



NOTICE OF DETERMINATION

DATE FILED & POSTED
Posted On: 11/16/22
Removed On: 12/29/22
Receipt No: 36-11162022 -788

To: [] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

[X] Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Birtcher Logistics Center Rialto (Related Files: General Plan Amendment No. 2020-0001, Specific Plan Amendment No. 2020-0001, Variance No. 2020-0001, Conditional Development Permit No. 2020-0006, Precise Plan of Design No. 2020-0012, Lot Line Adjustment No. 2021-0002, & Environmental Assessment Review No. 2020-0007)

State Clearinghouse Number: 2021070403

Lead Agency Contact Person: Daniel Casey, Senior Planner

Area Code/Telephone: (909) 820-2535 - dcasey@rialtoca.gov

Project Location: 22.49 gross acres (20.99 net acres) of land (APNs: 0132-181-01, 0132-201-03, 0254-261-14, & 0254-261-17) located at the northwest corner of Valley Boulevard and Willow Avenue.

Project Description: The Project consists of a proposal to redevelop an approximately 21.0-acre property with a light industrial building. The Project would 1) amend the City of Rialto Land Use Policy Plan (General Plan Figure 2.2) to change the land use designation for the southern portion of the Project Site (APN: 0132-181-01) from "General Commercial" to "Business Park"; 2) amend the Gateway Specific Plan to change the land use designation for the southern portion of the Project Site (APN: 0132-181-01) from "Freeway Commercial" to "Industrial Park"; 3) develop and operate an approximately 492,410 s.f. warehouse distribution building on the Project Site including an enclosed truck court on the west side of the proposed building, 62 dock doors, 104 trailer parking stalls, 287 passenger vehicle parking spaces (distributed along the north and south sides of the building), two proposed driveways onto Valley Boulevard, and one proposed driveway onto Willow Avenue; 4) allow the proposed warehouse distribution building to exceed the 35-foot height limit within the Gateway Specific Plan's "Industrial Park" zone by fourteen (14) feet; and 5) consolidate the parcels within the Project Site into a single 20.99 net acre parcel.

Project Proponent & Address: QR Birtcher Willow Ave Owner, LLC - 450 Newport Center Drive, Suite 220, Newport Beach, CA 92660

Contact info & Phone: Forrest Wylder - (949) 244-3600 - f.wylder@birtcher.com

This is to advise that the City of Rialto has approved the above-described project on November 15, 2022 and has made the following determinations regarding the above-described project.

- 1. The project { [X] will [] will not } have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { [X] were [] were not } made a condition of the approval of the project.
4. A Statement of Overriding Considerations { [X] was [] was not } adopted for this project.

This is to certify that the Environmental Impact Report and record of project approval is available to the general public at the City of Rialto, Community Development Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376

[Signature]
Daniel Casey, Senior Planner

Date: 11-15-2022

Date received for filing and posting at OPR:

Clerk of the Board of Supervisors
2022 NOV 16 AM 10:35
COUNTY OF SAN BERNARDINO
CALIFORNIA



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 36 — 11162022 — 788
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2021070403

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Rialto Development Services Department	LEAD AGENCY EMAIL	DATE 11162022
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

Birtcher Logistics Center Rialto (Related Files: General Plan Amendment No. 2020-0001, Specific Plan Amendment No. 2020-0001, Variance No. 2020-0001, Conditional Development Permit No. 2020-0006, Precise Plan of Design No. 2020-0012, Lot Line Adjustment No. 2021-0002, & Environmental Impact Report No. 2021-0002)

PROJECT APPLICANT NAME QR Birtcher Willow Ave Owner, LLC	PROJECT APPLICANT EMAIL f.wylder@birtcher.com	PHONE NUMBER (949) 244-3600
PROJECT APPLICANT ADDRESS 450 Newport Center Drive, Suite 220	CITY Newport Beach	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 3,539.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,589.25

SIGNATURE X <i>Debra LuBrant-Contreras</i>	AGENCY OF FILING PRINTED NAME AND TITLE Debra LuBrant-Contreras, Deputy Clerk
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