



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

**Project Title:** Alice and Willow Avenue Warehouse Project (Related Files: General Plan Amendment No. 2022-0002, Specific Plan Amendment No. 2022-0003, Tentative Parcel Map No. 2022-0005, Conditional Development Permit No. 2022-0039, Precise Plan of Design No. 2022-0065, & Environmental Assessment Review No. 2022-0067)

**Lead Agency Contact Person:** Daniel Casey, Senior Planner

**Phone & Email:** (909) 820-2535 – [dcasey@rialtoca.gov](mailto:dcasey@rialtoca.gov)

**Project Location:** 6.19 gross acres of land (APNs: 0132-171-01, -02, -03, -04, -05, -08, -09, -10, -13, -14, & 0254-111-01) located at the southeast corner of Valley Boulevard and Willow Avenue.

**Project Description:** The Project includes the demolition of existing buildings and asphalt and the development of a 136,200 square foot industrial warehouse building, consisting of 130,200 square feet of warehouse space, 6,000 square feet of supporting office space, and associated improvements including, but not limited to, surface parking lots, drive aisles, utility infrastructure, landscaping, exterior lighting, and walls/fencing. The project includes a general plan amendment to change the general plan land use designation of the site to Business Park with a Specific Plan Overlay, and a specific plan amendment to change the specific plan land use designation to Industrial Park (I-P).

**Project Proponent & Address:** Patriot Development Partners  
12126 West Sunset Boulevard  
Los Angeles, CA 90049

**Contact Name & Telephone:** Kevin Rice - (858) 952-4134

This is to notify the public and interested parties of the City of Rialto's intent to adopt a **Mitigated Negative Declaration** for the above reference project. The mandatory public review period will begin on **April 17, 2023** and end on **May 16, 2023**. The Initial Study 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. For additional information about the project, call (909) 820-2535.

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).

Signature: \_\_\_\_\_  
Daniel Casey, Senior Planner

Date: 4-13-2023