



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

**Project Title:** 2223 & 2271 N. Locust Avenue Light Industrial Project (Related Files: Conditional Development Permit No. 2022-0034, Precise Plan of Design No. 2022-0058, and Environmental Assessment Review No. 2022-0056)

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

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

**Project Location:** 9.04 gross acres of land (APNs: 1133-22-101, 1133-22-104, 1133-22-105) located on the corner of North Locust Avenue and West Vineyard Avenue within the Planned Industrial Development (I-PID) zone of the Rialto Airport 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. The proposed Project would include the development of a two-story tilt-up 191,000 square-foot commerce center, including 5,000 square-foot of office space on the approximately 9.04-acre site. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveway.

**Project Proponent & Address:** Daniel Ricks c/o Xebec Realty LLC.,  
3010 Old Ranch Parkway,  
Suite 470 Seal Beach, CA 90740

**Contact Name & Telephone:** Danny Ricks, Development Manager - (714) 650-7111

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 **August 14, 2023**, and end on **September 14, 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*  
Dionne Joubert, Senior Planner

Date: 8/14/23