

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

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

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), CHAPTER 18.66 (CONDITIONAL DEVELOPMENT PERMITS), CHAPTER 18.65 (PRECISE PLAN OF DESIGN), AND CHAPTER 18.112 (INDOOR STORAGE USES) OF THE RIALTO MUNICIPAL CODE:

General Plan Amendment No. 2022-0001: A request to change the general plan land use designation of approximately 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast 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. (Applicant: Investment Building Group)

Specific Plan Amendment No. 2022-0002: A request to change the specific plan land use designation of approximately 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast 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. (Applicant: Investment Building Group).

Conditional Development Permit No. 2022-0019: A request to allow the development and operation of one (1) 46,758 square foot industrial warehouse building and one (1) 72,951 square foot industrial warehouse building on approximately 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue. (Applicant: Investment Building Group).

Precise Plan of Design No. 2022-0031: A request to allow the development of one (1) 46,758 square foot industrial warehouse building, one (1) 72,951 square foot industrial warehouse building, and associated paving, landscaping, fencing, lighting, and drainage improvements on 6.02 gross acres of land (APN's: 0132-182-08, -09, & 0132-202-04) located at the northeast corner of Valley Boulevard and Willow Avenue. (Applicant: Investment Building Group).

Environmental Assessment Review No. 2022-0033: A Mitigated Negative Declaration has been prepared for consideration in conjunction with General Plan Amendment No. 2022-0001, Specific Plan Amendment No. 2022-0002, Conditional Development Permit No. 2022-0019, and Precise Plan of Design No. 2022-0031, in accordance with the California Environmental Quality Act (CEQA).

Planning Commission Action Recommending Approval. On April 15, 2026, the Planning Commission, following a duly noticed public hearing recommended approval of General Plan Amendment No. 2022-0001, Specific Plan Amendment No. 2022-0002, Conditional Development Permit No. 2022-0019, Precise Plan of Design No. 2022-0031, and the associated Mitigated Negative Declaration (Environmental Assessment Review No. 2022-0033) to the City Council.

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, JUNE 9, 2026, 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

(CONTINUE ON REVERSE SIDE)

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.

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 ROSAS, SENIOR PLANNER, AT (909) 820-0847 OR AT DROSAS@RIALTOCA.GOV.

