



# Notice of Preparation and Scoping Meeting

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

TO: Property Owners, Responsible Agencies & Interested Parties

FROM: City of Ontario, Planning Department, 303 East "B" Street, Ontario, CA 91764

SUBJECT: Notice of Preparation and Scoping Meeting - Draft Subsequent Environmental Impact Report for the Subarea 29 Specific Plan Amendment and General Plan Amendment Project

NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare a Subsequent Environmental Impact Report (SEIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the SEIR prepared by our agency when considering your permit or other approval for the Project.

**Project Title/File No.:** Subarea 29 Specific Plan Amendment and General Plan Amendment (File Nos. PSPA21-005 and PGPA21-003)

**Project Location and Setting:** The Subarea 29 Specific Plan area is located in the City of Ontario, in San Bernardino County. The currently proposed Subarea 29 Specific Plan Amendment area (2021 Amendment area) includes existing Planning Areas (PAs) 30 and 31, and the proposed Subarea 29 Specific Plan expansion area (new Planning Areas 32, 33, and 34). Existing PAs 30 and 31 are bound by Eucalyptus Avenue to the north, Haven Avenue to the east, Parkview Street to the south, and existing residential development in PAs 22 and 23 to the west. The proposed expansion area is bound by Eucalyptus Avenue to the north, Haven Avenue to the west, Mill Creek Boulevard to the east, and Bellegrave Avenue to the south. Bellegrave Avenue also forms the jurisdictional boundary between the City of Ontario/San Bernardino County and City of Eastvale/Riverside County. Refer to Figure 1, Regional Location Map, and Figure 2, Vicinity Map.

As shown on Figure 3, Aerial Photograph, existing uses within the 2021 Amendment area include dairy farming and agriculture uses, and farm structures that supported previous agricultural activities. The entire area has been previously disturbed and the vegetation communities are limited to agricultural and ruderal. The southwest corner of the expansion area includes a disturbed lot previously occupied by a trucking company. Additionally, a Southern California Edison (SCE) corridor bisects existing PAs 30 and 31. Agricultural lands such as dairies, stockyards, row crops, and nurseries are located north of the 2021 Amendment area. The area to the east is currently being developed with residential uses per the Esperanza Specific Plan. The area south of the 2021 Amendment area is developed with existing residential uses in the City of Eastvale. Residential uses in the Subarea 29 Specific Plan area are currently under construction to the west of the proposed expansion area and south of existing PAs 30 and 31.

The proposed 2021 Amendment area is more than four miles south of the Ontario International Airport (ONT). The 2021 Amendment area is located within the Airport Influence Area of the ONT;

however, it is located outside of the Safety, Noise Impact and Airspace Protection Zones identified in the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP). The existing Subarea 29 Specific Plan is also located within the Chino Airport Influence Area, however the 2021 Amendment is located outside the Chino Airport Influence Area.

**Project Description:** The proposed Subarea 29 Specific Plan Amendment and General Plan Amendment Project (“2021 Amendment” or “Project”) would add approximately 117.5 gross acres of land to the Subarea 29 Specific Plan area, and would increase the total number of allowed units in the Subarea 29 Specific Plan from 2,418 units to 3,888 units (an increase of 1,470 units within existing PA 30 and 31 and new PA 32, 33, and 34). A Development Agreement between the City and the Project Applicant is requested as part of the Project entitlements. Refer to Figure 4 and Figure 5, which depict the proposed amendments to the Subarea 29 Specific Plan land use plan and The Ontario Plan (TOP) Policy Plan land use plan, respectively.

Specifically, as shown on Figure 4, the proposed expansion of the Subarea 29 Specific Plan area would allow for the creation of new PAs 32, 33 and 34, and the development of a middle school and up to 1,315 detached and attached homes in this area. In addition, the Project would involve amendments to the Subarea 29 Specific Plan for existing PAs 30 and 31 to allow for the development of an additional 155 dwelling units (an increase from 197 units to 352 units). As shown on Figure 5, the Project would also involve amendments to TOP Policy Plan to change the land use designations for the expansion area from Low Density (2.1-5 du/ac) with a centralized area designated Open Space-Water to Low-Medium Density (5.1-11 du/ac) and Medium Density (11.1-25 du/ac), and to change the land use designations for PAs 30 and 31 from Low Density (2.1-5 du/ac) to Low Density (2.1-5 du/ac), Low-Medium Density (5.1-11 du/ac), Medium Density (11.1-25 du/ac). The Public School land use designation at the southeast corner of Haven Avenue and Eucalyptus Avenue would be shifted south to the southwest portion of the proposed expansion area. These proposed land use designation changes would be consistent with the TOP Update currently processed by the City.

A more detailed Project description is available at City Hall, Planning Department, 303 East “B” Street, Ontario, CA 91764, and on the City’s website at <http://www.ontarioca.gov/Planning>.

**Environmental Issues:** An Initial Study is not attached and/or available at City Hall, Planning Department. An Initial Study has not been prepared for the Project as the City has determined that an SEIR will clearly be required for the Project, which is in the discretion of the Lead Agency as set forth in State CEQA Guidelines Section 15063(a). Accordingly, the following environmental topics will be analyzed within the forthcoming Draft SEIR to the *Subarea 29 (Hettinga) Specific Plan Final Environmental Impact Report (State Clearinghouse [SCH] No. 2004011009)* certified by the City of Ontario in October 2006:

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

**Public Review Period:** The City welcomes input and comments regarding preparation of the SEIR. In accordance with CEQA, the NOP will be circulated for a 30-day public review period. Should you have any comments, please provide a written response to this NOP within the 30-day NOP public review period, which extends from December 1, 2021 to December 31, 2021. Please indicate a contact person for your agency or organization. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt of the notice.

Please send any comments to:

City of Ontario Planning Department  
c/o Jeanie Irene Aguilo, Associate Planner  
303 East B Street, Ontario, CA 91764  
Email: JAguilo@ontarioca.gov  
Telephone: (909) 395-2418

**Scoping Meeting:** The proposed Project is considered a project of statewide, regional or area-wide significance. Pursuant to Section 21083.9(a)(2) of CEQA (California Public Resources Code, Section 21000 et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental significance. A scoping meeting will be held by the City of Ontario. The date, time and location of the scoping meeting are as follows:

**Meeting Date:** Thursday, December 9, 2021

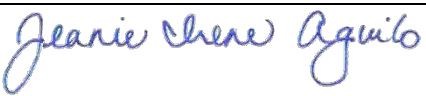
**Meeting Time:** 6:00 PM to 7:30 PM

**Meeting Location:** Park Place Park House, 4955 S. Park Place Avenue, Ontario, CA 91762

Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Ontario no later than 12:00 PM on Thursday, December 9, 2021 (see contact information above).

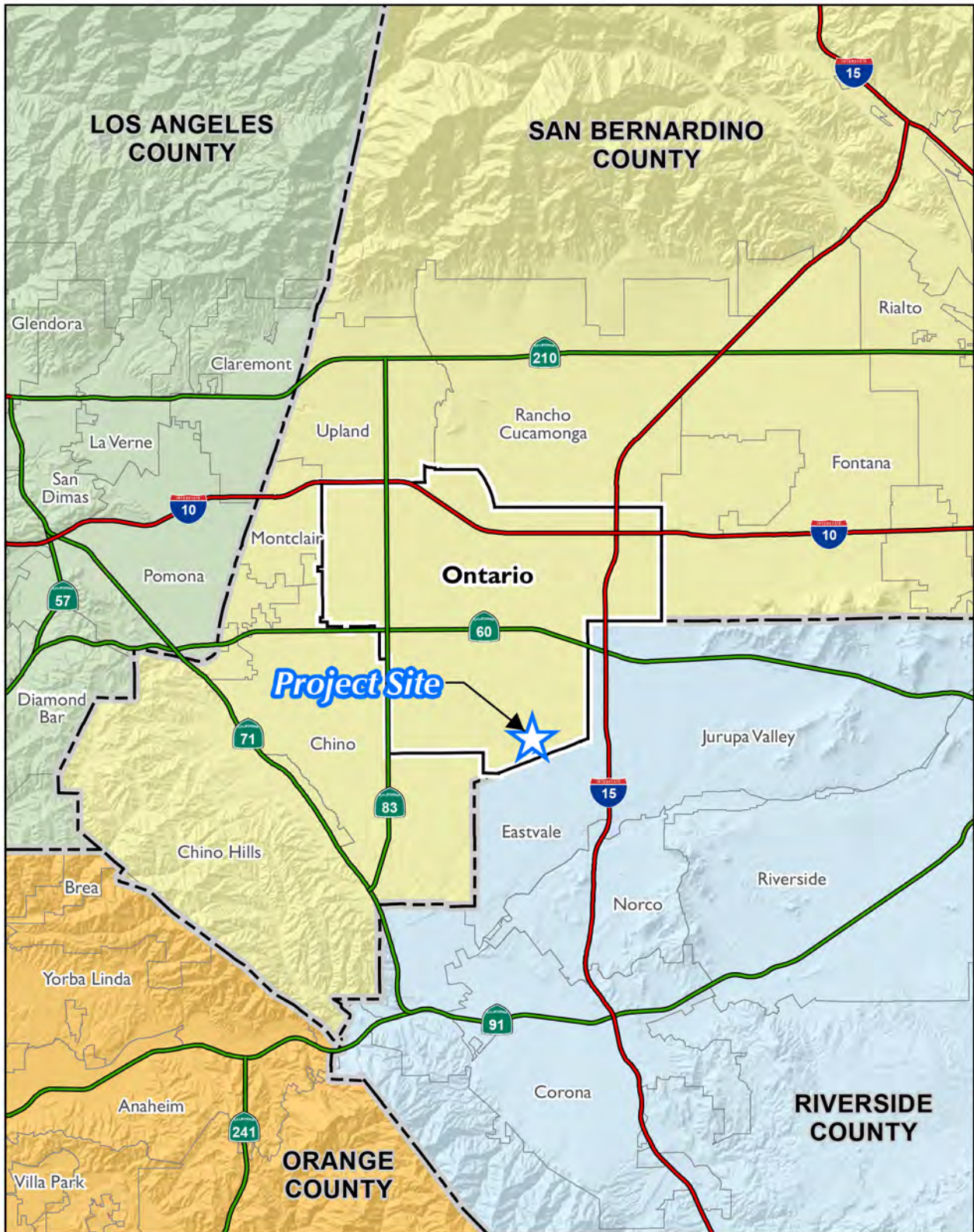
Verbal and written comments regarding the scope of the environmental issues to be addressed in the SEIR will be accepted at the scoping meeting. Written comments can also be mailed to the lead agency during the NOP 30-day public comment period. Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your response to Jeanie Irene Aguilo at the address identified above.

**Project Applicant:** Sage McCleve, Vice President – Planned Communities, SL Ontario Development Company LLC, 1156 N. Mountain Avenue, Upland, CA 91786

<b>Signature:</b> 	<b>Date:</b> 11/29/2021
<b>Name:</b> Jeanie Irene Aguilo	<b>Title:</b> Associate Planner

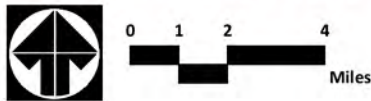
**Reference:** California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, and 15375.





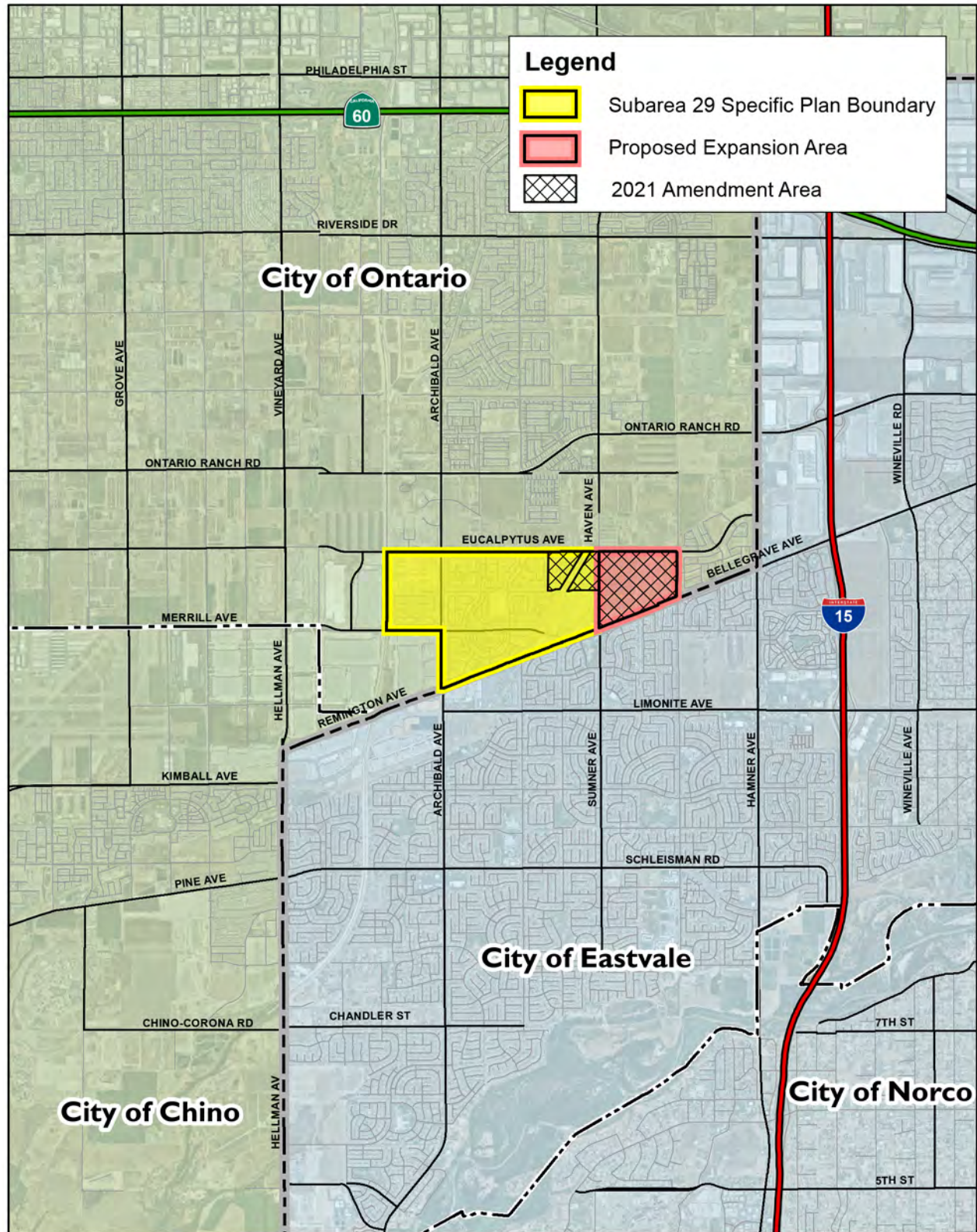
Source(s): ESRI, RCTLMA (2021), SCAG (2021), SB County (2020)

Figure 1



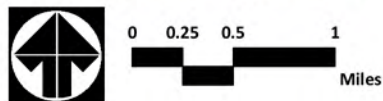
### Regional Location Map





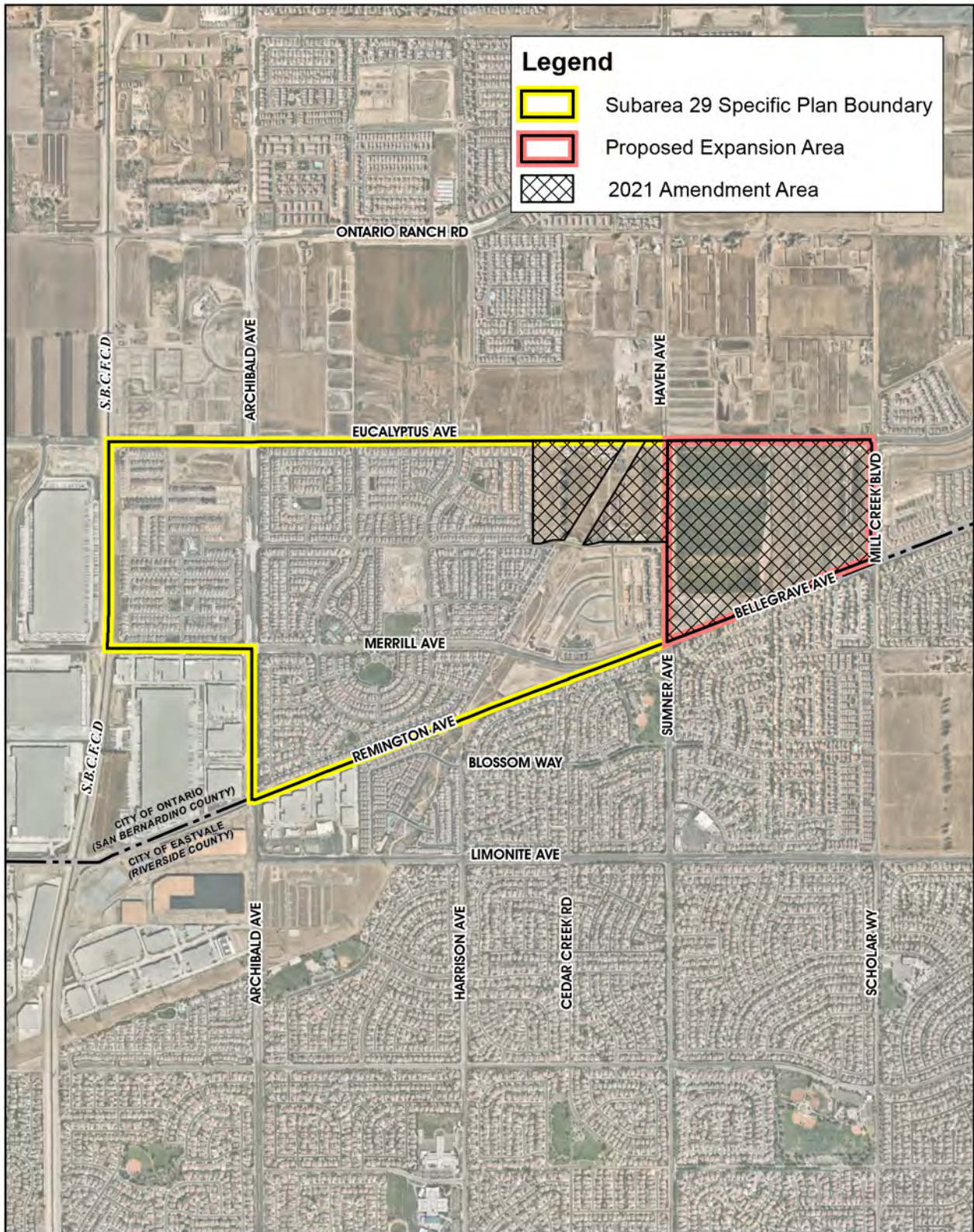
Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2021), SCAG (2021), SB County (2020)

Figure 2



Vicinity Map



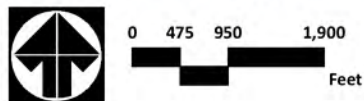


**Legend**

- Subarea 29 Specific Plan Boundary
- Proposed Expansion Area
- 2021 Amendment Area

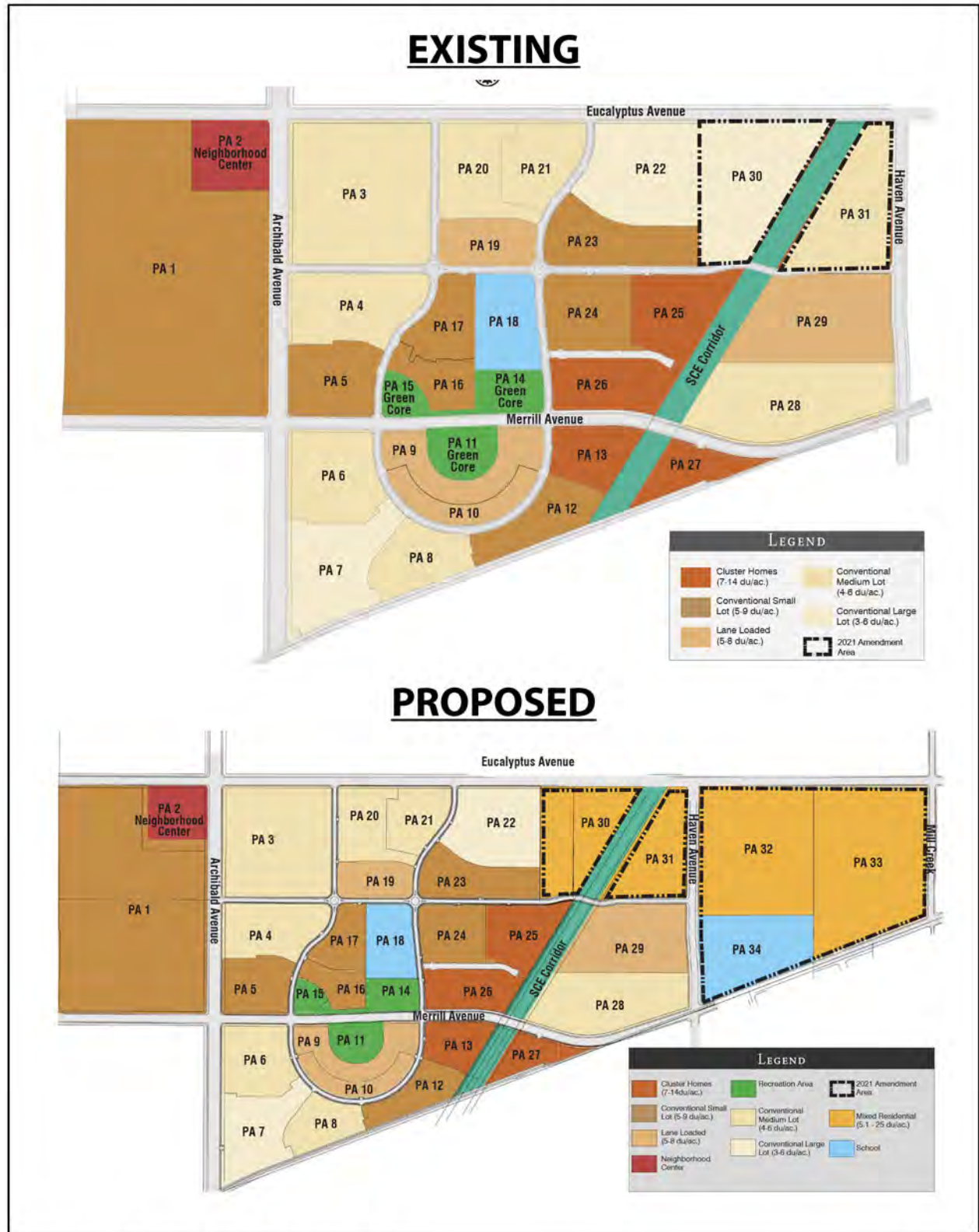
Source(s): ESRI, Nemap Imagery (2021), RCTLMA (2021), SB County (2020)

Figure 3



**Aerial Photograph**





Source(s): William Hezmalhalch Architects, Inc. (September 2021)

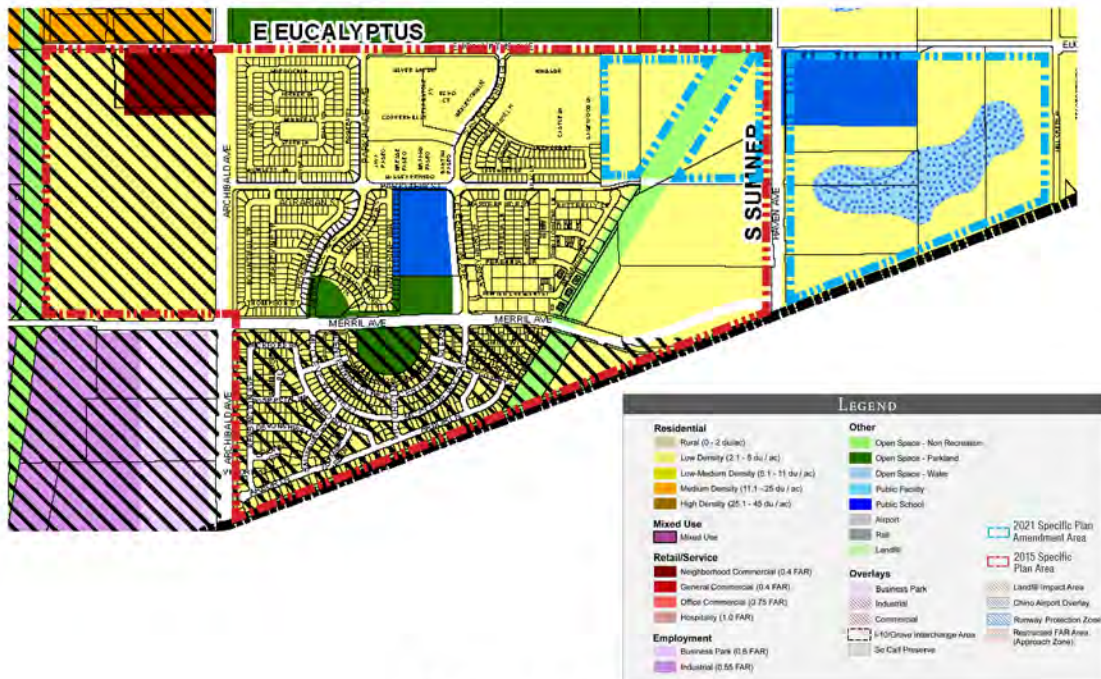
Figure 4



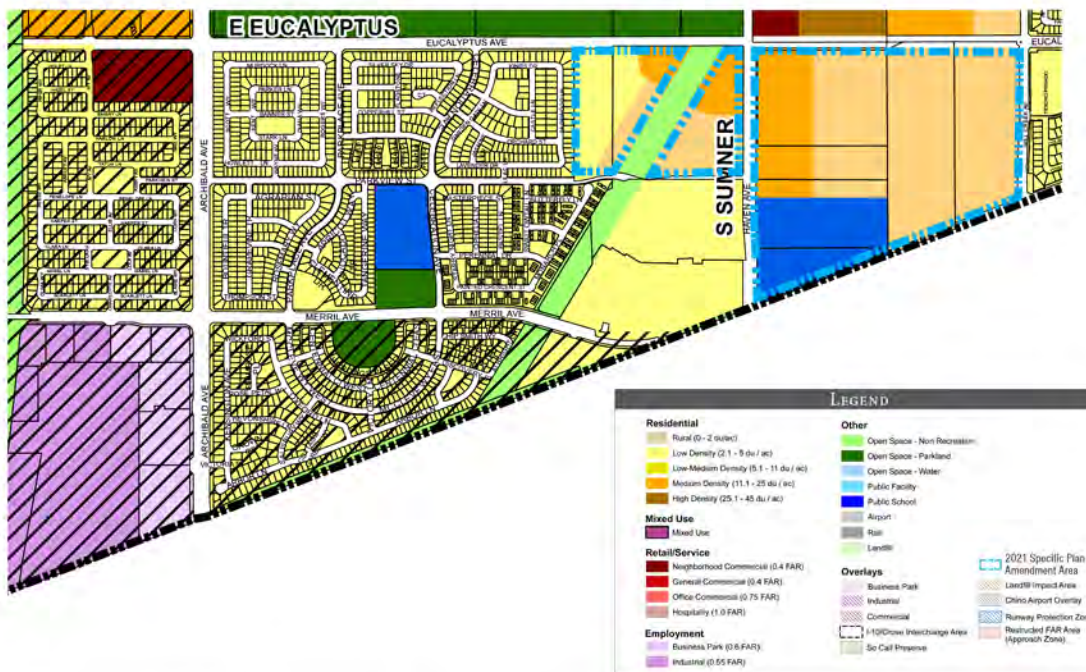
Not to Scale

**Existing and Proposed Subarea 29  
 Specific Plan Land Use Plan**

## EXISTING



## PROPOSED



Source(s): William Hezmalhalch Architects, Inc. (September 2021)

Figure 5



Not to Scale

## Existing and Proposed TOP Policy Plan Land Use Plan