

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Poplar South Distribution Center

Lead Agency: City of Fontana Contact Person: Alejandro Rico, Associate Planner
 Mailing Address: 8353 Sierra Avenue Phone: (909) 350-6558
 City: Fontana Zip: 92335 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Fontana
 Cross Streets: Santa Ana and Poplar Avenue Zip Code: 92337

Longitude/Latitude (degrees, minutes and seconds): 34 ° 03 ' 11.2 " N / 117 ° 27 ' 37.3 " W Total Acres: 19.08

Assessor's Parcel No.: 0237-171-01 to -19, 0237-172-01 to -12, -19, -22, -23, -26, -27, -28, -30 to -33 Section: 25 Twp.: 01S Range: 06W Base: _____

Within 2 Miles: State Hwy #: SR-10 Waterways: _____
 Airports: _____ Railways: _____ Schools: Jurupa Hills & Citrus High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Specific Plan Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 490,565 Acres 19.08 Employees 410
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Zoning: Specific Plan (SP) for the Southwest Industrial Park Specific Plan (SWIP)/Residential Trucking District (RTD) in the SWIP; GP Land Use: Residential Trucking (R-T)

Project Description: *(please use a separate page if necessary)*

The project proposes to demolish 41 existing single-family residential units on the 19.08-acre site and to construct a new warehouse totaling approximately 490,565 square feet (SF), parking, landscaping, and related improvements. The project includes a Design Review, Tentative Parcel Map, General Plan Amendment, Specific Plan Amendment, and abandonment of the Rose Avenue right-of-way via the Parcel Map. To allow for the development, the project would include a General Plan Amendment and Specific Plan Amendment for the site to change from Residential Trucking (R-T) to General Industrial (I-G) land use within the City's General Plan, and Residential Trucking District (RTD) to Slover East Industrial District (SED) within the SWIP.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

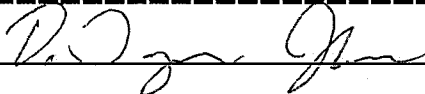
- | | |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 30, 2022 Ending Date October 31, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Phelan Development Company</u>
Address: <u>2355 Main Street, Suite 100</u>	Address: <u>450 Newport Center Dr. Suite 405</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Konnie Dobreva</u>	Phone: <u>909.837.8602</u>
Phone: <u>949.794.1183</u>	

Signature of Lead Agency Representative:  Date: 9/29/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.