



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

Notice of Availability of a Draft Subsequent Environmental Impact Report

Date: September 2, 2022
To: Public Agencies and Interested Parties
Subject: Notice of Availability of a Draft Subsequent Environmental Impact Report
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), has prepared a Draft Subsequent Environmental Impact Report (EIR) (State Clearinghouse No. 2022030161) for the Pepper Avenue Specific Plan Amendment and Industrial Development Project (hereinafter “proposed Project”).

In accordance with Section 15087 of the CEQA Guidelines, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The Draft Subsequent EIR and its technical appendices 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 Draft Subsequent EIR 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

Pepper Avenue Specific Plan Amendment and Industrial Development

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. 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 and north of East Walnut Avenue, north of the existing West Valley Water District facilities. 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 PA 10; and
- (2) a development application for the construction and operation of up to 485,000 square feet of industrial warehousing building space on PAs 2 and 3 (“proposed industrial development”).

Proposed Specific Plan Amendment

The proposed Specific Plan Amendment includes refining the Specific Plan Project objectives to continue to meet the overall goal of providing a high-quality development that meets realistic and achievable objectives, and 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 2.63 acres, and the new PA 10, encompassing approximately 11.64 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 Industrial Development

Light Industrial Warehousing Uses. The proposed industrial development would develop a 23.82-acre site within PAs 2 and 3, with one approximately 470,000 square foot industrial warehousing building, that would be a maximum of 53-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, 2 at grade doors, and 201 trailer parking spaces on the south side of the building. The building would be used for sorting, warehousing, distribution, and office space. To evaluate full buildout of the proposed Specific Plan Amendment, this Draft Subsequent EIR evaluates development and operation of 485,000 SF of light industrial warehouse uses on PAs 2 and 3.

Access, Circulation, and Parking. The proposed industrial development would be accessible via three driveways along Pepper Avenue. The north project driveway would be signalized and would be shared with PA 1 and PA 10. The 26-foot-wide center driveway would be an automobile only driveway that would be approximately 287 feet

south of the northern driveway and it would be limited to right-in/right-out. The southern driveway would be the truck driveway. It would be 58-foot-wide, approximately 656 feet south of the northern driveway, and unsignalized. It would be limited to southbound (inbound) left-turns and westbound (outbound) right-turns and provide direct truck access to the gated loading bays and trailer parking. Internal vehicular circulation would be provided around the proposed building. Truck and trailer parking and loading would be located on the southern portions of the industrial development site and would be provided pursuant to the City of Rialto Municipal Code.

Landscaping and Fencing. The proposed industrial development would install approximately 103,804 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.

Environmental Effects

Consistent with the 2017 Pepper Avenue Specific Plan Final EIR, the proposed Project would result in significant and unavoidable adverse impacts related to Air Quality and Greenhouse Gas Emissions. All other environmental effects evaluated in the Draft Subsequent EIR are determined to be less than significant or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures from the 2017 Final EIR or new mitigation measures provided in the Draft Subsequent EIR. Additionally, the Specific Plan area does not include any hazardous waste sites, including those under Government Code Section 65962.5.

Opportunity for Public Review and Comment

The Draft Subsequent EIR and its technical appendices are available for review online at the following website:

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

The City of Rialto invites written comments regarding the proposed Project and/or adequacy of the Draft Subsequent EIR. 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 commencement of public review, which is starting on September 2, 2022 and ending on October 18, 2022. Please submit your comments by 6:00 p.m. on October 18, 2022 to:

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Community Development Department – Planning Division
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Rialto, CA 92376
Phone: (909) 820-2535
Email: dcasey@rialto.ca.gov

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