



# 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.:** Ontario Luxury Apartments Phase 2/ File Nos. PDEV23-017 and PUD23-002

**Project Applicant (name, address, phone):** Euclid Investment Group, LLC.

**Specific Project Location (identify street address and cross street or attach a map showing project site):** Project is located at the southeast corner of Lemon Avenue and D Street, bound by Plum Avenue to the east and north of the Ontario Public Library at 218 East D Street, Ontario, CA

**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 218 East D Street, Ontario, CA .

**Project Description:** A Planned Unit Development (File No. PUD23-002) to establish development standards and design guidelines for the project site in conjunction with a Development Plan (File No. PDEV23-017) to construct 69 multiple-family dwellings on approximately 1.22 acres of land located at 218 East D Street, within the MU-1 (Downtown Mixed Use) zoning district.

**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 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 Project is located within the Downtown Mixed Use land use designation of the Policy Plan (general plan) Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable Policy Plan policies, as well as with the requirements of the MU-1 (Downtown Mixed Use) zoning district and the related proposed Downtown Ontario Luxury Apartments, Phase II Planned Unit Development, which, at the Project location, intends to accommodate housing units at a density of 25 to 75 du/ac. 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 1.22-acres of land, which is surrounded by established development on all sides and consists of a mix of multiple-family, civic, retail, and commercial land uses. The Project site has no value as habitat for endangered, rare, or threatened species. The site is located in an urbanized area, is devoid of any flora or fauna, is regularly used for passenger vehicle parking by neighboring residents, and as such not 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 residential development 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, and as demonstrated in the GHG and Traffic analysis, noise and parking studies, Arborist Report, and the Preliminary Water Quality Management Plan ("PWQMP") prepared for the Project. The site is 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 the application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2.*

**Lead Agency Contact:** Diane Ayala, Senior Planner, (909) 395-2036, [dayala@ontarioca.gov](mailto:dayala@ontarioca.gov)

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

Yes  No

**If yes, the date of the public hearing was:** File No. PDEV23-017 on February 27, 2024 (Planning Commission) and File No. PUD23-002 on March 19, 2024 (City Council)

<b>Signature:</b> 	<b>Date:</b> 3/21/2024
<b>Name:</b> Diane Ayala	<b>Title:</b> Senior Planner
<b>Date Received for Filing:</b> <a href="#">Click or tap to enter a date.</a>	

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.