



NOTICE OF DETERMINATION

DATE FILED & POSTED

Posted On: 6-14-23

Removed On: 7-27-23

Receipt No: 30-06142023-491

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: Pepper Avenue Specific Plan Amendment and Industrial Development Project (Related Files: Specific Plan Amendment No. 2020-0002, Conditional Development Permit No. 2020-0008, Precise Plan of Design No. 2020-0014, & Environmental Assessment Review No. 2020-0010)

State Clearinghouse Number: 2022030161 Lead Agency Contact Person: Daniel Casey, Senior Planner

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

Project Location: Specific Plan Amendment No. 2020-0002: The entirety of the Pepper Avenue Specific Plan area, which consists of eleven (11) parcels of land (APNs: 0264-191-02, -04, -13, & -14 and 0264-201-08, -25, -27, -28, -29, -30, & -31) approximately 101.7 acres in size and generally located south of the SR-210 Freeway, north of Walnut Avenue, east of Eucalyptus Avenue west of Meridian Avenue.

Conditional Development Permit No. 2020-0008 & Precise Plan of Design No. 2020-0014: Two (2) parcels of land (APNs: 0264-201-29 & 0264-201-30) approximately 23.82 acres in size and located on the east side of Pepper Avenue approximately 500 feet south of the SR-210 Freeway within Planning Area 2 and Planning Area 3 of the Pepper Avenue Specific Plan.

Project Description: The Project consists of a proposal to amend the Pepper Avenue Specific Plan to provide provisions for a new "Light Industrial" land use designation that will allow warehouses and logistics centers as permitted uses, provisions for development standards of the proposed "Light Industrial" land use designation, divide Planning Area 1 into two (2) Planning Areas (Planning Area 1, encompassing 2.63 acres, and Planning Area 10, encompassing 11.64 acres), change the land use designations of Planning Areas 2, 3, and 10 from Community Commercial to Light Industrial with a maximum development potential of 735,185 square feet of industrial uses, preserving the residential overlay in Planning Area 3, provide various traffic circulation improvements, including provisions for new access points and new medians, and provide various textual and graphical amendments related to the changes listed herein. Additionally, the project will facilitate the development and operation of a 470,000 square foot industrial warehouse building with associated paving, screening, landscaping, lighting, and drainage improvements on Planning Areas 2 and 3 of the Pepper Avenue Specific Plan.

Project Proponent & Address: Howard Industrial Partners, LLC - 2244 N. Pacific Street, Orange, CA 92865

Contact info & Phone: Mike Tunney - (714) 637-3333 - mtunney@hipre.net

This is to advise that the City of Rialto has approved the above-described project on June 13, 2023 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.

2023 JUN 14 PM 12:00
COUNTY OF SAN BERNARDINO
CLERK OF THE BOARD OF SUPERVISORS

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

Daniel Casey Senior Planner

Date: 6-14-2023

Date received for filing and posting at OPR:



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 36 — 06142023 — 491
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Rialto	LEAD AGENCY EMAIL	DATE 06142023
-------------------------------	-------------------	------------------

COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER
---	-----------------

PROJECT TITLE
 Pepper Avenue Specific Plan Amendment and Industrial Development Project

PROJECT APPLICANT NAME Howard Industrial Partners, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 637-3333
---	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 2244 N. Pacific Street	CITY Orange	STATE CA	ZIP CODE 92865
---	----------------	-------------	-------------------

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)	\$3,839.25	\$	3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	
<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: 2068

Cash Credit Check Other

TOTAL RECEIVED \$ 3,889.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Ruiz, Deputy Clerk
----------------	---