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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022030161

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

Lead Agency: City of Rialto

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Project Location: Rialto, San Bernardino County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would result in significant and unavoidable impacts related to air quality and greenhouse gas emissions. The Project would implement MM AQ-1 requiring Tier 4 construction equipment; MM AQ-2 requiring emissions modeling for future development in PA 1 and PA 10; MM AQ-3 requiring idling regulation signage; MM AQ-4 requiring EPA Smartway features; MM AQ-5 requiring energy efficient vendor trucks; MM AQ-6 requiring EV charing stations and carpool parking; MM AQ-7 requiring electric interior vehicles; MM AQ-8 requiring a transportation management association; MM BIO-1 & MM BIO-2 requiring measures for minimizing impacts to Riversidean alluvial fan sage scrub; MM BIO-3 requiring measures for minimizing impacts to Santa Ana River woollystar; MM BIO-4, MM BIO-5, and MM BIO-6 requiring measures for minimizing impacts to San Bernardino Kangaroo Rat critical habitat and species; MM BIO-7 requiring surveys for burrowing owl preconstruction activities; MM BIO-8 requiring regulatory permits for impacts to jurisdictional features; MM BIO-9 requiring a preconstruction nesting bird survey; MM CUL-4 requiring archaeological and tribal monitoring; MM CUL-5 requiring measures for incidental discoveries; MM CUL-6 requiring preparation of an archaeological monitoring report; MM CUL-7 requiring measures for encountering human remains; MM TRAF-1 requiring payment of DIF fees; MM TCR-1 requiring tribal monitoring; MM TCR-2 requiring procedures for if human remains are encountered; MM TCR-3 requiring procedures for burials and funerary remains.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Traffic, air quality, health impacts, safety, greenhouse gas emissions, noise, land use and zoning.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board

West Valley Water District

South Coast Air Quality Management District