



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

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.

State Clearinghouse No.: 2021070364

Project Title/File No.: Esperanza PA-11 SPA/File Nos.: PPA24-0139, PGPA24-004, PSPA24-004,
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 Esperanza Specific Plan to change the land use designation from
School to MDR 25.

DATE FILED & POSTED

Posted On: 11/20/2025

Removed On: 12/26/2025

Receipt No: 36-11202025-879

CLERK OF THE
BOARD OF SUPERVISORS
2025 NOV 20 PM 4:35
SANTA BERNARDINO COUNTY


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

Signature: 		Date: 11/19/2025
Name: David F. Eoff IV		Title: Principal 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.