



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

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RECEIPT NUMBER:  
 36 — 08282024 — 640  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>City of Ontario</b>	LEAD AGENCY EMAIL	DATE <b>08282024</b>
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE  
**PMTT23-008 & PDEV23-037 - Sunrise Ontario**

PROJECT APPLICANT NAME <b>Warmington Residential</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(562)822-0806</b>
PROJECT APPLICANT ADDRESS <b>3090 Pullman Street</b>	CITY <b>Costa Mesa</b>	STATE <b>CA</b>
		ZIP CODE <b>92626</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

Cash     Credit     Check     Other    **TOTAL RECEIVED \$ 50.00**

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Alicia Meza, Deputy Clerk</b>
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# 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  Office of Planning and Research  
 County of San Bernardino 1400 Tenth Street, Room 113  
 385 North Arrowhead Avenue, 2nd Floor Sacramento, California 95814  
 San Bernardino, California 92415

SUBJECT: Filing of Notice of Exemption in compliance with Section 21108, 21152, and 21152.1 of the Public Resources Code.

**Project Title/File No.:** PMTT23-008 & PDEV23-037 – Sunrise Ontario

**Project Applicant (name, address, phone):** Warmington Residential, 3090 Pullman Street, Costa Mesa, CA 92626, (562) 822-0806

**Specific Project Location (identify street address and cross street or attach a map showing project site):** 1355 West 5th Street

**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 south side of West 5 Street, between Benson Avenue and Mountain Avenue, at the current location of the Sunrise Ontario Church.

**Project Description:** A Development Plan to subdivide 3.1 acres of land into one lot for condominium purposes for the development of 70 multiple-family residential condominium units on the project site, including 7 moderate income affordable units, located at 1355 West 5th Street, within the LDR-5 (Low Density Residential – 2.1 to 5.0 du/ac) 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: Class 32, In-Fill Development Projects, Section 15332
- (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.

DATE FILED & POSTED

Posted On: 08-28-24

Removed On: 10-03-24

Receipt No: 36-08282024-646

CLERK OF THE BOARD OF SUPERVISORS  
2024 AUG 28 PM 4:03  
SAN BERNARDINO COUNTY  
CALIFORNIA

(7)  Other. Explanation: Click to enter explanation.

**Reasons Why Project Was Exempt:** The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of projects characterized as in-fill development meeting the following conditions: 1) 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 LDR (Low Density Residential) land use designation of the Policy Plan (General Plan) Land Use Map and the LDR-5 (Low Density Residential 2.1-5.0 DU/Acre) zoning district. The existing church buildings on-site will be demolished, and the Project site will be developed with 70 multi-family condominium units, including 7 moderate income affordable dwellings, to be developed using the MDR (Medium Residential Development) land use designation and MDR-25 (Medium Density Residential 18.1 to 25 DU/Acre) zoning district, following vesting property development rights under SB 330. 2) 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 on an existing 3.1-acre parcel within the established boundaries of an existing residential neighborhood surrounded by existing development on all sides. 3) The Project site has no value as habitat for endangered, rare, or threatened species. The Project site is located within an urbanized area and is developed with a church, parking lot, and landscaping, which does not lend itself to valuable 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. Studies submitted as part of the development review process include: Air Quality and GHG Technical Memorandum, Preliminary WQMP and Preliminary Hydrology Study, Noise Assessment Technical Memorandum, Trip Generation Analysis and VMT Screening, and Daily Volume and Crash Accident Data. These documents were analyzed by the Engineering Department and Planning Department and no significant effects were determined to be a result of the proposed Project. Lastly, 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, which is located within an already fully developed residential neighborhood.

**Lead Agency Contact:** Thomas Grahn, Senior Planner, City of Ontario Community Development Agency

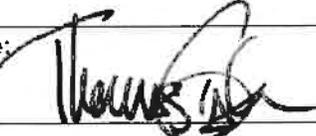
**Has a Notice of Exemption been filed by the public agency approving the project?**

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: August 27, 2004

<b>Signature:</b> 		<b>Date:</b> 8/28/2024
<b>Name:</b> Thomas Grahn	<b>Title:</b> Senior Planner	
<b>Date Received for Filing:</b> Click or tap to enter a date.		

CLERK OF THE BOARD OF SUPERVISORS  
 2024 AUG 28 PM 4:03  
 SAN BEBARIANO COUNTY CALIFORNIA

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