

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

Project Title: 160 N. Cactus Avenue Project (Related Files: Master Case No. 2022-0059, Variance No. 2023-0002, Conditional Development Permit No. 2022-0031, Precise Plan of Design No. 2022-0056, Lot Line Adjustment No. 2022-0016, Environmental Assessment Review No. 2022-0054)

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

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

Project Location: The 8.15-acre Project site is centrally located within the City of Rialto (City), located at 160 North Cactus Avenue, generally situated northwest of the intersection of Cactus Avenue and Rialto Avenue. The Project site consists of the following Assessor's Parcel Numbers (APNs): 0128-141-49-0-000, 0128-141-63-0-000, 0128-141-70-0-000, and 0128-141-72-0-000. The site is currently developed with six single-story buildings (totaling approximately 77,900 square feet) and a City-owned water utility facility. Existing operations include industrial and warehousing activities and two inactive water wells. 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 existing structures on site and construct a new industrial warehouse building totaling approximately 159,700 square feet, including an approximately 6,750 square-foot office/mezzanine area. The Project would include landscaping, parking, and 17 loading docks.

Project Proponent & Address: LPC West, Inc.
915 Wilshire Boulevard, Suite 2050
Los Angeles, California 90017

Contact Name & Telephone: Stephen Lindgren, (626) 840-5681

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 August 7, 2023 and end on September 5, 2023. Please direct your written comments to Daniel Rosas, Associate Planner via email at drosas@rialto.ca.gov or via mail to 150 S. Palm Avenue, Rialto, CA 92376 with attention to "160 N. Cactus Avenue Project" by September 5, 2023. 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