



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

Project Title: 2720 S. Willow Avenue Development Project (Related Files: Conditional Development Permit No. 2022-0036, Precise Plan of Design No. 2022-0060, and Environmental Assessment Review No. 2022-0058).

Lead Agency Contact Person: Daniel Rosas, Senior Planner

Phone & Email: (909) 820-2525, ext. 8047 – drosas@rialto.ca.gov

Project Location: 5.63 acres of land (APNs: 0258-171-57 and 0258-171-31) located at 2720 S. Willow Avenue, on the west side of S. Willow Avenue within the Medium Industrial zone of the Agua Mansa Industrial Corridor Specific Plan area, in the City of Rialto, San Bernardino County.

Project Description: The Project proposes to develop a previously developed project site with one new warehouse building. The Project would include the demolition of the existing warehouses present on-site. The proposed Project would include the development of a 118,000 square-foot warehouse building, including 7,000 square-feet of office space on the approximately 5.63-acre project site. Additional improvements would include landscaping, sidewalks, utility connections, and paved surface parking areas and driveways.

Project Proponent & Address: Jay Tanjuan
Scannell Properties
24411 Ridge Route Drive, Suite 120
Laguna Hills, CA 92653

Contact Name & Telephone: Jay Tanjuan, Scannell Properties (619) 931-9144

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 **Friday, May 3, 2024**, and end on **Saturday, June 2, 2024**. 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: 
Daniel Rosas, Senior Planner

Date: 4/29/2024