CITY OF ONTARIO PLANNING DEPARTMENT

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):
City of Ontario,
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.: 2025110102

Project Title/File No.: Eucalyptus Business Park Specific Plan Project

Project Applicant (name, address, phone): Ontario Ranch Venture, LLC and Ontario Ranch Venture II, LLC; 100 Bayview Circle, Suite 4000, Newport Beach, CA 92660

Specific Project Location – Identify street address and cross street or attach a map showing project site: The project site is bounded to the south by Eucalyptus Avenue, to the east by Walker Avenue, and to the west by Campus Avenue. Assessor's Parcel Numbers: 0216-322-01, 0216-322-02, 0216-321-06, 0216-321-07, 0126-322-10, 0216-321-01, 0216-321-02, 1053-551-01, 1053-541-02, 1053-541-01, 1053-571-01, 1053-571-02, 1053-531-01, 1053-531-02, 1053-531-03, 1053-531-04, 1053-581-04, and 1053-581-03

General Project Location: The Specific Plan area is within the City's Ontario Ranch area, which comprises a portion of the former San Bernardino County Agricultural Preserve annexed by the City of Ontario in 1999. 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 Eucalyptus Business Park Specific Plan (EBPSP) is processed concurrently with the Ontario Policy Plan Amendment. The EBPSP establishes 9 planning areas that would provide up to 2,939,000 square feet of Business Park uses on 137.9 acres and 35.88 acres of Open Space–Parkland. The Specific Plan would function as the regulatory document for implementing zoning for the entire site, ensuring the orderly and systematic implementation of the City's Policy Plan.

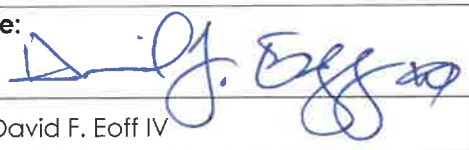
Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: Ontario Ranch Venture, LLC, and Ontario Ranch Venture II, LLC.

This is to advise that the [☒ Lead Agency, ☐ Responsible Agency] has approved the above-described project on July 7, 2026 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 Ontario City Council the on July 7, 2026. 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 the General Public at:

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

Signature: 	**Date:** 7/7/2026
Name: David F. Eoff IV	**Title:** Principal Planner
Date Received for Filing: 6/17/2026	

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