



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: September 6, 2019

Subject: Public Hearing Notice and Notice of Availability of a Draft Environmental Impact Report
(SCH# 2019039071)

Project Title: Goodman Logistics Center Fontana III

Proponent: GLC Fontana III LLC

Lead Agency: City of Fontana, Development Services Organization – Planning Division

Address: City Hall, 8353 Sierra Avenue, Fontana, CA 92335

City Contacts: Dawn Rowe, Senior Planner

Phone: (909) 350 6694

Project Location: The Project site is located in the southern portion of the City of Fontana, San Bernardino County, California. The City of Fontana is located east of the cities of Ontario and Rancho Cucamonga, west of the City of Rialto and the unincorporated community of Bloomington, and north of the City of Jurupa Valley, which is located in the northwestern portion of Riverside County.

At the local scale, the Project site is located approximately 670 feet south of Santa Ana Avenue, immediately north of Jurupa Avenue, immediately west of Juniper Avenue, and immediately east of Cypress Avenue. The approximately 47.5-acre Project site includes 26 individual parcels, including Assessor Parcel Numbers (APNs): 0255-091-09, -12, -13, -14, -15, -21 through -27, -29, -32, -33, -41, -46 through -49, -54 through -57, -61, and -62. The Project site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

Surrounding land uses include a mix of single-family residences, a church, commercial/retail and industrial properties, with additional industrial uses farther west and east, and school uses farther north.

Project Description: The project proposes a three-building industrial park with buildings totaling 1,118,460 square feet. Building 3 would occupy the northern portion of the site and consist of a total of 453,020 square feet of floor area, including 443,020 square feet of warehouse space and 10,000 square feet of office space. Building 4, located in the central portion of the site, is proposed to be constructed in two phases with the initial phase consisting of a total of 363,380 square feet of floor area, including 353,380 square feet of warehouse space and 10,000 square feet of office space; the second phase of the Building 4 construction would extend the warehouse an additional 89,640 square feet, resulting in a

total of 453,020 square feet. Building 5 would occupy the southern portion of the site and consist of a total of 212,420 square feet of floor area, including 206,420 square feet of warehouse space and 6,000 square feet of office space.

The proposed buildings are intended to be used as warehouse distribution facilities; however, the end users have not been identified at this time. Therefore, specific details about the future operation of the facilities are not currently available, but given the possibility that operations at the proposed project site may occur twenty-four (24) hours a day and seven (7) days a week, the environmental analysis has assumed this level of activity.

As identified in the City's General Plan land use and Zoning maps, the project site is designated as Residential Planned Community (R-PC). Adjacent properties to the north and south have General Plan land use designations of Residential Planned Community (R-PC) and General Commercial (C-G). Land to the east is designated Residential Planned Community (R-PC), Walkable Mixed-Use Corridor Downtown and Corridors (WMXU-1), and General Commercial (C-G). Land to the west is designated General Industrial (I-G). The City's zoning designations generally follow the General Plan land use designations in the project vicinity, with the addition of two specific plans abutting the project site. Land south of the project site is zoned Southridge Village Specific Plan and land adjacent to the west of the project site is zoned Southwest Industrial Park Specific Plan.

The proposed project will include a General Plan Amendment to amend the General Plan Land Use Map to change the land use designations "Residential Planned Community (R-PC)" to "General Industrial (I-G)" and a Zone Change to amend the Zoning District Map to change the zoning classification of the Project site from "Residential Planned Community (R-PC)" to "Specific Plan (Southwest Industrial Park)." The proposed project will also amend the existing Southwest Industrial Park (SWIP) Specific Plan Land Use Plan to expand the SWIP boundary to include the Project site as part of the Slover East Industrial District (SED) within the SWIP.

To further implement the project the additional applications are proposed: Design Review, Tentative Parcel Map, Development Agreement, and a Comprehensive Sign Program.

Public Review Period: The 45-day public review for the Draft Environmental Impact Report will begin on September 6, 2019 and end on October 21 2019.

Public Meeting: A public meeting with the Fontana Planning Commission has been schedule for **October 1, 2019 at 6:00 p.m.** 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 on the Draft Environmental Impact Report. 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 subsequent and currently unscheduled meeting(s)/hearing(s) to be held by the Fontana Planning Commission and City Council.

Project Impacts: The Draft Environmental Impact Report evaluates the proposed project's potential individual- and cumulative-level environmental impacts on the following resource areas: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emission, 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 services systems, and energy.

The Draft Environmental Impact Report indicates that implementation of the proposed project would result in significant and unavoidable impacts related to:

Air Quality – Project operational activities would generate NO_x emissions that would exceed SCAQMD daily air quality standards and contribute to the non-attainment of ozone standards in the SCAB. Project-related emissions

also would exceed the growth projections utilized in the SCAQMD's 2016 AQMP; thus, the Project would conflict with implementation of the AQMP.

- **Greenhouse Gas Emissions** – Project-related GHG emissions would exceed the applicable SCAQMD significance threshold for GHG emissions and would result in a cumulatively considerable impact to the environment.
- **Transportation** – The addition of Project-related traffic would contribute to a LOS deficiency at the intersection of Citrus Avenue & I-10 Eastbound Ramps (Intersection #5), which would require a lane restriping improvement. Because Caltrans has no plans to restripe and does not have a mitigation fee program in place for the restriping, the City cannot assure that the restriping will take place. Therefore, the Project's cumulatively considerable impact at this intersection is considered significant and unavoidable.

Mitigation measures are identified in the Draft Environmental Impact Report that would minimize these significant impacts but not to less than significant levels.

Availability of the Draft Environmental Impact Report: The Draft Environmental Impact Report and its technical appendices and reference documents are available for public review during normal working hours at the following two locations: 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 Environmental Impact Report and its technical appendices is also available for review online at the following website: <https://www.fontana.org>

Public Comments: Written comments on the Draft Environmental Impact Report must be received no later than 6:00 p.m. on Monday, October 21, 2019. Address all written comments to Dawn Rowe, Senior Planner at the City of Fontana, Community Development Department – Planning Division, 8353 Sierra Avenue, Fontana, CA 92335. Comments may also be sent by email to Ms. Rowe at: drowe@fontana.org.

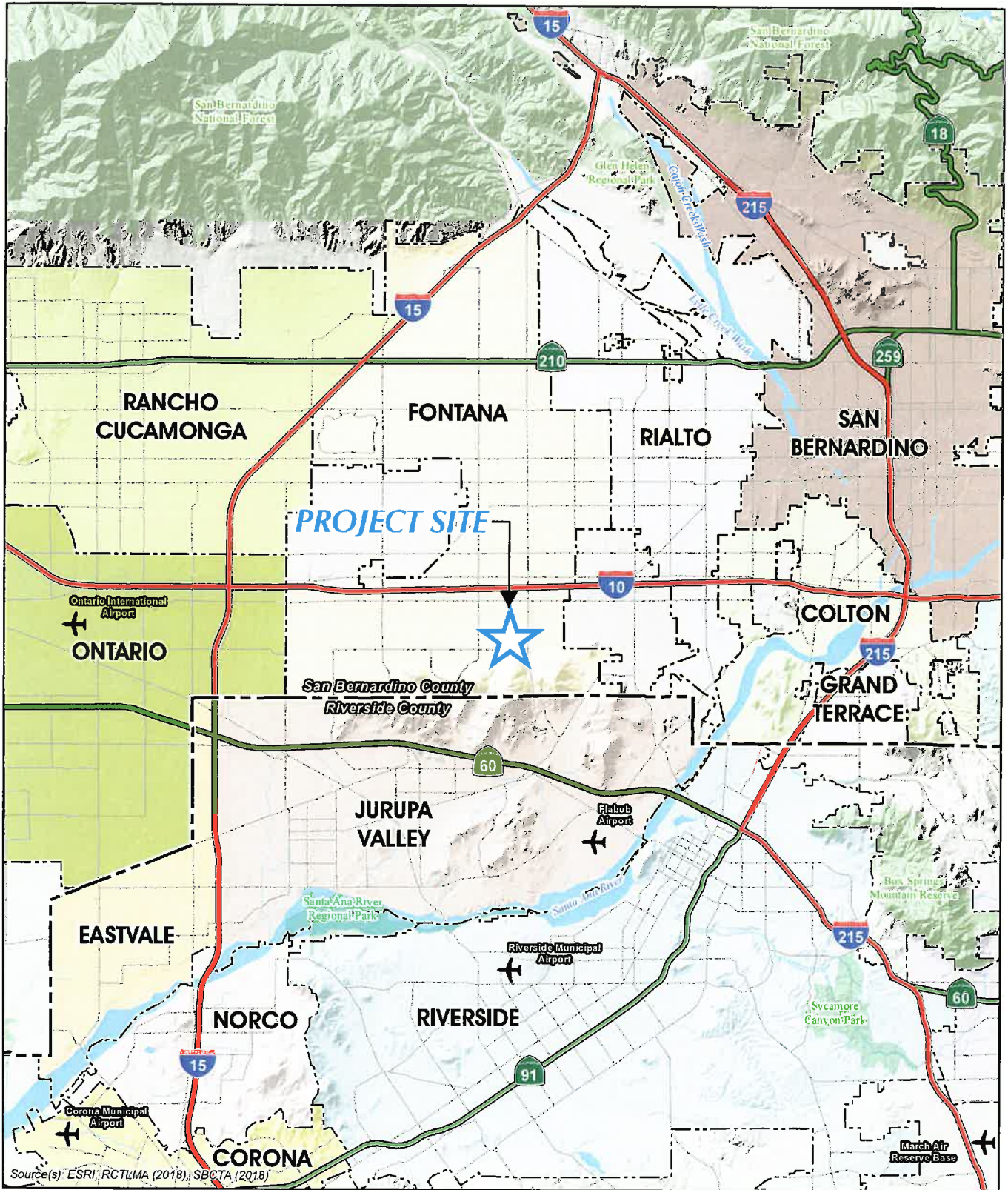


Figure 3-1

