

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: San Jacinto Commerce Center

Lead Agency: City of San Jacinto Contact Person: Kevin White
 Mailing Address: 595 S. San Jacinto Avenue Phone: (951) 487-7330 Ext. 306
 City: San Jacinto Zip: 92583 County: Riverside

Project Location: County: Riverside City/Nearest Community: San Jacinto

Cross Streets: Ramona Boulevard (Record Road), Odell Avenue, Sanderson Avenue, and Cottonwood Road Zip Code: 92583

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 29.33 " N / 117 ° 0 ' 57.22 " W Total Acres: 660

Assessor's Parcel No.: Various Section: Various Twp.: 4S Range: 1W Base: SBBM

Within 2 Miles: State Hwy #: SR- 79 Waterways: San Jacinto River, Casa Loma Canal, San Diego Canal

Airports: N/A Railways: N/A Schools: Megan Cope Elementary School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>9,000,000</u> Acres <u>448</u> Employees <u>8,737</u> | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>Public - Flood Control and Open Space - 66 acres</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/ Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Energy/ Greenhouse</u> |

Present Land Use/Zoning/General Plan Designation:

Agricultural Uses/ SP (Specific Plan - Villages of San Jacinto Specific Plan)/ RM (Residential Medium)

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

See attachment.

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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	Other: _____
<input checked="" type="checkbox"/> Health Services, Department of	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 April 3, 2024

Ending Date May 6, 2024

Lead Agency (Complete if applicable):

Consulting Firm: Albert A. Webb Associates

Applicant: San Jacinto Master Developer, LLC

Address: 3788 McCray Street

Address: 130 Vantis Suite 200

City/State/Zip: Riverside, CA 92506

City/State/Zip: Aliso Viejo, CA 92656

Contact: Melissa Perez, Senior Environmental Planner

Phone: (415) 806-4705

Phone: (951) 320-6007

Signature of Lead Agency Representative: 

Date: 4/12/24

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

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL ATTACHMENT (San Jacinto Commerce Center)

Assessor Parcel Numbers

432-030-006, 432-030-010, 432-030-011, and 432-030-012

Sections

17, 18, 19, 20, 29, and 30

Project Description

The approximate 660 acre Project Footprint consists of an approximately 514-acre "Project site" and approximately 146-acres of "offsite improvement areas". The Project site is located within Sections 17, 18, 19, 20, 29, and 30, Township 4 South and Range 1 West of the San Bernardino Baseline and Meridian, identified on the Lakeview, California USGS 7.5 Quadrangle Map and encompasses Assessor's Parcel Numbers (APNs): 432-030-006, 432-030-010, 432-030-011 and 432-030-012. The offsite improvement areas are located within unimproved and partially improved rights-of-ways (ROWs).

The proposed Project would replace the Villages of San Jacinto Specific Plan (VSJ SP) with the San Jacinto Commerce Center Specific Plan (SJCC SP), change the underlying General Plan Land Use and Zoning designations, provide an updated Zoning Ordinance, subdivide the Project site into 13 parcels, and include a Development Agreement (DA); all to provide a plan for future implementing development projects. The proposed Project proposes the entitlements necessary for the planning of future development speculative industrial warehouse buildings, ancillary and complementary uses, associated parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future development on the approximately 514-acre Project site. The approximately 146 acres of offsite improvement areas would be planned for future utility, drainage, and roadway improvements necessary to support future development. The offsite improvement areas are located within unimproved and partially improved rights-of-ways (ROWs).

The intent of the SJCC SP is to provide high quality industrial land uses to serve existing and future residents, employees, and businesses of the City of San Jacinto and Riverside County. The goal of the SJCC SP is to ensure economic viability, functional integrity, and a positive aesthetic impact on the surrounding community. The proposed SJCC SP will guide the buildout of the Project site through seven planning areas (PAs). The SP would provide for land uses with interrelated opportunities and consist of industrial (I) and Public (P) land use designations.

The Industrial land use designation would allow for future industrial warehouse buildings, ancillary and complementary uses, parking, landscaping, amenity spaces, trails, bike paths, and infrastructure necessary to support future implementing development. A portion of industrial tenant space may also be utilized for office or retail space or ancillary support services. Other uses that are determined to be compatible with the primary Industrial use may be allowed by the SJCC SP. The average overall intensity of development will provide a floor area ratio (FAR) of up to 0.55.

The Public land use designation would provide for publicly-owned facilities and properties, including regional and subregional drainage, basin, and other public facilities. The SJCC SP would permit uses in these PAs that are determined to be compatible with the primary Public land use, including but not

limited to open space areas, hiking, biking, or recreational spaces.

The SJCC SP also includes two Overlays which would allow for additional uses as permitted by the SJCC specific to certain PA's or additional design requirements as defined below:

- **Industrial Support Overlay (ISO).** This overlay would allow for industrial/business support services, including, but not limited to food service, gas stations, and limited retail uses within the SJCC SP without affecting the integrity of areas available for industrial uses.
- **Sanderson Avenue Restricted Overlay (SO).** This overlay is intended to provide additional design guidance to support the corridor along Sanderson Avenue. The SO would restrict certain heavier industrial and outdoor uses by establishing a maximum building height of 60 feet from within the first 300 feet of Sanderson Avenue. If a portion of a building falls within the Sanderson Overlay area, the restrictions will apply to any outdoor component of the use within the 300' buffer that has the potential for visual impacts. Drainage infrastructure within the SO will require landscape screening.

The SJCC SP would also include open space areas, amenity areas, requirements for pedestrian connections and a proposed 12-foot wide trail along Sanderson Avenue.

The proposed Project could develop under two different future development scenarios. In order to analyze the potential for cold storage uses, each development scenario is defined below to ensure the most conservative environmental analysis is considered. Future implementing development projects would develop as Development Scenario 1 or Development Scenario 2, as reflected in **Figure 4, Conceptual Land Use Plan – Development Scenario 1** and **Figure 5, Conceptual Land Use Plan – Development Scenario 2**.

Development Scenario 1 –

Table A, Planning Area Summary (Development Scenario 1) below, identifies land use designations for each Planning Area and maximum buildout potential for this scenario.

Table A, Planning Area Summary (Development Scenario 1)

Planning Area	Land Use Designation	Overlay Area(s)	Gross Acres	Maximum Square Footage	Maximum Floor Area Ratio (FAR)
PA-1	I		95	2,132,845	0.60
PA-2	I	SO	125	2,853,120	0.55
PA-3	I	SO	131	2,377,610	0.55
PA-4	I	ISO/SO	97	1,636,425	0.50
PA-5	P		25	NA	NA
PA-6A	P		13	NA	NA
PA-6B	P		28	NA	NA
Totals			514	9,000,000	0.55

As reflected above, PA's 1 through 4 would be designated Industrial (I) allowing for a maximum of 9 million square feet of industrial land uses, as well as related supporting land uses as permitted by the SJCC SP. PA's 5, 6A, and 6B would be designated Public (P) and provide for flood control and open space land uses. Planning Areas 2 through 4 are also part of the Sanderson Avenue Restricted Use Overlay (SO) while PA 4 is also part of the Industrial Support Overlay (ISO).

Development Scenario 2 –

Table B, Planning Area Summary (Development Scenario 2) below, identifies land use designations for each planning area and maximum buildout potential for this scenario.

Table B, Planning Area Summary (Development Scenario 2)

Planning Area	Land Use Designation	Overlay Area(s)	Gross Acres	Maximum Square Footage	Maximum Floor Area Ratio (FAR)
PA-1	I		95	2,132,845	0.60
PA-2	I	SO	125	2,853,120	0.55
PA-3	I	SO	183	1,200,000	0.55
PA-4	I	ISO/SO	45	770,575	0.50
PA-5	P		25	NA	NA
PA-6A	P		13	NA	NA
PA-6B	P		28	NA	NA
Totals			514	6,956,540	0.55

As reflected above, PA's 1 through 4 would be designated Industrial (I) allowing for a maximum of approximately 6.9 million square feet of industrial land uses that include cold storage, as well as related supporting land uses as permitted by the SJCC SP. Cold storage use would be an allowable use within PA's 1 through 4 and is anticipated to occur primarily within PA3. However, cold storage uses may develop within any of the PA's designated Industrial within Development Scenario 2 provided the overall maximum cold storage square footage does not exceed 1.2 million square feet. PA's 5, 6A, and 6B would be designated Public (P) and provide for flood control and open space land uses. Planning Areas 2 through 4 are also part of the Sanderson Avenue Restricted Use Overlay (SO) while PA 4 is also part of the Industrial Support Overlay (ISO).

The Project also includes a number of offsite improvements for future implementing development projects.

Primary vehicular access to the Project site would be provided from Sanderson Avenue which is located on the Project sites eastern boundary at future streets De Anza Avenue and Bridge Street. Access would also be obtained from Ramona Boulevard along the northern Project boundary at future Cawston Avenue, and several driveways along Ramona Boulevard. Cawston Avenue would traverse the center of the Project site and would link Ramona Boulevard on the northern Project boundary with future Bridge Street within the southern portion of the site. Under Development Scenario 2 segments of Cawston Street and Bridge Street would be removed from the General Plan Circulation Element. A segment between De Anza Drive and Bridge Street would be removed as a General Plan roadway from Cawston Street, while a segment between Sanderson Avenue and Cawston Street would be removed as a General Plan roadway from Bridge Street, such that the two streets would terminate at the Project site.

The Project site is located within the service area of Eastern Municipal Water District (EMWD) for potable, recycled water, and wastewater treatment; while the City of San Jacinto Wastewater Department would provide for the collection of wastewater. EMWD will provide water services to the Project from the existing 12-inch waterline located in Sanderson Avenue. The Project proposes new 12-inch to 18-inch facilities in Sanderson Avenue, De Anza Drive, Ramona Boulevard (Record Road), and Bridge Street. All wells will be properly abandoned with the development of the Project. All new water

lines located in new or existing public rights-of-way will be maintained by EMWD. EMWD will also provide sewer services to the Project from the existing 30-inch sewer trunk line located on Ramona Boulevard (Record Road). The Project proposes to install 10-inch to 18-inch diameter sewer lines throughout the proposed site that will connect to the existing sewer line. All sewer lines located in new or existing public rights-of-way will be maintained by the City.

Future implementing development of the Project site would occur in four phases, respective of each development scenario. The Phasing Plan allows for the simultaneous development of more than one phase at a time. Each phase may be divided into sub-phases as necessary but will ultimately be determined by market demand and infrastructure availability. The utilities and backbone systems within the SJCC SP would be constructed in phases as needed in order to facilitate development and support development within any one planning area. The exact phasing and timing in which roadways and other infrastructure are constructed is dependent on the location of each Planning Area and development needs.
