



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

Notice of Preparation of a Draft Subsequent EIR and Scoping Meeting

Date: March 4, 2022
To: Public Agencies and Interested Parties
Subject: Notice of Preparation of a Draft Subsequent Environmental Impact Report and Scoping Meeting
Project Title: Pepper Avenue Specific Plan Amendment and Industrial Development Project

The City of Rialto, as Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Subsequent Environmental Impact Report (EIR) for the Pepper Avenue Specific Plan Amendment and Industrial Development Project (hereinafter “proposed 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: March 4, 2022 to April 4, 2022

Scoping Meeting: March 16, 2022 at 5:00pm

Project Location

The 101.7-acre Specific Plan area is located east of Eucalyptus Avenue, south of State Route 210 (SR 210), west of Meridian Avenue and north of Walnut Avenue (see Figure 1, *Regional Location*). Pepper Avenue bisects the Specific Plan area into two east and west halves of the site. The 23.83-acre industrial development site is located within the Specific Plan area, on the eastern side of Pepper Avenue, as shown on Figure 2, *Local Vicinity*. The center point latitude and longitude for the proposed industrial development site are 34.13153802° North and 117.35110039 West. Regional access is provided via SR 210 and the Pepper Avenue interchange to the north of the Specific Plan area. Local access is provided by Pepper Avenue.

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 includes two distinct components:

- (1) a Specific Plan Amendment (“proposed Specific Plan Amendment”) to add a new Light Industrial land use designation to PAs 1, 2, 3 and create a new PA10; and
- (2) a development application for the construction and operation of a 485,000 square foot cross dock industrial warehousing building on PAs 2 and 3 (“proposed industrial development”).

Proposed Specific Plan Amendment

The proposed Specific Plan Amendment includes the following changes to the Pepper Avenue Specific Plan:

Light Industrial Land Use Designation. The Draft Specific Plan Amendment states that the Light Industrial land use designation is intended to accommodate a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location near the SR 210. The land use designation accommodates storage and warehousing uses, such as e-commerce, high cube warehouses, or distribution, and a wide range of manufacturing and assembly uses are also permitted. The development standards for the new Light Industrial Land Use designation includes building and landscape setbacks, building height limits, and signage requirements.

Light Industrial Development Standards. The development standards for the new Light Industrial land use designation include building and landscape setbacks, building height limits, and signage requirements.

Changes to Planning Areas 1, 2, and 3. The proposed Specific Plan Amendment would split PA 1 into two separate PAs – PA 1, encompassing approximately 2.86 acres, and the new PA 10, encompassing approximately 11.56 acres. The reduced PA 1 would remain as Community Commercial and no land use designation changes would occur. The proposed Specific Plan Amendment applies the new Light Industrial land use designation to PA 10. The Light Industrial land use designation is also applied to PAs 2 and 3, which encompass the northeastern portion of the Specific Plan area adjacent to SR-210.

The proposed Specific Plan Amendment identifies the maximum buildout of PAs 2, 3, and 10 to be 735,185 square feet of industrial uses. The reduced PA 1 would have a maximum buildout of 13,000 square feet of commercial retail uses. The potential buildout of PAs 1, 2, 3 and 10 would result in a total development potential of 748,185 SF, or an increase of 271,535 SF of Light Industrial and Community Commercial development over the existing Specific Plan development maximum of 476,650 SF of Community Commercial. Proposed land uses are shown in Figure 3, *Proposed Specific Plan Amendment Land Uses*.

Proposed Industrial Development

Light Industrial Warehousing Uses. The proposed industrial development would develop a 23.83-acre site, comprised on PAs 2 and 3, with one approximately 485,000 square foot cross dock industrial warehousing building, that would be 46-feet in height and include up to 10,000 SF of office space and a 5,000 square foot mezzanine. The building would have 62 loading docks on the north side of the building and 54 loading docks on the south side of the building. The building would also have 4 drive through doors; two on each side of the building, as shown in Figure 4, *Proposed Industrial Development Conceptual Site Plan*. The building would be used for sorting, warehousing, distribution, and office space.

Access, Circulation, and Parking. The proposed industrial development would be accessible via two driveways: a 40-foot-wide access from Pepper Avenue at the southwest corner of the industrial development site for truck access to the gated loading bays and trailer parking, and a 40-foot-wide driveway from Pepper Avenue at the northwest corner of the industrial development site for passenger car access. Internal vehicular circulation would be provided around the building. Within the industrial development site, truck and trailer parking and loading would be located in the northern and southern portions and passenger car parking would be within the western portion and would be provided pursuant to the City of Rialto Municipal Code.

Landscaping and Fencing. The proposed industrial development would install approximately 69,925 SF of new ornamental landscaping throughout the site that would include a variety of trees, shrubs, accent species, and ground covers and water efficient irrigation that is compliant with California Title 24.

The Project includes installation of 9-foot-high walls along Pepper Avenue and along approximately 157 feet of the northern site boundary and along approximately 738 feet of the southern site boundary. The remainder of the site boundary would be lined with 8-foot-high tubular steel fencing.

Infrastructure Improvements. The industrial development site is located within an area that contains existing infrastructure within the adjacent right-of-way. The proposed industrial development would install onsite infrastructure that would connect to the existing infrastructure that is adjacent to the site.

EIR Scope

The City of Rialto has determined that a Subsequent EIR will be prepared for the proposed Project based on the proposed changes to the existing Pepper Avenue Specific Plan and the 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 Subsequent EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources

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.

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 invites written comments regarding the scope of the information and analysis to be included in the Subsequent EIR. In accordance with the time limits established by CEQA, responses should be sent at the earliest possible date, but no later than 30 days after publication of this notice. Please submit your comments by 6:00 p.m. on April 4, 2022 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

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. The meeting will be held on:

Date and Time: March 16, 2022 at 5:00pm

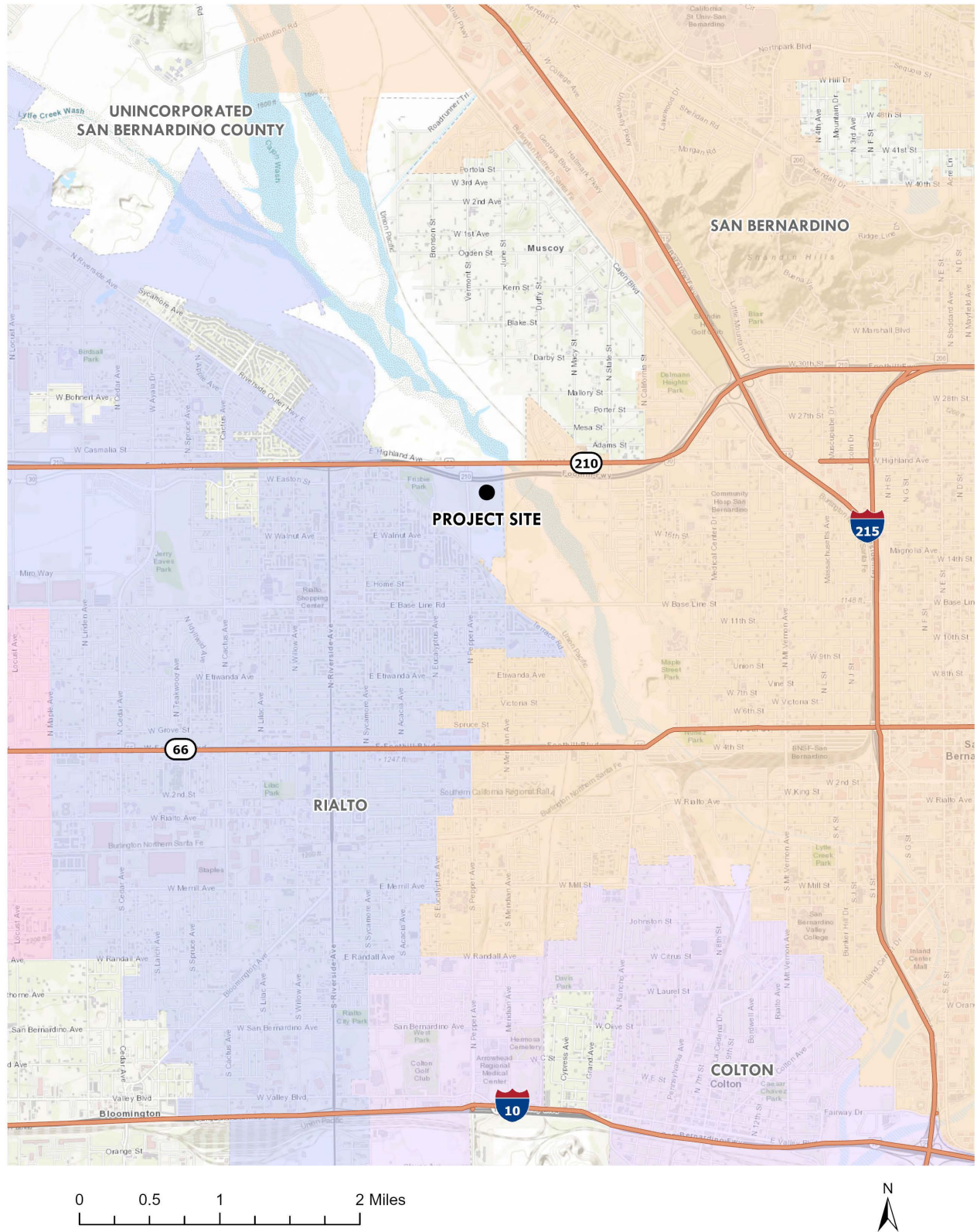
Place: Frisbee Park, Shelter 4
1901 N Acacia Ave, Rialto, CA 92376

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, March 11, 2022.

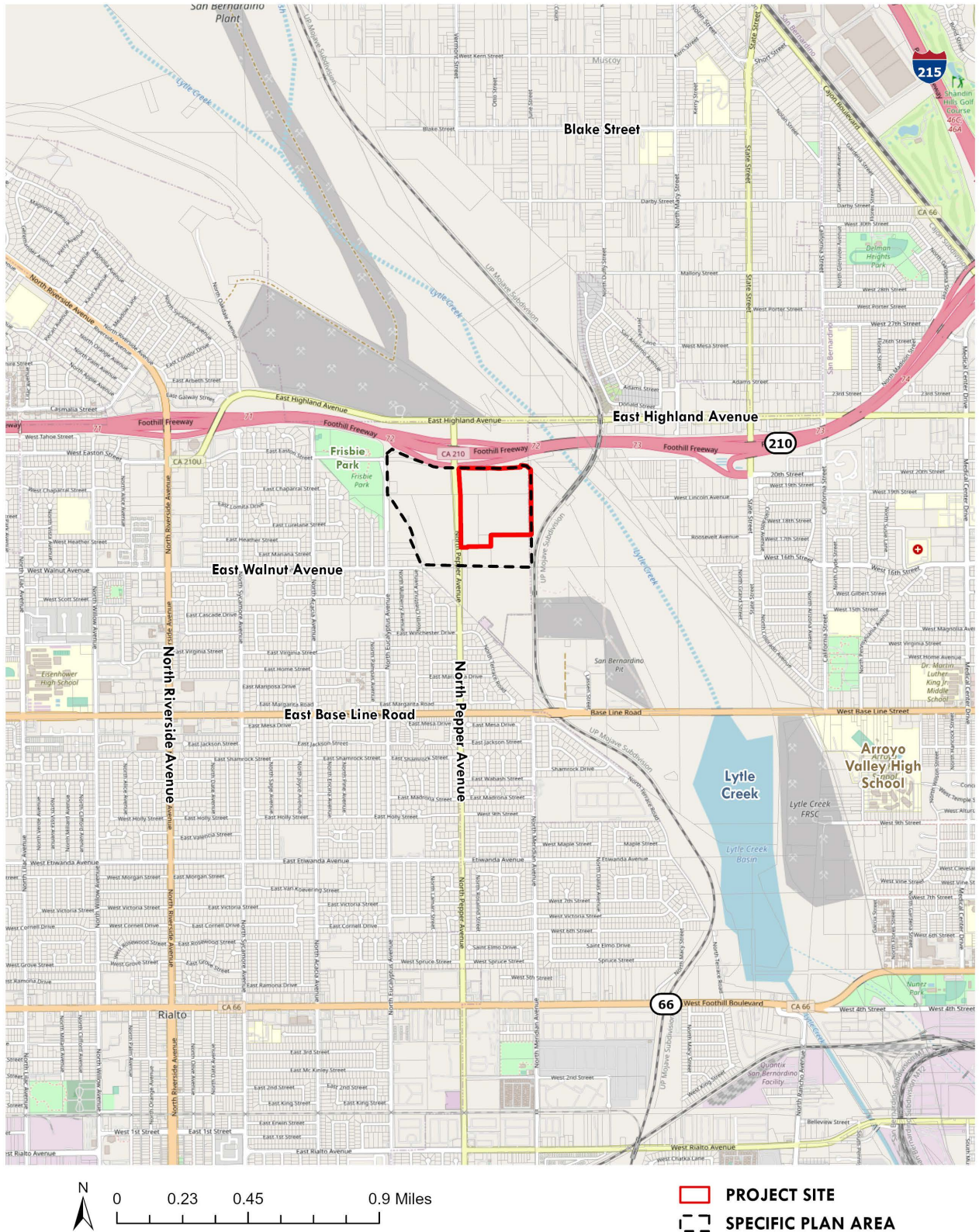
Please see the location of Shelter 4 below:



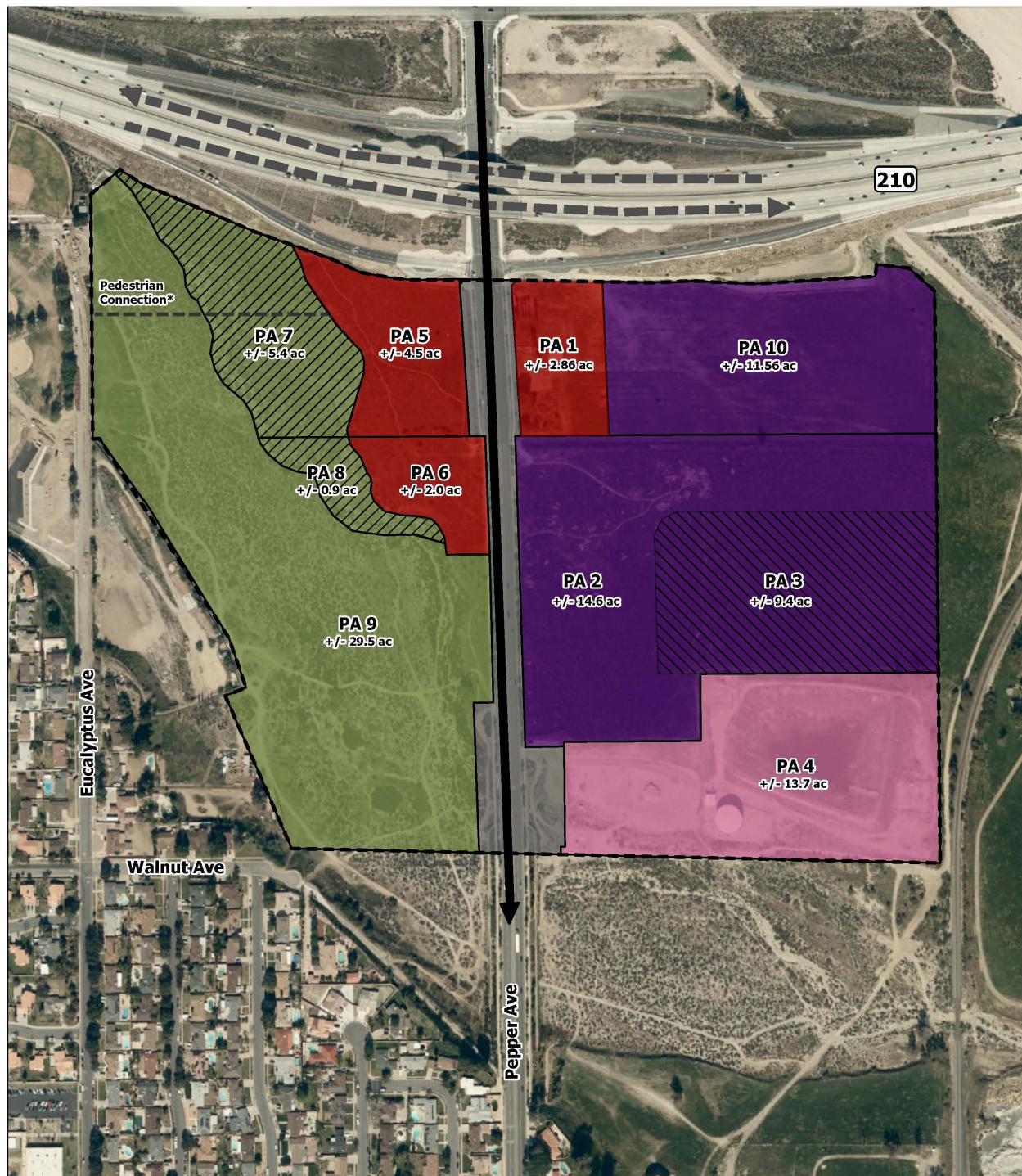
Regional Location






Local Vicinity

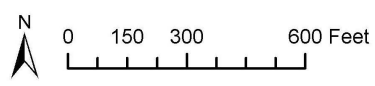


Proposed Pepper Avenue Specific Plan Amendment Land Uses



Land Use Summary

- | | |
|--|---|
|  Light Industrial |  Open Space |
|  Community Commercial |  Pepper Ave R.O.W |
|  Public Facility |  Residential Overlay |



Proposed Industrial Development Conceptual Site Plan

