



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.

DATE FILED & POSTED

Posted On: 11/27/23

Removed On: 1/9/23

Receipt No: 30-11272023-959

CLERK OF THE BOARD OF SUPERVISORS
 COUNTY OF SAN BERNARDINO
 CALIFORNIA
 2023 NOV 27 AM 9:05

State Clearinghouse No.: 2004011009

Project Title/File No.: PSPA21-005

Project Applicant (name, address, phone): SL Ontario Development Company, LLC, Sage McCleve, 1156 N. Mountain Ave., P.O. Box 670, Upland, CA 91786

Specific Project Location – Identify street address and cross street or attach a map showing project site: The Subarea 29 Specific Plan is bounded by Eucalyptus Avenue to the north, the Cucamonga Creek Channel to the west, the County Line Channel and Bellegrave Avenue to the south, and Mill Creek 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: ENVIRONMENTAL ASSESSMENT AND SPECIFIC PLAN AMENDMENT FOR FILE NO. PSPA21-005: A public hearing to consider certification of the Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, in conjunction with an Amendment (File No. PSPA21-005) to the Subarea 29 Specific Plan, to include: [1] The annexation of 113.2 gross acres of land, located on the southwest corner of Haven Avenue and Eucalyptus Avenue and establish Planning Area 32 (Mixed Residential (5-25 du/ac)), Planning Area 33 (Mixed Residential (5-25 du/ac)), and Planning Area 34 (School), [2] Change the land use designation for Planning Area 30 from Conventional Large Lot (3-6 du/ac) to Mixed Residential (5-25 du/ac) and Planning Area 31 from Conventional Medium Lot (4-6 du/ac) to Mixed Residential (5-25 du/ac) to bring the Specific Plan into compliance with The Ontario Plan Policy Plan (General Plan) land use plan, [3] Establish development standards for 7 new product types within the residential land use designations, and [4] Various changes to the Specific Plan land use map, land use table, development standards, exhibits, and text modification to reflect the proposed annexation and land use changes. The Subarea 29 Specific Plan is bounded by Eucalyptus Avenue to the north, the Cucamonga Creek Channel to the west, the County Line Channel and Bellegrave Avenue to the south, and Mill Creek Avenue to the east. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); The project site is also


located within the Airport Influence area of Chino Airport and is consistent with policies and criteria set forth within the Chino Airport Land Use Compatibility Plan (ALUCP) (Development Code, Reference Section I); (APNs: 0218-331-12, 0218-331-14, 0218-331-18, 0218-331-30, 0218-331-31, and 0218-331-52) **submitted by SL Ontario Development Company, LLC.**

This is to advise that the [Lead Agency, Responsible Agency] approved the above described project on November 21, 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. A Subsequent 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 Click to enter decision making body the 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 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 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

Signature: 	Date: 11/22/2023
Name: Jeanie Irene Aguilo	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
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

[Print](#) [StartOver](#) [Save](#)

RECEIPT NUMBER:
 36 — 11272023 — 959
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2004011009

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Ontario	LEAD AGENCY EMAIL	DATE 11272023
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COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER
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PROJECT TITLE
 PSPA21-005

PROJECT APPLICANT NAME SL Ontario Development Company, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (909) 395-2036
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PROJECT APPLICANT ADDRESS 1156 N. Mountain Ave.	CITY PO Box 670	STATE CA	ZIP CODE 91786
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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)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	

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
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:
 Cash
 Credit
 Check
 Other
TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Ruiz, Deputy Clerk
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CLERK OF THE BOARD

OCT 20 2006

COUNTY OF
SAN BERNARDINO

R# 278228

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



California Environmental Quality Act
Notice Of Determination

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: The Subarea 29 (Park Place formerly Hettinga) Specific Plan - PGPA06-003 and PSP03-003
State Clearinghouse Number: 2004011009

Project Sponsor: Lewis Operating Corp, 1156 N. Mountain Avenue Upland, CA 91786.

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 Subarea 29 (Park Place formerly Hettinga) Specific Plan is bounded by Eucalyptus Avenue to the north, Haven Avenue to the east, Cucamonga Creek Channel to the west, and Bellegrave Avenue to the south in the City of Ontario, County of San Bernardino.

Project Description: The Subarea 29 (Park Place formerly Hettinga) Specific Plan includes an amendment to the general plan whereby modifying the re-alignment of Haven Avenue along the eastern boundary of Subarea 29, in order to increase the allowable residential unit count to 2,300, and changing the "NC" destination at the southwest corner of Haven/Eucalyptus to low density residential. The specific plan also proposes 87,000 square feet of neighborhood commercial. The specific plan encompasses approximately 532 acres.

This is to advise that the City of Ontario City Council approved the above-described project on October 17, 2006, 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) or Negative Declaration, is City of Ontario, Planning Department, 303 East B Street, Ontario, CA 91764.

Signature

Senior Planner

Title

October 20, 2006

Date

Date Received for Filing and Posting: _____

DATE FILED & POSTED



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (8-03)

278228

Lead Agency: City of Ontario Date: 10/20/06
 County / State Agency of Filing: San Bernardino Document No.: _____
 Project Title: Sutarea 29/PEPA06-003, PSP03-003 - Specific Plan
 Project Applicant Name: Lewis Operating Corp. Phone Number: 395 2036
 Project Applicant Address: 1156 N. Mountain Ave., Upland CA 91786
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- () Environmental Impact Report \$850.00 \$ 850.00
- () Negative Declaration \$1,250.00 \$ _____
- () Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- () Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- () County Administrative Fee \$25.00 \$ 35.00
- () Project that is exempt from fees

CHK # 1032

TOTAL RECEIVED \$ 885.00

Signature and title of person receiving payment: [Signature] Deputy Clerk

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING