



City of Rialto California

Date: December 2, 2020

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 Olive Avenue Development Project

Lead Agency

City of Rialto, Planning Department
150 S. Palm Avenue
Rialto, CA 92376
Attention: Karen Peterson

Consulting Firm

Kimley-Horn and Associates, Inc.
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 2, 2020 to January 21, 2021

Scoping Meeting: Wednesday, January 14, 2021 at 6:00 PM. The Scoping Meeting will be held virtually

Project Title: Olive Avenue Development (Project)

Location: The Olive Avenue Development (proposed Project) is located the City of Rialto in San Bernardino County, California. The project site is south of State Route 210 (SR-10) and west of Interstate 215 (I-215) as depicted in **Figure 1, Regional Location Map**. The Project is proposed on an existing, single lot, with an overall Project site of approximately 31.60 gross acres/31.08 net acres and located directly north of Baseline Road, approximately 325 feet east of Fitzgerald Avenue, directly south of Jerry Eaves Park, and approximately 0.25 miles west of Cactus Avenue, as depicted in **Figure 2, Project Vicinity Map**.

A. Project Overview

PR/CHI Olive Grove, LLC (Owner) is proposing to develop an existing vacant property (location as referenced above) that would include the construction of two industrial warehouse buildings with approximately 10,000 square feet of office/mezzanine space, 866 square feet for exterior building sprinkler fire pumps, and 668,524 square feet of warehouse space for a total of 679,390 square feet on approximately 31.08 net acres. The Owner is proposing to split the existing property (referenced as Assessor Parcel No. (APN) 0264-213-18) from one large lot into two lots to allow for each of the two proposed buildings to each have their own legal parcel. As shown in **Figure 3, Building Site Configuration**, Building 1 (west building) and Building 2 (east building) have been architecturally designed to allow for multiple units in various increments based on tenant demand. Figure 3 conceptually shows that Building



City of Rialto California

1 can be divided into 4 or more units and Building 2 can be divided into 3 or more units, each with a separate point of entry into the buildings.

The City requires that based on the uses being proposed by the Owner, the Project would require 420 automobile parking spaces. The Project proposes 505 automobile parking spaces, as well as 122 total trailer parking spaces. **Table 1, Building Site Summary**, summarizes the automobile and loading docks required by the City and proposed for each building.

Table 1: Building Site Summary								
Building	Warehouse (sf)	Office Mezzanine (sf)	Fire Pump	Total Building (sf)	Automobile Parking Stalls		Loading Docks Required	Loading Docks Provided
					Required	Provided		
Building 1	425,148	5,000	433	430,581	258	308	7	46
Building 2	243,376	5,000	433	248,809	156	197	5	31

The proposed buildings are currently planned as “speculative buildings”, meaning that there are not business uses identified for the buildings. Without knowing the specifics in terms of the future tenants or buyers, the Project is mandated to provide the parking (auto and trailer parking) as shown in **Table 1**. Therefore, the Environmental Impact Report (EIR) and associated technical reports will use City approved numbers for the approximate potential on-site employees, hours of operation, and vehicular traffic generation based on the Project’s proposed square footage and use as warehouse buildings as dictated by the City guidelines.

Landscaping

Landscaping is required by City code to cover 10% of each lot and based on the proposed Project would cover approximately 13.17% (101,410 square feet) on Parcel 1 and 15.24% (85,000 square feet) on Parcel 2 of the site. 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 2021 with a construction duration of approximately 9-10 months and would be completed in one phase of construction. Total excavation and fill of soils for the proposed Project is anticipated to require 250,803 cubic yards (cy) of cut and 21,055 cy of fill, with approximately 229,748 cy of exported soil.

B. Project Setting

Adjacent properties include Jerry Eaves Park to the north (City zoned for Park (R-P)) and a San Bernardino County Flood Control District (SBCFCD) basin to the east (City zoned as Cactus Basin (OS-CB) in the Rialto Airport Specific Plan. Properties to the south and across Baseline Road are zoned Single Family Residential



City of Rialto California

(R-1B), and adjacent properties to the west are zoned Employment in the Renaissance Specific Plan and currently improved as industrial buildings.

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 2020-0003):** Site development of two warehouse buildings totaling approximately 679,390 square feet on two proposed parcels. Total site area consists of approximately 31.08 net acres for both buildings.
- **Tentative Parcel Map (TPM) (TPM 2020-0001):** To divide the existing parcel into two parcels and show the required City right-of-way dedication for Baseline Road, vacations and easements. The proposed parcel reconfiguration is shown in **Figure 4, Proposed Parcels**.
- **Conditional Development Permit (CDP 2020-0002):** Conditional Development Permit for the development of a warehouse, which is a conditionally permitted use in industrial zones within the City of Rialto.

D. Project Characteristics

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

Zoning: The Project site is zoned as Airport Related Planned Industrial Development (I-AR) within the Rialto Airport Specific Plan.

E. Circulation and Parking

Vehicular access to the proposed Project would consist of three driveways on Baseline Road. The center driveway would be signalized and would provide truck and passenger vehicle ingress/egress to the site. The eastern and western driveways would be right-in right-out and would be dedicated to passenger and emergency vehicles. Street improvements to Baseline Road may consist of the following: sidewalk, parkway landscaping, curb and gutter, median improvements, bike lanes, dry utility undergrounding, streetlights, fire hydrants, traffic signal equipment (center driveway intersection), rehabilitation of existing asphalt pavement, offsite utility connections, and signing and striping, as required by the City. Off-site improvements would include construction of a new signalized intersection at Idyllwild Avenue and Baseline Road to provide signalized access to the residences south of Baseline Road and construction of a new signalized intersection at the center of the Project along Baseline Road to allow for direct truck access into and out of the Project. As shown in **Table 1, Building Site Summary** (above), the proposed Project would meet the parking requirements for all proposed buildings.

Environmental Issues to be Evaluated in the EIR

The City of Rialto, the lead agency for the proposed 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



City of Rialto *California*

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 2020 CEQA Initial Study Checklist.

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

• Aesthetics • Agriculture and Forestry Resources • 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 • Recreation • Transportation • Tribal Cultural Resources • Utilities and Service Systems • Wildfire

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. In accordance with CEQA, should you have any comments, the City is requesting that written responses to this NOP be provided within the 30-day NOP period of December 2, 2020 to December 31, 2020. However, the City has elected to have an extended scoping period due to the holidays, and the deadline to submit is January 21, 2021.

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:



City of Rialto California

Attn: Karen Peterson
City of Rialto
Community Development Department
Planning Division
150 S. Palm Avenue
Rialto, CA 91730
Phone: 909-421-7246
Email: kpeterson@rialtoca.gov

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

You may also provide comments during the virtual **Scoping Meeting** noted below. Comments in response to this notice must be submitted to the City through close of business 6:00 PM on January 21, 2021.

Public Scoping Meeting

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

Date: Thursday, January 14, 2021

Location: City of Rialto (to be held online)

Join on your computer or mobile app: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NmQxNDExYmYtYTdhNS00YjRhLTljMWMtNzYyN2NjNmI3ZmYy%40thread.v2/0?context=%7b%22id%22%3a%227e220d30-0b59-47e5-8a81-a4a9d9afbdc4%22%2c%22oid%22%3a%22231d83be-3d6f-43f1-9bc2-25376b4f3110%22%7d

Call in (Audio Only)

[+1 323-886-7531](tel:+13238867531), 192054342#

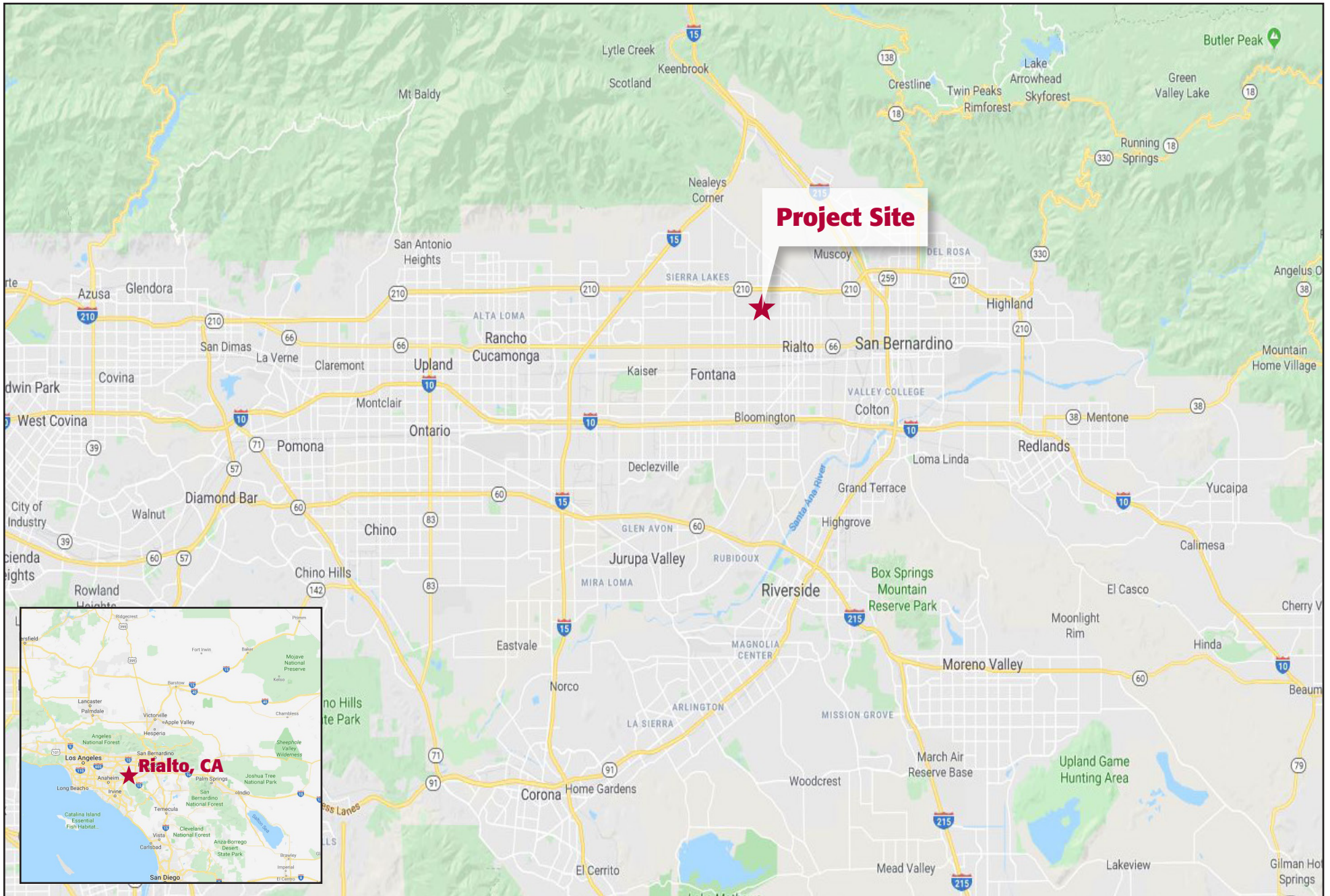
Phone Conference ID: 192 054 342#

Time: 6:00 PM

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 11, 2021 (see contact information above).

Attachments:

- Figure 1: Regional Map
- Figure 2: Project Vicinity Map
- Figure 3: Building Site Configuration
- Figure 4: Proposed Parcels



Source: Google Maps, 2019

FIGURE 1: Regional Location Map
Olive Grove Business Park
Rialto, CA



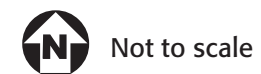
Not to scale

Kimley»Horn

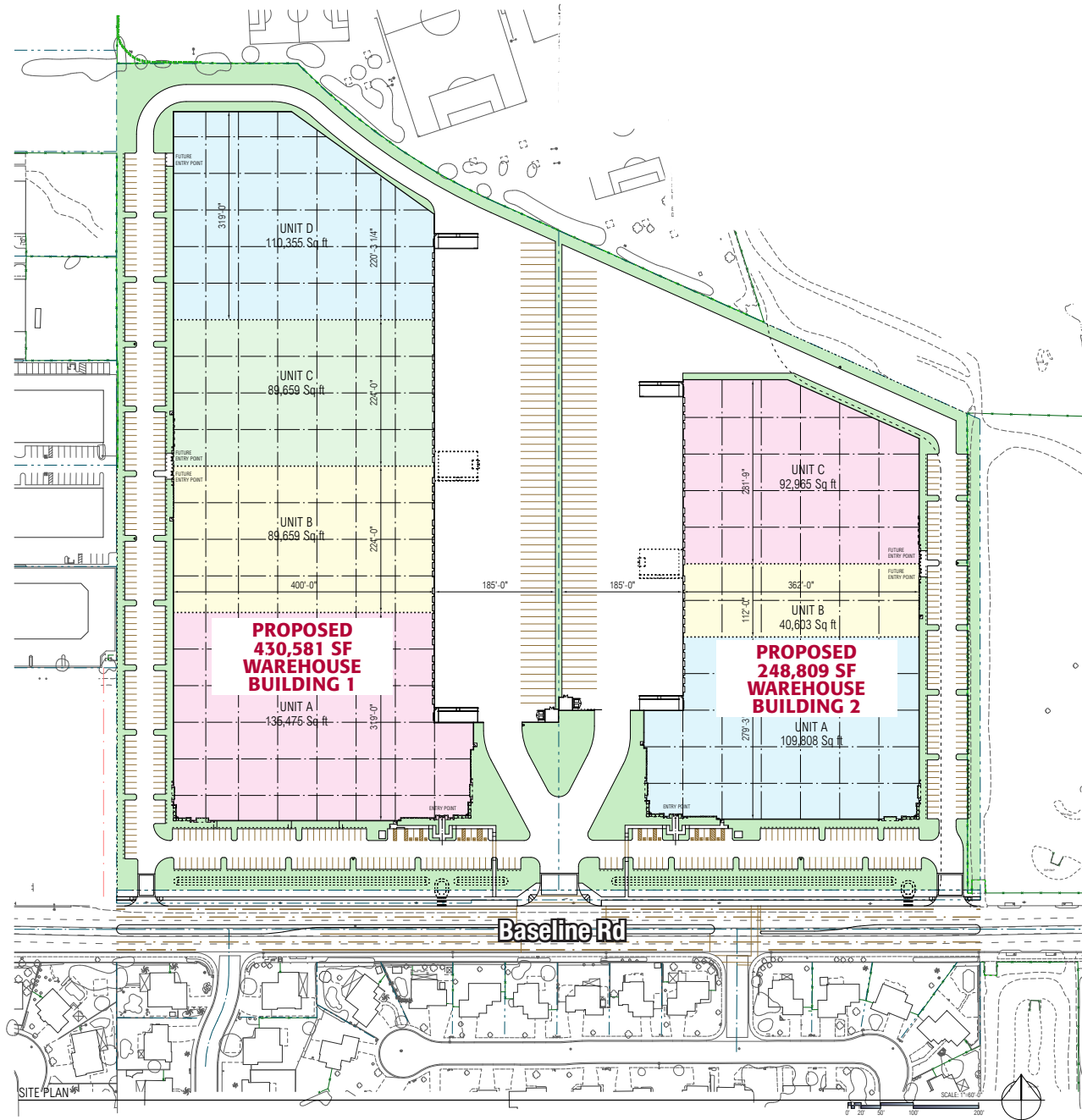


Source: Google Earth, 2019

FIGURE 2: Project Vicinity Map
Olive Grove Business Park
Rialto, CA

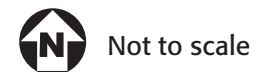


Fitzgerald Ave



Source: RGA, Office of Architectural Design, Inc.

FIGURE 3: Building Site Configuration
Olive Grove Business Park
Rialto, CA



Kimley»Horn

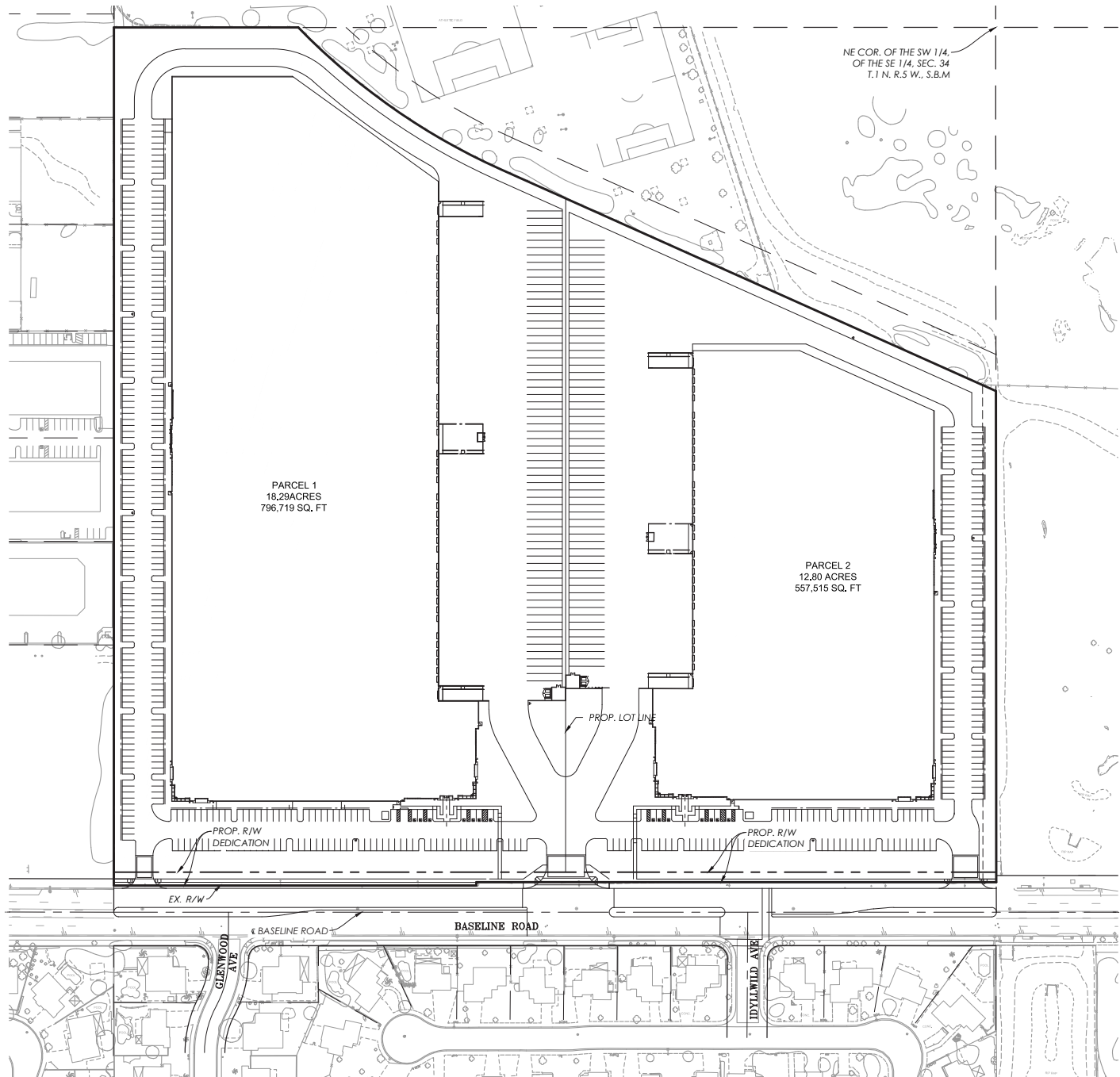


FIGURE 4: Proposed Parcels
Olive Grove Business Park
Rialto, CA



Not to scale