

California Environmental Quality Act
Notice of Determination

CLERK OF THE BOARD OF SUPERVISORS
2020 SEP 16 PM 12:24

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

COUNTY OF SAN BERNARDINO
CALIFORNIA
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(s): Ontario Ranch Business Park Specific Plan (File No. PSP18-002); and General Plan Amendment (File No. PGPA18-008)

State Clearinghouse Number: 2019050018

Project Sponsors: Real Estate Development Associates, LLC, 4100 MacArthur Boulevard, Suite 120, Newport Beach, CA 92660 (949) 954-3087

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 Ontario Ranch Business Park Specific Plan (project site) encompasses 85.6 acres in the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of downtown San Bernardino, and 30 miles east from the Orange County line. Regional access to the project site is provided by State Route 83 (SR-83; Euclid Avenue), which connects to State Route 60 (SR-60) and Interstate 10 (I-10) to the north, I-15 approximately 5.5 miles to the east, and State Route 71 (SR-71) approximately 3 miles to the southwest. SR-71 connects the project to Interstate 91 (I-91) in unincorporated Riverside County.

The project site is located in the southwestern portion of Ontario, immediately north of the City of Chino in San Bernardino County, east of Euclid Avenue, north of Merrill Avenue, west of the unimproved right-of-way of Sultana Avenue, and south of Eucalyptus Avenue.

Project Description: The proposed project consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for the development of an industrial and business park encompassing eleven parcels totaling 85.6 acres in the City of Ontario. The development proposes eight warehouse buildings ranging from 46,900 square feet to 618,353 square feet, totaling a maximum development of 1,905,027 square feet of warehouse and office uses. Office uses are ancillary to the warehouses and occupy up to 236,000 square feet spread across the eight buildings. A Development Agreement was submitted in conjunction with the Specific Plan. (APNs: 1054-011-01, -02, -04; 1054-021-01, -02; 1054-271-01, -02, -03; 1054-281-01, -02, -03).

This is to advise that the City of Ontario City Council approved the above-described project on September 15, 2020, 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 (EIR) was prepared 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 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

September 16, 2020

Signature

Title

Date

Governor's Office of Planning & Research

Date Received for Filing and Posting: Sep 16 2020

STATE CLEARINGHOUSE

DATE FILED & POSTED

Posted On: 9/16/2020

Removed On: 10/29/2020

Receipt No: 36-09162020-501



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 06/01/20) Previously DFG 753.5a

RECEIPT NUMBER:
 36 — 09162020 — 501
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2019050018

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Ontario	LEAD AGENCY EMAIL	DATE 09162020
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

Ontario Ranch Business Park Specific Plan (File No. PSP18-002) and GPA (File No. PGPA18-008)

PROJECT APPLICANT NAME Ontario Planning Dept	PROJECT APPLICANT EMAIL	PHONE NUMBER (909) 395-2036
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:

- | | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,343.25 | \$ | 3,343.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,406.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,136.50 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> 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 \$ 3,393.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Denise Garzaro, Chief Deputy Clerk
-----------------------	---