

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: Pepper Avenue Specific Plan Amendment and Industrial Development Project

Lead Agency: City of Rialto Contact Person: Daniel Casey
 Mailing Address: 150 S. Palm Avenue Phone: (909) 820-2535
 City: Rialto, CA Zip: 92376 County: San Bernardino

Project Location: County: San Bernardino 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 #: SR 210 Waterways: Cajon Wash
 Airports: _____ Railways: Union Pacific Schools: Frisbee 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 _____ Transportation: Type _____
 Commercial: Sq.ft. 13,000 Acres 2.86 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 735,185 Acres 35.56 Employees _____ 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:

Pepper Avenue Specific Plan - Community Commercial

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

See attached page.

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 # <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 March 4, 2022 Ending Date April 4, 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 North Tustin Street, Suite 122</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Orange, CA 92865</u>
Contact: <u>Konnie Dobreva</u>	Phone: <u>(714) 602-7345</u>
Phone: <u>(949) 794-1180</u>	

Signature of Lead Agency Representative: _____ Date: 2-28-2022

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

Project Description

The proposed Project includes two distinct components:

- (1) a Specific Plan Amendment (“proposed Specific Plan Amendment”) to add a new Light Industrial land use designation to PAs 1, 2, 3 and create a new PA10; and
- (2) a development application for the construction and operation of a 485,000 square foot cross dock industrial warehousing building on PAs 2 and 3 (“proposed industrial development”).

The proposed Specific Plan Amendment includes the following changes to the Pepper Avenue Specific Plan:

Light Industrial Land Use Designation. The Draft Specific Plan Amendment states that the Light Industrial land use designation is intended to accommodate a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site’s location near the SR 210. The land use designation accommodates storage and warehousing uses, such as e-commerce, high cube warehouses, or distribution, and a wide range of manufacturing and assembly uses are also permitted. The development standards for the new Light Industrial Land Use designation includes building and landscape setbacks, building height limits, and signage requirements.

Light Industrial Development Standards. The development standards for the new Light Industrial land use designation include building and landscape setbacks, building height limits, and signage requirements.

Changes to Planning Areas 1, 2, and 3. The proposed Specific Plan Amendment would split PA 1 into two separate PAs – PA 1, encompassing approximately 2.86 acres, and the new PA 10, encompassing approximately 11.56 acres. The reduced PA 1 would remain as Community Commercial and no land use designation changes would occur. The proposed Specific Plan Amendment applies the new Light Industrial land use designation to PA 10. The Light Industrial land use designation is also applied to PAs 2 and 3, which encompass the northeastern portion of the Specific Plan area adjacent to SR-210.

The proposed Specific Plan Amendment identifies the maximum buildout of PAs 2, 3, and 10 to be 735,185 square feet of industrial uses. The reduced PA 1 would have a maximum buildout of 13,000 square feet 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.

Proposed Industrial Development

Light Industrial Warehousing Uses. The proposed industrial development would develop a 23.83-acre site, comprised on PAs 2 and 3, with one approximately 485,000 square foot cross dock industrial warehousing building, that would be 46-feet in height and include up to 10,000 SF of office space and a 5,000 square foot mezzanine. The building would have 62 loading docks on the north side of the building and 54 loading docks on the south side of the building. The building would also have 4 drive through doors; two on each side of the building. The building would be used for sorting, warehousing, distribution, and office space.

Access, Circulation, and Parking. The proposed industrial development would be accessible via two driveways: a 40-foot-wide access from Pepper Avenue at the southwest corner of the industrial development site for truck access to the gated loading bays and trailer parking, and a 40-foot-wide driveway from Pepper Avenue at the northwest corner of the industrial development site for passenger car access. Internal vehicular circulation would be provided around the building. Within the industrial development site, truck and trailer parking and loading would be located in the northern and southern portions and passenger car parking would be within the western portion and would be provided pursuant to the City of Rialto Municipal Code.

Landscaping and Fencing. The proposed industrial development would install approximately 69,925 SF of new ornamental landscaping throughout the site that would include a variety of trees, shrubs, accent species, and ground covers and water efficient irrigation that is compliant with California Title 24.

The Project includes installation of 9-foot-high walls along Pepper Avenue and along approximately 157 feet of the northern site boundary and along approximately 738 feet of the southern site boundary. The remainder of the site boundary would be lined with 8-foot-high tubular steel fencing.

Infrastructure Improvements. The industrial development site is located within an area that contains existing infrastructure within the adjacent right-of-way. The proposed industrial development would install onsite infrastructure that would connect to the existing infrastructure that is adjacent to the site.