



Notice of Determination

CLERK OF THE
BOARD OF SUPERVISORS

2025 MAY 29 AM 10:52

SAN BERNARDINO COUNTY
CALIFORNIA

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: 5-29-25

Removed On: 7-7-25

Receipt No: 36-05292025-383

State Clearinghouse No.: 2004011009

Project Title/File No.: PMTT24-005 / TTM 20724

Project Applicant (name, address, phone): Richland Ventures, Inc., Derek Barbour, 3161 Michelson Drive, Suite 425, Irvine, CA 92612, dbarbour@richlandcommunities.com

Specific Project Location – Identify street address and cross street or attach a map showing project site: Southwest corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 33 of the Subarea 29 Specific Plan.

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.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT24-005: A public hearing to consider a Tentative Tract Map (TTM 20724) to subdivide 55.2 acres of land into 16 lettered lots and five (5) numbered lots on property located at the southwest corner of Eucalyptus Avenue and Mill Creek Avenue, within Planning Area 33 of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Subarea 29 Specific Plan (File No. PSPA21-005), for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023. This application introduces no new significant environmental impacts. 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. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 1073-171-05, 1073-171-06, 1073-171-07) **submitted by Richland Developers, Inc.**

This is to advise that the [☒ Lead Agency, ☐ Responsible Agency] approved the above described project on May 27, 2025 (Planning Commission) 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.

The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Subarea 29 Specific Plan, for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023.

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: <i>Jeanie Irene Aguilo</i> | | Date: 5/28/2025 | |
| 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.

CLERK OF THE
BOARD OF SUPERVISORS
2025 MAY 29 AM 10:53
SAN BERNARDINO COUNTY
CLERK OF THE BOARD OF SUPERVISORS