



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):

Jocelyn Torres, Associate 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 21109 of the Public Resources Code.

CLERK OF THE
BOARD OF SUPERVISORS
2025 JUN -3 PM 4:17
SAN BERNARDINO COUNTY
CALIFORNIA

State Clearinghouse No.: 89041009

Project Title/File No.: PMTT23-007 & PDEV23-028

Project Applicant (name, address, phone): Lewis Management Corp., James Kim, 1156 North Mountain Avenue, Upland, CA, 91786

Specific Project Location – Identify street address and cross street or attach a map showing project site: Southwest corner of Fourth Street and Via Asti within the Residential land use district of the Piemonte Overlay in the Ontario Center 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.

Project Description: A Tentative Tract Map (TTM 20657 - File No. PMTT23-007) for condominium purposes in conjunction with a Development Plan (File No. PDEV23-028) to construct 309 multiple-family dwelling units on 11.10 acres of land located at the southwest corner of Fourth Street and Via Asti within the Residential land use district of the Piemonte Overlay in the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 89041009) was adopted by the City Council on April 19, 2022. 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; (APN: 210-204-37).

DATE FILED & POSTED

Posted On: 06-04-25

Removed On: 07-10-25

Receipt No: 36-06042025-397

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 May 27, 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 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 Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 89041009) was adopted by the City Council on April 19, 2022. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of Project approval and are incorporated herein by this reference.

This is to certify that the Addendum to the Final EIR with comments and responses of project approval is available to General Public at:

City of Ontario
City Hall
303 East B Street
Ontario, California 91764

CLERK OF THE
BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY
CALIFORNIA
2025 JUN -3 PM 4:17

Signature: <i>Jocelyn Torres</i>		Date: 5/28/2025
Name: Jocelyn Torres		Title: Associate Planner

Date Received for Filing:

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

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