REVISED Notice of Preparation (NOP) and Scoping Meeting
San Jacinto Commerce Center Environmental Impact Report

The red underlined text below show the revisions to the previously posted NOP dated April 3, 2024.

REVISED Date:	May 2, 2024
To:	State Clearinghouse, Agencies, Organizations, and Interested Parties
Subject:	Notice of Preparation and Scoping Meeting for the San Jacinto Commerce Center Project - San Jacinto Commerce Center Specific Plan (SJCC SP), General Plan Amendment (GPA), Change of Zone (CZ), Tentative Parcel Map (TPM), Development Agreement (DA), and Draft Environmental Impact Report.
Scoping Meeting:	PLEASE NOTE THAT SCOPING MEETING HAS ALREADY TAKEN PLACE Tuesday April 23, 2024, 5:00 p.m. to 6:00 p.m. (To be held in person) **San Jacinto Community Center** 625 S. Pico Avenue, San Jacinto, CA 92583
Comment Period:	THE CITY HAS EXTENDED THE COMMENT PERIOD AS SHOWN BELOW. Wednesday April 3, 2024 to Monday, June 3, 2024

NOTICE IS HEREBY GIVEN that the City of San Jacinto (City) will prepare an Environmental Impact Report (EIR) for the San Jacinto Commerce Center Specific Plan Project (Project). The City is the lead agency for the project. An Initial Study has been prepared and determined that an EIR is required for the project, based on its potential to cause significant environmental effects (State Guidelines Sections 15060 and 15081). The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the State of California Environmental Quality Act (CEQA) Guidelines § 15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project; and (3) notice the public scoping meeting.

Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. The Initial Study prepared for the proposed Project is available at https://www.sanjacintoca.gov/city_departments/community-development/planning/c_e_q_a. Additional project documents and information are available at the City of San Jacinto, Planning Department, located at 595 S. San Jacinto Ave, San Jacinto, CA 92583.

For questions regarding this notice, please contact Kevin White – Planning Manager at (951) 487-7330 or by email at Kwhite@sanjacintoca.gov

Notice of Preparation Comment Period: The City, as Lead Agency, requests that responsible and trustee agencies, all interested parties, and the Office of Planning and Research, respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code § 21080.4, responsible

agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than the comment period deadline identified below. In accordance with the time limits established by CEQA, the NOP public review period will begin on Wednesday April 3, 2024 and end on Monday, June 3, 2024.

In the event that the City does not receive a response from any Responsible or Trustee Agency, or by any interested parties, by the end of the review period, the City may presume that the Responsible Agency, Trustee Agency, or interested party has no response to make (State CEQA Guidelines Section 15082(b)(2)). Comments in response to this notice must be submitted to the address below, or by email by the close of the NOP review period, which is 5:00 PM on Monday, June 3, 2024:

Kevin White – Planning Manager, City of San Jacinto
595 S. San Jacinto Ave
San Jacinto, CA 92583
Email: Kwhite@sanjacintoca.gov

Scoping Meeting

The City will hold a scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR. The scoping meeting will be held on **Tuesday April 23, 2024, at 5 p.m. Please note that this scoping meeting has already taken place.** The meeting will be conducted in person in San Jacinto Community Center. The scoping meeting will not discuss the merits of the project, but rather the environmental topics to be included in the environmental review.

Public Agency Approvals

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of San Jacinto, as the Lead Agency, is charged with the responsibility of deciding whether to approve the Project. The following approvals and permits are required from the City of San Jacinto to implement the project:

- Certification of the EIR;
- San Jacinto Commerce Center Specific Plan (SJCC SP) (PLAN23-0001);
- General Plan Amendment (GPA) (PLAN23-0002);
- Change of Zone (CZ) (PLAN23-0003);
- Tentative Parcel Map No. 38505 (TPM) (SUB24-0010);
- Development Agreement (DA).

Approvals and permits that may be required by other agencies include:

- Caltrans – Encroachment permits;
- Eastern Municipal Water District (EMWD) – Approval of Water Supply Assessment and water and sewer improvement plans;
- Permits or associated approval by other utility agencies, as necessary, for installation of new utility infrastructure or connections to existing facilities;
- Riverside County Flood Control and Water Conservation District (RCFCWCD) – Encroachment permits and approval of construction of the Line V and Line E MDP storm drain lines;

- Santa Ana Regional Water Quality Control Board (RWQCB) – A National Pollutant Discharge Elimination System (NPDES) permit; and
- South Coast Air Quality Management District – Approval of permits to install and operate diesel-powered emergency backup generators and compliance with the Indirect Source Rule (Rule 2305) for warehouse owners and operators.

Project Location and Setting

The approximate 660-acre Project Footprint is located south of Ramona Boulevard (Record Road), east of Odell Avenue, west of Sanderson Avenue, and north of Cottonwood Road in the City of San Jacinto, Riverside County, California as depicted **Figure 1**, **Regional Location Map** and **Figure 2**, **Project Boundary**. The 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 as shown in **Figure 3, USGS Topographical Map**. The Project site 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 City of San Jacinto General Plan designates the Project APN's 432-030-006, -010, and -011 as Specific Plan – Villages of San Jacinto (VSJ SP) and APN 432-030-012 as RM (Residential Medium). VSJ SP was approved by the City of San Jacinto's City Council in February 2010.

Project Description

The proposed Project would replace the VSJ SP with the San Jacinto Commerce Center Specific Plan (SJCCSP), 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 of 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 infrastructure, basins, 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 as well as the future extension of De Anza Avenue and Bridge Street. Access would also be obtained from the extension of Ramona Boulevard (Record Road) along the northern Project boundary and the future extension of 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 may be removed from the General Plan Circulation Element. A segment between De Anza Drive and Bridge Street may be removed as a General Plan roadway from Cawston Street, while a segment between Sanderson Avenue and Cawston Street may also 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

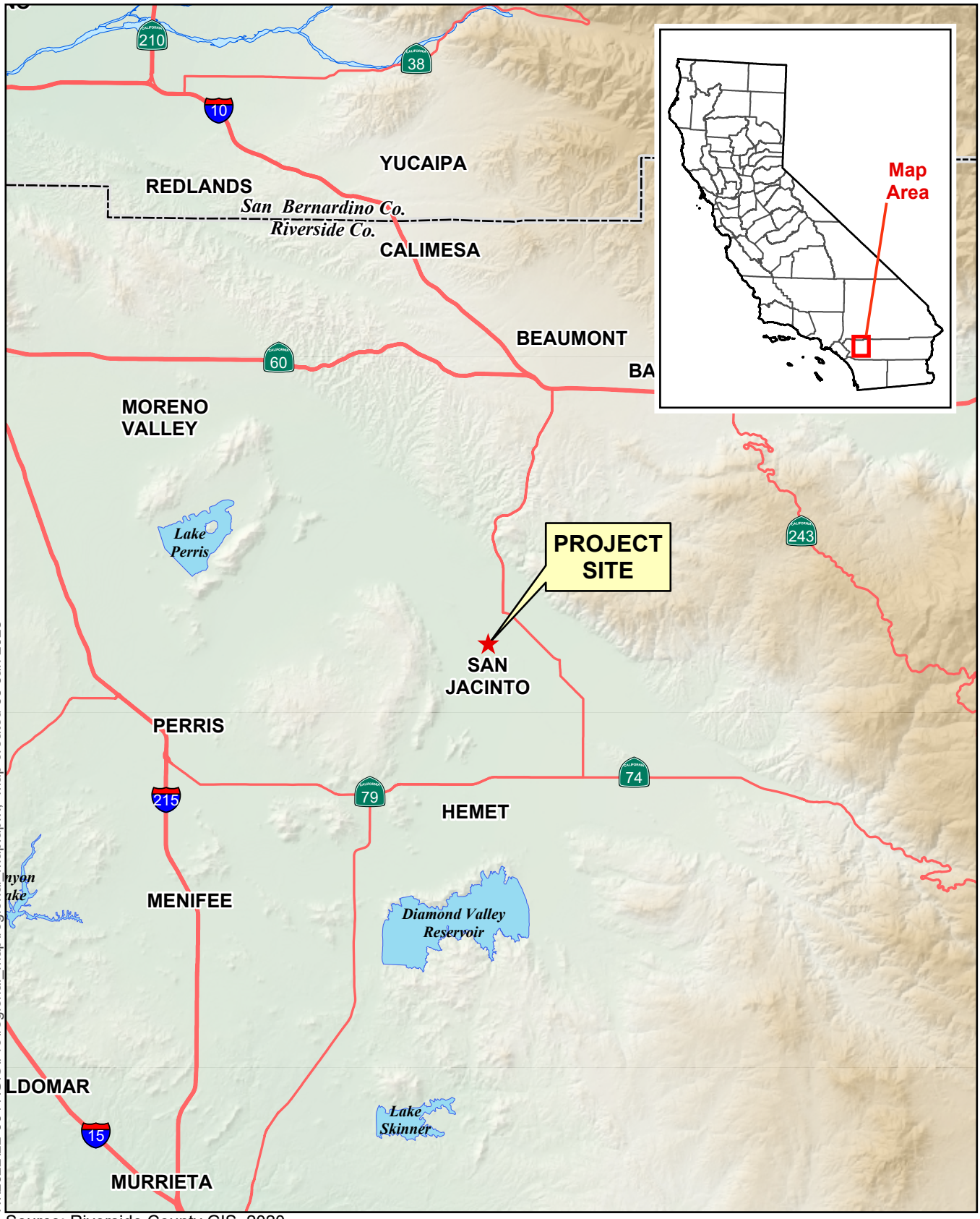
by the City.

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.

Environmental Factors Potentially Affected

The proposed project could potentially affect the following environmental factors, and each will be addressed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance



Source: Riverside County GIS, 2020

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Figure 1 - Regional Map

San Jacinto Commerce Center

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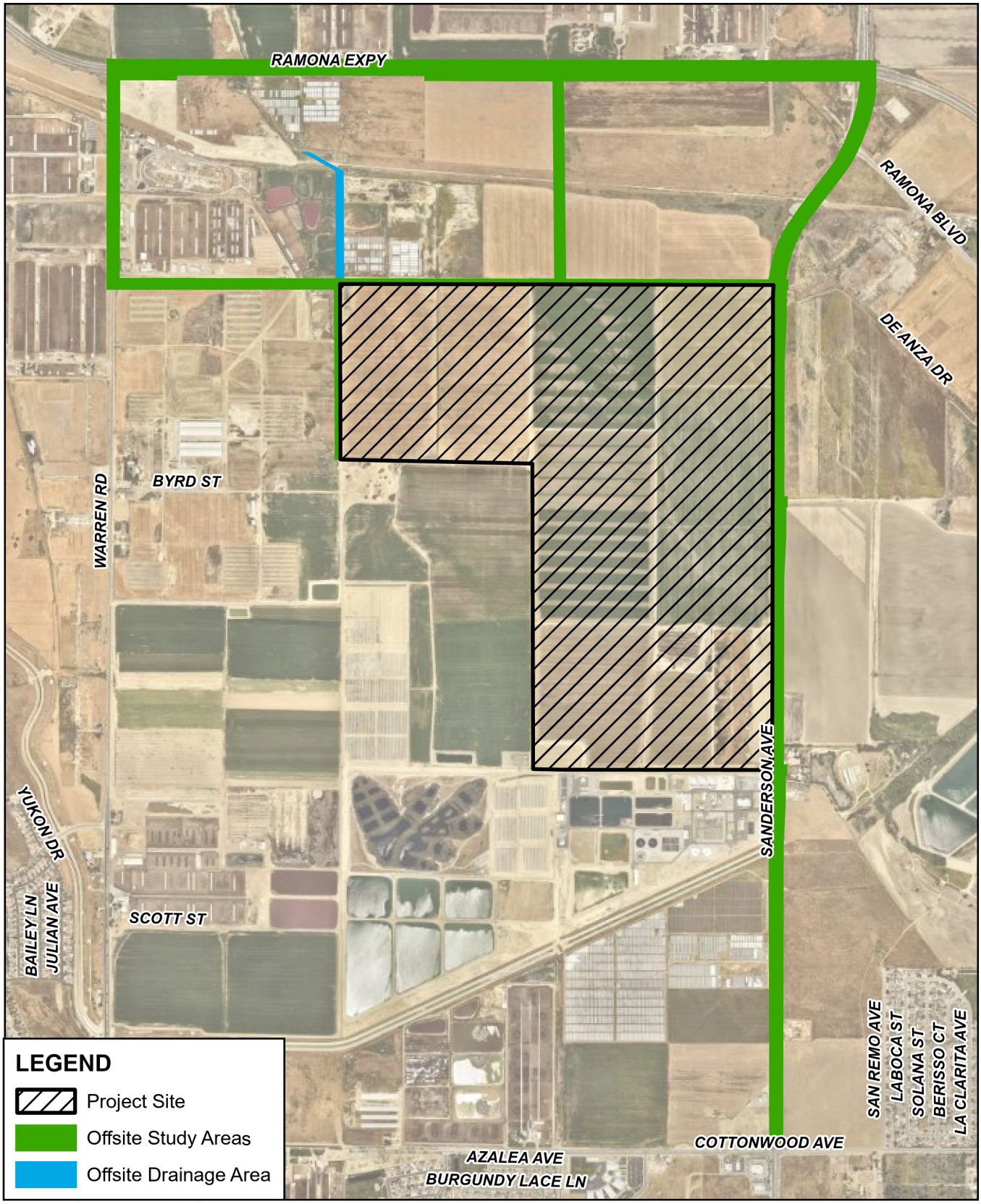

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Source: Nearmap, 2023; Riverside Co. GIS, 2020.

Figure 2 - Site Boundary

San Jacinto Commerce Center

0 1,000 2,000 3,000 Feet

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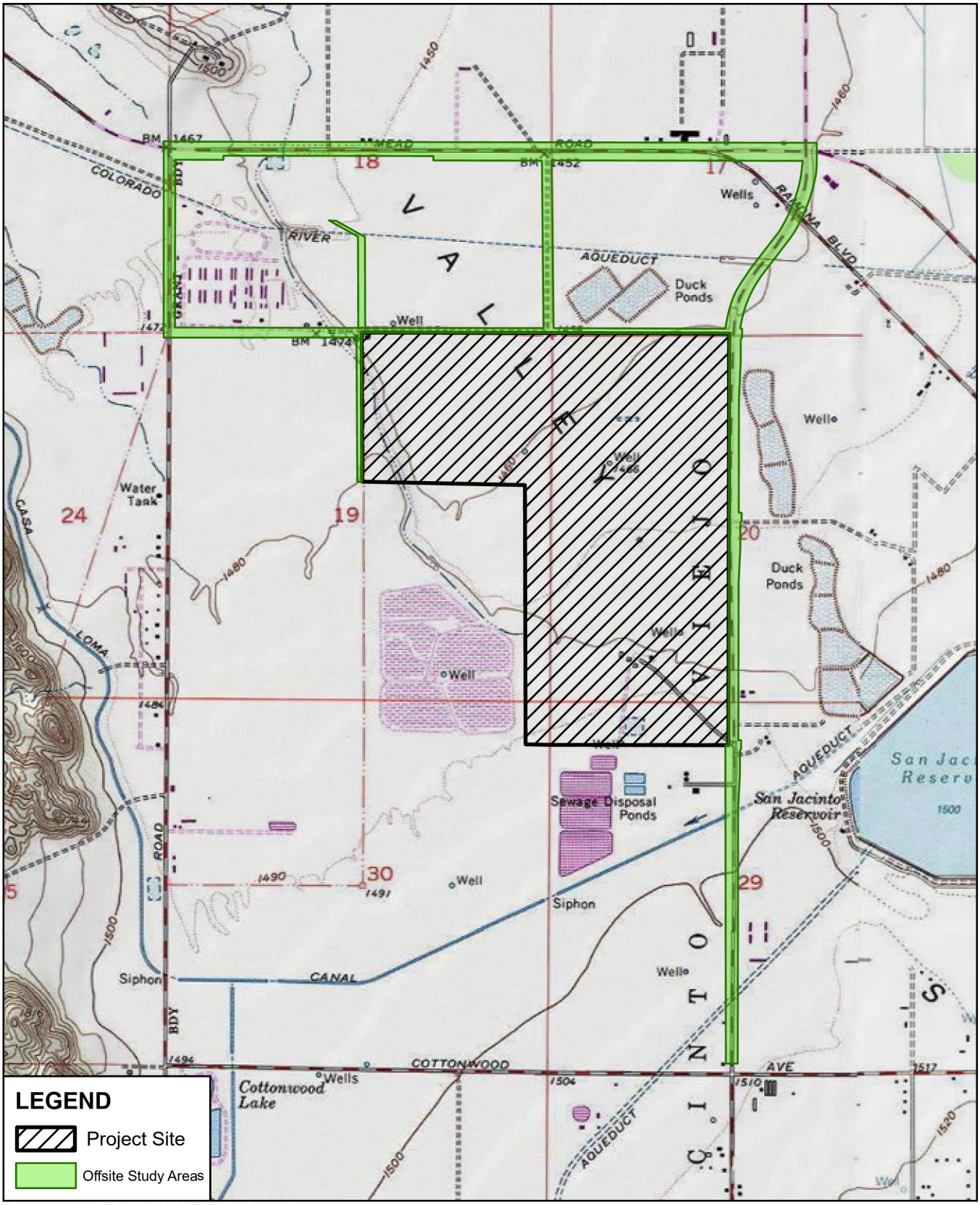

Sources: ESRI / USGS 7.5min Quads:
LAKEVIEW, SAN JACINTO

0 1,000 2,000 3,000 Feet

Figure 3 - USGS Topographical Map

San Jacinto Commerce Center

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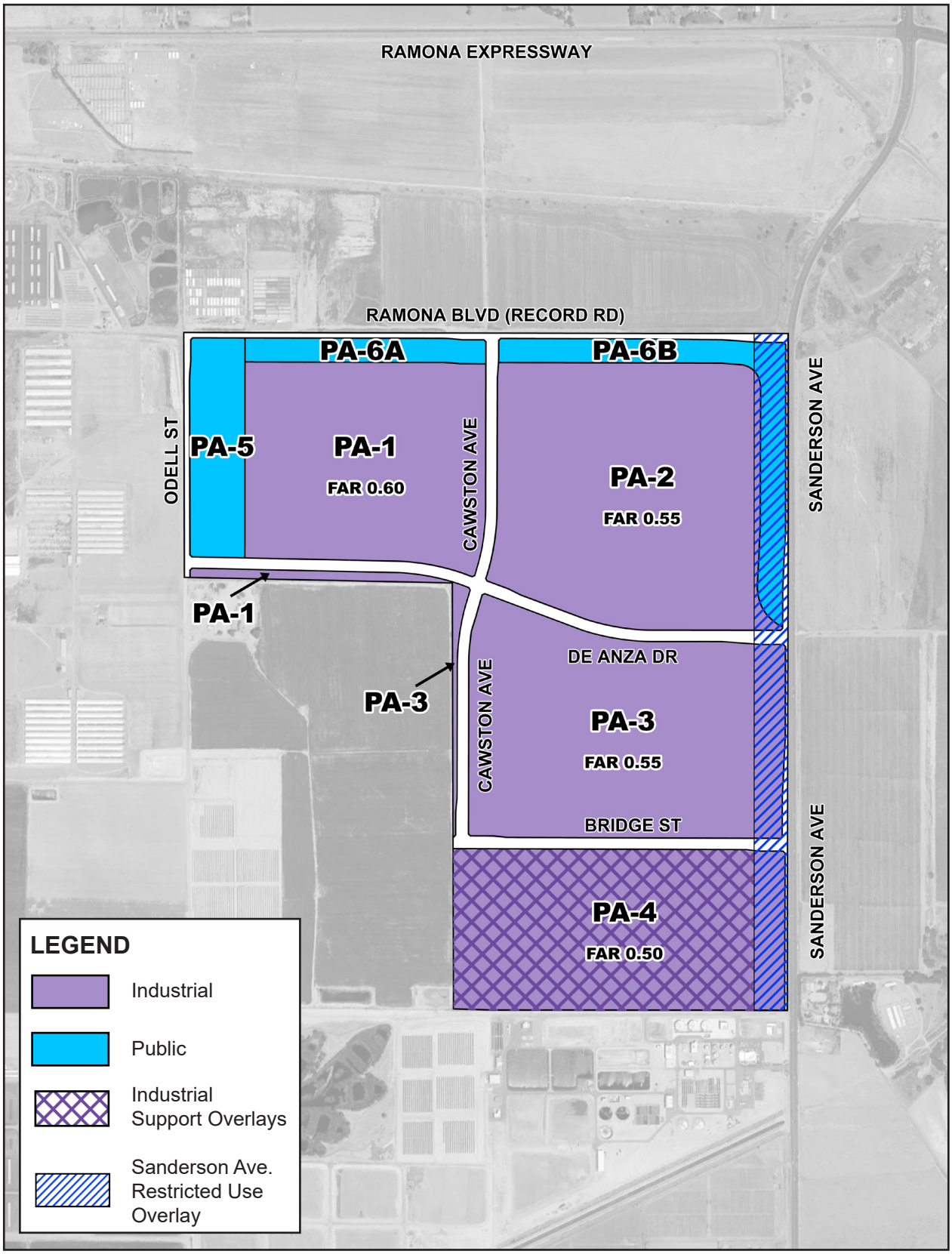

Figure 4 - Conceptual Land Use Plan - Development Scenario 1

San Jacinto Commerce Center Specific Plan

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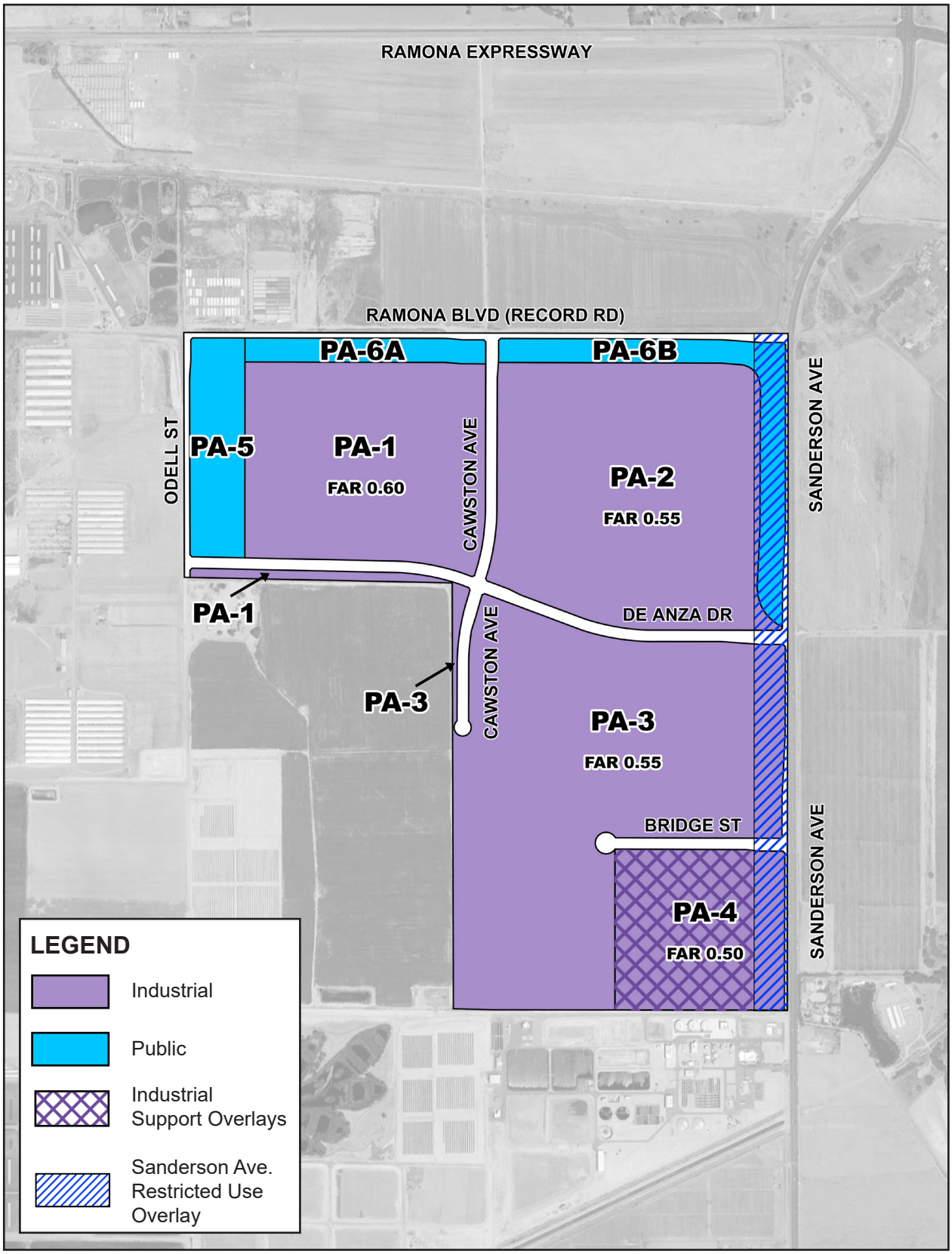

Figure 5 - Conceptual Land Use Plan - Development Scenario 2

San Jacinto Commerce Center Specific Plan

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