

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

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 18.64 (VARIANCES) 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. 2020-0001: A request to change the general plan land use designation of approximately 8.46 gross acres of land (APN: 0132-181-01) located at the northwest 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: QR Birtcher Willow Ave Owner, LLC)

Specific Plan Amendment No. 2020-0001: A request to change the specific plan land use designation of approximately 8.46 gross acres of land (APN: 0132-181-01) located at the northwest 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: QR Birtcher Willow Ave Owner, LLC)

Variance No. 2020-0001: A request to allow a variance from Section 18.35.030A of the Rialto Municipal Code to increase the maximum allowable building height from 35 feet to 49 feet, as it relates to a proposal to develop a 492,410 square foot industrial warehouse building on approximately 22.49 gross acres (20.99 net acres) of land (APN's: 0132-181-01, 0132-201-03, 0254-261-14, & 0254-261-17) located at the northwest corner of Valley Boulevard and Willow Avenue. (Applicant: QR Birtcher Willow Ave Owner, LLC)

Conditional Development Permit No. 2020-0006: A request to allow the development and operation of a 492,410 square foot industrial warehouse building on approximately 22.49 gross acres (20.99 net acres) of land (APN's: 0132-181-01, 0132-201-03, 0254-261-14, & 0254-261-17) located at the northwest corner of Valley Boulevard and Willow Avenue. (Applicant: QR Birtcher Willow Ave Owner, LLC)

Precise Plan of Design No. 2020-0012: A request to allow the development of a 492,410 square foot industrial warehouse building and associated paving, landscaping, fencing, lighting, and drainage improvements on approximately 22.49 gross acres (20.99 net acres) of land (APN's: 0132-181-01, 0132-201-03, 0254-261-14, & 0254-261-17) located at the northwest corner of Valley Boulevard and Willow Avenue. (Applicant: QR Birtcher Willow Ave Owner, LLC)

Environmental Assessment Review No. 2020-0007: An Environmental Impact Report has been prepared for consideration in conjunction with General Plan Amendment No. 2020-0001, Specific Plan Amendment No. 2020-0001, Variance No. 2020-0001, Conditional Development Permit No. 2020-0006, and Precise Plan of Design No. 2020-0012, in accordance with the California Environmental Quality Act (CEQA). (Applicant: QR Birtcher Willow Ave Owner, LLC)

Planning Commission Action Recommending Denial. On July 27, 2022, the Planning Commission, following a duly noticed public hearing recommended denial to the City Council of General Plan Amendment No. 2020-0001, Specific Plan Amendment No. 2020-0001, Variance No. 2020-0001, Conditional Development Permit No. 2020-0006, and Precise Plan of Design No. 2020-0012, and the associated Environmental Impact Report (Environmental Assessment Review No. 2020-0007).

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, NOVEMBER 15, 2022, AT THE HOUR OF 6:30 P.M. 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.

(CONTINUE ON REVERSE SIDE)

NOTICE IS FURTHER GIVEN THAT IN RESPONSE TO THE COVID-19 EMERGENCY, AND IN COMPLIANCE WITH SOCIAL DISTANCING PROTOCOLS, THE CITY COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC WITH LIMITED SEATING INSIDE THE COUNCIL CHAMBERS. OVERFLOW SEATING WILL BE AVAILABLE OUTSIDE THE CITY COUNCIL CHAMBERS DURING THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 15, 2022.

IF YOU ARE UNABLE TO ATTEND THE MEETING, MEMBERS OF THE PUBLIC MAY SUBMIT COMMENTS ON ANY AGENDA ITEM AT LEAST TWO HOURS BEFORE THE MEETING TIME, AS FOLLOWS:

- IN WRITING VIA MAIL TO: CITY OF RIALTO "ATTN: CITY COUNCIL, C/O COMMUNITY DEVELOPMENT," 150 S PALM AVE, RIALTO, CA 92376; OR
- BY EMAIL TO PLANNING@RIALTOCA.GOV; OR

THE PUBLIC PARTICIPATION METHODS LISTED HEREIN ARE SUBJECT TO CHANGE, AND ADDITIONAL NOTICE WILL BE PROVIDED IN ADVANCE OF THE PUBLIC HEARING SHOULD ANY CHANGES OCCUR.

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.

