

**CITY OF RIALTO  
CITY COUNCIL  
NOTICE OF PUBLIC HEARING**

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**SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 820-2535 O AL [PLANNING@RIALTOCA.GOV](mailto:PLANNING@RIALTOCA.GOV)**

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NOTICE IS GIVEN THAT THE FOLLOWING APPLICATIONS HAVE BEEN FILED WITH THE CITY COUNCIL OF THE CITY OF RIALTO PURSUANT TO GOVERNMENT CODE SECTIONS 65350 THROUGH 65362, CHAPTER 18.78 (SPECIFIC PLANS) OF THE RIALTO MUNICIPAL CODE, TITLE SEVENTEEN (SUBDIVISIONS) OF THE RIALTO MUNICIPAL CODE, CHAPTER 18.66 (CONDITIONAL DEVELOPMENT PERMITS) OF THE RIALTO MUNICIPAL CODE, AND CHAPTER 18.65 (PRECISE PLAN OF DESIGN) OF THE RIALTO MUNICIPAL CODE:

**General Plan Amendment No. 2022-0002:** A request to change the general plan land use designation of approximately 5.97 acres of land (APN's: 0132-171-01, -02, -03, -04, -05, -08, -09, -10, -13 & 0254-111-01) located at the southeast corner of Valley Boulevard and Willow Avenue from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0067) has been prepared for consideration in conjunction with the project. (Applicant: Patriot Development Partners, LLC)

**Specific Plan Amendment No. 2022-0003:** A request to change the specific plan land use designation of approximately 5.97 acres of land (APN's: 0132-171-01, -02, -03, -04, -05, -08, -09, -10, -13 & 0254-111-01) located at the southeast corner of Valley Boulevard and Willow Avenue from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0067) has been prepared for consideration in conjunction with the project. (Applicant: Patriot Development Partners, LLC)

**Tentative Parcel Map No. 2022-0005 (TPM 20622):** A request to allow the consolidation of ten (10) parcels of land (APN's: 0132-171-01, -02, -03, -04, -05, -08, -09, -10, -13 & 0254-111-01) located at the southeast corner of Valley Boulevard and Willow Avenue into one (1) 5.97 net acre parcel of land. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0067) has been prepared for consideration in conjunction with the project. (Applicant: Patriot Development Partners, LLC)

**Conditional Development Permit No. 2022-0039:** A request to allow the development and operation of a 131,625 square foot industrial warehouse building on approximately 5.97 acres of land (APN's: 0132-171-01, -02, -03, -04, -05, -08, -09, -10, -13 & 0254-111-01) located at the southeast corner of Valley Boulevard and Willow Avenue. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0067) has been prepared for consideration in conjunction with the project. (Applicant: Patriot Development Partners, LLC)

**Precise Plan of Design No. 2022-0065:** A request to allow the development of a 131,625 square foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage improvements on 5.97 acres of land (APN's: 0132-171-01, -02, -03, -04, -05, -08, -09, -10, -13 & 0254-111-01) located at the southeast corner of Valley Boulevard and Willow Avenue. A Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0067) has been prepared for consideration in conjunction with the project. (Applicant: Patriot Development Partners, LLC)

**Planning Commission Action Recommending Approval.** On August 9, 2023, the Planning Commission, following a duly noticed public hearing recommended approved to the City Council of 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, and the associated Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0067)

(CONTINUE ON REVERSE SIDE)

NOTICE IS FURTHER GIVEN THAT THE ABOVE APPLICATIONS HAVE BEEN SET FOR A PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF RIALTO TO BE HELD ON:

**TUESDAY, SEPTEMBER 12, 2023, AT THE HOUR OF 6:30 PM, IN THE COUNCIL CHAMBERS, 150 SOUTH PALM AVENUE, RIALTO, CA 92376**

AND ANY PERSON CONCERNED MAY APPEAR AND BE HEARD IN SUPPORT OF OR IN OPPOSITION TO THIS MATTER AT THE TIME OF HEARING. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE DIRECTOR OF MAINTENANCE & FACILITIES AT (909) 421-7279. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING (28 CAR 35.102-35.104 ADA Title II).

**HOW TO ATTEND THE MEETING:**

- (1) Members of the public may attend the meeting in person.
- (2) Watch live streaming video of the Meeting at <https://www.yourrialto.com/183/Rialto-Network>
- (3) Council Meetings are broadcast live on the City's television station, Rialto Network. Spectrum Channel 3 and AT&T Channel 99.

**HOW TO MAKE A PUBLIC COMMENT:**

- (1) Appear at the meeting and speak during the public comment period. We request that you complete a Public Speaker Form and submit it to the City Clerk before the meeting. There is a 5-minute time limit.
- (2) You may submit a public comment in writing to the City Clerk by email at [CITYCLERK@RIALTOCA.GOV](mailto:CITYCLERK@RIALTOCA.GOV).

IF YOU CHALLENGE THIS PROPOSAL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY COUNCIL, AT, OR PRIOR TO, THE PUBLIC HEARING. SHOULD YOU HAVE ANY QUESTIONS IN RELATION TO THIS PROJECT, PLEASE CONTACT DANIEL CASEY, SENIOR PLANNER, AT (909) 820-2525 EXT. 2075 OR AT [DCASEY@RIALTOCA.GOV](mailto:DCASEY@RIALTOCA.GOV).

