

CLERK OF THE BOARD

# Notice of Determination

DATE FILED & POSTED

Posted On: 4/7/2025

Removed On: 3/8/2025

Receipt No: 36-013120



2025 JAN 31 PM 1:06

SAN BERNARDINO COUNTY CALIFORNIA

|   |  |
|---|--|
| <p><b>To:</b></p> <p><b>Office of Planning and Research</b><br/> State Clearinghouse (SCH)<br/> CEQA Submit<br/> <a href="https://ceqasubmit.opr.ca.gov/">https://ceqasubmit.opr.ca.gov/</a></p> <p><b>Clerk of the Board</b><br/> County of San Bernardino<br/> 385 N. Arrowhead Avenue<br/> San Bernardino, CA 9241</p> | <p><b>From:</b></p> <p><b>City of Adelanto</b><br/> Development Services-Planning Division<br/> 11600 Air Expressway<br/> Adelanto, CA 92301</p> <p><b>Contact:</b><br/> James Hirsch, Project Planner<br/> Phone. +1 760-246-2300<br/> Email <a href="mailto:hhirsch@adelantoca.gov">hhirsch@adelantoca.gov</a></p> |
|---|--|

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

**State Clearinghouse Number:** 2023030264

**Project Title:** MLDP 25-01. Modification to Rancho 38 Industrial Project

**Project Applicant:** Industrial Property Group, Inc.

**Project Location:** SWC of Rancho Road and Emerald Road (APN 3128-291-02)

**Project Description:** Modify the approved site plan for a 689,824 SF Class A Warehouse facility to relocate the main building 45 feet to the west and relocate the truck trailer parking lot to the west side of the Project site. The proposed modifications do not change the square footage of the building as shown on the approved site plan.

**This is to advise that the City of Adelanto (Lead Agency) approved the project described on January 17, 2025, and has made the following determination regarding it.**

All potentially significant effects have been avoided or mitigated in accordance with the Responses to Comments Final Initial Study/Mitigated Negative Declaration Rancho 38 Industrial Project LDP 23-01, April 17, 2023, adopted by the Planning Commission via Resolution No. P-28-10, June 21, 2023, and the Project is "within the scope" of the Adopted Mitigated Negative Declaration. Pursuant to PRC §21166 and CEQA Guidelines §15162 and §15163, the Modified Project does not require the preparation of any further environmental review for the following reasons:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) No substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;{

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;{

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

By: James Hirsch

Date: January 17, 2025

James Hirsch, Project Planner  
City of Adelanto Community Development Department  
Planning Division



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print [REDACTED] Save

RECEIPT NUMBER:  
 36 — 01312025 — 061  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2023030264**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|  |                   |                         |
|--|-------------------|-------------------------|
| LEAD AGENCY<br><b>City of Adelanto</b>                 | LEAD AGENCY EMAIL | DATE<br><b>01312025</b> |
| COUNTY/STATE AGENCY OF FILING<br><b>San Bernardino</b> | DOCUMENT NUMBER   |                         |

PROJECT TITLE

**MLDP 25-01. Modification to Rancho 38 Industrial Project**

|  |                         |                                      |
|--|-------------------------|--------------------------------------|
| PROJECT APPLICANT NAME<br><b>Industrial Property Group, Inc.</b> | PROJECT APPLICANT EMAIL | PHONE NUMBER<br><b>(760)246-2300</b> |
| PROJECT APPLICANT ADDRESS<br><b>11600 Air Expressway</b>         | CITY<br><b>Adelanto</b> | STATE<br><b>CA</b>                   |
|  |                         | ZIP CODE<br><b>92301</b>             |

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |  |            |    |      |
|--|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)   | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                    | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW  | \$1,401.75 | \$ | 0.00 |
| <br>   |            |    |      |
| <input checked="" type="checkbox"/> Exempt from fee  |            |    |      |
| <input type="checkbox"/> Notice of Exemption (attach)  |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                       |            |    |      |
| <input checked="" 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 \$ 50.00

1577274249

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



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due)*.

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due)*.

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090