

CITY OF RIALTO
PUBLIC NOTICE OF INTENT TO ISSUE A
MITIGATED NEGATIVE DECLARATION

Project Title: Northeast Corner of Willow Avenue and Valley Boulevard (Related Files: Master Case No. 2022-0034, General Plan Amendment No. 2022-0001, Specific Plan Amendment No. 2022-0002, Conditional Development Permit No. 2022-0019, Precise Plan of Design No. 2022-0031, Environmental Assessment Review No. 2022-0033)

Lead Agency Contact Person: Daniel Rosas, MPA, Senior Planner

Phone & Email: (909) 820-8047 – drosas@rialto.ca.gov

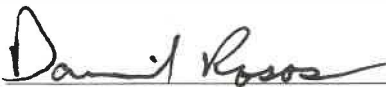
Project Location: The 6.02-acre Project site is located within the City, at the northeast corner of Willow Avenue and Valley Boulevard. The Project site consists of the following Assessor's Parcel Numbers (APNs): 0132-182-08, 0132-182-09, and 0132-202-04 and is currently developed with an existing single-story industrial and warehousing building. The Project site is not listed in the State of California Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5 (E).

Project Description: The Project would demolish an existing structure on site and construct 2 new industrial warehouses totaling approximately 119,700 square feet. Building 1, on the northern portion of the project site, would be composed of approximately 66,810 square feet of warehouse, 2,400 square feet of mezzanine, and 4,000 square feet of office. Building 2, on the southern portion of the project site, would be composed of approximately 43,558 square feet of warehouse, 1,200 square feet of mezzanine, and 2,000 square feet of office. The Project would include landscaping, parking, and 12 loading docks.

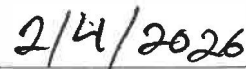
Project Proponent & Address: Investment Building Group
5100 Campus Drive, Suite 300
Newport Beach, California 92660

Contact Name & Telephone: Brian Bargeman, (949) 263-1111

In accordance with California Public Resources Code Section 15072, this notice is to provide the public and interested parties an opportunity to review and comment on the proposed Mitigated Negative Declaration for the above reference project. The mandatory public review period will begin on **February 11, 2026** and end on **March 12, 2026**. Please direct your written comments to Daniel Rosas, Senior Planner via email at drosas@rialto.ca.gov or via mail to 150 S. Palm Avenue, Rialto, CA 92376 with attention to "Willow and Valley Warehouses Project" by **March 12, 2026**. The Initial Study/Mitigated Negative Declaration and supporting technical studies are available for public review at the public counter in the Community Development Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376 and online at <https://www.yourrialto.com/314/Current-Projects>.



Signature



Date