

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** Willow and Valley Warehouse Project

Lead Agency: City of Rialto Contact Person (Name and Title): Daniel Rosas, MPA, Senior Planner  
Mailing Address: 150 South Palm Avenue Phone and Email: 909-820-8047 drosas@rialto.ca.gov  
City: Rialto Zip: 92376 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Rialto

Cross Streets: Willow Avenue and Valley Boulevard Zip Code: 92376

Longitude/Latitude (degrees, minutes and seconds)\*: 34 ° 04 ' 19.409 " N / 117 ° 22 ' 26.814 " W Total Acres: 6.02

Assessor's Parcel No.: 0130-182-08, 0130-182-09, & 0130-202-04 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: San Bern.

Within 2 Miles: State Hwy #: State Route 66 Waterways: Rialto Channel

Airports: N/A Railways: None active Schools: Joe Baca MS

**\* Required field**

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units\* \_\_\_\_\_ Acres\* \_\_\_\_\_  
 Office: Sq.ft.\* \_\_\_\_\_ Acres\* \_\_\_\_\_ Employees\* \_\_\_\_\_  Transportation: Type\* \_\_\_\_\_  
 Commercial: Sq.ft.\* \_\_\_\_\_ Acres\* \_\_\_\_\_ Employees\* \_\_\_\_\_  Mining: Mineral\* \_\_\_\_\_  
 Industrial: Sq.ft.\* 119,700 Acres\* 6.02 Employees\* 100  Power: Type\* \_\_\_\_\_ MW\* \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type\* \_\_\_\_\_ MGD\* \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type\* \_\_\_\_\_  
 Water Facilities: Type\* \_\_\_\_\_ MGD\* \_\_\_\_\_  Other: \_\_\_\_\_

**\* Required field based on Development Type selected**

**Project Issues Discussed in Document:**

Aesthetics  Energy  Mandatory Findings of Significance  Solid Waste  
 Agriculture and Forestry  Fiscal Impacts  Mineral Resources  Transportation  
 Air Quality  Flood Plain/Flooding  Noise  Tribal Cultural Resources  
 Biological Resources  Geology/Soils  Population/Housing  Utilities/Service Systems  
 Coastal Zone  Greenhouse Gas Emissions  Public Services  Vegetation  
 Cultural Resources  Growth Inducement  Recreation  Wetland/Riparian  
 Cumulative Effects  Hazards/Hazardous Materials  Schools/Universities  Wildfire  
 Drainage/Absorption  Hydrology/Water Quality  Septic System  Other: \_\_\_\_\_  
 Economic/Jobs  Land Use/Planning  Sewer Capacity \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

**Commercial uses/ Freeway Commercial Industrial (F-C) I Business Park**

**Project Description:** (please use a separate page if necessary)

The Project would demolish an existing structure on site and construct two new industrial warehouse buildings totaling approximately 119,700 square feet (gross area). Building 1, on the northern portion of the project site, would be composed of approximately 66,810 square feet of warehouse space, 2,400 square feet of mezzanine space, and 4,000 square feet of office space. Building 2, on the southern portion of the project site, would be composed of approximately 43,558 square feet of warehouse space, 1,200 square feet of mezzanine space, and 2,000 square feet of office space. Mezzanine space in each building would also be used as office space. The Project would include landscaping, parking, and 12 loading docks.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date 2-11-2026 Ending Date 3-12-2026

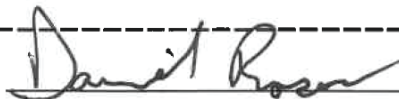
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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Investment Building Group</u>
Address: <u>315 Main Street, Suite 103</u>	Address: <u>5100 Campus Drive, Suite 300</u>
City/State/Zip: <u>Riverside, California 92501</u>	City/State/Zip: <u>Newport Beach, California 92660</u>
Contact (Name and Title): <u>Chelsea Ohanesian</u>	Contact (Name and Title): <u>Brian Bargeman, Executive Vice President</u>
Phone: <u>760-479-4863</u>	Phone: <u>(949) 263-1111</u>
Email: <u>cohanesian@dudek.com</u>	Email: <u>brianb@ibg-usa.com</u>

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Signature of Lead Agency Representative: \_\_\_\_\_



Date: 2/4/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.