

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: Gateway Specific Plan Amendment - East Valley Boulevard

Lead Agency: City of Rialto Contact Person: Jason Costa
 Mailing Address: 150 S. Palm Avenue Phone: (909) 820-2525 x2211
 City: Rialto Zip: 92376 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Rialto
 Cross Streets: East Valley Boulevard and South Riverside Avenue Zip Code: 92376
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 09 ' 09.9 " N / 117 ° 24 ' 01.6 " W Total Acres: 3.83
 Assessor's Parcel No.: 0132-122-04, 0132-122-07, 0132-122-23 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: Interstate-10 Waterways: N/A
 Airports: N/A Railways: Union Pacific Railroad Schools: Rialto Unified School District

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

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: No development. General and Specific Plan Amendments only.
 Water Facilities: Type _____ MGD _____

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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Retail and Vacant/Zoning: Single-Family Residential (R-1A)/General Plan: Residential 6

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

The proposed project involves a Specific Plan Amendment to change the specific plan land use designation of three properties from Retail Commercial (R-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan and a General Plan Amendment to change the General Plan Land Use designation of the same three properties from General Commercial to Business Park. No new development is proposed for this 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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input 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 type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 type="checkbox"/> Fish & Game Region # _____ | <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 type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 12, 2026 Ending Date April 10, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>TLKM, LLC</u>	Applicant: <u>Ron Willemsen</u>
Address: <u>449 West Foothill Boulevard #104</u>	Address: <u>11258 Wingate Drive</u>
City/State/Zip: <u>Glendora, CA 91741</u>	City/State/Zip: <u>Rancho Cucamonga, CA 91701</u>
Contact: <u>Kevin Kent</u>	Phone: <u>(951) 538-8714</u>
Phone: <u>(626) 808-5067</u>	

Signature of Lead Agency Representative:  Date: 3/5/2026

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