



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

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

**Date:** July 14th, 2023  
**Subject:** Public Hearing Notice and Notice of Availability of a Draft Environmental Impact Report  
(SCH No. 2022090611)

---

**Project Title:** Poplar South Distribution Center  
**Proponent:** Seefried Industrial Properties  
**Lead Agency:** City of Fontana  
**Address:** City Hall, 8353 Sierra Avenue, Fontana, CA 92335

---

**City Contact:** Alejandro Rico, Associate Planner

**Phone:** (909) 350-6558 / [arico@fontanaca.gov](mailto:arico@fontanaca.gov)

**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 Poplar South Distribution Center Project pursuant to Title 14 of the California Code of Regulations, Section 15087, as described below.

**Project Location:** The proposed Project is located within the southern portion of the City of Fontana in the southwest portion of San Bernardino County. The Project site surrounds the existing Rose Avenue south of Santa Ana Avenue, west of Catawba Avenue, north of Jurupa Avenue, and east of Poplar Avenue. The Project site encompasses approximately 19.08 gross acres (18.82 net acres) and is comprised of 41 parcels identified as Assessor's Parcel Numbers (APNs) 0237-171-01 through -19, 0237-172-01 through -12, -19, -22, -23, -26, -27, -28, and -30 through -33.

**Project Description:** The Project applicant proposes demolition of the existing 40 residences, and associated structures, on the site and a Tentative Tract Map for the merger of the 41 existing parcels into one 19.08-acre parcel, as well as the construction of an approximately 490,565 square foot (SF) building with approximately 480,565 SF of warehouse space and 10,000 SF of mezzanine, which would be used for office space. The proposed Project would also include a General Plan Amendment (GPA) to change the land use designation from Residential Trucking (R-T) to General Industrial (I-G) and a Specific Plan Amendment (SPA) to change the Southwest Industrial Park Specific Plan (SWIP) designation from Residential Trucking District (RTD) to Slover East Industrial District (SED). Additionally, the Project would require a Development Plan Review and approval of proposed Tentative Parcel Map.

The proposed building would have a building footprint of 480,565 SF (warehouse space), 10,000 SF of mezzanine, and a FAR of 0.6. The proposed Project building would be single-story and approximately 51 feet tall. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles.

A total of four driveways would provide access the project site: two from Poplar Avenue and two from Catawba Avenue. The northern driveway on Poplar Avenue would be 35-feet-wide and limited to passenger vehicles while the southern driveway would be 56-feet-wide and would provide truck access. The northern driveway on Catawba Avenue would be 35-feet-wide and limited to passenger vehicles while the southern driveway would be 56-feet-wide and would provide truck access. Onsite circulation would be provided by internal drive aisles around the building.

A total of 210 passenger vehicle parking spaces would be provided for employees and visitors in surface lots to the north of the warehouse and in the southeast portion of the site. In addition, the warehouse would include 42 dock doors located along the southern side of the building and 98 trailer parking spaces located along the southern side of the building and along the southern property line.

The Project would include approximately 62,000 SF of ornamental landscaping around the perimeter of the site and in-between parking areas. The proposed building would also include 8-foot-high gates and 14-foot-tall screenwalls at the southwest and southeast entrances of the truck yard.

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

The Project would be operated as a warehouse with ancillary office uses. The building is not designed to accommodate and will not include any warehouse cold storage or refrigerated uses. Operation of the proposed development is assumed to be operational 24 hours a day, 7 days a week. Business operations would be conducted entirely within the building, with the exception of traffic movement, parking, trailer connection and disconnection, storage and the loading and unloading of trailers at designated loading bays.

**Project Impacts:** The Draft EIR evaluated the proposed Project's potential individual- and cumulative-level environmental impacts on the following resource areas: 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, population and housing, public services, transportation, tribal cultural resources, and utilities.

**Significant Environmental Impacts:** The Draft EIR determined that project implementation would result in significant and unavoidable aesthetics, air quality, energy, noise, 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 locations: City of Fontana, 8353 Sierra Avenue, Fontana, CA 92335. The Draft EIR and its technical appendices are also available for review online at the following website: <https://www.fontanaca.gov/2137/Environmental-Documents>.


**Comment Period:** A 45-day public review period for the Draft EIR begins on July 14, 2023 and ends on August 28, 2023.

**Public Comments:** Written comments on the Draft EIR must be received no later than 5:00 p.m. on August 28, 2023. Address all written comments to Mr. Alejandro Rico, Associate Planner, at the City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Mr. Rico at: [arico@fontanaca.gov](mailto:arico@fontanaca.gov).

**Public Meeting:** A public meeting with the Fontana Planning Commission has been scheduled for August 15, 2023 at 6 PM at Fontana City Hall, Council Chambers, 8353 Sierra Avenue, Fontana, CA 92335. No formal action will be taken at that Fontana Planning Commission meeting. This meeting is simply to solicit comments from the Planning Commission and the public 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.

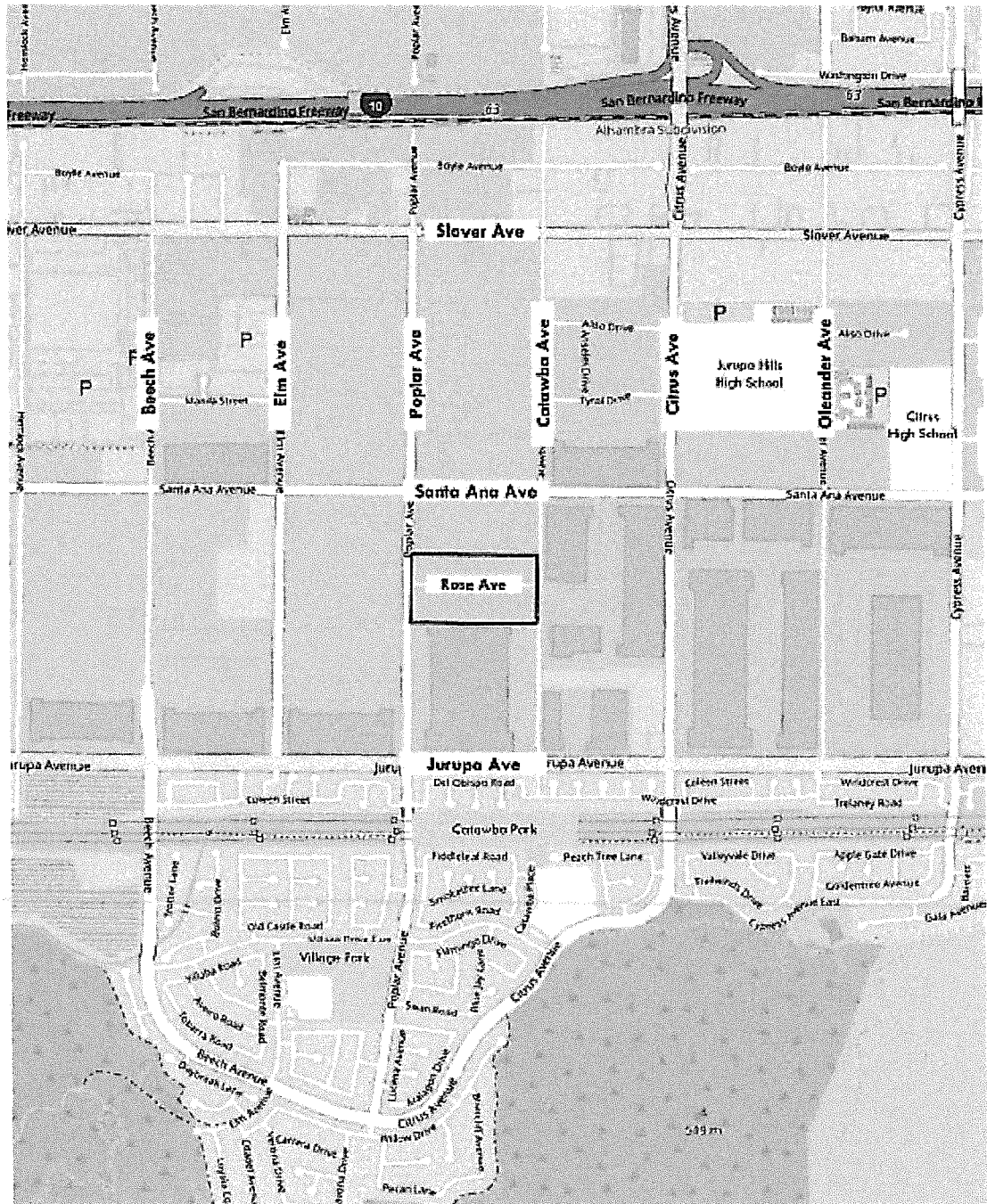
Date: 7-5-23

Signature:  \_\_\_\_\_

Name Mr. Alejandro Rico, Associate Planner  
Telephone (909) 350-6558

*rw*

# Local Vicinity



 Project Site



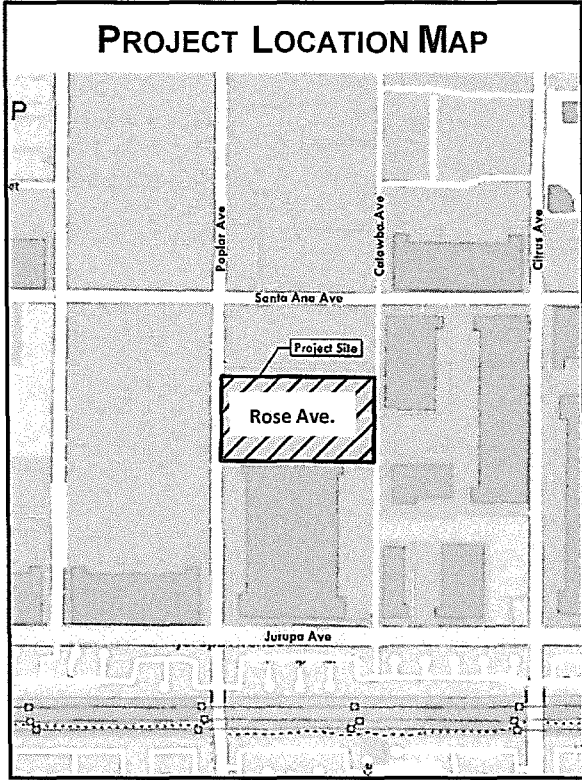


# Poplar South Distribution Center Project

Notice of Availability of a Draft Environmental Impact Report  
and Public Hearing Notice  
July 14, 2023

## PROJECT SUMMARY

The 19.08-acre project site includes 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 is currently developed with 41 single-family residential units over 42 parcels. The proposed project would redevelop the site with a new warehouse totaling approximately 490,565 square feet (SF), parking, landscaping, and related improvements. The warehouse would include 56 dock positions and a parking lot with 98 trailer parking stalls and 210 auto parking stalls. Vehicular and truck access would be provided via Poplar Avenue and Catawba Avenue. The project requires approval of a Specific Plan Amendment, Tentative Parcel Map, and Design Review and is subject to Senate Bill (SB) 330.



**Availability of the Draft Environmental Impact Report:** The Draft EIR and its technical appendices (SCH No. 2022090611) are available for public review during normal working hours at the following location: City of Fontana, Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. The Draft EIR and its technical appendices are also available for review online at the following website: <https://www.fontanaca.gov/2137/Environmental-Documents>.

**Public Comments:** A 45-day public review period for the Draft EIR begins on July 14, 2023 and ends on August 28, 2023. Written comments on the Draft EIR must be received no later than 5:00 p.m. on August 28, 2023. Address all written comments to Mr. Alejandro Rico, Associate 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. Rico at: [arico@fontanaca.gov](mailto:arico@fontanaca.gov).

**Public Meeting:** A public meeting with the Fontana Planning Commission has been scheduled for **August 15, 2023 at 6 PM** at Fontana City Hall, Council Chambers, 8353 Sierra Avenue, Fontana, CA 92335. No formal action will be taken at that Fontana Planning Commission meeting. This meeting is simply to solicit comments from the Planning Commission and the public 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.

## CONTACT INFORMATION

Mr. Alejandro Rico, Associate Planner  
City of Fontana, Community Development Department  
8353 Sierra Avenue, Fontana, CA 92335  
Phone: (909) 350-6558 • Fax: (909) 350-6588 • Email: [arico@fontana.org](mailto:arico@fontana.org)