

- (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 15332 (Class 32, In-fill Development Projects)
- (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.
- (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 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines, which consists of:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The Project proposes a 126,652 square foot self-storage facility on 2.73-acres, which is consistent with all applicable Policy Plan policies, as well as with the requirements of the Neighborhood Commercial zoning district.
- b) The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a Project site totaling 2.73-acres of land, which is surrounded by commercial uses to the west, residential uses to the north and east and agricultural uses to the south.
- c) The Project site has no value as habitat for endangered, rare, or threatened species. The Project site is developed with a building pad within an existing commercial shopping center and there is no suitable habitat for any endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The Project is similar to, and of no greater impact than other allowed uses and development projects within the Neighborhood Commercial zoning district. The Project is consistent with the findings of the TOP 2050 Supplemental Environmental Impact Report and would not result in any significant effects related to traffic, noise, air quality, or water quality. The Project was reviewed by the Engineering Department, Traffic Division, Planning Department, and Ontario Municipal Utilities Company ("OMUC"), and no significant effects were determined to be a result of the proposed Project.
- e) The site can be adequately served by all required utilities and public services. All necessary wet and dry utilities are within the public street and are readily available for connection; and

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PLANNING DEPARTMENT

Lead Agency Contact: Lorena Mejia, Senior Planner; **Phone:** (909) 395-2036; **E-mail:** lmejia@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: April 23, 2024

Signature: 		Date: 4/24/2024
Name: Lorena Mejia	Title: Senior Planner	
Date Received for Filing:		

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

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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.: PDEV22-015 and PCUP22-005

Project Applicant: Riverside Storage, LLC, 1717 N Waterfront, Wichita, KS 67206

Project Location: Northeast corner of Euclid Avenue and Riverside Drive

Project Description: A Development Plan (File No. PDEV22-015) in conjunction with a Conditional Use Permit (File No. PCUP22-005) to construct and establish a 126,652 square foot commercial self-storage building on 2.73 acres of land located on the northeast corner of Euclid Avenue and Riverside Drive within the CN (Neighborhood Commercial) zoning district.

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 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines, which consists of:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The Project proposes a 126,652 square foot self-storage facility on 2.73-acres, which is consistent with all applicable Policy Plan policies, as well as with the requirements of the Neighborhood Commercial zoning district.

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- b) The proposed development occurs within city limits on a Project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a Project site totaling 2.73-acres of land, which is surrounded by commercial uses to the west, residential uses to the north and east and agricultural uses to the south.
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 - e) The site can be adequately served by all required utilities and public services. All necessary wet and dry utilities are within the public street and are readily available for connection; and
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:
- 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.

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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

Signature: 		Date: 4/24/2024
Name: Lorena Mejia	Title: Senior Planner	

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