

**NOTICE OF DETERMINATION**

**TO:** X County Clerk, County of San Bernardino  
X Office of Planning and Research

**FROM:** City of Fontana  
Planning Department  
8353 Sierra Avenue  
Fontana, CA 92335

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

**Project Title:** Master Case No. 22-143: Development Agreement (AGR) No. 24-002 – Hemlock Warehouse Development Agreement for extending timing parameters and enhanced environmental measures.

**State Clearinghouse Number:** 2009091089

**Name of Person or Agency carrying out project:** Rina Leung, City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

**Project Location:** The project site is located at 11115 Hemlock Avenue (APNs: 0237-131-25, 0237-131-26, and 0237-131-27)

**Project Description:** Development Agreement for a term of 10 years that commences upon expiration of the initial two (2) year period for MCN22-143, Tentative Parcel Map No. 23-012 (TPM No. 20710), and Design Review No. 22-064 along with enhanced environmental measures by exceeding the minimum requirements of the Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program

**Project Proponent & Address:** Prologis Exchange 11115 Hemlock Avenue LLC, 17777 Center Court Dr. N, Suite 100, Cerritos, CA 90703


**Contact Name & Phone:** Rina Leung (909 350-6566)

On March 19, 2024, the City certified a Final Subsequent Environmental Impact Report (FSEIR) to the previously-certified Final Program Environmental Impact Report (FEIR) for the Southwest Industrial Park (SWIP) Specific Plan Update and Annexation (State Clearinghouse (SCH) No. 2009091089), which included this Development Agreement. In accordance with Sections 15162 and 15163 of the California Environmental Quality Act Guidelines, no further environmental review is required.

This is to certify that on **May 14, 2024**, the City Council of the City of Fontana approved the above-described project and had a first reading on an Ordinance for Master Case No. 22-143 for Development Agreement (AGR) No. 24-002 and made the following determinations:

1. The project X will \_\_\_ will not have a significant effect on the environment where a Subsequent EIR was prepared and previously certified for this project pursuant to the provisions of CEQA.
2. A Subsequent EIR was prepared and previously certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures X were \_\_\_ were not identify in the previously certified EIR, were made a condition of the approval of the project (MCN22-143 for Tentative Parcel Map No. 23-012 (TPM No. 20710) and Design Review No. 22-064).
4. A Statement of Overriding Considerations X was \_\_\_ was not adopted for this project for the previously certified Subsequent EIR.
5. Findings X were \_\_\_ were not made in the previously certified Subsequent EIR pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Subsequent EIR are specified as follows:

**Custodian:** City of Fontana, Planning Department  
**Location:** 8353 Sierra Avenue, Fontana, CA 92335

  
DiTanyon Johnson, Principal Planner

Date Received for Filing

**NOTICE OF DETERMINATION**

**TO:**  X  County Clerk, County of  
San Bernardino  
  
 X  Office of Planning and Research

**FROM:** City of Fontana  
Planning Department  
8353 Sierra Avenue  
Fontana, CA 92335

**SUBJECT:** Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

**Project Title:** Appeal (APL) No. 24-002 and Appeal (APL) No. 24-005: Requests to overturn the Planning Commission’s March 19, 2024 decision approving Tentative Parcel Map No. 23-012 (TPM No. 20710) and Design Review (DRP) No. 22-064 along with the certification of a Final Subsequent Environmental Report (FSEIR) State Clearinghouse Number (SCH No. 2009091089).

**State Clearinghouse Number:** 2009091089

**Name of Person or Agency carrying out project:** Rina Leung, City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

**Project Location:** 11115 Hemlock Avenue (APNs: 0237-131-25, 0237-131-26, and 0237-131-27)

**Project Description:** Appeal (APL) No. 24-002 and Appeal (APL) No. 24-005: Requests to overturn the Planning Commission’s March 19, 2024 decision approving Tentative Parcel Map No. 23-012 (TPM No. 20710) and Design Review (DRP) No. 22-064 along with the certification of a Final Subsequent Environmental Report (FSEIR) State Clearinghouse Number (SCH No. 2009091089) and adoption of a Mitigation, Monitoring, and Reporting Program, (MMRP) for the consolidation of three parcels into one parcel and development of an industrial warehouse building totaling approximately 881,826 square feet on approximately 40.01 acres

**Project Proponent & Address:** Prologis Exchange 11115 Hemlock Avenue LLC, 17777 Center Court Dr. N, Suite 100, Cerritos, CA 90703

**Contact Name & Phone:** Rina Leung (909) 350-6566

On March 19, 2024, the City of Fontana’s Planning Commission certified a Final Subsequent Environmental Impact Report (FSEIR) to the previously-certified Final Program Environmental Impact Report (FEIR) for the Southwest Industrial Park (SWIP) Specific Plan Update and Annexation (State Clearinghouse (SCH) No. 2009091089) for the project, in accordance with the California Environmental Quality Act Guidelines.

This is to certify that on **May 14, 2024**, the City Council of the City of Fontana has denied the appeals of the Planning Commission’s approval of the Hemlock Warehouse Development Project Final Subsequent FSEIR (SCH# 2009091089), Tentative Parcel Map (TPM 20710) and Design Review (DRP) No. 22-064 and upheld Planning Commission’s approval for the above-described project for Master Case No. 22-143 and made the following determinations:

1. The project  X  will \_\_\_ will not have a significant effect on the environment where a Subsequent EIR was prepared and previously certified for this project pursuant to the provisions of CEQA.
2. A Subsequent EIR was prepared and previously certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures  X  were \_\_\_ were not identify in the previously certified FSEIR, were made a condition of the approval of the project (MCN22-143 for Tentative Parcel Map No. 23-012 (TPM No. 20710) and Design Review No. 22-064).
4. A Statement of Overriding Considerations  X  was \_\_\_ was not adopted for this project for the previously certified Subsequent EIR.
5. Findings  X  were \_\_\_ were not made in the previously certified Subsequent EIR pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Subsequent EIR are specified as follows:

**Custodian:** City of Fontana, Planning Department  
**Location:** 8353 Sierra Avenue, Fontana, CA 92335



DiTanyon Johnson, Principal Planner

Date Received for Filing