



NOTICE OF PREPARATION AND SCOPING MEETING CITY OF ONTARIO

Date: July 7, 2021

Subject: Notice of Preparation (NOP) and Scoping Meeting for The Ontario Plan 2050 Supplemental Environmental Impact Report

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 (Latitude 34°03'N / Longitude 117°39'W) will prepare a Supplemental Environmental Impact Report (SEIR) for The Ontario Plan 2050 (TOP 2050). 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 § 15168 and § 15163 of the CEQA Guidelines, the City will prepare a Supplemental EIR to address program-level environmental impacts associated with amendments to the City's previous The Ontario Plan, which was adopted pursuant to the EIR (SCH 2008101140) certified in January 2010 (Certified EIR). The proposed project is an update to the City's long-term plan of policies that will guide future development activities and City actions (TOP 2050). No specific development projects are proposed as part of this TOP 2050. However, the program-level SEIR can serve to streamline environmental review of future projects.

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 **Tuesday, July 20, 2021**, and will close on **Thursday, August 19, 2021**. A copy of the NOP can be viewed electronically on the City's web page at: <https://www.ontarioplan.org/top2050/>.

Written Comments: Comments in response to this notice can be emailed to Thomas Grahn at tgrahn@ontarioca.gov or can be physically mailed in writing to the address below by the close of the 30-day NOP review period at 5:00 pm on August 19, 2021:

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.

Scoping Meeting: The City will hold a scoping meeting in conjunction with this NOP in order 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. As a result of COVID-19 and restrictions placed on in-person gatherings throughout the State of California under Executive Order N-29-20 and N-08-21, the City will host an online public meeting to receive public comments on the scope of the SEIR rather than an

in-person event. The online public meeting will be hosted on the evening of **Thursday, August 5, 2021, at 6:00 pm** and conducted via a live Zoom meeting. To participate in the scoping meeting, please access the TOP 2050 Update website for meeting information. Information on how to participate will be posted 72 hours before the scoping meeting. The scoping meeting will begin with a presentation at 6:00 pm, followed by questions from the public.

Project Location

The City of Ontario is located 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 City of Eastvale and unincorporated Riverside County to the south (see Figures 1, *Regional Location*, and 2, *Aerial Photograph*). Regional circulation to and through the city is provided by Interstate 10 and State Route 60 (east-west) and by Interstate 15 and State Route 83 (north-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, TOP 2050, is an update to TOP to guide the City's development and conservation for the next 30 years through 2050. The proposed project 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 adaption, 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 adaption, 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, villages, 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 access to quality and accessible health care, education, community services and cultural activities—critical components to achieving a prosperous, more equitable, and complete community.

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"). Figures 3, *Current Land Use Plan Map*, and 4, *Proposed Land Use Plan Map*, include the approved TOP and proposed TOP 2050 land use maps for the City.

Table 1 Buildout Statistical Summary

Scenario	Acres	Units	Population	Nonresidential Square Feet	Employment
Existing Conditions	32,022	52,466	179,597	156,065,382	131,999
Approved TOP	32,022	102,358	350,716	260,399,271	313,067
Proposed TOP 2050	32,022	128,419	414,704	253,472,682	285,577
Net Difference (Proposed TOP 2050 -Approved TOP)	0	26,061	63,988	6,926,589	-27,490

Other Components of The Ontario Plan

Originally adopted in 2010, the City’s Vision still provides a strong foundation for the TOP 2050 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 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.

Public Agency Approvals

The proposed TOP 2050 will require adoption by the Ontario City Council. The Planning Commission and other decision-making bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of TOP 2050. However, subsequent development under TOP 2050 may require approval of state or federal responsible or trustee agencies that may rely on the programmatic SEIR for decisions in their areas of expertise.

Environmental Factors Potentially Affected

The City determined that the TOP 2050 would require preparation of a 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 TOP 2050 could potentially affect the following environmental factors, and each will be addressed in the Supplemental EIR:

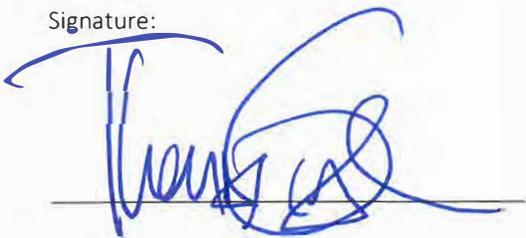
- » Aesthetics
- » Agriculture & Forestry Resources
- » Air Quality
- » Biological Resources
- » Cultural Resources
- » Energy
- » Geology/Soils
- » Greenhouse Gas Emissions
- » Hazards & Hazardous Materials
- » Hydrology/Water Quality
- » Land Use & Planning
- » Mineral Resources
- » Noise
- » Population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

The City includes properties that are on a list compiled pursuant to Government Code Section 65962.5.

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

Date: July 7, 2021

Signature:



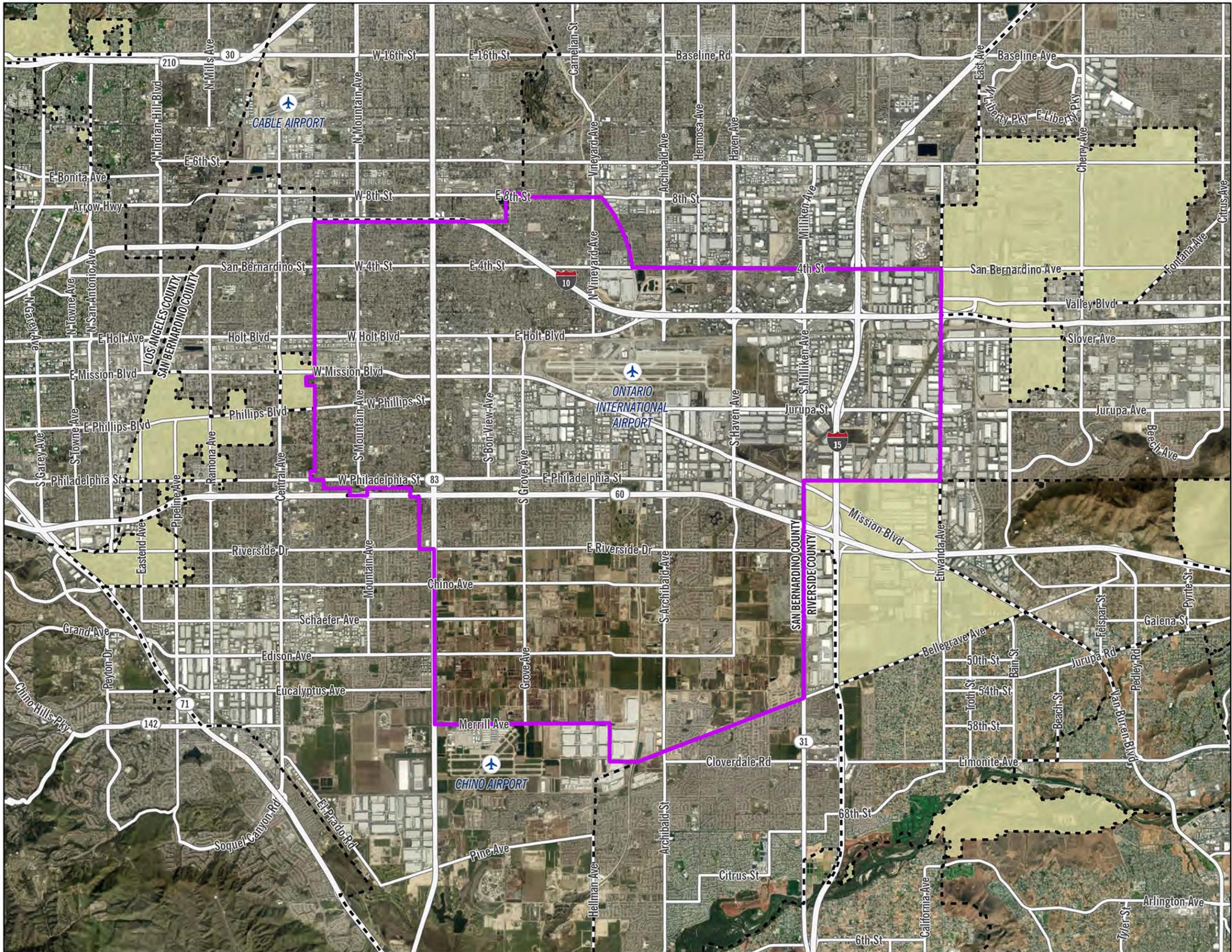
Thomas Grahn, Senior Planner

ATTACHMENTS:

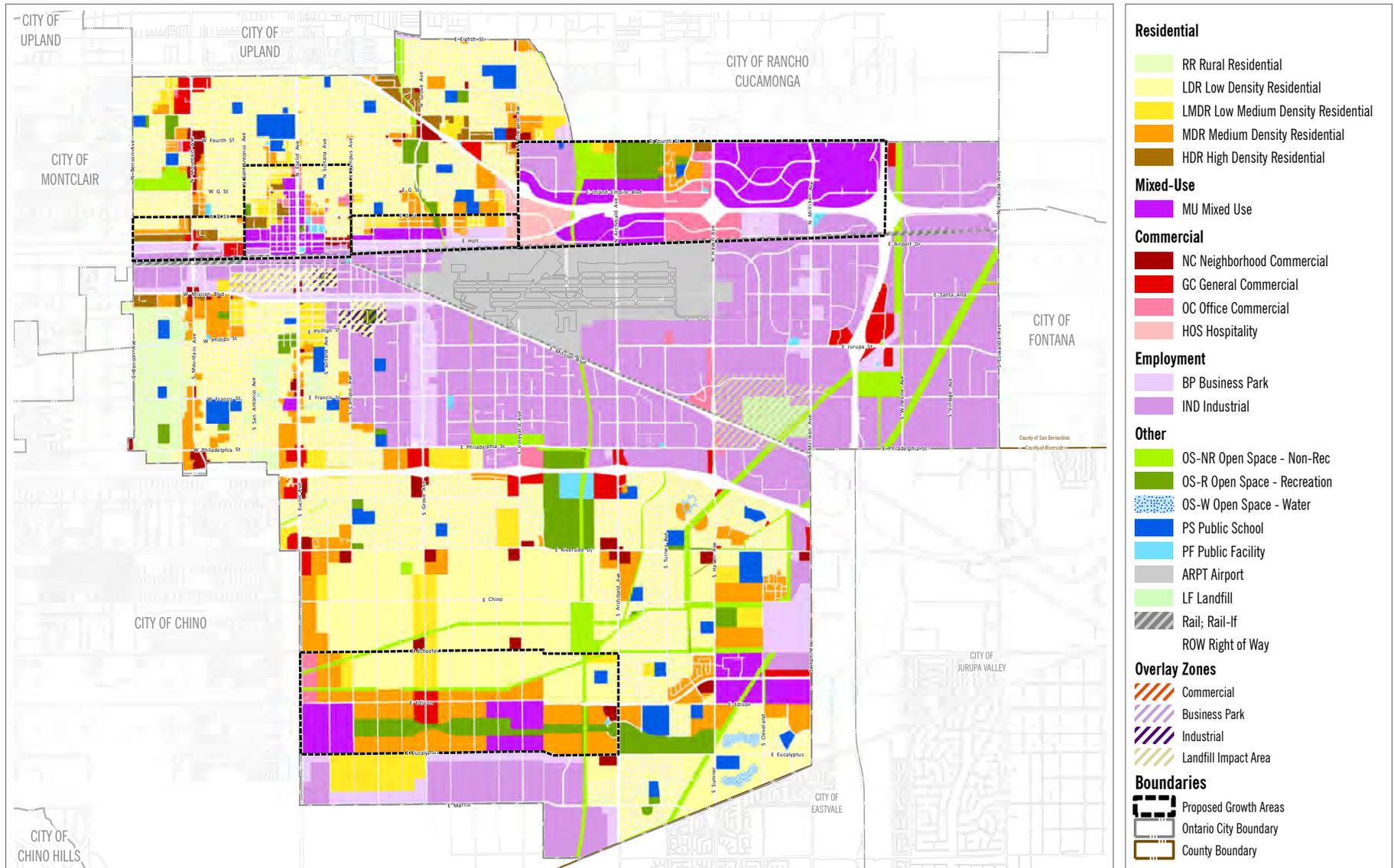
- » Figure 1: Regional Location
- » Figure 2: Aerial Photograph
- » Figure 3: Current Land Use Plan Map
- » Figure 4: Proposed Land Use Plan Map

DRAFT AERIAL MAP

-  Airports
-  City Boundary Line
-  Ontario City Limit
-  County Boundary
-  Unincorporated County



Notice of Preparation

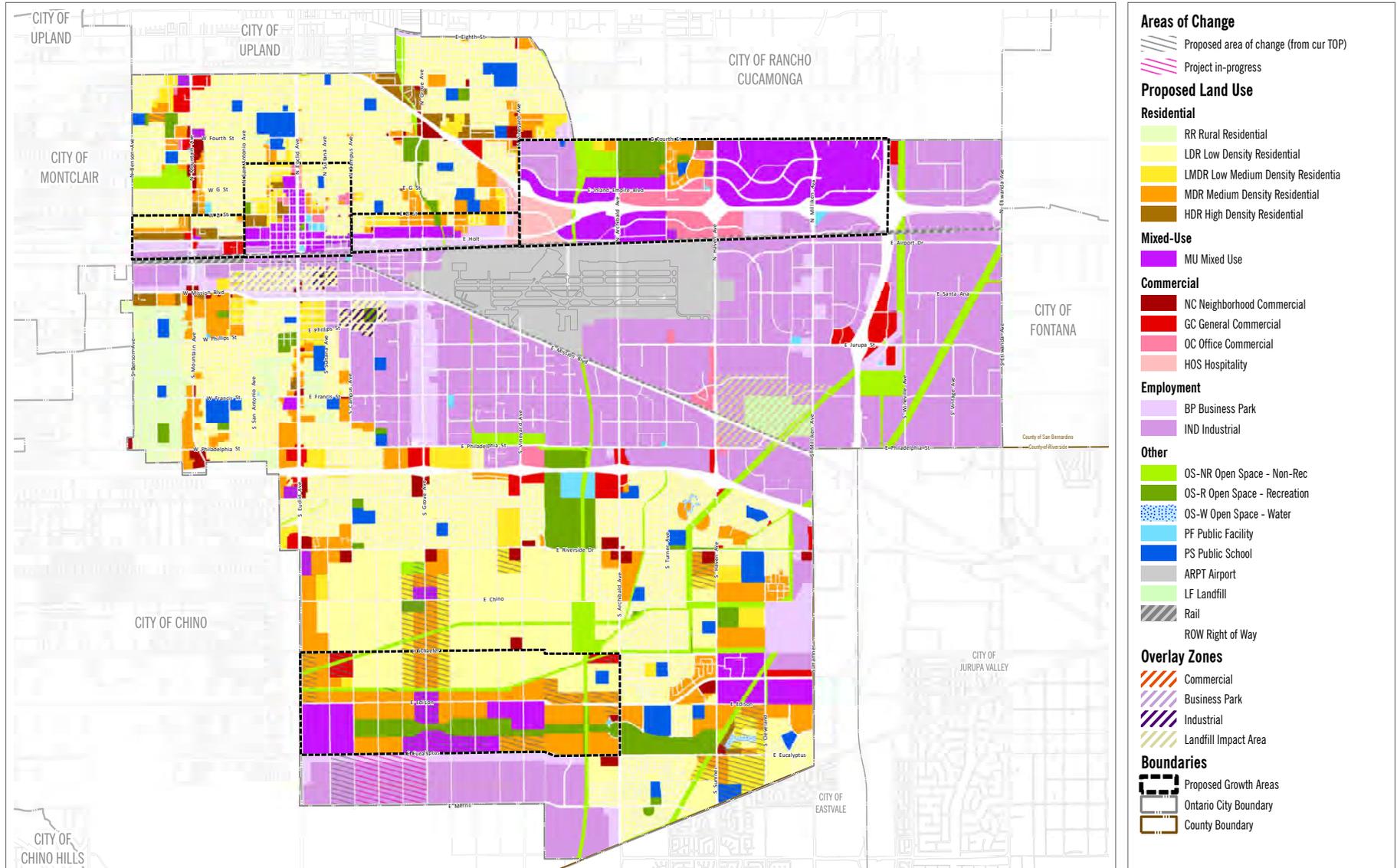


Source: 2050 The Ontario Plan, 2021.



Figure 3
Current Land Use Plan Map

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Source: 2050 The Ontario Plan, 2021.



Figure 4
Proposed Land Use Plan Map