



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

36 — 08202024 — 605

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                                                 |                   |                  |
|-------------------------------------------------|-------------------|------------------|
| LEAD AGENCY<br>City of Ontario                  | LEAD AGENCY EMAIL | DATE<br>08202024 |
| COUNTY/STATE AGENCY OF FILING<br>San Bernardino | DOCUMENT NUMBER   |                  |

PROJECT TITLE

PDEV23-034 Dominoes Distribution Center

|                                               |                         |                               |
|-----------------------------------------------|-------------------------|-------------------------------|
| PROJECT APPLICANT NAME<br>Pure Development    | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>(909) 3952036 |
| PROJECT APPLICANT ADDRESS<br>815 E 65th, #200 | CITY<br>Indianapolis    | STATE<br>IN                   |
|                                               | ZIP CODE<br>46220       |                               |

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

|                                                                                                     |            |    |      |
|-----------------------------------------------------------------------------------------------------|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)                                          | \$4,051.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,916.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ | 0.00 |

☐ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00

☒ County documentary handling fee \$ 50.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Jessica Ruiz, Deputy Clerk



# 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.:** PDEV23-034 – Dominoes Distribution Center

**Project Applicant (name, address, phone):** Pure Development, 815 E. 65<sup>th</sup>, #200, Indianapolis, IN 46220

**Specific Project Location (identify street address and cross street or attach a map showing project site):** 301 S. Rockefeller Avenue, 4452 E. Airport Drive, and 4462 E. Airport Drive

**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 the southeast corner of Rockefeller Avenue and Airport Drive.

**Project Description:** A Development Plan to demolish two industrial buildings totaling 44,193 square feet on an approximately four-acre Project site, to facilitate the expansion of one industrial building to total 109,539 square feet on 6.68 total acres of land located at 301 South Rockefeller Avenue and 4452 and 4462 East Airport Drive, within the proposed Rail Industrial land use district of the California Commerce Center Specific Plan.

**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, 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: Click to enter section no.

**DATE FILED & POSTED**

Posted On: 8/20/24

Removed On: 9/25/24

Receipt No: 30-08202024-605

(7) ☐ Other. Explanation: Click to enter explanation.

**Reasons Why Project Was Exempt:** The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, which consists of projects characterized as in-fill development meeting the following conditions: 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 Industrial (IND, 0.55 FAR) land use designation of the Policy Plan (General Plan) Land Use Map and the proposed Rail Industrial land use district of the California Commerce Center Specific Plan. The proposed Project is consistent with all applicable Policy Plan policies, the Rail Industrial land use district of the California Commerce Center Specific Plan, as well as all applicable Development Code regulations. The land use designation and Specific Plan district are intended to accommodate industrial warehousing and distribution-type uses developed at a maximum intensity of 0.55 FAR. The site is currently developed with three industrial warehouses, two of which will be demolished to accommodate the expansion of the third, which will occupy a similar footprint and capacity as existing. Lastly, the Project will only employ an FAR of 0.37, when a maximum 0.55 FAR is allowed, further reducing the proposed building and business' impacts. 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 in an industrial neighborhood surrounded by established warehouse development on all sides. Construction and development activities will be limited to approximately four acres of land located within the overall 6.83-acre Project site. The Project site has no value as habitat for endangered, rare, or threatened species. The site is currently developed with and surrounded by industrial warehouse buildings and is therefore not a suitable habitat for any endangered, rare, or threatened species. The site is located within an urbanized area largely built-out with industrial buildings which do not lend themselves to valuable habitat for endangered, rare, or threatened species. Per the environmental studies attached to this decision as Attachment B, and per the findings of The Ontario Plan 2050 "TOP 2050" Supplemental Environmental Impact Report (SCH # 2021070364), approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality. The proposed industrial warehouse building is similar to, and of no greater impact, than other allowed uses and development projects within the Rail Industrial land use district of the California Commerce Center Specific Plan. The land use was reviewed by the Engineering Department, Traffic Division, Planning Department, and Ontario Municipal Utilities Company ("OMUC"), Utilities Division, and no significant effects were determined to be a result of the proposed Project. Lastly, the Project has been proposed to be constructed at a lower intensity (0.37 FAR when 0.55 maximum FAR is allowed and originally analyzed in TOP 2050). The site can be adequately served by all required utilities and public services. All necessary wet and dry utilities are available to the Project site, which is located in an already developed industrial neighborhood.

**Lead Agency Contact:** Alexis Vaughn, Associate Planner, City of Ontario Community Development Agency

CLERK OF THE  
BOARD OF SUPERVISORS  
SAN BERNARDINO COUNTY  
2024 JUN 20 PM 12:18  
JAN 12 2024

City of Ontario Planning Department  
Notice of Exemption

---

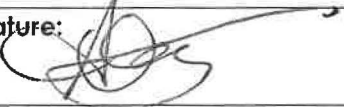
**Has a Notice of Exemption been filed by the public agency approving the project?**

☒ 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:** August 19, 2024

|                                                                                                     |  |                                 |
|-----------------------------------------------------------------------------------------------------|--|---------------------------------|
| <b>Signature:</b>  |  | <b>Date:</b> 8/19/2024          |
| <b>Name:</b> Alexis Vaughn                                                                          |  | <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.

CLERK OF THE  
BOARD OF SUPERVISORS  
2024 AUG 20 PM 12:18  
SAN BERNARDINO COUNTY  
CALIFORNIA