

CLERK OF THE  
BOARD OF SUPERVISORS

2024 SEP 19 AM 9:58

SAN BERNARDINO COUNTY  
CALIFORNIA

**LOCAL AGENCY FORMATION COMMISSION  
FOR SAN BERNARDINO COUNTY**

**NOTICE OF DETERMINATION**

**DATE FILED & POSTED**

Posted On: 09-19-24

Removed On: 10-25-24

Receipt No: 36-09192024-  
702

**TO:**

**FROM:**

Clerk of the Board of Supervisors  
County Government Center  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0130

Office of Planning & Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

Local Agency Formation Commission  
1601 E. 3<sup>rd</sup> Street, Suite 102  
San Bernardino, CA 92415-0490

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

**PROJECT TITLE:** LAFCO SC#529 - City of Rialto Extraterritorial Wastewater Service Agreement (Shorecliff Capital, LLC)

**STATE CLEARINGHOUSE NO.:** 2023120487

**PROJECT LOCATION:** The service contract area relates to a parcel, Assessor Parcel Number 0250-101-76, encompassing a total of approximately 3.97 acres, generally located on the northeast corner of Cedar and San Bernardino Avenues, within the City of Rialto's southern sphere of influence in the unincorporated Bloomington community.

**PROJECT DESCRIPTION:** Authorization of a service extension agreement submitted by the City of Rialto to provide sewer service outside its boundaries to a proposed commercial center that includes a gas station with a convenience store, car wash, restaurant, and a two-story multi-tenant commercial building being developed on said parcel.

**LEAD AGENCY CONTACT:** Elena Barragan, Senior Planner, County Land Use Services Department, at (909) 387-4422

**RESPONSIBLE AGENCY CONTACT:** Local Agency Formation Commission Staff at (909) 388-0480

This is to advise that the Local Agency Formation Commission for San Bernardino County (Commission), as responsible agency, has approved the above-described project and has made the following determinations regarding the project:

1. The project will not have a significant adverse impact on the environment.
2. A Negative Declaration, with mitigation measures included in the Conditions of Approval, was prepared by the County of San Bernardino as a function of its review of a Conditional Use Permit for a commercial retail plaza consisting of a gas station with a 5,200 sq. ft. convenience store, a 1,485 sq. ft. car wash, a 5,740 sq. ft. restaurant, and two-story 15,350 sq. ft. multi-tenant commercial building on the 3.97-acre parcel. A copy of the Mitigated Negative Declaration may be reviewed at the Local Agency Formation Commission Office, 1601 E. 3<sup>rd</sup> Street, Suite 102, San Bernardino, CA 92415-0490.

3. Mitigation measures included in the Conditions of Approval for the project approved by the County have been acknowledged by the Local Agency Formation Commission. No alternatives or additional mitigation measures were adopted by the Commission. The Commission finds that all changes, alterations, and mitigation measures are within the responsibility and jurisdiction of the County and/or other agencies and not the Commission, and are self-mitigating through the Conditions of Approval.
4. A Statement of Overriding Considerations was not adopted by the Commission for this project.
5. Findings were not made by the commission pursuant to the provisions of CEQA.

**DECISION DATE:     SEPTEMBER 18, 2024**



---

**SAMUEL MARTINEZ**  
Executive Officer

**cc; Elena Barragan, Senior Planner, Land Use Services Department, San Bernardino County**

CLERK OF THE  
BOARD OF SUPERVISORS  
2024 SEP 19 AM 9:58  
SAN BERNARDINO COUNTY  
CALIFORNIA

DATE FILED & POSTED

Posted On: 07-26-24

Removed On: 09-03-24

Receipt No: 36-07262024-546

Print Form

CLERK OF THE BOARD OF SUPERVISORS

Notice of Determination

Appendix D

To: Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

From: Public Agency: San Bernardino County
Address: 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187
Contact: Elena Barragan
Phone: 909-387-4422

County Clerk
County of: Clerk of the Board of Supervisors
Address: 385 North Arrowhead Avenue, Second Floor, San Bernardino, CA 92415-0130

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Bloomington Commercial Center

Project Applicant: Shore Cliff LLC

Project Location (include county): N/E corner, Cedar Avenue and San Bernardino Avenue, San Bernardino

Project Description:

A Zoning Amendment from Rural Living 5-acre Minimum Lot Area (RL-5) to General Commercial (CG) and a Conditional Use Permit for a commercial retail plaza consisting of a gas station with a 5,200 square foot convenience store and a 1,485 square foot car wash, a 5,740 square foot restaurant and a two-story 15,350 square foot multi tenant commercial building, located at the Northeast corner of Cedar Avenue and San Bernardino Avenue in Bloomington.

This is to advise that the San Bernardino County has approved the above (Lead Agency or Responsible Agency)

described project on 07/23/2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or negative Declaration, is available to the General Public at: 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Signature (Public Agency): Elena Barragan Title: Planner

Date: 07/23/2024 Date Received for filing at OPR:

CLERK OF THE BOARD OF SUPERVISORS

2024 SEP 19 AM 9:58

SAN BERNARDINO COUNTY CALIFORNIA

SAN BERNARDINO COUNTY CALIFORNIA

2024 JUL 26 AM 8:41

CLERK OF THE BOARD OF SUPERVISORS