



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

Notice of Availability of a Draft Environmental Impact Report

Date: March 22, 2022
To: Public Agencies and Interested Parties
Subject: Notice of Availability of a Draft Environmental Impact Report
Project Title: Birtcher Logistics Center Rialto

The City of Rialto, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2021070403) for the proposed Birtcher Logistics Center Rialto project (Project; Master Case No. 2020-0013). Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental resource areas: Air Quality, Greenhouse Gas Emissions, and Transportation. All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR. The DEIR and its technical appendices also are available for review online at the following website:

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

Written comment and inquiries regarding the project and/or the DEIR should be directed to Mr. Daniel Casey. Written comments must be sent to City Hall care of Daniel Casey (150 S. Palm Avenue, Rialto, CA 92376) or emailed to dcasey@rialto.ca.gov.

Project Name: Birtcher Logistics Center Rialto

Project Location: The Project Site is located at the northwest corner of the Valley Boulevard and Willow Avenue intersection in the City of Rialto, San Bernardino County, California. The Project Site includes assessor parcel numbers (APNs) 0254-261-14, 0254-261-17, 0132-201-03, and 0132-181-01, and is associated with the addresses of 350 West Valley Boulevard, 1434 South Willow Avenue, and 1444 South Willow Avenue. The Project Site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

Project Description: The Project consists of a proposal to redevelop an approximately 21.0-acre property with a light industrial building. The Project consists of the following discretionary actions: 1) **General Plan Amendment (GPA No. 2020-0001)** would amend the City of Rialto Land Use Policy Plan (General Plan Figure 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; 2) **Specific Plan Amendment (SPA No. 2020-0001)** would amend the Gateway Specific Plan to change the land use designation for the southern portion of the Project Site from

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“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. 3) **Conditional Development Permit (CDP No. 2020-0006)** and **Precise Plan of Design (PPD No. 2020-0012)** propose a comprehensive plan, including site layout, architectural design, and landscape plan, for the development and operation of an approximately 492,410 s.f. warehouse distribution building on the Project Site. The Project provides an enclosed truck court on the west side of the proposed 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. 4) **Variance (VAR No. 2020-0001)** would (i) allow the proposed warehouse distribution building to exceed the 35-foot height limit within the Gateway Specific Plan’s “Industrial Park” zone and (ii) allow less than a 10-foot-wide landscape strip along segments of the Project Site’s northern boundary as an exception to Municipal Code Section 18.61.250(E); and 5) **Lot Merger No. 2021-0002** would consolidate the parcels within the Project Site into a single parcel.

Public Comment: The City of Rialto invites written comments regarding the proposed Project and/or adequacy of the DEIR. In accordance with the time limits established by CEQA, your response should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 6:00 p.m. on **May 5, 2022** to:

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Phone : (909) 820-2535
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Please include the name, phone number, email, and address of a contact person in your response.