



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

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RECEIPT NUMBER:

36 — 11052025 — 809

STATE CLEARINGHOUSE NUMBER (If applicable)

2021070364

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Ontario-Planning Department

LEAD AGENCY EMAIL

-

DATE

11052025

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

-

PROJECT TITLE

Esperanza PA-11 SPA/File Nos.:PPA 24-0139, PGPA24-004, PSPA24-004, PDEV24-017, PMTT24-008, PDA25-003

PROJECT APPLICANT NAME

GDC Investments 14 LP

PROJECT APPLICANT EMAIL

-

PHONE NUMBER

(909) 395-2036

PROJECT APPLICANT ADDRESS

12770 El Camino Real, Suite 220

CITY

San Diego

STATE

CA

ZIP CODE

92130

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☐ 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)

☐ 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:

#1004

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Alicia Meza, Deputy Clerk



Notice of Determination

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
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From (Public Agency):

Robert Morales, 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 21152 of the
Public Resources Code.

CLERK OF THE
BOARD OF SUPERVISORS
SANTA BERNARDINO COUNTY
CALIFORNIA
2025 NOV - 5 AM 9:10

State Clearinghouse No.: 2021070364

Project Title/File No.: Esperanza PA-11 SPA/File Nos.: PPA24-0139, PGPA24-004, PSP24-004, PDEV24-017, PMTT24-008, PDA25-003

Project Applicant (name, address, phone): GDC Investments 14 LP; 12770 El Camino Real, Suite 220, San Diego, CA 92130

Specific Project Location – Identify street address and cross street or attach a map showing project site: The Project site is bound by Eucalyptus Avenue to the south, South Amherst Avenue to the west, Chatham Street to the north, and Clifton Avenue to the east.

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 involves the construction of 161 multi-family residential units on approximately 10.02 net acres (APN: 1073-101-05). The Project would also include amenities including a pool/spa, playground, shaded barbeque/picnic area, fitness stations, and open turf areas. The Project includes a General Plan amendment to change the land use designation of the Project site from Public School (PS) to Medium Density Residential (MDR), and a Specific Plan Amendment to the Ontario Ezperanza Specific Plan to change the land use designation from School to MDR 25.

DATE FILED & POSTED

Posted On: 11.05.25

Removed On: 12.11.25

Receipt No: 36-11052025-809

City of Ontario Planning Department
Notice of Determination

This is to advise that the [☒ Lead Agency, ☐ Responsible Agency] has approved the above-described project on November 4, 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 the City Council on October 21, 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 Final EIR or SEIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:

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

CLERK OF THE
BOARD OF SUPERVISORS
2025 NOV -5 AM 9:11
SAN BERNARDINO COUNTY
CALIFORNIA

Signature: 		Date: 11/5/2025
Name: Robert Morales	Title: Associate Planner	
Date Received for Filing: Click or tap to enter a date.		

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



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

DATE FILED & POSTEDPosted On: 8-17-22

Print Form

Removed On: 9-29-22Receipt No: 30-08172002-550**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 ClerkCounty of: San BernardinoAddress: 222 West Hospitality LaneSan Bernardino, CA 92415**From:**Public Agency: City of OntarioAddress: 303 East B StreetOntario, 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): 2021070364Project Title: The Ontario Plan (TOP) 2050 Supplemental Environmental Impact Report (SEIR)Project Applicant: City of OntarioProject 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): _____

Title: General PlannerDate: 8/16/2022

Date Received for filing at OPR: _____