

# Notice of Exemption

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

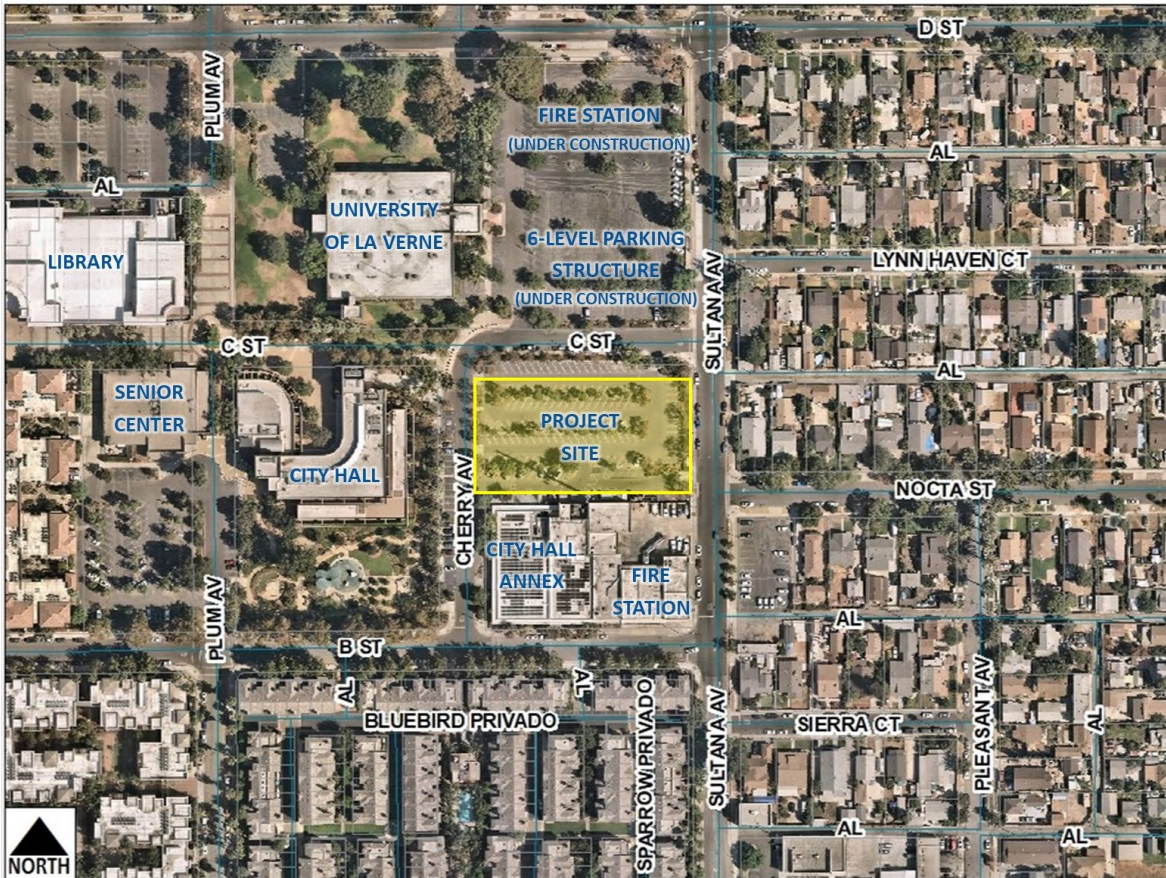
To:      Clerk of the Board of Supervisors                                      Office of Planning and Research  
County of San Bernardino   1400 Tenth Street, Room 113  
385 North Arrowhead Avenue, 2nd Floor                                     Sacramento, California 95814  
San Bernardino, California 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.:** City Services Building, File No. PDEV24-002

**Project Applicant (name, address, phone):** City of Ontario, Dan Beers, 1333 S. Bon View Avenue, Ontario, CA 91761, 909-395-2806

**Specific Project Location (identify street address and cross street or attach a map showing project site):** The project site consists of approximately 1.2 acres of land generally located between East B and D Streets on North Sultana 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 between East B and D Streets on North Sultana Avenue.

**Project Description:** A Development Plan to facilitate the construction of a new 68,421 square-foot, 3-story City Services building, on approximately 1.2 acres of land generally located between East B and D Streets west of Sultana Avenue and east of N. Cherry Avenue within the CIV (Civic) 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:
- (7)  Other. 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 PF (Public Facility) land use district of the Policy Plan Land Use Map, and the CIV (Civic) zoning district. The proposed Project is consistent with all applicable general plan policies, as well as with the CIV (Civic) zoning designation and applicable Development Code regulations. *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 approximately 1.2 acres of land, which is surrounded by Civic Center facilities to the north, south and west, and residential land uses to the east. *The Project site has no value as habitat for endangered, rare, or threatened species.* The subject site is currently improved with a parking lot serving City Hall, is devoid of any flora or fauna, is regularly used for passenger vehicle parking by neighboring residents, 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 office building is similar to, and of no greater impact than other allowed uses and development projects within the CIV (Civic) 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 Categorical Exemption Justification Memorandum prepared for the Project in Attachment A. *The site can be adequately served by all required utilities and public services.* All necessary wet and dry utilities are available for the Project site.

**Lead Agency Contact:** Elly Antuna, Associate Planner, 303 East B Street, Ontario, CA 91764; 909-395-2414

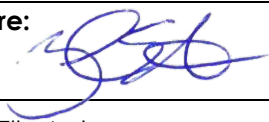
**Has a Notice of Exemption been filed by the public agency approving the project?**

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:** November 18, 2024

<b>Signature:</b> 		<b>Date:</b> 11/18/2024
<b>Name:</b> Elly Antuna		<b>Title:</b> Associate Planner
<b>Date Received for Filing:</b>		

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