



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

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:

Salvador Quintanilla
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Phone: (909) 350-6656
Fax: (909) 350-7676
Email: 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

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

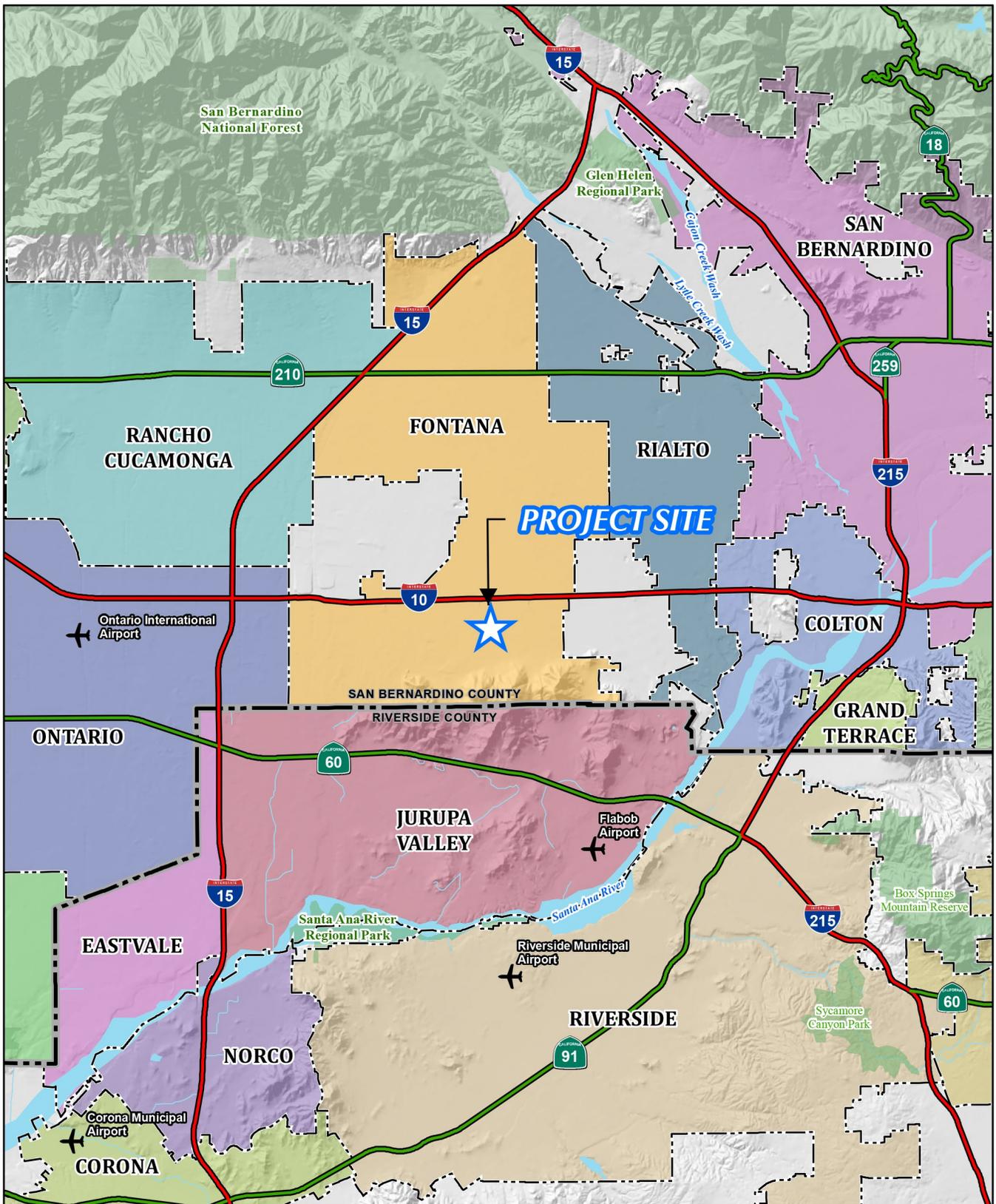
Phone Conference ID: 931471219#

Attachments:

Figure 1 – Regional Map

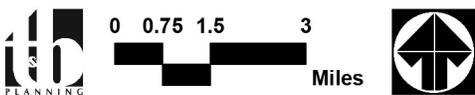
Figure 2 – Vicinity Map

Figure 3 – Master Site Plan

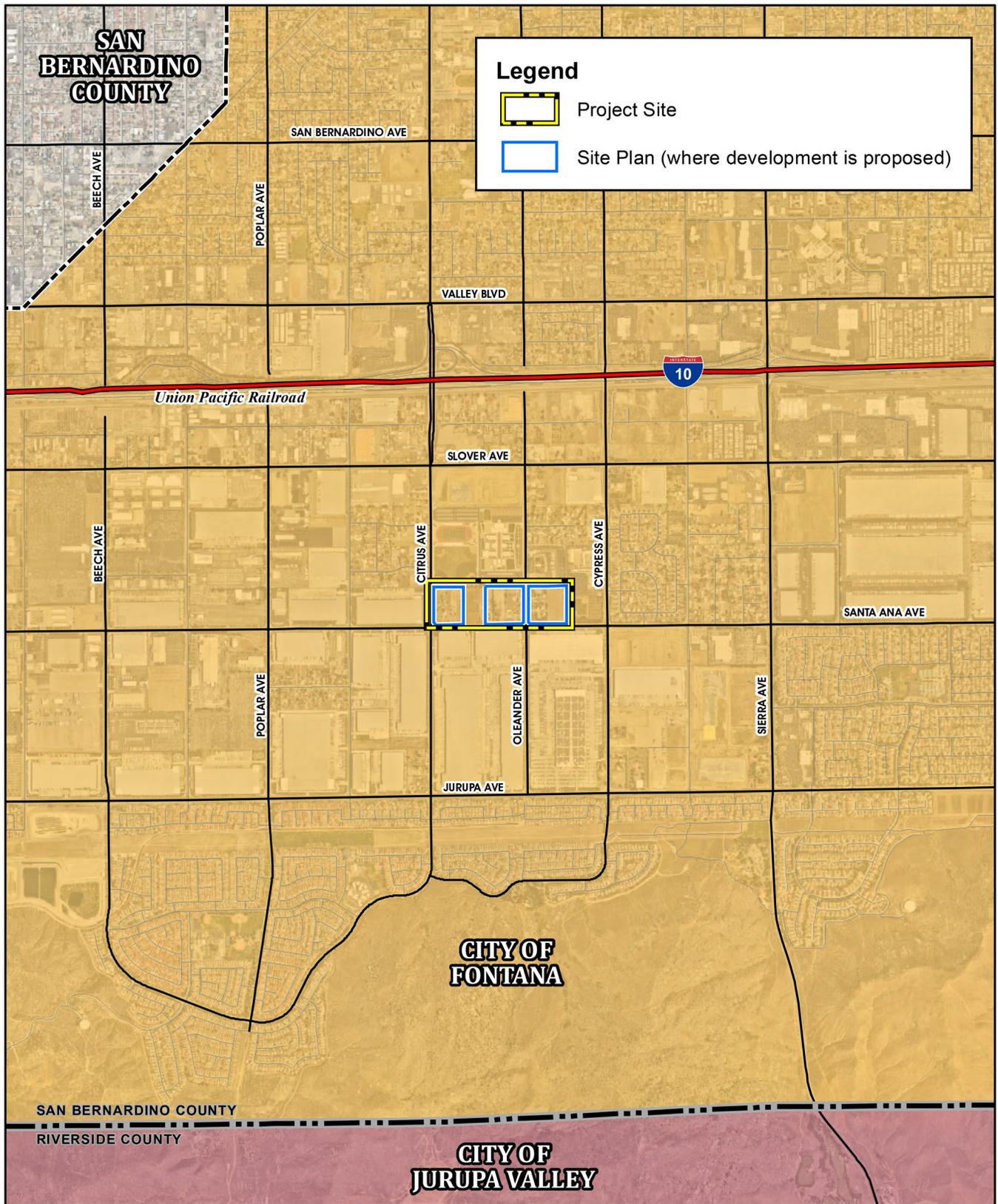


Source(s): Esri, RCTLMA (2022), SB County (2022)

Figure 1



Regional Map

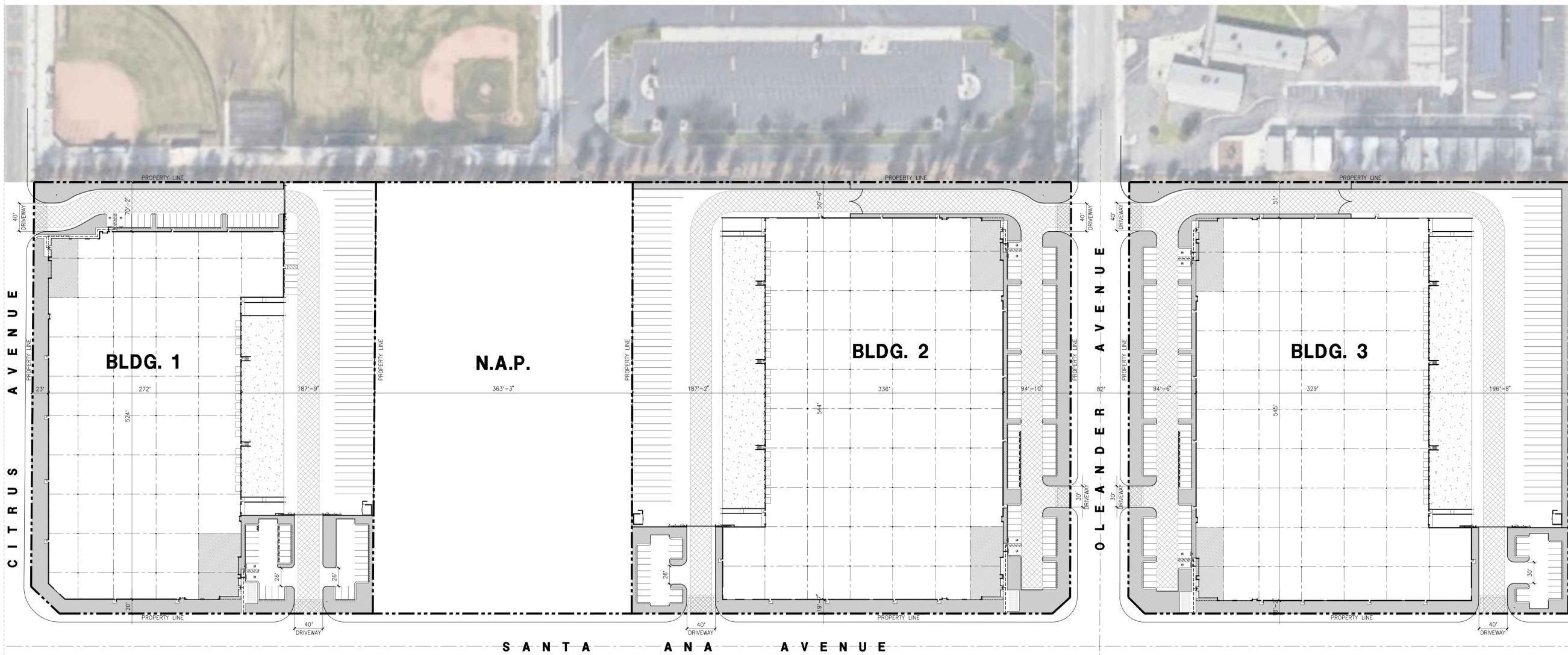


Source(s): Esri, Nearmap Imagery (2022), RCTLMA (2022), SB County (2022)

Figure 2



Vicinity Map



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
ACACIA
REAL ESTATE GROUP, INC.

TBD
260 NEWPORT CENTER DR.
TEL: (949) 640-9995

Project:
-

CITRUS & OLEANDER AVE
AT SANTA ANA AVE.
FONTANA, CA

Consultants:

- CIVIL - Thienes
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE - Hunter
- FIRE PROTECTION -
- SOILS ENGINEER -

Title: MASTER SITE PLAN

Project Number: 21636
Drawn by: DH
Date: 4/21/22
Revision:

Sheet:

DAB-A1.0

PROJECT INFORMATION

OWNER/APPLICANT
ACACIA REAL ESTATE
260 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
TEL: (949) 640-9995
CONTACT: DAVID PITTMAN

PROJECT ADDRESS
SANTA ANA AVENUE, CITRUS AVENUE, OLEANDER AVENUE
FONTANA, CA

ASSESSOR'S PARCEL NUMBER

0255-021-17	0255-011-25
0255-021-18	0255-011-26
0255-021-22	0255-011-27
0255-021-23	0255-011-28
0255-021-24	0255-011-29
0255-011-13	0255-011-30
0255-011-14	0255-011-31
0255-011-18	0255-011-32
0255-011-19	

CODE ANALYSIS
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

ZONING
CURRENT ZONING DESTINATION-RESIDENTIAL-PLANNED COMMUNITY
PROPOSED ZONING DESTINATION-SOUTHWEST INDUSTRIAL PARK/SLOVER EAST INDUSTRIAL DISTRICT (SED)

FILE NUMBER
22-013

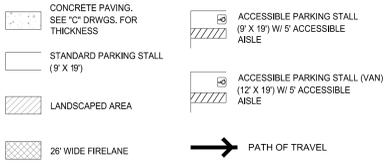
CONSTRUCTION TYPE
CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B
CONSTRUCTION TYPE: III-B
ESFR SYSTEM

APPLICANT'S REPRESENTATIVE
HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (949) 863-2173
FAX: (949) 863-0851
CONTACT: DOUG HINRICHS

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- ALL SIGNAGE SHALL BE LEGIBLE, DURABLE, AND WEATHERPROOF.

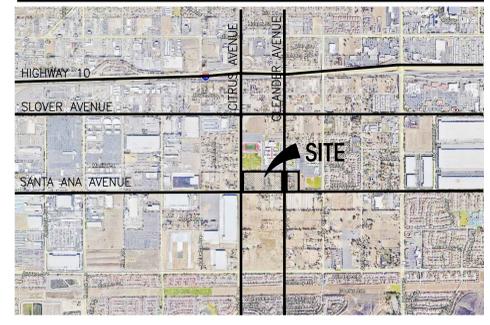
SITE LEGEND



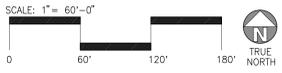
PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
SITE AREA				
In s.f.	296,421	384,113	383,631	1,064,165 s.f.
In acres	6.80	8.82	8.81	24.43 ac
BUILDING AREA				
Office - 1st floor	5,000	8,000	8,000	21,000 s.f.
Office - 2nd floor	5,000	8,000	8,000	21,000 s.f.
Warehouse	141,618	180,336	176,895	498,849 s.f.
TOTAL	151,618	196,336	192,895	540,849 s.f.
LOT COVERAGE	51.1%	51.1%	50.3%	50.8%
AUTO PARKING REQUIRED				
Office: 1/250 s.f. above 10% GFA	n/a	n/a	n/a	0 stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	20	20	60 stalls
2nd 20K @ 1/2,000 s.f.	10	10	10	30 stalls
above 40K @ 1/5,000 s.f.	30	38	38	106 stalls
TOTAL	60	68	68	196 stalls
AUTO PARKING PROVIDED				
Standard (9' x 19')	64	100	100	264 stalls
TRAILER PARKING PROVIDED (12' x 70')				
(12' x 70')	1	1	1	3 stalls
TRAILER PARKING PROVIDED (12' x 53')				
(12' x 53')	1	1	1	3 stalls
TRAILER PARKING PROVIDED (10' x 53')				
(10' x 53')	42	42	42	126 stalls
LANDSCAPE PROVIDED				
Percentage -	22.2%	20.9%	22.3%	
in s.f.	32,170	39,273	42,627	
LANDSCAPE REQUIREMENT (without bldg. footprint)				
Percentage -		15%		
MAXIMUM BUILDING HEIGHT ALLOWED				
Height - 60'				
MAXIMUM FLOOR AREA RATIO				
FAR - 0.55 Max				
ZONING ORDINANCE FOR CITY				
Current Zoning Designation - Residential - Planned Community				
Proposed Zoning Designation - Southwest Industrial Park/Slover East Industrial District (SED)				
SETBACKS				
Buildings/Landscape				
Santa Ana Ave. - 20' Citrus Ave. - 20' Oleander Ave. - 20' Rear - None				
Adjacent to Residential Truck District - 50'				

VICINITY MAP



MASTER SITE PLAN
scale: 1" = 60'-0"



OFFICIAL USE ONLY