

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 # 2021020110

Project Title: The Gateway at Grand Terrace Specific Plan

Lead Agency: City of Grand Terrace Contact Person: Konrad Bolowich
 Mailing Address: 22795 Barton Road Phone: (909) 954-5175
 City: Grand Terrace Zip: 92313 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Grand Terrace

Cross Streets: Taylor Street, Van Buren Street, De Berry Street, Commerce Way Zip Code: 92313

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 112

Assessor's Parcel No.: See Attachment 1 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: Interstate 215 Waterways: Riverside Canal

Airports: Railways: Union Pacific Railroad Schools: Grand Terrace High 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:

Development Type:

Residential: Units 695 Acres 43.22
 Office: Sq.ft. Acres Employees Transportation: Type Roadway improvements 5.08 Acres
 Commercial: Sq.ft. 335,700 Acres 36.36 Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: 4.97 Gross Acres Hazardous Waste: Type
 Water Facilities: Type MGD Other: Drainage Facilities, utilities, Open Space = 22.28 Acres

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:

GP Land Use: Mixed Use ; Zoning: CM - Commercial Manufacturing, M2 - Industrial, MR - Restricted Manufacturing

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

The Project is a specific plan for the approximately 112-acre site that serves to guide future development of residential, public utilities, commercial, and public park and open space uses. Future developments will also include associated on- and off-site infrastructure improvements (roadway improvements, sewer, water, storm drain, dry utilities), under the guidance of the Project.

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".

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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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 # 6 | <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 checked="" type="checkbox"/> Other: <u>SCAQMD</u> |
| <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 JUNE 26, 2023 Ending Date AUGUST 14, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc.</u>	Applicant: <u>Lewis Management Corporation</u>
Address: <u>3801 University Avenue</u>	Address: <u>1156 N. Mountain Avenue</u>
City/State/Zip: <u>Riverside/California/92501</u>	City/State/Zip: <u>Upland/California/91786</u>
Contact: <u>Kari Cano</u>	Phone: <u>(909) 579-1216</u>
Phone: <u>(951) 543-9869</u>	

Signature of Lead Agency Representative:  Date: June 26, 2023

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

ATTACHMENT 1 – Accessor Parcel Numbers

1167-151-78	1167-151-12	1167-151-21	1167-151-64
1167-151-79	1167-151-13	1167-151-23	1167-151-73
1167-161-33	1167-171-11	1167-181-01	1167-151-71
1167-161-02	1167-171-12	1167-151-18	1167-151-11
1167-161-03	1167-151-20	1167-151-68	1167-151-14
1167-161-04	1167-151-22	1167-151-65	1167-151-24
1167-161-05	1167-181-12	1167-151-74	1167-151-17
1167-151-09	1167-181-13	1167-151-75	1167-151-10