



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

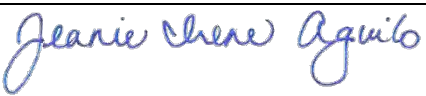
Meeting Time: 6:00 PM to 7:30 PM

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

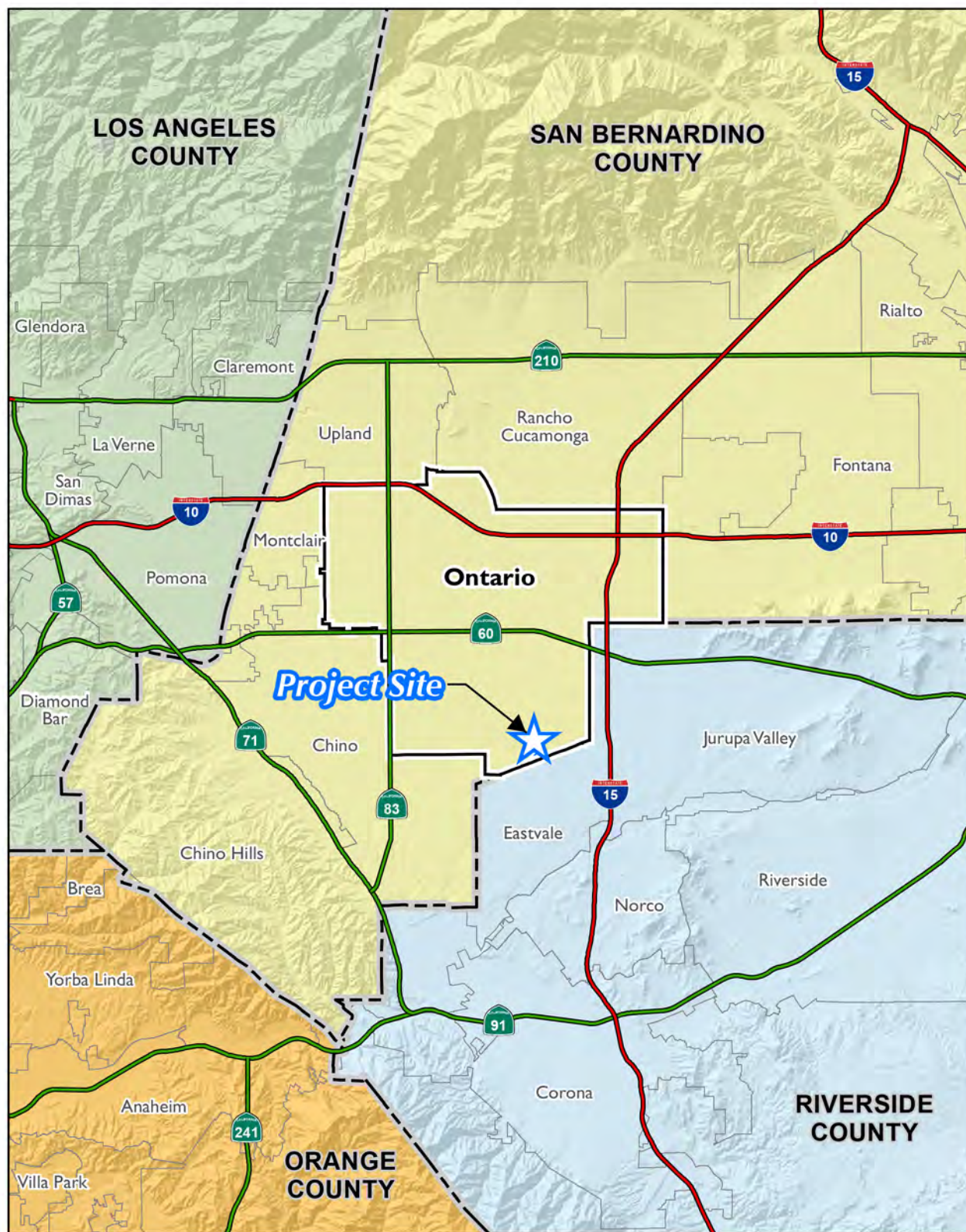
Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Ontario no later than 12:00 PM on Thursday, December 9, 2021 (see contact information above).

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

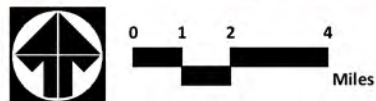
Signature: 	Date: 11/29/2021
Name: Jeanie Irene Aguilo	Title: Associate Planner

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

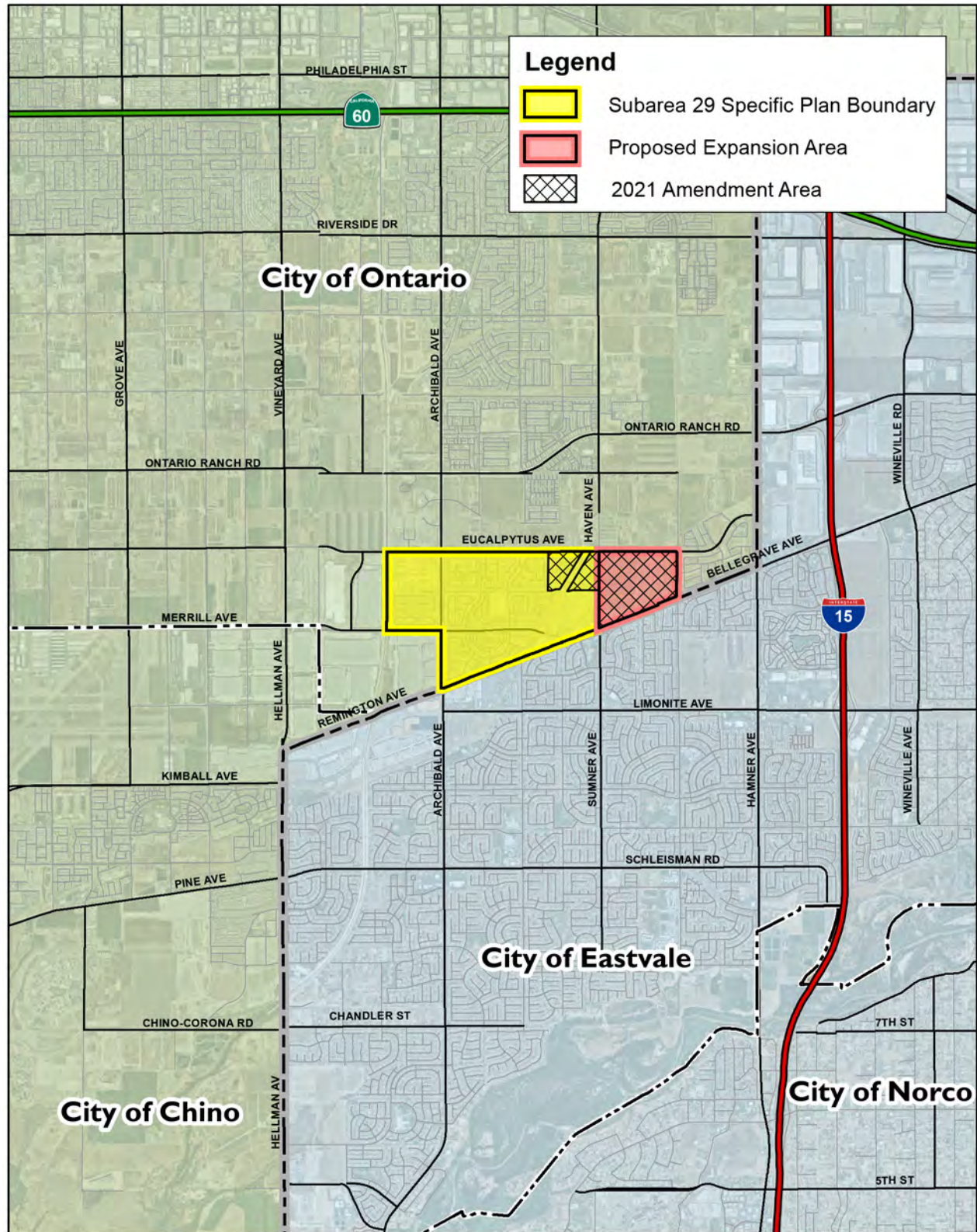


Source(s): ESRI, RCTLMA (2021), SCAG (2021), SB County (2020)

Figure 1

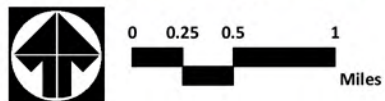


Regional Location Map

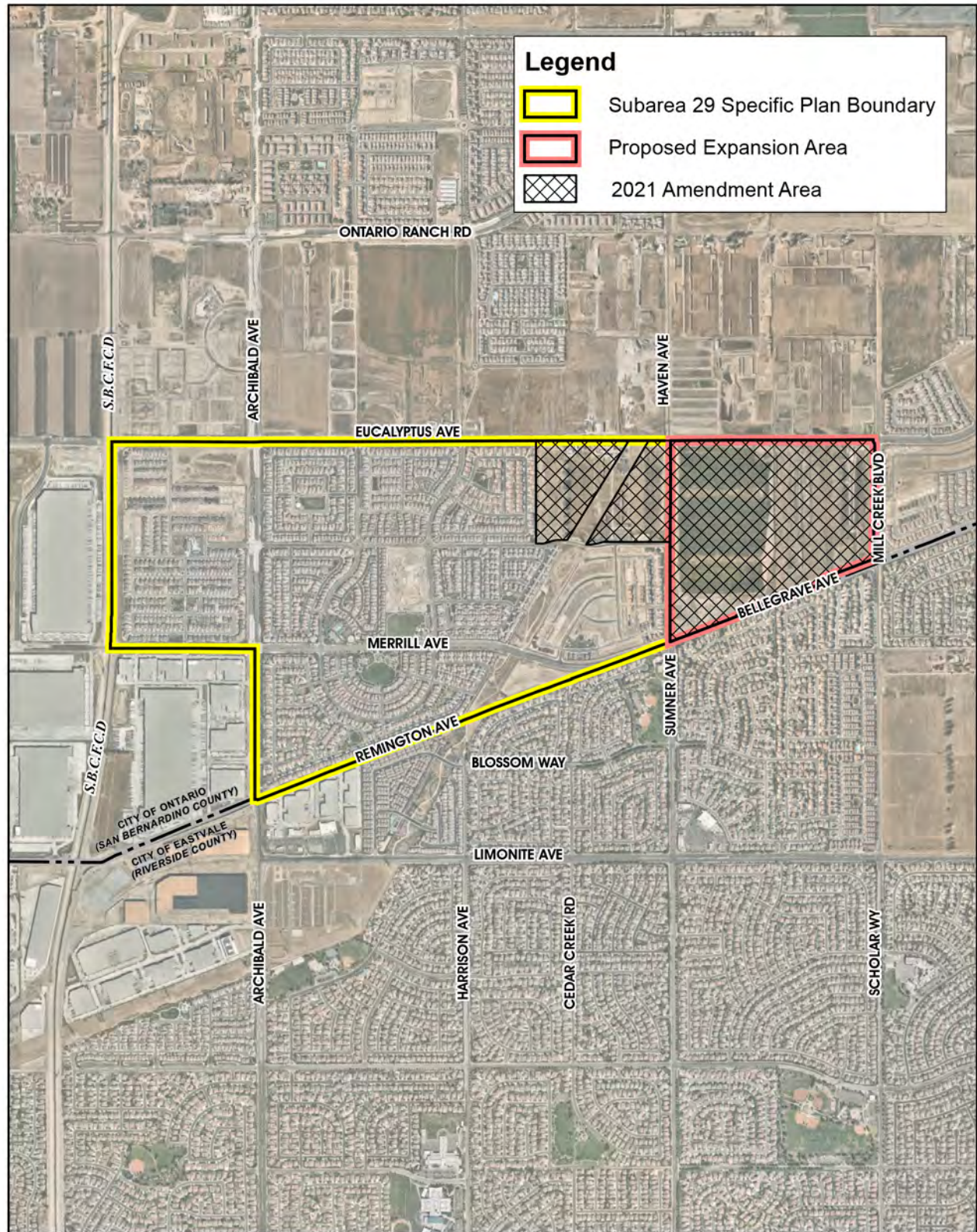


Source(s): ESRI, Nearmap Imagery (2021), RCTLMA (2021), SCAG (2021), SB County (2020)

Figure 2



Vicinity Map

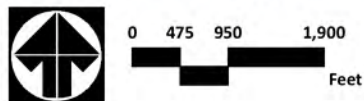


Legend

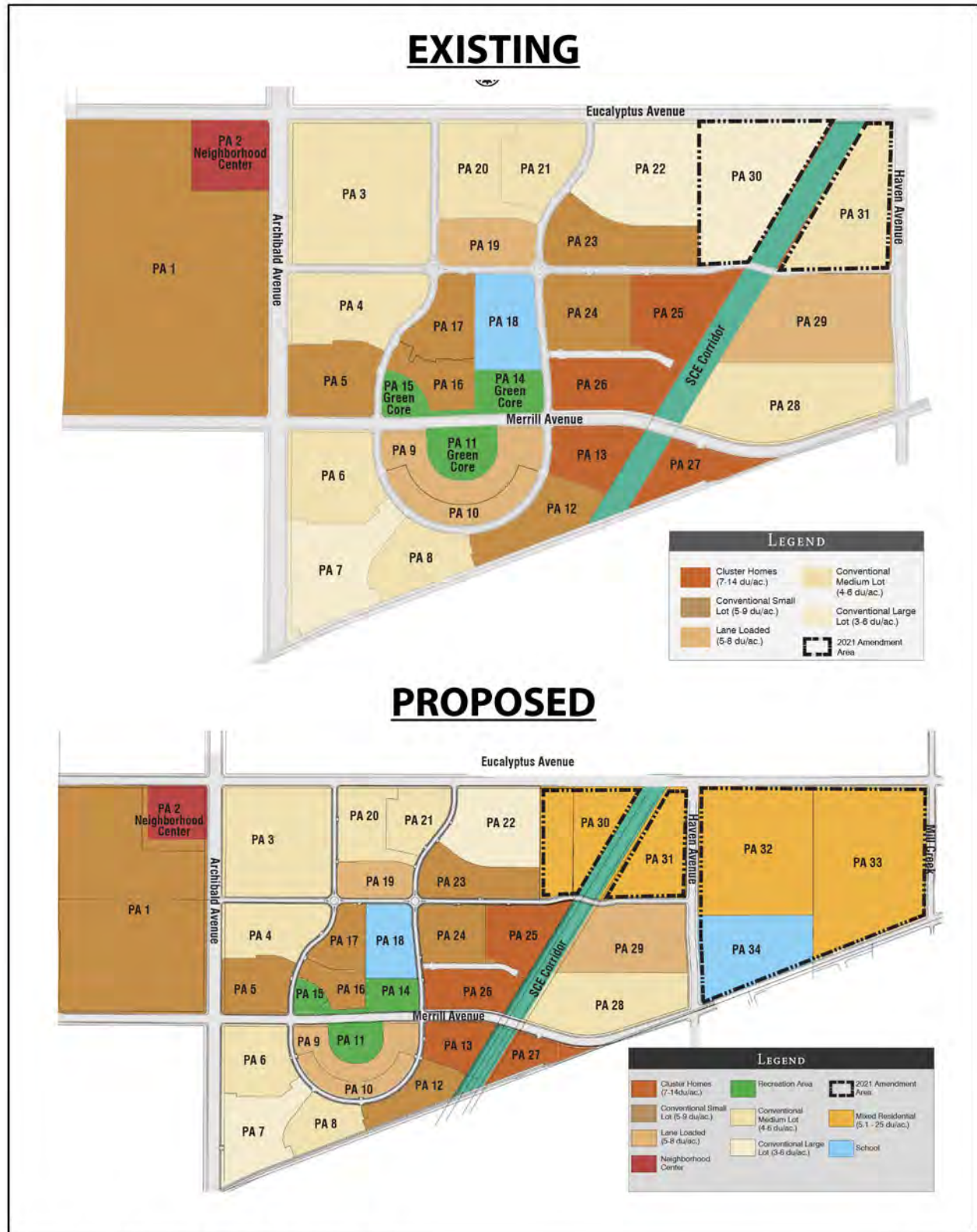
- Subarea 29 Specific Plan Boundary
- Proposed Expansion Area
- 2021 Amendment Area

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

Figure 3



Aerial Photograph



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

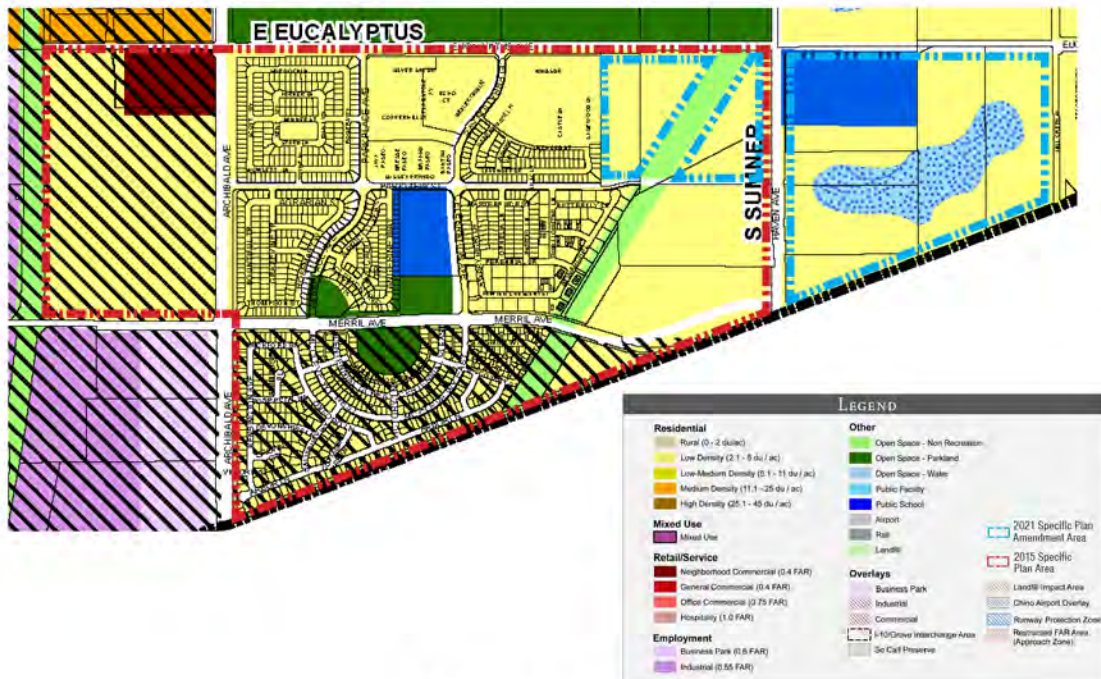
Figure 4



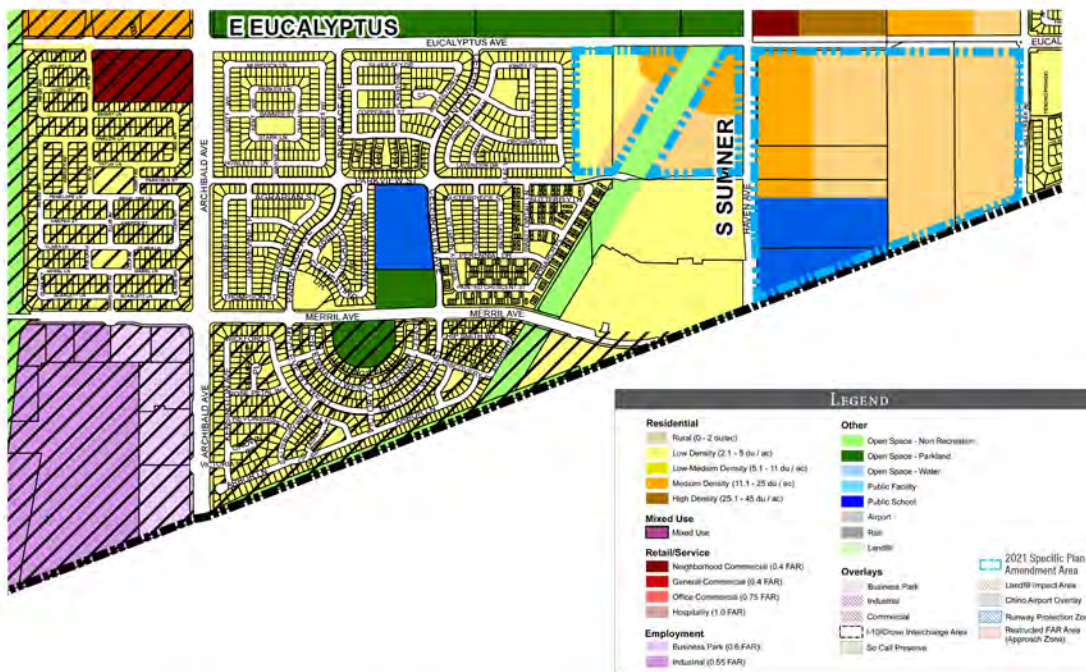
Not to Scale

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

EXISTING



PROPOSED



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

Figure 5



Not to Scale

Existing and Proposed TOP Policy Plan Land Use Plan

SUBAREA 29 SPECIFIC PLAN AMENDMENT AND GENERAL PLAN AMENDMENT
FILE Nos. PSPA21-005 and PGPA21-003
DETAILED PROJECT DESCRIPTION AND SUPPORTING INFORMATION

I. PROJECT OVERVIEW

The City of Ontario approved the Subarea 29 Specific Plan and certified the associated *Subarea 29 (Hettinga) Specific Plan Final Environmental Impact Report* (State Clearinghouse [SCH] No. 2004011009) in October 2006 (2006 EIR). The Subarea 29 Specific Plan has been subsequently amended through June 2021. The Subarea 29 Specific Plan establishes the land use designations, infrastructure and services, development regulations, and design guidelines for the existing Subarea 29 Specific Plan area that is comprised of approximately 657 acres of land.

The proposed Subarea 29 Specific Plan Amendment (File No. PSPA21-005) and General Plan Amendment (File No. PGPA21-003) Project (referred to herein as the “Project” or “2021 Amendment”) would add approximately 117.5 gross acres of land to the Subarea 29 Specific Plan area to create new Planning Areas (PA) 32, 33 and 34, and allow for the development of a middle school and up to 1,315 detached and attached homes in this area. As discussed below, a General Plan Amendment would also be required to allow these uses. In addition, the 2021 Amendment involves changes to the Subarea 29 Specific Plan and The Ontario Plan (TOP) Policy Plan land use designations 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). Collectively, these actions 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). A Development Agreement between the City and the Project Applicant is requested as part of the Project entitlements.

Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, it has been determined that a Subsequent EIR (SEIR) to the 2006 EIR is the appropriate form of environmental documentation for the Project since there are changes to the Subarea 29 Specific Plan proposed that have the potential to result in new significant environmental effects or an increase in the severity of previously identified significant effects in the 2006 EIR.

II. PROJECT LOCATION

The existing Subarea 29 Specific Plan area and 2021 Amendment area are located in the City of Ontario, in San Bernardino County (refer to NOP Figure 1, *Regional Location*).¹ As shown on NOP Figure 2, *Vicinity Map*, the proposed expansion area, which includes new PAs 32, 33 and 34, is bound by Eucalyptus Avenue on the north, Haven Avenue on the west, Mill Creek Avenue on the east, and Bellegrave Avenue on the south. Bellegrave Avenue also forms the jurisdictional boundary between the City of Ontario/San Bernardino County and City of Eastvale/Riverside County. 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 development in the Subarea 29 Specific Plan area to the west.

¹ The 2021 Amendment area includes Assessor Parcel Numbers (APNs) 0218-331-12, 0218-331-14, 0218-331-18, 0218-331-25, 0218-331-28, 0218-331-30, 0218-331-31, and 0218-331-52.

III. PROJECT SETTING

As shown on NOP 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 and is planned to be developed with residential uses per the Grand Park Specific Plan, and 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). As with other areas in the Subarea 29 Specific Plan area, 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 appears to be located outside the Chino Airport Influence Area.

Existing Policy Plan (TOP/General Plan) and zoning designations are shown in Table 1, General Plan Designations and Zoning, below, and the existing Subarea 29 Specific Plan and TOP Policy Plan land use designations for the City of Ontario are shown on Figures 4 and 5, respectively.

Table 1 – Existing General Plan Designations and Zoning

	TOP/General Plan Designation	Zoning
2021 Amendment Area	PA 30/31 – Low Density (2.1-5 du/ac) and Open Space-Non Recreation Expansion Area – Low Density (2.1-5 du/ac), Open Space-Water, and Public School	PA 30/31 – Specific Plan (Subarea 29/ PSP03-003) Expansion Area – Specific Plan with AG, Agricultural Overlay
North	Open Space-Parkland, Low Density (2.1-5 du/ac)	Specific Plan (Grand Park/PSP12-001) and Specific Plan with AG, Agricultural Overlay
East	Low Density (2.1-5 du/ac)	Specific Plan (Esperanza/PSP05-002)
West	Low Density (2.1-5 du/ac)	Specific Plan (Subarea 29/ PSP03-003)
South (City of Eastvale)	Low Density	PRD-Planned Residential Development R-1-One Family Dwellings

IV. PROJECT DESCRIPTION

SL Ontario Development Company, LLC is requesting approval of an amendment to the Subarea 29 Specific Plan, a General Plan Amendment, and a Development Agreement, as described below. As described previously, the 2021 Amendment would expand the Subarea 29 Specific Plan area with three new PAs (32, 33 and 34) east of the existing Specific Plan area to be developed with residential and school land uses, and would increase the residential development capacity in existing PAs 30 and 31. The land ownership associated with the 2021 Amendment is divided

between SL Ontario Development Company, LLC (PAs 32 and 34), and Richland Ontario Development, LLC (PAs 30, 31, and 33). Collectively, the requested approvals described below would allow for the development of up to 1,470 single-family detached and attached residential dwelling units in PAs 30 through 33, and a middle school in PA 34. These uses would be linked by a network of sidewalks connecting the neighborhoods to each other, and to the original Specific Plan area.

It is expected that construction would be initiated in the summer 2022, and would extend over approximately 5 to 10 years.

Subarea 29 Specific Plan Amendment

The proposed Subarea 29 Specific includes the following key components:

- Expand the Subarea 29 Specific Plan area to include 117.5 gross acres located to the east (refer to Exhibit 2) and modify text and exhibits throughout the Specific Plan, as appropriate, to reflect the expansion area and proposed land uses, as summarized below.
- Revise Subarea 29 Specific Plan Land Use Plan to add new PAs 32, 33 and 34, and change the land use designations for PAs 30 and 31 as shown on Table 2 and NOP Figure 4, and summarized below:

Table 2 – Proposed Specific Plan Planning Area and Land Use Revisions

Planning Area	Land Use (Existing)	Land Use (Proposed)	Max. Units (Existing)	Max. Units (Proposed)	Gross Acres	Gross Density
PA 30	Conventional Large Lot (3-6 du/acre)	Mixed Residential (5.1-25 du/ac)	110	176	28.3	6.2
PA 31	Conventional Medium Lot (4-6 du/acre)	Mixed Residential (5.1-25 du/ac)	87	176	23.1	7.6
PA 32	Agriculture	Mixed Residential (5.1-25 du/ac)	0	671	42.3	15.9
PA 33	Agriculture	Mixed Residential (5.1-25 du/ac)	0	644	52.2	12.3
PA 34	Agriculture	School	0	0	23.0	0.0

- PA 30 – change the land use designation from Conventional Large Lot (3-6 du/acre) to Mixed Residential (5.1-25 du/ac).
 - PA 31 – change the land use designation from Conventional Medium Lot (4-6 du/acre) to Mixed Residential (5.1-25 du/ac).
 - PA 32 – add new PA with a land use designation of Mixed Residential (5.1-25 du/ac).
 - PA 33 – add new PA with a land use designation of Mixed Residential (5.1-25 du/ac).
 - PA 34 – add new PA with a land use designation of School. A school site was previously planned in the expansion area; the 2021 Amendment moves the school site to the south.
- Revise the Subarea 29 Specific Plan Land Summary Table to include new PAs 32, 33, and 34 and revise the land use information for PAs 30 and 31. The proposed changes are shown on Table 3. As shown, there would be a net increase of 1,470 units allowed with the Specific Plan Area (an increase from 2,418 units to 3,888 units). It should be noted that the number of units allowed by the 2021 Amendment would be consistent with TOP Update currently being processed by the City of Ontario, which allows for up to 11.0 dwelling units per gross acre for low-medium density residential uses and 25 dwelling units per gross acre for medium density residential uses, and up to 3,888 units within the Subarea 29 Specific Plan area, as amended.
 - Introduce new home types and architectural styles to support the goals of the Specific Plan. This would include the introduction of Row Townhomes (PAs 30, 31, 32 and 33), and adding PAs 32 and 33 to the list of PAs to include Cluster Homes.
 - Revise text and exhibits in Subarea 29 Specific Plan Chapter 5, Infrastructure and Services, to include the expansion area. This includes the identification of circulation and utility infrastructure information for the new PAs, as applicable, and for Mill Creek Avenue, Bellegrave Avenue and Eucalyptus Avenue adjacent to the expansion area.
 - Revise text and exhibits in Subarea 29 Specific Plan Chapter 7, Residential Design Guidelines, to identify existing architectural styles applicable to the new PAs, and to identify landscape and wall/fence requirements for the expansion area.

City of Ontario Planning Department
 Notice of Preparation and Scoping Meeting
 File Nos. PSPA21-005 and PGPA21-003
 Subarea 29 Specific Plan Amendment and General Plan Amendment

Table 3 – Subarea 29 Specific Plan Land Use Summary

Planning Area	Land Use	Minimum Lot Size (S.F)	Planned Dwelling Units ^{3,4,5}	Net Acre ¹	Planned Net Density (Du/Ac.) ^{3,5}	Gross Acres ²	Planned Gross Density (Du/Ac.) ^{3,5}
1*	Conventional Small Lot	3,500	432	83.1	5.2	89.8	4.8
2*	Commercial	N / A	0	12.1	0.0	14.5	0.0
3*	Conventional Medium Lot	4,500	186	34.5	5.4	40.2	4.6
4**	Conventional Medium Lot	4,250	88	10.1	8.7	17.8	4.9
5**	Conventional Small Lot	3,825	68	7.2	9.4	13.7	5.0
6**	Conventional Medium Lot	5,000	67	13.0	5.2	17.0	4.0
7**	Conventional Large Lot	6,300	65	15.3	4.2	18.3	3.6
8**	Conventional Medium Lot	4,250	46	9.1	5.1	9.6	4.8
9**	Lane Loaded	3,150	69	9.9	7.0	11.9	5.8
10**	Lane Loaded	3,600	57	6.6	8.7	7.8	7.3
11**	Neighborhood Park 2	N / A	0	5.7	0.0	6.2	0.0
12**	Conventional Small Lot	3,825	53	9.5	5.6	9.5	5.6
13**	Cluster Homes	2,100 ^A	75	7.8	9.6	7.8	9.6
14**	Neighborhood Park 1	N / A	0	6.3	0.0	7.7	0.0
15**	Recreation Center	N / A	0	2.7	0.0	3.1	0.0
16**	Conventional Small Lot	3,015	41	5.9	7.0	6.1	6.8
17**	Conventional Small Lot	3,015	56	5.3	10.6	8.4	6.7
18**	School	N / A	0	10.0	N / A	11.2	N / A
19**	Lane Loaded	3,150	61	7.8	7.9	9.0	6.8
20**	Conventional Medium Lot	4,250	67	11.8	5.7	13.3	5.0
21**	Conventional Medium Lot	5,000	48	10.1	4.8	11.5	4.2
22**	Conventional Large Lot	6,300	79	19.7	4.0	21.3	3.7
23**	Conventional Small Lot	3,825	82	12.9	6.3	14.4	5.7
24**	Conventional Small Lot	3,400	75	8.1	9.3	12.8	5.8
25**	Cluster Homes	2,100 ^A	102	8.6	11.8	12.9	7.9
26**	Cluster Homes	2,100 ^A	102	8.7	11.7	13.2	7.7
27**	Cluster Homes	1,750 ^A	73	7.6	9.7	7.6	9.6
28*	Conventional Medium Lot	4,050	121	23.0	5.3	25.8	4.7
29***	Lane Loaded or Conventional Medium Lot	3,150 or 4,000	108	21.4	5.0	27.2	4.0
30*	Conventional Large Lot Mixed Residential	5,040 1,750	110 176	21.2	5.0 8.3	28.3	3.9
31*	Conventional Medium Lot Mixed Residential	4,050 1,750	87 176	16.0	5.4 11.4	23.1	3.8
32**	Mixed Residential	1,750	671	41.7	16.1	42.3	15.9
33*	Mixed Residential	1,750	644	50.6	12.8	52.2	12.3
34**	School	N/A	0	20.0	0.0	23.0	0.0
Flood Control Channel	Flood Control Channel	N / A	0	7.2	0.0	7.2	0.0
Pump Station	Pump Station	N / A	0	0.2	0.0	0.4	0.0
SCE Corridor	Park Place SCE Easement	N / A	0	11.2	0.0	11.2	0.0
Sub Area 29 Total			2418 3,888	449.9 561.5	5.3 6.9	539.7 657.2	4.4 5.9

- A) Minimum square footage identified is for exclusive use area on a per home basis, recorded lot size may differ.
 1) Net Acres noted for Planning Areas 1 through 31 exclude street rights-of-way and SCE easements.
 2) Gross Acres noted for Planning Areas 1 through 31 are calculated to centerline of Master Planned streets and SCE easements.
 3) Actual total units and gross/net density and acreage will be dependent on final lotting.
 4) Planned unit count based on submitted Tentative "B" Maps
 5) A density transfer of 15.0% may occur between Planning Areas.
 *) Indicates Planning Areas as controlled/owned by Richland Communities, Inc.
 **) Indicates "Park Place" Planning Areas as controlled/owned by SLOntario Development Company
 ***) Indicates Planning Areas as controlled/owned by Brookfield Homes

General Plan Amendment

The City of Ontario is currently in the process of updating TOP, including changes in the land use designations for the 2021 Amendment area. The proposed TOP Update would allow for up to 3,888 units in the Subarea 29 Specific Plan area. The amendments to the Subarea 29 Specific Plan identified above would also allow for 3,888 units in the Specific Plan area; however, the Project is proceeding prior to approval of TOP Update. Therefore, a GPA is proposed as part of the Project in the event the Project is considered by the decision makers prior to approval of the TOP Update. The proposed General Plan Amendment includes the components shown in Table 4 and summarized below, and the proposed Policy Plan land use designations are shown on NOP Figure 5:

Table 4 – Proposed General Plan Amendment

Planning Area	Land Use (Existing)	Land Use (Proposed)	Max. Units (Existing)	Max. Units (Proposed)	Gross Acres	Gross Density
PA 30	Low Density (2.1 – 5 du/acre)	Low-Medium Density (5.1-11 du/ac) Medium Density (11.1- 25 du/ac)	110	176	28.3	6.2
PA 31	Low Density (2.1 – du/acre)	Low-Medium Density (5.1-11 du/ac) Medium Density (11.1- 25 du/ac)	87	176	23.1	7.6
PA 32	Public School /Low Density (2.1 – du/acre)	Low-Medium Density (5.1-11 du/ac) Medium Density (11.1-25 du/ac)	5 du/ac	671	42.3	15.9
PA 33	Low Density (2.1 – du/acre)/ Open Space-Water	Low-Medium Density (5.1-11 du/ac) Medium Density (11.1- 25 du/ac)	5 du/ac (developable land would be based on water area).	644	52.2	12.3
PA 34	Low Density (2.1 – du/acre)/ Open Space-Water	School	5 du/ac (developable land would be based on water area).	0	23.0	0.0

- **PAs 30 and 31** – 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), consistent with the TOP Update currently processed by the City. The land use designation for the SCE corridor would be retained (Open Space – Non Recreation)
- **Expansion Area** – 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), consistent with the TOP Update currently processed by the City. 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.

Development Agreement

The Project Applicant and the City of Ontario would enter into a Development Agreements related to the Project. California Government Code Sections 65864-65869.5 authorize the use of development agreements between any city, county, or city and county, with any person having a legal or equitable interest in real property that is subject to a development proposal. The Development Agreement would provide the Project Applicant with assurance that development of the Project may proceed subject to the rules and regulations in effect at the time of Project approval. The Development Agreement would also provide the City of Ontario with assurance that certain obligations of the Project Applicant would be met, such as the required timing of public improvements, the Applicant's contribution toward funding community improvements, and other conditions.

V. ANTICIPATED ENTITLEMENTS AND APPROVALS

The City of Ontario is the CEQA Lead Agency and will consider approval of the 2021 Amendment and certification of the SEIR. Permits and/or approvals anticipated to be required by the City of Ontario and other agencies that may use the SEIR are listed in Table 5, Anticipated Permits and Approvals Required, below.

VI. ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The following issues are anticipated to be addressed in the EIR:

- 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

**Table 5
 Anticipated Permits and Approvals Required**

Lead Agency	Action
City of Ontario	<p><i>Discretionary Approvals</i></p> <ul style="list-style-type: none"> • Specific Plan Amendment • General Plan Amendment • Development Agreement • Water Supply Assessment & Written Verification <p><i>Subsequent Discretionary and Ministerial Approvals</i></p> <ul style="list-style-type: none"> • Development Plan Review • Tentative Tract Maps • Grading and Building Permits • Sewer Subarea Master Plans • Engineers Reports • Infrastructure and Street Improvement Plans • Final Tract Maps
Responsible Agencies	Action
State Water Resources Control Board	Coverage under the statewide general National Pollutant Discharge Elimination System (NPDES) for stormwater discharges from construction sites
Utility Service Providers	Issuance of permits and associated approvals, as necessary for the installation of on-site new utility infrastructure or connections to existing facilities.

The SEIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Applicable mitigation measures from the 2006 EIR will be incorporated into the Project, and additional Project-specific mitigation will be proposed for those impacts that are determined to be significant even with incorporation of the 2006 EIR mitigation measures. A mitigation monitoring program will also be developed for any proposed mitigation as required by Section 15097 of the CEQA Guidelines.