



City of Rialto California

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Received on: 06-26-24

Remove on: 07-29-24

Date: June 27, 2024

To: State Clearinghouse, Responsible and Trustee Agents, Interested Organizations and Individuals

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) and Notice of a Public Scoping Meeting (Scoping Meeting) for the Locust Gateway Development Project

Lead Agency

City of Rialto
Community Development Department, Planning
Division
150 S. Palm Avenue
Rialto, CA 92376
Attention: Daniel Casey

Consulting Firm

Kimley-Horn and Associates
1100 W. Town & Country Road, Ste. 700
Orange, CA 92868
Attention: Dana C. Privitt, AICP

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Due to the time limits mandated by State law, we request that your response to this Notice of Preparation (NOP) be sent at the earliest possible date.

Notice of Preparation Review Period: June 27, 2024 to July 26, 2024

Public Scoping Meeting: July 11, 2024 at 6:00 PM at Rialto City Hall, Council Chambers, 150 S. Palm Avenue, Rialto, CA 92376

Project Title: Locust Gateway Development Project

Location: The project site is located the City of Rialto in San Bernardino County, California. The L-shaped project site is approximately 0.8-mile north of the State Route 210 (SR-210) freeway; see **Figure 1, Regional Location Map**. The Project is proposed on an approximately 40-acre lot (Assessor Parcel Number [APN] 0239-19-223).

Project Summary: Brookfield Properties (Applicant) is proposing to develop an industrial warehouse building with 82 dock doors, surface parking, and a truck trailer storage lot. The 666,265-square-foot (sf) warehouse would have 656,265 sf of warehouse space, 5,000 sf of office space, and 5,000 sf of an office mezzanine. The proposed Project would include 291 standard parking stalls, 8 Americans with Disabilities Act (ADA) stalls, and 74 electric vehicle (EV) stalls for a total of 373 stalls. The truck trailer storage lot would have up to 372 trailer spots. Vehicular access to the project site would be from West Lowell Street and North Locust Avenue.

Purpose of the Notice of Preparation

The purpose of this Notice of Preparation (NOP) is to fulfill legal notification requirements and inform the public, and CEQA Responsible and Trustee Agencies, that an EIR is being prepared by the City of Rialto for the Project. The City is requesting comments and guidance on the scope and content of the EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public.



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The City, as Lead Agency, respectfully requests that any Responsible or Trustee Agency responding to this notice reply in a manner consistent with State CEQA Guidelines Section 15082(b). Your agency may use the EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the Project.

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the EIR. Based on the time limits defined by the State CEQA Guidelines, the 30-day public review/comment period on the NOP will commence on June 27, 2024 and conclude on July 26, 2024 at 6:00 p.m.

Comments must be submitted in writing or via email to:

Daniel Casey
City of Rialto
Community Development Department, Planning Division
150 South Palm Avenue
Rialto, CA 91730
Phone: 909-421-7246
Email: dcasey@rialtoca.gov

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Please include the name, phone number, email, and address of a contact person in your response. If comments are submitted by e-mail with attachments, it is recommended that the attachments be delivered in writing. Virus protection measures and variety of formats for attachments can limit the ability for the attachments to be delivered.

Public Scoping Meeting

The City will hold a public Scoping Meeting to present the proposed Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. Questions regarding the Scoping Meeting should be directed to Daniel Casey (see contact information above). You may also provide oral or written comments in person at the Scoping Meeting.

Date and Time: July 11, 2024 at 6:00 p.m.

Location: City of Rialto
Council Chambers
150 South Palm Avenue
Rialto, CA 91730

Special Accommodations. Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Rialto no later than Monday, July 8, 2024 (see contact information above).



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Locust Gateway Development Project Project Summary

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Project Setting

The project site is located the City of Rialto in San Bernardino County, California. The approximately 40-acre, L-shaped project site is about 0.8-mile north of the SR-210 freeway; see **Figure 1, Regional Location Map**. The project site is identified as Assessor Parcel Number [APN] 0239-19-223 and is bordered by West Lowell Street to the north, existing light industrial uses to the east, a concrete mixing operation to the south, and Lake Padden Lane to the west; see **Figure 2, Project Vicinity Map**.

The project site is currently vacant and undeveloped; there are remnants of a World War II era bunker structure and rail spurs in the southern portion of the project site. The majority of the site is covered in non-native grassland.

Project Characteristics

The site plan for the Project is depicted on **Figure 3, Project Site**. Project implementation would remove all existing vegetation to allow for the construction of a 666,265-sf warehouse, inclusive of a 5,000-sf office space and 5,000-sf office mezzanine, with a fence-secured dock area comprised of 82 dock doors. In addition to the warehouse, the Project would also include a gate-secured truck trailer parking lot with 372 stalls in the eastern portion of the project site.

The project site has a General Plan land use designation of General Industrial, is zoned Rialto Airport Specific Plan, and has a Specific Plan land use designation of General Manufacturing (I-GM).

The Project would be constructed of concrete tilt-up panels with architectural treatments for visual relief along the building facades. The exterior elevations would be painted in white and grey tones with blue accents. Windows would have blue window glazing. Rooftop mechanical equipment would be screened. The northeastern corner of the warehouse would have an enhanced corner entry with glass and articulated treatments.

Circulation and Parking

Vehicular access to the project site would be from three driveways on West Lowell Street, one driveway on North Locust Avenue. Restricted access for emergency vehicles would be provided via two driveways on Lake Padden Lane. A majority of employees would access the project site via the two westernmost driveways on North Lowell Street. The main driveway access for trucks entering the project site would be the central West Lowell Street driveway as it leads toward the gated dock door area. Trucks would also use a secondary access to the secured dock door area from the southernmost driveway entrance on Lake Padden Lane.

The secured truck trailer parking area would be accessed by the easternmost driveway on North Lowell Street and the driveway on North Locust Avenue. In instances where there are schedule delays related to trailer drop off or pick up, trucks can enter the trailer parking lot located along West Lowell Street via an internal secured access.



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Based on the City's parking requirements, the Project would require 373 automobile parking spaces. The Project proposes 373 automobile parking spaces, as well as 372 trailer parking spaces. The proposed building is currently planned as a "speculative building", meaning that there is not a business use or tenant identified for the building.

Landscaping

The City requires 10 percent of the site be landscaped for industrial projects. The Project includes approximately 12.3 percent or 213,728 sf of landscaping, thereby exceeding City standards. Landscaping would be proposed near parking lot areas, driveway entries, and along the project site perimeter, in accordance with Rialto Municipal Code Sections 18.61.250 and 18.61.270 which specify landscape design guidelines for industrial districts. In addition to landscaping, a 14-foot decorative concrete screen wall and 20-foot landscape setbacks for screening purposes are proposed around the truck trailer parking lot off West Lowell Street. A concrete masonry unit retaining wall with 8-foot wrought iron fences on top would also be provided along the northern, eastern, and western property lines to screen the dock doors from public views. In addition, 75 trees would be planted throughout the parking areas.

Infrastructure and Off-site Improvements

Project implementation would connect to existing water, wastewater, and dry utility lines located in West Lowell Street. The Project also proposes four on-site underground and one above ground infiltration basins for storm water treatment. The largest underground basin (located under the truck trailer parking lot) would connect to the existing storm drain located in Locust Avenue while overflows would be routed to the above ground basin located at the northeast corner of the project site, near Locust Avenue and West Lowell Street intersection.

Construction

Construction of the Project is expected to commence in 2025 with a construction duration of approximately nine to ten months and would be completed in one phase of construction. The Project's estimated earthwork would be 262,100 cubic yards (cy) of cut and 272,700 cy of fill, for a net fill (imported soil) of 10,600 cy.

Requested Project Approvals

City of Rialto discretionary actions that could be approved based on the certification of the Final EIR would include the following:

- **Precise Plan of Design (PPD) (PPD 2023-0041):** Site development of one warehouse building totaling approximately 666,256 sf on a proposed parcel. Total site area consists of approximately 40 acres.
- **Conditional Development Permit (CDP 2023-0032):** Conditional Development Permit for the development of a warehouse, which is a conditionally permitted use in industrial zones within the City of Rialto.
- **Tentative Parcel Map (TPM) (TPM 2023-0006):** To merge the existing parcels into one parcel and one letter lot, and to depict the required City right-of-way dedication for Lowell Street, vacations



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and easements.

- **Environmental Assessment Review (EA 2023-0051):** Environmental review under the California Environmental Quality Act is required for the proposed Project.

Environmental Issues to be Evaluated in the EIR

The City of Rialto, the Lead Agency for the Project, is subject to specific environmental review under the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term and cumulative impacts. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the Project.

Using the CEQA Guidelines Appendix G Environmental Checklist as a guide, the following environmental topical areas will be addressed in the EIR:

- | | | |
|--------------------------------------|-----------------------------------|---------------------------------|
| ▪ Aesthetics | ▪ Greenhouse Gas Emissions | ▪ Population and Housing |
| ▪ Agriculture and Forestry Resources | ▪ Hazards and Hazardous Materials | ▪ Public Services |
| ▪ Air Quality | ▪ Hydrology and Water Quality | ▪ Recreation |
| ▪ Biological Resources | ▪ Land Use and Planning | ▪ Transportation |
| ▪ Cultural Resources | ▪ Mineral Resources | ▪ Tribal Cultural Resources |
| ▪ Energy | ▪ Noise | ▪ Utilities and Service Systems |
| ▪ Geology and Soils | | ▪ Wildfire |

The EIR will address the short-term and long-term effects of the Project on the surrounding environment, including the requirements of any proposed off-site improvements. The EIR will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the CEQA Guidelines.

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