

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 TITLE SEVENTEEN (SUBDIVISIONS), CHAPTER 18.65 (PRECISE PLAN OF DESIGN), CHAPTER 18.66 (CONDITIONAL DEVELOPMENT PERMITS), CHAPTER 18.70 (ENVIRONMENTAL REVIEW), CHAPTER 18.79 (DEVELOPMENT AGREEMENTS), AND CHAPTER 18.112 (INDOOR STORAGE USES) OF THE RIALTO MUNICIPAL CODE:

Tentative Parcel Map No. 2023-0006 (TPM 20809): Consideration of a Tentative Parcel Map to provide right-of-way dedications and to resolve underlying past recordings and instruments related to one (1) 38.89 gross acre (38.78 net acre) parcel of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Conditional Development Permit No. 2023-0032: A request to allow the development and operation of a 664,859 square foot industrial warehouse building on 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Precise Plan of Design No. 2023-0041: A request to allow the development of a 664,859 square foot industrial warehouse building with associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Development Agreement No. 2024-0002: Consideration of a Development Agreement between the City of Rialto and IV5 Locust Gateway Logistics Center LLC to memorialize certain benefits and terms related to the development of a 664,859 square foot industrial warehouse building on 38.78 net acres of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street within the General Manufacturing (I-GM) land use district of the Rialto Airport Specific Plan.

Environmental Assessment Review No. 2023-0051: An Environmental Impact Report has been prepared for consideration in conjunction with Tentative Parcel Map No. 2023-0006 (TPM 20809), Conditional Development Permit No. 2023-0032, Precise Plan of Design No. 2023-0041, and Development Agreement No. 2024-0002, in accordance with the California Environmental Quality Act (CEQA).

Planning Commission Action Recommending Approval. On December 17, 2025, the Planning Commission, following a duly noticed public hearing recommended approval of Tentative Parcel Map No. 2023-0006, Conditional Development Permit No. 2023-0032, Precise Plan of Design No. 2023-0041, Development Agreement No. 2024-0002, and the associated Environmental Impact Report (Environmental Assessment Review No. 2023-0051) 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, JANUARY 27, 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 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

HOW TO ATTEND THE MEETING:

- ## HOW TO MAKE A PUBLIC COMMENT:

- 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, PRINCIPAL PLANNER, AT (909) 820-2525 EXT. 2075 OR AT DCASEY@RIALTOCA.GOV.

