



Notice of Preparation

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

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 Focused Environmental Impact Report for the CenterPark Specific Plan

NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare a focused 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 Focused 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: July 2, 2025, 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 June 13, 2025. Comments will be received until the close of business day on July 14, 2025, 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: Rafael Torres, City of Ontario Planning Department, 303 East B Street, Ontario, CA 91764, Phone: (909) 395-2979, Email: rtorres@ontarioca.gov

Project Title/File No.: Center Park Specific Plan Project/PSP24-002

Project Location The Project is located on a 257.34-acre site along the western boundary of the City, within San Bernardino County. The Project site is bounded to the north by a Southern California Edison (SCE) Easement located approximately 330 feet north of Edison Avenue, Eucalyptus Avenue to the south, Campus Avenue to the west, Walker Avenue to the east, and bisected by Edison Avenue (refer to **Figure 1, Local Vicinity Map**). The Project site consists of 29 parcels that include the Assessor Parcel Numbers (APNs) presented in **Table 1: Assessor Parcel Numbers for the Project Site**.

Table 1: Assessor Parcel Numbers for the Project Site

1053-301-01	1053-361-01
1053-301-02	1053-361-02
1053-311-01	1053-361-03
1053-311-02	1053-371-01
1053-321-01	1053-371-02
1053-321-02	0216-311-01
1053-321-03	0216-311-02
1053-331-01	0216-311-09
1053-331-02	0216-321-03
1053-331-03	0216-321-08
1053-331-04	0216-322-03
1053-341-01	0216-322-04
1053-341-02	0216-322-10
1053-351-01	
1053-351-02	

Regional access to the Project site is provided by Euclid Avenue approximately 0.8 miles west, which connects State Route 60 (SR-60) and Interstate 10 (I-10) to the north. Interstate 15 (I-15) is approximately 4.0 miles to the east and State Route 71 (SR-71) is approximately 3.5 miles to the southwest. SR-71 connects the Project to State Route 91 (SR 91) in Riverside County.

Project Description: 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, as described further below; refer to **Figure 2, Existing Land Use Plan and Zoning**. The Project site is comprised of two "phases" (representing different ownership conditions) with 22 planning areas. The "Phase I" area (shown in **Figure 3: Project Area Ownership**) 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, as shown in **Table 2: Maximum Project Buildout**, below.

Table 2: Maximum Specific Plan Build-Out Summary

Planning Area	Land Use	TOP 2050 Acreage	Maximum Density Per TOP EIR	Maximum Units	Maximum Retail	Maximum Office
1	MDR (11.1 - 25.0 DU/AC)	15.91 AC	22.0 DU/AC	350 DU		
2	MDR (11.1 - 25.0 DU/AC)	15.57 AC	22.0 DU/AC	343 DU		
3	MDR (11.1 - 25.0 DU/AC)	7.70 AC	22.0 DU/AC	169 DU		
4	MIXED-USE RESIDENTIAL	4.99 AC	35.0 DU/AC	175 DU		
4	MIXED-USE RETAIL	1.43 AC			18,635 SF	
4	MIXED-USE OFFICE	0.71 AC				21,741 SF
5	MIXED-USE RESIDENTIAL	5.19 AC	35.0 DU/AC	182 DU		
5	MIXED-USE RETAIL	1.48 AC			19,367 SF	
5	MIXED-USE OFFICE	0.74 AC				22,595 SF
6	MDR (11.1 - 25.0 DU/AC)	7.33 AC	22.0 DU/AC	161 DU		
7	MDR (11.1 - 25.0 DU/AC)	23.67 AC	22.0 DU/AC	521 DU		
8	MDR (11.1 - 25.0 DU/AC)	24.20 AC	22.0 DU/AC	532 DU		
9	MDR (11.1 - 25.0 DU/AC)	12.18 AC	22.0 DU/AC	268 DU		
10	MIXED-USE RESIDENTIAL	9.87 AC	35.0 DU/AC	345 DU		
10	MIXED-USE RETAIL	2.82 AC			36,852 SF	
10	MIXED-USE OFFICE	1.41 AC				42,994 SF
11	MIXED-USE RESIDENTIAL	10.97 AC	35.0 DU/AC	384 DU		
11	MIXED-USE RETAIL	3.13 AC			40,955 SF	
11	MIXED-USE OFFICE	1.57 AC				47,781 SF
12	MDR (11.1 - 25.0 DU/AC)	15.46 AC	22.0 DU/AC	340 DU		
13	MDR (11.1 - 25.0 DU/AC)	23.75 AC	22.0 DU/AC	523 DU		
Residential Total		176.79 AC	24.3 DU/AC	4,293 DU		
Retail Total		8.86 AC			115,809 SF	
Office Total		4.43 AC				135,110 SF
14	OS-R (PARKLAND)	13.33 AC				
15	OS-R (PARKLAND)	13.11 AC				
16	OS-R (PARKLAND)	9.90 AC				
17	OS-R (PARKLAND)	6.20 AC				
18	OS-R (PARKLAND)	13.44 AC				
19	OS-NR (NON-RECREATION)	2.26 AC				
20	OS-NR (NON-RECREATION)	2.68 AC				
21	OS-NR (NON-RECREATION)	2.96 AC				
22	OS-NR (NON-RECREATION)	3.38 AC				
Open Space Total		67.26				
Project Total		257.34 AC		4,293 DU	115,809 SF	135,110 SF
Notes:						
1. The numbers were rounded to present a conservative estimate.						
2. This Focused EIR evaluates the total maximum allowable development in the CenterPark Specific Plan.						
3. Phase II uses are being evaluated at a programmatic level only; no specific development applications have been submitted; no specific development dates are known.						
4. RETAIL in Mixed-Use areas = 20% of Mixed-Use acreage x 0.30 FAR; OFFICE in Mixed-Use areas = 10% of Mixed-Use acreage x 0.70 FAR						

Environmental Issues to be Evaluated in the Focused EIR

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

- Historic Resources

The City is processing this Project under a CEQA Guidelines Section 15183 Exemption, except for the issue of historic resources. The Project is consistent with The Ontario Plan Supplemental Program EIR (TOP SEIR), and does not represent any new significant impact, substantially more severe impact, or new significant off-site or cumulative impacts beyond what was evaluated in the TOP SEIR, except for historic resources. With respect to historical resources, the TOP SEIR assumed that there would not be any significant impacts to Tier I or Tier II historic resources. The Project site contains Tier I or II historic resources. City staff have determined that there may be a significant impact to historic resources even after consideration of proposed mitigation measures and compliance with the City's Historic Preservation Ordinance. Therefore, the Focused EIR will be limited to evaluating potential impacts associated with historic resources and will explore reasonable and feasible mitigation measures. The CEQA Guidelines 15183 Exemption Analysis will be an appendix to the Draft Focused EIR.

The Focused EIR will include other sections required by CEQA including sections on: Project Alternatives, Cumulative Impacts, Significant Unavoidable Impacts, Significant Irreversible Environmental Changes, EIR Preparers, EIR References, and EIR Technical Appendices.

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

Public Review Period

In accordance with CEQA, this NOP will be circulated for a 30-day public review period. Should you have any comments, please provide a written response via mail or email to this NOP within the 30-day NOP public review period, which runs from June 13, 2025, through July 14, 2025. Please indicate a contact person for your agency or organization. Pursuant to CEQA Guidelines §15082, responsible and trustee agencies and other interested parties, 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 any comments to:

City of Ontario Planning Department, c/o Rafael Torres
303 East B Street, Ontario, CA 91764
Email: rtorres@ontarioca.gov
Telephone: (909) 395-2979

Public Scoping Meeting

Pursuant to §21083.9(a)(2) of CEQA (California Public Resources Code, §21000 et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental significance. A public scoping meeting will be held by the City on **Wednesday, July 2, 2025**, beginning at 6:00 PM via Zoom. In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely in one of three ways:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** To participate, please email your full name and physical address to Rafael Torres at rtorres@ontarioca.gov prior to July 2, on the day of the meeting to receive the Zoom link and/or call-in phone number.

¹ Department of Toxic Substances Control. EnviroStor. (2021). Retrieved from: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=ontario>.

2. E-MAIL: Please e-mail your comments to the City Contact no later than 5:00 PM on the day of the meeting.
3. TELEPHONE BEFORE THE MEETING: Please call the City Contact no later than 5:00 PM on the day of the meeting.

Special Accommodations

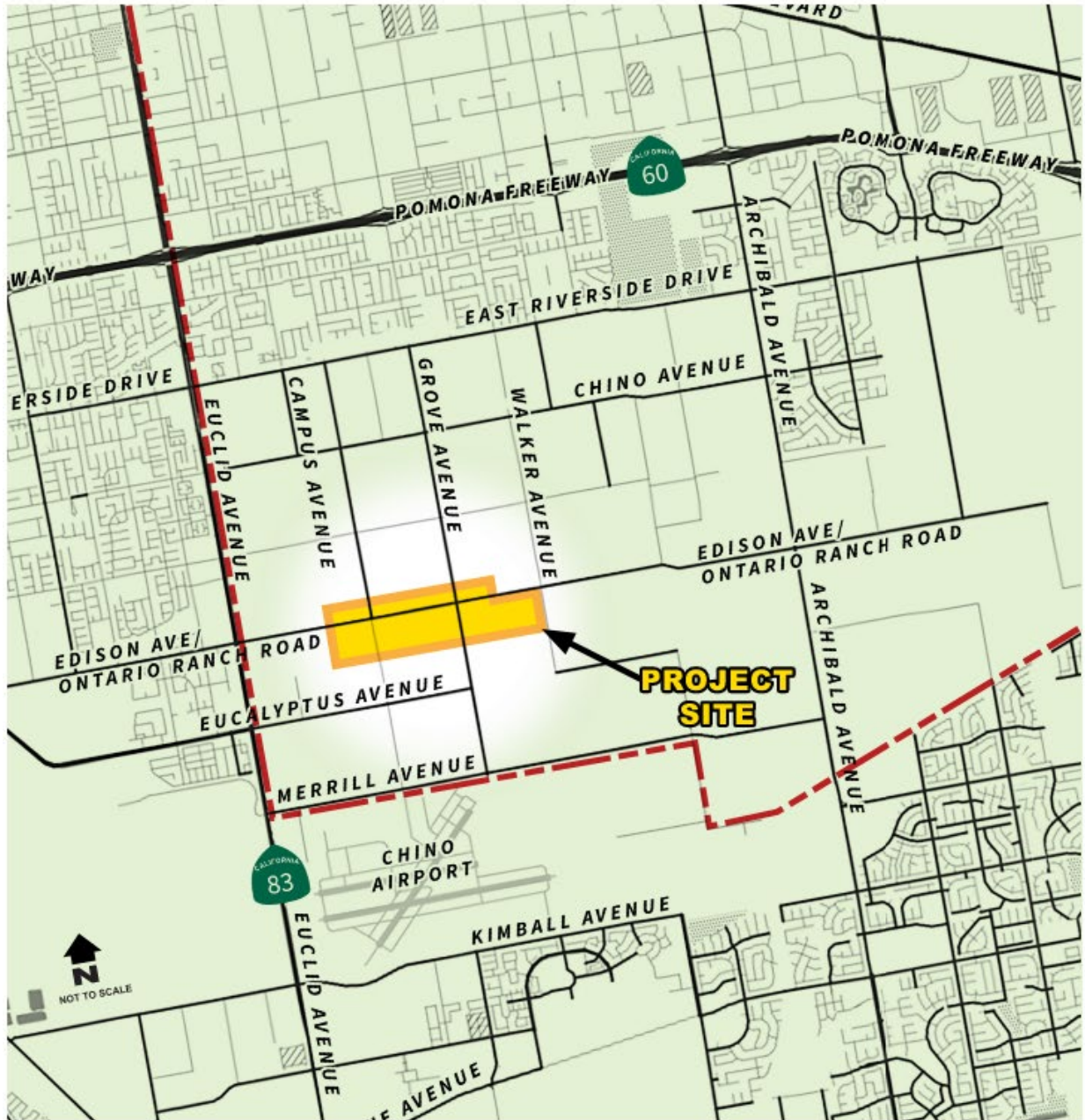
Should you require special accommodations at the public scoping meeting, such as assistance for the hearing impaired or an English translator, please contact the City no later than June 25, 2025 (see contact information above). If you do not wish to participate in the scoping meeting, but would like to comment on the project, please send your comments, including contact information, to Rafael Torres, Assistant Planner, Ontario Planning Department, 303 East "B" Street, Ontario, CA 91764, (909) 395-2979 or rtorres@ontarioca.gov no later than **Monday, July 14, 2025**.

Project Applicant: Ontario Ranch Venture I & II, LLC, 3501 Jamboree Road, Suite 3000, Newport Beach, CA 92660

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

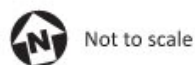
Signature: <i>Rafael Torres</i>		Date: 6/12/2025
Name: Rafael Torres		Title: Assistant Planner

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

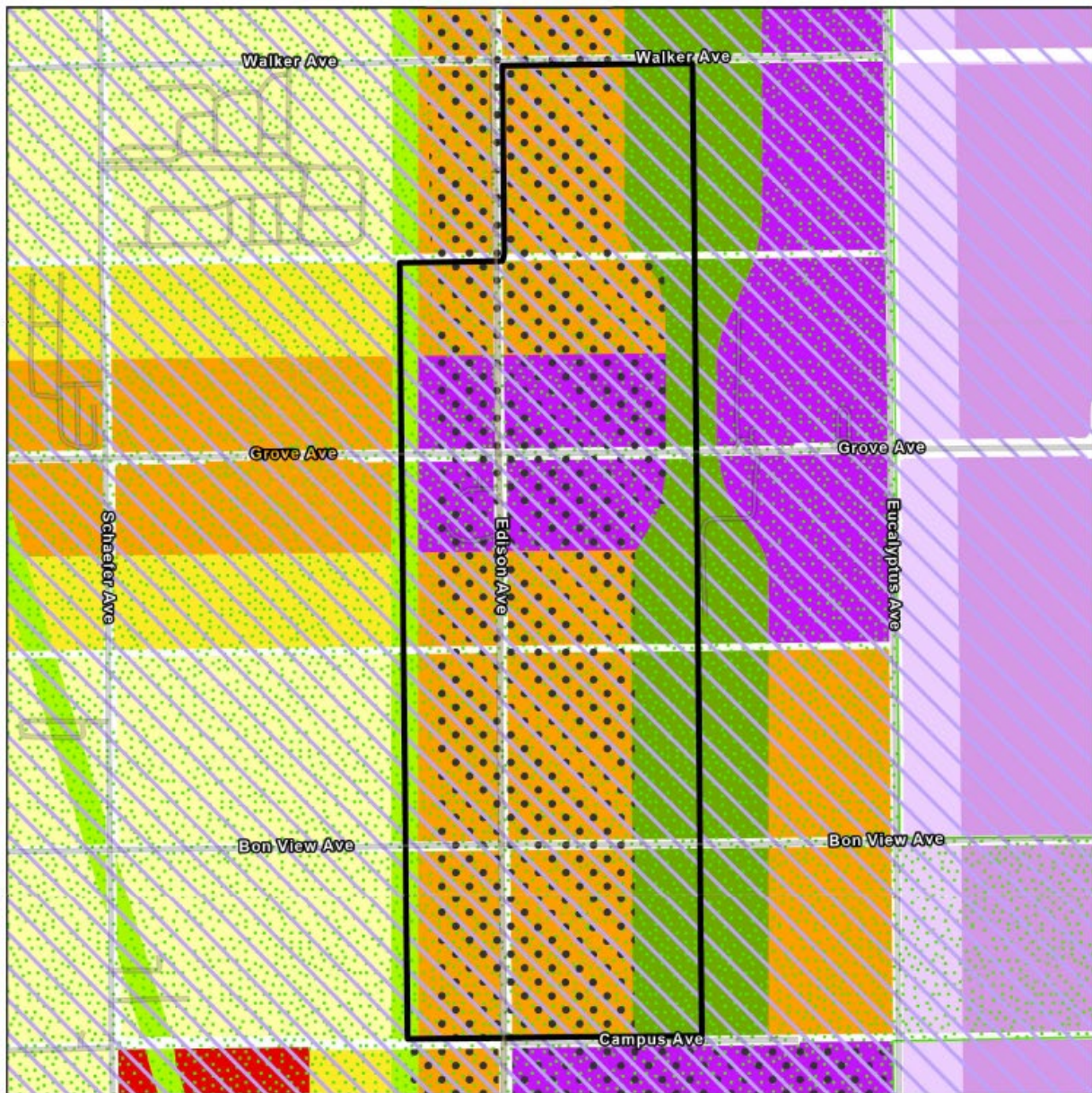


Source: CenterPark Specific Plan Exhibit 1-2 Vicinity Map, 2024.

Figure 1: Local Vicinity Map
CenterPark Specific Plan, City of Ontario

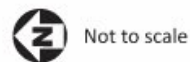


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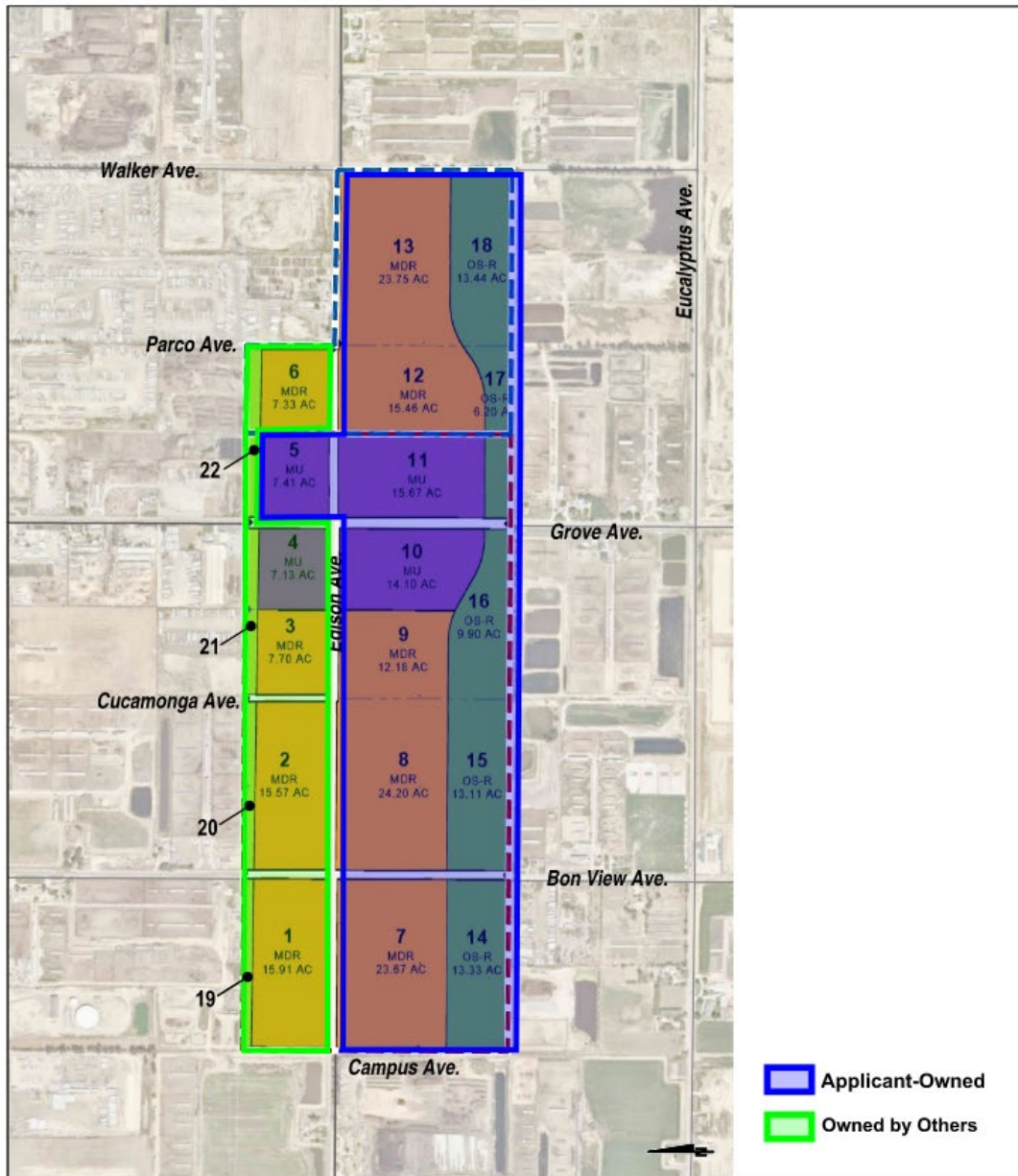


Source: City of Ontario The Ontario Plan 2050, 2024.

Figure 2: Existing Land Use and Zoning
 CenterPark Specific Plan, City of Ontario



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Source: CenterPark Specific Plan Traffic Analysis, Exhibit 1-2 Preliminary Land Use Plan and Phasing Plan, 2025.

Figure 3: Project Area Ownership
CenterPark Specific Plan



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