monday, October 31, 2022, by mail or e-mail to:

Alejandro Rico	Phone: (909) 350-6558
Associate Planner	Email: arico@fontana.org
City of Fontana	
8353 Sierra Avenue	
Fontana, CA 92335	

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

Scoping Meeting

The City of Fontana will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR.

The meeting will be held on:

Date and Time:	October 12, 2022 at 5:00 pm - 6:00 pm
Place:	Virtual Meeting (Zoom)
	Access meeting at:
	https://us06web.zoom.us/j/83481328742?pwd=NU5pK2YvTVdCejBjOWdFSCt4YnZkQT09
	Call in: +1 (669) 444-9171
	Webinar ID: 834 8132 8742
	Passcode: 135620

Attachments:

- Figure 1 – Regional Location
- Figure 2 – Local Vicinity
- Figure 3 – Aerial View
- Figure 4 – Conceptual Site Plan

Figure 1 Regional Location

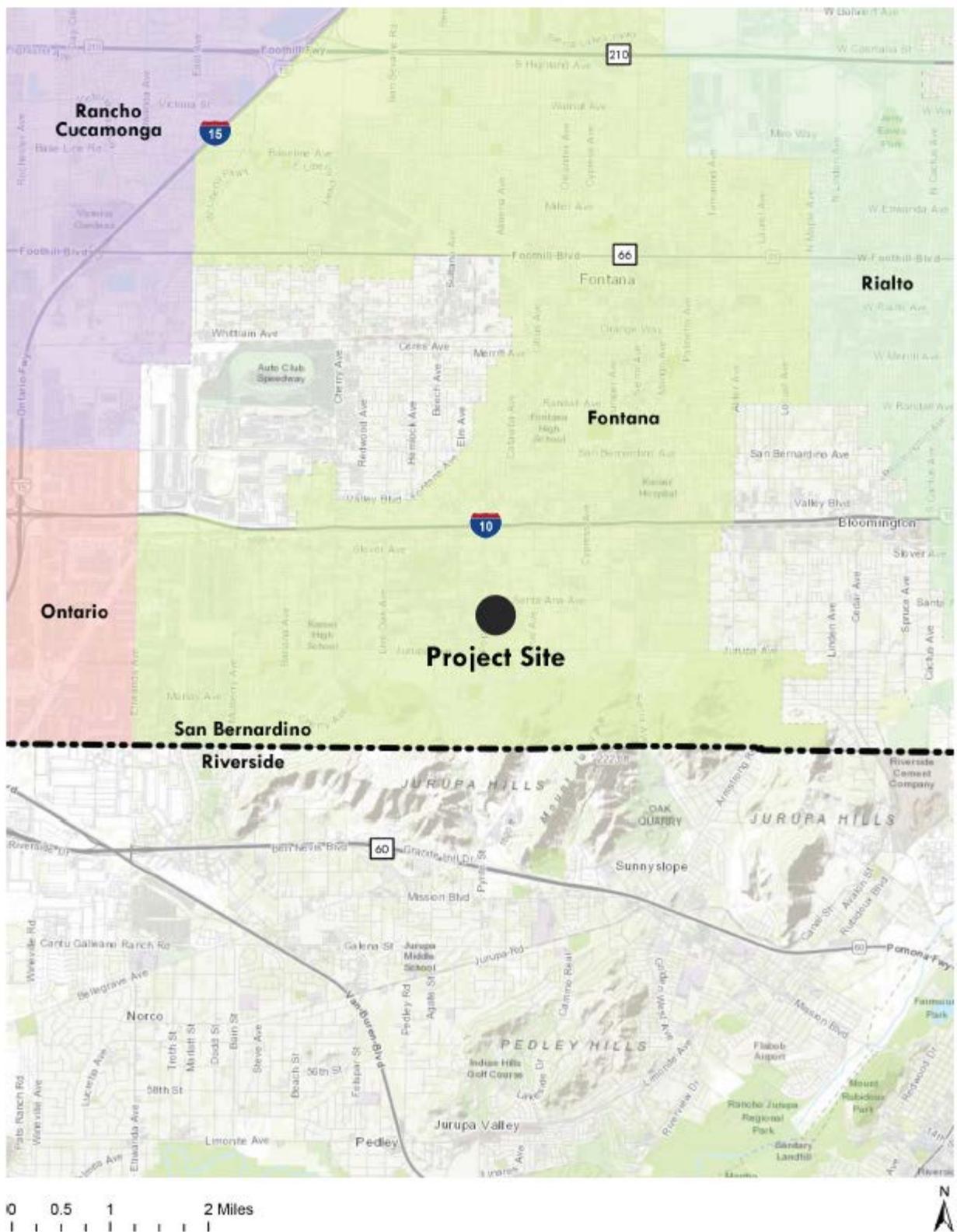


Figure 2 Vicinity Map



Figure 3 Aerial View



Figure 4 Conceptual Site Plan

