



Notice of Determination

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

To:

<input checked="" type="checkbox"/> Clerk of the Board of Supervisors County of San Bernardino 385 North Arrowhead Avenue, 2nd Floor San Bernardino, California 92415	<input type="checkbox"/> Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Room 113 Sacramento, California 95814
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From (Public Agency):

Lorena Mejia, Senior Planner, Ontario City Hall, Planning Department, 303 E. B Street, Ontario, CA 91764; (909)395-2036

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21109 of the Public Resources Code.

CLERK OF THE
BOARD OF SUPERVISORS
2025 APR 17 AM 11:18
SAN BERNARDINO COUNTY
CALIFORNIA

State Clearinghouse No.: 2021070364

Project Title/File Nos.: Development Agreement (File No. PDEV23-005) and Empire Groves Specific Plan (File No. PSP23-001)

Project Applicant (name, address, phone): Diversified Pacific (Nolan Leggio, Vice President) 10621 Civic Center Dr, Rancho Cucamonga, CA 91730; (909) 373-2628

Specific Project Location – Identify street address and cross street or attach a map showing project site: Southeast corner of Guasti Road and Holt Boulevard; (APN: 110-322-33)

General Project Location: The project site is generally located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County.

Project Description: The Project consists of a Development Agreement (File No. PDA23-005) between the City of Ontario and Diversified Pacific Development Group, LLC to establish the terms and conditions for the associated Development Plan (File No. PDEV23-039) and a Specific Plan (File No. PSP23-001 - Empire Groves Specific Plan) to establish the land use district, development standards, guidelines, and infrastructure improvements for the development of up to 600,000 square feet of hospitality and commercial land uses on 10.43-acres of land located on the southeast corner of Guasti Road and Holt Boulevard within the proposed PA1 (Hospitality Mixed-Use) district of the Empire Groves Specific Plan. Overall, the proposed buildout would be within The Ontario Plan 2050 Supplemental EIR full buildout assumptions for the project site based on the Mixed Use-Multimodal designation.

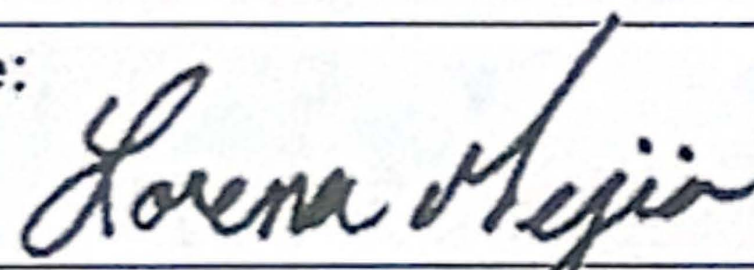
Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of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

This is to advise that the [☒ Lead Agency, ☐ Responsible Agency] has approved the above-described project on April 15, 2025 and has made the following determinations regarding the above-described project:

1. The project [☒ will, ☐ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☒ An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report ("SEIR," State Clearinghouse No. 2021070364) was prepared and approved for use by City Council the on April 1, 2025. This proposed project does not contemplate any actions that would require the preparation of a subsequent or supplemental environmental document under State CEQA Guidelines section 15162, 15163, and 15164. The proposed project is consistent with the development scenarios identified and analyzed within the SEIR and no further review pursuant to CEQA is required.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. ☒ Mitigation measures [☒ were, ☐ were not] made a condition of the approval of the project.
4. ☒ A Mitigation Monitoring or Reporting Plan [☒ was, ☐ was not] adopted for this project.
5. ☒ A Statement of Overriding Considerations [☒ was, ☐ was not] adopted for this project.
6. ☒ Findings [☒ were, ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Addendum to The Ontario Plan 2050 SEIR with comments and responses and record of project approval, is available to General Public at:

City of Ontario
City Hall
303 East B Street
Ontario, California 91764

Signature: 		Date: 4/16/2025
Name: Lorena Mejia, Senior Planner		Title: Senior Planner
Date Received for Filing:		

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

DATE FILED & POSTED

Posted On: 04/17/2025

Removed On: 05/23/2025

Receipt No: 36-04172025-250



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

36 — 04172025 — 250

STATE CLEARINGHOUSE NUMBER (If applicable)

2021070364

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Ontario Economic Development

LEAD AGENCY EMAIL

DATE

04172025

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

PROJECT TITLE

Sale of Property at 100 Block of North Euclid Avenue from Ontario Housing Authority to City of Ontario

PROJECT APPLICANT NAME

Diversified pacific

PROJECT APPLICANT EMAIL

PHONE NUMBER

(909)373-2628

PROJECT APPLICANT ADDRESS

10621 Civic Center Dr,

CITY

Rancho Cucamonga

STATE

CA

ZIP CODE

91730

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)	\$4,123.50	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

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

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
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<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
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<input type="checkbox"/> Other		\$	
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PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X *Mariah Arroyo*

AGENCY OF FILING PRINTED NAME AND TITLE

Mariah Arroyo, Deputy Clerk

DATE FILED & POSTED

Posted On: 8-17-22

Print Form

Removed On: 9-29-22

Receipt No: 30-DB172012-554

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Bernardino

Address: 222 West Hospitality Lane

San Bernardino, CA 92415

From:

Public Agency: City of Ontario

Address: 303 East B Street

Ontario, CA 91764

Contact: _____

Phone: _____

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021070364

Project Title: The Ontario Plan (TOP) 2050 Supplemental Environmental Impact Report (SEIR)

Project Applicant: City of Ontario

Project Location (include county): Ontario, San Bernardino County

Project Description:

TOP 2050 is an update to TOP to guide the City's development and conservation for the next 30 years through 2050 with particular emphasis on conducting technical refinements to the Policy Plan to comply with state-required mandates; bring long-term growth and fiscal projections into alignment with current economic conditions; and advance the Tracking and Feedback system and Implementation Plan.

This is to advise that the City of Ontario has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on August 16, 2022 and has made the following determinations regarding the above
(date)
described project.

1. The project (☒ will ☐ will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (☒ were ☐ were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (☒ was ☐ was not) adopted for this project.
5. A statement of Overriding Considerations (☒ was ☐ was not) adopted for this project.
6. Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

303 East B Street, Ontario, CA 91764 and online at: <https://www.ontarioplan.org/top2050/>

Signature (Public Agency): [Signature]

Title: General Planner

Date: 8/16/2022

Date Received for filing at OPR: _____

CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF SAN BERNARDINO
 CALIFORNIA
 2022 AUG 17 PM 1:08
 2025 APR -2 AM 11:55
 AN BERNARDINO COUNTY
 CALIFORNIA



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

Start Over

Save

RECEIPT NUMBER:

36 — 08172022 — 556

STATE CLEARINGHOUSE NUMBER (if applicable)

2021070364

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Ontario

LEAD AGENCY EMAIL

DATE

08172022

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

PROJECT TITLE

The Ontario Plan (TOP) 2050 Supplemental Environmental Impact Report (SEIR)

PROJECT APPLICANT NAME

City of Ontario

PROJECT APPLICANT EMAIL

PHONE NUMBER

()

PROJECT APPLICANT ADDRESS

303 East B Street

CITY

Ontario

STATE

CA

ZIP CODE

91764

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$3,539.25

\$

3,539.25

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,548.00

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

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

\$

3,589.25

SIGNATURE

X *Cynthia Merendon*

AGENCY OF FILING PRINTED NAME AND TITLE

Cynthia Merendon, Deputy Clerk

SAN BERNARDINO COUNTY
2025 APR -2 AM 11:55
BOARD OF SUPERVISORS