



Notice of Preparation

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Email: PlanningDirector@OntarioCA.gov

TO: State Clearinghouse, Property Owners, Responsible Agencies, Trustee Agencies and Interested Parties/Organizations

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

SUBJECT: Notice of Preparation of a Draft Subsequent Environmental Impact Report

PROJECT TITLE: Roadhouse Energy Storage Project

FILE NO's: PSPA26-005, PDA-24-003, PDEV24-015, PCUP24-016, PTUP26-041 and SEIR for the Rich Haven Specific Plan

PUBLIC REVIEW PERIOD: May 22, 2026 to June 22, 2026

NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare a Draft Subsequent Environmental Impact Report (SEIR) for the Project identified below. The purpose of this notice is (1) to serve as a Notice of Preparation of an SEIR 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 SEIR to be prepared for the proposed Project, and (3) to notice the public scoping meeting.

Project Location: The Project site is located within southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1, and 2 attached, the approximate 20-acre Project site is located on the west side Mill Creek Avenue, approximately 1,500 feet north of the intersection of Ontario Ranch Road and Mill Creek Avenue (APN No's: 0218-016-12, 0218-016-15, 0218-016-19, 0218-016-27, 0218-016-28, 0218-016-32, 0218-016-35, 0218-016-36 and 0218-016-39). The Project site is bordered by an SCE easement and vacant land to the south, industrial to the north, the SCE Mira Loma substation to the east and residential to the west. The Project site also includes the use of an off-site temporary outdoor staging, construction and vehicle storage yard located at 8254 East Chino Avenue (APN No's: 0216171-09 and 0216-171-10 within the City of Ontario, as illustrated on Figure 4 attached.

Project Background: The Project site has a General Plan land use designation of Industrial (IND) and a Zoning designation of Specific Plan. The Project site is located within the Rich-Haven Specific Plan, which was approved by the City of Ontario in 2015, with subsequent Specific Plan Amendments approved in 2016, 2018, 2021, and 2022. The Rich Haven Specific Plan 2022 Amendment EIR envisioned up to 7,194 dwelling units, up to 925,002 square feet of commercial space, up to 2,767,148 square feet of light industrial uses, approximately 27 acres of public parkland, and approximately 20 acres of SCE parcel open space and easements.

Project Description: The Project site is located within Planning Area 3C of the Rich Haven Specific Plan which is designated as the Light Industrial District. Roadhouse Energy Storage, LLC (Applicant), a wholly-owned indirect subsidiary of NextEra Energy Resources, proposes to construct, operate, and ultimately decommission the Roadhouse Energy Storage Project. The Project would consist of a BESS facility with a capacity of up-to 300-megawatts (MW), a 220 kilovolt (kV) collector substation, and an approximately 600-foot generation transmission line (gen-tie line) to connect the BESS to the SCE Mira Loma Substation as illustrated on Figure 3: Preliminary Site Plan attached.

The Project Applicant is requesting the following applications:

1. **Specific Plan Amendment (File No. PSPA26-005)** – A Specific Plan Amendment to allow a stand-alone battery energy storage system (BESS) facility and establish development standards for the proposed land use.
2. **Development Agreement (File No. PDA-24-003)** – A Development Agreement between the City of Ontario and Roadhouse Energy Storage, LLC, Inc. to establish the terms and conditions associated with the Development Plan and Conditional Use Permit.
3. **Development Plan (File No. PDEV24-015)** – A Development Plan to construct a battery energy storage system (BESS) facility with a capacity of up-to 300-megawatts.
4. **Conditional Use Permit (File No. PCUP24-016)** – A Conditional Use Permit to establish and operate a battery energy storage system facility with a capacity of up-to 300-megawatts. The Project would consist of batteries using lithium-ion or similar technology housed in battery storage containers. On-site support facilities include power conversion systems, consisting of inverters, transformers, associated connection lines, access roads, and a supervisory control and data acquisition system. The Project would also include a 220 kilovolt (kV) collector substation, an approximately 600-foot generation transmission line to connect the battery energy storage system to the SCE Mira Loma Substation, and minor upgrades to the Mira Loma substation.
5. **Temporary Use Permit (File No. PTUP26-041)** – A Temporary Use Permit for an off-site temporary outdoor staging, construction and vehicle storage yard. The outdoor storage yard would support construction of the Project by providing temporary space for staging and storage of construction materials and equipment, including conduit, battery equipment/components and related materials, and construction contractor parking.

Environmental Issues to be Evaluated in the SEIR: An Initial Study has not been prepared for the Project as the City has determined that a SEIR will be required for the Project, which is in the discretion of the Lead Agency as set forth in State CEQA Guidelines Section 15063(a). The following environmental topics will be analyzed within the forthcoming Draft SEIR:

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agriculture/Forestry Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use and Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Hydrology and Water Quality

<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Utilities and Service Systems
<input checked="" type="checkbox"/> Energy	<input checked="" type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Wildfire
<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Public Services	

CORTESE List Notice: Per Public Resources Code § 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Public Review Period: The City welcomes input and comments regarding preparation of the SEIR. In accordance with CEQA, the NOP will be circulated for a 30-day public review period. Should you have any comments, please provide a written response to this NOP within the 30-day NOP public review period, which extends from **May 22, 2026, to June 22, 2026**. Pursuant to CEQA Guidelines Section 15082, State Clearinghouse, responsible and trustee agencies, and other interested parties/organizations, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt of the notice. Please send your response to the contact person identified below. We will need the name and contact information for a contact person in your agency. This NOP is available for public review on the City's website at: <https://www.ontarioca.gov/government/community-development/planning/environmental-documents>.

Scoping Meeting: The City will hold a scoping meeting in conjunction with this NOP in order to present the Project and the SEIR process. This will be an opportunity for agency/organization representatives and the public to assist the City in determining the scope and content of the environmental analysis. The date, time, and location of the scoping meeting are as follows:

Meeting Date and Time: June 8, 2026, at 6:00 p.m.

Location: Ontario Police Department, 2500 S Archibald Ave, Ontario, CA 91761

City Contact Person:


Lorena Mejia, Senior Planner

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

Email: ljmejia@ontarioca.gov; Phone: (909) 395-2276

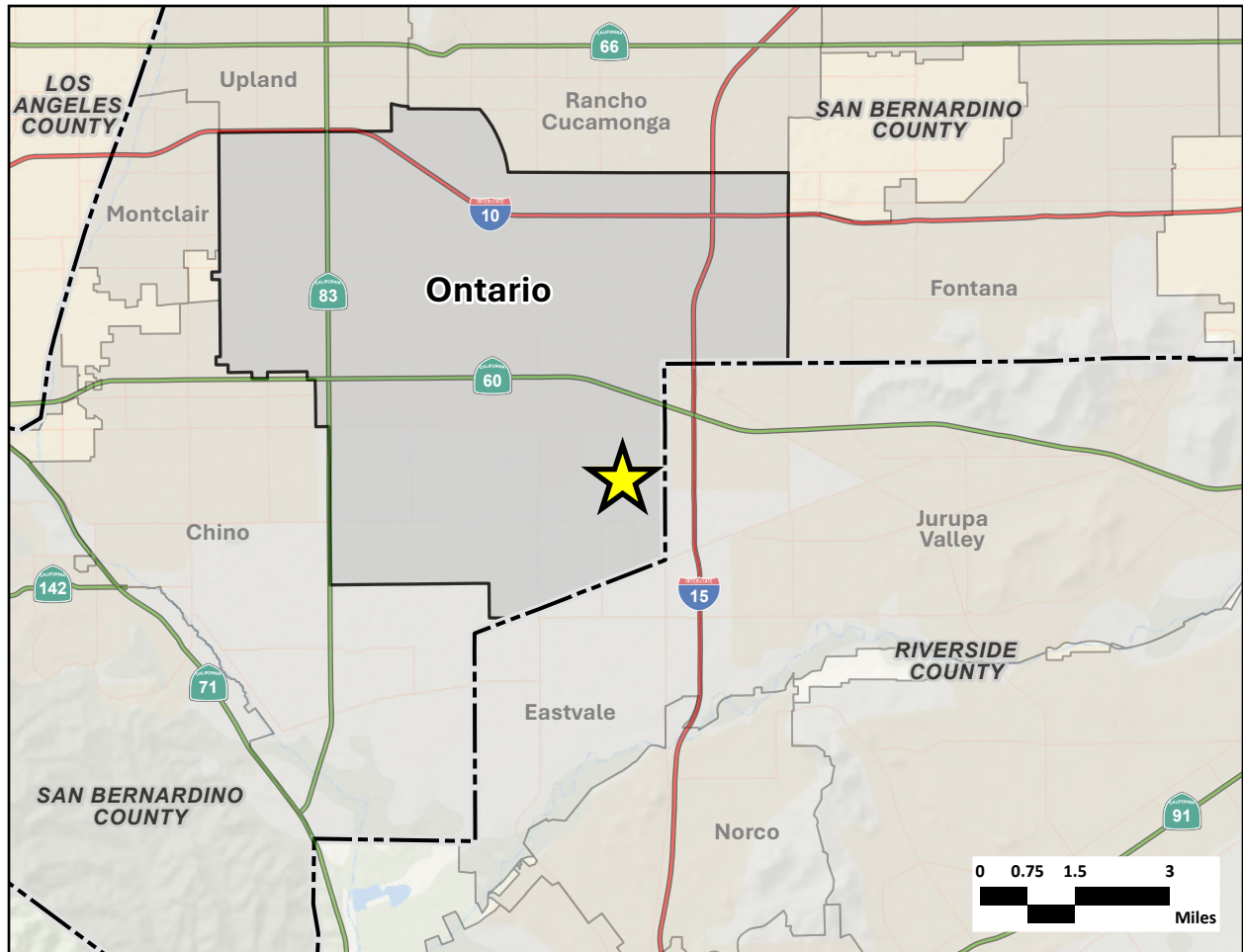
Project Applicant: Roadhouse Energy Storage, LLC; 700 Universe Boulevard Juno Beach, Florida 33408

Consulting firm retained to prepare Draft SEIR: Rincon Consultants, Inc.; 250 1st St #1400, Los Angeles, CA 90012

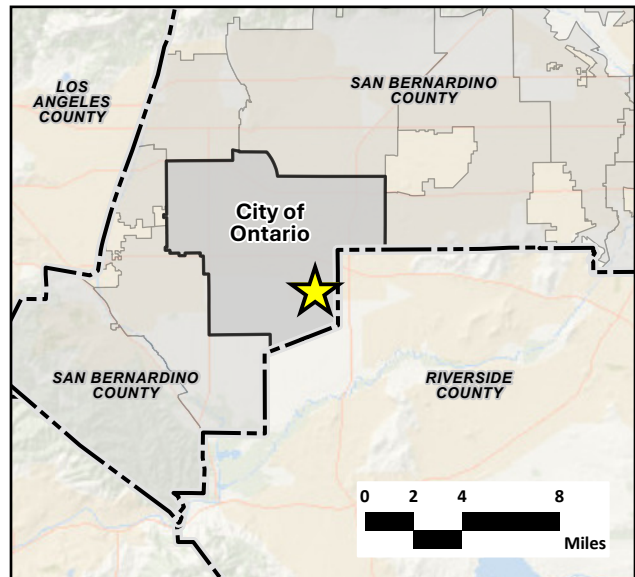
Signature: 	Date: 5/22/2026
Name: Lorena Mejia	Title: Senior Planner

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, and 15375.

FIGURE 1: REGIONAL LOCATION MAP



 **Project Location**



Source(s): Esri, San Bernardino County (2026)

FIGURE 2 - PROJECT SITE LOCATION

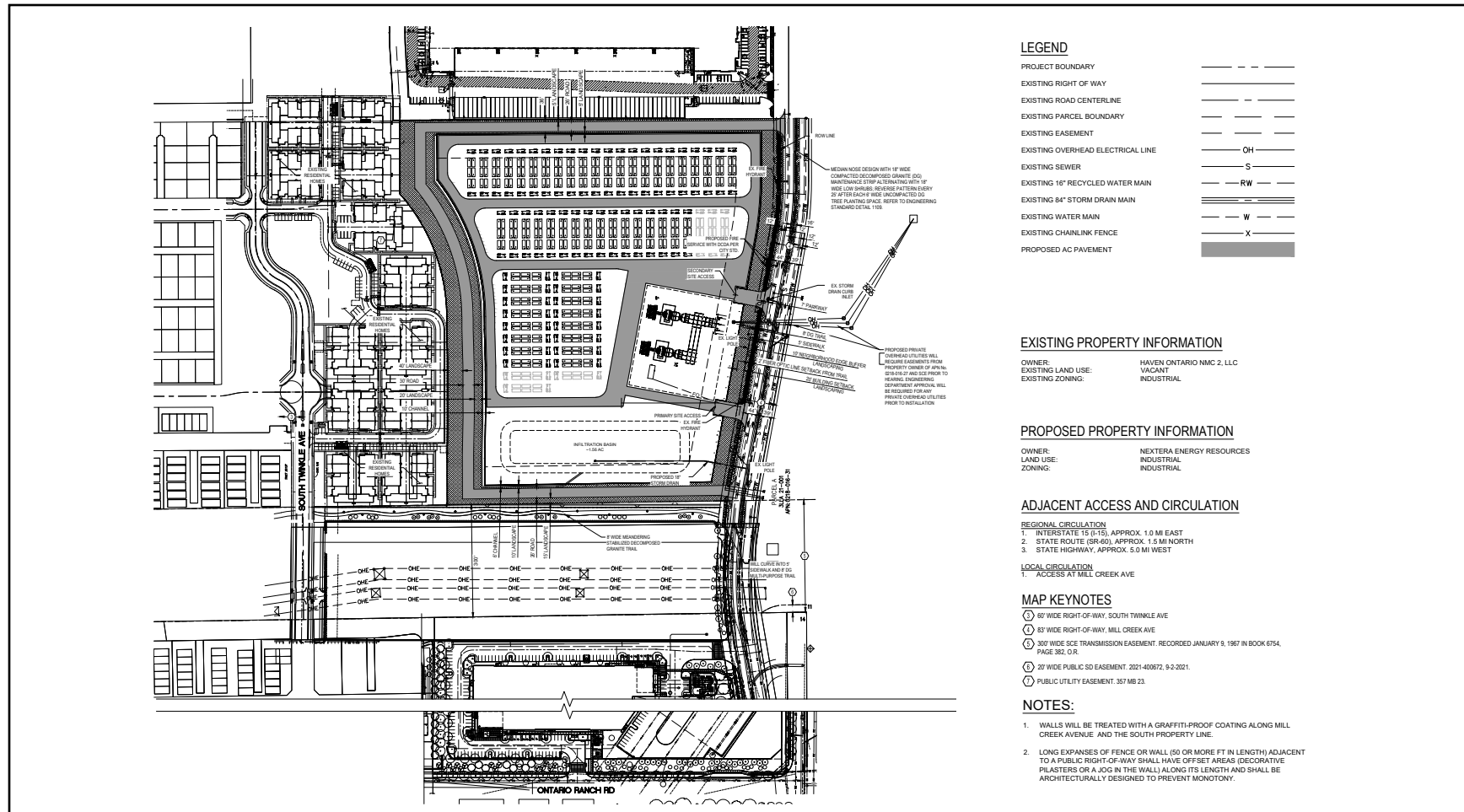


Source(s): Esri, Nearmap Imagery (April 2026), San Bernardino County (2026)



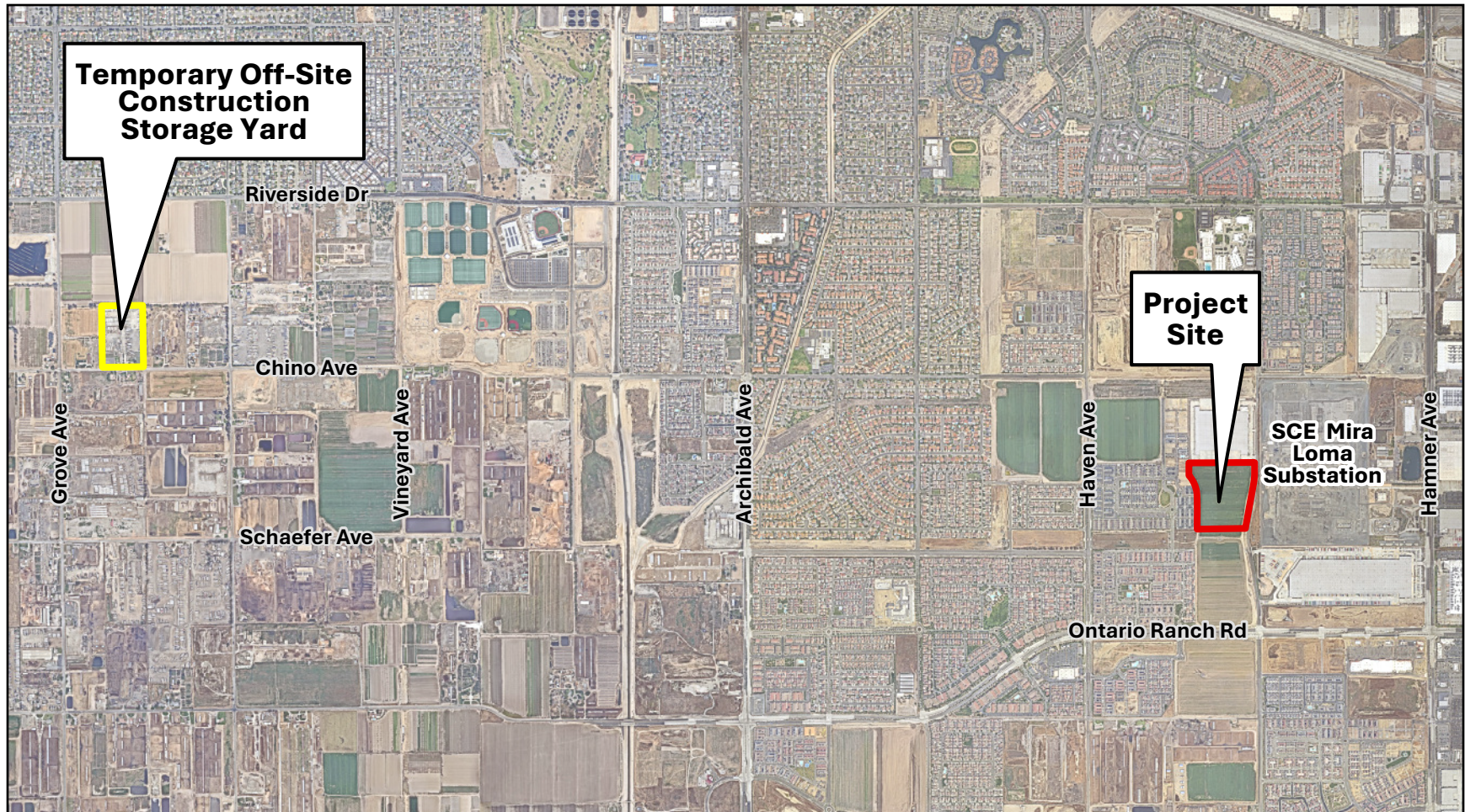
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Feet

FIGURE 3 - PRELIMINARY SITE PLAN



Not to Scale

FIGURE 4 - OFF-SITE TEMPORARY CONSTRUCTION YARD AND PROJECT SITE LOCATIONS



Source(s): Esri, Nearmap Imagery (April 2026), San Bernardino County (2026)

