



**CEQA EXEMPTION / NEPA CATEGORICAL EXCLUSION
DETERMINATION FORM (rev. 06/2022)**

Project Information

Project Name (if applicable): Pepper Avenue Specific Plan Amendment and Industrial Development Project

DIST-CO-RTE: 08-SBD-I-210

EA: 000001157

PM/PM: 19.7

EP: 08-25-6-MC-0065

Federal-Aid Project Number:

Project Description

The proposed project consists of improvements along Pepper Avenue south of the I-210 eastbound on-ramp and off-ramp, The purpose of this Encroachment Permit is to allow for the construction within Caltrans' right of way (ROW), Please refer to the continuation sheet for additional details.

Caltrans CEQA Determination (Check one)

- Not Applicable** – Caltrans is not the CEQA Lead Agency
- Not Applicable** – Caltrans has prepared an IS or EIR under CEQA

Based on an examination of this proposal and supporting information, the project is:

- Exempt by Statute.** (PRC 21080[b]; 14 CCR 15260 et seq.)
- Categorically Exempt. Class 1.** (PRC 21084; 14 CCR 15300 et seq.)
 - No exceptions apply that would bar the use of a categorical exemption (PRC 21084 and 14 CCR 15300.2). See the [SER Chapter 34](#) for exceptions.
- Covered by the Common Sense Exemption.** This project does not fall within an exempt class, but it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment (14 CCR 15061[b][3].)

Senior Environmental Planner or Environmental Branch Chief

James L. Camarillo

James Camarillo

02/24/2026

Print Name

Signature

Date

Project Manager

Jiaqian Li

Jiaqian Li

02/25/2026

Print Name

Signature

Date



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Caltrans NEPA Determination (Check one)

Not Applicable

Caltrans has determined that this project has no significant impacts on the environment as defined by NEPA, and that there are no unusual circumstances as described in 23 CFR 771.117(b). See SER Chapter 30 for unusual circumstances. As such, the project is categorically excluded from the requirements to prepare an EA or EIS under NEPA and is included under the following:

23 USC 326: Caltrans has been assigned, and hereby certifies that it has carried out the responsibility to make this determination pursuant to 23 USC 326 and the Memorandum of Understanding dated April 18, 2022, executed between FHWA and Caltrans. Caltrans has determined that the project is a Categorical Exclusion under:

- 23 CFR 771.117(c): activity (c)(22)
23 CFR 771.117(d): activity (d)(Enter activity number)
Activity Enter activity number listed in Appendix A of the MOU between FHWA and Caltrans

23 USC 327: Based on an examination of this proposal and supporting information, Caltrans has determined that the project is a Categorical Exclusion under 23 USC 327. The environmental review, consultation, and any other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by Caltrans pursuant to 23 USC 327 and the Memorandum of Understanding dated May 27, 2022, and executed by FHWA and Caltrans.

Senior Environmental Planner or Environmental Branch Chief

James L. Camarillo
Print Name Signature Date 02/24/2026

Project Manager/ DLA Engineer

Jiaqian Li
Print Name Signature Date 02/25/2026

Date of Categorical Exclusion Checklist completion (if applicable): N/A
Date of Environmental Commitment Record or equivalent: 02/24/2026



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Continuation sheet:

The larger project consists of 485,000 square foot warehouse with 196 trailer parking stalls, 62 dock positions and 276 passenger parking stalls is proposed to be constructed on the southeast corner of State Route 210 (SR-210) and Pepper Avenue in the City of Rialto, San Bernardino County.

Within Caltrans' right of way (ROW), the proposed improvements are:

- **Street Improvements:** Roadway widening along the west side of Pepper Avenue and installation of a raised median extending from the I-210 on-/off-ramps to the edge of Caltrans ROW and the project driveway.
- **Water Improvements:** Installation of a 16-inch DIP (ductile iron pipe) water line beginning approximately 150 feet south of the I-210 on-/off-ramps and extending beyond the edge of Caltrans ROW, including an air vacuum valve and blow-off assembly.
- **Sewer Improvements:** No sewer improvements are proposed within Caltrans ROW.
- **Traffic Signal Improvements:** Installation of a new traffic signal at Pepper Avenue and the project driveway, including two (2) signal poles, three (3) pedestrian push-button poles, two (2) advanced detection loops, conduit, and pull boxes.
- **Signing and Striping:** Installation and modification of signing and striping along Pepper Avenue from the I-210 on-/off-ramps to the edge of Caltrans ROW at the project driveway.
- **Street Lighting:** Relocation of one (1) existing streetlight, including associated conduit and pull box.

The following technical documentation was prepared in conjunction with determining and addressing applicable California Environmental Quality Act (CEQA) documentation and compliance requirements.

- **Biological Resources Email Concurrence – February 2, 2026**
- **Cultural Studies Email Concurrence – December 30, 2025**
- **Paleontological Resources Email Concurrence – February 18, 2026**
- **Air Quality Memorandum – September 17, 2025**
- **Hazardous Waste ISA Checklist – December 26, 2025**
- **Noise Study Memorandum Concurrence – December 26, 2025**

Biological Resources – February 2, 2026:

In coordination with the District Biological Studies, a review of the permit package and technical studies, provided with the application September 17, 2025 was reviewed and the information is determined to be compliant. Also, minimization measures were reviewed under Attachment A, prepared by the permittee's consultant Biological Studies has no further comments on the issuance of the encroachment permit.



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Cultural Resources – December 30, 2025:

In coordination with the District Cultural Studies, review of the permit package and Historical Resources Compliance Summary and EIR (Attachment D) provided with the application September 17, 2025 was reviewed and the information is determined to be compliant.

In the event that previously unidentified archaeological resources are unearthed during construction, work would be halted in the immediate area until a qualified archaeologist can assess the significance of the find, per Caltrans policy.

Avoidance and Minimization Measures

CUL-1: Inadvertent Discovery of Archaeological Resources. Stop work if buried cultural resources are encountered during construction until a qualified archaeologist can evaluate the nature and significance of the find. In the event that human remains, including isolated, disarticulated bones or fragments, are discovered during construction-related activity, cease in the vicinity of the human remains.

CUL-2: Inadvertent Discovery of Human Remains. In the event that human remains are found, the county coroner shall be notified and ALL construction activities within 50 feet of the discovery shall stop. Pursuant to Public Resources Code Section 5097.98, if remains are thought to be Native American, the coroner will notify the Native American Heritage Commission (NAHC) who will then notify the Most Likely Descendent (MLD). The person who discovered the remains will contact the District 8 Division of Environmental Planning; Gabrielle Duff, DEBC: (909) 501-5142 and Julie Scrivner, DNAC: (909)-260-8265. Further provisions of PRC 5097.98 are to be followed as applicable.

Paleontological Resources – February 18, 2026:

In coordination with the District Cultural Studies, a review of the permit package, provided by the applicant was completed on December 30, 2025.

The information is determined to be compliant. Also, minimization measures were reviewed which would be used to offset the potential impacts to cultural paleontological resources identified under the Technical Report prepared by the permittee's consultant. Cultural Studies has no further comments on the issuance of the encroachment permit.

In the event that previously unidentified paleontological resources are unearthed during construction, work would be halted in the immediate area until a qualified paleontologist can assess the significance of the find, per Caltrans policy and as specified in measure PAL-1 below.

Avoidance and Minimization Measures



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PAL-1: Inadvertent Discovery of Paleontological Resources. Stop work if buried paleontological resources are encountered during construction until a qualified paleontologist can evaluate the nature and significance of the find.

Environmental Engineering

Air Quality – December 26, 2025:

In coordination with the District Environmental Engineering Studies, a review of the permit package, provided by the applicant was completed on September 25, 2025. The information is determined to be compliant. Also, minimization measures were reviewed under Attachment A, prepared by the permittee's consultant. Environmental Engineering Studies has no further comments on the issuance of the encroachment permit.

Hazardous Waste Memorandum– December 26, 2025:

Per memorandum from Caltrans Environmental Engineering on February 19, 2026

In coordination with the Caltrans District Environmental Engineering, the permit is recommended providing the permittee complies with the 2024 Caltrans Standard Specifications in addition to the Permit's conditions stipulated in the CEQA Document and ER1 remain valid.

The permit is recommended providing the permittee complies with the 2024 Caltrans Standard Specifications in addition to the Permit's conditions stipulated in Form TR-0100 (the permit's application).

Noise Memorandum– December 26, 2025:

Per memorandum Caltrans Environmental Engineering on December 26, 2025.

The information is determined to be compliant. Also, minimization measures were reviewed which would be used to offset the potential impacts to biological resources identified under the Biological Technical Report prepared by the permittee's consultant. Biological Studies has no further comments on the issuance of the encroachment permit.