

## **Appendix A2    NOP SEIR**

## Appendices

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# NOTICE OF PREPARATION AND SCOPING MEETING CITY OF ONTARIO

CLERK OF THE BOARD OF SUPERVISORS  
2023 SEP 14 PM 12:49  
COUNTY OF SAN BERNARDINO CALIFORNIA

**Date:** September 15, 2023

**Subject:** Notice of Preparation (NOP) and Scoping Meeting for Ontario Regional Sports Complex Subsequent Environmental Impact Report (SEIR)

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

**Lead Agency/Sponsor:** City of Ontario, Planning Department

**Project Title:** Ontario Regional Sports Complex Subsequent Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Ontario (Latitude 34°03'N / Longitude 117°39'W) will prepare a Subsequent Environmental Impact Report (SEIR) for Ontario Regional Sports Complex. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation of an EIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

Consistent with Section 15168 and Section 15162 of the CEQA Guidelines, the City will prepare a Subsequent EIR to address program-level environmental impacts associated with amendments to the Armstrong Ranch Specific Plan (Approved Project), which was adopted pursuant to the EIR (SCH 2006111009) certified in December 2017 (Certified EIR).

**Notice of Preparation:** The City of Ontario, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines and § 21080.4 of the Public Resources Code. Responsible agencies must submit any comments in response to this notice during the 30-day public review period. The public review period will commence on September 15, 2023, and will close on October 16, 2023. A copy of the NOP can be viewed electronically on the City's web page at: <https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact>.

**Written Comments:** Comments in response to this notice can be emailed to Thomas Grahn at [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov) or can be physically mailed to the address below by the close of the 30-day NOP review period at 5:00 pm on October\*16, 2023.

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

Please include the name, email, and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

**CLERK OF THE BOARD**  
Received on: 9/14/23  
Remove on: 10/17/23

**Scoping Meeting:** The City will hold an open-house-style scoping meeting in conjunction with this NOP to present the project and the SEIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the SEIR. The open-house scoping meeting will be hosted on the evening of Wednesday, September 27, 2023, 6:00 pm to 8:00 pm, at the Westwind Park Community Center at 2455 E Riverside Drive in Ontario.

## Project Location

The approximately 190-acre project site is in the southern portion of the City of Ontario, known as the Ontario Ranch, as shown on Figure 1, *Regional Location*. The project site is bounded to the north by Riverside Drive, to the south by Chino Avenue, to the west by the unimproved right-of-way for Vineyard Avenue, and to the east by the Cucamonga Creek Flood Control Channel (see Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*). Regional access to the site is provided by State Route 60 (SR-60) north of the site and Interstate 15 (I-15) east of the site. Local access is provided by Riverside Drive, Chino Avenue, and Ontario Avenue.

## APNs

Assessor's Parcel Numbers (APN) within the project site include: 218-101-04, 218-101-03, 218-101-02, 218-101-01, 218-101-05, 218-101-06, 218-101-07, 218-101-08; 218-102-10, 218-102-11; 218-111-12, 218-111-49, 218-111-50, 218-111-11, 218-111-08, 218-111-09, 218-111-10, 218-111-06, 218-111-05, 218-111-04, 218-111-45 (see Figure 4, *Assessor's Parcels in the Project Site*).

## Project Description

The Armstrong Ranch Specific Plan (Approved Project) was adopted in December 2017 and allows for the development of up to 891 residential dwelling units comprising a variety of single-family detached and attached dwelling units. The Specific Plan Area comprises six individual neighborhood Planning Areas, as shown on Figure 5, *Armstrong Ranch Specific Plan*.

The Proposed Project, known as the Ontario Regional Sports Complex, is a revision to the Approved Project and would consist of developing the site with a 6,000-capacity, semi-pro, minor league baseball stadium and new City Parks and Recreation facilities, including a new recreational center; aquatics center; and baseball, softball, and soccer fields. The land use plan under the Proposed Project comprises four subareas: the baseball stadium and stadium retail hospitality, the City Parks and Recreation facilities, commercial retail, and the Community Recreation Center, as shown on Figure 6, *Conceptual Land Use Plan*. The proposed changes to the General Plan land use designations and zoning are described below under "Related Implementation Actions."

The Proposed Project would also require street widening and intersection improvements, with half-width to potentially full-width improvements along Vineyard Avenue, Riverside Drive, and Chino Avenue.

Table 1, *Proposed Project Amenities Summary*, shows the land use designations proposed for each subarea of the Proposed Project and the acreage, building square feet, and number of amenities for each component of the Proposed Project. As shown in Table 1, the Proposed Project would result in 540,750 square feet of commercial building space, 450,000 square feet of stadium space, and 272,000 square feet of parking structures.

Table 1 Proposed Project Amenities Summary

Land Use	Acres	Building Square Feet			Number of Amenities
		Commercial	Parking	Stadium	
<b>PA 1 BASEBALL STADIUM</b>	<b>16.01</b>	—	185,000	450,000	6,000 Stadium Capacity 1,500 Parking Spaces
PA-1 Baseball Field Facility	11.33	—	—	—	6,000 Stadium Capacity
Conditioned Space	—	—	—	110,000	—
Unconditioned Space	—	—	—	340,000	—
Parking Structure A (4-stories)	4.68	—	185,000	—	1,600 parking spaces
<b>PA 2 COMMERCIAL RETAIL</b>	<b>19.62</b>	<b>45,000</b>	—	—	<b>1,500 Parking Spaces</b>
PA-2A Retail/Commercial – East	5.06	45,000	—	—	—
Surface Parking – East	14.56	—	—	—	1,500 parking spaces
<b>PA 3 BASEBALL STADIUM RETAIL – Hospitality</b>	<b>4.58</b>	<b>91,000</b>	—	—	<b>100 Rooms</b>
PA-3A Retail/Commercial	2.17	21,000	—	—	—
PA-3B Hotel	2.41	70,000	—	—	100 Rooms
<b>PA 4 BASEBALL STADIUM RETAIL – Hospitality South</b>	<b>8.54</b>	<b>114,000</b>	—	—	<b>250 Parking Spaces</b>
PA-4A Retail/Commercial	6.54	114,000	—	—	—
Surface Parking - South	2.00	—	—	—	250 Parking Spaces
<b>PA 5 CITY PARK – Active Fields</b>	<b>110.90</b>	<b>23,300</b>	—	—	<b>2,000 Parking Spaces</b>
PA 5A Multi-Purpose Fields (Soccer/Football)	41.13	—	—	—	13 Fields
PA-5B Multi-Use Fields (Baseball/Softball/Little League)	45.11	—	—	—	8 Fields
PA-5C Park	10.87	23,300	—	—	—
Parking Structure B (3-stories)	3.59	—	87,000	—	1,000 Parking Spaces
Surface Parking - South	10.2	—	—	—	1,000 Parking Spaces
<b>PA-6 CITY PARK – Indoor Athletic Facility</b>	<b>7.58</b>	<b>159,450</b>	—	—	<b>388 Parking Spaces</b>
PA-6A Indoor Athletic Facility	4.46	159,450	—	—	26 Courts
Surface Parking	3.12	—	—	—	388 Parking Spaces
<b>PA-7 COMMUNITY RECREATION CENTER</b>	<b>15.68</b>	<b>108,000</b>	—	—	<b>525 Parking Spaces</b>
PA-7A Community Center/ Admin Building	3.46	70,000	—	—	—
PA-7B Activity Area	8.05	38,000	—	—	1 Field/8 Courts
Recreation Surface Parking	4.17	—	—	—	525 parking spaces
<b>Right-of-Way</b>	<b>7.89</b>	—	—	—	—
<b>TOTAL</b>	<b>190.8</b>	<b>540,750</b>	<b>272,000</b>	<b>450,000</b>	<b>6,000 Capacity 100 rooms 6,263 Parking Spaces</b>

The following paragraphs describe each of the four major components.

### **BASEBALL STADIUM AND BASEBALL STADIUM RETAIL**

The Ontario Regional Sports Complex would create a 16-acre sports entertainment area with a semiprofessional baseball stadium in Planning Area (PA) 1, supported by an ancillary retail buildings (135,000 square feet) and a 100-room hotel (70,000 square feet) for a total of 205,000 square feet of retail and hotel uses in PA-3 and PA-4 in the northeastern portion of the project site.

### **CITY PARK**

The western part of the 190.8-acre project site, west of Ontario Avenue and excluding the stadium site, would be dedicated for use as a regional sports park in PA-5 and PA-6. The 118.5-acre regional sports park would have 13 lighted soccer fields, 8 multiuse lighted baseball/softball fields, and a 159,450-square-foot indoor athletic facility.

### **COMMERCIAL RETAIL**

The commercial retail area in PA-2 is east of Ontario Avenue and west of the Cucamonga Creek Flood Control Channel but excludes the southeast corner of the project site. The 19.62-acre area is envisioned with 45,000 square feet of retail and with a 14.25-acre surface parking area to accommodate 1,500 surface parking spaces.

### **COMMUNITY RECREATION AREA**

The community recreation center in PA-7 is at the southeast corner of the project site. It would be bounded by the commercial retail area to the north, the Cucamonga Creek Flood Control Channel to the east, Chino Avenue to the south, and Ontario Avenue to the west. The community recreation center would include a 70,000-square-foot, state-of-the-art community center/administration building; new, 13,000-square-foot aquatics facility with outdoor pool; Little League field; 25,000-square-foot operator facility; picnic shelter; exercise stations; playground; outdoor skate park; and eight tennis and pickleball courts.

### **RELATED IMPLEMENTATION ACTIONS**

#### **General Plan Amendments and Zoning Changes**

The Ontario Plan (TOP) land use designations within the Armstrong Ranch Specific Plan are Low-Density Residential and Medium Density Residential with an Affordable Housing Overlay. The Proposed Project would require changing the existing land use designations to Open Space–Parkland (OS-R) and Hospitality to allow for recreational amenities and ancillary retail. Approval of the Proposed Project would nullify the Armstrong Ranch Specific Plan and rezone the defined area of the plan. The proposed rezoning involves changing the area to Open Space–Recreation and Convention Center Support Retail (CCS).

#### **SB 330 and SB 166 Compliance**

Changes to the residential land use designations require compliance with Senate Bill (SB) 330 and SB 166. The 891 units in the specific plan must be reallocated throughout the city. To comply with the City's SB 330 unit-count requirements, the City has identified parcels in the Vineyard Corridor, south of the project site, where it can change the land use designations. These parcels consist of 88.3 acres of Low-Density, which have a development capacity of 397 units. If 19.3 acres of this land has an Affordable Housing Overlay, it would result in a surplus of 1,518 units (SB 330) and 212 units (SB 166). These units would compensate for the loss of units in the City's Housing Element Sites Inventory due to the Proposed Project.

## Environmental Factors Potentially Affected

The City determined that the Ontario Regional Sports Complex would require preparation of an SEIR to address all 20 environmental topics identified in the CEQA Guidelines; thus, an Initial Study was not prepared in conjunction with this NOP.

The proposed project could potentially affect the following environmental factors, and each will be addressed in the SEIR:

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

The project site is on a list compiled pursuant to Government Code § 65962.5.

If you have further questions or require additional information, please contact Thomas Grahn, Senior Planner at 909-395-2413, or email [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov).

Date: September 15, 2023

Signature:

A handwritten signature in black ink, appearing to read 'Thomas Grahn', is written over a horizontal line.

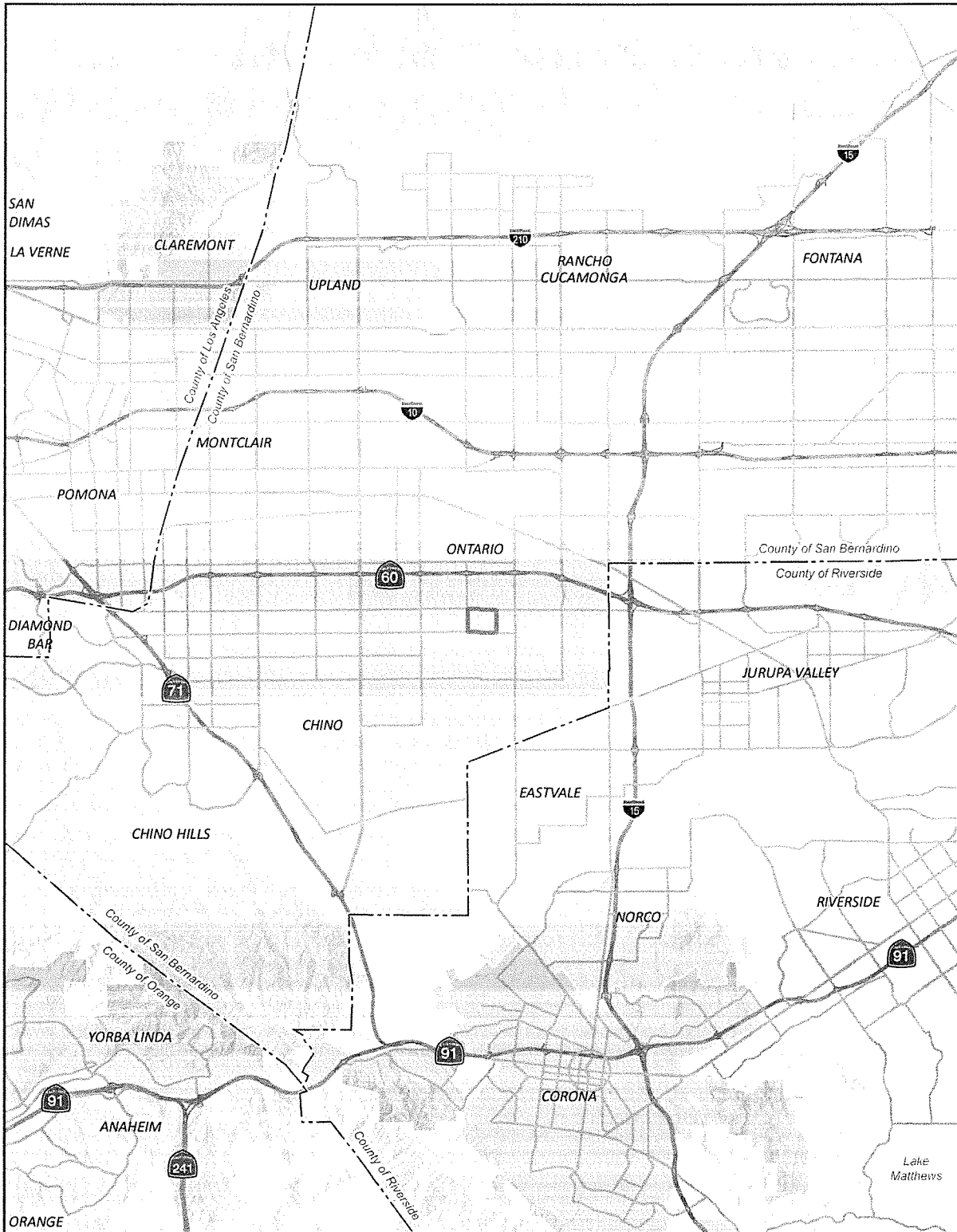
Thomas Grahn, Senior Planner

### ATTACHMENTS:

- Figure 1: Regional Location
- Figure 2: Local Vicinity
- Figure 3: Aerial Photograph
- Figure 4: Assessor's Parcels in the Project Site
- Figure 5: Armstrong Ranch Specific Plan
- Figure 6: Conceptual Site Plan

1. Introduction

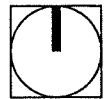
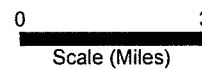
Figure 1 - Regional Location



Project Boundary

Note: Unincorporated county areas are shown in white.

Source: Generated using ArcMap 2023.



PlaceWorks

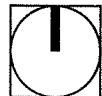


Figure 2 - Local Vicinity



Project Boundary

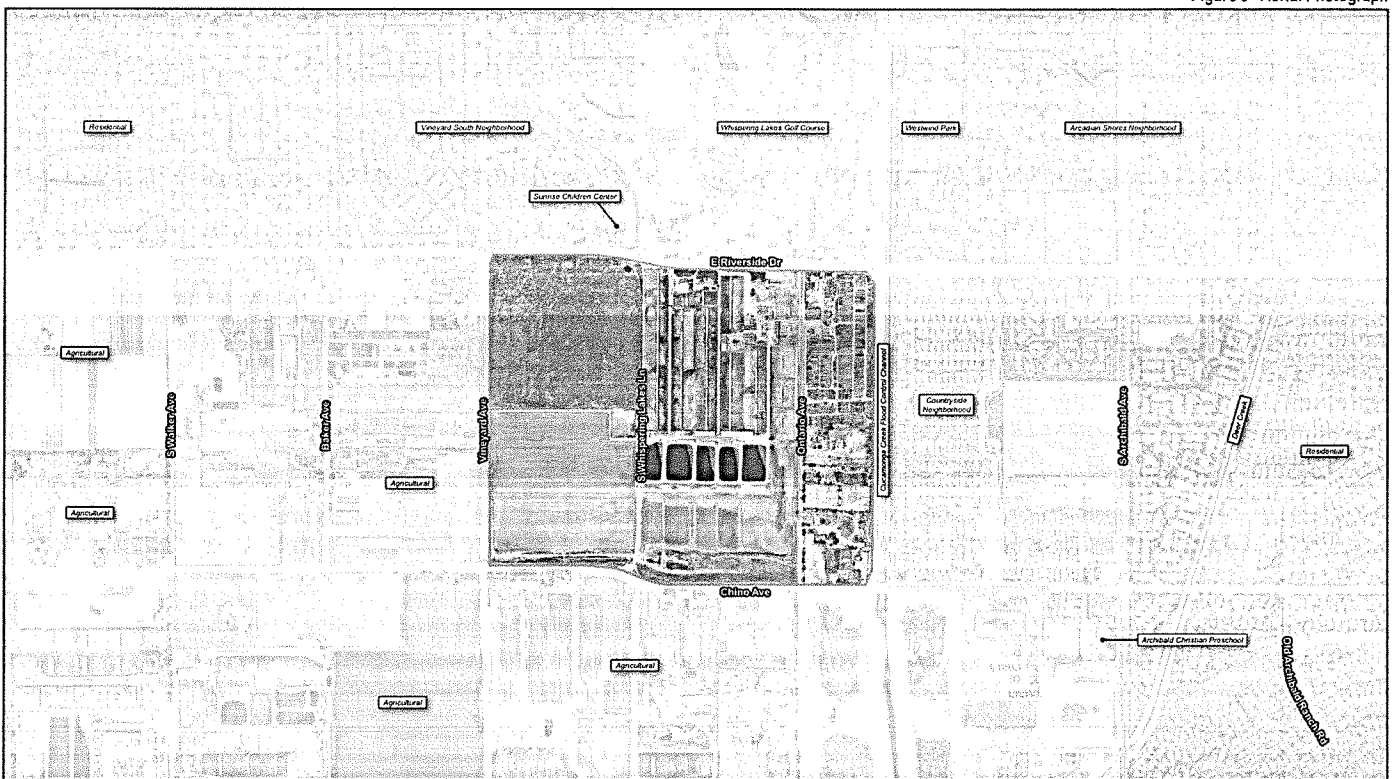
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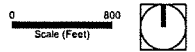
Source: Generated using ArcMap 2023.

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Figure 3 - Aerial Photograph



Project Boundary



Source: Nearmap 2023.

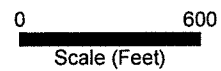
PlanWorks

1. Introduction

Figure 4 - Assessor's Parcels in the Project Site

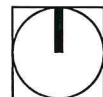
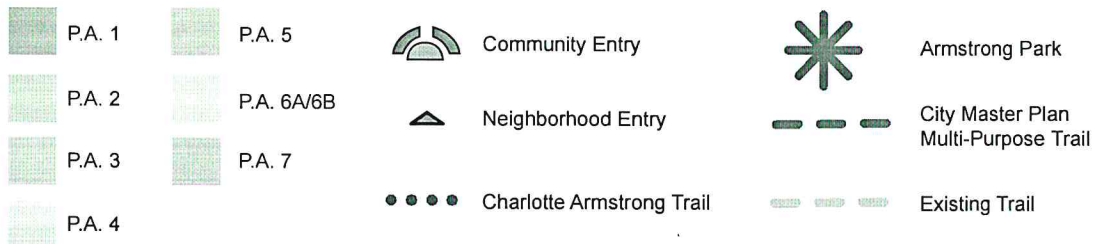
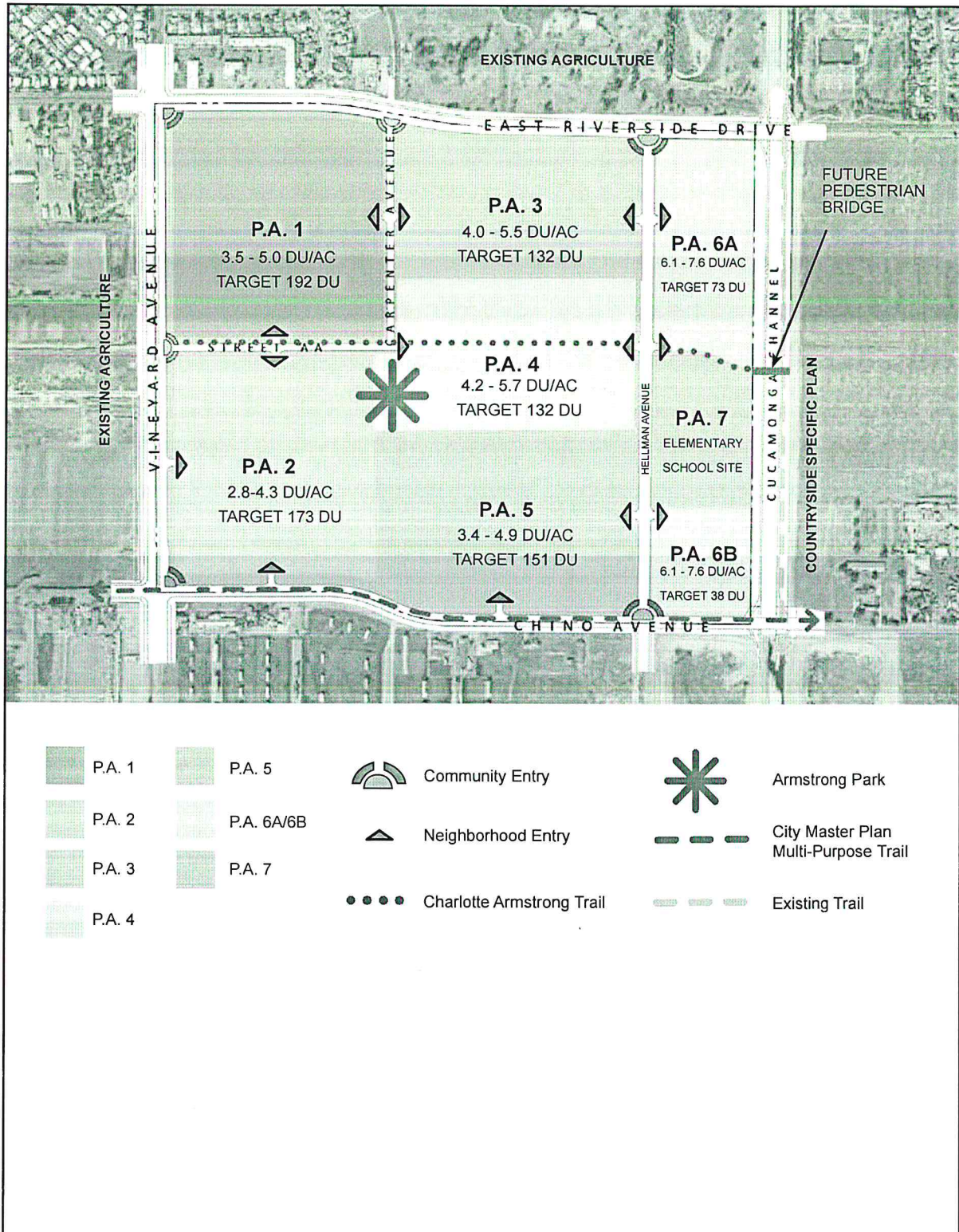


Project Boundary



Source: San Bernardino County GIS 2023.

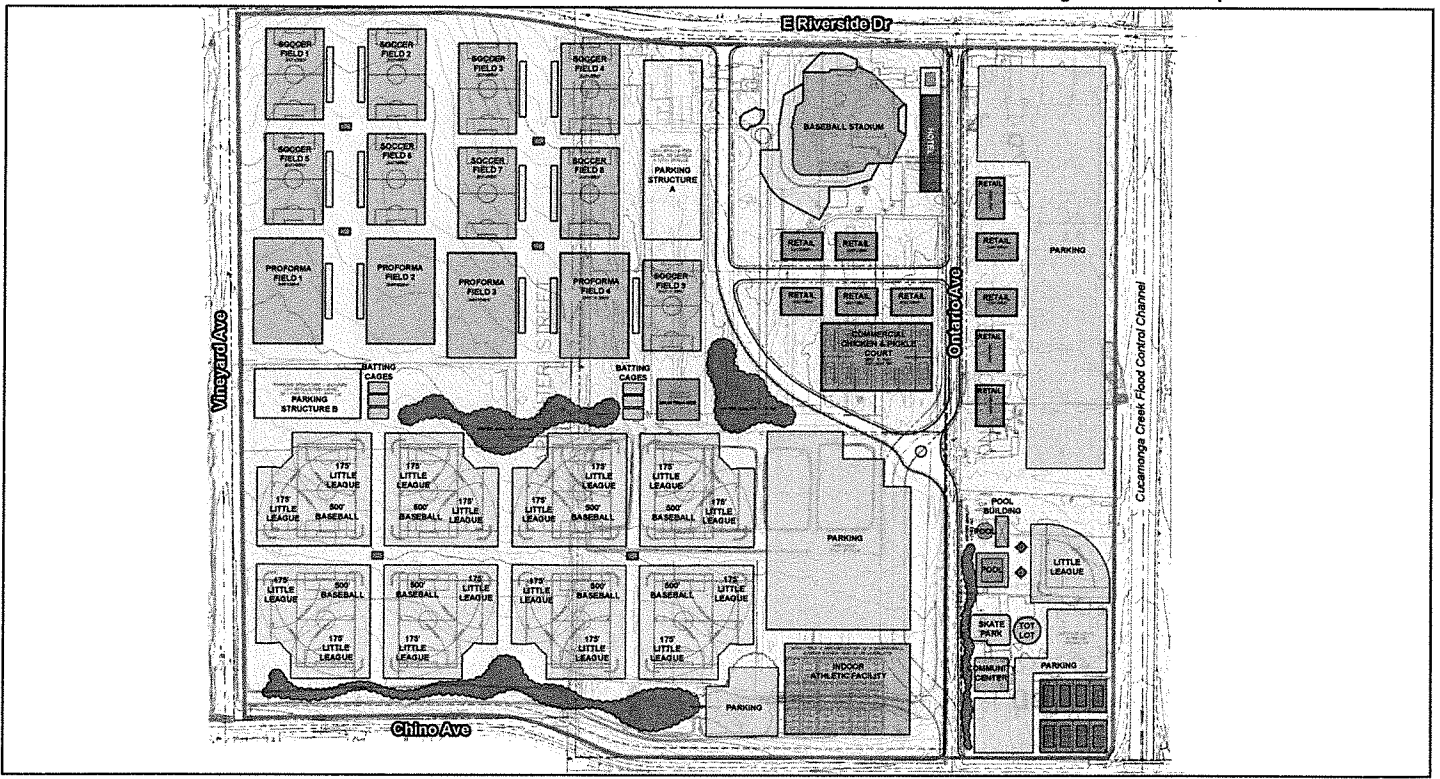
Figure 5 - Armstrong Ranch Specific Plan



Source: Ontario 2017.

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Figure 6 - Conceptual Land Use Plan



Project Boundary

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Scale (Feet)



Source: RUM Design Group 2023; Ontario 2023.

PlaceWorks

