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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023020281

Project Title: Euclid Mixed Use Specific Plan

Lead Agency: City of Ontario

Contact Name: Edmelynne V. Hutter

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Project Location: City of Ontario San Bernardino County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project includes a Specific Plan. Note that the applicant intends to process a Development Plan and Tentative Parcel Map for the Phase I Project following processing of the Project Specific Plan. The Project is anticipated to be developed in two phases within five planning areas, and would allow for a business park and mixed-use development on 18 parcels covering 84.1 acres in the City of Ontario. The development would include up to 290,110 square feet of commercial retail/office uses, up to 466 residential units, and 1,386,777 square feet of business park uses, and associated on-site and off-site infrastructure improvements.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR conservatively evaluates the maximum development potential for Phases I and II as permitted in the proposed Specific Plan. The maximum development under the Specific Plan consists of 1,676,887 sf of business park and mixed use land uses and associated on-site and off-site infrastructure improvements. The EIR conservatively evaluates the maximum development potential for Phases I and II as permitted in the proposed Specific Plan. Phase I is expected to start construction in 2024, with an anticipated opening year in 2032. The EIR also evaluates, at a "programmatic" level, potential future development of Phase II, comprised of PAs 2B and 3B. Consistent with TOP, the Specific Plan proposes the Phase II area with a maximum development potential of 203,861 square feet of business park uses, in addition to up to 466 dwelling units. Combined, the Phase I and Phase II portions of the Specific Plan would allow up to 1,676,887 square feet of non-residential business park and commercial retail/office mixed uses in addition to up to 466 residential units.

The EIR concluded that significant unavoidable impacts would occur with agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, and hazards and hazardous materials even with implementation of mitigation measures. Refer to the EIR for more specifics.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy noted.

Provide a list of the responsible or trustee agencies for the project.

Trustee Agencies include:
State Lands Commission

Responsible Agencies include:
San Bernardino County
City of Chino
Caltrans
Santa Ana Regional Water Quality Control Board
Inland Empire Utilities Agency
Federal Aviation Administration
State Water Resources Control Board
South Coast Air Quality Management District