



Preliminary Exemption Assessment

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

(Certificate of Determination When Attached to Notice of Exemption)

Project Title/File No.: PDEV20-016

Project Applicant: OC Engineering

Project Location: Southeast corner of the Sunkist Street and Taylor Avenue

Project Description: A Development Plan to construct a 37,309-square-foot industrial building on 1.60 acres of land located at the southeast corner of the Sunkist Street and Taylor Avenue, within the IG (General Industrial) zoning district (APNs: 1049-212-05, 1049-212-06, 1049-212-07, 1049-212-08, 1049-212-09, 1049-212-10, 1049-212-11 & 1049-212-12).

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. The proposed 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 development occurs within city limits and the area being developed is 1.60 acres less than the five-acre threshold and is substantially surrounded by urban land uses. The project site has no value as habitat for 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. Also, the site is adequately served by all required utilities and public services.

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.


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: 1/27/2022
Name: Lorena Mejia	Title: Senior Planner



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.

Project Title/File No.: PDEV20-016

Project Applicant (name, address, phone): OC Engineering, 7901 Crossway Drive Pico Rivera, CA 90660

Specific Project Location (identify street address and cross street or attach a map showing project site): Southeast corner of the Sunkist Street and Taylor 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 on the southeast corner of the Sunkist Street and Taylor Avenue.

Project Description: A Development Plan to construct a 37,309-square-foot industrial building on 1.60 acres of land located at the southeast corner of the Sunkist Street and Taylor Avenue, within the IG (General Industrial) zoning district (APNs: 1049-212-05, 1049-212-06, 1049-212-07, 1049-212-08, 1049-212-09, 1049-212-10, 1049-212-11 & 1049-212-12).

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 (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. The proposed 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 development occurs within city limits and the area being developed is 1.60 acres less than the five-acre threshold and is substantially surrounded by urban land uses. The project site has no value as habitat for 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. Also, the site is adequately served by all required utilities and public services.

Lead Agency Contact: Lorena Mejia, Senior Planner (Phone: 909-395-227 and E-mail: lmejia@ontarioca.us)

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: January 25, 2022

NOTE! Attach Preliminary Exemption Assessment (Form "A") before filing.

Signature: 	Date: 2/27/2022
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.