



Notice of Availability of a Draft Environmental Impact Report

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TO: Property Owners, Responsible Agencies & Interested Parties

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

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
(File No. PSPA21-005) Subarea 29 Specific Plan Amendment Project
State Clearinghouse No. 2004011009

NOTICE IS HEREBY GIVEN that a Draft Subsequent Environmental Impact Report ("DSEIR") has been prepared for the project identified below. Copies of the DSEIR and all documents referenced in the DSEIR including the Subarea 29 Specific Plan Final EIR are available for public review at the locations identified below, as-well-as on the City's website: <https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact>.

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

City of Ontario
City Clerk
303 East B Street
Ontario, CA 91764

Ovitt Family Community
Library
215 East C Street
Ontario, CA 91764

The 45-day public review period begins on 7/17/2023. Comments will be received until 5:30 p.m. 8/31/2023. Any property owner, responsible agency, or interested party wishing to comment on the DSEIR must submit such comments, in writing, to the following contact person:

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303 East B Street
Ontario, CA 91764
P: (909) 395-2418
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Project Title/File No.: File No. PSPA21-005, Subarea 29 Specific Plan Amendment Project (SCH No. 2004011009)

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 Subarea 29 Specific Plan Amendment Area encompasses approximately 151.1 acres and includes existing Subarea 29 Specific Plan Planning Areas (PA) 30 and 31 (approximately 37.9 acres), and the proposed Subarea 29 Specific Plan Expansion Area, that will include new Planning Areas 32, 33, and 34 (approximately 113.2 acres). Existing PA 30 and PA 31 are bound by Eucalyptus Avenue to the north, Haven Avenue to the east, Parkview Street to the south, and existing residential development in PA 22 and PA 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.

Project Description: The proposed Subarea 29 Specific Plan Amendment Project (Project) would allow for the creation of new Planning Areas (PA) 32, 33 and 34 within the Expansion Area, a middle school, and up to 1,315 detached and attached homes. In addition, the Project would involve amendments to the Subarea 29 Specific Plan for existing PA 30 and PA 31 to allow for the development of an additional 155 dwelling units (an increase from 197 units to 352 units). Therefore, there would be a net increase of 1,470 units allowed within the amended Specific Plan Area (an increase from 2,418 units to 3,888 units). The Specific Plan land use designation for PA 30 and PA 31 would be changed from Conventional Large Lot (3-6 dwelling units per acre [du/ac]) and Conventional Medium Lot (4-6 du/ac), respectively, to Mixed Residential 11.1-25 du/ac. New PA 32 and PA 33 would also have a land use designation of Mixed Residential (11.1-25 du/ac), and PA 34 would be designated School. The number of units allowed by the proposed Subarea 29 Specific Plan Amendment would be consistent with The Ontario Plan (TOP) 2050 (adopted by the City of Ontario in August 2022), which allows 5.1 to 11.0 du/ac for Low-Medium Density residential uses and 11.1 to 25.0 du/ac for Medium Density residential uses. The Project would also involve amendments to the Subarea 29 Specific Plan to introduce new home types and architectural styles to support the goals of the Subarea 29 Specific Plan; revisions to the text and exhibits in Subarea 29 Specific Plan Chapter 5, Infrastructure and Services, to include the Expansion Area; and, revisions to the text and exhibits in Chapter 7, Residential Design Guidelines, to identify existing architectural styles applicable to the new Planning Areas, and to identify landscape and wall/fence requirements for the Expansion Area. The Project also includes off-site improvement areas associated with the Southern California Edison (SCE) easement between PAs 30 and 31, and right-of-way (ROW) improvements surrounding the proposed Expansion Area.

The project site [is/ is not] on a list of hazardous materials sites as defined by California Government Code Section 65962.5.

Discretionary actions associated with the Project:

- Certification of the Subarea 29 Specific Plan Amendment Subsequent EIR (SCH No. 2004011009)
- Adoption of the Mitigation Monitoring and Reporting Program
- Approval of the Subarea 29 Specific Plan Amendment (File No. PSPA 21-005)

Potential environmental impacts examined by the DSEIR:

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

Potentially significant and unavoidable impacts identified by the DSEIR:

- Agriculture
- Air Quality
- Noise

Lead Agency: City of Ontario, 303 East B Street, Ontario, CA 91764

Notice Mailing Date: 7/17/2023