

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: CenterPark Specific Plan

Lead Agency: City of Ontario Contact Person: Rafael Torres

Mailing Address: 303 East "B" Street Phone: (909) 395-2979

City: Ontario Zip: 91764 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Ontario

Cross Streets: Eucalyptus Avenue, Campus Avenue, Walker Avenue, Edison Avenue Zip Code: 91762

Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 39.4 " N / 117 ° 37 ' 34.3 " W Total Acres: 257.34

Assessor's Parcel No.: 105330101.02;105331101.02;105332101.02;105333101.02;03.04;10533410 Section: Twp.: 2 South Range: 7 West Base: SBB&M

Within 2 Miles: State Hwy #: CA-83 Waterways: None

Airports: Chino Airport Railways: None Schools: Levi H. Dickey Elementary School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) <u></u> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u></u> |
| <input type="checkbox"/> Mit Neg Dec | Other: <u></u> | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: <u></u> |

Development Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>4,293</u> Acres <u>176.79</u> | <input type="checkbox"/> Transportation: Type <u></u> |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>135,110</u> Acres <u>4.43</u> Employees <u>72</u> | <input type="checkbox"/> Mining: Mineral <u></u> |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>115,809</u> Acres <u>8.86</u> Employees <u>162</u> | <input type="checkbox"/> Power: Type <u></u> MW <u></u> |
| <input type="checkbox"/> Industrial: Sq.ft. <u></u> Acres <u></u> Employees <u></u> | <input type="checkbox"/> Waste Treatment: Type <u></u> MGD <u></u> |
| <input type="checkbox"/> Educational: <u></u> | <input type="checkbox"/> Hazardous Waste: Type <u></u> |
| <input type="checkbox"/> Recreational: <u></u> | <input type="checkbox"/> Other: <u></u> |
| <input type="checkbox"/> Water Facilities: Type <u></u> MGD <u></u> | |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: <u></u> |

Present Land Use/Zoning/General Plan Designation:

Medium Density Residential (MDR), Mixed Use (MU), Open Space - Non-Recreation (OS-NR), Open Space - Recreation (OS-R)

Project Description: *(please use a separate page if necessary)*

The Project consists of a Specific Plan to allow for a residential and mixed-used retail/office development on 29 parcels covering approximately 257.34 acres in the City. The development would include up to 250,919 square feet of commercial retail/office uses, up to 4,293 residential units across medium density and mixed-use residential uses, 67.26 acres of open space parkland/non-recreation uses, and associated on-site and off-site infrastructure improvements. The Project site is comprised of two phases* (representing different ownership conditions) with 22 planning areas. The "Phase I" area is owned by the applicant of the CenterPark Specific Plan. The "Phase II" area are parcels owned by others and are included as part of the Specific Plan. Phase I of the Project includes Planning Areas 5 and 7 through 18, which would allow for the development of up to 2,625 residential dwelling units and 55.98 acres of parkland use. This Focused 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 2026, with an anticipated opening year in 2029. This Focused EIR evaluates Phase II at a "programmatic" level, representing the potential future developments in Planning Areas 1 through 4 and 6. Planning Areas within Phase II do not propose any development at this time; Therefore, these Planning Areas would be developed at a future date. Phases I and II of the Project would allow for up to 250,919 square feet of Mixed-Use retail and office, 4,293 residential units, and 67.26 acres of open-space parkland and non-recreational uses.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> <u>S</u> Air Resources Board	<input type="checkbox"/> <u>S</u> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> <u>S</u> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> <u>S</u> Caltrans Division of Aeronautics	<input type="checkbox"/> <u>S</u> Regional WQCB # <u>8</u>
<input type="checkbox"/> <u>S</u> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> <u>S</u> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> <u>S</u> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> <u>S</u> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> <u>S</u> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> <u>S</u> Other: <u>SCAQMD, SCAG</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> <u>S</u> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 13, 2025 Ending Date July 14, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn & Associates Inc.</u>	Applicant: <u>Ontario Ranch Venture I & II, LLC</u>
Address: <u>3801 University Ave, Suite 300</u>	Address: <u>3501 Jamboree Road, Suite 3000</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Kevin Thomas</u>	Phone: _____
Phone: <u>(951) 543-9875</u>	

Signature of Lead Agency Representative: Rafael Torres Digitally signed by Rafael Torres
Date: 2025.06.12 14:38:06 -0700 Date: 06/12/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.