

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):

Elly Antuna, 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 of the Public Resources Code.

DATE FILED & POSTED

Posted On: 8-5-25

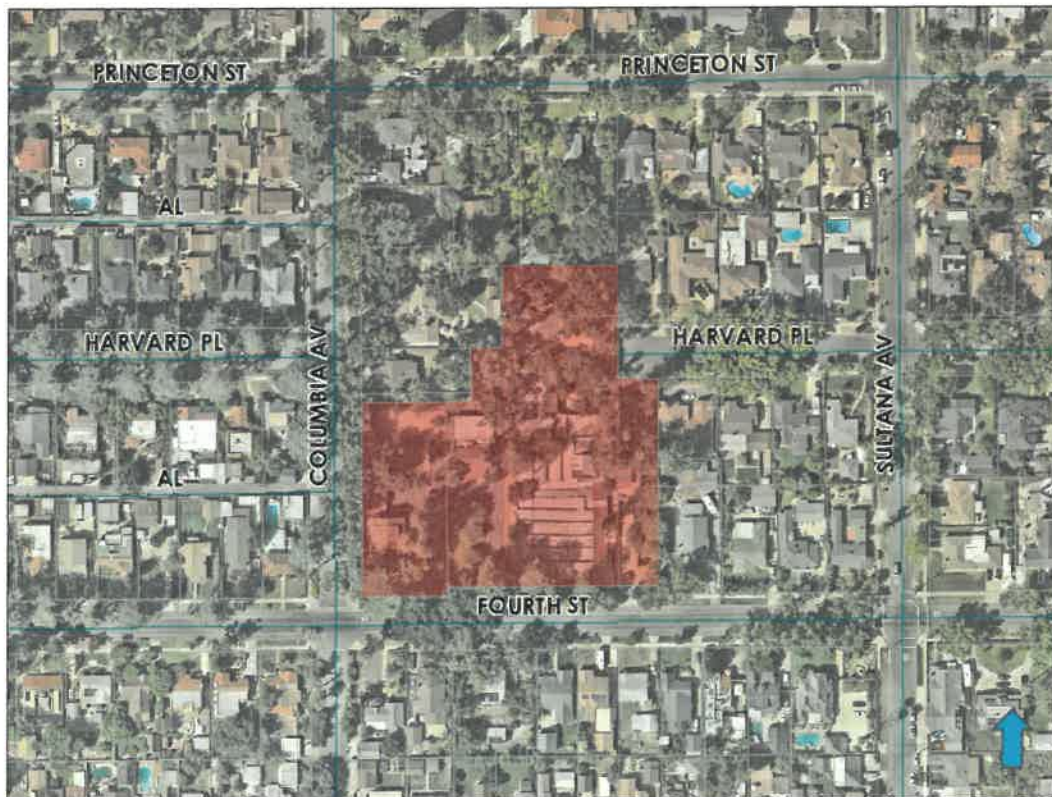
Removed On: 9-10-25

Receipt No: 36-08052025-560

Project Title/File No.: Graber Olive House/PCUP25-011

Project Applicant (name, address, phone): Gerald Tessier, 191 W. Fourth Street, Pomona, CA 91766

Specific Project Location (identify street address and cross street or attach a map showing project site): 301/315/405 East Fourth Street and 406 East Harvard Place, Ontario, CA 91764



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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 at 301/315/405 East Fourth Street and 406 East Harvard Place, Ontario, CA 91764.

Project Description: A Conditional Use Permit to: [1] reestablish olive canning, a gift shop and a Type 21 ABC License (Off-Sale Beer & Wine); and [2] establish a banquet facility with live entertainment, dancing, and a Type 58 ABC License (Caterer's Permit) for the on-premises consumption of alcoholic beverages, on a locally designated historic property (Graber Olive House Historic District), on 2.58 acres of land located at 301/315/405 East Fourth Street and 406 East Harvard Place, within the LDR-5 (Low-Density Residential - 2.0 to 5.1 DU/Acre) zoning district

Name of Public Agency approving the Project: City of Ontario

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: Gerald Tessier

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: Class 1 (Section 15301, Existing Facilities)
- (6) ☐ Statutory Exemption. State Code section number: Click to enter section no.
- (7) ☐ Other. Explanation: Click to enter explanation.

Reason Why Project Was Exempt: The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use is located within existing buildings and includes a negligible building addition and is therefore categorically exempt.


Lead Agency Contact: Elly Antuna, Associate Planner, 909-395-2414

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: July 21, 2025

Signature: 		Date: 8/1/2025
Name: Elly Antuna	Title: Associate Planner	
<input type="checkbox"/> Signed by Lead Agency	<input type="checkbox"/> Signed by Applicant	
Date Received for Filing:		

(Clerk Stamp Here)

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 / Email: PlanningDirector@OntarioCA.gov

(Certificate of Determination When Attached to Notice of Exemption)

Project Title/File No.: Graber Olive House/PCUP25-011

Project Applicant: Gerald Tessier

Project Location: 301/315/405 East Fourth Street and 406 East Harvard Place, Ontario, CA 91764

Project Description: A Conditional Use Permit to: [1] reestablish olive canning, a gift shop and a Type 21 ABC License (Off-Sale Beer & Wine); and [2] establish a banquet facility with live entertainment, dancing, and a Type 58 ABC License (Caterer's Permit) for the on-premises consumption of alcoholic beverages, on a locally designated historic property (Graber Olive House Historic District), on 2.58 acres of land located at 301/315/405 East Fourth Street and 406 East Harvard Place, within the LDR-5 (Low-Density Residential - 2.0 to 5.1 DU/Acre) zoning district.

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

Justification/Explanation: The project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use is located within existing buildings and includes a negligible building addition and is therefore categorically exempt.

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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. 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 official 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

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

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

Name of Lead Agency: City of Ontario

Signature: 		Date: 8/1/2025
Name: Elly Antuna		Title: Associate Planner

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