



Notice of Exemption

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Email: PlanningDirector@OntarioCA.gov

To:

☒ Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, California 92415

☐ Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 113
Sacramento, California 95814

From (Public Agency):

Planning Commission, Ontario City Hall, Planning Department, 303 E. B Street, Ontario CA 91764
(909)395-2036

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

DATE FILED & POSTED

Posted On: 5-12-25

Removed On: 6-17-25

Receipt No: 36-05122025-322

Project Title/File No.: PUD24-002

Project Applicant (name, address, phone): National Community Renaissance of California

Specific Project Location (identify street address and cross street or attach a map showing project site): 905, 935, 947 and 957 East Holt Boulevard; nearest cross street is Allyn 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 near the northeast corner of Holt Boulevard and Allyn Avenue.

Project Description: A Planned Unit Development to create development standards and design guidelines for a Development Plan to construct a 144-unit multiple-family residential apartment complex on approximately 5.73 acres of land located near the northeast corner of East Holt Boulevard and Allyn Avenue.

Name of Public Agency approving the Project: City Council

Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: National Community Renaissance of California

Exempt Status (check one):

- (1) ☐ Ministerial project (Public Resources Code Section 21080(b)(1); State CEQA Guidelines Section 15268).
- (2) ☐ Not a project (State CEQA Guidelines 15050(c)(2)-(3)).

- (3) ☐ Declared Emergency (Public Resources Code Section 21080(b)(3); State CEQA Guidelines Section 15269(a)).
- (4) ☐ Emergency Project (Public Resources Code Section 21080(b)(4); State CEQA Guidelines Section 15269(b), (c))
- (5) ☐ Categorical Exemption. State type and section number: Click to enter type and section no.
- (6) ☐ Statutory Exemption. State Code section number: Click to enter section no.
- (7) ☒ Other. Explanation: Project is Exempt pursuant to State CEQA Guidelines Section 15183: Projects Consistent with a Community Plan or Zoning

Reason Why Project Was Exempt: The Project site is within the TOP 2050 Holt Boulevard Mixed Use Area and would contain 144 residential units. The TOP 2050 anticipated the proposed development on the project site and Project impacts were adequately analyzed by the TOP 2050 Supplemental EIR. The Project is consistent with the land use characteristics of the development considered by the TOP 2050 Supplemental EIR and would represent a small part of the growth that was forecasted for build-out of the TOP 2050. The TOP 2050 Supplemental EIR considered the incremental impacts of the Project, and no new Project-specific impacts are anticipated. Therefore, the Project would not result in any potentially significant cumulative impacts which were not previously evaluated in the TOP 2050 Supplemental EIR.


Lead Agency Contact: Edmelynne V. Hutter, AICP, Senior Planner; ehutter@ontarioca.gov

If filed by Applicant: Attach Certificate of Determination (Form "B") before filing.

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

☒ Yes ☐ No

If yes, the date of the public hearing was: May 7, 2025

Signature: 		Date: 5/7/2025
Name: Edmelynne V. Hutter	Title: Senior Planner	
<input checked="" type="checkbox"/> Signed by Lead Agency		<input type="checkbox"/> Signed by Applicant
Date Received for Filing: Click or tap to enter a date.		

(Clerk Stamp Here)

CLERK OF THE
BOARD OF SUPERVISORS
2025 MAY 12 PM 3:30
SAN BERNARDINO COUNTY
CALIFORNIA

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