



Notice of Preparation

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

TO: Property Owners, Responsible Agencies, and Interested Parties

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

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Euclid Mixed Use Specific Plan Amendment

NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is, **is not**, attached and is available at Ontario City Hall, Planning Department. Electronic format of the document can also be obtained online using the following link: <https://www.ontarioca.gov/government/community-development/planning/environmental-documents>.

The proposed project **is**, is not, considered a project of statewide, regional, or area-wide significance. The proposed project will, **will not**, affect highways or other facilities under the jurisdiction of the State Department of Transportation. A scoping meeting **will**, will not, be held by the lead agency.

Scoping Meeting: If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time, and location of the scoping meeting are as follows:

Date and Time: April 22, 2026, beginning at 6:00 p.m. and ending no later than 7:00 p.m.

Location (this meeting will be held as a virtual meeting via Zoom): The Zoom meeting link will be provided on a request basis.

Review Period: The 30-day review period for this Notice of Preparation begins on April 3, 2026. Comments will be received until the close of business on May 4, 2026, at 5:30 p.m. Please send your response to the contact person identified below. Please be sure to include the name of a contact person for your agency.

Contact Person: Edmelynn V. Hutter, City of Ontario Planning Department, 303 East B Street, Ontario, CA 91764, Phone: (909) 395-2036, Email: EHutter@ontarioca.gov.

Special Accommodations

Should you require special accommodations at the public scoping meeting, such as assistance for the hearing impaired or an English translator, please contact the City no later than April 17, 2026 (see contact information above). If you do not wish to participate in the scoping meeting, but would like to comment on the project, please send your comments, including contact information, to Edmelynn V. Hutter, Senior Planner, Ontario Planning Department, 303 East “B” Street, Ontario, CA 91764, (909)395-2036 or ehutter@ontarioca.gov no later than Friday, April 17, 2026.

Project Title/File No.: Euclid Mixed Use Specific Plan Amendment/ PSPA25-004

Project Location: The Euclid Mixed Use Specific Plan Amendment Project site is in the southwestern portion of the City of Ontario, immediately east of the City of Chino in San Bernardino County. The Project site is bounded by Edison Avenue to the south, Campus Avenue to the east, and Sultana Avenue to the west. Additionally, Schaefer Avenue is located approximately 1,300 feet to the north of the Project site. See **Figure 1: Local Vicinity Map**. The Project contains Assessor Parcel Number (APN): 1053-201-01. Regional access to the Project site is provided by Euclid Avenue approximately 0.3 miles west, which connects the Project site to State Route (SR) 60 and Interstate (I) 10 to the north. I-15 is approximately 5.2 miles to the east and SR-71 is approximately 3.3 miles to the southwest. SR-71 connects the Project site to SR-91, in unincorporated Riverside County.

Project Description: The Euclid Mixed Use Specific Plan Amendment (Project) consists of a Specific Plan Amendment (SPA) to the Approved Euclid Mixed Use Specific Plan (EMUSP) (SCH No. 2023020281), which would expand the Approved EMUSP area to include the approximately 36.5-acre adjacent Project site (APN 1053-201-01), allowing for business park, mixed-use development, and open space land uses. The business park and mixed-use development would include up to 376,881 sf of Business Park, 54,306 sf of office use, up to 935 dwelling units for residential uses, 4.25 acres of open space/non-recreation uses, up to 46,548 sf of commercial uses, and associated on-site and off-site infrastructure improvements; see **Figure 2: Land Use Plan**. The Project site would add three new Planning Areas (PAs 6, 7, and 8) to the Approved EMUSP. Refer to **Table 1: Proposed Land Uses** for the details of the proposed land uses.

Table 1: Proposed Land Uses

Planning Area	Land Use Designation	Site Acreage	Dwelling Units	Maximum Building Square Footage
6	Business Park (BP)	14.42	-	376,881
7	Mixed Use (MU – Great Park; Office; Commercial; Residential)	17.81	935	100,854
8	Open Space Non – Recreation (OS-NR)	4.25	-	-
TOTAL	N/A	36.48 AC	935 DU	477,735 SF

Notes:

1. The numbers were rounded to present a conservative estimate.
2. The EIR will evaluate the total maximum allowable development in the Specific Plan Amendment. The Floor Area Ratio (FAR) may be increased to the TOP max levels of 0.60 for BP respectively with appropriate CEQA analysis.
3. AC = acre, DU = dwelling unit, SF = square feet

Environmental Issues to be Evaluated in the EIR

The following issues are anticipated to be addressed in the Subsequent EIR:

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

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the Project will be evaluated that may reduce impacts that are determined to be significant in the Subsequent EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed for any proposed mitigation as required by §15097 of the CEQA Guidelines.

Cortese List Notice: Pursuant to 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).¹

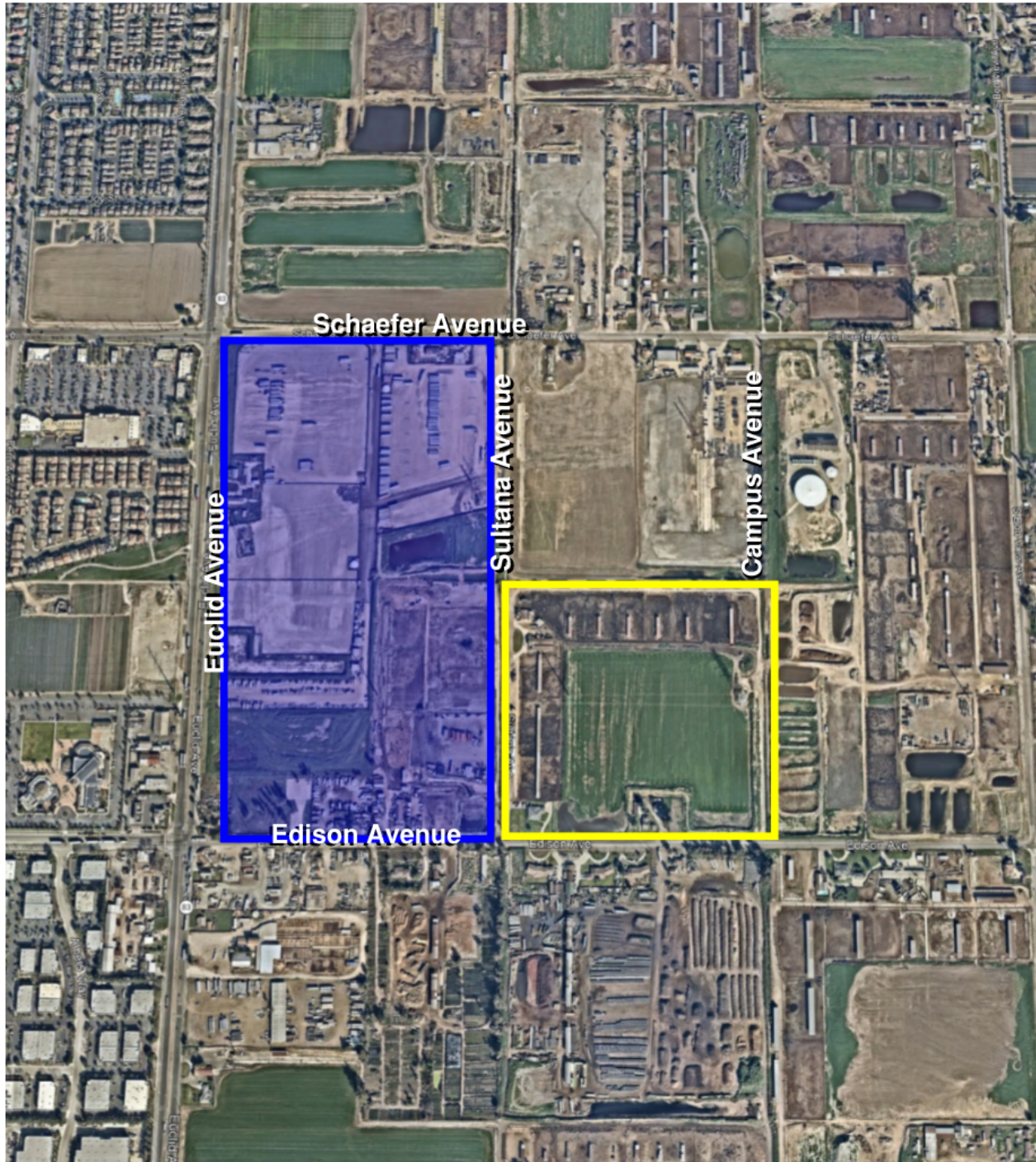
Project Applicant: LMF Development LLC, Attn: Lynn Chao, C/O RCCD Inc., Attn: Jason Lee, 8101 E. Kaiser Blvd., Suite 140 Anaheim Hills, CA 92808

Consulting firm retained to prepare Draft EIR: Kimley-Horn and Associates, Inc., 3801 University Ave., Suite 300, Riverside CA 92501

Signature: 	Date 4/2/2026
Name: Edmelynne V. Hutter	Title: Senior Planner

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

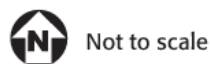
¹ Department of Toxic Substances Control. EnviroStor. (2026). Accessed from: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=ontario>.



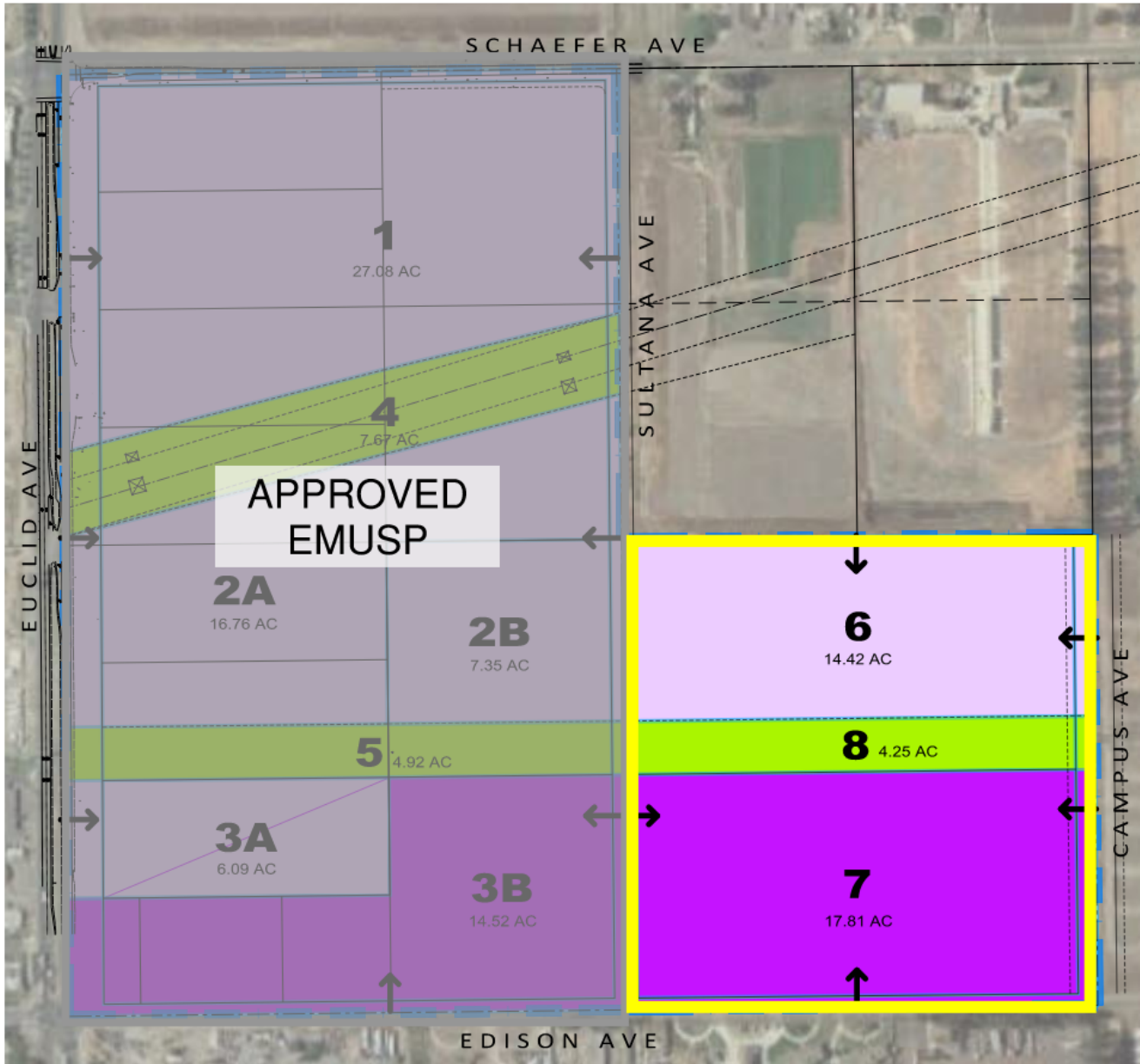
-  PROJECT SITE
-  APPROVED EMUSP

Source: ESRI, 2026

FIGURE 1: Local Vicinity Map
Euclid Mixed Use Specific Plan Amendment



Kimley»Horn



- Legend:**
- Project Site
 - MU Mixed Use
 - BP Business Park
 - OS-NR Open Space - Non-Rec

Source: Placeworks, 2026; ESRI, 2026

FIGURE 2: Land Use Plan
 Euclid Mixed Use Specific Plan Amendment

