



Notice of Determination

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 Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse No.: 2006051081

Project Title/File No.: PDEV21-025

Project Applicant: Wood Investment Companies, Inc, 2950 Airway Avenue, Suite A-9, Costa Mesa, CA 92626

Specific Project Location – Southwest corner of Hamner Avenue and Ontario Ranch Road

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: A Development Plan to construct commercial shopping center totaling 205,216 square feet on 16.51 acres of land located at the southwest corner of Hamner Avenue and Ontario Ranch Road within Planning Area 8A (Regional Commercial) of the Rich Haven Specific Plan; (APN: 218-211-37)


This is to advise that the [Lead Agency, Responsible Agency] approved the above described project on January 18, 2023 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. The environmental impacts of this project were previously reviewed in conjunction with the Rich Haven Specific Plan (File No. PSP05-004) Environmental Impact Report (State Clearinghouse No. 2006051081), certified by the City Council, on December 4, 2007. This application introduces no new significant environmental impacts.
 - An Addendum to The Ontario Plan Environmental Impact Report ("EIR," State Clearinghouse No. 2008101140) was prepared and approved for use by the City Council on [Click to enter date](#). 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 EIR 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 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

Signature: 		Date: 1/19/2023
Name: Lorena Mejia		Title: Senior Planner
Date Received for Filing:		

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

California Environmental Quality Act
Notice of Determination

Receipt # 341679
CLERK OF THE BOARD

DEC 06 2007

COUNTY OF
SAN BERNARDINO

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
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, CA 92415-0182

■ Office of Planning and Research
1400 Tenth Street, Room 212
Sacramento, California 95814

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21152

Project Title/File No: Rich Haven Specific Plan - PGPA07-001 and PSP05-004

State Clearinghouse Number: SCH 2006051081

Project Sponsors: Richland Communities, Inc. - 4100 Newport Place, Suite 800, Newport Beach, CA 92660-1403 (949) 261-7010

Lead Agency/Contact Person: Richard Ayala, Senior Planner, City of Ontario Planning Department, 303 East "B" Street Ontario, California 91764 (909) 395-2036

Project Location: The project is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of San Bernardino, and 30 miles northeast of Orange County. The project site is located south of Riverside Drive and the Southern California Edison substation, west of Milliken Avenue, north of the proposed Esperanza Specific Plan and the new Edison Avenue alignment, and east of Haven Avenue.

Project Description: The project includes the following:


- The Rich-Haven Specific Plan encompasses approximately 510 gross acres comprised of the eastern portions (east of Haven Avenue) of Subareas 6 and 12 and all of Subarea 19 of the New Model Colony. The Rich-Haven Specific Plan establishes the zoning and defines the development regulations, requirements, and design guidelines governing development of approximately 4,259 residential dwelling units and a maximum of 848,400 square feet of commercial uses, and approximately 27 acres of parks and trails. The public facilities within the Specific Plan include approximately 20-acres of Southern California Edison easements, and an approximate 24-acre Middle School.
- An amendment to the City of Ontario New Model Colony General Plan to: 1) change the land use designation for Subarea 12 from Low Density Residential (4.6 du/ac) to Medium Density Residential (12 du/ac); 2) allow the transfer (reallocation) of residential units from Subarea 19 to Subarea 12.
- Cancellation of Williamson Acts Contracts.
- Relocation/under grounding of utilities.
- The approval of anticipated development agreements between builders and/or landowners that own or control areas covered by the Rich Haven Specific Plan
- Anticipated approval(s) of Tentative Tract Maps and the other related project entitlements.

DATE FILED & POSTED

This is to advise that the City of Ontario City Council approved the above-described project on December 4, 2007, has made findings based on the provisions in CEQA, and has made the following determination(s) 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.
 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 Statement of Overriding Considerations was, was not, adopted for this project.
5. Findings were, were not, made pursuant to the provisions of CEQA.

The location and custodian of the documents which comprise the record of proceedings for the Final EIR (with comments and responses), is City of Ontario, Planning Department, 303 East B Street, Ontario, CA 91764.

	Senior Planner	December 4, 2007
Signature	Title	Date

Date Received for Filing and Posting: _____



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT

341679

Lead Agency: City of Ontario Date: 12/6/07

County/State Agency of Filing: San Bernardino, CA Document No.: _____

Project Title: Rich Haven specific Plan- PGPA 07-001 and PSP 05-004

Project Applicant Name: Richland Investments LLC

Project Applicant Address: 4100 Newport Place Suite 800

City Newport Beach State CA Zip Code 92660 Phone Number: (909) 395-2036

Project Applicant (check appropriate box):

- Local Public Agency School District Other Special District State Agency Private Entity

Check Applicable Fees:

✓ # 1027739

- | | | |
|---|-----------|-------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | \$2500.00 | \$ <u>2500.00</u> |
| <input type="checkbox"/> Negative Declaration | \$1800.00 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs | \$850.00 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ <u>50.00</u> |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |

TOTAL RECEIVED \$ 2550.00

Signature and title of person receiving payment: _____

Jennifer Luna - deputy clerk

WHITE-PROJECT APPLICANT

YELLOW-DFG/AFB

PINK-LEAD AGENCY

GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev. 1/07)