



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

**Project Title:** Resource Drive Industrial Project (Related Files: Conditional Development Permit No. 2022-0020, Precise Plan of Design No. 2022-0032, Variance No. 2022-0002, and Environmental Assessment Review No. 2022-0034)

**Lead Agency Contact Person:** Dionne Joubert, M.Arch, Senior Planner

**Phone & Email:** (909) 820-2525, ext. 2139 – [djoubert@rialto.ca.gov](mailto:djoubert@rialto.ca.gov)

**Project Location:** 1.88 gross acres of land (APNs: 260-021-39) located on the northwest corner of Riverside Avenue and Resource Drive within the Heavy Industrial (H-IND) designation of the Agua Mansa Specific Plan in the City of Rialto, San Bernardino County.

**Project Description:** The Project proposes to develop the vacant site with a new industrial warehouse building. As seen in Figure 1-3, Site Plan, the proposed Project would include the development of a one-story tilt-up 42,542 SF warehouse building on the approximately 1.88-acre site. The proposed warehouse building would be comprised of approximately 38,815 SF of warehouse space and 3,500 SF of ancillary office space. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveway.

**Project Proponent & Address:** Daniel Adams,  
Cornerstone Development Partners, Inc.  
5729 Lebanon Road, Suite 144310  
Frisco, TX 75034

**Contact Name & Telephone:** Daniel Adams, President - (949)355-4588

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 **June 26, 2023**, and end on **July 26, 2023**. The Initial Study and supporting technical studies are available for public review at the public counter in the Development Services 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:   
Dionne Joubert, Senior Planner

Date: 6-26-23