



Notice of Exemption

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

To: Clerk of the Board of Supervisors
 County of San Bernardino
 385 North Arrowhead Avenue, 2nd Floor
 San Bernardino, California 92415

Office of Planning and Research
 1400 Tenth Street, Room 113
 Sacramento, California 95814

SUBJECT: Filing of Notice of Exemption in compliance with Section 21108, 21152, and 21152.1 of the Public Resources Code.

DATE FILED & POSTED

Posted On: 3/25/24

Removed On: 5/7/24

Receipt No: 36-03252024-210

Project Title/File No.: PCUP22-016

Project Applicant (name, address, phone): Jim Byun, 958 East Holt Boulevard, Ontario CA, 91764, 714-388-4081.

Specific Project Location (identify street address and cross street or attach a map showing project site): The Project site is located at 958 East Holt Boulevard, south of Holt Boulevard, and approximately 590 feet east of S. Bon View Avenue.

Project Location: The project site is generally located in southwestern San Bernardino County, approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County within the City of Ontario. More specifically, the project site is located at 958 E. Holt Boulevard within the IP (Industrial Park) zoning district (APN: 1049-131-08).

Project Description: A Conditional Use Permit to establish an outdoor vehicle storage use (passenger vehicles – SUVs, sedans, or similar) on 1.08 acres of land located at 958 East Holt Boulevard, within the IP (Industrial Park) zoning district (APN: 1049-131-08).

Exempt Status (check one):

- (1) Ministerial project (Public Resources Code Section 21080(b)(1); State CEQA Guidelines Section 15268).
- (2) Not a project.
- (3) Emergency Project (Public Resources Code Section 21080(b)(4); State CEQA Guidelines Section 15269(b) & (c)).
- (4) Categorical Exemption. State type and section number: Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines.
- (5) Declared Emergency (Public Resources Code Section 21080(b)(3); State CEQA Guidelines Section 15269(a)).
- (6) Statutory Exemption. State Code section number: Click to enter section no.

CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF SAN BERNARDINO
 CALIFORNIA
 2024 MAR 25 PM 2:50

(7) Other. Explanation: Click to enter explanation.

Reasons Why Project Was Exempt: The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines, which consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed use is located within an existing building and does not include any major alterations or expansions, as the proposed use will operate entirely within the existing tenant space.

Lead Agency Contact: Jocelyn Torres, Associate Planner. 303 East B Street, Ontario, CA 91764. Phone Number: 909-395-2424. Email: jocelyntorres@ontarioca.gov.

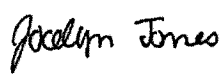
Has a Notice of Exemption been filed by the public agency approving the project?

Yes No

Was a public hearing held by the Lead Agency to consider the exemption?

Yes No

If yes, the date of the public hearing was: March 18, 2024

Signature: 		Date: 3/21/2024
Name: Jocelyn Torres	Title: Associate Planner	
Date Received for Filing: Click or tap to enter a date.		

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

CLERK OF THE
BOARD OF SUPERVISORS
2024 MAR 25 PM 2:50
COUNTY OF SAN BERNARDINO
CALIFORNIA



Preliminary Exemption Assessment

(Certificate of Determination When Attached to Notice of Exemption)

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

Project Title/File No.: PCUP22-016

Project Applicant: Jim Byun

Project Location: 958 East Holt Boulevard

Project Description: A Conditional Use Permit to establish an outdoor vehicle storage use (passenger vehicles – SUVs, sedans, or similar) on 1.08 acres of land located at 958 East Holt Boulevard, within the IP (Industrial Park) zoning district (APN: 1049-131-08).

Staff Determination: The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)," has concluded that this project does not require further environmental assessment for the reasons listed below:

1. The proposed action does not constitute a project under CEQA.
2. The project constitutes a feasibility or planning study.
3. The project is categorically exempt.

Applicable Exemption Class:

- Class 1 – Existing Facilities
- Class 3 – New Construction or Conversion of Small Structures
- Class 4 – Minor Alterations to Land
- Class 5 – Minor Alterations to Land Use Limitations
- Class 11 – Accessory Structures
- Class 15 – Minor Land Divisions
- Class 31 – Historical Resource Restoration/Rehabilitation
- Class 32 – In-Fill Development Projects
- Class Click to enter class # – Click to enter class description

Justification/Explanation: The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines, which consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed use is located within an existing building and does not include any major alterations or expansions, as the proposed use will operate entirely within the existing tenant space.

4. The application of a categorial exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2, summarized below:

CLERK OF THE BOARD OF SUPERVISORS
2024 MAR 25 PM 2:50
COUNTY OF SAN BERNARDINO
CALIFORNIA

- a. Location – Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. These classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and official adopted pursuant to law by federal, state, or local agencies.
- b. Cumulative Impact – The cumulative impact of successive projects of the same type in the same place, over time is significant.
- c. Significant Effect – There is a reasonable possibility that an activity will have a significant effect on the environment due to unusual circumstances.
- d. Scenic Highways – A project which may result in damage to scenic resources, including but not limited to, trees, historical buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- e. Hazardous Waste Sites – A project on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Historical Resources – A project which may cause a substantial adverse change in the significance of a historical resource.

5. The project is statutorily exempt.

Applicable Exemption:

- Feasibility and Planning Studies
- Ministerial Project
- Emergency Project
- Other: Click to enter exemption.

6. The project is otherwise exempt on the following basis: Click to enter reason.

7. The project involves another public agency which constitutes the Lead Agency.
Name of Lead Agency: City of Ontario

CLERK OF THE
BOARD OF SUPERVISORS
2024 MAR 25 PM 2:50
COUNTY OF SAN BERNARDINO
CALIFORNIA

Signature: <i>Jocelyn Torres</i>		Date: 3/21/2024
Name: Jocelyn Torres		Title: Associate Planner