



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 21102 of the Public Resources Code.

CLERK OF THE
BOARD OF SUPERVISORS
2025 APR 17 AM 11:18
SAN BERNARDINO COUNTY
CALIFORNIA

State Clearinghouse No.: 2021070364

Project Title/File Nos.: Development Agreement (File No. PDEV23-005) and Empire Groves Specific Plan (File No. PSP23-001)

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 Development Agreement (File No. PDA23-005) between the City of Ontario and Diversified Pacific Development Group, LLC to establish the terms and conditions for the associated Development Plan (File No. PDEV23-039) and 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 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.

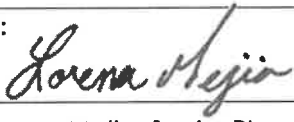
Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: Diversified Pacific

This is to advise that the [☒ Lead Agency, ☐ Responsible Agency] has approved the above-described project on April 15, 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: 4/16/2025
Name: Lorena Mejia, Senior Planner	Title: Senior Planner	
Date Received for Filing:		

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

DATE FILED & POSTED

Posted On: 04/17/2025

Removed On: 05/23/2025

Receipt No: 36-04172025-250