



NOTICE OF AVAILABILITY OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Date: May 9, 2022

Subject: Notice of Availability (NOA) of a Draft Supplemental Environmental Impact Report for The Ontario Plan 2050 (State Clearinghouse No. 2021070364)

To: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

Lead Agency/Sponsor: City of Ontario, Planning Department

Project Title: The Ontario Plan (TOP) 2050 Supplemental Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Ontario has prepared a Draft Supplemental Environmental Impact Report (SEIR) for The Ontario Plan (TOP) (State Clearinghouse No. 2021070364) to address potential environmental effects associated with implement of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the City of Ontario is the lead agency for the project.

Notice of Availability: Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087 and 15163, the SEIR will be available for a 45-day public review from Monday May 9, 2022, through Thursday, June 23, 2022. Copies of the SEIR are available for review at the following locations:

City Hall, Planning Department
303 East "B" Street
Ontario, CA 91764

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

The document can also be accessed online at: <https://www.ontarioplan.org/top2050/>.

Project Location

The City of Ontario is in the southwestern corner of San Bernardino County and is surrounded by the cities of Chino and Montclair and unincorporated San Bernardino County to the west; the cities of Upland and Rancho Cucamonga to the north; the City of Fontana and unincorporated San Bernardino County to the east; and the cities of Eastvale and Jurupa Valley to the south. Regional circulation to and through the City is provided by I-10 and State Route (SR) 60, east to west, and by I-15 and SR-83 (Euclid Avenue), north to south.

Project Description

THE ONTARIO PLAN

The Ontario Plan (TOP) is the City's policy and implementation framework that guides the long-term growth and improvement of the Ontario community through six interrelated components of city governance:

- » A **Vision** that provides a sense of the purpose and mission for city governance and sets the tone for the other components of TOP. The Vision's central theme is a sustained, community-wide prosperity that continuously adds value and yields benefits.
- » A **Governance Manual** that establishes a set of goals and policies to promote consistent City leadership based on the principles of regional leadership, transparency, long-term value, accountability, and inclusivity.
- » A **Policy Plan** that serves as the City's legally required General Plan and that states long-term goals, principles, and policies to achieve Ontario's Vision through nine elements: land use, housing, mobility, safety, environmental resources, parks and recreation, community economics, community design, and social resources.
- » A list of **City Council Priorities** that shape the City's ongoing annual budgeting process, with a focus on a variety of short- and long-term goals and objectives.
- » An **Implementation Plan** that identifies the actions needed to carry out the TOP's policies. This includes initiatives by the City as well as decisions on public and private development projects and City activity programs.
- » A **Tracking and Feedback** system that charts the City's progress toward achieving the Policy Plan goals, providing data and analysis that enables decision makers to make strategic course corrections in response to changing circumstances and monitor ongoing operational effectiveness.

TOP 2050

The proposed project is an update to TOP to guide the City's development and conservation for the next 30 years through 2050. The proposed project is referred to as TOP 2050 and is a focused effort, with particular emphasis on conducting technical refinements to the Policy Plan to comply with state housing mandates; conform with new state laws related to community health, environmental justice, climate adaptation, resiliency, and mobility; bring long-term growth and fiscal projections into alignment with current economic conditions; and advance the Tracking and Feedback system and Implementation Plan.

Policy Plan

The TOP 2050 Update focuses on technical updates to the Policy Plan to comply with state housing mandates and conform with new state laws related to community health, environmental justice, climate adaptation, resiliency, and mobility. The majority of updates created through the proposed project will weave refinements throughout the existing structure of the Policy Plan, which is organized into nine broad categories:

- » **Land Use Element** establishes how land is developed, used, and arranged to ensure compatibility and add value to the community in terms of function, design, and fiscal return.
- » **Housing Element** ensures greater production, preservation, and improvement of housing in the community in the context of existing and future housing needs, constraints to the production of housing, and available land and financial resources.
- » **Parks and Recreation Element** establishes broad direction for the Ontario park system and recreation programs, emphasizing the vital role parks and recreation programs play in economic development, land use, housing, community health, infrastructure, and transportation goals.
- » **Environmental Resources Element** addresses how resources are managed comprehensively using systems that are environmentally and economically sustainable and meet growth demand in Ontario.
- » **Community Economics Element** articulates the City’s approach to developing and maintaining the local economy, retaining and attracting further investments, and connecting economic development with the City’s long-term fiscal health.
- » **Safety Element** addresses how the City protects life, property, and commerce from impacts associated with human-made and natural hazards, disasters, and other threats to public safety; also identifies ways the City can establish strategies to adapt to increased hazard risks and strategies to become more resilient.
- » **Mobility Element** coordinates the circulation system with future land use patterns and buildout to satisfy local and subregional mobility needs, as well as access and connectivity among the various neighborhoods, centers, corridors, and districts.
- » **Community Design Element** establishes design guidance and requirements to protect existing investments; achieve sustainable environments; add value to the community; and create safe and pleasant places where people want to live, work, and recreate.
- » **Social Resources Element** improves equitable access to quality and accessible health care, education, community services and cultural activities—critical components to achieving a prosperous, more equitable, and complete community and key to addressing environmental justice issues in disadvantaged areas of Ontario.

The land use designations in the City of Ontario will remain as designated under the current General Plan, with adjustments made to the projected land use mix and boundaries of the mixed-use areas. Table 1, *Buildout Statistical Summary*, provides a statistical summary of the buildout potential associated with the TOP 2050 Policy Plan compared to existing conditions and compared to the buildout potential under the currently approved TOP (“approved project” or “approved TOP”).

Table 1 Buildout Statistical Summary

| Scenario | Units | Population | Nonresidential Square Feet | Employment |
|---|---------|------------|----------------------------|------------|
| Existing 2021 Conditions | 52,466 | 179,597 | 156,065,382 | 131,999 |
| Approved TOP | 104,163 | 357,957 | 260,399,271 | 313,067 |
| Proposed TOP | 129,562 | 410,492 | 261,491,779 | 296,002 |
| Net Difference (Proposed TOP - Approved TOP) | 25,399 | 52,535 | 1,092,508 | -17,065 |

Other Components of The Ontario Plan

Originally adopted in 2010, the City’s Vision still provides a strong foundation for the TOP and does not need to be overhauled or altered in any way. The City Council Priorities are updated concurrently with the annual budgeting process. The Governance Manual will receive minor (if any) refinements to reflect new information and available technologies that could improve municipal operations and decision making. The Implementation Plan will be updated to reflect changes to the Policy Plan. The Tracking and Feedback system will be advanced and formalized through additional coordination and software improvements.

Related Implementation Actions

To implement the update Policy Plan and new requirements in state housing law, the City will prepare objective development and design standards (ODDS) for various types of residential development typologies, including mixed use, multifamily, and single family. These ODDS are intended to support continued housing growth and augment current development standards to ensure that all new development contributes to the land use and urban design outcomes described in the updated Policy Plan. The proposed project will also include minor refinements to the City’s Development Code—primarily to the Medium-High Density Residential and Mixed-Use Zoning Districts—to facilitate affordable housing and implement changes from the Housing Element update.

Implementation of the proposed project would result in significant and unavoidable impacts to air quality, historic resources, and noise.

The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this Notice of Availability should be submitted in writing to Thomas Grahn, Senior Planner, at City Hall, Planning Department, 303 East “B” Street, Ontario, California 91764 or emailed to tgrahn@ontarioca.gov by Thursday, June 23, 2022.

If you have further questions or require additional information, please contact Thomas Grahn, Senior Planner, at 909-395-2036, or email at tgrahn@ontarioca.gov.

Date: May 9, 2022

Signature:

A handwritten signature in blue ink, appearing to read 'T. Grahn', is written over a horizontal line. The signature is stylized and cursive.

Thomas Grahn, Senior Planner