



## Notice of Preparation of a Draft EIR and Scoping Meeting

**Date:** November 18, 2022  
**To:** Public Agencies and Interested Parties  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting  
**Project Title:** Citrus & Oleander Avenue at Santa Ana Avenue

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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 Citrus & Oleander Avenue at Santa Ana Avenue 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 Project Site is located north of Santa Ana Avenue and south of Jurupa Hills High School, between Citrus Avenue and Oleander Avenue, and at the northeast corner of the Santa Ana Avenue and Oleander Avenue intersection. The approximately 29.8-acre Project Site includes 18 parcels, including Assessor Parcel Numbers (APNs) 0255-011-13, -14, -15, -18, -19, -25, -26, -27, -28, -29, -30, -31, and -32, and 0255-021-17, -18, -22, -23, and -24.

### Project Description

The Citrus & Oleander Avenue at Santa Ana Avenue Project entails the proposed development of approximately 24.4-acres of a 29.4-acre Project Site with three commerce center buildings. A General Plan Amendment (GPA), Zone Change Application (ZCA), and Specific Plan Amendment are proposed for the entire 29.4-acre Project Site. The GPA would revise the General Plan designation of the 24.4-acres to be developed from Residential Planned Community (R-PC) and Multiple-Family Medium/High Residential (R-MFMH) to General Industrial (I-L) and the

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ZCA would change the zoning designation from Residential Planned Community (R-PC) and Multiple-Family Medium/High Density Residential (R-4) to Southwest Industrial Park (SWIP) Specific Plan. For the 5.0-acre parcel that will not be developed, the GPA would revise the General Plan designation from Multi-Family Medium/High Residential (R-MFMH) to General Industrial (I-L) and the ZCA would change the zoning designation from Multi-Family Medium/High Residential (R-4) to Southwest Industrial Park (SWIP) Specific Plan, Slover East Industrial District. The SPA would amend the SWIP Specific Plan Land Use Plan to expand the SWIP boundary to include the Project Site. No development is currently proposed on APN 0255-011-15. Design Reviews and Tentative Parcel Maps (TPMs) are proposed for 24.4-acres of the Project Site on all the parcels except 0255-011-15. The entitlements include the following: Master Case No. (MCN) No. 22-053, Design Review Project (DRP) No. 22-029 (Building No. 1), Tentative Parcel Map (TPM) No. 22-009 (Building No. 1), Design Review No. 22-061 (Building No. 2) Tentative Parcel Map (TPM) No. 22-030 (Building No. 2), Design Review No. 22-062 (Building No. 3), Tentative Parcel Map (TPM) No. 22-031 (Building No. 3), General Plan Amendment (GPA) No. 22-004, Zone Change Application (ZCA) No. 22-005, and Specific Plan Amendment No. 22-002.

The three commerce center buildings are designated as “Building 1,” “Building 2,” and “Building 3” for reference purposes. Building 1 is proposed at the northeast corner of the intersection of Citrus Avenue and Santa Ana Avenue and would contain 151,618 s.f. of floor area including 141,618 s.f. of commerce center space and up to 10,000 s.f. of supporting office space. A screened truck court with 17 loading docks and 44 trailer parking spaces would be provided on the east side of the building. Passenger vehicle parking would occur to the north and east of the building.

Building 2 is proposed at the northwest corner of the intersection of Oleander Avenue and Santa Ana Avenue and would contain 196,336 s.f. of floor area including 180,336 s.f. of commerce center space and up to 16,000 s.f. of supporting office space. A screened truck court with 26 loading docks and 44 trailer parking spaces would be provided on the west side of the building. Passenger vehicle parking would occur to the east and west of the building.

Building 3 is proposed at the northeast corner of the intersection of Oleander Avenue and Santa Ana Avenue and would contain 192,895 s.f. of floor area including 176,895 s.f. of commerce center space and up to 16,000 s.f. of supporting office space. A screened truck court with 26 loading docks and 44 trailer parking spaces would be provided on the east side of the building. Passenger vehicle parking would occur to the east and west of the building.

Buildings 1, 2, and 3 are designed to reach heights of 39 feet, 6 inches feet above the finished floor elevation; however, the buildings would have a varied roofline and the maximum height (including parapets) would extend to 44 feet, 6 inches feet above finished floor elevation. The buildings would be constructed of concrete tilt-up panels painted in various shades of white and gray and low-reflective blue glass would be used for windows. Decorative building elements include panel reveals, parapets, mullions, and canopies at office entries. The Project is being developed on a speculative basis and the three proposed buildings could operate 24 hours per day, 7 days per week.

## **EIR Scope**

CEQA Guidelines Section 15063 grants Lead Agencies the ability to bypass preparation of an Initial Study and proceed with preparation of an EIR in instances where an EIR is clearly required for a project. In this instance, the City of Fontana in its capacity as Lead Agency for the proposed Project has determined that the Project clearly has the potential to result in significant environmental effects and that an EIR shall be prepared that

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addresses the following environmental considerations:

- Aesthetics
- Agriculture and Forestry 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. on *December 19, 2022* by mail or e-mail to:

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City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

Phone: (909) 350-6656  
Fax: (909) 350-7676  
Email: [squintanilla@fontana.org](mailto:squintanilla@fontana.org)

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:** *December 7, 2022 at 6:00 p.m. to 7:00 p.m.*

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**Place:**

Virtual Meeting

Link to join on a computer or mobile app:

[https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%20%23%2F%2Fmeetup-join%2F19%3Ameeting\\_NjBkM2YwNWQtY2MwNi000TcyLTkxNjQtZTgyMmY4ZWZlOGYz%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522ff8f3b3d-31f5-45ff-b2d8-933f061858cf%2522%252c%2522Oid%2522%253a%25227bd54965-35ce-4773-937e-ce6013d988b5%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=e56c131e-e802-4746-abd4-67cc09d78056&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%20%23%2F%2Fmeetup-join%2F19%3Ameeting_NjBkM2YwNWQtY2MwNi000TcyLTkxNjQtZTgyMmY4ZWZlOGYz%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522ff8f3b3d-31f5-45ff-b2d8-933f061858cf%2522%252c%2522Oid%2522%253a%25227bd54965-35ce-4773-937e-ce6013d988b5%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=e56c131e-e802-4746-abd4-67cc09d78056&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true)

Or go to: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Enter Meeting ID: 216 253 056 33

Enter Meeting Passcode: *pttLui*

Or Dial-In Number: +1 323-673-4554

Phone Conference ID: 931471219#

*Attachments:*

Figure 1 – Regional Map

Figure 2 – Vicinity Map

Figure 3 – Master Site Plan