



City of Rialto California

Date: December 8, 2023
To: Responsible and Trustee Agents/Interested Organizations and Individuals
Subject: Notice of Preparation (NOP) of a Draft Environmental Report and Notice of a Public Scoping Meeting (Scoping Meeting) for the Santa Ana Truck Terminal Project

Lead Agency

City of Rialto, Planning Department
150 S. Palm Avenue
Rialto, CA 92376
Attention: Daniel Casey

Consulting Firm

Kimley-Horn and Associates
401 B Street, Suite 600
San Diego, CA 92101
Attention: Casey Schooner

Due to the time limits mandated by State law, we request that your response to this Notice of Preparation (NOP) be sent at the earliest possible date.

Notice of Preparation Review Period: December 8, 2023 to January 22, 2024

Scoping Meeting: Thursday, January 18, 2024 at 6:00 PM at Rialto City Hall, Council Chambers, 150 S. Palm Avenue, Rialto, CA 92376

Project Title: Santa Ana Truck Terminal Project (Project)

Location: The Santa Ana Truck Terminal Project (Project) is located in the City of Rialto in San Bernardino County, California. The project site is located within the southeastern portion of the City of Rialto (City), west of Interstate 215 (I-215) and south of Interstate 10 (I-10), as depicted in **Figure 1: Regional Location Map**. The overall project site consists of approximately 45.7 acres east of Riverside Avenue and south of Santa Ana Avenue, as depicted in **Figure 2: Vicinity Map**.

A. Project Overview

Crown Enterprise, Inc. (Owner) is proposing to develop one 172,445 square foot (sf) truck terminal building with 292 bays and 5,890 sf of office space and one 18,700 sf maintenance shop with an additional 8 bays and 810 sf of office space. The Project would also include 679 trailer parking stalls, 100 tractor parking stalls, and 149 passenger vehicle parking stalls, as shown in **Figure 3: Conceptual Site Plan**. The



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project site consists of previously disturbed land on one approximately 45.7-acre parcel (Accessor Parcel Number [APN]: 0258-141-18).

Operations

The Project would provide truck and trailer parking to respond to current market demands. Additionally, the proposed repair shop would provide on-site maintenance and fuel services. The Project would employ approximately 140 people and would operate Monday through Friday from 8:00am to 5:00pm.

Landscaping

Landscaping would be installed in all areas not devoted to buildings, parking, traffic and specific user requirements, in accordance with the City's Municipal Code Section 18.61.250 and Section 18.61.270 which specify landscape design guidelines for industrial districts.

Construction

Construction of the proposed Project is expected to commence in July 2024 with a construction duration of approximately 18 months and would be completed in one phase of construction. Construction of the Project would require the following phases: site preparation, grading, paving, building construction/infrastructure installation, and architectural coatings. Approximately 50,000 cubic yards of soil and project materials would be imported during grading activities.

B. Project Setting

The project site is located within a predominantly industrial area of the City. Existing industrial uses, including a concrete and asphalt recycling facility and a transport and wooden pallet facility are located north of the project site. A quarry is located south of the project site and a wastewater treatment facility is located east of the site. An automobile storage lot, shipping container storage, and quarry are located west of the project site. The property is predominantly adjacent to industrial uses.

The project site was previously used for mining and as an unclassified landfill. The disturbance area of the former uses totals the entirety of the project site. Current activities on-site are limited to mining reclamation, which is anticipated to be completed in 2024, prior to the commencement of Project construction.

C. Requested Project Approvals

City of Rialto discretionary actions that could be approved based on the certification of the Final EIR would include the following:

- **Precise Plan of Design (PPD) PPD 2023-0006:** Site development of one 172,445 sf truck terminal building and a 18,700-sf maintenance shop with associated parking and landscaping on one approximately 45.7-acre parcel.
- **Conditional Development Permit (CDP) 2023-0007:** Conditional Development Permit for the development of a truck terminal, which is a conditionally permitted use in industrial zones within the City of Rialto.



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D. Project Characteristics

General Plan Designation: The Project site is designated as General Industrial within the Rialto General Plan.

City of Rialto Zoning: The Project site is zoned as Heavy Industrial (H IND) within the Agua Mansa Specific Plan.

E. Circulation and Parking

Access to the project site would be provided via one driveway located along Santa Ana Avenue. The proposed driveway would be signalized and would provide both truck and passenger vehicle ingress/egress to the project site. One additional emergency driveway would be located on the northeast side of the project site, along Santa Ana Avenue. The Project would include 679 trailer parking stalls, 100 tractor parking stalls, and 149 passenger vehicle parking stalls.

Environmental Issues to be Evaluated in the EIR

The City of Rialto, the lead agency for the Project, is subject to specific environmental review under CEQA. CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term and cumulative impacts. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The EIR will be comprehensive in nature evaluating all identified issues from the 2023 CEQA Initial Study Checklist.

The following issues are anticipated to be addressed in the EIR:

- Aesthetics • Air Quality • Biological Resources • Cultural Resources • Energy • Geology and Soils • Greenhouse Gas Emissions • Hazards and Hazardous Materials • Hydrology and Water Quality • Land Use and Planning • Mineral Resources • Noise • Population and Housing • Public Services • Transportation • Tribal Cultural Resources • Utilities and Service Systems

The EIR will address the short-term and long-term effects of the Project on the surrounding environment, including the requirements of the proposed off-site improvements. The EIR will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation may be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the CEQA Guidelines.

Public Review Period

The CEQA process requires a 30-day public review period for an NOP. However, the City has elected to have an extended scoping period due to the holidays. In accordance with CEQA, should you have any



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comments, the City is requesting that written responses to this NOP be provided within the 45-day NOP period of December 8, 2023 to January 22, 2024.

The City is requesting comments and guidance on the scope and content of the EIR from Responsible and Trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines §15082). All parties that have submitted their names and mailing addresses will be notified as part of the Project's CEQA review process. If you wish to be placed on the mailing list or have any questions or need additional information, please contact the lead agency contact noted below.

Agencies: The City requests each Responsible and Trustee agency's views on the scope and content of environmental issues relevant to your agency's statutory responsibilities in connection with the proposed Project, in a manner consistent with California Code of Regulations, Title 14, Section 15082(b). Your agency may use the EIR prepared by the City when considering any permits that your agency must issue, or other approvals for the Project.

Public Comments

The City requests your careful review and consideration of this notice, and invites **written comments** from interested agencies, persons, and organizations regarding the preparation of the EIR. Please indicate a contact person for your agency or organization. Please send your written comments to:

Attn: Daniel Casey
City of Rialto
Community Development Department
Planning Division
150 S. Palm Avenue
Rialto, CA 91730
Phone: 909-820-2535
Email: dcasey@rialto.ca.gov

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

You may also provide comments during the **Scoping Meeting** noted below. Comments in response to this notice must be submitted to the City through close of business 6:00PM on January 22, 2024.

Public Scoping Meeting

The City will have a Scoping Meeting to present the Project and the CEQA process, and to receive public comments and suggestions regarding the scope and content of the EIR. Information regarding the public Scoping Meeting is as follows:

Date: Thursday, January 18, 2024

Location: Rialto City Hall, Council Chambers, 150 S. Palm Avenue, Rialto, CA 92376

Time: 6:00 PM



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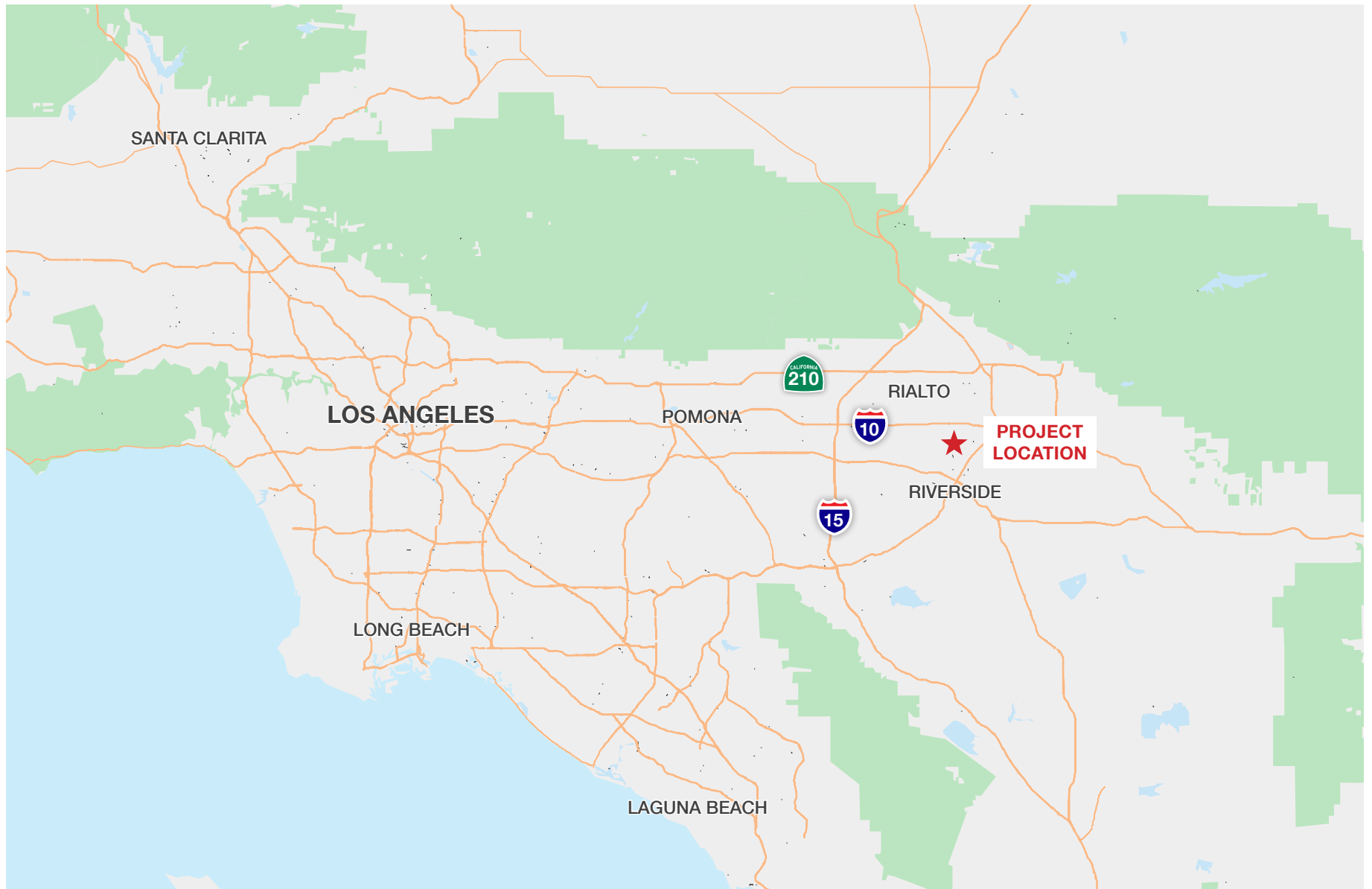
Special Accommodations. Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Rialto no later than January 15, 2024 (see contact information above).

Attachments:

Figure 1: Regional Map

Figure 2: Project Vicinity Map

Figure 3: Conceptual Site Plan



Source: ArcGIS

Exhibit 1: Regional Map
Santa Ana Truck Terminal Project
Rialto, CA



Source: Google Earth Pro, 2023

Exhibit 2: Project Vicinity Map

Santa Ana Truck Terminal Project
Rialto, CA



ACREAGE: 46

DOCK: (292) DOORS AT 12' OC x 90' WIDE
 SHOP: 7 DRIVE-THRU BAYS + OFFICE/PARTS BAY
 TRAILER PARKING: (679) 53' SPACES
 TRACTOR PARKING: (100) SPACES
 EMPLOYEE PARKING: (149) SPACES

○ **CONCEPTUAL SITE PLAN**
 SCALE: N.T.S.

Exhibit 3: Conceptual Site Plan
 Santa Ana Truck Terminal Project
 Rialto, CA