

DATE RECD & POSTED

Posted On: 3/14/19

Removed On: 4/26/19

Receipt No: 36-03142019-193

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Bernardino County

Address: 222 W. Hospitality Lane

San Bernardino, CA 92415

From:

Public Agency: City of Fontana, Planning Division

Address: 8353 Sierra Avenue

Fontana, CA 92335

Contact: Planning Division

Phone: (909) 350-6718

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012071058

Project Title: West Valley Logistics Center Specific Plan

Project Applicant: UST-CB Partners, L.P.

Project Location (include county): SWC & SEC of Jurupa Avenue and Locust Avenue, Fontana (San Bernardino)

Project Description:

Refer to Attachment A.

This is to advise that the City of Fontana has approved the above
(☒ Lead Agency or ☐ Responsible Agency)described project on March 12, 2019 and has made the following determinations regarding the above
(date)
described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Fontana, Planning Division, 8353 Sierra Avenue, Fontana, CA 92335

Signature (Public Agency):

Title: Orlando Hernandez, Planning ManagerDate: 3-14-19

Date Received for filing at OPR:

APR 10 2019

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

STATE CLEARINGHOUSE

Attachment A
NOD for the West Valley Logistics Specific Plan Project
City of Fontana – Planning Division
2012071058

1-2019 CITE
2019 MAR 27 4:11:10

The applicant UST-CB Partners L.P., submitted a request that includes two general plan amendments, a zone change, a specific plan amendment, a tentative parcel map, and a development agreement to change the land use designation from residential to industrial as detailed below for the future development of seven (7) warehouse buildings totaling 3.4 million square feet on 291 adjusted gross acres. The first general plan amendment is to amend the circulation element for the relocation of the Alder Avenue extension. The second general plan amendment will amend the land use element to reflect the change in use from residential to industrial. In addition, the current zoning classification will need to be amended from the existing SP (Valley Trails Specific Plan) with residential uses to the proposed SP (West Valley Logistics Center Specific Plan) that would allow industrial uses.

On March 12, 2019 the City Council approved a Resolution to approve amendments to the City's existing General Plan, including an amendment to the City's Land Use Element to replace the existing residential and public land use designations on the site with light industrial use and open space designations, as well as an amendment to the City's Circulation Element to remove the extension of Alder Avenue as a public street between Jurupa Avenue and Locust Avenue. The existing residential and public land use designations on the site, which include: Residential Planned Community (R-PC), Medium Density Residential (R-M), Multi-Family Residential (R-MF), Public Facilities (P-PF), and Recreational Facilities (P-R), are proposed to be changed to Light Industrial (I-L) and Open Space (OS).

The proposed project includes a request for a zone change to allow for warehouse distribution development within the Specific Plan zone classification for the project site. The previously adopted Valley Trails Specific Plan provided for residential and public uses within the proposed project area. The applicant is requesting that the existing Valley Trails Specific Plan be rescinded, the WVLCSP be approved, and the property rezoned to WVLCSP which contains three primary land use categories, industrial (LI) and open space (OS-PF and OS-NA).

The proposed project includes a request for a zone change to allow for warehouse distribution development within the Specific Plan zone classification for the project site. The previously adopted Valley Trails Specific Plan provides for residential and public uses within the proposed project area. The applicant is requesting that the existing Valley Trails Specific Plan be rescinded, the WVLCSP be approved, and the property rezoned to WVLCSP which contains three primary land use categories, industrial (LI) and open space (OS-PF and OS-NA).

A development agreement will be processed as part of this project. The agreement requires the applicant to compensate the City for the loss of a proposed park in the valley Trails Specific Plan in the amount of \$19,000,000. Additionally, this agreement vests the right of the applicant to develop the property per the WVLCSP and limits the City's ability to amend the Specific Plan without consent of the applicant. Also, the agreement "freezes" the City's development impact fees for the life of the agreement which is for ten (10) years.



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

36 — 03272019 — 228

STATE CLEARINGHOUSE NUMBER (If applicable)

2012071058

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Fontana

LEAD AGENCY EMAIL

DATE

03272019

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

PROJECT TITLE

West Valley Logistics Center Specific Plan

PROJECT APPLICANT NAME

UST-CB Partners, L.P.

PROJECT APPLICANT EMAIL

PHONE NUMBER

(909) 350-6718

PROJECT APPLICANT ADDRESS

8353 Sierra Avenue

CITY

Fontana

STATE

CA

ZIP CODE

92335

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,271.00

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,354.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,112.00

\$

0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Jessica Ruiz, Deputy Clerk

Governor's Office of Planning & Research

APR 10 2019

STATE CLEARINGHOUSE

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: San Bernardino County
 Address: 222 W. Hospitality Lane
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From:

Public Agency: City of Fontana, Planning Division
 Address: 8353 Sierra Avenue
 Fontana, CA 92335
 Contact: Planning Division
 Phone: (909) 350-6718

Lead Agency (if different from above):

Address: _____
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 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012071058

Project Title: West Valley Logistics Center Specific Plan

Project Applicant: UST-CB Partners, L.P.

Project Location (include county): SWC & SEC of Jurupa Avenue and Locust Avenue, Fontana, San Bernardino

Project Description:
 Refer to Attachment A.

DATE FILED & POSTED

Posted On: 03/27/2019

Removed On: 05/09/2019

Receipt No: 36-03272019-228

This is to advise that the City of Fontana has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on 3/12/19 & 3/26/19 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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City of Fontana, Planning Division, 8353 Sierra Avenue, Fontana, CA 92335

Signature (Public Agency):  Title: Orlando Hernandez, Planning Manager

Governor's Office of Planning & Research

Date: 03-27-19

Date Received for filing at OPR: _____

APR 10 2019

STATE CLEARINGHOUSE

Authority cited: Sections 21083, Public Resources Code.
 Reference Section 21000-21174, Public Resources Code.

Revised 2011

Attachment A
NOD for the West Valley Logistics Specific Plan Project
City of Fontana – Planning Division
2012071058

CLERK OF THE
BOARD OF SUPERVISORS
2019 MAR 27 AM 11:10

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On March 27, 2019 the City Council approved a Ordinances 1800, 1801 and 1802 to approve amendments to the City's existing General Plan, including an amendment to the City's Land Use Element to replace the existing residential and public land use designations on the site with light industrial use and open space designations, as well as an amendment to the City's Circulation Element to remove the extension of Alder Avenue as a public street between Jurupa Avenue and Locust Avenue. The existing residential and public land use designations on the site, which include: Residential Planned Community (R-PC), Medium Density Residential (R-M), Multi-Family Residential (R-MF), Public Facilities (P-PF), and Recreational Facilities (P-R), are proposed to be changed to Light Industrial (I-L) and Open Space (OS).

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2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

CHECK OFF
2019 APR 27 11:10
2019 APR 27 11:10
2019 APR 27 11:10

Print

Start Over

Finalize & Email

RECEIPT NUMBER:

36 — 03142019 — 193

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Fontana

LEAD AGENCY EMAIL

DATE

03142019

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

PROJECT TITLE

West Valley Logistics Center Specific Plan

PROJECT APPLICANT NAME

UST-CB Partners, L.P.

PROJECT APPLICANT EMAIL

PHONE NUMBER

(909) 350-6718

PROJECT APPLICANT ADDRESS

8353 Sierra Avenue

CITY

Fontana

STATE

CA

ZIP CODE

92335

PROJECT APPLICANT (Check appropriate box)



Local Public Agency



School District



Other Special District



State Agency



Private Entity

CHECK APPLICABLE FEES:



Environmental Impact Report (EIR)

\$3,271.00

\$

3,271.00



Mitigated/Negative Declaration (MND)(ND)

\$2,354.75

\$

0.00



Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,112.00

\$

0.00



Exempt from fee



Notice of Exemption (attach)



CDFW No Effect Determination (attach)



Fee previously paid (attach previously issued cash receipt copy)



Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00



County documentary handling fee

\$

50.00



Other

\$

PAYMENT METHOD:



Cash



Credit



Check



Other

TOTAL RECEIVED

\$

3,321.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Kari Schram, Deputy Clerk

Governor's Office of Planning & Research

APR 10 2019

STATE CLEARINGHOUSE