



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.: File No. PDEV24-004

Project Applicant (name, address, phone): Rick Yeh KBR & Associates 22288 Roundup Drive Walnut, CA 91789, tsyrickyeh@gmail.com

Specific Project Location (identify street address and cross street or attach a map showing project site): 1205 North Hellman Avenue, City of Ontario, County of San Bernardino

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.

Project Description: **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-004:** A public hearing to consider a Development Plan to construct an industrial building totaling 20,000 square feet on 1.19 acres of land, located at 1205 North Hellman Avenue, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0210-061-16) **submitted by Risesun, LLC.**

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, Infill Development Projects

DATE FILED & POSTED

Posted On: 5.14.25

Removed On: 6.20.25

Receipt No: 36-05142025-330

(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 Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. 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 development occurs within city limits and the parcel is 1.19 acres, less than the maximum five-acre threshold, and is substantially surrounded by urban land uses. The Project site has no value as habitat for 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 site is adequately served by all required utilities and public services.

Lead Agency Contact: Jeanie Irene Aguilo, Associate Planner, 909.395.2418, jaguilo@ontarioca.gov

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: Development Advisory Board — April 21, 2025

NOTE! Attach Preliminary Exemption Assessment (Form "A") before filing.

Signature: 		Date: 5/8/2025
Name: Jeanie Irene Aguilo	Title: Associate Planner	
Date Received for Filing: Click or tap to enter a date.		

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

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Preliminary Exemption Assessment

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

(Certificate of Determination When Attached to Notice of Exemption)

Project Title/File No.: File No. PDEV24-004

Project Applicant: Rick Yeh KBR & Associates 22288 Roundup Drive Walnut, CA 91789, tsyrickyeh@gmail.com

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.

Project Description: **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV24-004:** A public hearing to consider a Development Plan to construct an industrial building totaling 20,000 square feet on 1.19 acres of land, located at 1205 North Hellman Avenue, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0210-061-16) **submitted by Risesun, LLC.**

Staff Determination: The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the Lead Agency's "Local Guidelines for Implementing the California Environmental Quality Act (CEQA)," has concluded that this project does not require further environmental assessment for the reasons listed below:

1. ☐ The proposed action does not constitute a project under CEQA.
2. ☐ The project constitutes a feasibility or planning study.
3. ☒ The project is categorically exempt.

Applicable Exemption Class:

- ☐ Class 1 – Existing Facilities
- ☐ Class 3 – New Construction or Conversion of Small Structures
- ☐ Class 4 – Minor Alterations to Land
- ☐ Class 5 – Minor Alterations to Land Use Limitations
- ☐ Class 11 – Accessory Structures
- ☐ Class 15 – Minor Land Divisions
- ☐ Class 31 – Historical Resource Restoration/Rehabilitation
- ☒ Class 32 – In-Fill Development Projects
- ☐ Class Click to enter class # – Click to enter class description

Justification/Explanation: The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. The proposed Project is consistent with the

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applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development occurs within city limits and the parcel is 1.19 acres, less than the maximum five-acre threshold, and is substantially surrounded by urban land uses. The Project site has no value as habitat for 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 site is adequately served by all required utilities and public services.

4. ☐ The application of a categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2, summarized below:

- a. Location – Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- b. Cumulative Impact – The cumulative impact of successive projects of the same type in the same place, over time is significant.
- c. Significant Effect – There is a reasonable possibility that an activity will have a significant effect on the environment due to unusual circumstances.
- d. Scenic Highways – A project which may result in damage to scenic resources, including but not limited to, trees, historical buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- e. Hazardous Waste Sites – A project on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. Historical Resources – A project which may cause a substantial adverse change in the significance of a historical resource.

5. ☐ The project is statutorily exempt.

Applicable Exemption:

- ☐ Feasibility and Planning Studies
- ☐ Ministerial Project
- ☐ Emergency Project
- ☐ Other: Click to enter exemption.

6. ☐ The project is otherwise exempt on the following basis: Click to enter reasons.

7. ☒ The project involves another public agency which constitutes the Lead Agency.

Name of Lead Agency: City of Ontario

Signature: 		Date: 5/8/2025
Name: Jeanie Irene Aguilo		Title: Associate Planner

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