



City of Rialto *California*

Notice of Availability Locust Gateway Development Project Draft Environmental Impact Report

Notice is hereby given that the City of Rialto Community Development Department has prepared a Draft Environmental Impact Report (EIR) State Clearinghouse No. 2024061274 for the proposed Locust Gateway Development Project. The City of Rialto is the local Lead Agency in compliance with the California Environmental Quality Act (CEQA) and pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of CEQA", all as amended). The project site is located at the southwest corner of Locust Avenue and Lowell Street, in the City of Rialto, California.



Located at the southwest corner of the Locust Avenue and Lowell Street intersection, the project site consists of one approximately 40-acre parcel (Accessor's Parcel Number 0239-19-223). Project implementation would include construction of an approximately 664,859-square-foot (sf) warehouse, inclusive of approximately 7,713 sf of ancillary office space, 365 vehicle parking stalls, 398 trailer parking stalls, and a fence-secured dock area with 82 dock doors. Access to the project site would be provided via three new driveways on Lowell Street, one driveway on Locust Avenue, and one emergency vehicle only driveway on Lake Padden Lane.

A Conditional Development Permit would be required for the development of a warehouse, which is conditionally permitted in industrial zones in the City.

The Draft EIR has identified significant effects associated with the proposed Project that cannot be mitigated to levels that are less than significant in the following area: Greenhouse Gas Emissions. Upon compliance with regulatory requirements and recommended mitigation measures, all other environmental impacts were found to be less than significant.

The Project requires the following approvals from the City of Rialto:

1. Certification of the Final EIR (Environmental Assessment Review No. 2023-0051)
2. Precise Plan of Design (PPD) (PPD 2023-0041)
3. Conditional Development Permit (CDP 2023-0032)
4. Tentative Parcel Map (TPM) (TPM 2023-0006)
5. Development Agreement (DA) (DA 2024-0002)

The EIR will be available for public review from **September 5, 2025 to October 20, 2025**. Written comments should be mailed to Daniel Casey, Principal Planner in the Community Development Department at City Hall, 150 South Palm Avenue, Rialto, CA 92376. Daniel Casey can also be reached by phone at (909) 820-2535 or e-mail at dcasey@rialto.ca.gov. Copies of the Draft EIR are available for public review, located at the following locations within the City: City Hall, Planning Division located at 150 South Palm Avenue and on the City of Rialto website: www.yourrialto.com. Notice of public hearing for review and consideration of the EIR will be provided at a later date.