

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 # 2023030788

Project Title: Sierra Distribution Facility
Lead Agency: City of Fontana **Contact Person:** Salvador Quintanilla
Mailing Address: 8353 Sierra Avenue **Phone:** 909-350-6656
City: Fontana **Zip:** 92335 **County:** San Bernardino

Project Location: **County:** San Bernardino **City/Nearest Community:** Fontana
Cross Streets: Sierra Avenue, Clubhouse Drive, Windflower Avenue **Zip Code:** 92336
Longitude/Latitude (degrees, minutes and seconds): 34 ° 8 ' 45.03 " N / 117 ° 26 ' 2.18 " W **Total Acres:** 18.3
Assessor's Parcel No.: 1119-241-10, 13, 18, 25, 26, 27 **Section:** 29 **Twp.:** 1 N **Range:** 5 W **Base:** San Bernardino
Within 2 Miles: **State Hwy #:** 210 **Waterways:** None
Airports: None **Railways:** None **Schools:** Sierra Lakes ES, Summit HS

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

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: TPM, Design Review, WQMP

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 398,514 Acres 18.3 Employees _____
 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:
 The Project site's industrial land use designation is I-L: Light Industrial and the zoning is M-1: Light Industrial.

Project Description: *(please use a separate page if necessary)*
 The Project includes the development of a 398,514-square foot warehouse building within an approximately 18.3-net acre site, with associated facilities and improvements that include approximately 10,000 square feet of office space, vehicle parking, loading dock doors, trailer parking, on-site landscaping, and related on-site and off-site improvements. The single building for the Project would maintain a typical height of 48 feet with a maximum allowed of 75 feet. The Project would have a Floor Area Ratio (FAR) of 0.5 and can have a maximum FAR of 0.6. Landscaping would be provided on approximately 21.4 percent (85,181 square feet) of the Project site. Fifty-four dock-high doors would be constructed along the majority of the south building wall and 125 auto parking stalls, and 118 trailer parking stalls would be provided. The Project is consistent with the City's General Plan land use designation and the zoning. The Project site's industrial land use designation is I-L: Light Industrial and the zoning is M-1: Light Industrial.

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 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 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 11, 2024 Ending Date October 25, 2024

Lead Agency (Complete if applicable):

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|--|---|
| Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u> | Applicant: <u>Seefried Industrial Properties</u> |
| Address: <u>3801 University Avenue, Suite 300</u> | Address: <u>2321 Rosecrans Avenue, Suite 2220</u> |
| City/State/Zip: <u>Riverside, CA 92501</u> | City/State/Zip: <u>El Segundo, CA 90245</u> |
| Contact: <u>Candyce Burnett</u> | Phone: <u>310-536-7900</u> |
| Phone: <u>951-543-9868</u> | |

Signature of Lead Agency Representative: Salvador Quintanilla  Date: _____

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