

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: Lime Avenue Annexation & Quarry Commerce CenterLead Agency: City of FontanaContact Person: Rina LeungMailing Address: 8353 Sierra AvenuePhone: (909) 350-6566City: FontanaZip: 92335County: San Bernardino**Project Location:** County: San BernardinoCity/Nearest Community: FontanaCross Streets: South of Arrow Boulevard (Route), east of Lime Avenue, and west of Tokay AvenueZip Code: 92335

Longitude/Latitude (degrees, minutes and seconds):

34 degrees, 05 minutes, and 46 seconds

N /

117 degrees, 27 minutes, and 33 seconds

W

Total Acres:

79Assessor's Parcel No.: See NOC attachmentSection: 12Twp.: 1SRange: 6WBase: SBWithin 2 Miles: State Hwy #: Interstate 10 (I-10)Waterways: Not ApplicableAirports: Not ApplicableRailways: BNSF RailroadSchools: See NOC attachment**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: Variance**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 827,725Acres 59Employees TBD☐ 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: GHG, Energy**Present Land Use/Zoning/General Plan Designation:**

See NOC attachment.

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

See NOC attachment.

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".

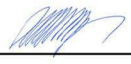
☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 8	☐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

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

Starting Date December 19, 2024 Ending Date January 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>See NOC attachment</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: _____
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: _____
Contact: <u>David Ornelas, Senior Associate</u>	Phone: _____
Phone: <u>(619) 501-6041 Ext. 102</u>	

Signature of Lead Agency Representative:  Date: December 17, 2024

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

**SUPPLEMENTAL INFORMATION FOR NOTICE OF COMPLETION & ENVIRONMENTAL
DOCUMENT TRANSMITTAL**

***Lime Avenue Annexation & Quarry Commerce Center – General Plan Amendment,
Zone Change, Design Review, Tentative Parcel Map, Variance, Annexation***

Applicants:

City of Fontana for the proposed Annexation, GPA, and Zone Change

Logistics Property Co, LLC for the proposed commerce center

Assessor's Parcel Numbers: 0232-161-05, -20, -23, -24, 0232-171-09, -12, -13, and -14.

Schools within 2 Miles: Oleander Elementary, Mojave River Academy, Juniper Elementary, Citrus Elementary, Tokay Elementary, Date Elementary, Beech Avenue Elementary, Randall Pepper Elementary.

Present Land Use / Zoning / General Plan Designation

Present Land Use: The current land uses for APNs 0232-161-05, -20, and -24 include a pallet supplier, a recycling center, and a concrete supplier. APNs 0232-161-23, 0232-171-09, 0232-171-12, 0232-171-13, and 0232-171-14 are currently vacant.

Zoning: APNs 0232-161-05, -20, -23, and -24 are located in the unincorporated area of San Bernardino County, where the County classifies the zoning as "Regional Industrial (IR)." These parcels are also within the City of Fontana's Sphere of Influence, where the City has assigned a prezone classification of "Open Space – Resources (OS-R)." APNs 0232-171-09, -12, -13, and -14 are within the City of Fontana and are zoned as "Light Industrial (M-1)."

General Plan Designation: APNs 0232-161-05, -20, -23, and -24 are located in the unincorporated area of San Bernardino County, where the County has designated the land use as "General Industrial (GI)." These parcels are also within the City of Fontana's Sphere of Influence, where the City has assigned a General Plan designation of "Open Space (OS)." APNs 0232-171-09, -12, -13, and -14 are within the City of Fontana, where the General Plan land use designation is "Light Industrial (I-L)."

Project Description:

Lime Avenue Annexation

The proposed Lime Avenue Annexation area is located south of Arrow Boulevard (Route), north of the BNSF Railroad right-of-way, east of Lime Avenue, and approximately 625 feet west of Tokay Avenue. The approximately 62-acre annexation area comprises Assessor Parcel Numbers (APNs:) 0232-161-05, -20, -23 and -24.

As part of the Lime Avenue Annexation, the City of Fontana would annex APNs 0232-161-05, -20, -23 and -24 – comprising 62 acres – into the City of Fontana to establish a more logical and cohesive City boundary.

The Lime Avenue Annexation also includes a General Plan Amendment to change the General Plan Land Use Map designation for APNs 0232-161-05, -20, -23 and -24 from “Open Space (OS)” to “Light Industrial (I-L),” and a Zone Change to change the pre-zoning classification for 0232-161-05, -20, -23 and -24 from “Open Space – Resources (OS-R)” to “Light Industrial (M-1).” These parcels are currently located in the unincorporated area of San Bernardino County, where they have a General Plan land use designation of “General Industrial (GI)” and a zoning classification of “Regional Industrial (IR).” The intent of the proposed General Plan Amendment and Zone Change is to classify the subject property for land uses that are consistent with the area’s existing land uses and, also, with planned land uses and zoning for abutting property in the City of Fontana.

Quarry Commerce Center

The Quarry Commerce Center site is located approximately 300 feet south of Arrow Boulevard (Route) Route/Boulevard, north of the BNSF Railroad right-of-way, west of Tokay Avenue, and east of Lime Avenue right-of-way. The approximately 59-acre Project Site spans five (5) parcels and includes Assessor Parcel Numbers (APNs): 0232-161-23, 0232-171-09, -12, -13, and -14.

The Quarry Commerce Center involves discretionary applications filed by Logistics Property Company, LLC (Project Applicant) for the development of a 59-acre site with an industrial commerce center. The entitlements for the Quarry Commerce Center include a Design Review Project, Tentative Parcel Map, and Variance.

The Design Review Project and Tentative Parcel Map for the Quarry Commerce Center would allow for the development of an industrial commerce center building with approximately 827,752 square feet of floor area, including 10,000 square feet of office space and 817,752 square feet of warehouse space. The Quarry Commerce Center would operate as a cross-dock facility with 101 dock doors on the north and south sides of the building, for a total of 202 dock doors. The building would be constructed of concrete tilt-up panels and would be painted with a mixture of dark and light grey colors with blue and tan accenting and blue glass. The building features a variable roofline and would have a maximum height of approximately 56 feet above the finished pad. The building pad would be constructed within the former mining pit area and the building would be, primarily, below the grade of surrounding public streets and minimally visible. Access to the Quarry Commerce Center Site would be accommodated via one driveway located along Tokay Avenue, and one

driveway located along Lime Avenue. The driveway at Lime Avenue would be utilized by trucks and features multiple entry lanes to prevent stacking/queuing outside of the Quarry Commerce Center Site. The driveway at Tokay Avenue would be utilized by passenger and emergency vehicles only. Due to topographic constraints resulting from the Quarry Commerce Center Site's condition as a former mining pit, a Variance is proposed to allow a reduction to the width of the landscape setback along Tokay Avenue, modification of design standards for the landscape setbacks along Tokay Avenue and Lime Avenue, and modification to the wall and fencing design standards along Tokay Avenue.