



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 21152 of the Public Resources Code.

CLERK OF THE
 BOARD OF SUPERVISORS
 SAN BERNARDINO COUNTY
 CALIFORNIA
 2025 APR -2 11:15

State Clearinghouse No.: 2021070364

Project Title/File Nos.: Empire Groves Specific Plan (File No. PSP23-001) and Development Plan (File No. PDEV23-039)

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 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 and a Development Plan (File No. PDEV23-039) to construct a 600,000 square foot hotel and commercial building consisting of 600 rooms 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

DATE FILED & POSTED

Posted On: 04-02-25

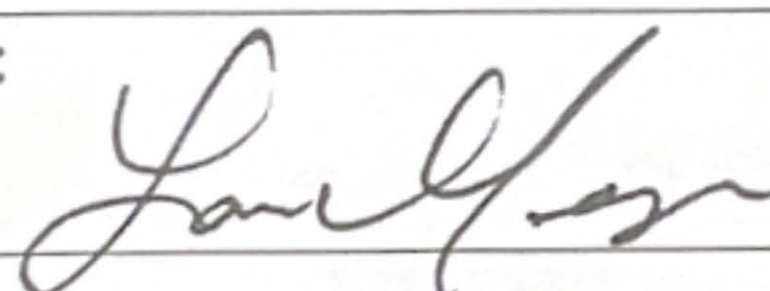
Removed On: 05-08-25

This is to advise that the [Lead Agency, Responsible Agency] has approved the above-described project on April 1, 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: 4/2/2025
Name: Lorena Mejia, Senior Planner	Title: Senior Planner	
Date Received for Filing:		

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

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



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 — 04022025 — 210
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2021070364

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Ontario - Planning Dept.	LEAD AGENCY EMAIL -	DATE 04022025
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

Empire Groves Specific Plan (File No. PSP23-001) and Development Plan (File No. PDEV23-039)

PROJECT APPLICANT NAME Diversified Pacific (Nolan Leggio, Vice President)	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 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <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 X	AGENCY OF FILING PRINTED NAME AND TITLE Alicia Meza, Deputy Clerk
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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

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:

- | | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 3,539.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 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) | | | |
| <hr/> | | | |
| <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 \$ 3,589.25

SIGNATURE

X *Cynthia Merendon*

AGENCY OF FILING PRINTED NAME AND TITLE

Cynthia Merendon, Deputy Clerk

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

DATE FILED & POSTED

Posted On: 8-17-22

Print Form

Removed On: 9-29-22

Receipt No: 30-08172022-554

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 described project. (date)

- The project will will not] have a significant effect on the environment.
- 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.
- Mitigation measures were were not] made a condition of the approval of the project.
- A mitigation reporting or monitoring plan was was not] adopted for this project.
- A statement of Overriding Considerations was was not] adopted for this project.
- 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
 CLERK OF THE BOARD OF SUPERVISORS
 SAN BERNARDINO COUNTY CALIFORNIA
 2025 APR -2 AM 11:55