



DATE FILED & POSTED

Posted On: 1-28-26Removed On: 3-5-26Receipt No: 36-01282026-060

NOTICE OF DETERMINATION

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

☒ 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: Locust Gateway Development Project (Related Files: Tentative Parcel Map No. 2023-0006, Conditional Development Permit No. 2023-0032, Precise Plan of Design No. 2023-0041, Development Agreement No. 2024-0002 & Environmental Assessment Review No. 2023-0051)

State Clearinghouse Number: 2024061274

Lead Agency Contact Person: Daniel Casey, Community Development Manager

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

Project Location: 38.89 gross acres (38.78 net acres) of land (APN: 0239-192-23) located at the southwest corner of Locust Avenue and Lowell Street.

Project Description: The Project includes construction of an approximately 664,859-square-foot (sf) warehouse, inclusive of approximately 7,713 sf of ancillary office space, 365 vehicle parking stalls, 398 trailer parking stalls, and a fence-secured dock area with 82 dock doors. Access to the project site would be provided via three new driveways on Lowell Street, one driveway on Locust Avenue, and one emergency vehicle only driveway on Lake Padden Lane.

Project Proponent & Address: IV5 Locust Gateway Logistics Center LLC – 333 S. Grand Avenue, Suite 300, Los Angeles, CA 90071

Contact info & Phone: Amir Latifian - (310) 765-3245 – amir.latifian@brookfieldproperties.com

This is to advise that the City of Rialto has approved the above-described project on **January 27, 2026** and has made the following determinations regarding the above-described project.

1. The project ☒ will ☐ 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.
3. ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations ☒ 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


Daniel Casey, Community Development Manager

Date: 1-28-2026

Date received for filing and posting at OPR:

SAN BERNARDINO COUNTY
CLERK OF THE
BOARD OF SUPERVISORS
2026 JAN 28 PM 3:35



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

36 — 01/28/2026 — 060

STATE CLEARINGHOUSE NUMBER (If applicable)

2024061274

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Rialto

LEAD AGENCY EMAIL

-

DATE

01/28/2026

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

-

PROJECT TITLE

Locust Gateway Development Project (Related Files: Tentative Parcel Map No. 2023-0006, Conditional Development Permit No. 2023-0032, etc.)

PROJECT APPLICANT NAME

IV5 Locust Gateway Logistics Center LLC

PROJECT APPLICANT EMAIL

dcasey@rialtoca.gov

PHONE NUMBER

(909)820-2535

PROJECT APPLICANT ADDRESS

333 S. Grand Avenue, Suite 300

CITY

Los Angeles

STATE

CA

ZIP CODE

90071

PROJECT APPLICANT (Check appropriate box)☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☒ Environmental Impact Report (EIR)

\$4,227.50

\$

4,227.50

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

#2243

☐ Cash☐ Credit☒ Check☐ Other**TOTAL RECEIVED**

\$

4,277.50

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Alicia Meza, Deputy Clerk