



Notice of Determination

DATE FILED & POSTED

Posted On: 6.5.25

Removed On: 7.11.25

Receipt No: 36-06052025-402

303 East B Street, Ontario, California 91764 Phone: 909.395.2005 /

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):

City of Ontario, Economic Development Agency, 303 E. B Street, Ontario CA 91764 (909)395-2005,

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse No.: 2004051155

Project Title/File No.: 100 Block North Euclid

Project Applicant (name, address, phone): City of Ontario, Economic Development Agency, 303 E. B Street, Ontario CA 91764 (909)395-2005,

Specific Project Location – Identify street address and cross street or attach a map showing project site: 100 Block North Euclid Avenue, in Ontario, California.

General Project Location: The project site is generally located in southwestern San Bernardino County, approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. within the City of Ontario. More specifically, the project site is located at 100 Block of North Euclid Avenue, in Ontario, CA.

Project Description: The Developer will deliver an adaptive reuse Project consisting of the rehabilitation of existing historic structures and construction of additional multi-story, mixed-use residential and commercial/retail components on the Property. The proposed Project will consist of approximately 156 multi-family residential dwelling units and nearly 35,000 square feet of ground floor commercial/retail/restaurant space fronting on Euclid Avenue, B Street, Lemon Avenue, and Holt Boulevard in addition to the required parking ("Project"). The Developer will be required to preserve and retain the historic context of the historic buildings by obtaining a Certificate of Appropriateness under the Adaptive Reuse Ordinance adopted on December 17, 2024, which is intended to streamline the entitlement process. This will allow the Developer to swiftly complete an Adaptive Reuse Plan and other entitlements required for the proposed uses. The Project will be phased over a five-year period with the adaptive reuse of the historic structures being completed in Phases 1 and 2. Phases 1 and 2 will include 22 residential units and approximately 25,000 square feet of retail and commercial uses. Phases 3 and 4 include

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CALIFORNIA

new construction of up to 134 multi-family market rate units and just roughly 10,000 square feet of commercial and retail space.

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 of the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: City of Ontario


This is to advise that the [☒ Lead Agency, ☐ Responsible Agency] has approved the above-described project on June 3, 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. ☒ The environmental impacts of this Project were previously reviewed in conjunction with the Downtown Civic Center Planned Unit Development ("DCCPUD"), for which an Environmental Impact Report (SCH No. 2004051155) was certified by the City Council on November 16, 2004. This application is consistent with the previously adopted DCCPUD EIR and introduces no new significant environmental impacts. Additionally, the Project is required to meet all previously adopted mitigation measures from the DCCPUD Environmental Impact Report.
 - ☐ An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report ("SEIR," State Clearinghouse No. 2021070364) was prepared and approved for use by the on. 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

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Signature: 		Date: 6/5/2025
Name: Karen Khukoyan	Title: Project Manager	
Date Received for Filing:		

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

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STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.5a (8-03)

251905

Lead Agency: City of Ontario Planning Dept. Date: 11/17/04

County / State Agency of Filing: Co. San Bernardino Document No.: _____

Project Title: PADV 04-001

Project Applicant Name: City of Ontario Planning Dept. Phone Number: 909 352 0236

Project Applicant Address: 203 East "B" Street, Ontario, CA 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 | Check # 087763 | \$850.00 | \$ 350.00 |
| <input checked="" type="checkbox"/> Negative Declaration | Check # 087762 | \$1,250.00 | \$ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | | \$850.00 | \$ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs | | \$850.00 | \$ |
| <input checked="" type="checkbox"/> County Administrative Fee | | \$25.00 | \$ 35.00 |
| <input type="checkbox"/> Project that is exempt from fees | | | |

TOTAL RECEIVED \$ 350.00

Signature and title of person receiving payment: Juanita Ramirez, Deputy Clerk

WHITE-PROJECT APPLICANT

YELLOW-DFG/FASB

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

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COUNTY OF
SAN BERNARDINO

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



California Environmental Quality Act Notice of Determination

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 121
Sacramento, California 95814

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES
CODE SECTION 21152

Project Title/File No.: PADV04-009

State Clearinghouse Number: 2004051155

Project Sponsor: Ontario Housing and Neighborhood Development Agency, 316 East E Street, Ontario 91764.

Lead Agency/Contact Person: Cathy Wahlstrom, Acting Principal Planner, City of Ontario, Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036

Project Location: A twelve-block area between D Street and Holt Boulevard, and between Euclid Avenue and Sultana Avenue, in the City of Ontario, County of San Bernardino.

Project Description: The Downtown Civic Center Project proposes to develop a mix of uses to include, multi-family residential, office, commercial, civic and academic to serve the existing downtown business and residential community.

This is to advise that the City of Ontario City Council has approved the above-described project on November 16, 2004, has made findings based on the provisions in CEQA, and has made the following determination(s) 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 judgement of the Lead Agency.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.
3. Mitigation measures ☒ were, ☐ were not, made a condition of approval of the project.
4. A Statement of Overriding Considerations ☒ was, ☐ was not, adopted for this project.
5. Findings ☒ were, ☐ were not, made pursuant to the provisions of CEQA.

The location and custodian of the documents, which comprise the record of proceedings for the final EIR (with comments and responses) or Negative Declaration, is City of Ontario, 303 East "B" Street, Ontario, California, 91764.

Acting Principal Planner
Title

November 16, 2004
Date

Date received for filing and posting: _____