

# Notice of Exemption

# Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: (Public Agency): City of Rialto  
Community Development Department  
150 S. Palm Avenue, Rialto, CA 92376

County Clerk  
County of: San Bernardino  
222 West Hospitality Lane  
San Bernardino, CA 92415

(Address)

Project Title: Rialto Industrial Project (MCN 2023-0047)

Project Applicant: Magellan Value Partners

Project Location - Specific:  
Southwest corner of Valley Boulevard and Lilac Avenue, Rialto, San Bernardino Co.

Project Location - City: Rialto Project Location - County: San Bernardino

### Description of Nature, Purpose and Beneficiaries of Project:

The project includes development of a 23,112-square-foot, 34-foot tall warehouse building with two dock doors and inclusive of 2,250 square feet of office space on an approximately 1.41-acre site (project site). The project site is located within the Industrial Park (I-P) zone of the Gateway Specific Plan in the southern portion of Rialto in San Bernardino County. The land use designation of the project site is Business Park (BP). The project site is comprised of one parcel (Assessor's Parcel Number [APN] 0254-091-13) and is surrounded by Valley Boulevard, Joe Baca Middle School, and commercial and industrial uses to the north; Lilac Avenue, a hotel, and industrial uses to the east, industrial and commercial uses and Interstate 10 to the south, and industrial and commercial uses to the west. Project entitlements (Master Case Number 2023-0047) include a Conditional Development Permit (No. 2023-0024), Precise Plan of Design (No. 2023-0032), and Environmental Assessment Review (No. 2023-0041).

Name of Public Agency Approving Project: City of Rialto

Name of Person or Agency Carrying Out Project: Rick Martinez, Magellan Value Partners

### Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:** Class 32 (Section 15332)
- Statutory Exemptions. State code number: \_\_\_\_\_

### Reasons why project is exempt:

Pursuant to CEQA Guidelines Section 15332 (Class 32: In-Fill Development Projects) the project is categorically exempt from the California Environmental Quality Act (CEQA) because the project includes development of a site less than five acres in size in accordance with the City's General Plan land use and zoning designations. The site is substantially surrounded by urban uses and does not contain habitat for endangered, rare, or threatened species. The project would not result in significant effects to traffic, noise, air quality, or water quality, and the project would be adequately served by all required utilities and public services.

Pursuant to CEQA Guidelines Section 15300.2, the project does not trigger any exceptions to the Class 32 (Sec. 15332) Categorical Exemption. The project is not located along a state scenic highway or on a hazardous waste site defined in Section 85962.5 of the Government Code. The project would not result in significant project-specific or cumulatively considerable effects and would not cause substantial adverse changes in the significance of a historical resource defined in Section 15064.5 of the CEQA Guidelines. Compliance with applicable regulatory policies and implementation of standard best management practices during construction and operation would ensure impacts to the environment do not occur. A Memorandum and supporting technical studies for the Rialto Industrial Project (MCN 2023-0047, CDP 2023-0024, PPD 2023-0032, and EAR 2023-0041) provide substantial evidence in support of the Class 32 Categorical Exemption (CEQA Guidelines Section 15332).

Lead Agency  
Contact Person: Daniel Rosas, Senior Planner Area Code/Telephone/Extension: 909-820-8047

### If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature: Daniel Rosas Date: 5/7/26 Title: SENIOR PLANNER

■ **Signed by Lead Agency** Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

