

**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:** Olive Avenue Development**Lead Agency:** City of Rialto**Contact Person:** Karen Peterson**Mailing Address:** 150 S. Palm Avenue**Phone:** 909-421-7246**City:** Rialto**Zip:** 92376**County:** San Bernardino**Project Location:** County: San Bernardino

City/Nearest Community: Rialto

Cross Streets: Baseline Road and Fitzgerald Avenue

Zip Code: 92376

Longitude/Latitude (degrees, minutes and seconds): -117 ° 23 ' 25.512 " N / 34 ° 7 ' 22.944 " W Total Acres: 31.60

Assessor's Parcel No.: 0264-213-18

Section: 34

Twp.: 1 North

Range: 5 West

Base:

Within 2 Miles: State Hwy #: 210

Waterways: None

Airports: None

Railways: BNSF

Schools:

Helen L. Dollahan Elementary School, Eisenhower Senior High School, Dunn Elementary School, Alder Middle School, Locust Elementary School, Eric Birch High School, Ted J. Porter School, Rialto Middle School, Charlotte N. Werner Elementary School, Henry Elementary School, Bernis Elementary School, Frisbie Middle School, Morgan Elementary School, Preston Elementary School, Hughbanks Elementary School, Kobb Middle School, Trapp Elementary School, Wilmer Amina Carter High School.

**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:**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☒ Industrial: Sq.ft. 679,390

Acres 31.08

Employees 866

☐ 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:**

Business Park Land Use designation within the Rialto General Plan; Airport Related Planned Industrial Development (I-AR) within the Rialto Airport Specific Plan.

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

The proposed project would develop an existing vacant property that would include the construction of two industrial warehouse buildings with approximately 10,000 square feet of office/mezzanine space, 866 square feet for exterior building sprinkler fire pumps, and 668,524 square feet of warehouse space for a total of 679,390 square feet on approximately 31.08 net acres. The Owner is proposing to split the existing property (referenced as Assessor Parcel No. (APN) 0264-213-18) from one large lot into two lots to allow for each of the two proposed buildings to each have their own legal parcel. Each building has been architecturally designed to allow for multiple units in various increments based on tenant demand.

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 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 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 12/2/2020 Ending Date 1/21/2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn</u>	Applicant: <u>PR/CHI Olive Grove, LLC</u>
Address: <u>401 B Street, Suite 600</u>	Address: <u>527 W 7th St, Suite 308</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Los Angeles, C 90014</u>
Contact: <u>Casey Schooner</u>	Phone: <u>(626) 221-4881</u>
Phone: <u>619-744-0111</u>	

Signature of Lead Agency Representative:  Date: 12-1-2020

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