

**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 # 2022090611**

**Project Title:** Poplar South Distribution Center

Lead Agency: City of Fontana Contact Person: Mr. 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: Rose 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: N/A

Airports: N/A Railways: N/A Schools: Jurupa Hills and 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: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 490,565 Acres 19.08 Employees 410  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <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 July 14, 2023 Ending Date August 28, 2023

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Seefried Industrial Properties</u>
Address: <u>3333 Michelson Drive</u>	Address: <u>2321 Rosecrans Ave., Suite 2220</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Konnie Dobreva</u>	Phone: <u>(310) 536-7900</u>
Phone: <u>949.794.1183</u>	

Signature of Lead Agency Representative:  Date: 7/12/23

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