



Notice of Exemption

DATE FILED & POSTED
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Removed On: 08-08-24
Receipt No: 36-07032024-479

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.

Project Title/File No.: PDEV23-032

Project Applicant (name, address, phone): City of Ontario, 303 East B Street, Ontario, CA 91764 (909) 395-2000

Specific Project Location (identify street address and cross street or attach a map showing project site): : The Project site is comprised of 0.4 acres of land located at 122 South Vine Avenue. The site is located at the northwest corner of Vine Avenue and Brooks Street, one block south of Holt Boulevard.

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 122 South Vine Avenue, within the Holt Boulevard (LUA-3) land use district of the Downtown Mixed Use (MU-1) zoning district.

Project Description: A Development Plan to construct a 2,274 square foot commercial building on the now vacant site to house City staff. The building will be used as a multi-modal mobility hub as part of the Transformative Climate Communities (TCC) project. The building will also be used by the Ontario Promise Corps (OPC), OPC staff will utilize the building for daily office operations Monday through Friday and some Saturdays for special events.

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 15332 (In-fill Development Projects)
- (5) Declared Emergency (Public Resources Code Section 21080(b)(3); State CEQA Guidelines Section 15269(a)).

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- (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 consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed Project is located within the MU (Mixed use) land use district of the Policy Plan (general plan) Land Use Map, and the LUA-3 (Holt Boulevard District) land use area of the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable policies of the Policy Plan and meets or exceeds the minimum requirements of the LUA-3 (Holt Boulevard District) land use area of the MU-1 (Downtown Mixed Use) zoning designation and all other applicable Development Code regulations. The proposed development occurs within city limits on a Project site of no more than five acres and is substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on approximately 0.4 acre of land, which is surrounded by residential land uses to the north, east, and south and light industrial uses to the west. The Project site has no value as habitat for endangered, rare, or threatened species. The subject site was previously developed with a 2-story building and swimming pool, both of which have been removed. The site is currently vacant, except for some landscaping including trees and shrubs, and as such is not a suitable habitat for any endangered, rare, or threatened species. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed commercial building is similar to, and of no greater impact than other allowed uses and development projects within the MU-1 (Downtown Mixed Use) zoning district. The Project would not result in any significant impacts through implementation of required state, regional, and local development and performance standards. The site can be adequately served by all required utilities and public services. All necessary wet and dry utilities are available to the Project site.

Lead Agency Contact: Elly Antuna, Associate Planner, 303 East B Street, Ontario CA 91764
 eantuna@ontarioca.gov, (909) 395-2414

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

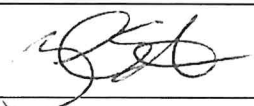
Yes No

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

Yes No

If yes, the date of the public hearing was: July 1, 2024

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 2024 JUL -3 AM 9:00
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Signature: 	Date: 7/1/2024
Name: Elly Antuna	Title: Associate Planner
Date Received for Filing:	

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