



CITY OF FULLERTON
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
303 WEST COMMONWEALTH AVENUE
FULLERTON, CA 92832-1775

NOTICE OF COMPLETION AND AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT GOODMAN LOGISTICS CENTER FULLERTON PROJECT

DATE: August 4, 2020

TO: Agencies, Organizations, and Interested Persons

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GOODMAN LOGISTICS CENTER PROJECT (SCH No. 2020031172)

Notice is hereby given that the Draft Environmental Impact Report (EIR) for the proposed Goodman Logistics Center Fullerton Project (Project) is available for public review and comment pursuant to the California Environmental Quality Act (CEQA). The Draft EIR addresses the environmental effects associated with the construction and operation of the Project.

Project Location: The approximately 65.4-net-acre¹ Kimberly-Clark site is located at 2001 E. Orangethorpe Avenue in the City of Fullerton, Orange County, California, at the northeast corner of the E. Orangethorpe Avenue and Acacia Avenue intersection. The Project site is bounded by Acacia Avenue to the west, Kimberly Avenue and BNSF railroad tracks to the north, State College Boulevard to the east, and E. Orangethorpe Avenue to the south. The Project site comprises Assessor Parcel Numbers (APNs) APNs 073-120-31 and -33. The Project Applicant may pursue development of the adjacent approximately 0.7-acre property at 2301 E. Orangethorpe Avenue (APN 073-120-09). In the event the Project Applicant acquires this property ("potential expansion site"), the Project site could be expanded, resulting in a 66.1-net-acre (74.0-gross-acre Project site).

The Kimberly-Clark site is currently occupied by the Kimberly-Clark manufacturing facility, which includes 1,210,720 square feet (s.f.) of existing manufacturing (418,720 s.f.) and warehouse buildings (792,000 s.f.). Kimberly-Clark ceased operations at its mill in Fullerton in June 2020. The potential expansion site is developed with two structures and associated facilities formerly occupied by Chapman Coast Roof Company, Inc., including a 2,904-square-foot, two-story office building and a 2,656-square-foot workshop/warehouse.

Project Description: The Project involves redevelopment of the Project site with an industrial logistics center consisting of four buildings (up to 1,609,384 s.f.). This would include 1,504,384 s.f. of warehouse space and 105,000 s.f. of office space. Existing structures and improvements on the Project site would be demolished to accommodate the Project, with the exception of the

¹ The Project site encompasses approximately 73.1 gross acres, which includes an easement for City of Fullerton Public Works Department facilities, areas to be dedicated for access improvements along the site-adjacent roadways, and public roadway right-of-way.

existing City of Fullerton well facility; the easement for this facility would be expanded to the east.

For purposes of analysis in this EIR, as applicable, it is assumed that up to 50 percent of the building square footage would consist of a high-cube fulfillment center warehouse, and 50 percent would consist of a high-cube cold storage warehouse. The new warehouse buildings would have a maximum building height of 55-feet at the top of the parapet, and would have a contemporary architectural style. Loading docks would be located within enclosed/screened truck courts, and passenger vehicle parking would be provided at each building.

Access to the proposed buildings would be provided from E. Orangethorpe Avenue (six driveways with the Project and seven driveways with the Optional Site Plan), Kimberly Avenue (seven driveways), and State College Boulevard (one driveway). Each driveway would accommodate full access except for the westernmost driveway on E. Orangethorpe Avenue, which would be restricted to right-in/right-out access only for passenger cars. As required by the City, the Project includes various improvements in the public roadway right-of-way along the Project site frontage to facilitate vehicular and non-vehicular access to the site. Additionally, a new concrete bus pad would be installed at the bus stop on the north side of E. Orangethorpe Avenue adjacent to the Project.

Existing trees and other vegetation on the Project site would be removed and replaced with ornamental landscaping consisting of trees, shrubs, and drought-tolerant accent plants, and groundcovers. The Project would include various exterior lighting elements, signage, and walls and fences (for screening and security). Municipal and private utility services necessary to serve the Project are currently available within or adjacent to the Project site. On-site utility infrastructure necessary to serve the proposed logistics center would be installed with the Project and would connect to the existing utility lines. The existing SCE substation on-site would be removed, and existing wooden poles carrying overhead telecommunications lines along the Project site frontage with E. Orangethorpe Avenue would be removed and the telecommunications lines would be placed underground.

Approval actions required from the City to implement the Project include: (1) adoption of a Zone Change to change the zoning designation for the southeast portion of the Project site from M-G-ES (Manufacturing General in an Emergency Shelter Overlay Zone) to M-P-200-ES (Manufacturing Park, minimum lot size 200,000 s.f., in an Emergency Shelter Overlay Zone) to allow for consistent zoning across the Project site; (2) approval of a Parcel Map to subdivide the Project site into four parcels to accommodate the proposed buildings (Buildings 1, 2, 3, and 4); (3) approval of a Variance to allow the proposed buildings to exceed the maximum height permitted in the M-P-200-ES zone (building height of up to 55-feet compared to a maximum 45-foot height limit); (4) a Major Site Plan for review of site, architectural, and landscape plans; and, (5) certification of the EIR. Additionally, the Project Applicant is requesting adoption of a Development Agreement.

The Project site is on a list of hazardous material sites compiled pursuant to Section 65962.5 of the California Government Code. As further discussed in Section 4.7, Hazards and Hazardous Materials, of the Draft EIR, this site is associated with a previous leaking underground storage tank.

Significant Effect Discussed in the Draft EIR: The Draft EIR addresses the Project's impacts associated with aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation, tribal cultural resources, and utilities and service

systems. Other environmental topics were addressed in the Notice of Preparation, which is included as Appendix A of the Draft EIR. The Draft EIR has identified that implementation of the Project (including applicable The Fullerton Plan EIR mitigation measures) would result in potentially significant impacts for the following topical issues: geology and soils (due to the potential to encounter paleontological resources), and hazards and hazardous materials (due to potential soil contamination). Implementation of the identified Project-level mitigation measures would reduce potentially significant impacts to a less than significant level. The Project would not result in any significant and unavoidable impacts.

Public Review Period: All interested parties are invited to submit written comments pertaining to the Draft EIR. The public review comment period for the Draft EIR will be 45 days, from August 4, 2020 to September 17, 2020. Your comments should be sent at the earliest possible date, but must arrive no later than 5:00 p.m. on September 17, 2020. Please submit your written comments to:

Edgardo Caldera, Associate Planner
City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832-1775
edgardo.caldera@cityoffullerton.com

Where the Draft EIR is Available: The City of Fullerton is the Lead Agency for the Draft EIR. Copies of the Draft EIR and documents incorporated by reference are available for public review at the following location:

City of Fullerton Community and Economic Development Department
City of Fullerton – City Hall
303 West Commonwealth Avenue
Fullerton, California 92832
(714) 773-5773

In-person review of the Draft EIR will be offered in accordance with the operating parameters of the City of Fullerton, the City Hall facility, and the Community and Economic Development Department in response to COVID-19. City Hall is open to the public between the hours of 9:00 a.m. to 3:00 p.m., by appointment only. Appointments may be scheduled by calling (714) 738-6559 or emailing planning@cityoffullerton.com.

Alternatively, the public may request an electronic copy of the Draft EIR by contacting the Community and Economic Department. CDs or USB devices with the Draft EIR will be available for pick up at City Hall within 24-hours of the request.

The Draft EIR and documents incorporated by reference will also be available on the City's website 24 hours/day, 7 days per week:

https://www.cityoffullerton.com/gov/departments/dev_serv/development_activity/goodman_logistics.asp

Public Hearing: Comments regarding the Draft EIR may also be submitted in conjunction with public hearings that will be held before the City of Fullerton Planning Commission and City Council. The date, time, place, and format of future public hearings will be appropriately noticed per City and CEQA requirements. Notices advertising public hearing dates will be provided separately. Please contact Edgardo Caldera directly, per the contact information above, if you are not currently on the Project distribution list and wish to be notified of future hearing dates.