

## NOTICE OF EXEMPTION

**TO:** Clerk of the Board of Supervisors  
County of San Bernardino  
385 N. Arrowhead, 2nd Floor  
San Bernardino, CA 92415

**FROM:** City of Rancho Cucamonga  
P. O. Box 807  
Rancho Cucamonga, CA 91729

**Project Title:** CONDITIONAL USE PERMIT DRC2025-00245

**Project Location Specific:** 9089 8<sup>th</sup> Street; APN 0209-151-38

**Project Location - County:** San Bernardino

**Description of Nature, Purpose, and Beneficiaries of Project:** A request to permit E-Commerce Distribution/Fulfillment Center – Large, Wholesale and Distribution – Medium, Food Processing/Manufacturing, Storage Warehouse, and Manufacturing Light – Large uses at an existing 129,704 square foot industrial building that is currently occupied with a legal non-conforming Wholesale and Distribution use within the Neo-Industrial (NI) zone.

**Name of Public Agency Approving Project:** City of Rancho Cucamonga

**Name of Person or Agency Carrying Out Project:** EPD Solutions

**Exempt Status:**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ State CEQA Guidelines Section 15301 – Existing Structures;
- ☐ Statutory Exemptions, Guidelines Section 15061(b)(3).

CLERK OF THE  
BOARD OF SUPERVISORS  
2026 JAN 20 PM 1:39  
SAN BERNARDINO COUNTY  
CALIFORNIA

**Reasons Why Project is Exempt:**

The Planning Department staff determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project classifies as a Class 1 exemption under State CEQA Guidelines Section 15301 – Existing Facilities, which includes the permitting and leasing of existing private structures. The project scope is for the permitting of E-Commerce Distribution/Fulfillment Center, Wholesale and Distribution, Food Processing/Manufacturing, Storage Warehouse, and Manufacturing Light uses to an existing industrial building where no alterations to the site or building are proposed. There is no substantial evidence that the project will have a significant effect on the environment.

**Lead Agency Contact Person:** Sophia Serafin, Associate Planner

**Area Code/Telephone/Extension:** (909) 774 - 4311

**Signature:** 

Title: Sophia Serafin, Associate Planner

**Date:** 1/15/25

**DATE FILED & POSTED**

Posted On: 01-20-26

Removed On: 02-25-26

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