

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 # 2022030161

Project Title: Pepper Avenue Specific Plan Amendment and Industrial Development Project

Lead Agency: City of Rialto

Contact Person: Daniel Casey, Senior Planner

Mailing Address: 105 S. Palm Avenue

Phone: (909) 820-2535

City: Rialto

Zip: 92376

County: San Bernardino County

Project Location: County: San Bernardino County City/Nearest Community: Rialto

Cross Streets: Pepper Avenue/SR-210

Zip Code: 92376

Longitude/Latitude (degrees, minutes and seconds): 34 ° 07 ' 47.4 " N / 117 ° 21 ' 04.7 " W Total Acres: 38.25

Assessor's Parcel No.: 0264-191-02, 0264-191-04, 0264-201-05, 0264-201-06, 0264-201-26

Section: Lot 37 Twp.: 1N Range: 5W Base: SBBM

Within 2 Miles: State Hwy #: State Route 210, State Route 66

Waterways: Cajon Wash

Airports: None

Railways: Southern Pacific; Santa Fe; Union Pacific

Schools: Friess Middle School, Morgan Elementary 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: Specific Plan Amendment, Precise Plan

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 13,000 Acres 2.86 Employees _____
☒ Industrial: Sq.ft. 735,185 Acres 35.56 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: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

Community Commercial/Community Commercial w/ Residential Overlay; Public Facility; Open Space

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

The proposed Project would include a Specific Plan Amendment (SPA) to add a new Light Industrial land use designation to PAs 1, 2, 3 and create a new PA 10. The SPA would split PA 1 into two separate PAs - PA 1 (2.63 acres) and a new PA 10 (11.64 acres). The maximum buildout of PAs 2, 4, and 10 would be 735,185 SF of industrial uses and the buildout of the reduced PA 1 would be 13,000 SF of commercial retail uses. The potential buildout of PAs 1, 2, 3 and 10 would result in a total development potential of 748,185 SF, or an increase of 271,535 SF of Light Industrial and Community Commercial development over the existing Specific Plan development maximum of 476,650 SF of Community Commercial.

In addition, the Project includes development of a 485,000 SF industrial warehouse on PAs 2 and 3. The building would be a maximum of 53 feet in height and would include 10,000 SF of office space and a 5,000 SF mezzanine. The proposed industrial development would be accessible via three driveways along Pepper Avenue. The proposed industrial development would install approximately 103,804 SF of new ornamental landscaping throughout the site.

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".

<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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date September 2, 2022 Ending Date October 18, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc.</u>	Applicant: <u>Howard Industrial Partners</u>
Address: <u>2355 Main Street, Suite 100</u>	Address: <u>1944 N Tustin Street, #122</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Orange, CA 92865</u>
Contact: <u>Konnie Dobrev</u>	Phone: <u>(714)602-7345</u>
Phone: <u>(949)794-1180</u>	

Signature of Lead Agency Representative: _____ Date: 8-31-2022

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