

COUNTY OF
SAN BERNARDINO

SEP 21 2023

CLERK OF THE BOARD

LOCAL AGENCY FORMATION COMMISSION
FOR SAN BERNARDINO COUNTY

NOTICE OF EXEMPTION
CALIFORNIA ENVIRONMENTAL QUALITY ACT

DATE FILED & POSTED

Posted On: 9/21/23

Removed On: 11/3/23

Receipt No: 30-09212023-

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FROM:

Clerk of the Board of Supervisors County Government Center 385 North Arrowhead Avenue San Bernardino, CA 92415-0130	Office of Planning & Research State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044	Local Agency Formation Commission 1170 West 3 rd Street, Unit 150 San Bernardino, CA 92415-0490
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PROJECT TITLE: LAFCO SC#508 – Cucamonga Valley Water District Irrevocable Agreement to Annex for Sewer Service – 8545 Pecan Avenue (Assessor Parcel Number 0229-171-02)

PROJECT LOCATION: The service contract area comprises approximately 4.75 acres generally located on the east side of Pecan Avenue (8545 Pecan Avenue), between Arrow Route and Whittram Avenue, within the sphere of influence for the Cucamonga Valley Water District (located within the City of Rancho Cucamonga).

DESCRIPTION: Authorization of an out-of-agency service agreement submitted by the Cucamonga Valley Water District to provide sewer service outside its boundaries to a proposed warehouse building on the 4.75-acre site.

PUBLIC AGENCY APPROVING THE PROJECT: Local Agency Formation Commission

AGENCY CARRYING OUT PROJECT: Cucamonga Valley Water District

EXEMPT STATUS AND REASONS: The Local Agency Formation Commission has determined that LAFCO SC#508 is exempt from the provisions of CEQA. The City of Rancho Cucamonga, in its review and approval of Design Review DRC2019-00590 for development of an approximate 104,000 square foot warehouse building, adopted a Class 32 Categorical Exemption (Infill Development Project) based on compliance with Section 15332 of the State CEQA Guidelines, for the following reasons: (1) the project is consistent with the applicable General Plan designations and all applicable General Plan policies as well as with the applicable zoning designation and regulations, (2) the proposed development occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) the project site has no value as a habitat for endangered, rare or threatened species, (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (5) the site can be adequately served by all required utilities and public services. As a responsible agency under CEQA, LAFCO finds that the Class 32 Categorical Exemption filed for the project is adequate for the Commission's use in its decision on the service extension and finds that it does not intend to adopt alternatives or mitigation measures for this project; and that the Conditions of Approval for the project are the responsibility of the City and/or others to implement. Therefore, as outlined in the State CEQA Guidelines, Section 15332, the proposal is exempt from the requirements of CEQA.

CONTACT PERSON: Local Agency Formation Commission Staff
Phone: (909) 388-0480

DECISION DATE: September 20, 2023



SAMUEL MARTINEZ
Executive Officer