



City of Rialto  
Planning Division  
150 S. Palm Avenue  
Rialto, CA 92376

## Notice of Preparation of a Draft EIR and Scoping Meeting

**Date:** July 23, 2021  
**To:** Public Agencies and Interested Parties  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting  
**Project Title:** Birtcher Logistics Center Rialto

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The City of Rialto, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Birtcher Logistics Center Rialto project (hereinafter “Project”). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

**Due to time limits mandated by State law your response must be sent at the earliest possible date but no later than 30 days after the date of this notice.**

**Notice of Preparation Review Period:** July 23, 2021 to August 23, 2021

**Scoping Meeting:** August 12, 2021 at 6:00pm

### Project Location & Setting

The approximately 21-acre Project site is bound by Valley Boulevard on the south and Willow Avenue on the east in the City of Rialto, San Bernardino County, California (see Figure 1, *Vicinity Map*). Under existing conditions, the entire Project site is developed/disturbed and used for the outdoor storage of trailers, construction equipment, and construction materials (see Figure 2, *Aerial Photograph*). The Project site also contains several outbuildings used for storage and offices for the businesses operating on-site.

### Project Description

The California Environmental Quality Act (CEQA) defines a project as “the whole of an action” that has the potential to result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378(a)). The proposed Project contains six components, as described below:

**General Plan Amendment No. 2020-0001** proposes to amend the City of Rialto Land Use Policy Plan (General Plan Exhibit 2.2) to change the land use designation for the southern portion of the Project site from “General Commercial” to “Business Park.” The northern portion of the Project site already is designated Business Park under existing conditions and does not require amendment.

**Specific Plan Amendment No. 2020-0001** proposes to amend the Land Use Plan for the Gateway Specific Plan to change the land use designation for the southern portion of the Project site from “Freeway Commercial” to “Industrial Park.” The northern portion of the Project site already is designated Industrial Park under existing conditions and does not require amendment.

**Conditional Development Permit No. 2020-0006** and **Precise Plan of Design No. 2020-0012** provide a development plan, including site layout, architectural design, and landscape plan, for the development and of an approximately 492,410-square-foot warehouse distribution building on the Project site (refer to Figure 3, *Proposed Site Plan*). The Project provides an enclosed truck court on the west side of the proposed warehouse building. The truck court includes 62 dock doors and 104 trailer parking stalls. The Project also provides 287 passenger vehicle parking spaces (distributed along the north and south sides of the building). Vehicular access to the Project site would be provided by two proposed driveways onto Valley Boulevard and one proposed driveway onto Willow Avenue.

**Variance No. 2020-0001** is a proposed exception to the 35-foot height limit within the Gateway Specific Plan’s “Industrial Park” zone. When the Gateway Specific Plan was adopted 31 years ago, the technological advances and modern business practices of today’s warehouse distribution industry could not be contemplated and the variance to the height limit is required to ensure the proposed building can provide an interior clear height that meets the needs of modern warehouse distribution users. In addition, the proposed Variance provides an exception to Rialto Municipal Code Section 18.61.250(E) to allow less than a 10-foot-wide landscape strip along segments of the Project site’s northern boundary. The reduction in landscaping along the northern site boundary is necessary to accommodate the City’s request for an additional access lane for inbound trucks so that truck queuing will occur on-site and not spill onto Willow Avenue.

Finally, **Lot Merger No. 2021-0002** proposes to combine the subject property’s four existing parcels – APNs 0254-261-14, 0254-261-17, 0132-201-03, and 0132-181-01 – into a single parcel.

## EIR Scope

The City of Rialto has determined that an EIR will be prepared for the Project based on its scale and potential to cause significant environmental effects. Based on the information presented in the Initial Study prepared for the Project, the following topics will be evaluated in detail in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or

eliminating any potentially significant project impacts. The EIR will be prepared on behalf of and under the supervision of the City of Rialto by the consulting firm T&B Planning, Inc. located at 3200 El Camino Real, Suite 100, Irvine, CA 92602.

## Opportunity for Public Review and Comment

This Notice and the Initial Study prepared for the Project are available for review on the City's website at:

<https://www.yourrialto.com/314/Current-Projects>

The City of Rialto requests your careful review and consideration of this notice, and invites written comments regarding the scope of the information and analysis to be included in the EIR. In accordance with the time limits established by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. Please submit your comments by 6:00 p.m. on July 23, 2021 to:

Daniel Casey, Senior Planner  
City of Rialto  
Community Development Department – Planning Division  
150 S. Palm Avenue  
Rialto, CA 92376  
Phone : (909) 820-2535  
Email: [dcasey@rialto.ca.gov](mailto:dcasey@rialto.ca.gov)

Please include the name, phone number, email, and address of a contact person in your response.

## Scoping Meeting

Pursuant to California Public Resources Code Section 21083.9(a)(2) of the CEQA Statute and CEQA Guidelines Section 15082(c), the City of Rialto will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project, the scope of environmental review, and the overall EIR process. While the issues raised in this meeting will be summarized in the required EIR, anyone wishing to make formal comments on the Notice of Preparation must do so in writing.

The meeting will be held on:

**Date and Time:** August 12, 2021 at 6:00pm

**Place:** City of Rialto  
City Council Chambers  
150 S. Palm Avenue  
Rialto, CA 92376

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 Friday, August 6, 2021 (see contact information above).

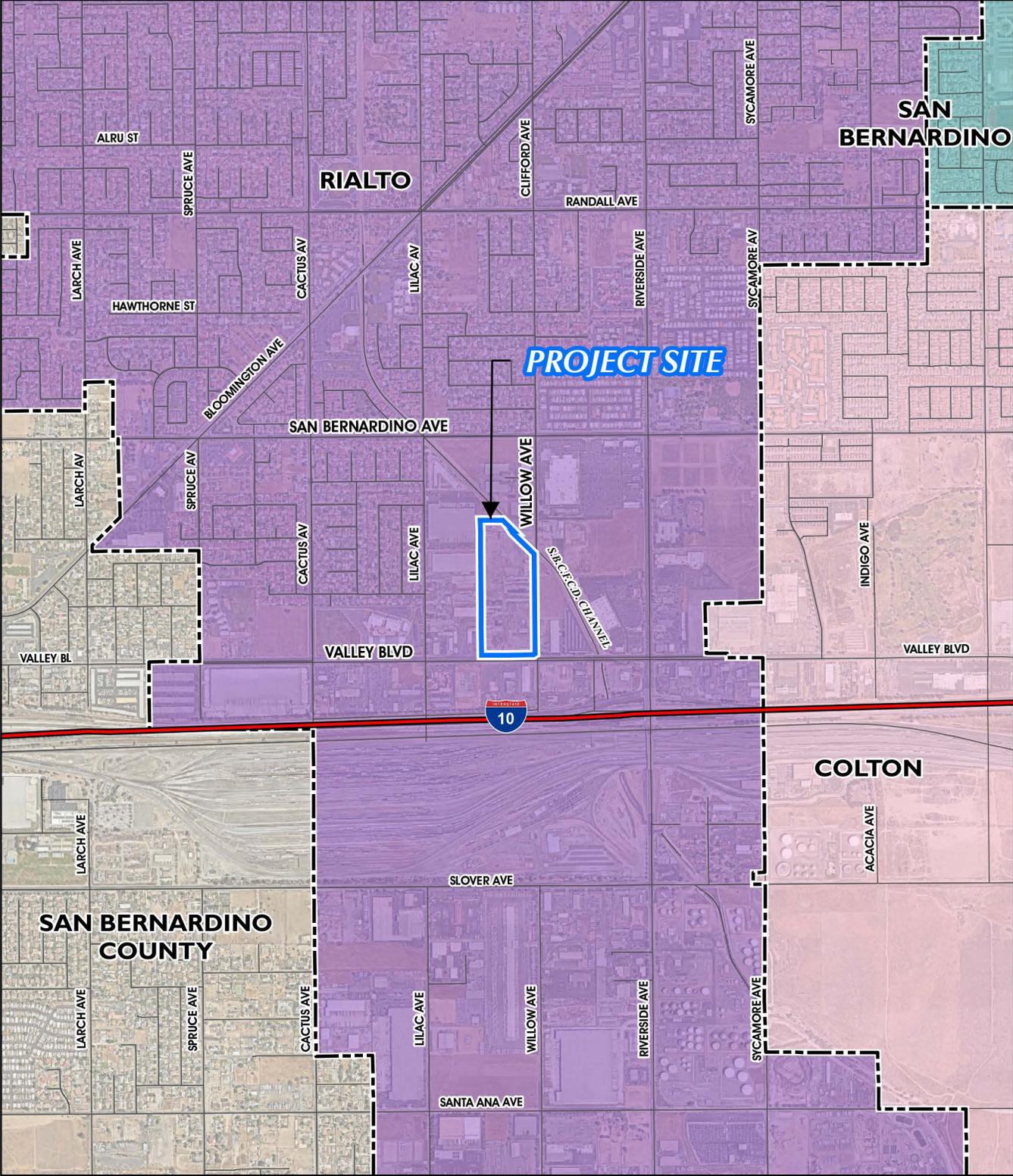
**City of Rialto**  
**Birtcher Logistics Center Rialto**

Attachments:

Figure 1 – Vicinity Map

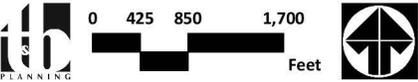
Figure 2 – Aerial Photograph

Figure 3 – Proposed Site Plan

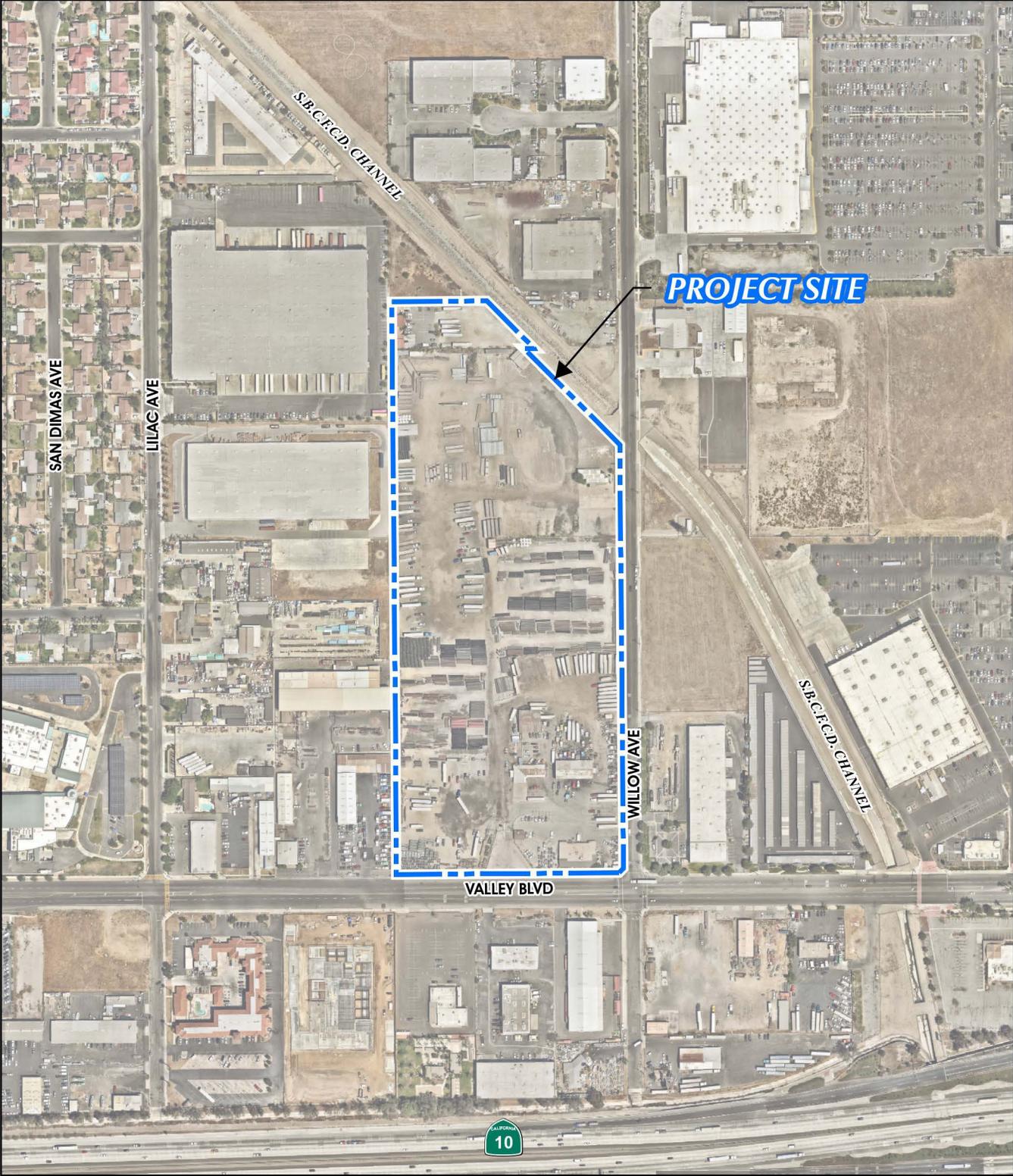


Source(s): ESRI, Nearmap Imagery (2021), SB County (2020), SCAG (2021)

Figure 1



### Vicinity Map

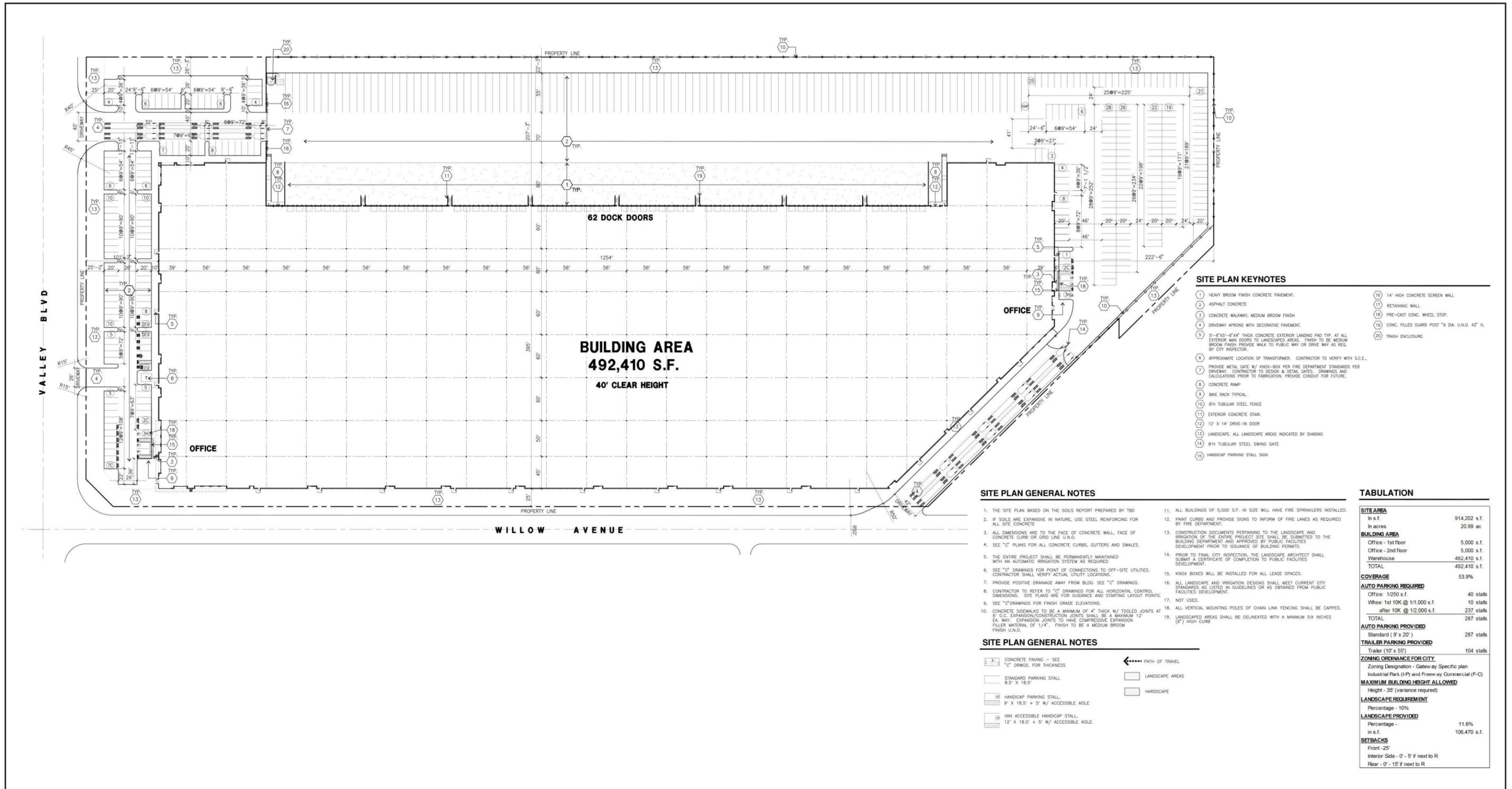


Source(s): ESRI, Nearmap Imagery (2021), SB County (2020)

Figure 2

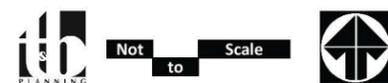


Aerial Photograph



Source(s): HPA (05-26-2021)

Figure 3



Notice of Preparation

Proposed Site Plan

July 23, 2021