Draft
Focused Environmental Impact Report

CENTERPARK SPECIFIC PLAN

for the City of Ontario

SCH No. 2025060731

Specific Plan PSP24-002

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DECEMBER 2025

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1.0 EXECUTIVE SUMMARY

1.1 Introduction

The Environmental Impact Report (EIR) process, as defined by the California Environmental Quality Act (CEQA), requires the preparation of an objective, full-disclosure document in order to (1) inform agency decision-makers and the general public of the direct and indirect potentially significant environmental effects of a proposed action; (2) identify feasible or potentially feasible mitigation measures to reduce or eliminate potentially significant adverse impacts; and (3) identify and evaluate reasonable alternatives to a project.

CEQA requires that projects subject to approval by a State of California (State) public agency, and that are not otherwise exempt or excluded, undergo an environmental review process to identify and evaluate potential impacts. CEQA Guidelines Section 15050 states that environmental review shall be conducted by the Lead Agency, defined in CEQA Guidelines Section 15367 as the public agency with principal responsibility for approving a project. The Project is subject to approval actions by the City of Ontario (City), which will, therefore, act as the Lead Agency.

In accordance with State CEQA Guidelines Section 15168 (Title 14 of the California Code of Regulations [CCR]), this Draft Focused Environmental Impact Report EIR ("Draft Focused EIR") (State Clearinghouse No. 2025060731) has been prepared as a "Program EIR", as this EIR addresses the proposed CenterPark Specific Plan [the "Project"]) and is intended to cover anticipated future discretionary approvals. In accordance with CEQA Guidelines Section 15123, this section of the Draft Focused EIR provides a brief description of the Project; identifies significant effects and proposed mitigation measures or alternatives that would reduce or avoid those effects; and describes areas of controversy and issues to be resolved.

Pursuant to CEQA Guidelines Section 15183, the Project Applicant for Ownership Area 1 prepared a *CEQA Guidelines Section 15183 Consistency Analysis*, provided as **Appendix F** to this Draft Focused EIR, to document that the proposed Project is consistent with the City's The Ontario Plan 2050 ("TOP 2050") and its associated Supplemental EIR ("TOP EIR"), and with the exception of potential impacts to biological resources and historic resources, the Project is adequately addressed in the prior EIR and does not represent a new or more severe significant impact that is "peculiar" to the Project, nor does it represent a new or more severe impact related to off-site infrastructure or cumulative impacts. The City serves as the applicant for Ownership Area 2. Therefore, this EIR is "focused" solely on the Project's potential to impact biological resources and historic resources.

The Draft Focused EIR considers the "peculiar" Environmental impacts of the Project, as well as the additive effects of growth throughout the City and the region. These latter impacts are referred to as cumulative impacts. The Draft Focused EIR also evaluates a range of potential feasible alternatives anticipated to reduce significant impacts of the Project, including a No Project/No Build Alternative.

Pursuant to CEQA Guidelines Section 15082, the City circulated a Notice of Preparation (NOP) advising public agencies, special districts, and members of the public who had requested such notice that an EIR for the Project was being prepared. The NOP was distributed on June 11, 2025, to solicit comments related

to the proposed construction of the Project. The NOP was circulated with a 30-day public review period ending on July 14, 2025. This process and the comments submitted in response to the NOP are discussed in **Section 2.0: Introduction**, and **Section 1.7: Areas of Controversy**, below.

After receiving public comments on the NOP, the Project was analyzed for its potential to result in environmental impacts. Impacts were evaluated in accordance with the significance criteria presented in Appendix G, "Environmental Checklist Form," of the CEQA Guidelines. The criteria in the Environmental Checklist Form (checklist), was used to determine if the Project would result in, "no impact," "less than significant impact," "less than significant impact with mitigation measures," or "potentially significant impact" to a particular environmental resource. In some instances, a project may use the checklist to provide an initial discussion of a project and to screen out certain topics from a full discussion in the Draft EIR Draft Focused EIR. This Draft Focused EIR discusses the two following environmental resources in CEQA Guidelines, Appendix G, biological resources and historic resources. A table listing the significant Project impacts and any associated mitigation measures is included at the end of this summary in **Table 1-2: Summary of Significant Impacts and Proposed Mitigation Measures**.

This Draft EIR describes the existing environmental resources on the Project site and in the vicinity of the site, analyzes potential impacts on those resources that would or could occur upon initiation of the Project, and identifies mitigation measures that could avoid or reduce the magnitude of those impacts determined to be significant. The environmental impacts evaluated in this Draft Focused EIR concern the following subject areas: biological resources and historic resources.

As noted in the preceding paragraph, public comment was received during the NOP process and included written letters provided to the City. A copy of the letters with the NOP are provided in **Appendix A** to this Draft EIR. The comments were used, as intended, to help inform the discussion of this Draft Focused EIR and help determine the scope and framework of certain topical discussions.

The Draft Focused EIR is subject to further review and comment by the public, as well as responsible agencies and other interested jurisdictions, agencies, and organizations for a period of 45 days after completion.

Following the public review period, written responses to all comments received on the Draft Focused EIR will be prepared. Those written responses, and any other necessary changes to the Draft Focused EIR, will constitute the Final EIR and will be submitted to the City Council for their consideration. If the City finds that the Final EIR is "adequate and complete" in accordance with the CEQA Guidelines, the City may certify the EIR. The City Council would also consider the adoption of Findings of Fact pertaining to the EIR, specific mitigation measures, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Plan (MMRP). Upon review and consideration of the Final EIR, the hearing body would take action concerning the Project.

Regarding the MMRP, CEQA Guidelines Section 15097 requires public agencies to set up monitoring and reporting programs to ensure compliance with mitigation measures, which are adopted or made as a condition of project approval and designed to mitigate or avoid the significant environmental effects identified in environmental impact reports. A MMRP incorporating the mitigation measures set forth in

this EIR will be considered and acted upon by the City decision-makers concurrent with adoption of the findings of this EIR and prior to approval of the Project.

1.2 Environmental Procedures

This Draft Focused EIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed Project, as well as anticipated future discretionary actions and approvals. CEQA established six main objectives for an EIR:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental damage.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation in CEQA; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project and its potential to result in significant, adverse environmental impacts.

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information in the EIR; determine whether the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine that it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and alternatives; and adopt a statement of overriding considerations if significant impacts cannot be avoided.

EIR Format

Section 1.0. Executive Summary. Summarizes the background and description of the proposed Project, the format of this EIR, Project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the Project.

Section 2.0. Introduction. Describes the purpose of this EIR, background on the Project, the notice of preparation, the use of incorporation by reference, and Final EIR certification.

Section 3.0. Project Description. A detailed description of the Project, including its objectives, its area and location, approvals anticipated to be required as part of the Project, necessary environmental clearances, and the intended uses of this EIR.

Section 4.0. Environmental Analysis. Each environmental topic is then analyzed in a separate subsection that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the Project; the existing environmental setting; the potential adverse and beneficial effects of the Project; the level of impact significance before mitigation; the mitigation measures for the Project; the level of significance after mitigation is incorporated; and the potential cumulative impacts of the Project and other existing, approved, and proposed development in the area.

Section 5.0. Other CEQA Considerations. Describes the significant unavoidable adverse impacts of the proposed Project as well as the potentially significant irreversible environmental changes associated with the Project. This section also describes the ways in which the proposed Project would cause increases in employment or population that could result in new physical or environmental impacts.

Section 6.0. Alternatives to the Proposed Project. Describes the alternatives and compares their impacts to the impacts of the Project, and includes a discussion of the Environmentally Superior Alternative.

Section 7.0. Effects Found Not to Be Significant. Describes the potential impacts of the Project that were determined not to be significant and were therefore not discussed in detail in this EIR.

Section 8.0. EIR Consultation and Preparation. Lists the people and organizations that were contacted during the preparation of this EIR

Section 9.0. References. A list of all references used to support the environmental analysis.

Appendices. The appendices for this document (in PDF format) comprise these supporting documents:

- Appendix A: Notice of Preparation (NOP) and Scoping Meeting Materials
- Appendix B: Cultural Resources Assessment
- Appendix C1: Biological Resources Technical Report
- Appendix C2: Delhi Sands Flower-Loving Fly Habitat Suitability Assessment
- Appendix D: Geotechnical Investigation
- Appendix E: Phase I Environmental Site Assessment
- Appendix F: CEQA Guidelines Section 15183 Consistency Analysis

1.3 Project Overview

Project Location

The CenterPark Specific Plan Project (Project) is made up of 29 existing parcels totaling 257.34 acres in the City of Ontario (City). The City is located approximately 40 miles east of downtown Los Angeles, 20 miles west of downtown San Bernardino, and 30 miles north from the Orange County line.

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 unincorporated Riverside County.

The Project site is in the southwestern portion of the City, immediately east of the City of Chino in San Bernardino County. The Project site is bound 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. The Assessor Parcel Numbers (APNs) for the Project are 0216-322-03, -04, -10; 0216-311-01, -02, -09; 0216-321-03, -08; 1053-321-01, -02, -03; 1053-331-01, -02, -03, -04; 1053-341-01, -02; 1053-311-01, -02; 1053-361-01, -02, -03; 1053-351-01, -02; 1053-371-01, -02; and 1053-301-01, -02.

Project Description

The Project consists of a Specific Plan to allow for a residential and mixed-use 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, 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. The Project site is comprised of two "Ownership Areas" (representing different ownership conditions) with 22 planning areas.

"Ownership Area 1" is owned by the applicant of the CenterPark Specific Plan. "Ownership Area 2" are parcels owned by others and are included as part of the Specific Plan, with the City serving as the applicant for this ownership area. Ownership Area 1 of the Project includes Planning Areas 5 and 7 through 18, which would allow for the development of up to 3,095 residential dwelling units, 210,544 square feet of mixed-use commercial/retail uses, and 55.98 acres of open-space parkland and non-recreational uses. Ownership Area 2 of the Project includes Planning Areas 1 through 4, 6, and 19 through 22, which would allow for the development of up to 1,198 residential dwelling units and 11.28 acres of open-space parkland and non-recreational uses.

This Focused EIR conservatively evaluates the maximum development potential for Ownership Areas 1 and 2, as permitted in the proposed CenterPark Specific Plan. Ownership Area 1 is expected to start construction in 2026, with an anticipated opening year in 2029. This Focused EIR evaluates Ownership Area 2 at a "programmatic" level, representing the potential future developments in Planning Areas 1 through 4 and 6. Planning Areas within Ownership Area 2 do not propose any development at this time; Therefore, these Planning Areas would be developed at a future date. Ownership Areas 1 and 2 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 1-1: Maximum Project Buildout**.

Table 1-1: Maximum Project Buildout

Planning Area	Land Use	TOP 2050 Acreage	Maximum Density Per TOP EIR	Maximum Units	Maximum Retail	Maximum Office
Ownership Area 1						
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
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		
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				
Ownership Area 1 Total		**192.42 AC**	**19.5 DU/AC**	**3,095 DU**	**97,174 SF**	**113,370 SF**
Ownership Area 2 Future Development Areas						
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
6	MDR (11.1 - 25.0 DU/AC)	7.33 AC	22.0 DU/AC	161 DU		
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				
Ownership Area 2 Total		**64.92 AC**	**15.6 DU/AC**	**1,198 DU**	**18,635 SF**	**21,741 SF**
Project Total		**257.34 AC**	**16.7 DU/AC**	**4,293 DU**	**115,809 SF**	**135,110 SF**

Notes:
1. The numbers were rounded to present a conservative estimate.
2. The EIR will evaluate the total maximum allowable development in the Project Specific Plan.
3. Ownership Area 2 uses are being evaluated at 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

1.4 Unavoidable Significant Impacts

The Project's potentially significant impacts are defined in **Section 4.1: Biological Resources** and **Section 4.2: Historic Resources** of this Draft Focused EIR. There are unavoidable significant impacts associated with biological resources and historic resources even with the implementation of regulatory requirements and implementation of reasonable and feasible mitigation measures.

1.5 Summary of Project Alternatives

The CEQA Guidelines (Section 15126.6[a]) state that an EIR must address "a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." The alternatives were based, in part, on their potential ability to reduce or eliminate the impacts determined to be significant and unavoidable for the proposed Project. The following alternatives have been determined to represent a reasonable range of alternatives which have the potential to feasibly attain most of the basic objectives of the Project, but which may avoid or substantially lessen any of the significant effects of the Project. These alternatives are analyzed in detail in **Section 6.0: Alternatives** to the Project, of this Draft Focused EIR.

- No Project/No Build Alternative
- Avoidance Alternative
- Reduced Development Area Alternative

An EIR must identify an "environmentally superior" alternative, and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior an alternative from among the others evaluated. Each alternative's environmental impacts are compared to the proposed project and determined to be environmentally superior, neutral, or inferior. However, only impacts found significant and unavoidable are used in making the final determination of whether an alternative is environmentally superior or inferior to the proposed project. Impacts involving biological resources and historic resources were found to be significant and unavoidable. **Section 6.6: Environmentally Superior Alternative** identifies the environmentally superior alternative.

Alternative 1: No Project/No Build Alternative

State CEQA Guidelines Section 15126.6, requires an evaluation of the "No Project" alternative for decision-makers the ability to compare the impacts of approving the Project with impacts or not approving the Project, thus leaving the Project site in its current developed condition. The No Project analysis is required to discuss the existing conditions as they were at the time of publication of the Notice of Preparation (June 11, 2025) and analyze the potential impacts of the Project site if the land were to continue under applicable existing plans, policies, and designations. Alternative 1: No Project/No Build Alternative (Alternative 1) assumes that the Project would not be developed, and no new development would occur; however, the existing conditions would remain in operation.

The Project site is occupied by existing agricultural uses, including the raising of livestock, field crop farming, dairy farming activities, and rural residences scattered throughout the area. Rural residential

housing, farm buildings and other ancillary facilities occupy those areas not in active agricultural production. The natural vegetation and soil conditions that once occurred throughout the Project site have been significantly altered through agricultural uses, leaving little or no native vegetation.

Biological Resources

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. No grading or development would occur under this alternative, and there would be no potential impacts to sensitive wildlife species and migratory and nesting birds that may be present on the Project site. Therefore, the No Project/No Build Alternative would avoid all on-site disturbances to biological resources. Ownership Area 1 of the Project would have a less than significant impact on biological resources after implementation of mitigation measures. However, because the extent of impacts within Ownership Area 2 cannot be known at this time, Project impacts relating to biological resources within Ownership Area 2 are considered potentially significant and unavoidable even with the implementation of recommended mitigation. Therefore, impacts under this alternative would be reduced compared to the proposed Project.

Historic Resources

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. There are several dairy farm related buildings and structures within the Project site that are considered potential historic resources by the City of Ontario. Dairy farm related buildings and structures over 45 years or older have been identified, documented, and evaluated for national, state and local historic significance as part of the environmental review for the Project.

Properties with buildings and/or structures that have been surveyed and determined to meet local and state designation criteria, will be considered for adaptive reuse, relocation or other mitigation measures as required by the City of Ontario Historic Preservation Commission.

Existing uses surrounding the Project site are similar to those on the site, consisting of ongoing crop farming, dairy operations, a nursery, and rural residences. Accordingly, the No Project/No Build Alternative provides a comparison between the environmental impacts of the Project as compared to the current environmental conditions, resulting from not approving or denying the Project.

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. No grading or development would occur under this alternative, and there would be no potential impacts to the five historic resources properties. Therefore, the alternative would avoid the Project's significant and unavoidable impact on historic resources and its less than significant impact with mitigation incorporated on archaeological resources. Impacts would be reduced compared to the proposed Project.

Ability to Reduce Impacts

The No Project/No Build Alternative would reduce impacts related to biological and historic resources that would occur from implementation of the proposed Project.

Ability to Achieve Project Objectives

Implementation of the No Project/No Build Alternative means that new development would not occur on the Project site, and none of the Project objectives would be achieved under this alternative. Under the No Project/No Build Alternative, the Project would not design the project specific plan as a living community, the Project would not create a Comprehensive Circulation System for Multiple Modes of Travel; the Project would not provide for City-Planned Public Community Facilities and Services; the Project would not integrate Parks and Trails into the Framework of the Project Specific Plan; and the Project would not compose "A Genius of Place" through Exceptional Planning and Distinct Architecture.

Therefore, this Alternative is not under further consideration.

Alternative 2: Avoidance Alternative

The Avoidance Alternative would avoid eligible historic structures identified in **Section 4.2: Historic Resources**.

Biological Resources

The Avoidance Alternative would cover the same impact area as the Project site. For Ownership Area 1, impacts to sensitive wildlife species and migratory and nesting birds would continue to occur, and similar mitigation measures would be implemented to reduce impacts to such resources to a less than significant level for Ownership Area 1. For Ownership Area 2, impacts to sensitive wildlife species and migratory and nesting birds would have significant and unavoidable impacts, because the exrtent of impacts within Ownership Area 2 cannot be known at this time even with the implementation of recommended mitigation. Therefore, impacts would be the same as those of the proposed Project.

Historic Resources

The Avoidance Alternative could reduce impacts to historic resources on site by orienting the pattern to avoid historic structures, discussed in more detail in **Section 4.2: Historic Resources**.

For the specifics of each address, see below:

- 7587-7697 Edison Ave (Craftsman Bungalow style residence, Ranch-style residence and milk parlor)
- 8185 Edison Ave (Streamline Moderne Milk Parlor)
- 8335-8381 Edison Ave (Craftsman Bungalow style residence)

Under the Avoidance Alternative, the above-mentioned historic buildings would be avoided. However, the integrity of the setting[1] around these historic resources (i.e., historic dairy farm/agriculture uses associated with the structures that lend itself to the historic significance of these resources) may be compromised, including loss of portions of the parcels associated with each historic structure (the parcels themselves are considered historically significant). Therefore, the Avoidance Alternative would avoid impacts to existing historic structures but would have similar impacts as the Project concerning the three

[1] Under PRC Section 5024.1 and 14 CCR Section 4852(c), a cultural resource must retain integrity to be considered eligible for the California Register of Historical Resources. Refer to **Section 4.2: Historic Resources** for more information and definition of setting.

historic resources properties, which would not be fully avoided, with a potential to adversely affect any undiscovered historic resources on the Project site. As such, the alternative would not avoid the Project's significant and unavoidable impacts on historic resources. Impacts would be similar compared to the proposed Project.

Ability to Reduce Impacts

The Avoidance Alternative would maintain eligible historic structures and disturb a similar amount of land as the Project; however, similar biological resource impacts would occur as similar level of disturbance would occur. Therefore, biological impacts would be similar to those of the proposed Project.

The Avoidance Alternative would avoid impacts to existing historic structures but would have lessened impacts as the Project to eligible historic resources properties with potential to adversely affect any undiscovered historic resources on the Project site. However, the Avoidance Alternative would not avoid the Project's significant and unavoidable impacts on the three resources that are recommended eligible for listing under the California Register of Historic Resources and/or for designation as a City of Ontario Historic Landmark. Potentially significant impacts would occur to historic resources under the Avoidance Alternative. Therefore, impacts under the Avoidance Alternative would be lessened compared to the Project.

Ability to Achieve Project Objectives

Implementation of the Avoidance Alternative would achieve the Project objectives, but not to the extent as would be achieved by the proposed Project. In avoiding eligible historic structures, located within Planning Areas (PAs) 7, 11, and 13 of the Project's Specific Plan, circulation into and out of these tracts would be disrupted. In addition, installation of utilities to serve the remaining Specific Plan area would be complicated. Furthermore, 8185 and 8335-8381 Edison Ave occupies the City's TOP 2050 planned location of a retail center in the mixed-use zoning. The retail center is an important draw for the planned City TOP 2050 park, maintaining its character and placing its retail tenants in ideal locations for visibility and accessibility. As the historic structures block potential entry points, marketing visibility, and tenant locations, leaving them in place limits this Alternative's attainment of certain Project objectives: Create a Comprehensive Circulation System for Multiple Modes of Travel and Compose "A Genius of Place" through Exceptional Planning and Distinct Architecture.

Alternative 3: Reduced Development Area Alternative

The Reduced Development Area Alternative proposes an approximately 21 percent reduction (approximately 55 acres) in building area of the proposed medium-density residential, mixed-use residential, and open space parkland/non-recreation uses within Planning Areas (PAs) 7, 11, 13, 14, 17, and 18. Compared to the proposed Project, the Reduced Development Area Alternative would completely avoid Assessor Parcel Numbers 1053-371-01, 0216-321-03, 0216-322-03, and 0216-322-04. Under this alternative, a total of 162,183 square feet (SF) of commercial retail/office uses; up to 3,137 residential units across medium-density and mixed-use residential uses; and 44.32 acres of open space parkland/non-recreation uses would occur.

Biological Resources

The Reduced Development Area Alternative would result in similar impacts to biological resources, compared to the proposed Project. The Reduced Development Area Alternative would disturb approximately 21 percent less land than the Project; however, similar biological resource impacts would occur as similar level of disturbance would occur. For Ownership Area 1, impacts to sensitive wildlife species and migratory and nesting birds would continue to occur, and similar mitigation measures would be implemented to reduce impacts to such resources to a less than significant level. For Ownership Area 2, impacts to sensitive wildlife species and migratory and nesting birds would have significant and unavoidable impacts, because the extent of impacts within Ownership Area 2 cannot be known at this time even with the implementation of recommended mitigation. Therefore, impacts would be to the same as those of the proposed Project.

Historic Resources

The Reduced Development Area Alternative would result in reduced impacts to historic resources, compared to the proposed Project. The Reduced Development Area Alternative would completely avoid Assessor Parcel Numbers 1053-371-01, 0216-321-03, 0216-322-03, and 0216-322-04, as these parcels contain historic resources; refer to **Section 4.2** for more information. Under this alternative, a total of 162,183 square feet (SF) of commercial retail/office uses; up to 3,137 residential units across medium-density and mixed-use residential uses; and 44.32 acres of open space parkland/non-recreation uses would occur. That is, compared to the proposed Project, the Reduced Development Area Alternative would develop approximately 521 fewer medium density residential dwelling units (DUs) within PA 7, 384 fewer mixed-use residential units within PA 11, and 251 fewer medium density residential DUs within PA 13 (1,156 total residential DUs). Additionally, the Reduced Development Area Alternative would develop 40,955 SF fewer mixed-use retail uses, and 47,781 fewer mixed-use office uses compared to the proposed Project. The development impact area would generally remain the same as the Project, except for those areas that are considered eligible historic resources and contain eligible structures: 7587-7697 Edison Avenue, 8185 Edison Avenue, and 8335-8381 Edison Avenue; refer to **Figure 4.2-1**. Access to the Project site would be similar to the proposed Project along Edison Avenue, Bon View Avenue, Cucamonga Avenue, Grove Avenue, Parco Avenue, and Walker Avenue. However, access via Campus Avenue would be eliminated under this alternative. Additionally, internal access through the Project site between Campus Avenue and Walker Avenue would be eliminated. Given the infrastructure costs, including off-site improvements, a 21 percent reduction is considered aggressive and further reduction is likely not financially feasible.

The Reduced Development Area Alternative would result in lessened impacts to existing historic resources with a potential to adversely affect any undiscovered historic resources on the Project site. Under the Reduced Development Area Alternative, there would be no potential impacts to the significant historic resources. Therefore, the alternative would avoid the Project's significant and unavoidable impact on historic resources and its less than significant impact with mitigation incorporated on historic resources. Impacts would be reduced compared to the proposed Project.

Ability to Reduce Impacts

The Reduced Development Area Alternative would result in similar impacts to sensitive wildlife species and migratory and nesting birds, and similar mitigation measures would be implemented to reduce impacts to such resources to a less than significant level wherever feasible. Therefore, biological impacts would be similar to those of the proposed Project.

The Reduced Development Area Alternative would result in lessened impacts to existing historic resources with a potential to adversely affect any undiscovered historic resources on the Project site. Compared to the Project, potentially significant impacts would not occur to historic resources under the Reduced Development Area Alternative. Therefore, impacts on historical resources under the Reduced Development Area Alternative would be reduced compared to the Project.

Overall impacts under the Reduced Development Area Alternative would be reduced compared to the Project.

Ability to Achieve Project Objectives

Implementation of the Reduced Development Area Alternative would achieve the Project objectives, but not to the extent as would be achieved by the proposed Project. The 21 percent Project reduction would provide less residential and mixed-use retail/office uses. This alternative would not fully meet the objective of City-Planned Public Community Facilities and Services as with the 21 percent reduction, as this alternative would contribute approximately 23 fewer acres towards the conceptual neighborhood park, a large public regional park around which the Project's open space concept and pedestrian circulation is oriented. Additionally, the Reduced Development Area Alternative would result in reduced internal circulation throughout the Project site, compared to the proposed Project. The exclusion of Pas 7, 11, 13, 14, 17, and 18 (Alternative Reduction Areas) would eliminate local connectivity throughout the entirety of the Project site. As a result, this alternative would not fully meet the objective of a Comprehensive Circulation System for Multiple Modes of Travel, as the local street system envisioned by the proposed Project would not be achievable under this alternative. Furthermore, the 21 percent Project reduction would attract fewer or smaller businesses and less employment opportunities to area residents. In addition, the smaller development would provide less flexibility to meet the needs of an ever-changing business market.

Environmentally Superior Alternative

State CEQA Guidelines require that an Environmentally Superior Alternative be identified; that is, an alternative that would result in the fewest or least significant environmental impacts. The Reduced Development Area Alternative has been identified as the environmentally-superior alternative because it would result in lessened impacts related to historic resources such that the Project's significant and unavoidable impacts to historical resources would be reduced to a less than significant level under this alternative. However, the Reduced Development Area Alternative would be less effective at accomplishing the Project objectives.

CEQA does not require the lead agency (the City of Ontario) to choose the environmentally superior alternative. Instead, CEQA requires the City to consider environmentally superior alternatives, weigh

those considerations against the environmental impacts of the proposed Project, and make findings that the benefits of those considerations outweigh the harm. “Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts” (State CEQA Guidelines Section 15126.6[c]).

1.6 Areas of Controversy

The CEQA Guidelines Section 15123 (b)(2) and (3) require that a Draft EIR identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public and issues to be resolved, including the choice among alternatives and whether, or how to mitigate the significant effects. The issues of concern have been identified during the review period of the distribution of the NOP (from June 11, 2025, to July 14, 2025) and public meetings (public scoping meeting was held during the 30-day public review period, on July 2, 2025, via Zoom). A summary of comments received on the NOP are provided in **Table 2-1: NOP Written Comments Summary** located in **Section 2.0: Introduction** of this Draft Focused EIR. The table provides references to the sections of the Draft Focused EIR in which these issues are evaluated. No other areas of controversy are known to the Lead Agency.

1.7 Summary of Environmental Impacts and Mitigation Measures

The following table is a summary of significant impacts and proposed mitigation measures associated with the Project as identified in this EIR. Refer to **Section 4.1** and **Section 4.2** for a detailed description of the environmental impacts and mitigation measures for the Project. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after implementation of the mitigation measures is also presented. Impacts not represented in this table are found in **Section 7.0: Effects Found Not to be Significant** in this Draft Focused EIR.

Table 1-2: Summary of Significant Impacts and Proposed Mitigation Measures

Resource Impact	Level of Significance	Mitigation Measure(s)
Section 4.1: Biological Resources		
Impact 4.1-1 Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation Incorporated (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2 Only)	**MM BIO-1: City of Ontario Biological Resources Habitat Mitigation Fee**. The City of Ontario has established a habitat mitigation fee to cover potential environmental impacts to the burrowing owl, DSFLF, raptor foraging, loss of open space, and agricultural lands. Development impact fees for new development in Ontario Ranch were adopted on June 23rd, 2003, by the City Council. The Ontario Ranch development impact fees include a habitat mitigation fee of $4,320 per net acre for proposed residential, commercial, hotel and restaurant, office, and industrial development. Mitigation fees have been collected by the City of Ontario and have been deposited into a trust fund to be used for the acquisition, restoration, rehabilitation, and maintenance of lands deemed to have long-term conservation value. **MM BIO-2: Nesting Bird and Raptor Preconstruction Survey.** Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird and raptor species will require compliance with the CFGC Section 3503. Construction outside the nesting season (between September 1st and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed during nesting season (February 1st and August 31st), a qualified biologist will conduct a nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (200 ft -500 ft for raptors) to the Project site. The survey(s) will focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, the qualified biologist will prepare and implement specific measures to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities will be restricted from the area. The biologist shall establish a no-disturbance buffer around each active nest. The buffer area will be determined by the biologist based on the species present, surrounding habitat, and type of construction activities proposed in the area. The survey report will be submitted by the qualified biologist to the City of Ontario for review and approval prior to initiation of grading in the nest-setback zone. Additionally, the qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings,

Resource Impact	Level of Significance	Mitigation Measure(s)
		prepared by a qualified biologist, will be submitted to the City of Ontario documenting compliance with the CFGC. Any nest permanently vacated for the season would not warrant protection pursuant to the CFGC. **MM BIO-3: Pre-construction Focused Bat Survey.** Prior to implementation of Project activities, a qualified biologist shall be retained to determine whether potential roosting sites for bats may be affected. For large ornamental trees suitable for bat roosting/nursery, exit counts and acoustic surveys shall be performed prior to initial ground disturbance, vegetation or structure removal to determine whether the Project site and a 300-foot buffer supports a nursery or roost, and by which species. This work will occur between late -spring and late summer and/or in the fall (generally mid-March through late October). If the results of the bat survey find a total of a single roosting individual of a special status bat species or 25 or more individuals of a non-special status bat species with potential to be present in the Project site (i.e., western Mastiff bat, big free-tailed bat, or pallid bat), a Bat Management Plan shall be developed to ensure mortality to bats does not occur. For each location confirmed to be occupied by bats, the plan will provide details both in text and graphically where exclusion devises/and or staged tree removal will need to occur, the timing for exclusion work and the timeline and methodology needed to exclude the bats. The plan will need to be reviewed and approved by CDFW prior to disturbance of the roost(s). **MM BIO-4: Focused and Preconstruction Burrowing Owl Surveys.** Focused surveys for burrowing owl will be conducted in accordance with the March 7, 2022, CDFW staff report on Burrowing Owl Mitigation. Specifically, a total of four (4) surveys will be conducted: 1) at least one site visit between February 15th and April 15th, and 2) a minimum of three (3) surveys, at least three weeks apart, between April 15th and July 15th, with at least one visit after June 15th. A report of the findings prepared by a qualified biologist shall be submitted to the City of Ontario prior to any permit or approval for ground disturbing activities. A 14-day burrowing owl preconstruction survey will also be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species. The survey will be conducted in compliance with CDFW guidelines (CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Ontario prior to any permit or approval for ground disturbing activities. If burrowing owls are detected on-site during the focused surveys or 14-day preconstruction survey efforts, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active

Resource Impact	Level of Significance	Mitigation Measure(s)
		burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl relocation plan will be developed and approved by the City of Ontario, CDFW and USFWS. **MM BIO-5: Programmatic Assessment Area CEQA Analysis**. The Programmatic Assessment Area located within Ownership Area 2, including APN's 0216-311-09, 1053-301-01 and -02; 1053-311-01 and -02, and 1053-321-01, -02, and -03, was not evaluated for biological resources as part of this analysis. Authorization to access this region of the project was not provided and therefore was analyzed programmatically based on aerial photographs and assessments from the adjacent parcel boundaries. To ensure that potential adverse effects to sensitive species and resources are reduced to a less than significant level, a focused biological resources assessment and impact analysis shall be conducted in the un-surveyed portion of the Specific Plan Boundary prior to approval of development within this region. In addition to completing CEQA review, any focused surveys and required mitigation measures shall be implemented prior to project approval and initiation of construction.
Impact 4.1-2 Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than Significant with Mitigation Incorporated (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2 Only)	Refer to **MM BIO-1** and **MM BIO-5.**
Impact 4.1-3 Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2)	Refer to **MM BIO-5.**
Impact 4.1-4 Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than Significant with Mitigation Incorporated	Refer to **MM BIO-2** and **MM BIO-5**.

Resource Impact	Level of Significance	Mitigation Measure(s)
Impact 4.1-5 Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than Significant with Mitigation Incorporated (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2 Only)	**MM BIO-6: Tree Inventory.** Prior to implementation of Project site clearing or grading, a certified arborist or qualified horticulturalist shall provide a tree inventory to ensure compliance with Ontario MC Section 6.05.020, Tree Preservation Policy and Protection Measures in order to determine the presence/absence of Heritage Trees. Healthy Heritage Trees that are approved for removal shall be replaced with new trees with a total trunk diameter equal to the tree(s) removed, or as deemed appropriate by the Approving Authority based on lot size and available planting space. Replacement trees are to be in addition to the quantity of trees required for landscaping. The Approving Authority is responsible for reviewing the landscape plan and approving appropriate species for tree replacement (The Ontario Plan 2050).
Impact 4.1-6 Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	No Impact	No mitigation is necessary.
Section 4.2: Historic Resources		
Impact 4.2-1 Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	Significant and Unavoidable	**MM CUL-1:** The applicant shall obtain a building permit prior to any demolition, relocation, or alteration of any significant historic resource. **MM CUL-2:** Prior to issuance of a building permit for demolition of any significant historical resources and within 120 days of project approval, a Historic American Building Survey (HABS) or an American Engineering Record (HAER) documentation in accord with the City's HABS/HAER Checklist Level 2, including but not limited to as built drawings with site plan, floor plan, exterior elevations, and details for any identified significant/character defining feature, historical narrative, and photographs of the three (3) historical resources subject properties, shall be submitted to the Planning Department for review, approval, and subsequent release to the Ovitt Family Community Library, Model Colony History Room. Digital files and 2 printed copies are required (one archival and one non-archival). **MM CUL-3:** Prior to issuance of a grading or demolition building permit for the property addressed to 8185 Edison Avenue, a relocation plan for the Streamline Moderne Milk Parlor, a local Tier II Historic Resource, shall be submitted to the City. The plan shall identify the receiver site in the Grand Park Phase 1 development or alternate suitable location, as well as a relocation schedule and any protective measures to ensure minimal impact to the resource during relocation efforts. The Applicant shall be responsible for the relocation to the receiver site and securing the building to its foundation. Issuance of a Certificate of Appropriateness by the

Resource Impact	Level of Significance	Mitigation Measure(s)
		Historic Preservation Subcommittee (or Historic Preservation Commission) shall be required for the relocation plan. **MM CUL-4:** Prior to issuance of a building permit for demolition or grading, every effort shall be made to relocate the historic resources, except for the Streamline Moderne Milk Parlor, a local Tier II Historic Resource addressed to 8185 Edison Avenue. The structures shall be offered at no cost for those who can relocate the structures off-site. Advertisements notifying the public of the opportunity to relocate the structures shall be placed for a minimum of 30 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). A social media campaign, posted on the developer's website or on a local non-profit heritage site, including a dedicated web page with the structures' information (description, square footage, photographs) and contact information should be incorporated into the relocation advertisement. **MM CUL-5:** A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit grading the site, or for demolition of any of the identified significant historical resources for which relocation was determined by the City to be infeasible. Mitigation fee is equal to 30% of the price per square foot construction cost as established in the most current International Code Council Building Valuation Data. The fee amount will be provided by the Planning Department at the time of payment. Funds will be deposited into the City's Historic Preservation Trust Fund. **MM CUL-6:** Prior to issuance of a building permit of any of the three (3) significant historical resources identified in the Focused EIR and within 120 days of project approval, a determination shall be made by the Planning Department whether items within or on the historic properties should be salvaged. The applicant shall be responsible for the removal, relocation, storage, and donation of such items selected for salvaging. An inventory of salvaged items shall be provided by the applicant and shall include a list of each item name, description, and dimension (as necessary), and the location of each item on a floor plan to the Planning Department prior to the issuance of building permit. **MM CUL-7:** Should the Streamline Moderne Milk Parlor, a local Tier II Historic Resource, addressed to 8185 Edison Avenue be subject to demolition, and prior to issuance of a building permit for demolition of the resource issuance of a Certificate of Appropriateness and approval of a Demolition application by the Historic Preservation Commission or Historic Preservation Subcommittee pursuant to the Ontario Development Code, Section 4.02.050, shall be required. A Certificate of

Resource Impact	Level of Significance	Mitigation Measure(s)
		Appropriateness shall not be issued for the demolition of the resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction. **MM CUL-8:** Prior to issuance of a Certificate of Final Occupancy for the first building constructed within the Project site, enhancements to the Ontario Dairy Industry microdocumentary that features the operations of a functioning dairy located within the Ontario Ranch area focusing on the dairy history, themes, site, buildings, and stories gathered from new and archived oral interviews, dairy context and recent diary surveys, shall be made. The Applicant will be responsible for producing additional field work to gather drone video footage of new development on former dairy lands, conduct a minimum of 2 oral interviews of city representatives, and make certain edits to incorporate the new material. Final deliverables include: 1) full length microdocumentary (approx. 30 minutes); 2) transcriptions of the 4 stakeholder interviews; and 3) separate videos of the 4 stakeholder interviews and will be submitted to the Planning Department for review and acceptance.

2.0 INTRODUCTION AND PURPOSE

2.1 Purpose of the Focused Environmental Impact Report

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. This Draft Focused Environmental Impact Report (EIR) has been prepared to satisfy CEQA (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). Pursuant to CEQA Guidelines Section 15183, the City prepared a CEQA Guidelines Section 15183 Consistency Analysis, to document that the proposed Project is consistent with the City's The Ontario Plan 2050 and its associated Supplemental EIR ("TOP EIR"), and with the exception of potential impacts to biological resources and historic resources, the Project is adequately addressed in the prior EIR (TOP EIR) and does not represent a new or more severe significant impact that is "peculiar" to the Project, nor does it represent a new or more severe impact related to off-site infrastructure or cumulative impacts. CEQA Guidelines Section 15152(f) permits that a later EIR may be prepared when an initial study or other analysis finds that the Project may cause significant effects on the environment that were not adequately addressed in a prior EIR. In such case, a Focused EIR may be prepared that "tiers" off of the prior EIR. As discussed above, the CEQA Guidelines Section 15183 Consistency Analysis, provided as **Appendix F** to this Draft Focused EIR, provides a basis for the exclusion of other environmental topics adequately addressed in the prior EIR, with the exception of biological resources and historic resources, from this Draft Focused EIR. ***Therefore, this EIR is "focused" solely on the Project's potential to impact biological resources and historic resources.***

The EIR is a public document designed to provide decision-makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental impacts and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth-inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

CEQA requires each EIR to reflect the independent judgment of the "Lead Agency." The Lead Agency is "the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment" (PRC Section 21067). The City of Ontario (City) has the principal responsibility for approval of the CenterPark Specific Plan Project ("Project" or "proposed Project"). For this reason, the City is the CEQA Lead Agency for this Project.

The Lead Agency exercises its independent judgment on questions, including but not limited to the thresholds of significance used to analyze Project impacts, analyses, and conclusions regarding the level of significance of impacts both before and after mitigation, the identification and application of mitigation measures to avoid or reduce Project-related impacts, and the consideration of alternatives to the Project. In preparing this Draft Focused EIR, the City has employed CEQA and environmental technical specialists, but, the City, as the Lead Agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including reliance on City technical

personnel from other departments and review of all technical subconsultant reports. Therefore, the analyses and conclusions set forth in this EIR reflect the independent judgment of the City as Lead Agency.

The intent of the Draft Focused EIR is to provide sufficient information on the potential environmental impacts of the Project to allow the City to make an informed decision regarding approval of the Project. The Draft Focused EIR is also intended to inform responsible agencies, decision-makers, and the general public about the potential environmental effects of the development and operation of the Project. Specific discretionary actions to be reviewed by the City are described in **Section 3.0: Project Description**.

2.2 Notice of Preparation/Early Consultation

The City determined that an EIR would be required for this Project and issued a Notice of Preparation (NOP) (see **Appendix A: Notice of Preparation and Scoping Meeting Materials**). CEQA Guidelines Section 15063 provides that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required; therefore, an Initial Study was not prepared for this project. Comments received during the public review period, from June 11, 2025, to July 14, 2025, are provided in **Appendix A**. In addition, a public scoping meeting was held on July 2, 2025, via Zoom. Members of the public, the Project applicant and its consultants, and staff were able to participate in the meeting via Zoom. The meeting was recorded, and the meeting presentation is contained in **Appendix A**.

A total of seven letters were received in response to the NOP. The comment letters received during the NOP comment period are included in **Appendix A**.

Table 2-1: NOP Written Comments Summary compiles the comment letters received from commenting agencies/persons during the NOP process and identifies the section(s) of the Draft Focused EIR where the issues are addressed, if applicable. As discussed, this EIR is "focused" solely on the Project's potential to impact biological resources and historic resources. Accordingly, this EIR does not address comments that pertain to issues other than biological resources and historic resources.

Table 2-1: NOP Written Comments Summary

Commenting Agency/Person	Letter Dated	Summary of Comments	Issue Addressed in:
Southern California Gas Company (SoCal Gas) SE Region	6/26/2025	• No issues	No response required.
South Coast Air Quality Management District	7/9/2025	• No issues	No response required.
California Department of Conservation	7/10/2025	• Potential impact from loss or conversion of farmland	Not applicable to Historic Resources*
Southern California Association of Governments	7/10/2025	• No issues	No response required.
City of Eastvale	7/14/2025	• Potential roadway and intersection traffic impacts	Not applicable to Historic Resources *
California Department of Fish and Wildlife	7/15/2025	• Potential impacts to burrowing owl habitat	Not applicable to Historic Resources*
SoCal Gas No Conflict	7/28/2025	• No issues	No response required.

**As discussed above, the City determined that, other than biological resources and historic resources, all other environmental issue areas were adequately addressed in the City's TOP EIR, pursuant to CEQA Guidelines Section 15183.*

The NOP process helps determine the scope of the environmental issues to be addressed in the Draft Focused EIR. Based on this process for the Project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this Draft Focused EIR in detail, but effects found not to be significant are briefly discussed in **Section 7.0: Effects Found not to be Significant**.

Native American Consultation

The City initiated Native American consultation concurrent with the NOP scoping process, pursuant to Senate Bill (SB) 18.

2.3 Scope of this Draft Focused Environmental Impact Report

The scope of the Draft Focused EIR was determined based on comments received in response to the NOP. A scoping meeting was also conducted by the City. Pursuant to State CEQA Guidelines, Sections 15126.2 and 15126.4, the Draft Focused EIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

The information in **Section 3.0: Project Description**, establishes the basis for analyzing future, Project-related environmental impacts.

Impacts Considered Less Than Significant

During preparation of the Draft Focused EIR, the City determined that 19 environmental impact categories were not significantly affected by or did not affect the proposed Project. These categories are not discussed in detail in this Draft Focused EIR.

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

Potentially Significant Adverse Impacts

The City determined that the Project would have potentially significant impacts to biological resources and historic resources if the Project is implemented; refer to **Appendix B: Cultural Resources Assessment**.

Unavoidable Significant Impacts

This Draft Focused EIR identifies a significant and unavoidable impact, as defined by CEQA, that would result from implementation of the Project. Unavoidable significant impacts may be considered significant on a Project-specific basis, cumulatively significant, and/or potentially significant. Pursuant to State CEQA Guidelines Section 15093, for any project having unavoidable significant impacts, the City must prepare a "statement of overriding considerations" before it can approve the Project, attesting that the decision-making body has balanced the benefits of the Project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. As described in this Draft Focused EIR, despite compliance to regulatory requirements and implementation of mitigation measures, the Project would result in significant and unavoidable impacts to Biological Resources and Historic Resources; refer to **Section 4.1: Biological Resources** and **Section 4.2: Historic Resources.**

2.4 Incorporation by Reference

In accordance with State CEQA Guidelines Section 15150, the following documents are hereby incorporated by reference into this EIR and are made available for public review on their respective websites.

The Ontario Plan 2050: The City's General Plan underwent a technical update and was adopted as The Ontario Plan (TOP) 2050 on August 16, 2022. TOP 2050 states long-term goals, principles, and policies for achieving Ontario's Vision. It guides growth and development to achieve optimum results from the City's physical, economic, environmental, and human resources. TOP 2050 is made up of nine elements: Land Use, Housing, Mobility, Safety (including Noise), Environmental Resources (including Conservation), Parks and Recreation (including Open Space), Community Economics, Community Design, and Social Resources. Environmental Justice is woven throughout the Policy Plan. The Policy Plan is intended to be a long-term policy document. It includes abiding principles for each element, goals, and policies. TOP 2050 can be found here: https://www.ontarioca.gov/OntarioPlan.

The Ontario Plan 2050 Supplemental EIR: The Ontario Plan (TOP) 2050 Supplemental EIR (SCH Number 2021070364) is an update to the approved TOP 2009; therefore, TOP 2050 Supplemental EIR relies on the findings of the 2009 Draft EIR, 2010 Recirculated Draft EIR, and 2010 Final EIR and, per CEQA Guidelines Section 15163, contains all of the information necessary to ensure that the certified TOP EIR fully evaluates the TOP 2050. These documents, though discussed separately here, are collectively referred to in the TOP 2050 Supplemental EIR as the 2010 Certified EIR. In accordance with CEQA Guidelines Sections 15148 and 15150, this TOP 2050 Supplemental EIR incorporates the 2010 Certified EIR (and its constituent parts) by reference. TOP 2050 Supplemental EIR, certified August 2022, addresses the short and long-term effects of buildout of the City, which includes development of the Project area. Mitigation measures were imposed for impacts determined to be significant or potentially significant. Significant and unavoidable

impacts were identified for agricultural resources, air quality, cultural resources, greenhouse gas emissions, noise, and transportation. TOP policies that are related to the proposed Project are cited in various sections throughout this EIR.

The TOP 2050 Supplemental EIR can be found here: https://www.ontarioca.gov/government/community-development/planning/ontario-plan#environmental-impact-report.

Ontario Development Code: This Development Code is enacted to assist in the implementation of Federal and State planning, zoning, development, subdivision, and environmental laws, and TOP, and guide the orderly development of the City in a manner that promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its inhabitants. The Development Code is referenced throughout this document as regulations governing development and land use activities within the City. Regulatory information from the Development Code is cited in various sections of this EIR. The development code can be found here: https://www.ontarioca.gov/government/community-development/planning/governing-documents/development-code.

San Bernardino County Countywide Plan: The County of San Bernardino adopted the County Countywide Plan in 2020. The Countywide Plan is comprised of four sections: Policy Plan, Business Plan, Community Action Guides, and Environmental Documents. The County Policy Plan is an update and expansion of the County's General Plan for the unincorporated areas. As an update of the County's General Plan and Community Plans, the Policy Plan addresses physical, social, and economic issues facing the unincorporated portions of the County. It also addresses supportive services for adults and children, healthcare services, public safety, and other regional county services provided to both incorporated and unincorporated areas. As part of its Policy Plan, the County includes the following eight elements: 1) Land Use; 2) Infrastructure & Utilities; 3) Transportation & Mobility; 4) Natural Resources; 5) Hazards; 6) Personal & Property Protection; 7) Economic Development; and 8) Health & Wellness. The Policy Plan was used throughout this EIR since it contains information, policies, and regulations relevant to the proposed Project.

This document is available for review on the County's website at: https://countywideplan.sbcounty.gov/policy-plan/.

Southern California Association of Governments (Connect SoCal): The 2024-2050 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), also known as Connect SoCal, is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. Connect SoCal embodies a collective vision for the region's future and addresses the cumulative impact of future development and associated infrastructure improvements for SCAG regions. It is developed with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses, and local stakeholders within SCAG regions such as San Bernardino County and the City. Connect SoCal can be found here: https://scag.ca.gov/connect-socal.

Ontario Ranch Business Park Final Subsequent EIR. The Ontario Ranch Business Park Final Subsequent EIR addressed the environmental effects and comments from public agencies and interested parties

associated with the implementation of the Ontario Ranch Business Park Specific Plan Amendment project, located south of the proposed CenterPark Specific Plan Project area. The Ontario Ranch Business Park Final Subsequent EIR is specifically relevant as it addressed the impacts of constructing regional infrastructure necessary to serve the developing southwestern industrial sector of the City of Ontario.

This document is available for review on the City's website at: https://www.ontarioca.gov/government/community-development/planning/governing-documents/specific-plans.

2.5 Environmental Impact Report Process

This Draft Focused EIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the Draft Focused EIR to the City address shown on the title page of this document. Upon completion of the 45-day review period, the City will review all written comments received and prepare written responses for each. A Final Focused EIR will incorporate the received comments, responses to the comments, and any changes to the Draft Focused EIR that result from comments. The Final Focused EIR will be presented to the City for potential certification as the environmental document for the Project. All persons who comment on the Draft Focused EIR will be notified of the availability of the Final Focused EIR and the date of the public hearing where the City will consider whether to certify the Final Focused EIR.

The Draft Focused EIR is available to the general public for review at various locations:

- City of Ontario, Planning Department, 303 East "B" Street, Ontario, CA 91764
- Ovitt Family Community Library, 215 East "C" Street, Ontario, California 91764
- City of Ontario, City Clerk, 303 East "B" Street, Ontario, California 91764
- City's website: https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact

3.0 PROJECT DESCRIPTION

The CenterPark Specific Plan Project (Project) is made up of 29 existing parcels totaling 257.34 acres in the City of Ontario (City). The City is located approximately 40 miles east of downtown Los Angeles, 20 miles west of downtown San Bernardino, and 30 miles north from the Orange County line. See **Figure 3-1: Regional Location Map**.

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 unincorporated Riverside County.

The Project site is in the southwestern portion of the City, immediately east of the City of Chino in San Bernardino County. The Project site is bound 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. See **Figure 3-2: Local Vicinity Map** and **Figure 3-3: Project Boundary**. The Project Assessor Parcel Numbers (APNs) are depicted in **Figure 3-4: Project Assessor Parcel Numbers**.

The Project Specific Plan will create guidelines that will address the Project's consistency with The Ontario Plan (TOP) 2050; provide a development plan, which specifies land uses, circulation, infrastructure, streetscape, and landscape plans applicable to properties within the Project site; establish procedures for reviewing individual projects; implement design guidelines to create a visually attractive environment; and summarizes the development review process; and specifies provisions for administration and implementation of the Project.

3.1 Project Setting

The approximately 257.34-acre Project site currently comprises existing agricultural uses, including the raising of livestock, field crop farming, dairy farming activities, and rural residences scattered throughout the area. Rural residential housing, farm buildings and other ancillary facilities occupy those areas not in active agricultural production. The natural vegetation and soil conditions that once occurred throughout the Project site have been significantly altered through agricultural uses, leaving little or no native vegetation.

There are several dairy farm related buildings and structures within the Project site that are considered potential historic resources by the City of Ontario. Dairy farm related buildings and structures over 45 years or older have been identified, documented, and evaluated for national, state and local historic significance as part of the environmental review for the Project.

Properties with buildings and/or structures that have been surveyed and determined to meet local and state designation criteria, will be considered for adaptive reuse, relocation or other mitigation measures as required by the City of Ontario Historic Preservation Commission.

Existing uses surrounding the Project site are similar to those on the site, consisting of ongoing crop farming, dairy operations, a nursery, and rural residencies. See **Figure 3-5: Surrounding Land Uses**.

The existing land use designations for the Project site are consistent with TOP 2050's existing land designations; see **Figure 3-6: Existing Land Use and Zoning**. The TOP 2050 designates the Project site for medium-density and mixed-use residential, mixed-use retail and office, parkland, and non-recreational open space development. Additionally, the City has zoned the Project site as SP/AG (Specific Plan/AG preserve).

Environmental Characteristics

Topography

The Project site is relatively flat and generally slopes to the south. The Project site falls at an average slope of approximately 0.8 to 2.0 percent. Drainage generally flows to the south towards Eucalyptus Avenue, and into the Lower Cucamonga Spreading Grounds. Project site elevations range from approximately 700 feet above mean sea level (amsl) in the northeast portion of the site to approximately 680 feet above amsl in the southwest portion of the site.

Biology

As a part of the Biological Resources Technical Report prepared for the Project (**Appendix C1**), species and habitat information were gathered from relevant databases to determine which species and/or habitats would be expected to occur on-site. Based on the results of the field investigation, no sensitive or undisturbed native habitats were documented within the Project site.[1] The Project site is characterized primarily as heavily disturbed active dairy and agricultural facilities. No suitable habitat for sensitive plant species, including those listed as federal or state threatened/endangered, was documented within the Project site.[2] The Biological Resources Technical Report identifies low to high likelihood of occurrence (based on documented foraging, breeding, and roosting habitat) for certain sensitive or locally monitored species to occur. The federally endangered Delhi Sands flower-loving fly is not expected to occur on-site based on the historic and ongoing impacts to the Project site respective of active dairy and agricultural use. Additionally, the Project site does not occur within or adjacent to a USFWS designated critical habitat for any federally listed threatened or endangered species. However, approximately 19-acres of the eastern region of the Project site is mapped as Delhi soils, as discussed in **Section 7.0: Effects Found Not To Be Significant**.[3] Therefore, potential impacts would be subject to mitigation adopted by the City as part of its approval of TOP 2050. Additionally, no impacts to jurisdictional waters would occur based on the limits of the improvements and therefore no regulatory permits are necessary. Refer to **Section 7.0**, for further discussion.

[1] Cadre Environmental. 2024. *Biological Resources Technical Report Center Park Specific Plan City of Ontario, California*, page 25. (**Appendix C1**)
[2] Ibid, page 27.
[3] Ibid, page 36.

Hydrology

According to the Geotechnical Investigation conducted for the Project (**Appendix D**), groundwater was not encountered during the investigation.[4] Based on the available data and the findings of the investigation, the historical high groundwater level and the current groundwater level is estimated to be deeper than 137 feet below ground surface.[5] Groundwater is not expected to be encountered during construction of the Project. It should be noted that the groundwater level could vary depending upon the seasonal precipitation and possible groundwater pumping activity in each site vicinity. Perched water layers at depth may be present locally, particularly following high precipitation and irrigation events. Refer to **Section 7.0**, for further discussion.

Seismic Conditions

The Elsinore Fault Zone is located approximately four miles south of the Project site.[6] This fault is a north to northwest trending reverse fault that dips steeply towards the southwest. The Chino-Central Avenue Fault acts as a groundwater barrier along the western margin of the Chino Basin. The Project site is situated in a seismically active region. As is the case for most areas of Southern California, ground-shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project site. During the life of the Project, seismic activity associated with active faults can be expected to generate moderate to strong ground shaking at the site. Review of recent seismological and geophysical publications indicates that the seismic hazard for the Project is high. However, the Project site is not located within a currently mapped State of California or San Bernardino County Earthquake Fault Zone for surface fault rupture, including an Alquist-Priolo Earthquake Fault Zone.[7] The nearest Alquist-Priolo Earthquake Fault Zone, the Elsinore Fault Zone, is approximately 3.8 miles southeast of the Project site. See **Section 7.0** for further discussion.

Flood Zone Information

According to the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program's Flood Insurance Rate Maps (FIRM) (Map No. 06071C9335J and 06071C9375J, effective May 8, 2024), the majority of the Project site lies within Zone D, an area where there are possible but undetermined flood hazards.[8] The easternmost portion of the Project site lies within Zone X, an area with minimal flood hazard. See **Section 7.0** for further discussion.

Hazards and Hazardous Materials

According to the Phase I Environmental Site Assessment (ESA) conducted for the Project (**Appendix E**), the Project site is used for dairy farming and residential purposes. According to observations and interviews during Phase I ESA reconnaissance, which took place on January 22 and January 31, 2025, the

[4] Converse Consultants. 2024. *Preliminary Geotechnical Investigation & Organic Soil/Manure Evaluation Report*, page 7. (**Appendix D**).
[5] Ibid, page 8.
[6] Ibid, page 11.
[7] Ibid, page 17.
[8] Federal Emergency Management Agency. 2022. *FEMA's National Flood Hazard Layer (NFHL) Viewer*. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. (accessed August 2024).

Project site contains multiple active agricultural (6) and residential (1) water wells, as well as one idle water well. Refer to **Section 7.0**, for further discussion.

Airport Influence Areas

Ontario International Airport Influence Area

The Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) was adopted by the Ontario City Council on April 19, 2011. The intent of a compatibility plan is to avoid conflicts between airport operations and surrounding land uses. The Project site is not within the safety, noise impact, or airspace protection zones of the ONT ALUCP; however, it is within the Airport Influence Area, as is the entire City.

Chino Airport Overlay Zone

The Project site is located 0.7 miles north of Chino Airport, within the Chino Airport Influence Area. On August 2, 2022, the City Council approved and adopted a Development Code Amendment to establish the Chino Airport Overlay Zoning District and Reference I, Chino Airport Land Use Compatibility Plan (ALUCP). The Chino Airport Overlay Zoning District and Chino ALUCP established the Airport Influence Area for Chino Airport, solely within the City of Ontario and limits future land uses and development within the Airport Influence Area, as they relate to safety, airspace protection and overflight impacts of current and future airport activity. The Chino ALUCP is consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The Project is located within the Airport Influence Area of Chino Airport, Overflight Notification Zone, and Airspace Protection Zone.

Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation. There are no active Williamson Act contracts located within the Project site.[9]

3.2 Surrounding Land Uses

The existing uses in the vicinity of the Project site include:

- North of Edison Avenue: Nursery/Field Crops, Dairy Operations and Rural Residential
- South toward Eucalyptus Avenue: Dairy Operations and Rural Residential
- East of Campus Avenue: Field Crops, Dairy Operations and Rural Residential
- West of Walker Avenue: Field Crops, Dairy Operations and Rural Residential

[9] California Department of Conservation. 2023. *California Williamson Act Enrollment Finder*. https://maps.conservation.ca.gov/dlrp/WilliamsonAct/. (accessed August 2024).

3.3 Proposed Project

"Project" as defined by the State CEQA Guidelines, means:

> *"…the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)…enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Section 65100-65700. (State CEQA Guidelines Section 15378[a]).*"

Description of the Project

The Project consists of a Specific Plan to allow for a residential and mixed-use 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. The Project site is comprised of two "Ownership Areas" (representing different ownership conditions) with 22 planning areas.

The "Ownership Area 1" (shown in **Figure 3-7: Project Area Ownership**) is owned by the applicant of the CenterPark Specific Plan. The "Ownership Area 2" are parcels owned by others and are included as part of the Specific Plan. Ownership Area 1 of the Project includes Planning Areas 5 and 7 through 18, which would allow for the development of up to 210,544 square feet of mixed-use retail and office, 3,095 residential dwelling units and 55.98 acres of parkland use. Ownership Area 2 of the Project includes potential future developments in Planning Areas 1 through 4, 6, and 19 through 22, and would allow for the development of up to 40,376 square feet of mixed-use retail and office, 1,198 residential units, and 11.28 acres of open-space parkland and non-recreational uses. Refer to **Table 3-1: Project Buildout by Ownership Area**.

This Focused EIR conservatively evaluates the maximum development potential for Ownership Areas 1 and 2, as permitted in the proposed CenterPark Specific Plan. Ownership Area 1 is expected to start construction in 2026, with an anticipated opening year in 2029.

This Focused EIR evaluates Ownership Area 2 at a "programmatic" level, representing the potential future developments in Planning Areas 1 through 4 and 6. Planning Areas within Ownership Area 2 do not propose any development at this time. Therefore, these Planning Areas would be developed at a future date.

Ownership Areas 1 and 2 of the Project would, in total, 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 3-2: Maximum Project Buildout**, below.

Land Use Plan

The Project (Ownership Areas 1 and 2) consists of 22 planning areas accommodating a variety of land use including residential, commercial/mixed-use, retail, office, parks and open space, and community facility components, and other similar uses that are compatible with the Project site's location and surrounding existing and proposed land uses. The Project Specific Plan's Land Use Plan implements the vision of TOP 2050 (The Ontario Plan 2050) by providing a designed natural open space framework, interacting with mixed retail and office centers which anchor traditional residential neighborhoods. The Land Use Plan identifies the location of the land use designations for the Project site. The Project zoning via the Specific Plan mirrors TOP 2050 Land Use designations and is identified along the 22 planning areas (see **Figure 3-8: Land Use Plan**).

Table 3-1: Project Buildout by Ownership Area

Planning Area	Land Use	TOP 2050 Acreage	Maximum Density Per TOP EIR	Maximum Units	Maximum Retail	Maximum Office
Ownership Area 1						
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
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		
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				
Ownership Area 1 Total		**192.42 AC**	**19.5 DU/AC**	**3,095 DU**	**97,174 SF**	**113,370 SF**
Ownership Area 2 Future Development Areas						
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
6	MDR (11.1 - 25.0 DU/AC)	7.33 AC	22.0 DU/AC	161 DU		
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				
Ownership Area 2 Total		**64.92 AC**	**15.6 DU/AC**	**1,198 DU**	**18,635 SF**	**21,741 SF**
Project Total		**257.34 AC**	**16.7 DU/AC**	**4,293 DU**	**115,809 SF**	**135,110 SF**

Notes:
1. The numbers were rounded to present a conservative estimate.
2. The EIR will evaluate the total maximum allowable development in the Project Specific Plan.
3. Ownership Area 2 uses are being evaluated at 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

Mixed-Use

The mixed-use development is comprised of 10 percent office with a maximum floor area ratio (FAR) of 0.70; 20 percent retail with a maximum FAR of 0.30; and 70 percent residential with a maximum density of 35 dwelling units per acre (du/ac). TOP 2050 allows up to 135,110 square feet of office development, 115,809 square feet of retail development, and a maximum of 1,086 mixed-use dwelling units.

Mixed-use development is allowed in Planning Areas 4, 5, 10 and 11. These mixed-use planning areas will allow for development of neighborhood retail uses at a maximum 0.30 FAR and office uses at a maximum 0.70 FAR, intended to meet the needs of the surrounding community. The maximum number of allowed units within the Mixed-Use portion of the Project Specific Plan is 1,086 units and 3,207 units within the residential planning areas for a total maximum of 4,293 units that includes a maximum height of up to five (5) stories.

The maximum allowable retail development is 115,809 square feet and the maximum office development is 135,110 square feet, and the maximum residential development is 1,086 units within the Project Specific Plan Mixed-Use planning areas. Mixed-use planning areas would allow for up to 70 percent of the area to be developed as higher density residential uses with a maximum density of 35 du/ac per TOP 2050.

Residential

The residential development encompasses a variety of residential housing types. Maximum allowable units allowed within the Project site are not to exceed 4,293 units and would include a maximum height of up to five stories. The blending of residential densities of each planning area are not exceeded in the mixed-use land use designation.

The residential uses will complement the office and retail development uses that create a variety of living choices within the western area of Ontario Ranch.

Medium- Density Residential developments are allowed in planning areas 1, 2, 3, 6, 7, 8, 9, 12 and 13. Housing types may be blended throughout the Project and the Project allows for an overall density of up to 22 du/ac.

The following housing types are allowed within the Project site:

- Conventional Single-Family Dwelling (SFD) – Two Story. This housing type includes conventional single-family neighborhoods, traditional single-family and cluster SFD neighborhoods, including condominium developments, with one- and two-story buildings.
- Small Lot/Cluster SFD – Two and-Three Story. This housing type includes conventional single-family neighborhoods, traditional single-family and cluster SFD neighborhoods, including condominium developments, with buildings up to three stories tall.
- Attached Single-Family Attached (SFA) – Two Story. This housing type includes duplexes/paired homes, triplexes, townhomes/rowtowns and stacked flats, including condominium and apartment developments, with buildings up to two stories tall.

- Attached SFA – Three Story. This housing type includes duplexes/paired homes, triplexes, townhomes/rowtowns and stacked flats, including condominium and apartment developments, with buildings up to three stories tall.
- Attached SFA/Multi-Family – Three to Five Stories. This housing type includes attached homes, including condominium and apartment developments, with buildings three stories or greater, tall with a maximum of five story buildings.

Parks, Trails, and Open Space

The CenterPark Specific Plan open space concept is oriented around a large public regional park comprised of 55.98 acres and includes a system of private parks distributed throughout the residential neighborhoods. Each private park will have a minimum of 0.25 acres of open space that would include a variety of facilities and amenities for future residents.

Enhanced neighborhood edges would include pedestrian walkways that provide connectivity to and from the Project site and to the street, separated public sidewalks, private pedestrian walkways and pathways to be developed within the community that connect all residential neighborhoods to the Grand Park and several private parks.

Private parks within the Project site will be designed in accordance with TOP 2050. Actual required park acreage would be determined at the time of tentative tract map approval. An overall Conceptual Open Space Plan and Program will be developed and reviewed concurrently with each subdivision map of the planning areas. These plans would include the location and size of the proposed parks within its designated Planning Area with its amenity features within the area to be mapped as well as an amenity program listing the proposed facilities of private amenities within the remainder of the Project site.

The developer and the City of Ontario will work together to ensure that the public regional park will be constructed concurrently with the build-out of the Specific Plan in a phased manner.

Additionally, a portion of the Project site is located within the Mixed Use - Great Park (MU-Great Park) land use designation. The southern portion of the Project site is also within the Great Park Corridor. The Great Park area is intended to be highly walkable with pedestrian-oriented site design and road network and transit stops with amenities. Sites within the Great Park Corridor are currently zoned SP (Specific Plan) with an AG (Agriculture) Overlay zoning district and (AH) Affordable Housing overlay zoning district. The (AH) Affordable Housing Overlay zoning district is designed to increase housing opportunities in compliance with the City's Housing Element and State Housing Element law. This overlay applies to specific sites identified in the City's Housing Element, including areas south of Riverside Drive, along East Holt Boulevard between Cucamonga Creek Channel and Corona Avenue, and MU-6 designated areas at the northeast corner of West Holt Boulevard and Mountain Avenue. Affordable housing projects within this overlay are classified into two tiers: Tier 1, with at least 20 percent of units designated as affordable, and Tier 2, with at least 25 percent of units designated as affordable, both ensuring affordability for a minimum of 30 years. Development within the AH Overlay must meet a minimum density of 20 du/ac and adhere to the standards of the base zoning district, other overlay zones, and the Development Code. Tier 1 projects can develop under the SP zoning or MDR-25 requirements for Medium Density Residential, and

under the SP zoning or a comparable tool for Mixed Use, while Tier 2 projects follow the same but allow for a higher density of 25 to 30 du/ac for MDR.

The areas within the Project site will have TOP 2050 designations of Medium-Density Residential (MDR) and Mixed-Use (MU). Medium-Density Residential (MDR) will allow a range of 20-30 du/ac for projects with at least 25 percent of units affordable to lower incomes, and a range of 11.1-25 du/ac for all other projects. Two different MU areas are proposed in this opportunity area, Mixed-Use Eucalyptus/Chino Airport (MU-EU) allowing 20-45 du/ac and Mixed-Use Great Park allowing 20-65 du/ac. With TOP 2050 and the zoning demarked in the Specific Plan, all sites identified support densities necessary to facilitate lower- and moderate-income housing development.[10]

TOP designates the surrounding area in Ontario Ranch for Mixed-Use, Recreational Open Space, Low, Low-Medium, and Medium Density Residential development.

The existing zoning designation for the Project site and surrounding area is Specific Plan (SP) Zoning District with an Agricultural (AG) Overlay. The zoning districts and designations of the CenterPark Specific Plan require approval by the City for the development of the Project. The Specific Plan will be the zoning for the Project site, consistent with TOP 2050.

Recreational Open Space uses are planned within planning areas 14, 15, 16, 17 and 18, along the southern Project boundary. There are 55.98 acres designated for Recreational Open Space (OS-R). This area has been designated to be part of the City of Ontario Grand Park. There are 11.28 acres designated for Open Space Non- Recreation (OS-NR). The OS-NR areas are designated for non-recreational uses. While no buildings are proposed within this district, it is suitable for uses such as landscape plant nurseries, and other uses allowed by the City zoning.

The land use types proposed by the Project are summarized below in **Table 3-2**. **Table 3-2**, which provides the maximum development intensity, addressing full buildout per the Project Specific Plan (allowable gross building area and maximum residential development for each planning area based on the allowable floor area ratio or residential density respectively). Development standards, such as setback requirements, parking, open space, minimum landscaping, infrastructure, and site design, may reduce the maximum gross square footage or density.

The Focused EIR will evaluate the total maximum allowable development in the Project Specific Plan, which is 250,919 square feet of mixed-use commercial office/retail, up to 4,293 residential units, 67.26 acres of open space uses, and associated on-site and off-site infrastructure improvements. Additional on-site improvements would include landscaping, utility infrastructure, and internal roadways. Off-site improvements may include various street improvements, storm drain infrastructure, sewer infrastructure, potable water infrastructure, recycled water infrastructure, and underground electric utility infrastructure.

[10] City of Ontario. 2022. *TOP 2050, Housing Element*, page H-282. https://www.ontarioca.gov/about-ontario-ontario-plan-policy-plan/housing. (accessed August 2024).

Table 3-2: Maximum Project Buildout

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**	**16.7 DU/AC**	**4,293 DU**	**115,809 SF**	**135,110 SF**

Notes:
1. The numbers were rounded to present a conservative estimate.
2. The Focused EIR will evaluate the total maximum allowable development in the Project Specific Plan.
3. Ownership Area 2 uses are being evaluated at 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

Circulation Plan

The Circulation Plan facilitates movement of vehicles, pedestrians and cyclists around and within the Project site, and provides access to the neighborhood commercial and residential planning areas, consistent with the City of Ontario Roadway Classification System (**Figure 3-9: City of Ontario Road Classification System**). For additional information on vehicle and truck circulation, trip distribution, and truck routing, see **Section 7.0**.

The Project site includes three City arterial roadways, which provide access to and from the Project site. Ontario Ranch Road bisects the Project site in an east/west direction, Grove Avenue bisects the Project site in a north/south direction, and Campus Avenue borders the Project site on the west, running in a north/south direction. See **Figure 3-10: Conceptual Circulation Plan**. The Project site also includes two City collector roadways. Bon View Avenue traverses the site in a north/south direction and Walker Avenue borders the Project site on the east, running in a north/south direction. Phasing and construction of the improvements shall be implemented as required by the City Engineer and pursuant to the mitigation measures identified in TOP EIR and the conditions of approval adopted with the approval of tentative maps for the Project. Locations and construction of bus turnouts may be required within the Project site to the satisfaction of the City of Ontario and Omnitrans requirements.

Pedestrian Circulation

Off-street pedestrian circulation would be provided throughout the Project site through a paved sidewalk system that interconnects with the right-of-way and separated from vehicular travel lanes by landscaped parkways. The pedestrian system would provide connectivity between residential neighborhoods and to all private parks within the Project site. The Project would provide connectivity with off-site areas via City master planned multipurpose trails/bikeways located along the neighborhood edges of the Project site. Additionally, the Specific Plan would allow for additional internal trails and paseos that provide pedestrian accessibility between neighborhoods, community parks and amenities, and to the regional park in the center of the Project site.

Trails and Bike Paths

A Class II Bicycle Lane is proposed by TOP 2050 on the west side of Walker Avenue. Class II bicycle lanes are defined as dedicated (striped) lanes along streets, with no parking allowed in the bicycle lane. This bicycle lane provides linkages to the City's bicycle path system. See **Figure 3-11: Conceptual Pedestrian and Regional Trail Circulation Plan.**

Multipurpose trails would be provided along the south side of Ontario Ranch Road and along the eastern side of Grove Avenue and Campus Avenue for the Project site. See **Figure 3-12: Internal Pedestrian Circulation Plan**.

Parks

Parks would be provided throughout the Project site, see **Figure 3-13: Conceptual Landscape Plan**. The City has established a parkland standard of five (5) acres of parkland (public and private) per 1,000 residents, with a minimum of two (2) acres of developed private park space per 1,000 residents. The

Project would fulfill this requirement through the establishment of private parks within the proposed residential developments or by satisfying the in-lieu park development impact fee if approved by the City. As mentioned above, parks provided on-site would be consistent with TOP 2050; refer to **Section 7.0** for more information related to parks and recreation.

Transit

Transit options provide an alternative mode of transportation for motorists and a primary mode for the transit dependent. The City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors. The Omnitrans BRT Corridor is planned to be implemented along Edison Avenue/Ontario Ranch Road as a part of future development. The BRT Corridor is expected to provide convenient and accessible public transportation for future residents and visitors of the Project site; and hence the potential for residents and visitors to have a reduced need for private transportation requirements. In anticipation of the future implementation of the high-speed public transport route, developments which exceed the minimum density of 20 du/acre, located within 330 feet of the BRT corridor along Edison Avenue/Ontario Ranch Road may be allowed to have reduced parking requirements.

Water Master Plan

Potable water would be provided by the City. The City's Water Master Plan identifies new water facilities to serve the Ontario Ranch area, which would need to be constructed prior to or concurrent with on-site water improvements. Construction of the on-site and off-site Master Plan water service improvements shall be the responsibility of the developer and is required prior to issuance of certificates of occupancy for any residential dwelling unit within the Project site.

The off-site improvements include the construction of the 30-inch Master Planned line in Grove Avenue from Eucalyptus Avenue to Chino Avenue, and the 30-inch main in Grove Avenue from Edison Avenue/Ontario Ranch Road to Chino Avenue continuing along Campus Avenue from Chino Avenue to Francis Street, proceeding east in Francis Street to Bon View Avenue, continuing north in Bon View Avenue to the City owned Reservoir Site. To provide a looped water system for the Project site, the master planned 24-inch main shall be constructed in Eucalyptus Avenue from the existing 925 pressure zone (PZ) line in Carpenter Avenue to the Walker Avenue and Eucalyptus Avenue intersection. As a part of the Backbone Infrastructure, the master planned 925 PZ reservoir shall be constructed on the City-owned reservoir site as directed by the City. Well supply and any drinking water treatment necessary for the 925 PZ shall be constructed to supply the 925 PZ reservoir. The off-site potable water line locations are shown on **Figure 3-14: Conceptual Potable Water Master Plan.**

Master planned potable water main lines serving the development, as identified in the approved Specific Plan, shall be constructed prior to issuance of building permits. All private agricultural wells located within the Project site would be decommissioned per the County of San Bernardino Health Department Standards prior to issuance of construction permit for any construction activity. A copy of the County Health Department Permit shall be provided to Engineering and the Ontario Municipal Utilities Company prior to issuance of grading permits.

The Project would construct new potable water lines to provide a looped system for the Project site. A 16-inch master planned water line will be installed in Edison Avenue/Ontario Ranch Road, Campus Avenue, and Walker Avenue; and a 30-inch master planned water line in Grove Avenue. The proposed on-site water system sizing is subject to the hydraulic criteria in the City's Water and Sewer Design Guidelines. The conceptual potable water system is illustrated on **Figure 3-15: Conceptual Potable Water System.**

Master Planned Recycled Water System

Recycled water for this Project will be supplied by the Inland Empire Utilities Agency's (IEUA) existing recycled water infrastructure as presented in the City's Recycled Water Master Plan. The master planned 930 feet, Pressure Zone 30-inch recycled water system exists in Bon View Avenue and Eucalyptus Avenue and Edison Avenue/Ontario Ranch Road and shall service the Project.

The Project would provide all recycled water lines required to serve the Project. The off-site improvements include the construction of the 930 feet Pressure Zone master planned recycled water system consisting of an 8-inch main in Grove Avenue from Edison Avenue/Ontario Ranch Road to Eucalyptus Avenue, an 8-inch main in Walker Avenue from Edison Avenue/Ontario Ranch Road to Eucalyptus Avenue, a 12-inch main in Edison Avenue/Ontario Ranch Road from Campus Avenue to Bon View Avenue, and a 12-inch main in Eucalyptus Avenue from Bon View Avenue to Walker Avenue. The off-site recycled water line locations are shown on **Figure 3-16: Conceptual Recycled Water Master Plan**.

Within the Project site, 8- to 12-inch recycled water mains are proposed to serve the site. The Project would comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to the irrigation of parks, street parkway landscaping, recreational trails, private pocket parks and any other HOA maintained common areas. The developer shall prepare and secure approval of an Engineering Report from the City of Ontario and State Department of Drinking Water prior to the use of recycled water. Sizing of the on-site system is subject to the hydraulic criteria in the City's Water and Sewer Design Guidelines. The conceptual recycled water system is illustrated on **Figure 3-17: Conceptual Recycled Water System**.

Sewer Master Plan

Sewer service for the Project would be provided by the City of Ontario. Off-site sewer improvements to serve the Specific Plan area would be implemented according to the most current version of the City's Sewer Master Plan. The City's Sewer Master Plan identifies sewer service to be provided by the Grove Trunk Sewer beginning at the intersection of Edison Avenue/Ontario Ranch Road and Bon View Avenue, aligning south to connect to the Western Trunk Sewer line at the intersection of Bon View Avenue and Merrill Avenue, continuing west in Merrill Avenue, then south in Euclid Avenue to connect with the IEUA Kimball Interceptor. In addition to the main sewer service for the Project, a 16-inch sewer main is to be constructed in Campus Avenue between Edison Avenue/Ontario Ranch Road and Eucalyptus Avenue, a 15-inch sewer main is to be constructed in Bon View Avenue between Edison Avenue/Ontario Ranch Road and Eucalyptus Avenue, an 18-inch sewer main is to be constructed in Grove Avenue between Edison Avenue/Ontario Ranch Road and Eucalyptus Avenue, and a 21-inch sewer main is to be constructed as part of half-width street improvements in Walker Avenue between Edison Avenue/Ontario Ranch Road and Eucalyptus Avenue.

Within the Project site, a series of 8-inch sewer mains are proposed to serve the mixed-use and residential developments. Construction of the on-site and off-site Master Plan sewer improvements shall be the responsibility of the developer and is required prior to issuance of building permits for the Project. The proposed on-site public sewer system sizing is subject to the hydraulic criteria in the City's Water and Sewer Design Guidelines. Master planned sewer main lines as identified in the adopted Sewer Master Plan, shall be constructed prior to issuance building permits. The conceptual sewer improvements are illustrated on **Figure 3-18: Conceptual Sewer Master Plan**, and on **Figure 3-19: Conceptual Sewer System.**

Drainage

For the eastern portion of the proposed development, the Project would construct the 108-inch master planned storm drain line in Grove Avenue from the intersection of Grove Avenue and Edison Avenue/Ontario Ranch Road to Eucalyptus Avenue and a 108-inch storm drain in Walker Avenue from the intersection of Walker Avenue and Edison Avenue/Ontario Ranch Road south to Eucalyptus Avenue.

For the western portion of the development, the Project would construct the 60-inch master planned storm drain line in Campus Avenue from the intersection of Edison Avenue/Ontario Ranch Road and Campus Avenue to Eucalyptus Avenue. From the intersection of Eucalyptus Avenue and Walker Avenue, the Project would construct an 8-foot by 13-foot reinforced box culvert-type storm drain continuing east in Eucalyptus Avenue to Baker Avenue and a 96-inch storm drain in Bon View Avenue from the intersection of Bon View Avenue and Edison Avenue/Ontario Ranch Road south to Eucalyptus Avenue.

The City's Storm Drain Master Plan identifies storm drain improvements to serve the Project site. Completion of these Master Plan improvements will provide permanent storm drain service to the Project. That portion of the Master Plan storm drain system that lies within the Project site will be constructed as part of the development of the Project. The size and location would be based on the Approved Master Plan of Drainage. The City of Ontario Master Plan storm drain improvements are illustrated on **Figure 3-20: Conceptual Drainage Master Plan**. On-site storm drains would be sized and constructed to convey the on-site flows to the proposed Master Plan system. The size and location of proposed on-site storm drains may change based on final design. Interim detention basins are not proposed and are not allowed by the City. The developer is required to construct the ultimate storm drain improvements as identified on the Master Plan of Drainage. The Master Plan of Drainage for the Project is illustrated in **Figure 3-21: Conceptual Storm Drain Improvements**.

National Pollutant Discharge Elimination System (NPDES) Compliance

The grading and drainage of the Specific Plan area may be designed to retain and infiltrate the Design Capture Volumes (DCV). These DCV may be directed to underground storage/infiltration chambers beneath parklets and paseos for infiltration into the ground where site soils do not provide adequate infiltration or other means to control drainage.

Low Impact Development (LID) Site Design Best Management Practices (BMPs) will be implemented in accordance with the selection criteria and other requirements outlined in the San Bernardino County NPDES Storm Water Program's current Water Quality Management Plan (WQMP) as well as the City of Ontario's Water Quality Management Plan requirements. Appropriate pre-treatment BMPs, such as baffle

boxes, filters or surface forebays, etc. can be installed upstream of underground storage/infiltration chambers to collect sediments and minimize deposition of sediments in the infiltration zone.

The objective of the WQMP for the project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, which includes effects caused by increased pollutants and changes in hydrology. These effects shall be minimized through the implementation of on-site and off-site LID Site Design BMPs that provide appropriate treatment of the DCV.

In addition, Non-Structural and Structural Source Control BMPs, shall also be implemented and documented in the Project's approved WQMP(s) to reduce pollutant generation and transport from the Project site. Prior to the issuance of grading or construction permits for any tract map or area that disturbs one acre or more of land, within the Project site, Erosion/Sediment Control Plans and Storm Water Pollution Prevention Plans (SWPPP) shall be prepared. The SWPPP shall be prepared to comply with California State Water Resources Control Board's (State Water Board) current "General Permit to Discharge Storm Water Associated with Construction Activity" and current "Area Wide Urban Storm Water Runoff" (Regional NPDES) Permits. The SWPPP shall identify and detail all appropriate BMPs to be implemented or installed during construction of the project. In addition to the preparation of a construction SWPPP, any tract map or project that disturbs one acre or more of land area shall be required to obtain coverage under the State Water Board's General Permit to Discharge Storm Water Associated with Construction Activity and show evidence of permit coverage to the City of Ontario, prior to the issuance of any grading or construction permits. All Priority Land Use (PLU) areas within the Specific Plan Area shall comply with the statewide Trash Provisions adopted by the State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.

Dry Utilities Plan

Fiber Optics

The proposed backbone street fiber optics (conduits, tracer wire, handholes and fiber) would be placed underground within a duct and structure system to be installed by the developer in a joint trench, as illustrated in **Figure 3-22: Fiber Optic Master Plan**. In-tract fiber and conduit shall be installed per the In-Tract Fiber Optic Design Guidelines. Maintenance of the installed system will be the responsibility of the City/Special District. Development of the project requires the installation of all fiber optic infrastructure and peripheral equipment necessary to service the Project as a stand-alone development.

Natural Gas

The Gas Company will provide natural gas to the Project site and install gas mains to the Project site as necessary.

Electricity

SCE currently provides electrical service in the area. All new lines and all existing lines within the Project site, which are less than 34.5 kilovolts, shall be placed underground by the developer according to City of Ontario requirements and in accordance with the City of Ontario undergrounding Ordinance.

Public Services

Fire

The City of Ontario would provide fire protection services to the Project site. The Ontario Fire Department (OFD) currently has 11 permanent stations, which are staffed with ten four-man paramedic engine companies and four four-man truck companies.[11] The closest operational fire station, Station 9, is located at 2661 East Grand Park, approximately three miles east of the Project site. Additionally, OFD maintains a mutual-aid agreement with the Operation Area and State of California and receives first alarm automatic aid from other, neighboring fire departments, including the Chino Valley Fire Department District, the Ontario Airport Fire Department, and the San Bernardino County Fire Department, among others; refer to **Section 7.0** for more information on fire protection services available to the Project site.

Police

The City of Ontario would provide police services to the Project site. The closest police station is located approximately three miles northeast of the Project site at 2500 South Archibald Avenue, just south of SR-60. This station is also the City of Ontario Police Department headquarters.

Schools

The Chino Valley Unified School District would serve the school-age needs of grades K through 12 for the Project. The nearest Chino Valley Unified School District elementary school location, within the vicinity of the Project site, is Dickey Elementary School, located at 2840 Parco Avenue. The nearest Chino Valley Unified School District middle school location is Woodcrest Junior High School, located at 2725 South Campus Drive. The nearest Chino Valley Unified School District high school location is Chino High School, located at 5472 Park Place, in the City of Chino. The Project would be subject to school impact fees, as required by the State; refer to **Section 7.0** for more information.

Solid Waste

The Project would comply with the City of Ontario's latest "Solid Waste Department Refuse and Recycling Planning Manual." City crews, through the Ontario Municipal Utilities Company, would provide solid waste collection and disposal service for the Project. The Project would participate in City sponsored recycle programs and diversion of special wastes such as tires and construction materials. Provisions for solid waste and recycling for the Project are as follows:

- Residential – For curbside automated container service, developer shall comply with Municipal Code Section 6-3.308.9(a) and (d), Residential Receptacles, Placement.
- Recycling Requirements – The developer shall comply with Municipal Code Article 6 Recycling Requirements for Special Business Activity, Section 6-3.601 Business Recycling Plan and Section 6-602 Construction and Demolition Recycling Plan.
- Site Improvement Plans shall follow the City of Ontario refuse collection standards.

[11] City of Ontario. ND. *Fire Stations*. https://www.ontarioca.gov/government/fire. (accessed August 2024).

- Community trash enclosures ("dumpsters") may be utilized, dependent upon housing product types/orientation.

Grading Concept

The Project site generally slopes to the south at approximately 0.8 percent to 2.0 percent. The grading activities for the Project would generally consist of clearing and grubbing, demolition of existing structures and moving surface soils to construct building pads and streets. Where slope conditions are present, the Project lot line shall be located at the top of a slope. Dwelling units and structures adjacent to the sloped areas should be sited to:

- Use the natural ridge as a backdrop for structures;
- Use landscape plant materials as a backdrop; and
- Use structures to maximize concealment of cut slope. If retaining walls are required, the following criteria shall be used:
    - Exposed walls and fences facing roadways shall be no greater than 3 ft. retaining in height (9 ft. total wall), except as necessary for acoustical purposes as identified by the TOP EIR or as required as a condition of approval.
    - Where retaining walls or fences face roadways, they shall be built of decorative materials consistent with the wall theme of the neighborhood.

The Conceptual Grading Plan, as illustrated in **Figure 3-23: Conceptual Grading Plan**, provides a balance of cut/fills for the Project. Grading plans for each tract within the Project shall be reviewed and approved by the City of Ontario Building, Planning and Engineering Departments prior to the issuance of grading permits.

All grading plans and activities associated with the Project would conform to the City's grading ordinance and dust and erosion control requirements. All landscape areas adjacent to streets, including medians, parkways and neighborhood edges, in the Project site, shall be finished graded, at a minimum of 1-inch to 2-inch below top-of-curb or sidewalk finish surface, for conservation of irrigation water and increased retention of rainwater runoff. To the maximum extent practicable, all landscaped areas within the Project would be graded as swales and designed to accept runoff water from impervious surfaces.

Development Standards and Design Guidelines

Upon adoption of the CenterPark Specific Plan, the development standards and procedures established in Section 6 of the Specific Plan would become the governing zoning standards for any new construction, additions, or remodel improvements within the Project site. The Specific Plan outlines the allowable uses and development standards of building heights, setbacks, parking, coverage, landscape, signage, and other development standards within the Project site. The Design Guidelines of the Project provide conceptual themes of site planning, architecture, and landscape design within the Project site as referenced in Section 7 of the Specific Plan.

Sustainable Design Strategies

The Specific Plan includes sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Additionally, the Project is designed to be consistent with TOP policies for sustainable communities. Appropriate strategies will be determined for each project within the Project site. Sustainable goals for the Project include, but are not limited to:

1. Encourage walking and other non-vehicular modes of travel.
2. Provide pedestrian connectivity throughout the Project.
3. Provide shaded outdoor areas using trees and/or structures.
4. Encourage the use of architectural elements designed to reduce interior heat gain.
5. Encourage the use of recycled, recyclable, and environmentally friendly building materials.
6. Require the use of low energy glass, low water plumbing features, and energy efficient appliances.
7. Encourage the use of drought-tolerant landscaping and water efficient irrigation methods.

The applicant has also committed to incorporating historic structure(s), where reasonable and feasible, into the proposed park areas (see **Section 4.2: Historic Resources**, for detailed discussion). Neighborhood site planning, architecture and building design as well as landscape treatment and maintenance within the Project should consider these sustainable goals and further the implementation of sustainable design within the Project site.

3.4 Project Objectives

Objectives for the Project are defined in the Specific Plan to aid decision makers in their review of the Project and its associated environmental impacts. The Project objectives have been refined throughout the planning and design process for the Project and are listed below. Additionally, the Project proposes design features to implement these objectives, listed below:

- Design the Project Specific Plan as a Living Community:
  - Locally serving commercial neighborhood designed to be identifiable to the surrounding community and integrated into the overall planned development, visually and physically connected.
  - A traditional village setting comprised of a series of neighborhoods designed with a pattern of smaller, walkable blocks that promote access, activity and safety.
  - Neighborhood streets designed in a simple grid-like system creating short blocks to promote a neighborhood feeling.
  - Streets incorporating traffic-calming techniques such as landscaped areas adjacent to roadways and City approved intersection chokers intended to encourage drivers to reduce their speed and create a pedestrian friendly environment.
  - Landscaped parkways adjacent to sidewalks separated from the curb to create a pedestrian friendly environment.

  - Diversity in architectural design and homes fronting the street with varying lot sizes to enhance the pedestrian experience and instill a sense of place and belonging for residents.
  - A choice of housing types provided to address a diversity of lifestyles and varying economic segments of the marketplace.
  - Residential floor plans that encourage views onto the street, de-emphasize the visual and physical dominance of garages and provide front porches and courtyards along the street to encourage interaction and activity along streets and sidewalks.
  - A system of parks providing active and passive recreation facilities, passive open space areas and walkway connections for informal neighborhood interaction.
  - Pedestrian and bicycle connectivity among all residential neighborhoods, areas and parks within the Project Specific Plan through a comprehensive network of pedestrian walkways and bicycle trails offering opportunities for walking and biking throughout the entire community and to destinations outside of the community.
- Create a Comprehensive Circulation System for Multiple Modes of Travel:
  - Neighborhood street patterns that provide access between neighborhoods and discourage through traffic.
  - A local street system that is logical and understandable for the user avoiding circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials.
  - Streets designed to include landscaped parkways and pedestrian walkways separated from the street encourage walking and social interaction.
  - Local streets designed to slow vehicular traffic to promote walkability through the use of traffic-calming devices, landscaped areas adjacent to streets and narrowed intersections to influence a driver's peripheral vision and encourage drivers to proceed more slowly.
  - A system of City-wide and local bike ways integrated into the design of the community to encourage bicycle travel as an alternative to the automobile.
  - Neighborhoods and parks that are linked by pedestrian paths and greenways which also serve to establish connective and gathering features within and between neighborhoods in the Project Specific Plan area.
- Provide for City-Planned Public Community Facilities and Services:
  - New water, sewer, storm drain and water quality facilities consistent with City's Master Plans.
  - Development of new bike paths as part of project development providing links of a public bike trail system consistent with the City's Bikeway Master Plan.
  - Provision of approximately 56 acres of regional open space – parkland to allow for a centrally located regional public open space facility.

  - Development of new on-site parks at a ratio of 2 acres of developed park space per 1,000 residents including the development of private parks within the community and smaller pocket parks within each neighborhood.

- Integrate Parks and Trails into the Framework of the Project Specific Plan:
  - Provision of a central regional park to include recreational amenities such as playgrounds, gathering areas, walking trails and other public amenities consistent with the City of Ontario programming for future public parks and subject to the approval of the Planning Director.
  - Development of privately maintained neighborhood parks, community facilities, pocket parks and open space trails and walkways within each neighborhood.
  - Proposed amenities will include open park spaces, passive and active park areas and greenbelts to provide a diversity of open spaces that meet the needs of the community.
  - Improvement of landscaped open space within the neighborhood edges to include pedestrian trails adjacent to public arterial and collector streets.
- Compose "A Genius of Place" through Exceptional Planning and Distinct Architecture:
  - Architectural theme and place-making incorporated into buildings, streetscape furniture/ design elements, lighting and signage creating an overall community character.
  - Individual interpretation of the overall intended community character within the commercial center and individual neighborhoods to encourage diversity of architecture within an overall planned aesthetic theme.
  - Homes designed at a human scale with porches, stoops and walkways providing gathering places for neighbors and encouraging interaction among neighbors.
  - A variety of home styles within the Specific Plan area, all of which are located within walking and biking distance to the parks.
  - Homes oriented to the street and comprised of a variety of architectural styles adding interest to the street scene, creating a unique walking experience and encouraging neighborhood interaction along the street.
  - Traditional building types with views of garage doors minimized through setback requirements, location, design elements and landscaping.
  - Streets linked together in a manner which is pedestrian-friendly but also auto-accessible enabling residents to either walk or bike from neighborhoods to the parks.

3.5 Construction and Phasing

As discussed previously, the Project site is comprised of two "Ownership Areas" (Ownership Area 1 and Ownership Area 2, representing different ownership conditions) with 22 planning areas. The "Ownership Area 1" area is owned by the applicant of the CenterPark Specific Plan. The "Ownership Area 2" area are parcels owned by others and are included as part of the CenterPark Specific Plan. However, for construction modeling and phasing purposes, the Planning Areas of each phase would begin construction preparations at different stages. Construction Phase 1, comprising Planning Areas 6, 12, 13, 17, 18, and

22, would develop 256 single-family DUs, 768 multi-family DUs, 19.64 acres of recreational open space, and 3.38 acres of non-recreational open space. Additionally, Construction Phase 2, comprising Planning Areas 1 through 5, 7 through 11, 14 through 16, and 19 through 21, would develop 546 single-family DUs, 2,723 multi-family DUs, 250,920 SF of commercial space, 36.34 acres of recreational open space, and 7.9 acres of non-recreational open space.

Project backbone infrastructure would be installed by the Project developer, in accordance with the applicable City adopted infrastructure plan for the area, as well as the provisions of the Specific Plan. Fair share responsibilities for improvements would be addressed in a Development Agreement with the City of Ontario. Infill service mains shall be constructed in phases as development proceeds and as conditioned by the City Engineer to support individual phases of development, which may require installation of off-site infrastructure improvements beyond a given phase boundary.

Grading and installation of infrastructure to serve the Project is anticipated to be phased. Following completion of grading and infrastructure installation, the construction models for each product type within each neighborhood shall be permitted pursuant to the approval of a temporary use permit. Phase I may include installation of infrastructure adequate to serve all planning areas.

3.6 Discretionary Actions and Approvals

This Draft Focused EIR examines the environmental effects of the proposed Project's Specific Plan. Pursuant to CEQA Guidelines Section 15183, the City prepared a 15183 Consistency Memo, to document that the proposed Project is consistent with TOP EIR, and with the exception of potential impacts to historic resources, the Project is adequately addressed in the prior EIR and does not represent a new or more severe significant impact that is "peculiar" to the Project, nor does it represent a new or more severe impact related to off-site infrastructure or cumulative impacts. Therefore, this Draft Focused EIR focuses on the Project's potential to impact biological resources and historic resources.

Note that the Applicant intends to process a Development Plan and Tentative Parcel Map for the Ownership Area 1 Project concurrent with or following processing of the CenterPark Specific Plan. This Draft Focused EIR also addresses various actions by the City and others to adopt and implement the proposed Project.

It is the intent of this Draft Focused EIR to evaluate the environmental effects of the Project, thereby enabling the City, other responsible agencies, and interested parties to make informed decisions with respect to the requested entitlements. The following summarizes the required Project approvals associated with the Project.

CenterPark Specific Plan (PSP24-002)

The CenterPark provides regulations for development of the Project site by establishing permitted land uses, development standards, infrastructure requirements, and implementation requirements. Implementation of the proposed Project Specific Plan would achieve the intent of TOP 2050 for the Project site.

Copies of the Specific Plan, and all other application materials, will be available at the City of Ontario Planning Department, located at 303 East "B" Street, Ontario, California 91764.

Anticipated Approvals

The anticipated approvals required for this Project are listed in **Table 3-3: Anticipated Permits and Approvals Required**, below:

Table 3-3: Anticipated Permits and Approvals Required

Lead Agency	Action
City of Ontario City Council	• Certification of the Final Focused EIR • Adoption of the Mitigation Monitoring and Reporting Program • Adoption of the CenterPark Specific Plan (PSP24-002)
City of Ontario	• Certificate of Appropriateness for demolition of an historic resource
Responsible Agencies	**Action**
San Bernardino County	• Well removal permit from County Health Department (if required)
California Department of Transportation	• Encroachment permit (if required)
California Department of Fish and Wildlife	• Incidental Take Permit (if required)
Santa Ana Regional Water Quality Control Board	• Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit
Federal Aviation Administration	• Obstruction evaluation
South Coast Air Quality Management District	• Issuance of Air Quality permits for construction

Future Agreements, Permits and Approvals

Development proposed within the Project site, inclusive of both Ownership Areas 1 and 2, shall be subject to Development Plan review pursuant to Section 4.02.025 of the Ontario Development Code. The review is intended to ensure compliance with the provisions of the CenterPark Specific Plan, protect the integrity and character of the physical composition of the City, and encourage high-quality development. The following future agreements, permits and approvals are anticipated, concurrent with or following City approval of the Specific Plan.

Development Plan All development projects within the CenterPark Specific Plan shall be subject to the Development Plan Review process as established in the City's Development Code. Pursuant to these provisions, Development Plan Review constitutes a design review of project architecture, site plans and landscape plans. Adoption of the CenterPark Specific Plan by the City includes adoption of the Design Guidelines, which provides direction for the design of development projects within the CenterPark Specific Plan. Where the development regulations and Design Guidelines are silent, the applicable development regulations and Design Guidelines contained within the City's Development Code shall apply. The Design Guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review of development projects by the City. All development project applications shall include a landscape and irrigation plan describing plant materials and their growth habits, plant size and spacing, methods of irrigation and landscaping maintenance, as well as site plans, architectural elevations, floor plans, grading plans and other requirements specified by the City.

A Development Plan application is proposed for the Project site area which constitutes Planning Areas 5, and 7 through 18 (Ownership Area 1). Planning areas 1 through 4, and 6 (Ownership Area 2), identified as Future Development Areas, do not have specific development proposals at this time and therefore, these planning areas would be developed at an unknown, later date following Ownership Area 1. Ownership Area 1 is expected to start construction in 2026, with an anticipated opening year in 2029. For construction phasing purposes, Ownership Area 2 is conservatively anticipated to occur in a single phase with an anticipated opening year in 2034.

The following future agreements, permits and approvals are anticipated, concurrent with or following City approval of the Specific Plan.

Tentative Tract Maps (PMTT25-001 and PMTT25-002)

Concurrently with submitting the Development Plan for Ownership Area 1, the Applicant has submitted Tentative Tract Maps (TPM) PMTT25-001 and PMTT25-002, for the Project.

Development Agreement PDA25-001

Approval of the Project Specific Plan will be followed by an application for approval of a development agreement to encourage investment in and commitment to comprehensive planning as envisioned by the City, which seeks to maximize efficient utilization of resources at the least economic cost to the public. A statutory development agreement, authorized pursuant to California Government Code Sections 65869.5 et seq., shall be required as part of the approval of the Project Specific Plan. The development agreement shall include, but not be limited to, methods for financing acquisition and construction of infrastructure, acquisition and development of adequate levels of parkland and schools, as well as the provision of adequate housing opportunities for various segments of the community consistent with the City's regional housing needs assessments. The development agreement must be fully approved prior to or concurrent with the approval of any Tentative Tract Map and Development Plan submitted within the CenterPark Specific Plan area.

Potential Future Discretionary Approvals

Subdivision Maps

A tentative tract map(s) shall be submitted for approval by the City indicating the approximate location of lot lines, streets, common areas, and proposed grading. Following approval a tentative tract map(s), a final map(s) will be prepared for acceptance by the City. The final map(s) becomes a legal document that is recorded and defines legal parcels and lots that can be sold for development. Subdivision maps and lot changes shall be reviewed and approved pursuant to the Ontario Development Code and other applicable City codes and regulations, California Government Code Section 66410 (Subdivision Map Act), as well as the provisions of the Project Specific Plan.

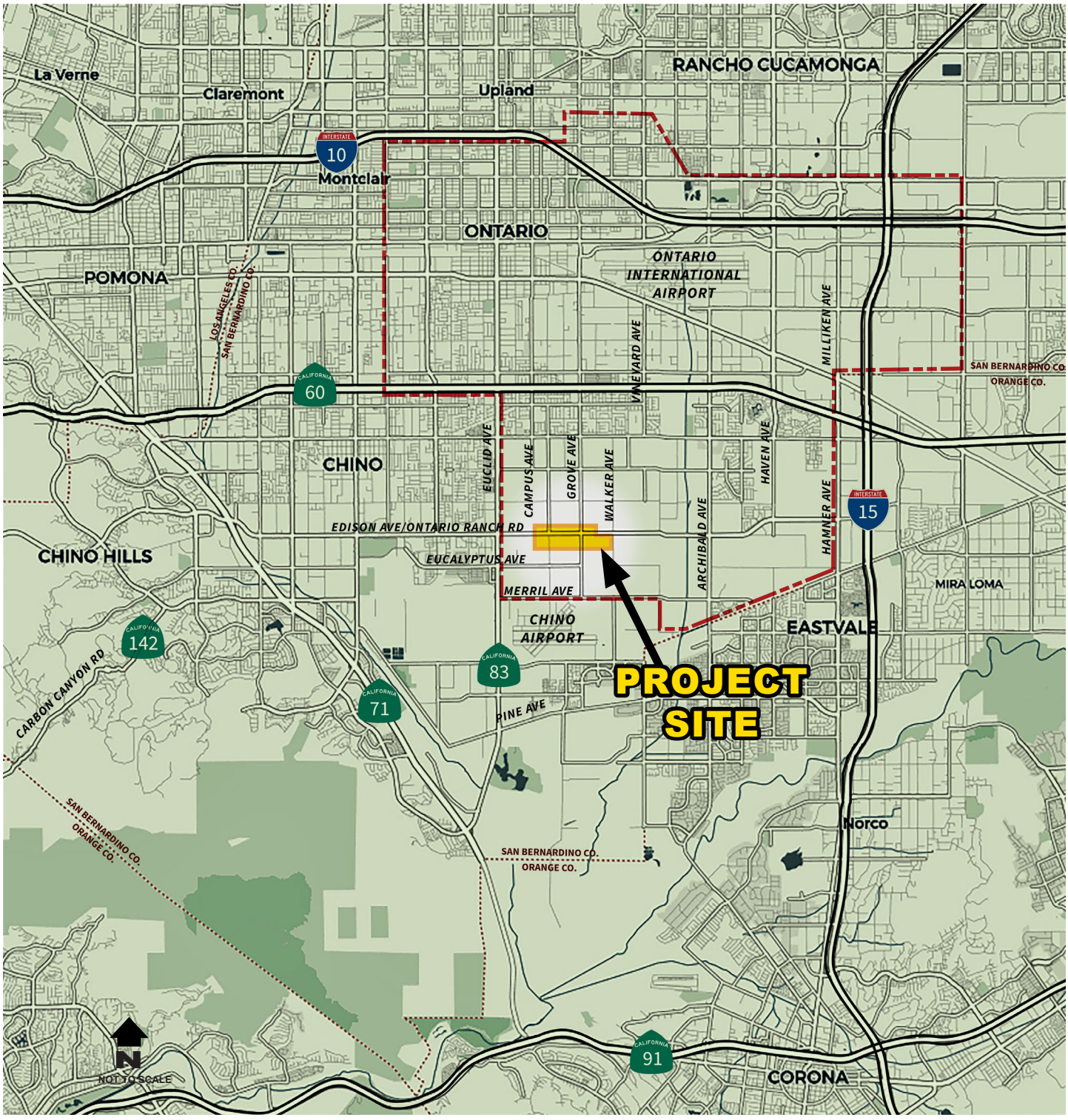
Conditional Use Permit

A Conditional Use Permit (CUP) is required for uses specified as "conditionally permitted" in the CenterPark Specific Plan (Specific Plan Table 6-1, Allowable Land Uses). Within the Specific Plan, the conditionally permitted land uses, depending on the underlying land use designation, include: vocational

rehabilitation services, wireless telecommunication facilities, passenger car rental and leasing, full-service car wash, electric vehicle charging stations, hotels, senior center residential uses, etc. CUP applications shall be processed pursuant to Section 4.02.015 of the City Development Code.

Certificate of Appropriateness

A Certificate of Appropriateness (COA) is required for minor alterations, restoration, rehabilitation, and demolition of historic resources listed in the local register. Additionally, a Certificate of Appropriateness shall not be issued for the demolition of an historic resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction.

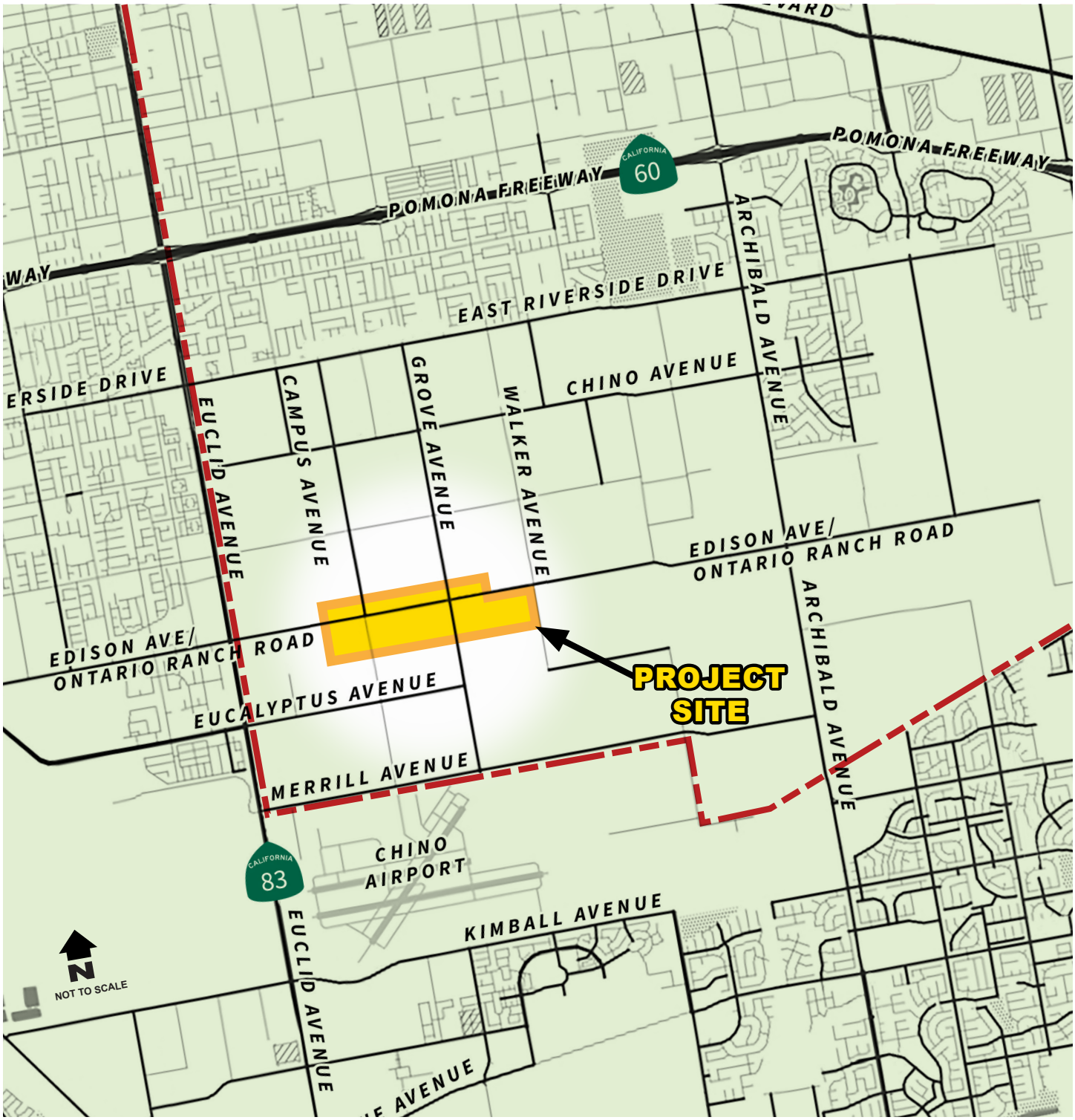


Source: CenterPark Specific Plan Exhibit 1-1 Regional Location Map, 2025.

Figure 3-1: Regional Location Map
CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

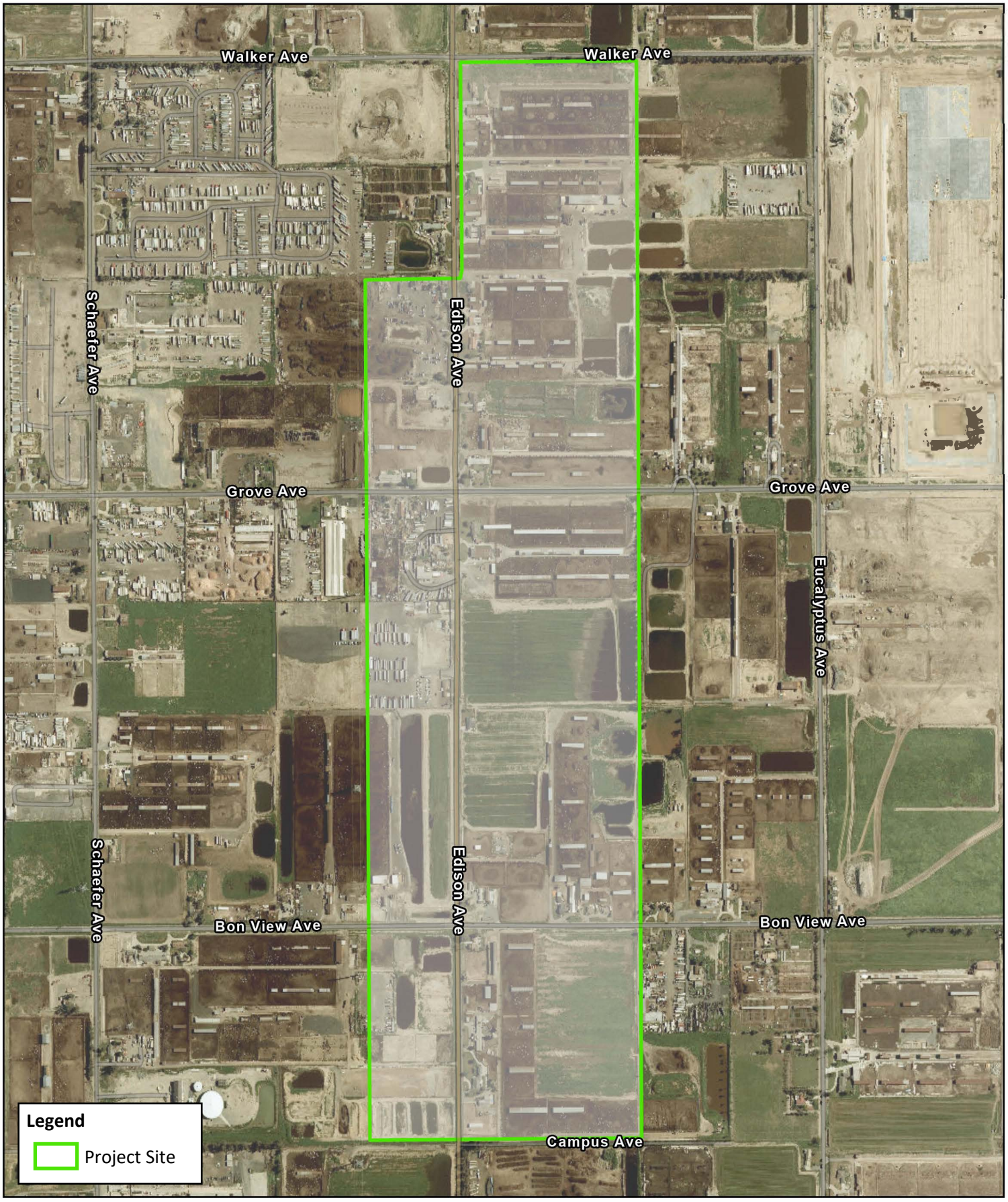


Source: CenterPark Specific Plan Exhibit 1-2 Vicinity Map, 2025.

Figure 3-2: Local Vicinity Map
CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

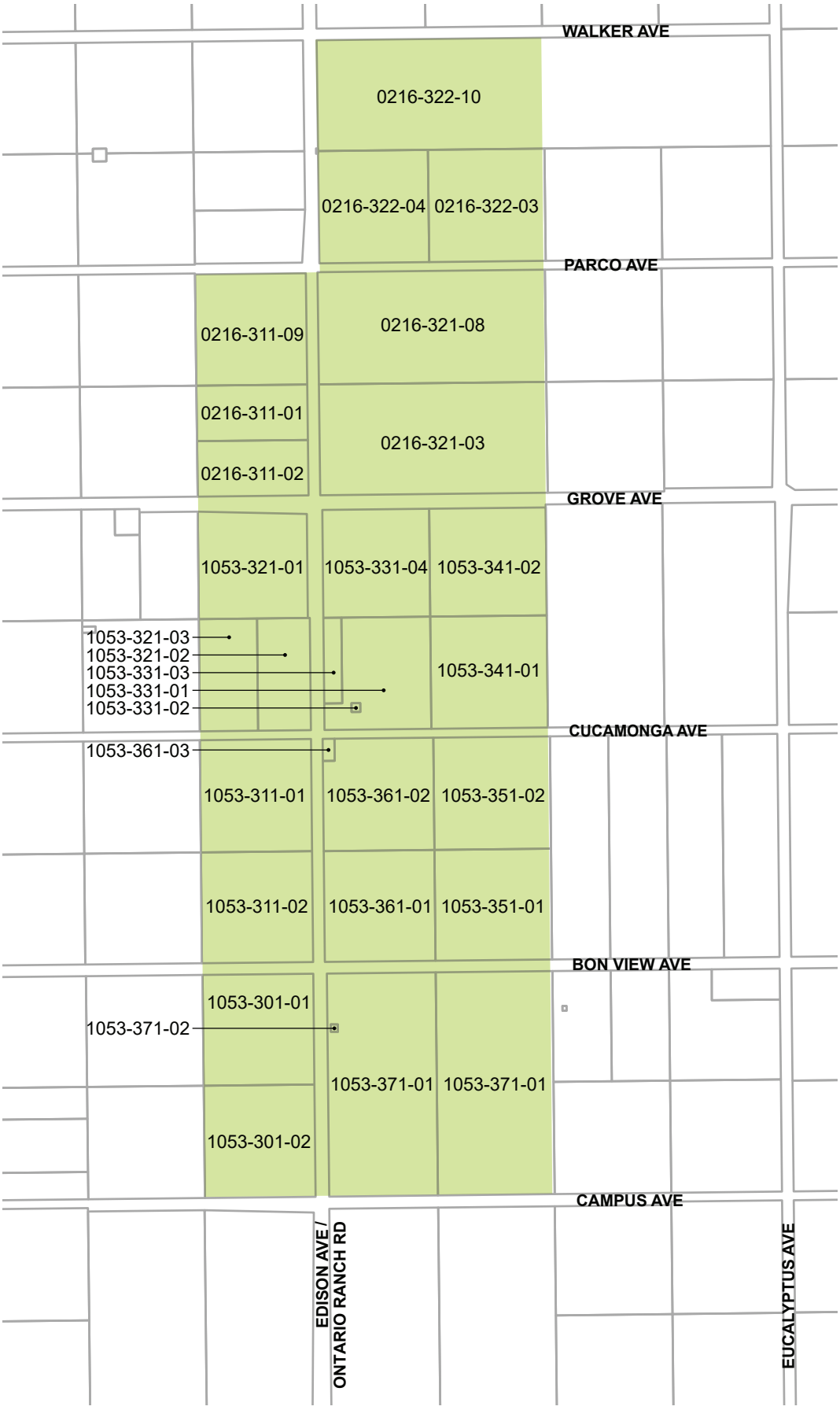


Source: ESRI, 2024.

Figure 3-3: Project Boundary
CenterPark Specific Plan, City of Ontario

Not to scale

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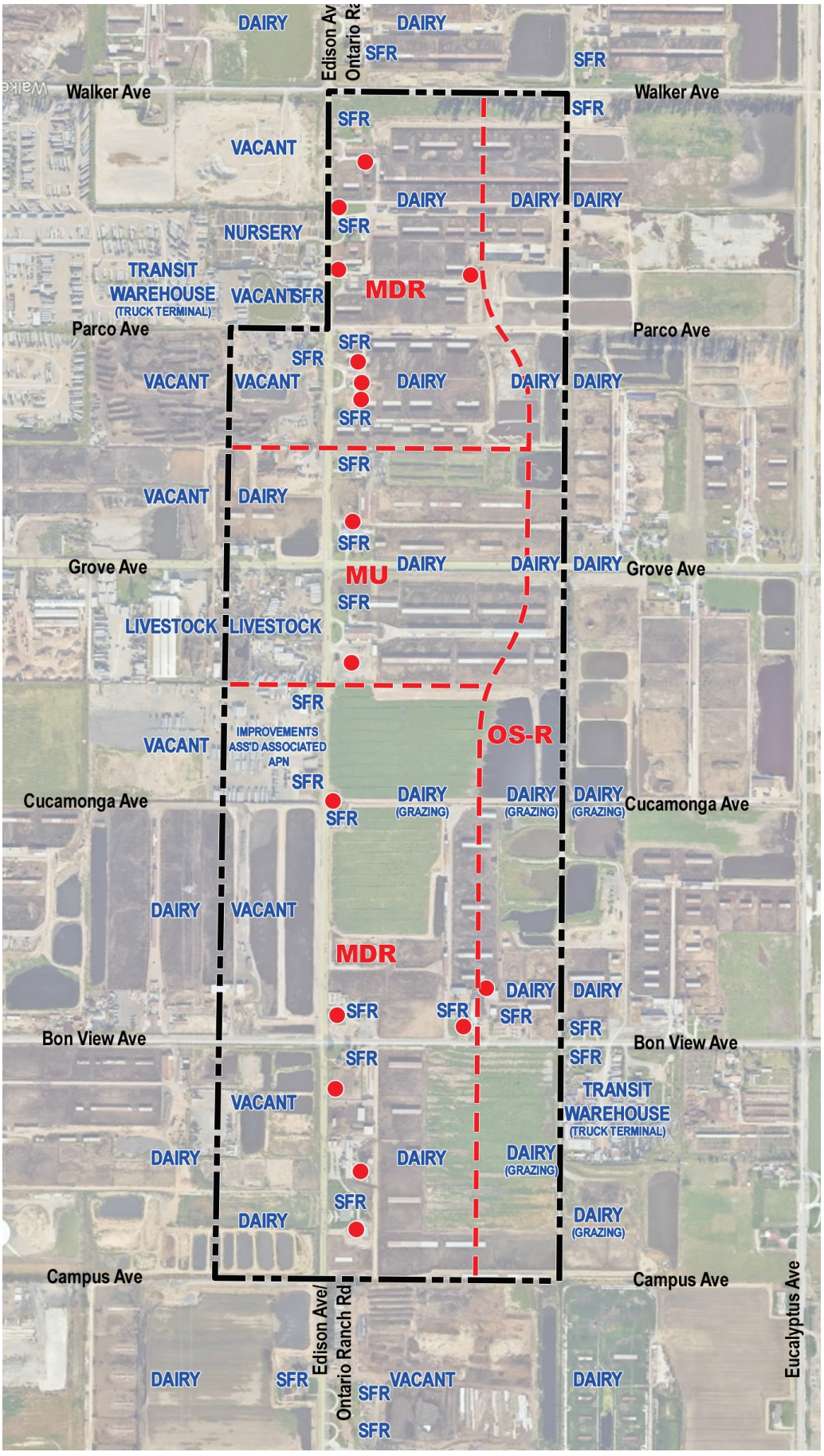


Source: CenterPark Specific Plan Exhibit 3-1 Assessor's Parcel Numbers, 2025.

Figure 3-4: Project Assessor Parcel Numbers
CenterPark Specific Plan, City of Ontario

Not to scale

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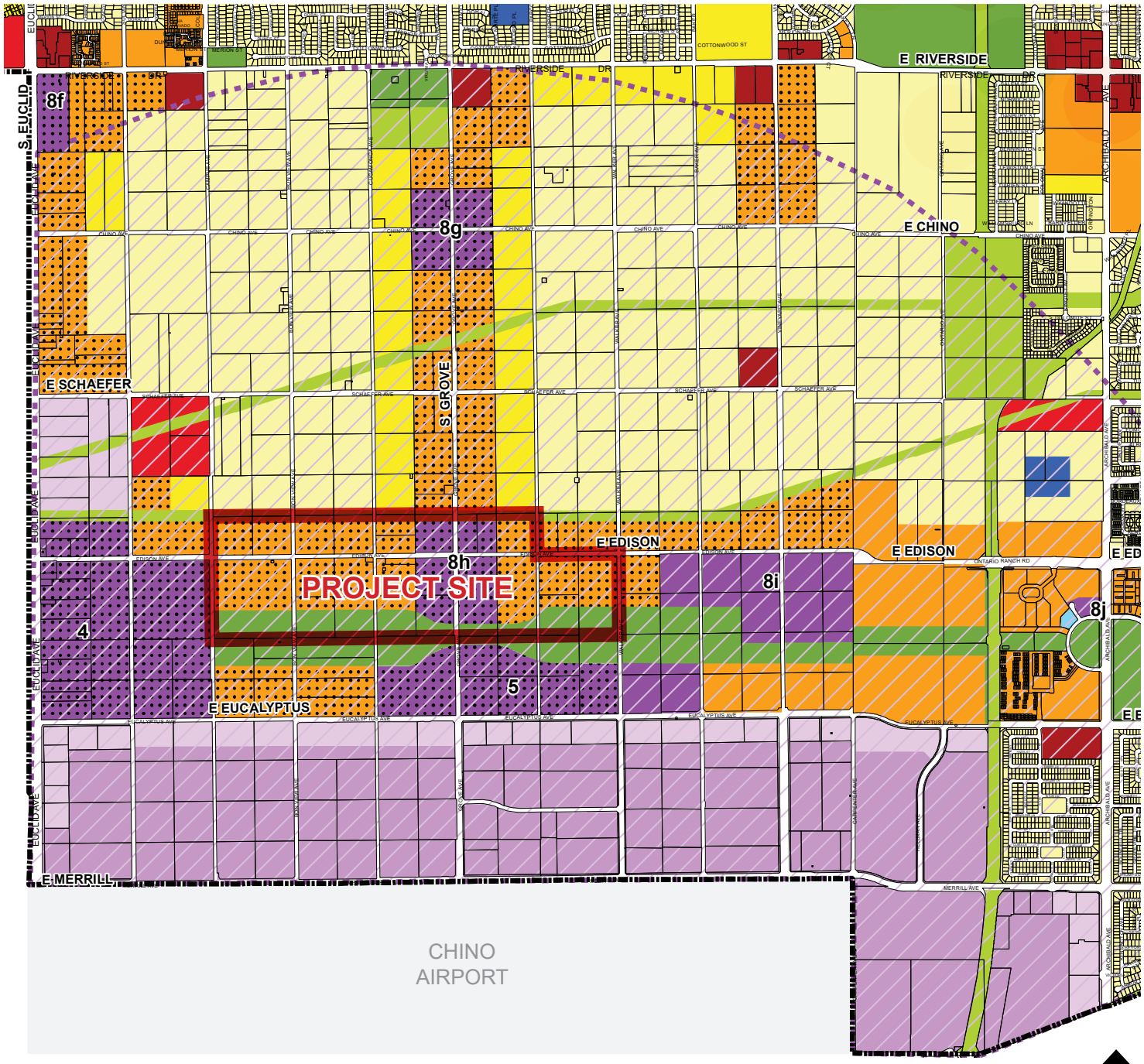


Source: CenterPark Specific Plan Exhibit 3-3 Existing and Surrounding Land Uses, 2025.

Figure 3-5: Surrounding Land Uses
Center Park Specific Plan, City of Ontario

Not to scale

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LEGEND

Residential
- Rural (0 - 2 du/ac)
- Low Density (2.1 - 5 du / ac)
- Low-Medium Density (5.1 - 11 du / ac)
- Medium Density (11.1 - 25 du / ac)
- High Density (25.1 - 45 du / ac)

Mixed Use
- Mixed Use

Retail/Service
- Neighborhood Commercial (0.4 FAR)
- General Commercial (0.4 FAR)
- Office Commercial (0.75 FAR)
- Hospitality (1.0 FAR)

Employment
- Business Park (0.6 FAR)
- Industrial (0.55 FAR)

Other
- Open Space - Non-Recreation
- Open Space - Parkland
- Open Space - Water
- Public Facility
- Public School
- Airport
- Rail
- Landfill

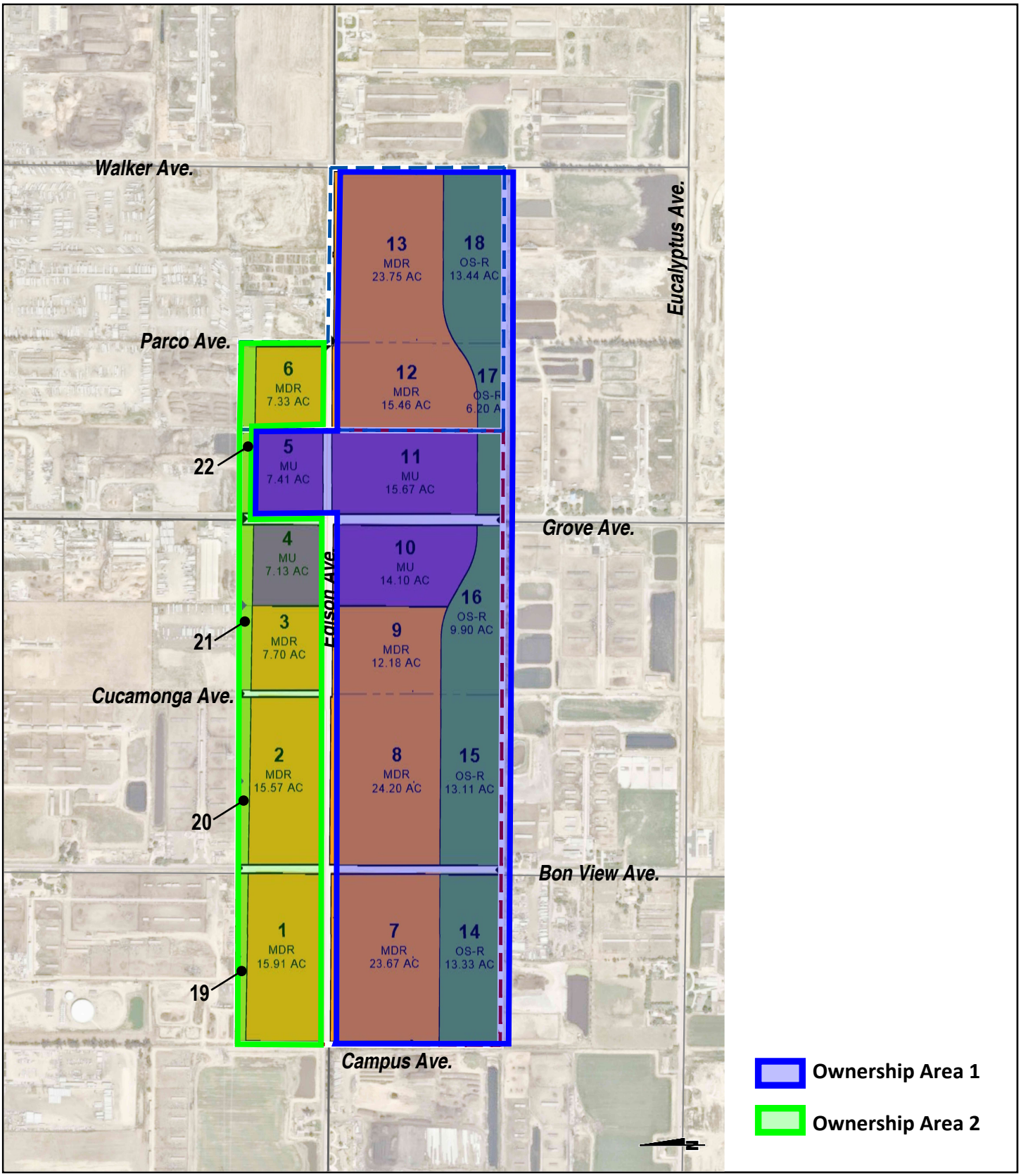
Overlays
- Business Park
- Industrial
- Landfill Impact Area
- AH - Affordable Housing
- Chino AIA - Chino Airport Influence Area

Source: CenterPark Specific Plan Exhibit 2-1, Chino Airport Influence Area, 2025.

Figure 3-6: Existing Land Use and Zoning
CenterPark Specific Plan, City of Ontario

Not to scale

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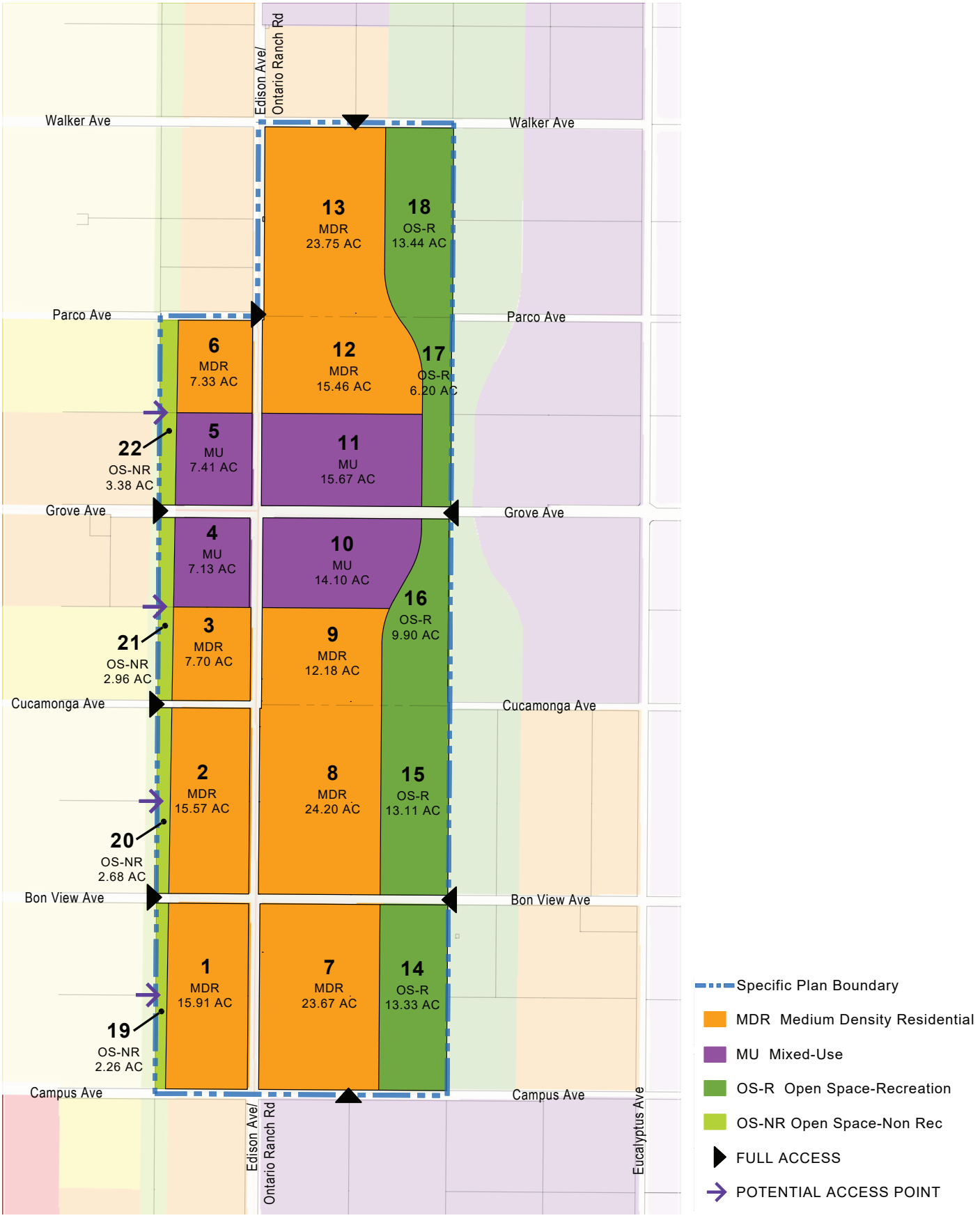


Source: CenterPark Specific Plan Traffic Analysis, Exhibit 1-2 Preliminary Land Use Plan and Phasing Plan, 2025.

Figure 3-7: Project Area Ownership
CenterPark Specific Plan

Not to scale

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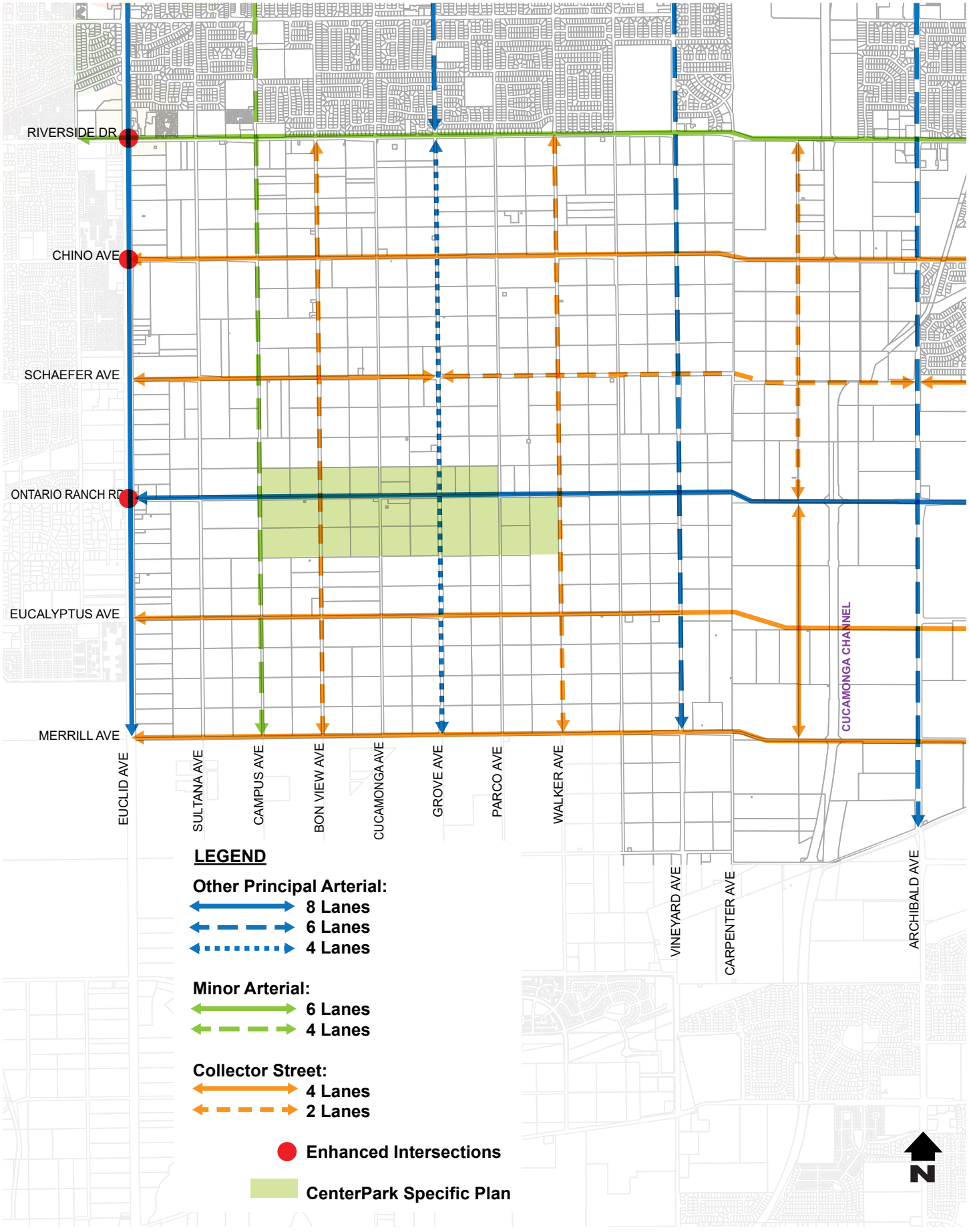


Source: CenterPark Specific Plan Exhibit 1-3 Land Use Plan, 2025.

Figure 3-8: Land Use Plan
CenterPark Specific Plan, City of Ontario

Not to scale

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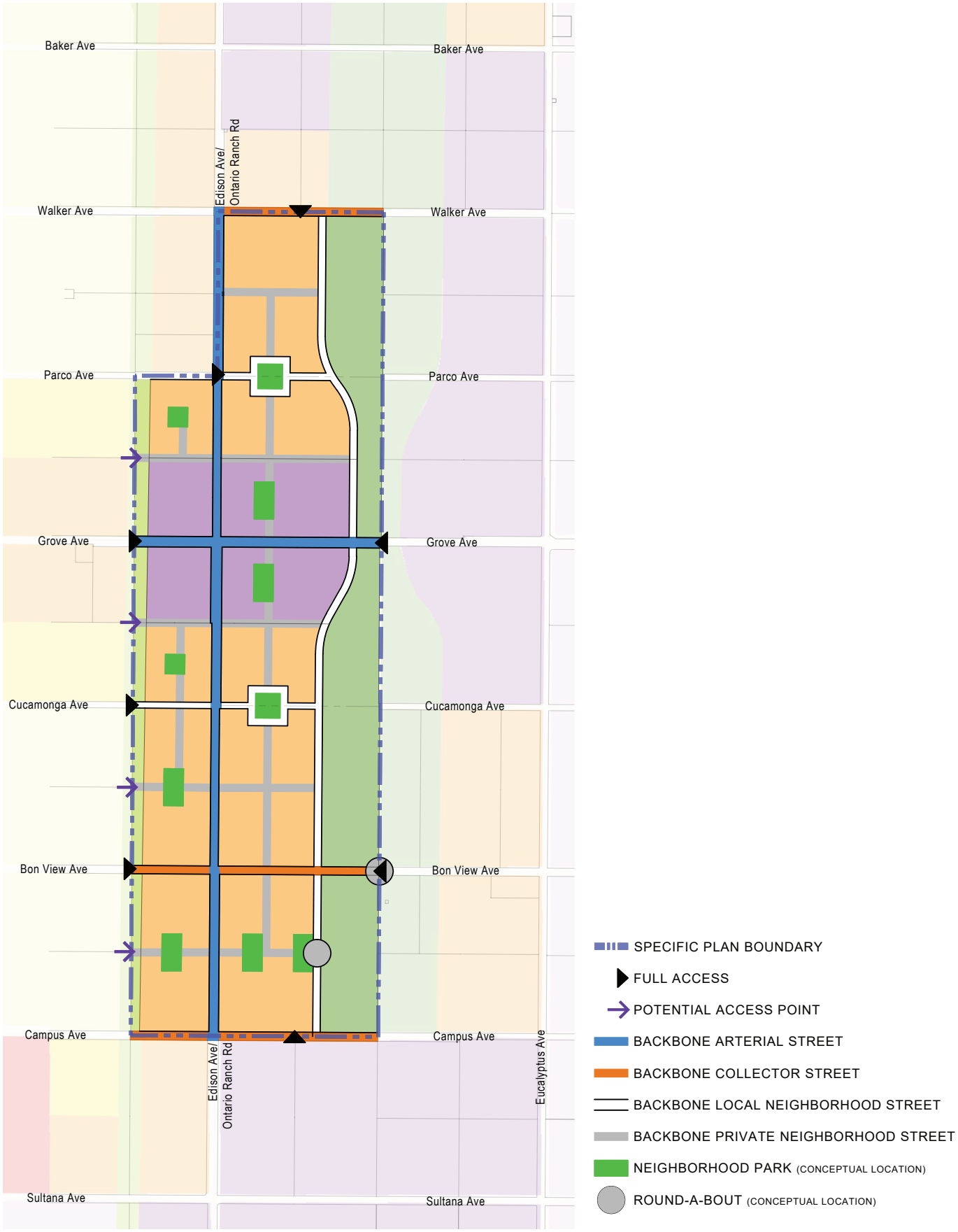


Source: CenterPark Specific Plan Exhibit 5-1 City of Ontario Road Classification System, 2025.

Figure 3-9: City of Ontario Road Classification System
CenterPark Specific Plan, City of Ontario

Not to scale

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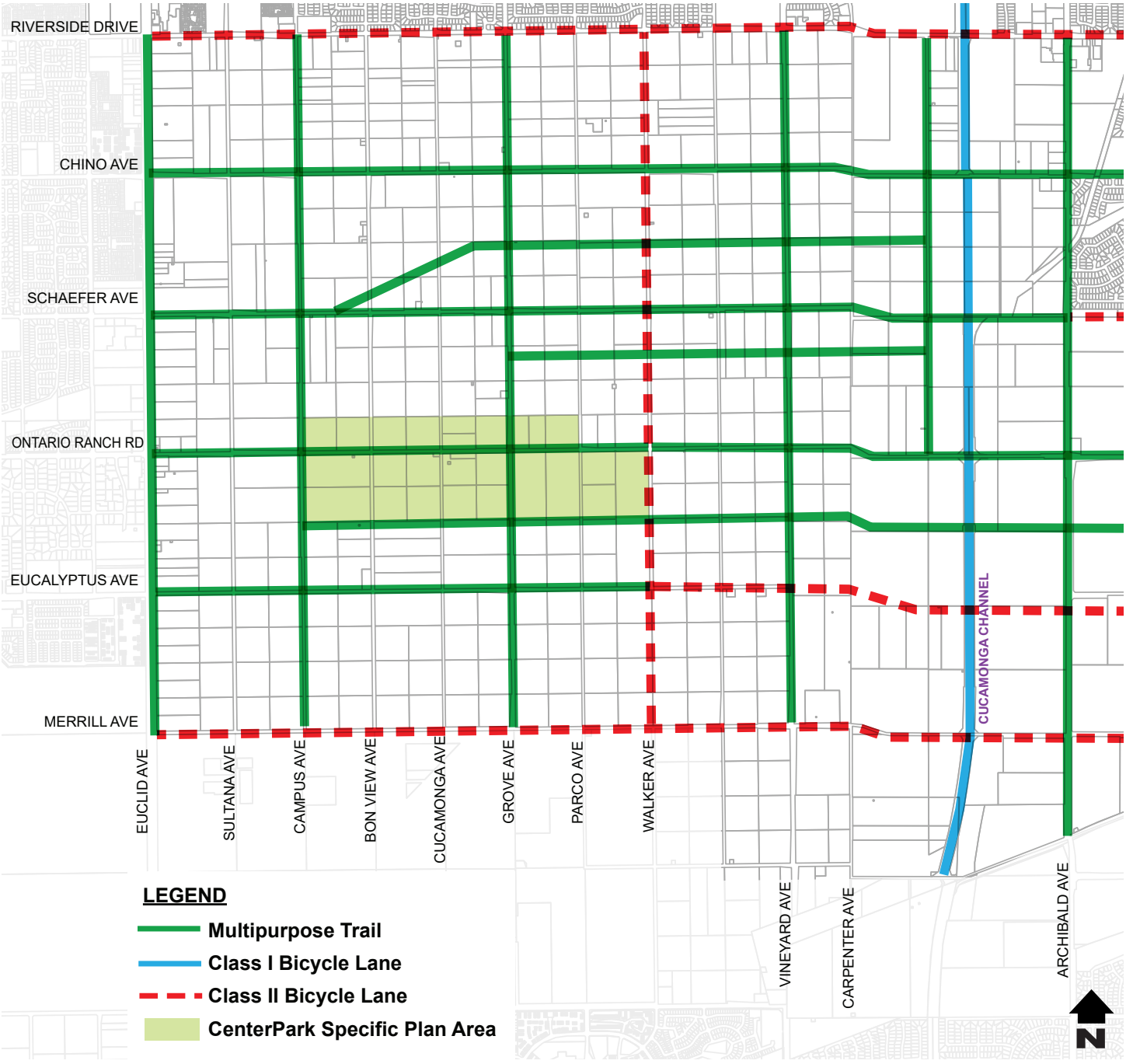
Source: CenterPark Specific Plan Exhibit 5-2 Conceptual Circulation Plan, 2025.

Figure 3-10: Conceptual Circulation Plan

CenterPark Specific Plan, City of Ontario

Not to scale

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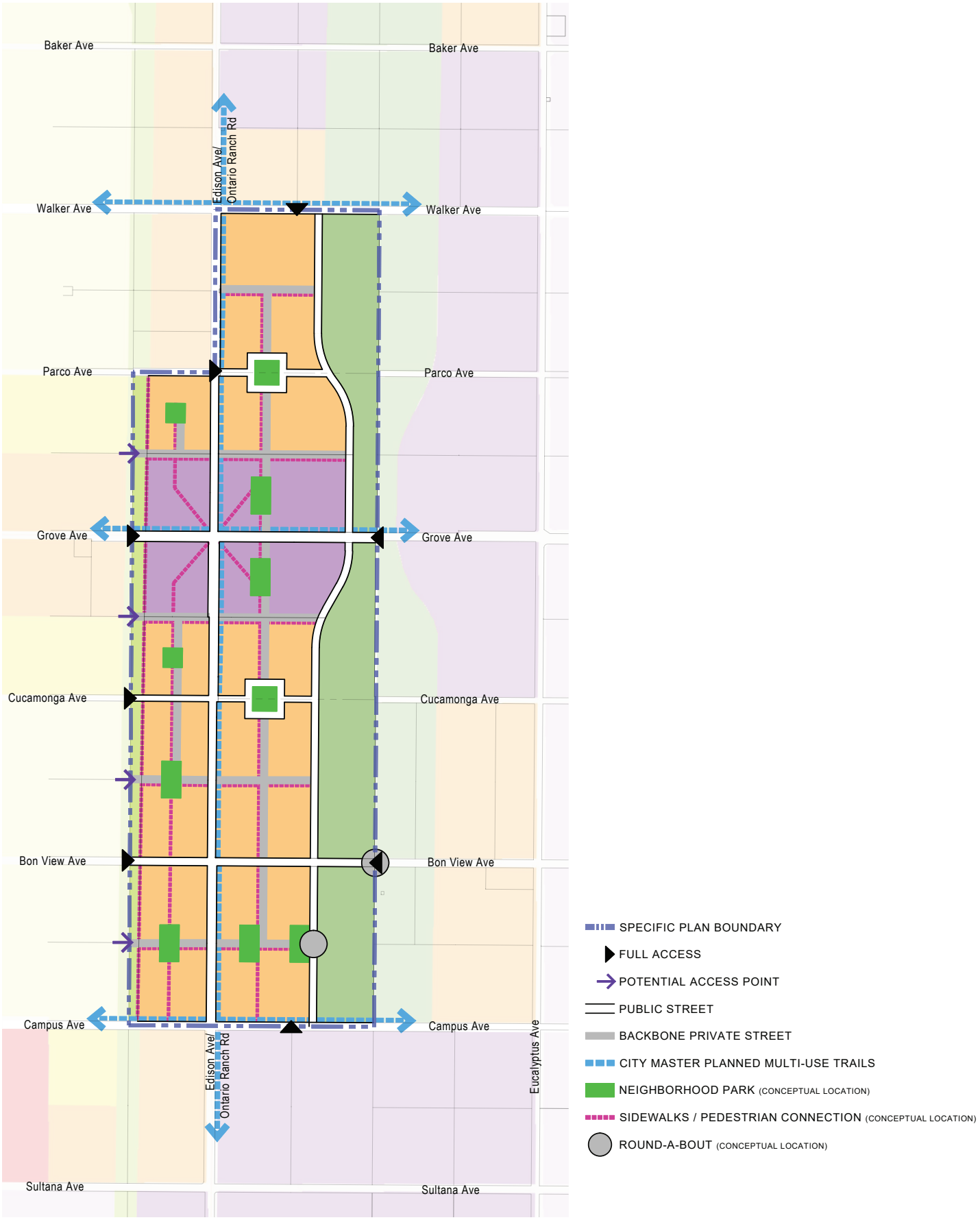


Source: CenterPark Specific Plan Exhibit 5-12 Conceptual Pedestrian and Regional Trail Circulation Plan, 2025.

Figure 3-11: Conceptual Pedestrian and Regional Trail Circulation Plan
CenterPark Specific Plan, City of Ontario

Not to scale

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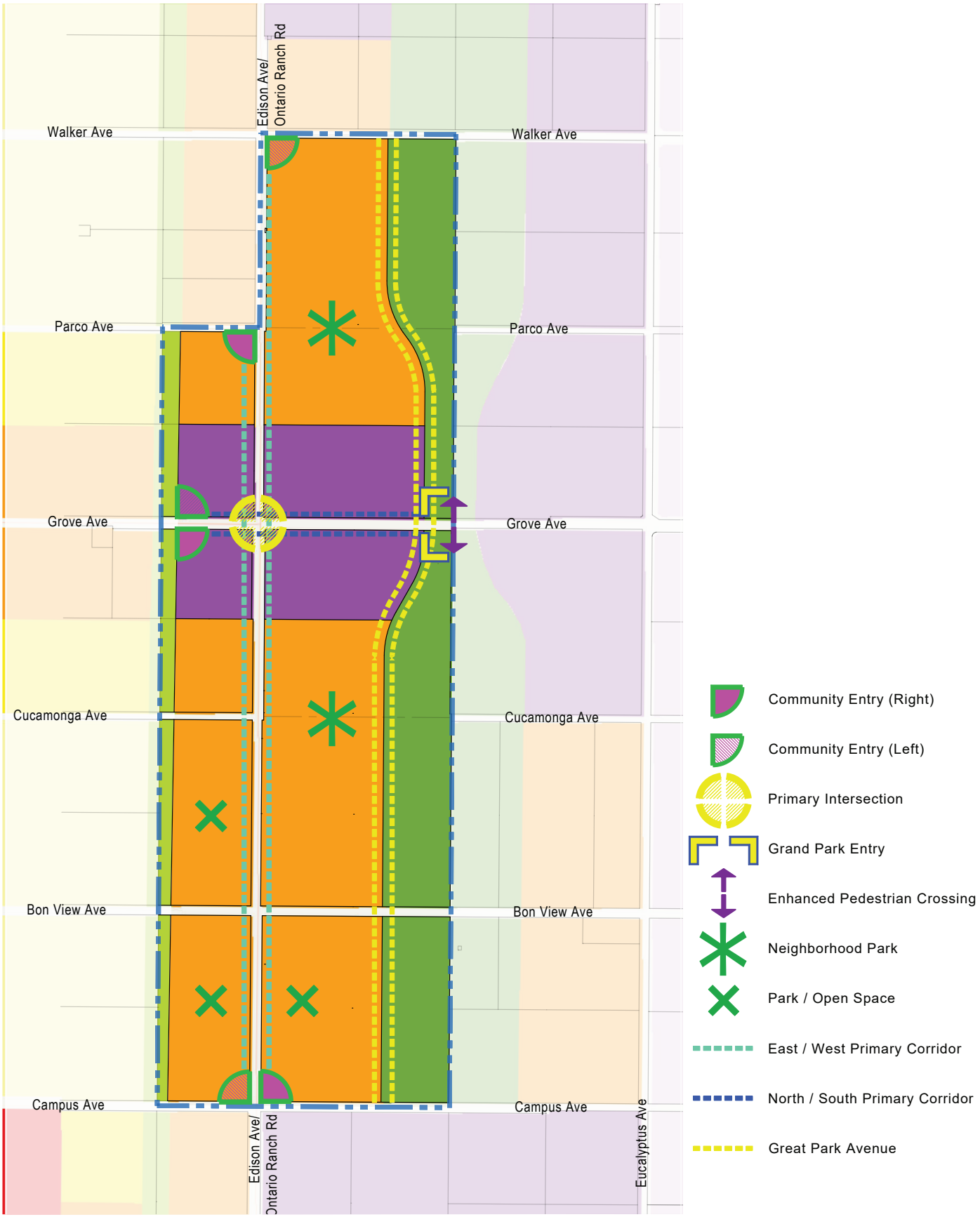
Source: CenterPark Specific Plan Exhibit 5-13 Internal Pedestrian Circulation Plan, 2025.

Figure 3-12: Internal Pedestrian Circulation Plan

CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

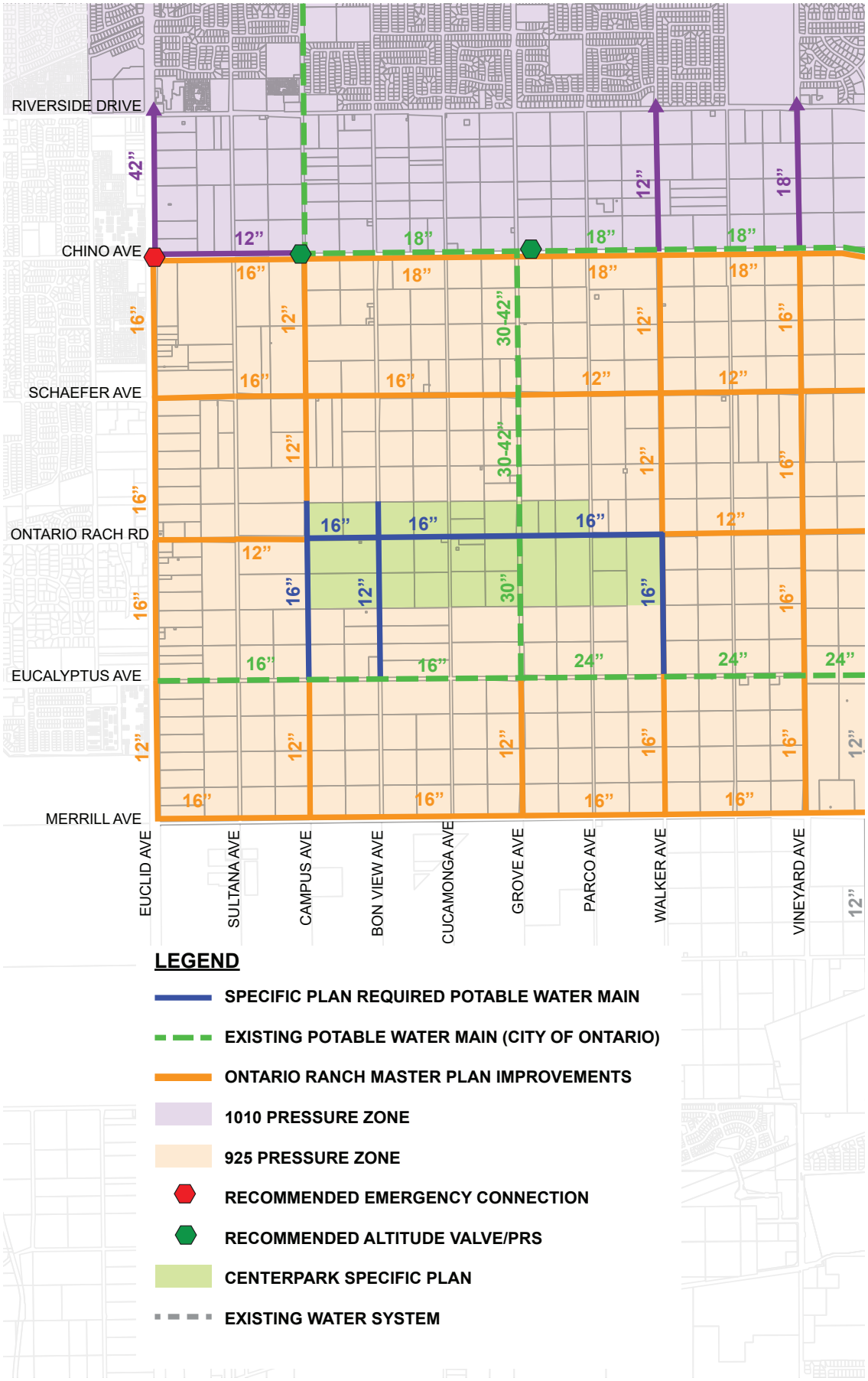


Source: CenterPark Specific Plan Exhibit 7-10 Landscape Framework Plan, 2025.

Figure 3-13: Conceptual Landscape Plan
CenterPark Specific Plan, City of Ontario

Not to scale

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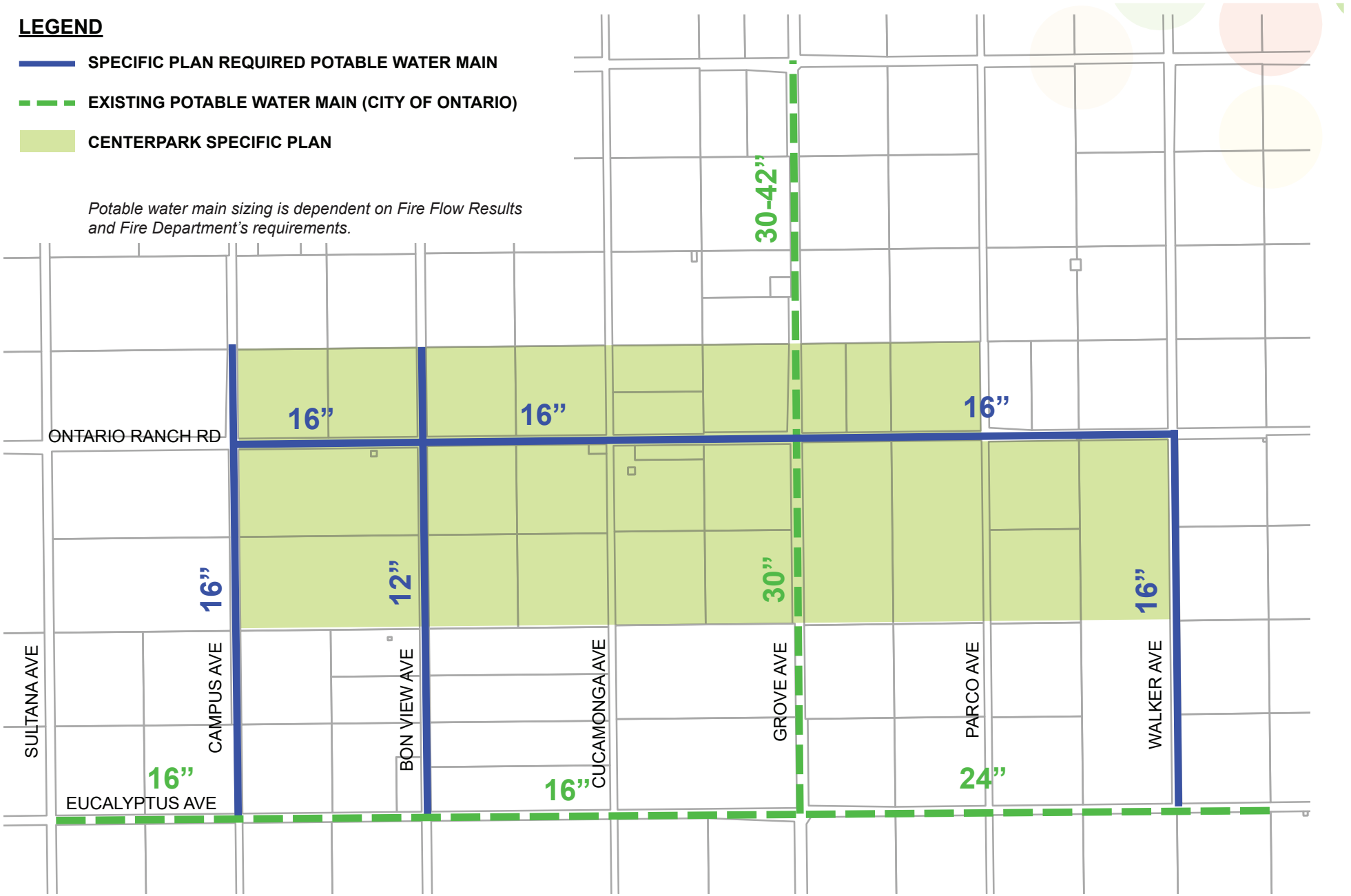
Source: CenterPark Specific Plan Exhibit 5-14 Conceptual Potable Water Master Plan, 2025.

Figure 3-14: Conceptual Potable Water Master Plan

CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

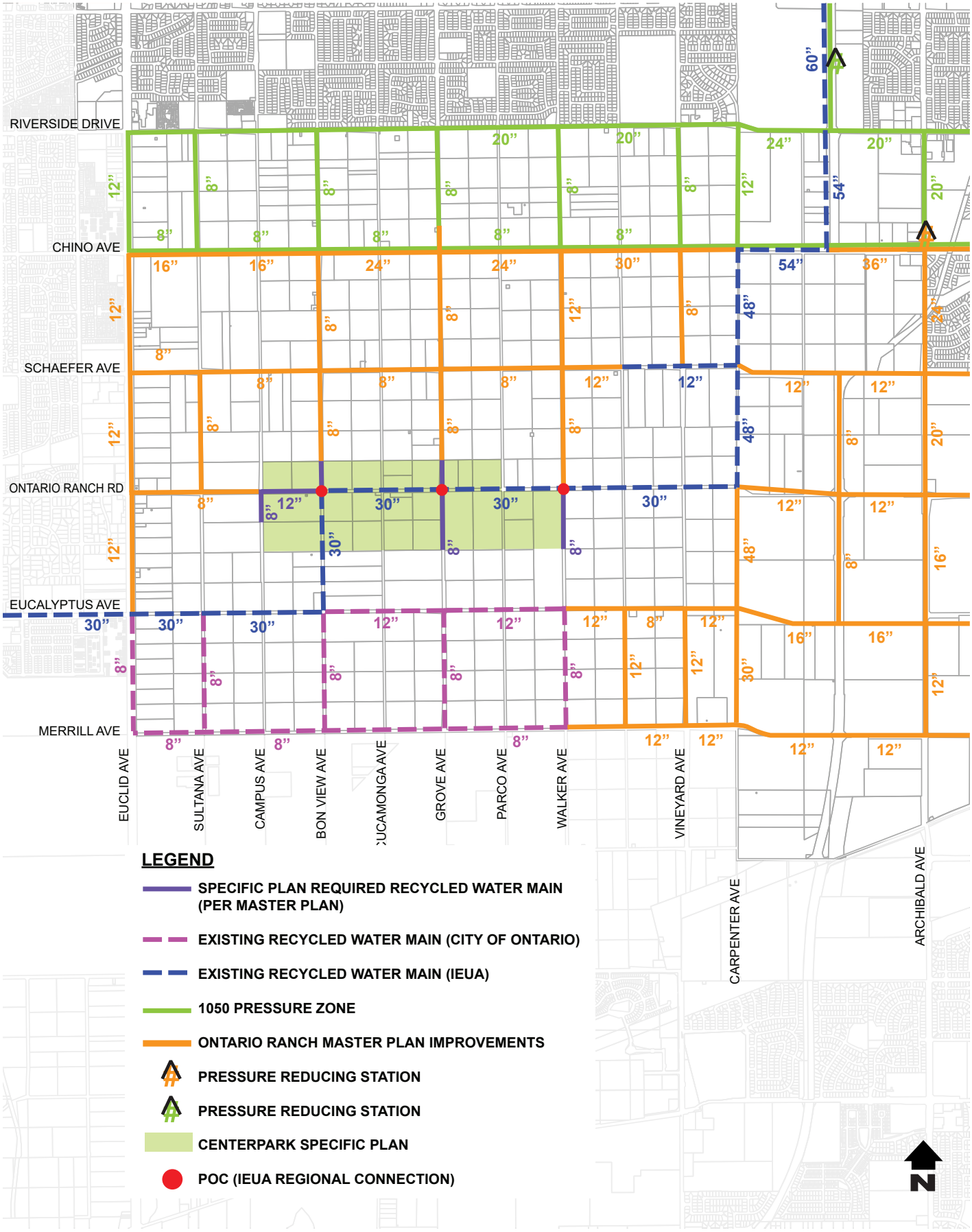


Source: CenterPark Specific Plan Exhibit 5-15 Conceptual Potable Water System, 2025.

Figure 3-15: Conceptual Potable Water System
CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn



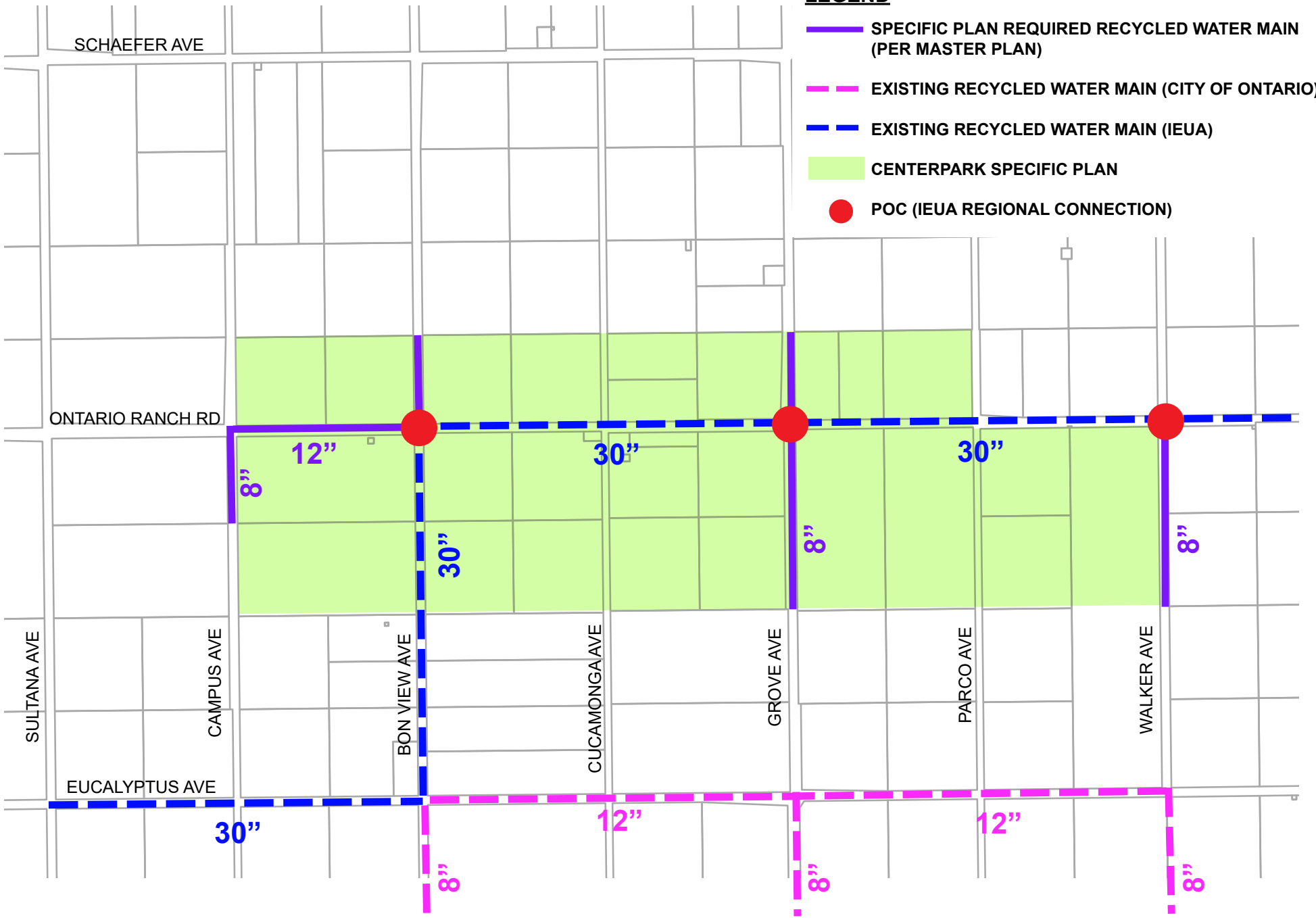
Source: CenterPark Specific Plan Exhibit 5-16 Conceptual Recycled Water Master Plan, 2025.

Figure 3-16: Conceptual Recycled Water Master Plan

CenterPark Specific Plan, City of Ontario

Not to scale

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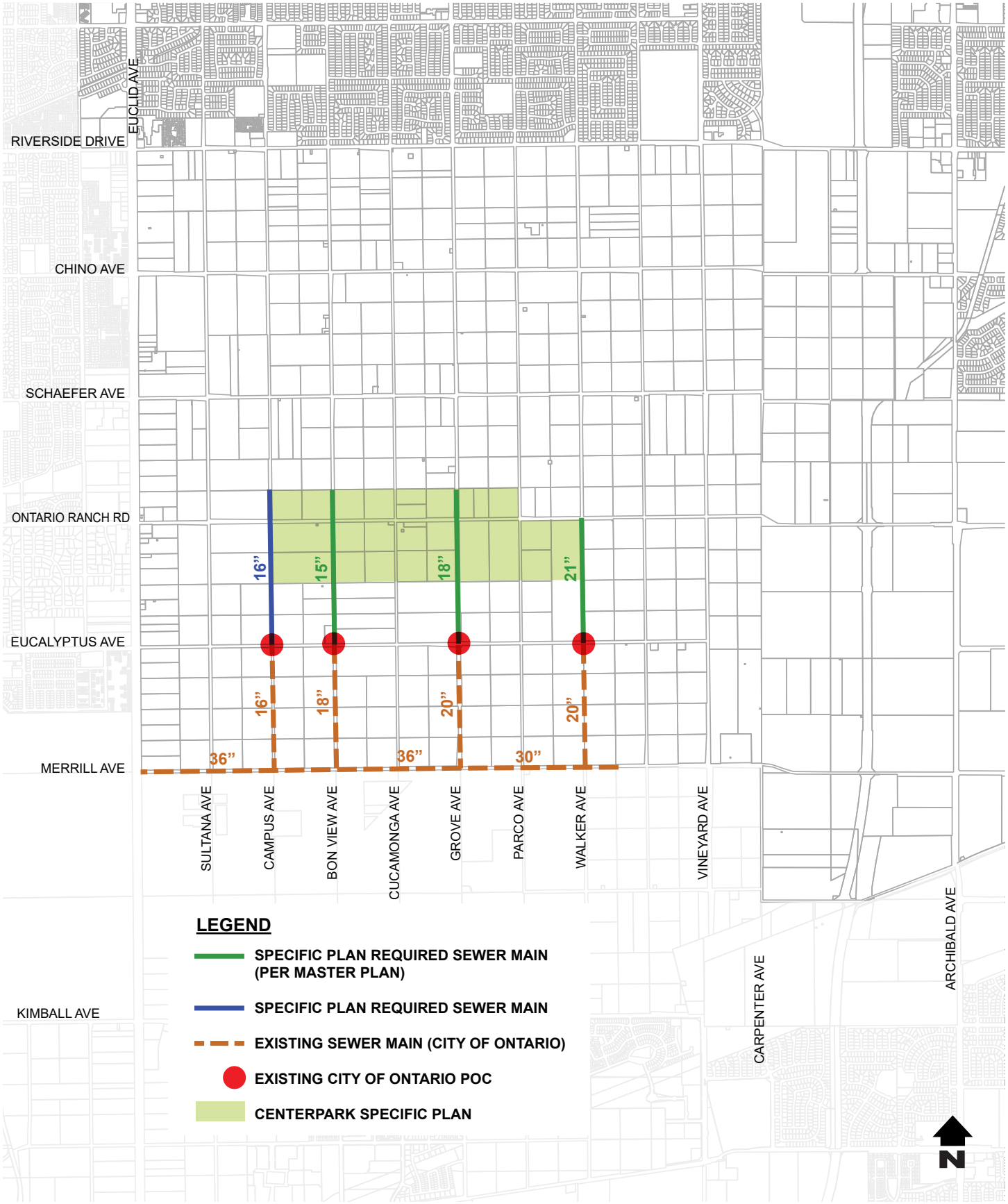


Source: CenterPark Specific Plan Exhibit 5-17 Conceptual Recycled Water System, 2025.

Figure 3-16: Conceptual Recycled Water System
CenterPark Specific Plan, City of Ontario

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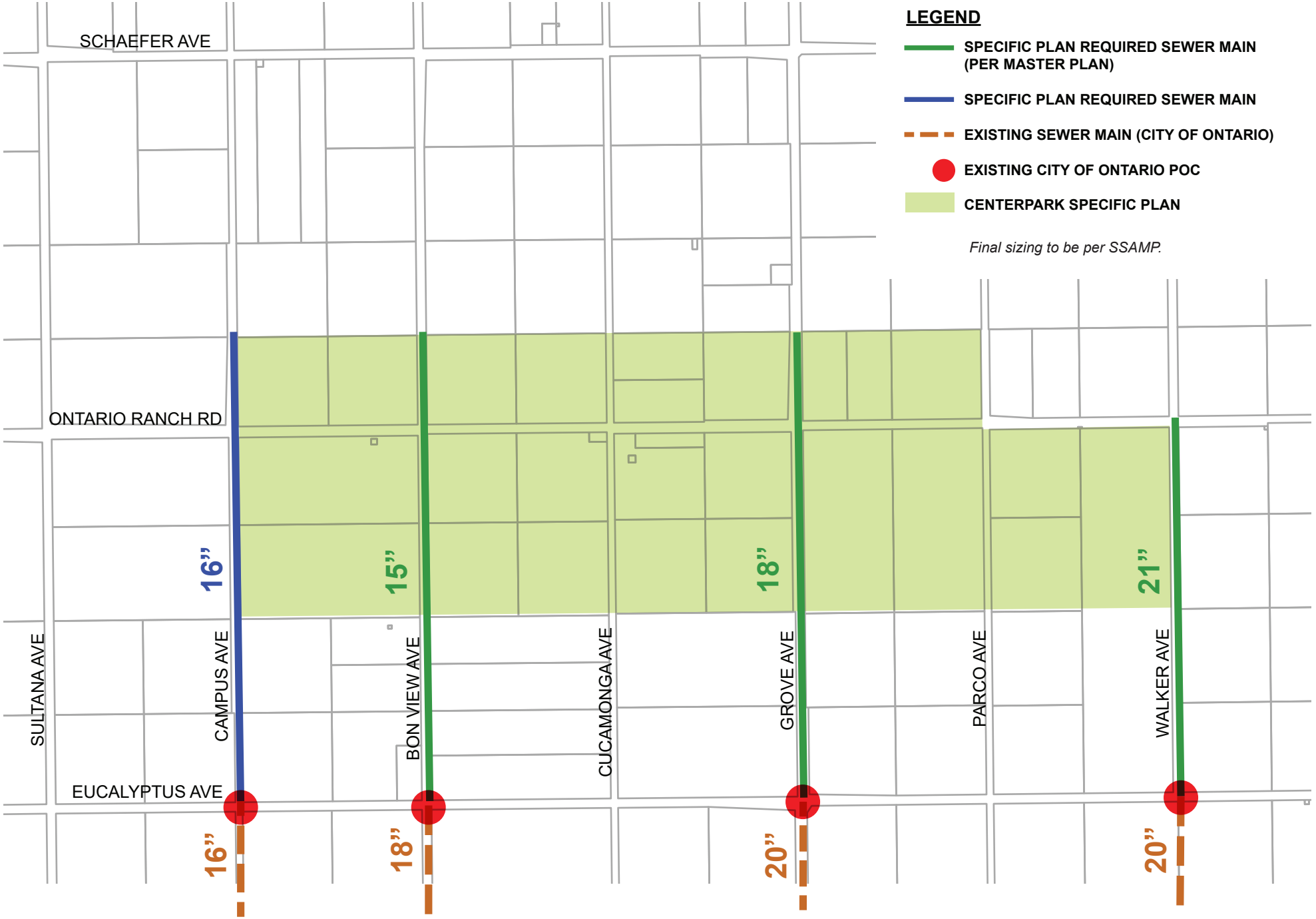
Source: CenterPark Specific Plan Exhibit 5-18 Conceptual Sewer Master Plan, 2025.

Figure 3-18: Conceptual Sewer Master Plan

CenterPark Specific Plan, City of Ontario

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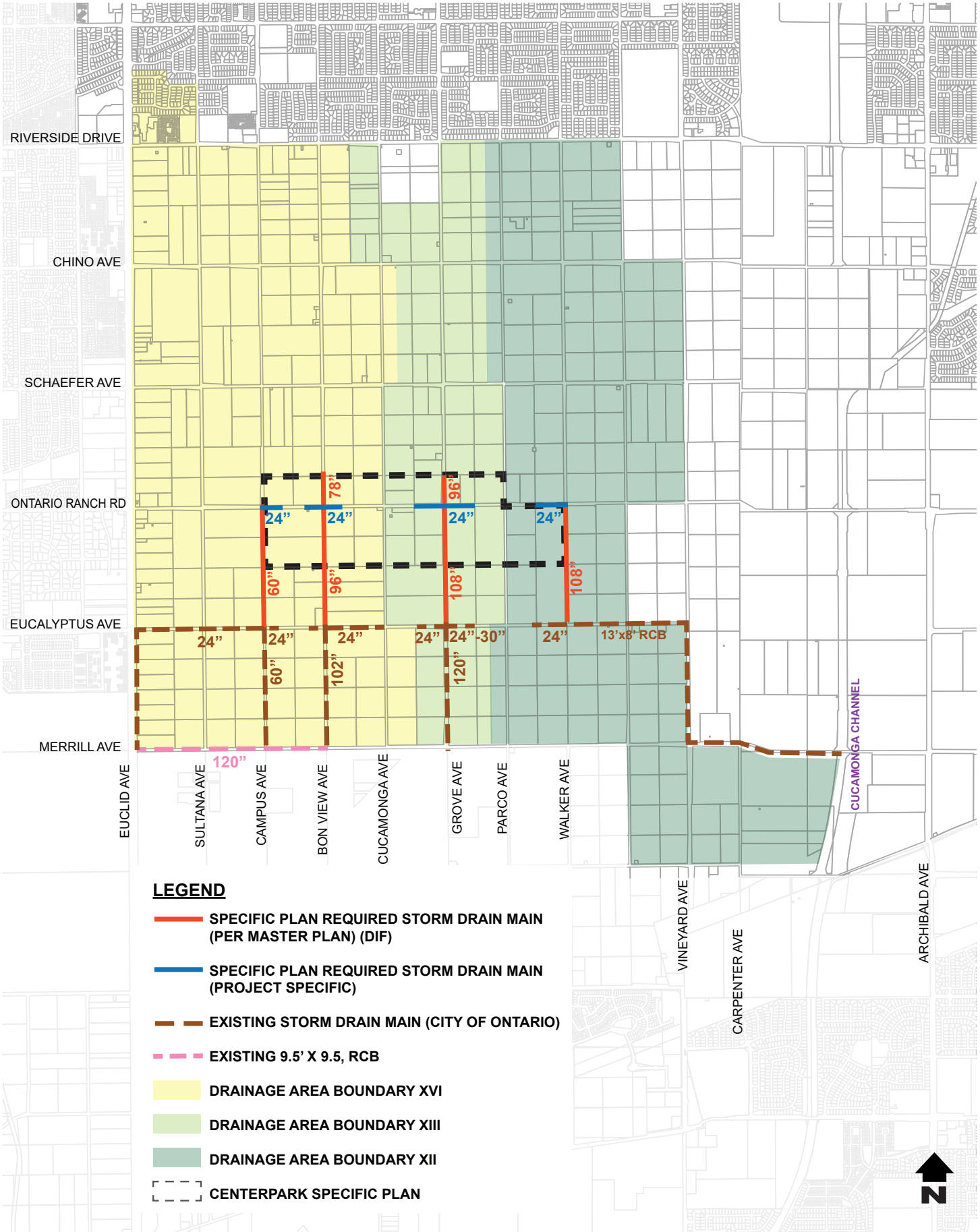


Source: CenterPark Specific Plan Exhibit 5-19 Conceptual Sewer System, 2025.

Figure 3-19: Conceptual Sewer System
CenterPark Specific Plan, City of Ontario

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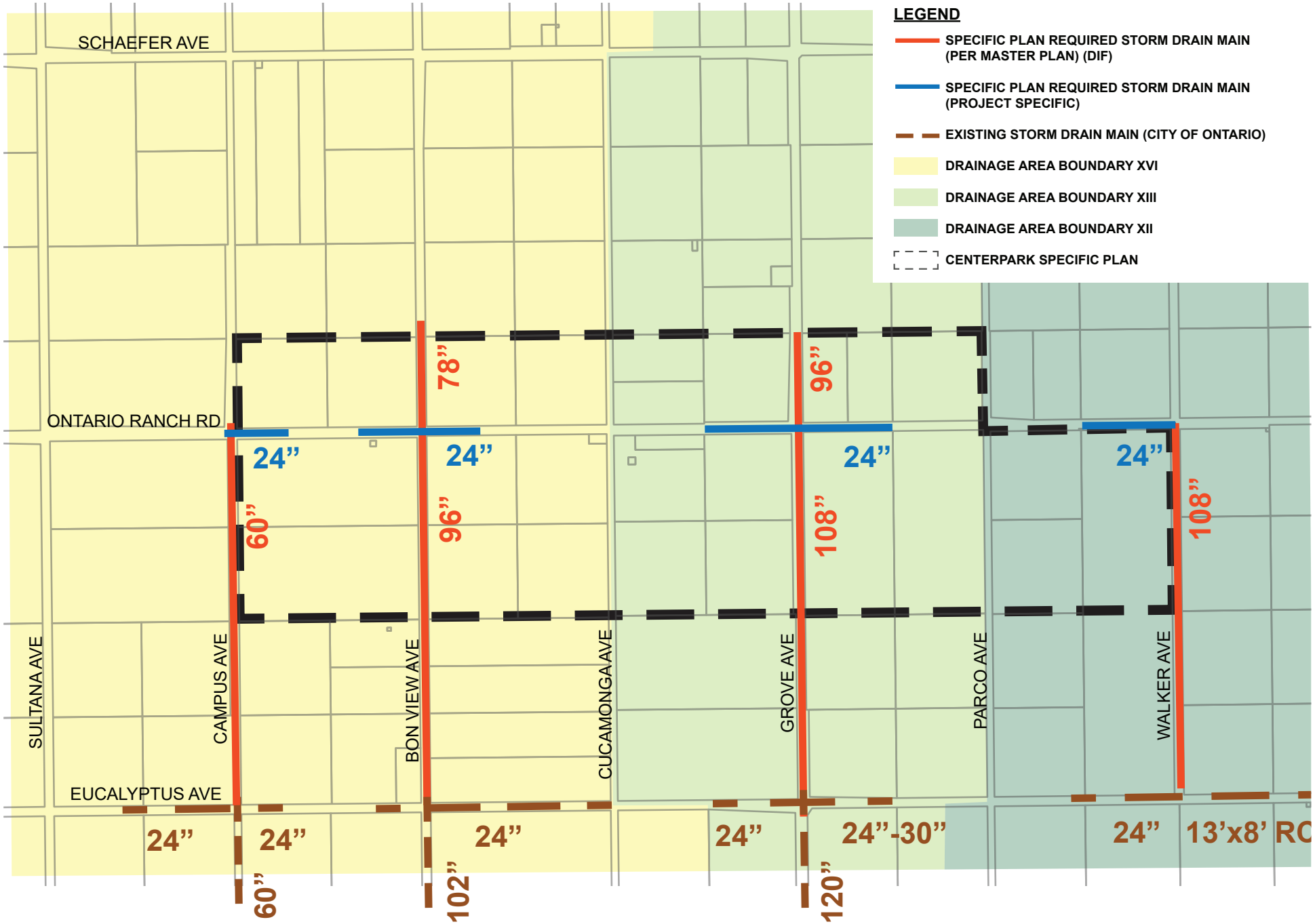
Source: CenterPark Specific Plan Exhibit 5-20 Conceptual Drainage Master Plan, 2025.

Figure 3-20: Conceptual Drainage Master Plan

CenterPark Specific Plan, City of Ontario

Not to scale

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Source: CenterPark Specific Plan Exhibit 5-21 Conceptual Storm Drain Improvements, 2025.

Figure 3-21: Conceptual Storm Drain Improvements
CenterPark Specific Plan, City of Ontario

Not to scale

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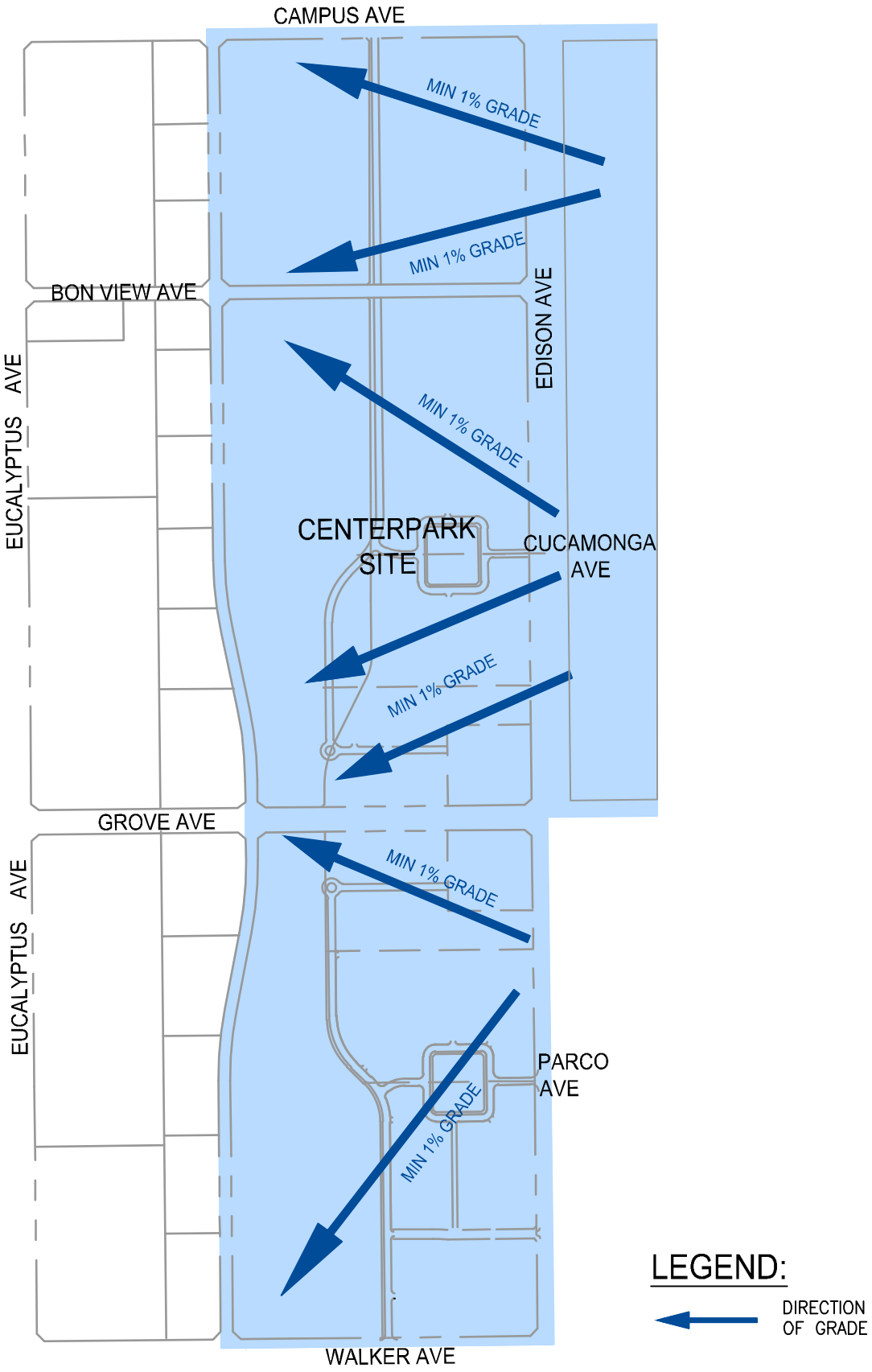
Source: CenterPark Specific Plan Exhibit 5-23 Fiber Optic Master Plan, 2025.

Figure 3-22: Fiber Optic Master Plan

CenterPark Specific Plan, City of Ontario

Not to scale

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Source: CenterPark Specific Plan Exhibit 5-23 Conceptual Grading Plan, 2025.

Figure 3-23: Conceptual Grading Plan

CenterPark Specific Plan, City of Ontario

Not to scale

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4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section examines the environmental setting of the Center Park Specific Plan (Project), analyzes the Project's effects and the significance of its impacts, and recommends mitigations measures to reduce or avoid impacts. This section contains one separate environmental resource area that was determined to need further study in this Draft Focused Environmental Impact Report (Focused EIR). This scope was determined in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*; the Draft Focused EIR's notice of preparation (NOP); public and agency comments received during the NOP comment period from June 11, 2025, to July 14, 2025 (see **Appendix A: Notice of Preparation and Scoping Meeting Materials**); and the court ruling. The environmental issue and its corresponding section is:

- Biological Resources
- Historic Resources

The Project is consistent with the analysis performed for the TOP 2050 Supplemental EIR (TOP EIR). Further, the TOP EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures, with the exception of Project impacts to biological resources and historic resources, which remains significant despite the implementation of mitigation measures. In order to address biological resources and historic resource impacts that were not adequately anticipated by the TOP EIR, a Focused EIR will be prepared.

A comprehensive environmental evaluation has been completed for the Project as documented in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*. This evaluation concludes that the Project requires additional environmental review because Tier II historical resources were identified within the Project site and impacts to Tier II historical resources were not explicitly analyzed within the TOP EIR. Therefore, while the Project is consistent with the development density and use characteristics established by TOP 2050, as analyzed by the TOP EIR (SCH No. 2021070364, certified August 2022), and all required findings, with the exception of findings related to biological resources and historical resources, can be made. Consequently, a Focused EIR will be required for those Project impacts that were not adequately addressed in the TOP EIR.

Section 4.1: Biological Resources and **Section 4.2: Historic Resources** provides a detailed discussion of the environmental setting, effects associated with the Project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measure are also discussed.

During the scoping period, it was also determined that certain thresholds under an environmental resource area would not be significantly affected by implementation of the Project. These resource areas are: Aesthetics, Agriculture and Forestry Resources, Air Quality, Archaeological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services,

Recreation, Transportation, Tribal Cultural Resources, Utilities and Services Systems, and Wildfire, are discussed in **Section 7.0: Effects Found Not to be Significant**.

4.0.1 Approach to Environmental Analysis

Organization of Environmental Analysis

The potentially significant environmental resource areas are addressed in separate EIR sections (**Section 4.1** and **Section 4.2**) and are organized into the following subsections:

1. Introduction
2. Environmental Setting
3. Regulatory Setting
4. Impact Thresholds and Significance Criteria
5. Plans, Programs, and Policies
6. Impacts and Mitigation Measures
7. Cumulative Impacts
8. Significant Unavoidable Impacts
9. References

In addition, **Section 1.0: Executive Summary**, has **Table 1-1: Summary of Significant Environmental Impacts and Proposed Mitigation Measures** that summarizes all impacts by environmental resource.

Terminology Used in this Draft Focused EIR

The threshold of significance is identified for each impact in this Draft EIR. Although the criteria for determining significance are different for each topic area, the environmental analysis applies a uniform classification of the impacts based on definitions consistent with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

- **No Impact.** The project would not change the environment.
- **Less than significant impact.** The project would not cause any substantial, adverse change in the environment.
- **Less than significant with mitigation incorporated.** The EIR includes mitigation measures that avoid substantial adverse impacts on the environment.
- **Significant and unavoidable.** The project would cause a substantial adverse effect on the environment, and no feasible mitigation measures are available to reduce the impact to a less than significant level.

4.1 BIOLOGICAL RESOURCES

4.1.1 Introduction

This section of the Draft Focused Environmental Impact Report (EIR) examines the existing biological resources and potential impacts that may result from the construction and operation of the proposed CenterPark Specific Plan Project (Project). The analysis in this section is based in part on the following resources:

- Cadre Environmental. 2024. *Biological Resources Technical Report Center Park Specific Plan City of Ontario, California*. (**Appendix C1**)
- ELMT Consulting, Inc. 2024. *Delhi Sands Flower-Loving Fly Habitat Suitability Assessment*. (**Appendix C2**)
- The Ontario Plan 2050
- City of Ontario Municipal Code
- City of Ontario TOP 2050 Final Supplemental EIR

The Project site is anticipated to be developed in two "Ownership Areas" (representing different ownership conditions) within 22 planning areas (PAs), with "Ownership Area 1" proposed at a project-level entitlement and "Ownership Area 2" proposed at a "programmatic" level. Ownership Area 1 is owned by the applicant of the CenterPark Specific Plan. Ownership Area 2 contains parcels owned by others and are included as part of the Specific Plan. Ownership Area 1 of the Project includes Planning Areas (PAs) 5 and 7 through 18, which would allow for the development of up to 210,544 square feet of mixed-use retail and office, 3,095 residential dwelling units and 55.98 acres of parkland use. Ownership Area 2 of the Project includes potential future developments in PAs 1 through 4, 6, and 19 through 22, and would allow for the development of up to 40,376 square feet of mixed-use retail and office, 1,198 residential units, and 11.28 acres of open-space parkland and non-recreational uses. The Project Applicant does not own the parcels within Ownership Area 2 (PAs 1 through 4, 6, and 19 through 22) and does not have access to Ownership Area 2 at this time; refer to **Figure 3-7: Project Area Ownership**. Therefore, the City serves as the applicant for Ownership Area 2.

The Biological Resources Technical Report prepared by Cadre Environmental analyzed a 194.05-acre portion of the Project site that represents Ownership Area 1 within the Project site. The Biological Resources Technical Report includes a thorough literature review, results of the site reconnaissance survey, and biological resources recommendations for the Project; refer to **Appendix C1: Biological Resources Technical Report**. Currently, the Applicant does not control the Ownership Area 2 parcels, as described above. Therefore, a site reconnaissance survey was not completed for Ownership Area 2.

4.1.2 Environmental Setting

Existing Conditions

As discussed in **Section 3.0: Project Description**, the Project site consists of 29 existing parcels totaling 257.34 acres. The Project site comprises existing agricultural uses, including the raising of livestock, field

crop farming, dairy farming activities, and rural residences scattered throughout the area. Rural residential housing, farm buildings and other ancillary facilities occupy those areas not in active agricultural production. The natural vegetation and soil conditions that once occurred throughout the Project site have been significantly altered through agricultural uses, leaving little or no native vegetation. Existing uses surrounding the Project site are similar to those on the site. Nursery/Field Crops, Dairy Operations, and Rural Residential and uses are located north of Edison Avenue. Dairy Operations and Rural Residential land uses are located south towards Eucalyptus Avenue. Field Crops, Dairy Operations, and Rural Residential land uses are located east of Campus Avenue and West of Walker Avenue. Refer to **Section 3.0** and **Figure 3-5: Surrounding Land Uses**.

The City lies within the broad alluvial fan originating from the southern flank of the San Gabriel Mountains, and dips gradually southward to the confluence of San Antonio Channel, Cucamonga Channel/Mill Creek, and the Santa Ana River at the Prado Dam Flood Control Basin in Riverside County[1]. The Santa Ana River flows to the south of the City and Cucamonga Creek and Deer Creek traverse north to south through the City. The Project site generally slopes to the south at approximately 0.8 percent and 2.0 percent, with a gentle slope and elevations ranging from approximately 700 feet above mean sea level (amsl) in the northeast portion of the Project site to approximately 680 feet amsl in the southwest portion of the Project site.

Plant Communities/Habitat[2]

The entire Project site has been disturbed by the previous development and agriculture and farming uses. The majority of the Project site continues to be utilized as an active dairy including dry lots, milking parlors/feed storage facilities, and housing. These areas are either devoid of vegetation or dominated by ornamental, ruderal non-native, and native species commonly detected in disturbed habitats. Furthermore, portions of the Project site continue to be actively farmed including the current production of feed and hay products.

As mentioned above, a majority of the Project site currently consists of active dairy with dry lots, milking parlors/feed storage facilities and housing. These areas are either devoid of vegetation or dominated by ornamental, ruderal non-native and native species commonly detected in disturbed habitats. Based on the site reconnaissance survey of Ownership Area 1 conducted by Cadre Environmental, these species include Palmer's amaranth (*Amaranthus palmeri*), summer cypress (*Bassia scoparia*), horseweed (*Erigeron canadensis*), Russian thistle (*Salsola tragus*), prostate knotweed (*Polygonum aviculare*), cheeseweed (*Malva parviflora*), red-stemmed filaree (*Erodium cicutarium*), castor bean (*Ricinus communis*), prickly lettuce (*Lactuca serriola*), Bermuda grass (*Cynodon dactylon*), truncate finger grass (*Chloris truncata*), barnyard grass (*Echinochloa crusgalli*), goose grass (*Eleusine indica*), wild oat (*Avena fatua*), foxtail barley (*Hordeum murinum*), and ripgut brome (*Bromus diandrus*).[3] Furthermore, several dairy effluent retention ponds are located on the Project site and are either devoid of vegetation or inundated with discharge. No riparian scrub, forest or woodland habitat is associated with these ponds.

[1] City of Ontario. 2022. *TOP 2050 Final Supplemental Environmental Impact Report*. https://content.ontarioca.gov/sites/default/files/2024-12/Final_DraftSEIR_TOP2050.pdf.
[2] Cadre Environmental. 2024. *Biological Resources Technical Report for CenterPark Specific Plan*, page 15. (**Appendix C1**).
[3] Ibid.

Disturbed portions of the Project site are either devoid of vegetation (dirt roads and follow fields) or dominated by the following species including golden crown beard (*Verbesina encelioides*), tumbling pigweed (*Amaranthus albus*), puncture vine (*Tribulus terrestris*), London rocket (*Sisymbrium irio*), stinknet (*Oncosiphon pilulifer*), giant reed (*Arundo donax*), salt cedar (*Tamarisk ramosissima*), tree tobacco (*Nicotiana glauca*), sacred datura (*Datura wrightii*), milk thistle (*Silybum marianum*), Australian saltbush (*Atriplex semibaccata*), Boccone's sand spurrey (*Spergularia bocconi*), spiny cocklebur (*Xanthium spinosum*), Mediterranean canarygrass (*Phalaris minor*), field bindweed (*Convolvulus arvensis*), common sow thistle (*Sonchus oleraceus*), annual beard-grass (*Polypogon monspeliensis*), and annual sunflower (*Helianthus annus*).

Furthermore, the site reconnaissance survey identified the following in the developed areas of the Project site: Peruvian peppertree (*Schinus molle*), bougainvillea (*Bougainvillea sp.*), pine (*Pinus sp.*), California sycamore (*Platanus racemosa*), Mexican fan palm (*Washingtonia robusta*), white mulberry (*Morus alba*), ash (*Fraxinus sp.*), olive (*Olea europaea*), Chinese elm (*Ulmus parvifolia*), tree of heaven (*Ailanthus altissima*), and jacaranda (*Jacaranda sp.*). No suitable habitat for sensitive plant species including those listed as federal or state threatened/endangered was documented within the Project site.

Sensitive Biological Resources[4]

Discussed below are plant and wildlife species potentially present in the Project site that have been afforded special recognition by federal or state agencies. This discussion is based on species that would pose considerable constraints on the Project because of their high sensitivity status (listed or proposed for listing as rare, threatened, or endangered) with state and/or federal resource agencies. In addition, plants included on Lists 1, 2, 3, or 4 of the California Native Plant Society (CNPS) inventory are also considered of special status. Vegetation communities that are unique, of relatively limited distribution, or of particular value to wildlife and considered sensitive by state and/or federal resource agencies are also generally discussed. No suitable habitat for sensitive plant species including those listed as federal or state threatened/endangered was documented within the Project site. There is a low probability of occurrence due to the Project's site-specific factors (e.g., disturbance level, land use, etc.).

In general, those species presented in **Table 4.1-1: Special-Status Plant Species Potentially Occurring in the Site Vicinity** and **Table 4.1-2: Special-Status Wildlife Species Potentially Occurring in the Site Vicinity** that are "not expected" or that have a "low occurrence potential" generally correspond to "less than significant" under CEQA. As it relates to the occurrence potential of special-status plant species, "not detected" refers to perennial plants and shrubs that are identifiable year-round. Therefore, if they are not detected they are not present at any time. "No potential" addresses annual plants that are not detectable year-round. In **Table 4.1-1**, "no potential" is followed by justification of why they are not expected to occur on-site. The occurrence potential of special-status plant and wildlife species is primarily based on habitat types present, occurrence records of sensitive species from the site vicinity, and results of the on-site reconnaissance surveys. Because the disturbance level, land use, and other environmental factors are consistent between Ownership Area 1 and Ownership Area 2, occurrence potential of special-status plant and wildlife species analyzed for Ownership Area 1 is anticipated to be the same for Ownership Area 2.

[4] Ibid, pages 17 through 38.

Special-Status Plant Species

Thirteen sensitive plant species have the potential to occur within the vicinity of the Project site. However, no special-status plant species were detected within Ownership Area 1 during the reconnaissance survey, and none are expected within the entire Project site due to lack of suitable habitat, including those listed as federal or state threatened/endangered. Additionally, no sensitive special status plant species were documented or expected to occur within the Project site. Special-status plant species known from the region and their occurrence potential on the Project site are summarized below in **Table 4.1-1**.

Table 4.1-1: Special-Status Plant Species Potentially Occurring in the Site Vicinity

Common Name Scientific Name	Status			Habitat Requirements	Occurrence Potential
	Federal	State	CRPR		
Nevin's barberry *(Berberis nevinii)*	FE	SE	1B.1	Perennial evergreen shrub which generally blooms from February to June within chaparral, cismontane woodland, coastal scrub, and riparian scrub in sandy, gravelly substrates.	**Not Detected.**
Plummer's mariposa-lily (*Calochortus plummerae*)	--	--	4.2	Perennial bulbiferous herb which generally blooms from May to June within chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and grassland habitats with granite and rocky substrates.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
Lucky morning glory *(Calystegia felix)*	--	--	1B.1	Annual rhizomatous herb generally blooming from March to September within meadows, seeps and riparian scrub habitat.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
Parry's spineflower (Chorizanthe parryi var. parryi)	--	--	1B.1	Annual herb which generally blooms from April to June within chaparral, cismontane woodland, coastal scrub and grassland habitats with sandy and/or rocky openings.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
Slender-horned spineflower (Dodecahema leptoceras)	FE	SE	1B.1	Annual herb which generally blooms from April to June within chaparral, cismontane woodland and coastal scrub (alluvial fan) with sandy substrates.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
Mesa horkelia (*Horkelia cuneata ssp. puberula)*	--	--	1B.1	Perennial herb which generally blooms from February to September within chaparral (maritime), cismontane woodland and coastal scrub with sandy or gravelly substrates.	**Not Detected.**
Robinson's pepper-grass (*Lepidium virginicum var. robinsonii*)	--	--	4.3	Annual herb which generally blooms from January to July within chaparral and coastal sage scrub habitats.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
Prostate vernal pool navarretia (*Navarretia prostrata*)	--	--	1B.2	Annual herb generally blooming from April to July within coastal scrub, meadows and seeps, valley and foothill grasslands and vernal pools.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
Brand's star phacelia (*Phacelia stellaris*)	--	--	1B.1	Annual herb generally blooming from March to June within coastal sage scrub and dune habitats.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
White rabbit tobacco (*Pseudognaphalium leucocephalum*)	--	--	2B.2	Perennial herb generally blooming from July to December within chaparral, cismontane woodland, coastal scrub and riparian woodland habitats.	**Not Detected.**

Common Name Scientific Name	Status			Habitat Requirements	Occurrence Potential
	Federal	State	CRPR		
Salt spring checkerbloom (*Sidalcea neomexicana*)	--	--	2.2	Perennial herb which generally blooms from March to June within chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas within alkaline/mesic gravelly substrates.	**Not Detected.**
San Bernardino aster (*Symphyotrichum defoliatum*)	--	--	1B.2	Perennial rhizomatous herb generally blooming from July to December within various vegetation communities in associating with wetland substrates (ditches, streams and springs).	**Not Detected.**
Rigid fringepod (*Thysanocarpus rigidus*)	--	--	1B.2	Annual herb generally blooming from February to May within pinyon and juniper woodland habitats.	**No Potential:** Not expected to occur on-site based on lack of suitable undisturbed vegetation or soils.
California Native Plant Society (CNPS): California Rare Plant Rank (CRPR) CRPR 1A – plants presumed extinct in California CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere CRPR 2A – plants presumed extirpated in California but common elsewhere CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere CRPR 3 – plants about which we need more information, a review list CRPR 4 – plants of limited distribution, a watch list .1 – Seriously endangered in California .2 – Fairly endangered in California .3 – Not very endangered in California **Federal (USFWS) Protection and Classification** FE – Federally Endangered FT – Federally Threatened FC – Federal Candidate for Listing **State (CDFW) Protection and Classification** SE – State Endangered ST – State Threatened					
Source: Cadre Environmental. 2024. *Biological Resources Technical Report Center Park Specific Plan City of Ontario, California*, page 26-28. (**Appendix C1**).					

Special-Status Wildlife Species

A total of 50 sensitive invertebrate and wildlife species have the potential of occurring within the vicinity of the Project site. The Project site does not occur within or adjacent to a U.S. Fish and Wildlife Service (USFWS) designated critical habitat for any federally listed threatened or endangered species. No special-status wildlife species were observed within the Project site. However, Northern harrier (*Circus cyaneus)* and White-faced ibis (*Plegadis chihi*) were observed adjacent to and within Ownership Area 1 during previous surveys of adjacent properties in 2022, resulting in a high potential to occur. Additionally, several species observed during the survey were deemed to have a moderate occurrence potential (primarily as foragers). Most remaining potentially occurring sensitive wildlife species are not expected to occur on-site due to lack of suitable habitat. Sensitive wildlife species potentially occurring on the Project site are summarized below in **Table 4.1-2**.

Table 4.1-2: Special-Status Wildlife Species Potentially Occurring in the Site Vicinity

Common Name Scientific Name	Status		Habitat Requirements	Occurrence Potential
	Federal	State		
Invertebrates				
Crotch bumble bee (*Bombus crotchii*)	--	SC	Inhabits grasslands and shrublands and requires a hotter and drier environment than other bumblebee species.	**No Potential:** Not expected to occur on-site based on lack of suitable food sources and heavily disturbed conditions.
Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*)	FE	--	Restricted to Delhi sand formations in Riverside and San Bernardino Counties.	**Low Potential.** The Delhi Sands flower-loving fly is not expected to occur on-site based on the historic and ongoing impacts to the Project site respective of active dairy and agricultural use. However, approximately 19-acres of the eastern region of the Project site and Ownership Area 2 are mapped as Delhi soils.
Reptiles and Amphibians				
Western spadefoot (*Spea hammondii*)		SSC	Primary habitat for this species includes suitable breeding habitat below 1500 meters (i.e., vernal pools or other standing water that is free of exotic species) with secondary habitats including adjacent chaparral, sage scrub, grassland, and alluvial scrub habitats.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed soils and continuous dairy and agricultural activities conducted.
Southern California legless lizard (*Anniella stebbinsi*)		SSC	Broadleaved upland forest, chaparral, coastal dunes, and coastal scrub. Occurs in sandy or loose loamy soils under sparse vegetation, generally in moist, loose soil.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation or soils.
California glossy snake (*Arizona elegans occidentalis*)		SSC	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation or soils.
Coastal western whiptail (*Aspidoscelis tigris stejnegeri*)		SSC	The coastal western whiptail occurs in a wide variety of habitats including coastal sage scrub, desert scrub, Riversidean alluvial fan scrub, woodlands, grasslands, playas, and respective ecotones between these habitats.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation **or soils.**
San Bernardino ringneck snake (*Diadophis punctatus modestus*)	--	--	Chaparral, coastal sage scrub, grassland, riparian, and woodlands.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation or soils.
Western pond turtle (*Actinemys marmorata*)	--	SSC	The western pond turtle inhabits slow moving permanent or intermittent streams, small ponds, small lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and sewage treatment lagoons.	**Not Detected.** Not expected to occur on-site based on a lack of suitable undisturbed basking sites and permanent water.
Coast horned lizard (*Phrynosoma blainvillii*)	--	SSC	Open areas of sandy soil with coastal sage scrub, chaparral, grassland, riparian, and washes and watercourses.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation or soils.
Coast patch-nosed snake (*Salvadora hexalepis virgultea*)	--	SSC	The coast patch-nosed snake prefers brushy coastal sage scrub/ chaparral habitats.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation or soils.

Common Name Scientific Name	Status		Habitat Requirements	Occurrence Potential
	Federal	State		
Two-striped gartersnake (*Thamnophis hammondii*)	--	SSC	Marsh and swamp, riparian scrub, riparian woodland, and wetland. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation, soils or permanent water.
Birds				
Cooper's hawk (*Accipiter cooperii*)	--	SSC	Cooper's hawk is most commonly found within or adjacent to riparian/oak forest and woodland habitats. This uncommon resident of California increases in numbers during winter migration.	**Low Potential –** May occasionally forage on-site and breed within the mature Eucalyptus trees**.**
Sharp-shinned hawk (*Accipiter striatus*)	--	CWL	Potential habitat for the sharp-shinned hawk includes montane coniferous forest for potential breeding areas and riparian scrub, woodland, and forest habitat, oak woodland and forest, chaparral, coastal sage scrub, desert scrub, and Riversidean alluvial fan sage scrub for foraging.	**Low Potential –** May occasionally forage on-site.
Tri-colored blackbird (*Agelaius tricolor*)	--	ST/SSC	Marshes and grasslands. Breeding colonies require nearby water, nesting substrate, and foraging habitat of grassland, woodland, or agricultural cropland.	**No Potential.** Not expected to occur on-site based on a lack of nesting habitat (cattail, rushes, and willows) within or adjacent to the Project site.
Golden eagle (*Aquila chrysaetos*)	--	CWL, SFP	Within southern California, the species prefers grasslands, brushlands (coastal sage scrub and chaparral), deserts, oak savannas, open coniferous forests, and montane valleys.	**Low Potential –** May occasionally forage on-site.
Great egret (*Ardea alba*)	--	Nesting Colony	Wet areas, fields, margins of open water.	**Moderate Potential –** Expected to occasionally forage on-site but not breed.
Great blue heron (*Ardea herodias*)	--	Nesting Colony	Wet areas, fields, margins of open water.	**Moderate Potential –** Expected to occasionally forage on-site but not breed.
Burrowing owl (*Athene cunicularia*)	--	SSC	The burrowing owl uses predominantly open land, including grassland, agriculture, playa, sparse coastal sage scrub, desert scrub habitats. Some breeding burrowing owls are year-round residents and additional individuals from the north may winter throughout the region.	**Moderate Potential –** Suitable burrows larger than 4 inches in diameter and foraging habitat documented within the fallow fields on-site.
Ferruginous hawk (*Buteo regalis*)	--	CWL	Grasslands and other open terrain of the plains and foothills. Wintering species. Primarily open fields with low vegetation.	**Low Potential –** May occasionally forage on-site.
Swainson's hawk (*Buteo swainsoni*)	--	ST	Grasslands and other open terrain.	**Low Potential –** May occasionally forage on-site.
Mountain plover (*Charadrius montanus*)	--	SSC	Dry upland prairies and plains, semidesert, bare dirt fields.	**No Potential**. Not expected to occur on-site based on a lack of suitable undisturbed vegetation.
Northern harrier (*Circus cyaneus*)	--	SSC	The northern harrier frequents open wetlands, wet/lightly grazed pastures, fields, dry uplands/prairies, mesic grasslands, drained marshlands, croplands, meadows, grasslands, open rangelands, fresh and saltwater emergent wetlands.	**High Potential.** Observed adjacent to and on-site during previous surveys of adjacent properties in 2022.

Common Name Scientific Name	Status		Habitat Requirements	Occurrence Potential
	Federal	State		
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	FT	SE	Riparian. Uncommon to rare summer resident of valley foothill and desert riparian habitats.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed riparian scrub, forest or woodland vegetation.
Snowy egret (*Egretta thula*)	--	Nesting Colony	Wet areas, fields, margins of open water.	**Moderate Potential –** Expected to occasionally forage on-site but not breed.
White-tailed kite (*Elanus leucurus*)	--	SFP	The white-tailed kite is found in riparian, oak woodlands adjacent to large open spaces including grasslands, wetlands, savannahs and agricultural fields. This non-migratory bird species occurs throughout the lower elevations of California and commonly nests in coast live oaks.	**Low Potential –** May occasionally forage on-site.
California horned lark (*Eremophila alpestris actia*)	--	CWL	Variety of open habitats, usually where trees and large shrubs are absent.	**Moderate Potential –** Expected to occasionally forage and breed on-site.
Merlin (*Falco columbarius*)	--	CWL	Grasslands, coastal sage scrub and estuaries, windrows, open fields.	**Low Potential –** May occasionally forage on-site.
Prairie falcon (*Falco mexicanus*)	--	CWL	Habitat use of the prairie falcon includes annual grasslands to alpine meadows. The prairie falcon is associated primarily with perennial grasslands, savannahs, rangeland, some agricultural fields during the winter season, and desert scrub areas, all typically dry environments of western North American where there are cliffs or bluffs. for nest sites.	**Low Potential –** May occasionally forage on-site.
American peregrine falcon (*Falco peregrinus anatum*)	--	SFP	Throughout the species' range, peregrine falcons are found in a large variety of open habitats, including tundra, marshes, seacoasts, savannahs and high mountains.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed vegetation.
Loggerhead shrike (*Lanius ludovicianus*)	--	SSC	This species of shrike hunts in open or grassy areas and nests in large chaparral shrubs such as ceanothus and lemonade berry.	**Low Potential –** May occasionally forage on-site.
California gull (*Larus californicus*)	--	CWL	Nearly all types of fresh and salt water, cropland, landfills, refuse areas, open lawns.	**Moderate Potential –** Expected to occasionally forage on-site.
California black rail (*Laterallus jamaicensis coturniculus*)	--	ST/SFP	Brackish marsh, freshwater marsh, marsh and swamp, salt marsh, wetland. Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering large bays.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Long-billed curlew (*Numenius americanus*)	--	CWL	Coastal estuaries, upland herbaceous areas, croplands, wet areas, open fields, shores of open water.	**Moderate Potential –** Expected to occasionally forage on-site.
Double-crested cormorant (*Nannopterum auritum*)	--	CWL	Lakes, fresh, salt, and estuarine waters.	**Moderate Potential –** Expected to occasionally forage on-site.
White-faced ibis (*Plegadis chihi*)	--	CWL	Freshwater marshes and brackish areas.	**High Potential.** Observed adjacent to and on-site during previous surveys of adjacent properties in 2022.

Common Name Scientific Name	Status		Habitat Requirements	Occurrence Potential
	Federal	State		
Coastal California gnatcatcher (*Polioptila californica californica*)	FT	SSC	The coastal California gnatcatcher is a nonmigratory bird species that primarily occurs within sage scrub habitats in coastal southern California dominated by California sagebrush.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats including coastal sage scrub and associations.
Mammals				
Pallid bat (*Antrozous pallidus*)	--	SSC	Chaparral, coastal scrub, desert wash, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, riparian woodland, Sonoran desert scrub, upper montane coniferous forest, and valley and foothill grassland. Oak and grassland ecotones. Prefers foraging in the open. Roosts in attics or rock cracks; in the open, near foliage at night.	**Low Potential.** Expected to occasionally forage on-site
Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*)	--	SSC	The northwestern San Diego pocket mouse occurs in coastal sage, upland sage scrubs, and alluvial fan sage scrub, sage scrub/grassland ecotones, chaparral, and desert scrubs at all elevations up to 6,000 feet.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats including coastal sage scrub and associations.
Townsend's big-eared bat (*Corynorhinus townsendii*)	--	SSC	A wide variety of habitats including woodlands and arid grasslands. Roosts in mines and caves.	**Low Potential.** Expected to occasionally forage on-site.
San Bernardino kangaroo rat (*Dipodomys merriami parvus*)	FE	SSC	Prefers alluvial scrub, coastal sage scrub habitats with sandy and gravelly substrates.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats including Riversidean alluvial fan sage scrub and associations.
Stephens' kangaroo rat (*Dipodomys stephensi*)	FE	ST	The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Western mastiff bat (*Eumops perotis californicus*)	--	SSC	Roosts in rocky areas and forages in grassland, shrublands, and woodlands.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Western yellow bat (*Lasiurus xanthinus*)	--	SSC	Roosts in the skirts of palm trees and forages in adjacent habitats.	**Low Potential.** Scattered palm trees representing potential roosting habitat documented within the central region on-site.
San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)	--	SSC	The San Diego blacktailed jackrabbit in open habitats, primarily including grasslands, sage scrub, alluvial fan sage scrub, and Great Basin sage scrub.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Western small-footed myotis *(Myotis ciliolabrum*)	--	--	Feeds among trees or over brush. Roosts in caves, mines, and in cliff or rock openings.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Yuma myotis (*Myotis yumanensis*)	--	--	Water and wooded canyon bottoms. Roosts in caves and abandoned buildings.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
San Diego desert woodrat (*Neotoma lepida intermedia*)	--	SSC	Riversidean and coastal sage scrub, chaparral and nonnative grasslands. Shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.

Common Name Scientific Name	Status		Habitat Requirements	Occurrence Potential
	Federal	State		
Pocketed free-tailed bat (*Nyctinomops femorosaccus*)	--	SSC	Desert habitats. Roosts in rock crevices in cliffs.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Big free-tailed bat (*Nyctinomops macrotis*)	--	SSC	Desert habitats. Roosts in rock crevices in cliffs.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)		SSC	Low elevation grassland alluvial sage scrub and coastal sage scrub habitats.	**No Potential.** Not expected to occur on-site based on a lack of suitable undisturbed habitats.
Federal (USFWS) Protection and Classification FE – Federally Endangered FT – Federally Threatened FC – Federal Candidate for Listing			***State (CDFW) Protection and Classification*** SE – State Endangered SSC – State Species of Special Concern CWL – California Watch List SFP – State Fully Protected SC – State Candidate for Listing	
Source: Cadre Environmental. 2024. *Biological Resources Technical Report Center Park Specific Plan City of Ontario, California*, page 29-37. (**Appendix C1**).				

Special-Status Habitats

Special-status habitat types are vegetation communities that support concentrations of sensitive plant or wildlife species, are of relatively limited distribution, or are of particular value to wildlife. Although sensitive habitats are not necessarily afforded legal protection unless they support protected species, potential impacts to them may increase concerns and mitigation suggestions by resource agencies. Sensitive habitat types known from the Project site vicinity (mostly associated with Prado Dam and the Santa Ana River) include Riversidean Alluvial Fan Sage Scrub, Southern California Arroyo Chub/Santa Ana Sucker Stream, Southern Coast Live Oak Forest, Southern Cottonwood Willow Riparian Forest, Southern Interior Cypress Forest, Southern Riparian Forest, Southern Sycamore Alder Riparian Woodland, and Southern Willow Scrub. No sensitive or undisturbed native habitats were documented within Ownership Area 1. As mentioned above, no sensitive or undisturbed native habitats are expected within Ownership Area 2 because the disturbance level, land use, and other environmental factors are consistent between Ownership Area 1 and Ownership Area 2.

Sensitive Habitats in the Project Vicinity

No sensitive or undisturbed native habitats were observed within the Project site. The Project site is characterized by heavily disturbed active dairy, agricultural facilities, developed, and disturbed land uses. All of the active retention ponds are devoid of wetland vegetation including but not limited to riparian scrub, forest, or woodland habitat. The nearest known habitats (as mentioned above) that would support sensitive biological resources would be the Santa Ana River and Prado Dam areas located 7.3 miles south of the Project site. The species associated with these sensitive biological resource areas would not be expected to occur on-site due to lack of suitable habitat.

Jurisdictional Resources

The Project site is located within the Chino Basin between the Chino Hills to the southwest and San Gabriel Basin to the north. The presence of wetland hydrology was evaluated throughout the Project site by

recording the extent of observed surface flows, depth of inundation, depth to saturated soils, and depth to free water in the soil pits. Indicators of wetland or riverine hydrology were then recorded, such as water marks, drift lines, rack, debris, and sediment deposits. Additionally, indicators of hydric soils, such as redoximorphic features, buried organic matter, organic streaking, reduced soil conditions, gleied or low-chroma soils, or sulfidic odor were recorded. The on-site active dairy/effluent pond would not be subject to federal wetland regulatory requirements and would not be considered a freshwater pond. Furthermore, the active dairy/effluent pond is not connected to a natural stream and does not divert natural flow from any river, stream, or lake. Since these waters are not a part of a natural stream, river, or lake, they would not be considered jurisdictional under the California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration Program. The Program states: "An entity shall not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake…." Furthermore, the active dairy/effluent ponds are an isolated feature and are not tributary to, nor has a significant nexus (biological, chemical, or physical connection) to traditional navigable waters of the United States. Therefore, the artificial basins on the Project site would not be considered federally jurisdictional under the Clean Water Act (CWA).

Based on the site reconnaissance survey conducted, no wetlands or jurisdictional resources regulated by the United State Army Corps of Engineers (USACE), CDFW, or the Regional Water Quality Control Board (RWQCD) were documented within Ownership Area 1. The artificially created unvegetated dairy effluent retention ponds are isolated, located in uplands and currently rotated in use resulting in a wet (inundated) and dry phase. All of the active retention ponds are devoid of wetland vegetation including but not limited to riparian scrub, forest or woodland habitat. Similarly, Ownership Area 2 contains artificial basins that would not be considered federally jurisdictional.

Additionally, Project construction and operation would be subject to prepare a Water Quality Management Plan (WQMP), Storm Water Pollution Prevention Plan (SWPPP) and comply with the National Pollutant Discharge Elimination System (NPDES) permit and the San Bernardino County Regional Municipal Separate Stormwater Sewer System (MS4) code provisions.

Wildlife Movement Corridors

The Project site is surrounded by various forms of existing development. The Project site is completely bordered by high traffic roads, commercial/residential development, active dairy/agricultural facilities and does not represent a wildlife movement corridor or route between open space habitats. Therefore, it is highly unlikely that the Project site occupies an important location relative to regional wildlife movement.

4.1.3 Regulatory Setting

Federal

Federal Endangered Species Act

The Federal Endangered Species Act (FESA), as amended, protects, and conserves any species of plant or animal and their habitats that are threatened or endangered with extinction. The "take" of endangered species is prohibited under FESA Section 9. The term "take" in this instance means to "harass, harm, pursue, hunt, wound, kill, trap, capture, collect, or attempt to engage in any such conduct." FESA Section 7 requires federal agencies to consult with the USFWS on proposed federal actions that may affect any endangered, threatened, or proposed species or critical habitat that may support the species. FESA Section 4(a) requires that critical habitat be designated by the USFWS "to the maximum extent prudent and determinable, at the time a species is determined to be endangered or threatened." This provides guidance for planners/managers and biologists by indicating locations of suitable habitat and where preservation of a species has high priority. FESA Section 10 provides the regulatory mechanism for incidental take of a listed species by private interests and nonfederal government agencies during lawful activities. Habitat Conservation Plans (HCPs) for the impacted species must be developed in support of incidental take permits to minimize impacts to the species and formulate viable mitigation measures.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA; 16 United States Code [USC] Section 703-712 et seq.) is a federal statute that affirms and implements four international conservation treaties that the United States entered into with Canada, Mexico, Japan, and Russia. This treaty is intended to protect shared migratory bird resources and ensures the sustainability of populations. The MBTA governs the transportation of migratory birds, their eggs, their parts, and their nests. It also prohibits the sale, purchase, barter, or offering of these items, except under a valid permit or as permitted in the implementing regulations. USFWS administers permits concerning migratory birds in accordance with the MBTA. According to the Code of Federal Regulations (CFR), one can locate this list of protected migratory bird species under CFR Title 50 Part 10.13 (10.13 list). The 10.13 list was last updated in 2020, incorporating the most current scientific information on taxonomy and natural distribution.

Clean Water Act, Section 404

The USACE regulates discharge of dredged or fill material into waters of the United States, including wetlands under the CWA. Activities in waters of the United States regulated under this program include fill for development, water resource projects, infrastructure development and mining projects. A permit is required before dredged or fill material may be discharged into waters of the United States, which entails assessment of potential adverse impacts to USACE wetlands and jurisdictional waters and any mitigation measures that the USACE requires unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities). Section 7 consultation with USFWS may be required for impacts to a federally-listed species. If cultural resources may be present, Section 106 review may also be required. When a Section 404 permit is required, a Section 401 Water Quality Certification is also required from the Regional Water Quality Control Board (RWQCB).

Clean Water Act, Section 401 and 402

Section 401(a)(1) of the CWA specifies that any applicant for a federal license or permit to conduct any activity that may result in any discharge into navigable waters shall provide the federal permitting agency with a certification, issued by the state in which the discharge originates, that any such discharge will

comply with the applicable provisions of the CWA. In California, the applicable RWQCB must certify that the Project will comply with water quality standards. Permits requiring Section 401 certification include USACE Section 404 permits and National Pollutant Discharge Elimination System (NPDES) permits issued by the U.S. Environmental Protection Agency (EPA) under Section 402 of the CWA. NPDES permits are issued by the applicable RWQCB. The City of Ontario is in the jurisdiction of the Santa Ana RWQCB (Region 8).

State

California Fish and Game Code, Section 1600

The California Fish and Game Code (CFGC) Section 1600 requires a project proponent to notify the CDFW of any proposed alteration of streambeds, rivers, and lakes. The intent is to protect habitats that are important to fish and wildlife. CDFW may review and place conditions on the project, as part of a Streambed Alteration Agreement (SAA), which addresses potentially significant adverse impacts within CDFW's jurisdictional limits.

California Fish and Game Code, Section 3503.5, 3511, 3515,3800

Section 3503.5 of the CFGC states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, CFGC, Section 3511 prohibits the taking of any bird listed as fully protected, and CFGC, Section 3515 states that it is unlawful to take any non-game migratory bird protected under the MBTA. Section 3800 states that it is unlawful to take any nongame bird except as provided in this code or in accordance with regulations of the commission or, when relating to mining operations, a mitigation plan approved by the department.

California Endangered Species Act

The California Endangered Species Act (CESA), enacted in 1970 and amended in 1984, is a California law that conserves and protects plant and animal species at risk of extinction. It generally parallels the main provisions of the FESA and is administered by the CDFW. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the CFGC. With already approximately 250 species currently listed, a CESA-listed species, or any part or product of the plant or animal, may not be imported into the state, exported out of the state, "taken" (i.e., killed), possessed, purchased, or sold without proper authorization. Implementation of CESA has reduced and avoided impacts to California's most imperiled plants and animals, has protected hundreds of thousands of acres of vital habitat, and has led to a greater scientific understanding of California's incredible biodiversity. Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the FESA, CESA does not include listing provisions for invertebrate species. Under certain conditions and if the take is incidental to otherwise lawful activities, CESA has provisions for take through Incidental Take Permits (ITP) or memorandum of understanding (MOU). In addition, some sensitive mammals and birds are protected by the state as "fully protected species." California "species of special concern" are species designated as

vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. This list is primarily a working document for the CDFW's California Natural Diversity Database (CNDDB), which maintains a record of known and recorded occurrences of sensitive species. Informally listed taxa are not protected per se but warrant consideration in the preparation of biological resources assessments.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act provides for statewide coordination of water quality regulations. The State Water Resources Control Board (SWRCB) was established as the statewide authority and nine separate RWQCBs were developed to oversee water quality on a day-to-day basis.

The SWRCB is the primary agency responsible for protecting water quality in California. As discussed above, the RWQCBs regulate discharges to surface waters under the CWA. In addition, the RWQCBs are responsible for administering the Porter-Cologne Water Quality Control Act.

Pursuant to the Porter-Cologne Water Quality Control Act, the state is given authority to regulate waters of the state, which are defined as any surface water or groundwater, including saline waters. As such, any person proposing to discharge waste into a water body that could affect its water quality must first file a Report of Waste Discharge if Section 404 of the CWA is not required for the activity. "Waste" is partially defined as any waste substance associated with human habitation, including fill material discharged into water bodies.

Natural Community Conservation Planning Act

In 1991, the California Natural Community Conservation Planning Act (NCCP Act; CFGC Section 1900 et seq.) was approved and the NCCP Coastal Sage Scrub program was initiated in southern California. California law (CFGC Section 2800 et seq.). The Act established the NCCP program "to provide for regional protection and perpetuation of natural wildlife diversity while allowing compatible land use and appropriate development and growth." The NCCP Act encourages preparation of plans that address habitat conservation and management on an ecosystem basis rather than one species or habitat at a time.

CDFW Lake and Streambed Alteration Program

The Lake and Streambed Alteration Program requires that an entity shall not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

Local

City of Ontario General Plan – The Ontario Plan 2050

The Ontario Plan (TOP) 2050 Environmental Resources Element defines the ethic to guide management of the City's environmental resources; establishes goals for Environmental Infrastructure; maps environmental justice areas; and establishes policies that support system integration, resource conservation and regeneration, energy independence, environmental justice, and healthy communities. Included in TOP 2050 is the Policy Plan, which is a framework that would guide the City's future growth

through the application of policies and goals. The following goals of TOP 2050 relate to visual and scenic resources. The TOP 2050 Environmental Resources Element contains policies which pertain to biological resources.

The following policy contained in the Environmental Resources Element is relevant to the Project:

Environmental Resources Element[5]

Goal ER5	**Protected high value habitat and farming and mineral resource extraction activities that are compatible with adjacent development.**
Policy ER5-1	Habitat Conservation Areas. We support the protection of biological resources through the establishment, restoration, and conservation of high-quality habitat areas.
Policy ER5-2	Entitlement and Permitting Process. We comply with state and federal regulations regarding protected species.
Policy ER5-4	Transition of Farms. We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses.

City of Ontario Municipal Code

Municipal Code, Section 6.05.020

Section 6.05.020, Tree Preservation Policy and Protection Measures, of the Ontario Development Code establishes policies and measures that would further the preservation, protection, and maintenance of established and healthy heritage trees within the City. A Heritage Tree is one that is designated for preservation as a tree of historic or cultural significance, or a tree of importance to the community due to any one of the following factors:

- It is one of the largest or oldest trees of species located within the City and has a trunk diameter of 18 inches or greater when measured at 54 inches above grade;
- It has a historical significance due to association with a historic building, site, street, person, or event;
- It is a defining landmark or significant outstanding feature of a neighborhood or district, typical of early Ontario Landscapes. This includes Camphor Tree (*Cinnamomum camphora*), Deodar Cedar (*Cedrus deodara*), London Planetree (*Platanus acerifolia*), Cork Oak (*Quercus suber*), Holly Oak (*Quercus ilex*), and California Pepper (*Schinus molle*);
- It is a Native Tree. This means that it is one of the following California native tree species with a trunk diameter of more than 8 inches, measured at 54 inches above natural grade: California Sycamore (*Platanus racemose*), Torrey Pine (*Pinus torreyana*), Coast Live Oak (*Quercus agrifolia*), Engelmann Oak (*Quercus engelmannii*), Valley Oak (*Quercus lobata*), or California Bay (*Umbellularia californica*).

[5] City of Ontario. 2022. *TOP 2050, Environmental Resources Element*. https://www.ontarioca.gov/about-ontario-ontario-plan-policy-plan/environmental-resources. (accessed December 2025).

Healthy Heritage Trees that are approved for removal shall be replaced with new trees with a total trunk diameter equal to the tree(s) removed, or as deemed appropriate by the Approve Authority based on lot size and available planting space. Replacement trees are to be in addition to the quantity of trees required for landscaping. The Approving Authority is responsible for reviewing the landscape plan and approving appropriate species for tree replacement.

Several blue gum (*Eucalyptus globulus*) and red gum (*Eucalyptus camaldulensis*) eucalyptus trees are located adjacent to the northeast and western Project site boundaries, although these are not known to be Heritage Trees meeting the criteria set forth above.

Municipal Code, Volume II, Chapter 2

The City's Municipal Code (MC), Volume II, Chapter 2 contains a provision for "Parkway Tree Regulations" (Ordinance 1664), to preserve parkway trees and to regulate the maintenance and removal of such trees. Parkway is defined as "…that portion of any public street right-of-way between the right-of-way boundary line and the curb line, and also the area enclosed within the curb lines of a medial divider." The property owner abutting upon public rights-of-way (ROW) is responsible to water any tree located in the parkway and for trimming that can be done from the ground to preserve the neat appearance and non-obstructed use of the parkway, while the City is responsible for all major pruning. Removal or relocation of any parkway tree requires prior authorization from the Public Works Agency of the City through a permit process, and planting of a replacement tree, whenever feasible, shall be a condition included in any permit issued by the City for the removal of any parkway tree. Alternatively, a cash-in-lieu deposit may be accepted by the City as an alternate to the actual planting of any required parkway tree based on a fair value established by the Public Facilities Manager.

City of Ontario Biological Resources Habitat Mitigation Fee[6]

Since the Settlement Agreement, the City has established a habitat mitigation fee to cover potential environmental impacts to the Burrowing Owl (BUOW), Delhi sands flower-loving-fly (DSFLF), raptor foraging, loss of open space, and agricultural lands. Development impact fees for new development in Ontario Ranch were adopted on June 23rd, 2003, by the City Council. The Ontario Ranch development impact fees include a habitat mitigation fee of $4,320 per net acre for proposed residential, commercial, hotel and restaurant, office, and industrial development. Mitigation fees have been collected by the City and have been deposited into a trust fund to be used for the acquisition, restoration, rehabilitation, and maintenance of lands deemed to have long-term conservation value. Up to $500 of the fees may be used for DSFLF.

The City has approved a Memorandum of Agreement with Inland Empire Resource Conservation District (IERCD) to administer the Greater Prado Basin Habitat Conservation Program and associated Ontario Ranch Habitat Mitigation Fees. Therefore, the Ontario Ranch Habitat Mitigation Fees would be administered by IERCD.

[6] City of Ontario. 2022. *TOP 2050 Final Supplemental Environmental Impact Report, Section 5.4, Biological Resources*. https://content.ontarioca.gov/sites/default/files/2024-12/Final_DraftSEIR_TOP2050.pdf. (accessed December 2025).

4.1.4 Impact Thresholds and Significance Criteria

According to Appendix G of the state CEQA Guidelines, a project would a have significant effect on the biological resources if the project would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service;
- Have substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Methodology

The Project and associated Plans, Program, and Policies in *Section 4.1.5: Plans, Programs, and Policies* are evaluated as to the aforementioned significance criteria/thresholds, to determine the potential level of significance of any impact concerning biological resources. This analysis considers the existing regulatory framework (i.e., laws, ordinances, regulations, and standards) that avoid or reduce the potentially significant environmental impact. Where significant impacts remain despite compliance with the regulatory framework, feasible mitigation measures are recommended, to avoid or reduce the Project's potentially significant environmental impacts.

Biological Resource Survey

Cadre Environmental conducted a field investigation of Ownership Area 1 on June 13, 2024. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding uses, assess the potential for state and federal waters, assess potential for wildlife movement corridors, and if critical habitat is present, assess for the presence of constituent elements.

Aerial imagery, topographic maps, as well as vegetation and rare plant maps were previously prepared for the region and were used to determine community types and other physical features that could support sensitive plants or wildlife, uncommon taxa, or rare communities within or adjacent to the Project site.

A general plant survey was conducted throughout Ownership Area 1 and all plants observed were either identified in the field or collected and later identified using taxonomic keys. All animals identified during the reconnaissance survey by sight, call, tracks, scat, or other characteristic sign were documented. In addition to species actually detected, expected use of the site by other wildlife was derived from the analysis of habitats on the site, combined with known habitat preferences of regionally occurring wildlife species. Currently, the Applicant does not control parcels within Ownership Area 2. Therefore, a biological resources report was not completed at this time. At the time of Ownership Area 2 development, it will undergo its own site-specific CEQA analysis. However, because the disturbance level, land use, and other environmental factors are generally consistent between Ownership Area 1 and Ownership Area 2, occurrence potential of special-status plant and wildlife species analyzed for Ownership Area 1 is anticipated to be similar for Ownership Area 2.

Burrowing Owl Survey

The BUOW (SSC) uses predominantly open land, including grassland, agriculture, playa, sparse coastal sage scrub, and desert scrub habitats. The consultant concluded there would be a moderate potential for BUOW within the Project site. Suitable habitat including burrows larger than 4-inches in diameter, which is suitable habitat for the BUOW, was observed within the Project site.

4.1.5 Plans, Programs, and Policies

PPP BIO-1 The Project shall comply with the Federal Endangered Species Act and Migratory Bird Treaty Act.

PPP BIO-2 The Project shall comply with the California Endangered Species Act and Fish and Game Code.

4.1.6 Impacts and Mitigation Measures

The following impact analysis addresses thresholds of significance.

Impact 4.1-1 ***Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Level of Significance: Less than Significant with Mitigation Incorporated (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2 Only).

Ownership Area 1

Construction

A substantial adverse effect to special-status species would occur if the Project would:

1) Reduce the population size or reduce the area of occupied habitat of a rare, threatened, or endangered species; or

2) Reduce the population size or reduce the area of occupied habitat of a locally uncommon species.

A substantial adverse effect on a special-status wildlife species occurs if the Project would:

1) Increase predation of a species, leading to population reduction;
2) Reduce habitat availability sufficiently to affect potential reproduction; or
3) Reduce habitat availability sufficiently to constrain the distribution of a species and not allow for natural changes in distributional patterns over time.

Development of the Project would cover a total of 257.34 acres within the City on 29 parcels allowing for a residential and mixed-use retail/office development. Furthermore, Ownership Area 1 is primarily comprised of heavily disturbed active dairy and agricultural facilities.

Sensitive Plants

Refer to **Table 4.1-2** above. A total of 13 sensitive plant species have potential to occur within the vicinity of the Project site, however of these 13 plant species, eight were deemed to have no potential to occur, and five were not detected during the reconnaissance survey for Ownership Area 1. Lack of suitable habitat within the Project vicinity would make it difficult for these plant species to survive. Long-standing use of Ownership Area 1 for agricultural uses and other anthropogenic disturbances have likely altered soil chemistry and other substrate characteristics such that on-site soils are not likely capable of supporting those sensitive plant species known from the Project vicinity. Ownership Area 1 development would not eliminate significant amounts of habitat for potentially occurring special-status plant species, nor reduce population size of sensitive plant species below self-sustaining levels on a local or regional basis (if present). Therefore, the development of the Project would not result in a substantial adverse effect, either directly or through habitat modification, on any plant species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulation or by the CDFW or USFWS in Ownership Area 1. Therefore, no significant impact on special-status plant species or their habitat would occur.

Sensitive Wildlife

Refer to **Table 4.1-3** above. No special-status wildlife species were directly observed in Ownership Area 1; however, two special-status wildlife species were previously observed adjacent to and within Ownership Area 1. The species previously observed were the Northern harrier (SCC) and the White-faced ibis (CWL). Additionally, several species observed during the survey were deemed to have a moderate occurrence potential (primarily as foragers). Most remaining potentially occurring sensitive wildlife species are not expected to occur on-site due to lack of suitable habitat. Impacts to agricultural-related habitats could amount to an incremental reduction of potential foraging habitat for certain species that may be considered locally adverse. However, development would not eliminate significant amounts of habitat for these species, nor reduce population size below self-sustaining levels on a local or regional basis, and impacts would be less than significant.

Delhi Sands Flower-loving Fly

The federally endangered Delhi Sands Flower-Loving Fly is not expected to occur onsite based on the historic and ongoing impacts to the Project site respective of active dairy and agricultural use. However, approximately 19 acres of the north-northeastern region of the Project site is mapped as Delhi soils. Due to the presence of potential habitat for the DSFLF, protocol surveys were performed pursuant to the USFWS interim General Survey Guidelines for DSFLF. According to the DSFLF Habitat Suitability Assessment, provided as **Appendix C2: Delhi Sands Flower-Loving Fly Habitat Suitability Assessment**, a habitat assessment for the DSFLF was prepared and concluded that the Project site no longer supports clean Delhi Sand soils and is rated as unsuitable habitat.[7]

The City requires that the Project Applicant pay towards the City of Ontario Biological Resources Habitat Mitigation Fee program to cover potential environmental impacts to the DSFLF, burrowing owl, raptor foraging, loss of open space, and agricultural lands. Therefore, with implementation of Mitigation Measure **MM BIO-1**, the Applicant would pay a habitat mitigation fee which would include payment of $4,320 per net acre for proposed residential, commercial, hotel and restaurant, office, and industrial development. These paid mitigation fees would then be collected by the City and be deposited into a trust fund to use for the acquisition, restoration, rehabilitation, and maintenance of lands deemed to have long-term conservation value. Therefore, impacts to the DSFLF associated with development of Ownership Area 1 would be less than significant with mitigation.

Nesting Birds

Most native bird species are protected under the federal MBTA and CFGC Sections 3503, 3503.5, and 3800 which prohibit take, possession, or destruction of birds, their nests, or eggs. If it were later determined that active nests of any of special-status or native species would be lost or indirectly impacted as a result of site-preparation, it could result in adverse impacts and would be in conflict with these regulations. If construction activities (e.g., site disturbances) are proposed during the nesting season, a nesting bird survey(s) may be required prior to development. Development activities performed outside of the avian breeding season (generally September 1st to December 31st) usually eliminates the need to conduct pre-activity nesting surveys for most native species known from the site vicinity and ensure that there were no constraints to construction relative to the MBTA/CFGC Code. Compliance with the MBTA/CFGC Code would be necessary prior to development; however, no special permit or approval is typically required in most instances where BUOW are not present. Development activities performed outside of the avian breeding season would generally eliminate the need to conduct pre-activity nesting surveys for most common native species (other than BUOW), known to occur in the vicinity of the Project site, and would likely ensure that there are no constraints to construction relative to the MBTA/CFGC codes.

Within Ownership Area 1, suitable foraging and/or nesting habitat for the Cooper's hawk (SSC), sharp-shinned hawk (CWL), golden eagle (CWL, SFP), great egret (Nesting Colony), great blue heron (Nesting Colony), Burrowing owl (SSC), ferruginous hawk (CWL), Swainson's hawk (ST), snowy egret (Nesting colony), white-tailed kite (SFP), California horned lark (CWL), merlin (CWL), prairie falcon (CWL), loggerhead shrike (SSC), California gull (CWL), long-billed curlew (CWL), and double crested cormorant

[7] ELMT Consulting, Inc. 2024. *Delhi Sands Flower-Loving Fly Habitat Suitability Assessment*, page 12. (**Appendix C2**).

(CWL) was observed within the agricultural fields and the artificially created unvegetated dairy effluent retention ponds. Additionally, suitable habitat for breeding was documented within the Project site for Cooper's hawk (SSC) and California horned lark (CWL). As stated in *Section 4.1.3: Regulatory Setting*, the City has approved a Memorandum of Agreement with Inland Empire Resource Conservation District to administer the Greater Prado Basin Habitat Conservation Program and associated Ontario Ranch Habitat Mitigation Fees. Consequently, the Project would adhere to the required Ontario Ranch development impact fees which include a habitat mitigation fee of $4,320 per net acre for proposed residential, commercial, hotel and restaurant, office, and industrial development. These paid mitigation fees would then be collected by the City and be deposited into a trust fund to use for the acquisition, restoration, rehabilitation, and maintenance of lands deemed to have long-term conservation value. Additionally, **MM BIO-2** would require a qualified biologist to conduct a nesting bird survey(s) to be reviewed by the City to reduce impacts to nesting birds to less than significant levels. Therefore, implementation of **MM BIO-2** would reduce potential impacts to these species to less than significant levels.

Many North American bat species tend to congregate at preferred roosting sites or at isolated water sources, several field methods are available to identify species and broad habitat associations (e.g., tree cavities, exfoliating bark, bark fissures, crevices, cliff faces, and/or dense foliage). Suitable foraging and/or roosting habitat were documented for the pallid bat (SSC), Townsend's big-eared bat (SSC), and the western yellow bat (SSC) within Ownership Area 1. Potential impacts to foraging habitat for these species would be mitigated to a level of less than significant level with implementation of **MM BIO-3**. **MM BIO-3** would require a qualified biologist to determine whether potential roosting sites for bats may be affected through exit counts and acoustic surveys that would be performed prior to ground disturbance activities. If the results of the bat survey find a total of one single roosting individual of a special status bat species or 25 or more individuals of a non-special status bat species with potential to be present in Ownership Area 1 (i.e., western Mastiff bat, big free-tailed bat, or pallid bat), a Bat Management Plan shall be developed to ensure mortality to bats does not occur. The plan would be reviewed and approved by the CDFW. Therefore, impacts related to bat species would be less than significant with incorporation of **MM BIO-3**.

Burrowing Owl

BUOW is a CDFW Species of Special Concern. The BUOW uses predominantly open land, including grassland, agriculture, playa, sparse coastal sage scrub, and desert scrub habitats. The BUOW (low-occurrence potential) often occur in less than optimal and/or disturbed conditions. Suitable burrows larger than 4 inches in diameter and foraging habitat for the BUOW were documented within and adjacent to the east of Ownership Area 1. However, despite the fact that the site has been exposed to long-standing disturbances, suitable BUOW habitat, including burrows larger than 4-inches in diameter, was observed within the fallow fields on Ownership Area 1. Although there is suitable BUOW habitat, potential impacts to refugia, nesting, and foraging habitat for this species would be mitigated to a level of less than significant following implementation of **MM BIO-4**, which would ensure BUOW surveys are completed prior to construction. **MM BIO-4** would implement focused and preconstruction surveys to ensure potential impacts to refugia, nesting, and foraging habitat for the BUOW would be reduced to less than significant levels. Upon arrival at the survey area and prior to initiating the walking surveys, the biologist would use binoculars and/or spotting scope to scan suitable habitat. A total of four surveys would be

conducted with at least one site visit between February 15th and April 15th, and a minimum of three surveys at least three weeks apart between April 15th and July 15th. Furthermore, one site visit would occur after June 15th.

While this species is not protected by state or federal endangered species acts, BUOW (and other native avian species) are protected under the MBTA and CFGC Code Sections 3503, 3503.5, and 3800 which prohibits take, possession, or destruction of birds, their nests, or eggs (in particular raptor species such as BUOW). If it were later determined that active nests of BUOW (or other native species) would be lost as a result of Project site-preparation, it could result in significant adverse impacts and would be in conflict with these regulations. Specific BUOW survey and mitigation guidelines were developed and described in the 2012 CFGC Staff Report on Burrowing Owl Mitigation in order to reduce project-related impacts to BUOW (**MM BIO-4**). If Project site-preparation activities occur within potential BUOW habitat, a pre-construction BUOW / Initial Take Avoidance Survey conducted no less than 14 days prior to initiating ground disturbance activities, using the recommended methods described in the 2012 Staff Report, is required by CFGC to determine if active nests of species protected by the MBTA code. If it is determined BUOW are present in the construction zone, then the subsequently appropriate measures may be applied to reduce potential adverse project-related impacts. Therefore, implementation of **MM BIO-4** would reduce impacts to less than significant.

Operations

Operations of the Project would not have a significant effect on sensitive plants, animals, or their habitat. Once construction activities for the Project are completed, no additional impacts would occur with Project operations as it relates to sensitive species. Therefore, impacts would be less than significant, and no further mitigation would be required.

Ownership Area 2

Construction and Operations

Refer to Ownership Area 1 discussion above. Ownership Area 2 is being evaluated only at a programmatic level, and there are no specific development proposals at this time. Upon commencement of project-level CEQA review for Ownership Area 2, a focused biological resources assessment and site reconnaissance survey would be conducted. During future development of Ownership Area 2, existing vegetation and habitat would be removed by grading, excavation, and other construction activities. Note that, in its current state, the Project site is devoid of vegetation or dominated by ornamental, non-native and native species commonly detected in disturbed habitats. These disturbed habitats would be removed upon implementation of Ownership Area 2. Similar to Ownership Area 1, development occurring within Ownership Area 2 would be subject to **MM BIO-1** through **MM BIO-4** to reduce potential impacts to special status wildlife species. However, in the absence of focused biological surveys, impacts within Ownership Area 2 are not fully known and could be potentially significant. At the time of the project-level CEQA analysis and associated biological resources assessment of Ownership Area 2, unforeseen site conditions could be discovered that warrant a finding of potentially significant impact. In that case, a subsequent CEQA analysis, in the form of a subsequent EIR or EIR Addendum, may be required pursuant

to Sections 15162(a) and 15164 of the state CEQA Guidelines. This determination will be made by City staff at the time of future Ownership Area 2 site-specific development applications.

A focused biological resources assessment and impact analysis would be conducted for future development areas prior to approval of any development within Ownership Area 2 to ensure potential adverse effects to sensitive species and resources would be minimized. Furthermore, any focused surveys and required mitigation measures would be implemented prior to Project approval and construction initiation (refer to **MM BIO-5** below). Future development would modify the existing habitat when Ownership Area 2 is completed; however, impacts on sensitive species due to habitat modifications would be minimized with mitigation incorporated along with compliance with applicable plans, policies and programs, including the Project Specific Plan and TOP 2050. Furthermore, the Project zoning mirrors the existing TOP 2050 land use designations for the Project site, and is therefore consistent with TOP 2050. As mentioned above, a subsequent CEQA analysis may be required should the new information presented by the focused surveys or focused biological resources assessment indicate that the Project will have significant impacts relating to biological resources.

Conclusion

As noted above, the Project is not anticipated to significantly impact sensitive species. **MM BIO-1** through **MM BIO-5** would be required to reduce impacts. For the Ownership Area 1 portion of the Project, impacts would be reduced to less than significant levels. However, because the extent of impacts within Ownership Area 2 cannot be known at this time, Project impacts relating to biological resources within Ownership Area 2 are considered potentially significant and unavoidable even with the implementation of recommended mitigation.

Mitigation Measures

MM BIO-1 **City of Ontario Biological Resources Habitat Mitigation Fee.** The City of Ontario has established a habitat mitigation fee to cover potential environmental impacts to the burrowing owl, DSFLF, raptor foraging, loss of open space, and agricultural lands. Development impact fees for new development in Ontario Ranch were adopted on June 23rd, 2003, by the City Council. The Ontario Ranch development impact fees include a habitat mitigation fee of $4,320 per net acre for proposed residential, commercial, hotel and restaurant, office, and industrial development. Mitigation fees have been collected by the City of Ontario and have been deposited into a trust fund to be used for the acquisition, restoration, rehabilitation, and maintenance of lands deemed to have long-term conservation value.

MM BIO-2 **Nesting Bird and Raptor Preconstruction Survey.** Regulatory requirement for potential direct/indirect impacts to nesting common and sensitive bird and raptor species will require compliance with the California Fish and Game Code (CFGC) Section 3503. Construction outside the nesting season (between September 1st and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed during nesting season (February 1st and August 31st), a qualified biologist will conduct a nesting bird survey(s) no more than three (3) days prior to initiation of

grading to document the presence or absence of nesting birds within or directly adjacent (200 ft -500 ft for raptors) to the Project site.

The survey(s) will focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, the qualified biologist will prepare and implement specific measures to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities will be restricted from the area. The biologist shall establish a no-disturbance buffer around each active nest. The buffer area will be determined by the biologist based on the species present, surrounding habitat, and type of construction activities proposed in the area. The survey report will be submitted by the qualified biologist to the City of Ontario for review and approval prior to initiation of grading in the nest-setback zone.

Additionally, the qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the City of Ontario documenting compliance with the CFGC. Any nest permanently vacated for the season would not warrant protection pursuant to the CFGC.

MM BIO-3 **Pre-construction Focused Bat Survey.** Prior to implementation of Project activities, a qualified biologist shall be retained to determine whether potential roosting sites for bats may be affected. For large ornamental trees suitable for bat roosting/nursery, exit counts and acoustic surveys shall be performed prior to initial ground disturbance, vegetation or structure removal to determine whether the Project site and a 300-foot buffer supports a nursery or roost, and by which species. This work will occur between late -spring and late summer and/or in the fall (generally mid-March through late October).

If the results of the bat survey find a total of a single roosting individual of a special status bat species or 25 or more individuals of a non-special status bat species with potential to be present in the Project site (i.e., western Mastiff bat, big free-tailed bat, or pallid bat), a Bat Management Plan shall be developed to ensure mortality to bats does not occur. For each location confirmed to be occupied by bats, the plan will provide details both in text and graphically where exclusion devises/and or staged tree removal will need to occur, the timing for exclusion work and the timeline and methodology needed to exclude the bats. The plan will need to be reviewed and approved by CDFW prior to disturbance of the roost(s).

MM BIO-4 **Focused and Preconstruction Burrowing Owl Surveys.** Focused surveys for burrowing owl will be conducted in accordance with the March 7, 2022, CDFW staff report on Burrowing Owl Mitigation. Specifically, a total of four (4) surveys will be conducted: 1) at least one site visit between February 15th and April 15th, and 2) a minimum of three (3) surveys, at least three weeks apart, between April 15th and July 15th, with at least one visit after June 15th. A report of the findings prepared by a

qualified biologist shall be submitted to the City of Ontario prior to any permit or approval for ground disturbing activities.

A 14-day burrowing owl preconstruction survey will also be conducted immediately prior to the initiation of ground-disturbing construction to ensure protection for this species. The survey will be conducted in compliance with CDFW guidelines (CDFW 2012). A report of the findings prepared by a qualified biologist shall be submitted to the City of Ontario prior to any permit or approval for ground disturbing activities.

If burrowing owls are detected on-site during the focused surveys or 14-day preconstruction survey efforts, during the breeding season (February 1st to August 31st) then construction activities shall be limited to beyond 300 feet of the active burrows until a qualified biologist has confirmed that nesting efforts are complete or not initiated. In addition to monitoring breeding activity, if construction is proposed to be initiated during the breeding season or active relocation is proposed, a burrowing owl relocation plan will be developed and approved by the City of Ontario, CDFW and USFWS.

MM BIO-5 **Programmatic Assessment Area CEQA Analysis.** The Programmatic Assessment Area located within Ownership Area 2, including APN's 0216-311-09, 1053-301-01 and -02; 1053-311-01 and -02, and 1053-321-01, -02, and -03, was not evaluated for biological resources as part of this analysis. Authorization to access this region of the project was not provided and therefore was analyzed programmatically based on aerial photographs and assessments from the adjacent parcel boundaries. To ensure that potential adverse effects to sensitive species and resources are reduced to a less than significant level, a focused biological resources assessment and impact analysis shall be conducted in the unsurveyed portion of the Project site prior to approval of development within this region. In addition to completing CEQA review, any focused surveys and required mitigation measures shall be implemented prior to project approval and initiation of construction.

Impact 4.1-2 ***Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

Level of Significance: Less than Significant with Mitigation Incorporated (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2 Only).

Ownership Area 1

Construction and Operations

As previously mentioned, Ownership Area 1 is heavily disturbed and mostly consists of developed, disturbed, active dairy, and agricultural facilities. Within Ownership Area 1, a total of 194.05 acres of vegetation communities would be directly impacted as a result of Project implementation as summarized in **Table 4.1-3: Ownership Area 1 Vegetation Community Impacts.** However, no riparian, sensitive, or undisturbed native/natural habitats were documented during the biological assessment. In addition, no

riparian scrub, forest, or woodland habitat was observed within the artificially created dairy effluent retention ponds located within Ownership Area 1. Furthermore, the adherence to the City's Biological Resources habitat mitigation fee consistent with **MM BIO-1**, described previously, would reduce potential impacts to BUOW, raptor foraging, loss of open space, and agricultural lands to a less than significant level.

Table 4.1-3: Ownership Area 1 Vegetation Community Impacts

Vegetation Community	Ownership Area 1 Acres
Active Dairy	133.55
Active Agriculture	45.92
Disturbed	1.11
Developed	13.19
Ornamental (Eucalyptus)	0.28
Total	**194.05**

Source: Cadre Environmental. 2024. *Biological Resources Technical Report Center Park Specific Plan City of Ontario, California,* page 42. (**Appendix C1**).

Ownership Area 2

Construction and Operations

Refer to Ownership Area 1 discussion above. Ownership Area 2 is being evaluated only at a programmatic level, and there are no specific development proposals at this time. Furthermore, the Project zoning mirrors the existing TOP 2050 land use designations for the Project site, and is therefore consistent with TOP 2050. Within Ownership Area 2, impacts to riparian habitat would be minimized with compliance with applicable plans, policies and programs, including the Project Specific Plan and TOP 2050. However, in the absence of focused biological surveys, impacts within Ownership Area 2 are not fully known and could be potentially significant. At the time of the project-level CEQA analysis and associated biological resources assessment of Ownership Area 2, unforeseen site conditions could be discovered that warrant a finding of potentially significant impact. In that case, subsequent CEQA analysis, in the form of a subsequent EIR or EIR Addendum, may be required pursuant to Sections 15162(a) and 15164 of the CEQA Guidelines. This determination will be made by City staff at the time of future Ownership Area 2 site-specific development applications.

A focused biological resources assessment and impact analysis would be conducted for Ownership Area 2 area prior to approval of any development in this region to ensure potential adverse effects to sensitive species and resources would minimized. Furthermore, any focused surveys and required mitigation measures would be implemented prior to Project approval and construction initiation (refer to **MM BIO-5** located above in *Impact 4.1-1*). As mentioned above, a subsequent CEQA analysis may be required should the new information presented by the focused surveys or focused biological resources assessment indicate that the Project will have significant impacts relating to biological resources.

Conclusion

As noted above, the Project is not anticipated to significantly impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS. Impacts would be less than significant with mitigation incorporated. Adherence to the City's habitat mitigation fee would be required to reduce impacts to less significant levels. For the Ownership Area 1 portion of the Project, impacts would be reduced to less than significant levels. However, because the extent of impacts within Ownership Area 2 cannot be known at this time, Project impacts relating to biological resources within Ownership Area 2 are considered potentially significant and unavoidable despite the implementation of **MM BIO-1** and **MM BIO-5**.

Mitigation Measures

Refer to **MM BIO-1** and **MM BIO-5**.

Impact 4.1-3 ***Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

Level of Significance: No Impact (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2)

Ownership Area 1

Construction and Operations

A Jurisdictional Resources Assessment was conducted as part of the Project's Biological Resources Technical Report to assess the presence/absence of USACE, CDFW, and RWQCB jurisdictional resources. Non-wetland waters of the United States were assessed based on the limits of the ordinary high-water mark as determined by erosion, the deposition of vegetation or debris, and changes in vegetation and soil characteristics. The assessment utilized the methodology for routine wetland determination according to the methods outlined in the USACE Wetland Delineation Manual (Environmental Laboratory 1987) and the Arid West Wetland Delineation Supplement and updated regulatory guidance letters.[8] Wetlands are identified by the presence of three characteristics: hydrophytic vegetation, wetland hydrology, and hydric soils. If any of these criteria were met, one or more transects were run to determine the extent of the wetland. Specifically, the presence of wetland hydrology was evaluated throughout the Project site by recording the extent of observed surface flows, depth of inundation, depth to saturated soils, and depth to free water in the soil pits, where applicable. In addition, indicators of wetland or riverine hydrology were recorded, including water marks, drift lines, rack, debris, and sediment deposits, as warranted. Any indicators of hydric soils, such as redoximorphic features, buried organic matter, organic streaking, reduced soil conditions, gleied, or low-chroma soils, or sulfidic odor were also recorded.[9]

As concluded in the Biological Resources Technical Report, no wetlands or jurisdictional resources regulated by the USACE, CDFW, or RWQCB were documented within the Project site. The artificially created unvegetated dairy effluent retention ponds are isolated, located in uplands, and currently rotated

[8] Cadre Environmental. 2024. *Biological Resources Technical Report Center Park Specific Plan City of Ontario, California*, page 5. (**Appendix C1**)
[9] Ibid, page 5.

in use resulting in a wet (inundated) and dry phase. All the active retention ponds are devoid of wetland vegetation including but not limited to riparian scrub, forest or woodland habitat. Therefore, no impacts associated with the Ownership Area 1 portion of the Project are anticipated.

Ownership Area 2

Construction and Operations

Refer to Ownership Area 1 discussion above. Ownership Area 2 is being evaluated only at a programmatic level, and there are no specific development proposals at this time. Furthermore, the proposed Ownership Area 2 land use designations are the same land use designations as contained in TOP 2050. Furthermore, any focused surveys and required mitigation measures would be implemented prior to Project approval and construction initiation (refer to **MM BIO-5** located above in *Impact 4.1-1*) However, because the extent of impacts within Ownership Area 2 cannot be known at this time, Project impacts relating to biological resources within Ownership Area 2 are considered potentially significant and unavoidable even with the implementation of recommended mitigation.

Conclusion

As noted above, the Project is not anticipated to significantly impact federally protected wetlands, as no federally protected wetlands exist in the Project site. For Ownership Area 1 portion of the Project, impacts would be less than significant. However, because the extent of impacts within Ownership Area 2 cannot be known at this time, Project impacts relating to biological resources within Ownership Area 2 are considered potentially significant and unavoidable even with the implementation of recommended mitigation.

Mitigation Measures

Refer to **MM BIO-5**.

Impact 4.1-4 ***Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

Level of Significance: Less than Significant with Mitigation Incorporated

Ownership Area 1

Construction

Wildlife Movement Corridors

Ownership Area 1 is heavily disturbed with active dairy and agricultural uses and is surrounded by development including high traffic roads, commercial/residential development, active dairy/agricultural facilities, and therefore, it is highly unlikely that Ownership Area 1 occupies an important location relative to regional wildlife movement. As such, Project implementation would not have any substantial effect on local or regional wildlife movement. Ownership Area 1 is separated from regional wildlife movement corridors associated with the Prado Dam Flood Control Basin and Santa Ana River. Therefore, Ownership Area 1 does not function as a wildlife movement corridor.

Furthermore, although vegetation, including trees and shrubs would provide nesting habitat for raptors and migratory birds protected under the CFGC Codes are present within Ownership Area 1, development of Ownership Area 1 would comply with CFGC Code Section 3503 and implementation of **MM BIO-2** would require a qualified biologist to conduct a nesting bird and raptor survey(s) no more than three days prior to initiation of grading. Furthermore, construction activities outside of the nesting season (between September 1st and January 31st) would not require any preconstruction nesting bird survey(s).

Ownership Area 1 does not represent a wildlife movement corridor or route between open space habitats. Additionally, Ownership Area 1 is separated from regional wildlife movement corridors associated with the Prado Damn Flood Control Basin and Santa Ana River. Therefore, Ownership Area 1 does not function as a wildlife movement corridor. With implementation of **MM BIO-2**, development of Ownership Area 1 would not impede any native resident or migratory fish or wildlife species and would not be located in a migratory wildlife corridor. Therefore, with mitigation incorporated, impacts would be reduced to a less than significant level.

Operations

Ownership Area 1 does not function as a wildlife movement corridor. As previously stated, Ownership Area 1 has been previously disturbed for agricultural use with multiple manmade structures present. Operation of the Project would involve residential and mixed-use retail/office development infrastructure within Ownership Area 1. This usage would be consistent with previous uses of the site in that both would reduce the area's ability to act as a natural wildlife corridor. Therefore, operation of the Ownership Area 1 portion of the Project would not interfere with the movement of any native resident or migratory fish or wildlife species. Therefore, operation of the Ownership Area 1 portion of the Project result in a less than significant impact.

Ownership Area 2

Construction and Operations

Refer to Ownership Area 1 discussion above. Ownership Area 2 is being evaluated only at a programmatic level, and there are no specific development proposals at this time. Furthermore, the Project zoning mirrors the existing TOP 2050 land use designations for the Project site and is therefore consistent with TOP 2050. A focused biological resources assessment and impact analysis would be conducted for Ownership Area 2 prior to approval of any development in this region to ensure potential adverse effects to sensitive species and resources would be reduced to a less than significant level. Furthermore, any focused surveys and required mitigation measures would be implemented prior to Project approval and construction initiation (refer to **MM BIO-5** located above in *Impact 4.1-1*). As mentioned above, a subsequent CEQA analysis may be required should the new information presented by the focused surveys or focused biological resources assessment indicate that development within Ownership Area 2 would have significant impacts relating to biological resources.

Similar to Ownership Area 1, Ownership Area 2 has been previously disturbed for agricultural use with multiple manmade structures present in addition to other industrial operations. Operation of Ownership Area 2 would not change as a result of the Project. This usage would be consistent with previous uses of

the site in that both would reduce the area's ability to act as a natural wildlife corridor. Additionally, the Project site (both Ownership Areas 1 and 2) is separated from regional wildlife movement corridors associated with the Prado Dam Flood Control Basin and Santa Ana River. Therefore, Ownership Area 2 area does not function as a wildlife movement corridor and development of Ownership Area 2 would not interfere with the movement of any native resident or migratory fish or wildlife species. With implementation of **MM BIO-5** and compliance with applicable plans, policies, and programs, including the Project Specific Plan and TOP 2050, impacts would be less than significant.[10]

Conclusion

As noted above, the Project is not anticipated to significantly impact any established native resident or migratory wildlife corridors, nor impede the use of native wildlife nursery sites. **MM BIO-2** and **MM BIO-5** are required to reduce impacts to less than significant levels.

Mitigation Measures

MM BIO-2 and **MM BIO-5** would apply.

Impact 4.1-5 *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Level of Significance: Less than Significant with Mitigation Incorporated (Ownership Area 1) and Significant and Unavoidable (Ownership Area 2 Only).

Ownership Area 1

Construction and Operations

A Heritage Tree is one that is designated for preservation as a tree of historic or cultural significance, or a tree of importance to the community. As noted above, the majority of the Project site is occupied by agricultural operations, associated access roads and agricultural residential uses. Ownership Area 1 contains several, scattered mature trees, including but not limited to pine, California sycamore white mulberry, California ash, olive, Chinese elm, tree of heaven, blue gum and red gum trees. None of the trees on-site are known to meet the City's Heritage Tree policy (they are not known to be the oldest or largest of their kind, are not known to have any historic significance, are not known to be a defining landmark or significant outstanding feature of the area, and are not known to include any of the listed native trees with trunk diameter greater than eight inches).

As previously mentioned, several blue gum and red gum eucalyptus trees are located in the east/southeastern portions of the Project site boundaries, although these trees do not meet the City's Heritage Tree policy criteria. Prior to any site clearing or grading, a tree inventory would be prepared to ensure compliance with Ontario Municipal Code (MC) Section 6.05.020, Tree Preservation Policy and Protection Measures (refer to **MM BIO-6**). This policy would ensure healthy Heritage Trees that are approved for removal would be replaced with new trees with a total trunk diameter equal to the trees

[10] City of Ontario. 2022. *TOP 2050 Final Supplemental Environmental Impact Report, Section 5.4, Biological Resources*. https://content.ontarioca.gov/sites/default/files/2024-12/Final_DraftSEIR_TOP2050.pdf. (accessed December 2025)

removed, or as deemed appropriate by the Approving Authority. With implementation of **MM BIO-6**, impacts would be reduced to less than significant levels.

Ownership Area 2

Construction and Operations

Refer to Ownership Area 1 discussion above. Ownership Area 2 is being evaluated only at a programmatic level, and there are no specific development proposals at this time. Furthermore, the Project zoning mirrors the existing TOP 2050 land use designations for Ownership Area 2 and is therefore consistent with TOP 2050. When Ownership Area 2 development is completed, impacts to local policies or ordinances protecting biological resources would be minimized with Mitigation Measure **MM BIO-5** incorporated and would comply with applicable plans, policies and programs, including the Project Specific Plan and TOP 2050. However, in the absence of focused biological surveys, impacts within Ownership Area 2 are not fully known and could be potentially significant. At the time of the project-level CEQA analysis and associated biological resources assessment of Ownership Area 2, unforeseen site conditions could be discovered that warrant a finding of potentially significant impact. In that case, subsequent CEQA analysis, in the form of a subsequent EIR or EIR Addendum, may be required pursuant to Sections 15162(a) and 15164 of the state CEQA Guidelines. This determination will be made by City staff at the time of future Ownership Area 2 site-specific development applications. As part of the project-level analysis, a focused biological resources assessment and impact analysis would be conducted for Ownership Area 2 prior to approval of any development in this region to ensure potential adverse effects to biological resources would minimized. Pursuant to **MM BIO-6**, the site-specific biological resources assessment would include a Heritage Tree survey prior to approving any future development within the Project's Ownership Area 2; refer to **MM BIO-6** below. As mentioned above, a subsequent CEQA analysis may be required should the new information presented by the focused surveys or focused biological resources assessment indicate that the Ownership Area 2 portion of the Project will have significant impacts relating to biological resources.

Conclusion

As noted above, the Project is not anticipated to significantly impact an established Tree Preservation Policy. Furthermore, the Project zoning mirrors the existing TOP 2050 land use designations for the Project site and is therefore consistent with TOP 2050. Impacts would be less than significant with mitigation incorporated, along with compliance with applicable plans, policies and programs, including the proposed Project Specific Plan and TOP 2050. **MM BIO-6** is required to reduce impacts to less than significant levels. For the Ownership Area 1 portion of the Project, impacts would be reduced to less than significant levels. However, because the extent of impacts within Ownership Area 2 cannot be known at this time, Project impacts relating to biological resources within Ownership Area 2 are considered potentially significant and unavoidable despite the implementation of **MM BIO-6**.

Mitigation Measures

MM BIO-6 **Tree Inventory.** Prior to implementation of Project site clearing or grading, a certified arborist or qualified horticulturalist shall provide a tree inventory to ensure compliance with Ontario MC Section 6.05.020, Tree Preservation Policy and

Protection Measures in order to determine the presence/absence of Heritage Trees. Healthy Heritage Trees that are approved for removal shall be replaced with new trees with a total trunk diameter equal to the tree(s) removed, or as deemed appropriate by the Approving Authority based on lot size and available planting space. Replacement trees are to be in addition to the quantity of trees required for landscaping. The Approving Authority is responsible for reviewing the landscape plan and approving appropriate species for tree replacement (The Ontario Plan 2050).

Impact 4.1-6 ***Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?***

Level of Significance: No Impact

Ownership Area 1 and Ownership Area 2

Construction and Operations

The Project is not located within or adjacent to a Conservation Program Area. Ownership Area 2 is being evaluated only at a programmatic level, and there are no specific development proposals at this time. Furthermore, the Project zoning mirrors the existing TOP 2050 land use designations for the Project site and is therefore consistent with TOP 2050. Ownership Area 2 future development is not located within or adjacent to a Conservation Program Area. Therefore, implementation of the Project would not result in a conflict with the provisions of an adopted habitat conservation plan and no impact would occur. Therefore, no mitigation is required or proposed.

Conclusion

As noted above, the Project would not significantly impact an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Project zoning mirrors the existing TOP 2050 land use designations for the Project site and is therefore consistent with TOP 2050. No impacts would occur, and no mitigation is required other than compliance with applicable plans, policies and programs, including the Project Specific Plan and TOP 2050.[11]

Mitigation Measures

No mitigation is necessary.

4.1.7 Cumulative Impacts

A project's cumulative impact is "an impact to which that project contributes and to which other projects contribute as well. The Project must make some contribution to the impact; otherwise, it cannot be characterized as a cumulative impact of that project" (Sierra Club v. West Side Irrigation Dist. [2005] 128 Cal.App.4th 690, 700.). State CEQA Guidelines Section 15355 provides the following definition of cumulative impacts:

[11] Ibid.

"Cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

a. The individual effects may be changes resulting from a single project or a number of separate projects.

b. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

State CEQA Guidelines Section 15130(a) further addresses the discussion of cumulative impacts, as follows:

1. As defined in Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.

2. When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency shall identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.

3. An EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. The lead agency shall identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

Pursuant to State CEQA Guidelines Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements:

1. Either:

   (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or

   (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.

2. When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.
3. Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.
4. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available.
5. A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects."

The cumulative study area for biological resources includes the southwestern San Bernardino County. This area consists of a variety of land uses that includes agricultural, residential, commercial, and industrial uses. The agricultural areas may include sensitive habitats which may contain special-status plants, migratory bird species, and jurisdictional resources. However, as discussed above, Project development of Ownership Area 1 is subject to mitigation measures that would reduce impacts to special-status species to less than significant levels. Upon buildout of Ownership Area 2, implementation of **MM BIO-5** would ensure that any focused surveys for special-status species likely to occur on-site are conducted. Required mitigation measures would be implemented prior to project approval and initiation of construction for Ownership Area 2. Therefore, the Project would result in a less than significant contribution to cumulative impacts to these resources, and impacts would not be cumulatively considerable.

Additionally, project development would not involve the removal of critical habitat and would not make a considerable contribution to the decline of wildlife species. The Project would remove potential raptor and migratory bird habitat through development of the mixed-use and business park structures. Although the existing agriculture may provide foraging habitat for raptors, it is not expected to be valuable, as the lands are actively maintained to minimize use by small mammals (prey for raptors) and active ground squirrel management programs are continually implemented. This loss of potential raptor foraging habitat would not make a cumulatively considerable contribution to the regional decline of raptors.

The types of birds affected are common to the region and the number of individuals would be limited given the type of vegetation proposed for removal (i.e., agriculture, ornamental plantings). Based on the types of species and expected limited number of nesting pairs affected, development of the Project would not make a cumulatively considerable contribution to the regional decline of native nesting bird populations. However, because native birds are protected by MBTA, mortality to a single native bird due to the Project would be in violation of the MBTA, CESA, or FESA. As discussed above, development activities performed outside of the avian breeding season would generally eliminate the need to conduct pre-activity nesting surveys for most common native species (other than BUOW), known to occur in the vicinity of the Project site, and would likely ensure that there are no constraints to construction relative to the MBTA/CFGC codes. Additionally, **MM BIO-4** would ensure focused surveys for BUOW would be

conducted and potential BUOW impacts are reduced to less than significant levels. Therefore, Project impacts to nesting birds would not be cumulatively considerable.

The Biological Resources Technical Report also indicated that the Project would not impact CDFW jurisdictional waters and riparian habitats. Thus, the Project would not make a cumulatively considerable contribution to the regional decline of jurisdictional waters.

Mitigation has been incorporated into the Project that would avoid direct impacts to any potentially sensitive wildlife species that may occur on-site. Mitigation Measures **MM BIO-1** through **MM BIO-4** would mitigate impacts to sensitive wildlife species for the Project's Ownership Area 1. Although there are potentially significant impacts to sensitive wildlife species due to uncertain conditions for Ownership Area 2, impacts are site-specific and are not otherwise anticipated to rise to a regional, cumulatively considerable impact with incorporation of applicable mitigation measures. Concerning Ownership Area 2, **MM BIO-5** would require a focused biological resources assessment and impact analysis. Further, any focused surveys and required mitigation measures shall be implemented prior to project approval and initiation of construction within Ownership Area 2. This is anticipated to bring cumulative impacts to sensitive wildlife species to less than significant levels. Therefore, **MM BIO-1** through **MM BIO-5** would mitigate the potential of the Project to cumulatively combine with other projects; and the Project would not contribute to the cumulative loss of any special status wildlife species.

Lastly, the Project is consistent with TOP 2050 and would represent a consistent and logical continuation of the existing and planned pattern of development in Ontario, specifically the Ontario Ranch area. The City has long anticipated that this area would transition from dairy/agricultural to urban uses, and the Project Specific Plan is implementing TOP 2050.[12] This Focused EIR has incorporated, by reference, the TOP EIR (State Clearinghouse No. 2021070364), which address cumulative impacts from TOP 2050 buildout. The TOP EIR determined that buildout of TOP 2050 would not have significant impacts to biological resources through the implementation of proposed general plan policies that maintain the level of impact as less than significant levels for each impact threshold. The cumulative effects resulting from buildout of TOP 2050 were previously identified in the TOP EIR. The TOP EIR concluded that impacts to biological resources would be less than significant. The type, scale, and location of the Project's Ownership Area 1 is consistent with TOP 2050 land use and zoning designation and is compatible with the pattern of development that has been approved for adjacent properties. Although there may be a significant and unavoidable impact due to uncertain conditions for Ownership Area 2, these impacts are anticipated to be mitigated to less than significant levels or not otherwise rise to a regional cumulative impact. Considering this consistency, the potential cumulative environmental effects of the Project would fall within the impacts identified in the TOP EIR. Therefore, in consideration of the Project's significant and unavoidable impacts to biological resources, the Project would not be cumulatively considerable.

4.1.8 Significant Unavoidable Impacts

No significant unavoidable biological resources impacts have been identified for Ownership Area 1 of the Project. However, impacts within Ownership Area 2 are not fully known and are therefore considered

[12] Ibid.

significant and unavoidable. At the time of the project-level CEQA analysis and associated biological resources assessment of Ownership Area 2, unforeseen site conditions could be discovered that warrant a finding of potentially significant impact. In that case, a subsequent CEQA analysis, in the form of a subsequent EIR or EIR Addendum, may be required pursuant to Sections 15162(a) and 15164 of the CEQA Guidelines. This determination will be made by City staff at the time of future Ownership Area 2 site-specific development applications.

4.1.9 References

Cadre Environmental. 2024. *Biological Resources Technical Report for Center Park Specific Plan. City of Ontario, California*. (**Appendix C1**)

City of Ontario. 2022. *TOP 2050, Environmental Resources Element*. https://www.ontarioca.gov/about-ontario-ontario-plan-policy-plan/environmental-resources.

City of Ontario. 2022. *TOP 2050 Final Supplemental EIR.* *https://content.ontarioca.gov/sites/default/files/2024-12/Final_DraftSEIR_TOP2050.pdf*.

City of Ontario. 2025. *Ontario Municipal Code*. https://codelibrary.amlegal.com/codes/ontarioca/latest/ontario_ca/0-0-0-35678.

ELMT Consulting, Inc. 2024. *Delhi Sands Flower-Loving Fly Habitat Suitability Assessment*. (**Appendix C2**)

4.2 HISTORIC RESOURCES

4.2.1 Introduction

This section of the Draft Focused Environmental Impact Report (EIR) analyzes the potential impacts of the CenterPark Specific Plan Project (Project) on the surrounding historic resources on a regional and local level, within the City of Ontario (City). Cultural resources are comprised of buildings, sites, structures, or objects that may have historic, architectural, archaeological, cultural, and/or scientific importance. However, for this Focused EIR section focuses on historic resources, as impacts to archaeological and tribal cultural resources were determined to be adequately addressed in the City's TOP 2050 and associated Supplemental EIR ("TOP EIR"). Historic resources are cultural resources that are considered significant and eligible for listing on the California Register of Historical Resources (CRHR). Refer to **Section 4.2.6: Impacts and Mitigation**, for legal definitions and significance thresholds associated with historic resources. Archaeological resources, paleontological resources (which are the fossilized remnants of plants and animals), and Tribal Cultural Resources are analyzed in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*, of this Draft EIR. The evaluation of the Project site and the potential impact on historic resources are largely based on the following sources:

- Kimley-Horn and Associates, Inc. (Kimley-Horn). September 2025. *Cultural Resources Inventory and Evaluation Report, Center Park Specific Plan Project, City of Ontario, San Bernardino County, California*. (**Appendix B**)
- Structural Focus. August 2025. *Relocation of Five Structures – Feasibility Study 7587 Edison Ave, 9311 Edison Ave, 8381 Edison Ave, 8485 Edison Ave, and 14117 Grove Ave Ontario, California*. (*Appendix D* of **Appendix B**)
- The Ontario Plan 2050 Final Supplemental EIR
- City of Ontario Municipal Code

4.2.2 Environmental Setting

Existing Conditions

The 257.34-acre Project site is bound 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. The Project site consists of 29 parcels and are depicted in **Figure 3-4: Project Assessor Parcel Numbers**. The Project site currently comprises existing agricultural uses, including the raising of livestock, field crop farming, dairy farming activities, and rural residences scattered throughout the area. Rural residential housing, farm buildings and other ancillary facilities occupy those areas not in active agricultural production. The natural vegetation and soil conditions that once occurred throughout the Project site have been significantly altered through agricultural uses, leaving little or no native vegetation. Existing uses surrounding the Project site are similar to those on the site, consisting of ongoing crop farming, dairy operations, a nursery, and rural residencies.

The Project is situated in the northern Chino Valley region. The Chino Valley is characterized by a Mediterranean climate consisting of warm, dry summers and mild, wet winters. The Santa Ana River is located seven miles southeast of the Project site, and it originates in the San Bernardino Mountains and flows southwest through San Bernardino, Riverside, and Orange Counties to the Pacific Ocean. Elevation at the Project site is approximately 700 feet above mean sea level, and the topography is relatively flat across an alluvial fan. The late Quaternary Central Avenue fault line is located 5.5 miles to the west of the Project site. Soil compositions consist mostly of Hilmar loamy fine sand (Hr) and Tujunga loamy sand (TuB) across the Project site. Geologic maps for this vicinity indicate that the Project site was originally underlaid by Holocene-age alluvial gravel and sand of valley areas (Qa). However, the entire Project site has been graded and disced as a result of decades of agricultural activities. Minimal vegetation is present on the Project site as a result of the historic and modern agricultural disturbances, but this region would have once been a wet, lush valley that supported a variety of plant and animal resources.

Cultural and Historical Setting

Ethnography

The Project site is located within the ancestral territory of the Gabrieleño/Tongva. Although Alfred Kroeber recorded the territories of southern California tribes in 1925, the ancient territorial borders remain inexact for two reasons: first, territorial boundaries were flexible and, secondly, indigenous borders and land use were not recorded until after European settlements displaced many Native American communities. Although firm and defining borders cannot be known, archaeological, ethnographic, and historic evidence exists to support the prehistoric use by the Gabrieleño/Tongva in the Chino Valley.

The Gabrieleño/Tongva have a rich and diverse material culture, traditionally including shell set in asphaltum, carvings, painting, baskets, an extensive steatite industry, and a wide range of stone, shell, and bone materials. At the time of European colonization, they inhabited numerous permanent villages in fertile lowlands along waterways in sheltered areas along the coast, each of which held a population in the low hundreds. Smaller villages were also located at varying distances from these permanent villages, all of which were highly connected via economic, religious, and social ties. Villages contained circular and domed homes made of tule mats, fern, or carrizo, as well as small, circular earth-covered sweathouses. Their hunting and gathering subsistence strategy included land and offshore efforts that resulted in the take of both small and large land animals, sea mammals, river and ocean fish, and a variety of plant resources. The population sometimes migrated between villages on a temporary basis throughout the year, returning to their permanent villages for ceremonies or when resources needed to be replenished.

Records show that the long history of European colonization and harmful displacement of Native Americans initially began in 1542 as a result of Juan Rodríguez Cabrillo visiting the area during exploration. Following many subsequent Spanish visits to the region, the colonization of the indigenous population continued in 1769 around the same time as the establishment of Missions San Gabriel in 1771 and San Fernando in 1797. Due in part to the introduction of new diseases, as well as the harsh conditions of mission life, the indigenous population quickly dwindled and cultural practices were lost. Following the secularization of the missions, most surviving Gabrieleño/Tongva became wage laborers on the ranchos of Mexican California and were later nearly completely wiped out as a result of a smallpox outbreak in the 1860s. The combination of removal, murder, disease, forced labor, and poor diet contributed to the

harmful diaspora of the Gabrieleño/Tongva from established villages to scattered areas of the Los Angeles Basin for survival. This history of displacement within their own ancestral lands has led to difficulty in attaining federal recognition. However, the 20th century found a revitalization of the Gabrieleño/Tongva people and culture, and though the communities remain unrecognized by the Federal government, they remain a very active people in their ancestral lands today.

Prehistory

Cultural theoretic frameworks for Southern California archaeology are frequently debated and refined by archaeologists. The early chronologic models proposed by Wallace (1955, 1978) and Warren (1968) continue to be incorporated into current cultural studies with revisions. Archaeologists have developed the cultural frameworks in southern California by generally relying on relative dating methods using diagnostic artifacts, as opposed to absolute dating, due to a general lack of chronometric data available in the regional archaeological record. The framework proposed by Wallace introduced the Early Period, Millingstone Period, Intermediate Period, and Late Prehistoric Period, which generally follows the geologic time scale of Early, Middle and Late Holocene.

Early Holocene (10,000-7500 calibrated years Before Present (cal BP)

A gradual warming of the environment occurred during the Early Holocene. Researchers have proposed that groups from the Early Holocene were highly mobile and traveled across wide ranges. Cultural resources were portable or expedient to accommodate mobility. Archaeologists have recorded artifacts associated with hunting and plant processing at early Holocene sites, such as projectile points, bifaces, and groundstone tools.

Middle Holocene (7500-3500 cal BP)

The Millingstone Period during the Middle Holocene is characterized by new artifact types. The warming of the environment resulted in adaptations to changing environments and associated plant and animal resources. Temporary and seasonal camps were utilized during the Middle Holocene. Tools were intentionally cached, which indicate an intent to return to specific sites over time. Diagnostic artifacts have been recorded at Middle Holocene sites, such as Pinto and Silver Lake projectile points.

Late Holocene (3500 cal BP through Historic Contact)

Archaeological sites from the Late Holocene contain increasingly diverse artifact assemblages. Increased population is evident and multiple family groups likely coexisted within the communities. Proximity to water was an important factor for the seasonal and permanent settlements. Late Prehistoric archaeological sites contained diverse artifact assemblages, including projectile points, ceramics, pendants, incised stones, and shell beads. An increase in hunting efficiency occurred during the Late Prehistoric Period and Protohistoric Period, which is evident by the bow and arrow technology. An abundance of mortars and pestles have been recorded at village sites and further indicate a transition towards sedentary habitation.

History

The Spanish first arrived at San Bernardino County in 1772 with the expedition of Pedro Fages. In 1774, Juan Bautista de Anza reached the San Bernardino Valley due to his commission to set up quarters at the Mission San Gabriel. At this time, an estimated thousands of Native Americans, including the Gabrieleño/Tongva, were either taken to the Mission, removed to work as forced agricultural labor at the estancia in Redlands that served as outpost for the Mission, fled the region, or were killed. The Mission San Gabriel and its outposts resulted in a large pastoral empire that extended across the San Bernardino Valley. Cattle ranching became a major local industry during the Mission period.

In 1821, Mexico overthrew Spanish rule, and the Missions began to decline. By 1833, the Mexican government passed the Secularization Act and the Missions, reorganized as parish churches, lost their vast land holdings, and released the indigenous people that remained. Following this, land throughout present-day California was organized into Mexican land grants, and these large pastoral estates continued conducting cattle ranching during the Mexican or Rancho Period. One of the largest land grants in the area was the 22,000-acre Rancho Santa Ana del Chino, which encompassed the current Project site. In 1841, the Spanish governor Alvarado granted Rancho Santa Ana del Chino to his uncle, Antonio Maria Lugo. After receiving ownership half of the ownership from Lugo, Isaac Williams built the Chino Ranch into an empire. The Treaty of Guadalupe Hidalgo in 1848 ended the Mexican-American War and the Mexican Rancho Period, triggering what is commonly referred to as the American Period.

California achieved statehood in the U.S. in 1850, which was quickly followed by the establishment of the County of San Bernardino in 1853. The arrival of the Southern Pacific Railroad to the San Bernardino Valley stimulated further development and settlement. The citrus industry continued to fuel the local economy and contributed to the regional land boom. The local area of Ontario began as a township founded in 1881 by two brothers George and William Chaffey. The local landowners and developers named the township after their hometown of Ontario, Canada. The Chaffey brothers purchased 6,000 acres of land with water rights in present-day Ontario to start the township. Part of the land included space for the Chaffey Agricultural College. The planned Ontario township was declared a “Model Colony” by an Act of Congress. The water rights, agricultural college, and access to transportation encouraged farmers to settle there. Euclid Avenue was established as a main boulevard in the colony. Dairies were established in the local area in the 1890s after dairy cows came to the California market as a part of the Gold Rush.

The City of Ontario was incorporated in 1891, during which time citrus crops were the staple of the successful agricultural community, with the local dairy industry only just beginning. The Steel and Green Dairy, which was comprised of adobe buildings at the location of the Battle of Chino, is considered to be the first dairy developed in the area. Large, available tracts of land prime for agricultural uses in the area were a draw for dairy farmers from Los Angeles County, though citrus remained the dominate industry through the 1940s. Dairies remained smaller family-owned businesses during this period, and the 1920s saw an influx of Dutch immigrants establishing dairies in the areas. Despite the smaller sizes of the operations, the industry boomed alongside surrounding population growth, and dairies began switching from free grazing to dry-lot dairying and mechanized milking in order to optimize milk production and improve efficiency.

After World War I, many dairies were plagued by tuberculosis in dairy cows, leading to new requirements around pasteurization. Around the same time, some of the industry in Ontario transitioned to aviation when aviation enthusiasts Waldo Waterman and Archie Mitchell established Latimer Field. Eventually, the fliers were moved east to Ontario World Airport, which operated as a training facility for pilots during World War II. During this time, the population across the Los Angeles basin began to grow into a large urban area, pushing dairy farms further into the Chino Valley. By 1949, dairies in the local area provided for over 33% of the dairy production within the County. In the 1950s, the City experienced the same post-World War II population and related housing boom that was so common across the region, and many farming families firmly settled in the area so that by the late 1950s/early 1960s, the Chino Valley was home to the most technologically advanced dairies in the entire country.

During the post-World War II era, an increased popularity in utilizing Herringbone milk parlors that raised cows on platforms for milking became popular as a way of providing safer working conditions and controlling costs of labor. Prior to this in the 1920s through 1940s, milk parlors were more often constructed in an Art Deco style (1920s-1930s) followed by the Streamline Moderne style (1930s-1940). While the Art Deco milk parlors were more decorative with chevrons and zig-zags and maintained geometric and angular edges, the Streamline Moderne style milk parlors were more utilitarian and designed as two-part buildings with a large area for milking with a connected cooling area that would have maintained a smooth symmetrical style with a flat roof, stucco cladding, and glass block windows. The popularity of the glass block windows in milk parlors peaked in the 1950s, though continued to be constructed in the 1960s.

In 1967, the County of San Bernardino designated 14,000 acres of Chino Valley agricultural land as an agricultural preserve and, by 1980, the local area had evolved into a world-class dairy center. However, the land was annexed into Ontario, Chino, and Chino Hills during the 1990s due to rising dairy operation costs and housing demands. The City of Ontario then began referring to their annexed 8,200 acres of the former San Bernardino Agricultural Preserve as the New Model Colony (NMC), which was named after the original Model Colony of Ontario established by the Chaffey brothers. It also modernly known as Ontario Ranch.

Ontario's diverse history of irrigation, agriculture, viticulture, dairy, aeronautical, and World War II production transitioned the City to the next stage of expansive growth, which was focused primarily on service industries and warehouses in the second half of the 20th century. The City's modern economic base is primarily focused on industrial and manufacturing operations and transportation (freeway, rail, and airport). Today, the City is approximately 32,000 acres in size and continues to be a booming and thriving community.

Cultural Resources Report

A Cultural Resources Inventory and Evaluation Report (Cultural Resources Report) was prepared for the Project site and is provided as **Appendix B: Cultural Resources Report** of this Draft Focused EIR. The Cultural Resources Report includes a thorough literature review, a cultural resources field survey, and cultural resources recommendations for the proposed development (see **Appendix B**). Currently, the Applicant does not own or control the Ownership Area 2 parcels (Planning Areas 1 through 4, 6, and

19 through 22). Therefore, these inaccessible parcels were photographed and recorded from the public right of way.

Research

On June 10, 2024, a Sacred Lands File record search request was received from the Native American Heritage Commission (NAHC) and a cultural resources records search was conducted at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, as well as cultural studies completed, within the Project site plus a 0.5-mile buffer. Additional resources reviewed included the NRHP, the CRHR, and documents and inventories published by the California Office of Historic Preservation (OHP), such as the list of California Historical Landmarks (CHL), Points of Historical Interest, and the Built Environment Resource Directory (BERD). Furthermore, a review was conducted of the City's local register and the Historic Context prepared for the City of Ontario dairy industry by Galvin and Associates, Inc. in 2004. Finally, a review of historic aerial imagery and topographic maps was conducted to identify the ages and history of modifications of structures within the Project site.

Field Survey

A cultural resources field survey of the Project site was conducted on June 13, July 3, July 10, and July 16, 2024. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across the accessible Project site. The following Assessor Parcel Numbers were not accessible due to lack of applicant ownership: 0216-311-09, 1053-321-01, -03, 1053-311-01, -02, 1053-301-01, -02, and 1053-321-02. These areas, in addition to fenced yards, building interiors, and livestock enclosures/feeding areas within surveyed parcels, were photographed and recorded from the public right of way. All encountered cultural resources were recorded on the applicable DPR 523 series forms. Digital photographs were taken at various points within the project site, including both overviews and detailed photographs of all cultural resources.

Results of the research and field survey conducted as a part of the Cultural Resources Report are discussed below under **Section 4.2.4: Impact Thresholds and Significance Criteria**.

4.2.3 Regulatory Setting

State

California Environmental Quality Act

California public agencies must consider the effects of their actions on both "historical resources" and "unique archaeological resources." Pursuant to Public Resources Code (PRC) Section 21084.1, a "project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment." PRC Section 21083.2 additionally requires agencies to determine whether proposed projects would have effects on "unique archaeological resources."

"Historical resource" is a term with a defined statutory meaning. Under California Code of Regulations (CCR), Title 14, Chapter 3 (California Environmental Quality Act [CEQA] Guidelines), Section 15064.5(a) "historical resource" includes the following:

A resource listed in or determined to be eligible by the State Historical Resources Commission (SHRC), for listing in the CRHR (PRC Section 5024.1 and Title 14 CCR, Section 4850 et seq.).

A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC Section 5024.1 and Title 14 CCR Section 4852) including the following:

- **Criterion 1** - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- **Criterion 2** - Is associated with the lives of persons important in our past;
- **Criterion 3** - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- **Criterion 4** - Has yielded, or may be likely to yield, information important in prehistory or history.

CEQA addresses significant impacts to historical resources. "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired." (CEQA Guidelines Section 15064.5[b][1]).

CEQA also requires agencies to consider whether projects will affect "unique archaeological resources." PRC Section 21083.2(g) states that "'unique archaeological resources' means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

2. Has a special and quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized, important prehistoric or historic event or person."

However, if a resource is identified as both a historical resource and a "unique archaeological resource," then it would undergo the provisions outlined for historical resources (CEQA Guidelines Section 15064.5 and PRC Section 21084.1 and 21083.2[l]).

California Public Records Act

Sections 6254(r) and 6254.10 of the California Public Records Act (Government Code Section 6250 et seq.) were enacted to protect archaeological sites from unauthorized excavation, looting, or vandalism. Section 6254(r) explicitly authorizes public agencies to withhold information from the public relating to "Native American graves, cemeteries, and sacred places and records of Native American places, features, and objects… maintained by, …, the Native American Heritage Commission…." Section 6254.10 specifically exempts from disclosure requests for "records that relate to archaeological site information and reports maintained by, or in the possession of, the Department of Parks and Recreation, the SHRC, the State Lands Commission, the NAHC, another state agency, or a local agency, including the records that the agency obtains through a consultation process between a California Native American tribe and a state or local agency."

California Public Resources Code

Archaeological, paleontological, and historical sites are protected under a wide variety of State policies and regulations in the California PRC (PRC Sections 5020 to 5029.5, PRC Section 5079 to 5079.65, and PRC Section 5097.9 to 5097.991). In addition, cultural and paleontological resources are recognized as nonrenewable resources and receive protection under the PRC and CEQA.

PRC Sections 5020 to 5029.5 continued the former Historical Landmarks Advisory Committee as the SHRC. The commission oversees the administration of the CRHR and is responsible for designating State Historical Landmarks and Historical Points of Interest.

PRC Section 5079 to 5079.65 define the functions and duties of the Office of Historic Preservation (OHP), which administers federal- and state-mandated historic preservation programs in California as well as the California Heritage Fund.

PRC Section 5097.9 to 5097.991 provide protection to Native American historical and cultural resources and sacred sites; identify the powers and duties of the NAHC; require that descendants be notified when Native American human remains are discovered; and provide for treatment and disposition of human remains and associated grave goods.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to

indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks (CHL) numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the Point of Historical Interest (PHI) program, identified as significant in historical resources surveys, or designated by local landmarks programs, may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the SHRC determines that it meets any of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

According to 14 CCR Section 4852(a), types of resources eligible for nomination:

1) **Building**. A resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn;

2) **Site**. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric event, and if no buildings, structures, or objects marked it at that time. Examples of such sites are trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs;

3) **Structure**. The term "structure" is used to describe a construction made for a functional purpose rather than creating human shelter. Examples of structures include mines, bridges, and tunnels;

4) **Object**. The term "object" is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or a structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum are not eligible for listing in the CRHR. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers; and

5) **Historic district**. Historic districts are unified geographic entities which contain a concentration of historic buildings, structures, objects, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the

edge of the district and to explain the exclusion of adjoining areas. The district must meet at least one of the criteria for significance discussed in Section 4852(b)(1)-(4) of this chapter.

Under PRC Section 5024.1 and 14 CCR Section 4852(c), a cultural resource must retain integrity to be considered eligible for the CRHR. Specifically, it must retain enough character or appearance to be recognizable as a historical resource and convey reasons of significance. Integrity is evaluated with regard to retention of such factors as location, design, setting, materials, workmanship, feeling, and association. Cultural sites that have been affected by ground-disturbing activities, such as agricultural activities and off-road vehicle use (both of which occur within the Project site), often lack integrity because they have been directly damaged or removed from their original location, among other changes. Additionally, due to requirements related to integrity of location and setting, relocation as mitigation may not be sufficient to reduce impacts to historical resources to less than significant.

Location - Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understand why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design - Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archaeological sites.

Setting - Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how not just where the property is situated and its relationship to surrounding features and open space. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which

a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The physical features that constitute the setting of a historic property can be either natural or man-made, including such elements as: topographic features (a gorge or the crest of a hill); vegetation; simple manmade features (paths or fences); and relationships between buildings and other features or open space. These features and their relationships should be examined not only within the exact boundaries of the property but also between the property and its surroundings. This is particularly important for districts.

Materials - Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic-era resource, not a re-creation; a recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible.

Workmanship - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian Clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

Feeling - Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Association - Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the

presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Typically, a prehistoric archaeological site in California is recommended eligible for listing in the CRHR based on its potential to yield information important in prehistory or history (Criterion 4). Important information includes chronological markers such as projectile point styles or obsidian artifacts that can be subjected to dating methods or undisturbed deposits that retain their stratigraphic integrity. Sites such as these have the ability to address research questions.

California Historical Landmarks

CHLs are buildings, structures, sites, or places that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value and that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resource also must have written consent of the property owner; be recommended by the SHRC; and be officially designated by the Director of California State Parks. The specific standards now in use were first applied in the designation of CHL No. 770. CHLs numbered 770 and above are automatically listed in the CRHR.

To be eligible for designation as a CHL, a resource must meet at least one of the following criteria:

- It is the first, last, only, or most significant of its type in the state or within a large geographic region (northern, central, or southern California);
- It is associated with an individual or group having a profound influence on the history of California; or,
- It is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder.

California Historical Resources Status Codes

In order to be considered as significant, a resource must meet at least one of the above-listed NRHP or CRHR criteria and retain enough integrity to support its period of significance and association within a historical context. A resource is assigned a California Historical Resources (CHR) status code following evaluation, which identifies its significance level. The status codes and descriptions are:

1. Properties listed in the NRHP or the CRHR.
2. Properties determined eligible for listing in the NRHP or CRHR.
3. Appears eligible for NRHP or CRHR through survey evaluation.
4. Appears eligible for NRHP or CRHR through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.

7. Not evaluated for NRHP or CRHR or needs re-evaluation.

Typically, resources designated as CHR Status Code 6 are determined ineligible for designation under any criteria and are not considered historical resources. However, there are several subcategories that exist within each of the status codes that allow for various exemptions, such as whether a resource contributes to a Historic District.

California Historic Building Code (CHBC)

The CHBC provides guidelines for the preservation, restoration, rehabilitation, relocation, and reconstruction of buildings or structures designated as qualified historical buildings or properties by a local, state, or federal jurisdiction, as defined by CHBC Section 8-218. The CHBC provides guidelines for long-term preservation efforts of qualified historical buildings or properties to allow owners to make improvements for access for persons with disabilities; to provide a cost-effective approach to preservation; and, to ensure overall safety of affected occupants or users.

As defined by the CHBC, a "qualified historical building" is "any building, site, structure, object, district, or collection of structures, and their associated sites, deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction. This includes designated buildings or properties on, or determined eligible for, official national, state, or local historical registers or official inventories, such as the NRHP, CRHR, CHLs, California PHI, and officially adopted city or county registers, inventories, or surveys of historical or architecturally significant sites, places, or landmarks."[1]

PRC Section 5097.91, PRC Section 5097.98, PRC Section 5097.94 and the Native American Heritage Commission

PRC Section 5097.91 established the NAHC, the duties of which include inventorying places of religious or social significance to Native Americans and identifying known graves and cemeteries of Native Americans on private lands. PRC Section 5097.98 specifies a protocol to be followed when the NAHC receives notification of a discovery of Native American human remains from a county coroner.

PRC Section 5097.94 establishes the powers and duties of the NAHC, including, but not limited to:

a) To identify and catalog places of special religious or social significance to Native Americans and known graves and cemeteries of Native Americans on private lands. The identification and cataloging of known graves and cemeteries shall be completed on or before January 1, 1984. The commission shall notify landowners on whose property the graves and cemeteries are determined to exist and shall identify the Native American group most likely descended from those Native Americans who may be interred on the property.

b) To make recommendations relative to Native American sacred places that are located on private lands, are inaccessible to Native Americans, and have cultural significance to Native Americans

[1] State of California. ND. *Health and Safety Code*, *Division 13 – Part 2.7, Sections 18950 to 18962 of the California Historic Building Code*. https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=2.7.&chapter=&article=. (accessed June 2025).

for acquisition by the state or other public agencies for the purpose of facilitating or assuring access thereto by Native Americans.

c) To make recommendations to the Legislature relative to procedures that will voluntarily encourage private property owners to preserve and protect sacred places in a natural state and to allow appropriate access to Native American religionists for ceremonial or spiritual activities.

For a complete list of powers and duties, visit: https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5097.94.

California Penal Code, Section 622.5

California Penal Code, Section 622.5, provides misdemeanor penalties for injuring or destroying objects of historic or archaeological interest located on public or private lands but specifically excludes the landowner.

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Local

City of Ontario General Plan – The Ontario Plan 2050

The Ontario Plan (TOP) 2050 Community Design Element articulates design qualities that will create locally and regionally significant places and utilizes community design to help achieve the Vision in the areas of economic development, land use, housing, community health, infrastructure, and transportation. Included in TOP 2050 is the Policy Plan, which is a framework that would guide the City's future growth through the application of policies and goals. The following goals of TOP 2050 relate to historic resources.

The following policy contained in the Land Use Element is relevant to the Project:

Community Design Element[2]

Goal CD-4 **Historic buildings, streets, landscapes, and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, have been preserved and serve as a focal point for civic pride and identity.**

Policy CD-4.1 **Cultural Resource Management.** We update and maintain an inventory of historic sites and buildings, professional collections, artifacts, manuscripts, photographs, documents, maps, and other archives.

Policy CD-4.2 **Collaboration with Property Owners and Developers.** We educate and collaborate with property owners and developers to implement strategies and best practices that

[2] City of Ontario. 2022. The Ontario Plan 2050, *Community Design Element*. https://www.ontarioca.gov/government/community-development/planning/ontario-plan/ontario-plan-policy-plan/community-design. (accessed December 2025).

preserve the character of our historic buildings, streetscapes, and unique neighborhoods.

Policy CD-4.3 **Collaboration with Outside Agencies.** We pursue opportunities to team with other agencies, local organizations, and nonprofits in order to preserve and promote Ontario's heritage.

Policy CD-4.4 **Incentives.** We use the Mills Act and other federal, state, regional and local programs to assist property owners with the preservation of select properties and structures.

Policy CD-4.5 **Adaptive Reuse.** We actively promote and support the adaptive reuse of historic sites and buildings to preserve and maintain their viability.

City of Ontario Development Code

The City Development Code Chapters 4 and 7 establish the City's scope of historic preservation activities and is the primary body of local law relating to historic preservation. Division 7.01 includes the purpose and authority for historic preservation, and Division 4.02 includes criteria for local historic designation and procedures for the alteration or demolition of historic properties.

Properties may be designated at the local level as Historic Landmarks or Districts. The Ontario Historic Preservation Commission maintains a record of historic properties that are eligible for local designation and the City Council determines placement on the City's List of Designated Historic Landmarks or Districts. Any property owner may request the designation of a Historical Resource as a Historic Landmark or District by applying to the City's Planning Department.

Pursuant to Development Code Section 4.02.040, a property that meets one or more of the following criteria is eligible to be placed on the City's List of Historic Landmarks and Districts as a Landmark:

- It meets the criteria for listing in the NRHP; or
- It meets the criterion for listing in the CRHR; or
- It meets one or more of the following criteria:
    a. It exemplifies or reflects special elements of the City's history;
    b. It is identified with persons or events significant in local, state, or national history;
    c. It is representative of the work of a notable builder, designer, architect, or artist;
    d. It embodies distinguishing characteristics of a style, type, period, or method of construction;
    e. It is noteworthy example of the use of indigenous materials or craftsmanship;
    f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
    g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community of the City;
    h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

i. It has yielded or is likely to yield information important to the City's history or prehistory.

Pursuant to Development Code Section 4.02.040, any neighborhood or area that meets one or more of the following criteria is eligible to be placed on the City's List of Historic Landmarks and Districts as a District:

- Is a geographically definable area possessing a concentration of Historical Resources or thematically related grouping of structures which contribute to each other and are unified by plan, style, or physical development; and embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master and possesses high artistic values;
- Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning;
- Is associated with, or the contributing resources are unified by events that have a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- The historic resource is, or the contributing resources are associated with lives of persons important to Ontario, California, or national history.

Landmarks and Districts listed in the NRHP or the CRHR are automatically placed on the City's List of Historic Landmarks and Districts. In addition to the criteria listed above that refer to the historical significance of the resource, the City also requires Landmarks and Districts to have integrity for the time in which they are significant.

Pursuant to Chapters 4 and 7 of the City's Development Code, minor alterations, restoration, rehabilitation, and demolition of historic resources listed in the local register require issuance of a Certificate of Appropriateness with findings and an approved replacement structure/building prior to impact. Additionally, as outlined in Subsections G and H of Chapter 4, historic resources that are on the local register are ranked from a 3-tier system by the Historic Preservation Subcommittee of the Historic Preservation Commission to determine the level of historic significance that a resource has.

Subsection G: Historic Resources Tiering System

1. Tier I consists of historic resources that should not be demolished or significantly altered under any circumstances, regardless of their designation status, as they are the City's most significant historical or cultural resources:
    a. A resource listed on the Ontario Register that meets at least one of the criteria within the Architecture/Form category, and 3 criteria within the History category, listed in Subsection H; or
    b. A contributing resource within a district that meets at least one of the criteria within the Architecture/Form Category and 3 criteria within the History Category as listed below.

2. Tier II consists of historic resources wherein demolition of these properties should be avoided:
    a. Any historic resource listed or determined eligible for listing in the National Register of Historic Places;
    b. Any historic resource listed or determined eligible for listing in the California Register of Historic Resources;
    c. A historic resource listed on the Ontario Register and meets at least 2 criteria within the Architecture/Form or History categories, listed in Subsection H; or
    d. A contributing resource within an eligible historic district wherein the district meets at least 2 of the criteria in either the Architecture/Form or History categories as listed in Subsection H (Historic Resource Tiering Criteria) of this Section.
3. Tier III consists of historic resources that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources. Demolition of these resources should be avoided where possible but may be appropriate under certain circumstances.

Subsection H: Historic Resources Tiering Criteria

1. Local Historic Landmark

    a. Architecture/Form

        (1) The resource is prototypical, or one of the finest examples, of a period, style, architectural movement, or construction in the City of a particular style of architecture, building type, or historical or archeological object. Only preeminent examples should be considered. Good representative examples of a style, period or method of construction are not appropriate; or

        (2) The resource is the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, State or Nation.

    b. History

        (1) The resource is the location of a historic event(s) that has significantly contributed to the history of the City, State, or Nation;

        (2) The resource is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, State, or Nation;

        (3) The resource is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;

        (4) The resource embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers;

        (5) The resource has a direct relationship to one of the principal historic contexts in the City's history, including the "Model Colony," (includes the Chaffey Brothers, the Ontario Land

and Improvement Company, or the citrus industry), the Guasti Winery or the wine industry, or the Dairy Preserve or the dairy industry;

(6) The resource is related with a business, company, or individual significant in the agricultural history of the City;

(7) The resource is related to the archeological past of the region.

2. Local Historic Districts

a. Architecture/Form

(1) The district contains resources that are a prototype of, or one of the finest examples of, or the first, last, only, or few remaining groupings of a period, style, architectural movement, or construction in the City of a particular style of architecture, building type, or historical or archeological object. Only preeminent examples should be considered. Good representative examples of a style, period or method of construction are not appropriate; or

(2) The district contains resources that are the first, last, only, or the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, State or Nation.

b. History

(1) The district is the location of a historic event(s) that has significantly contributed to the history of the City, State, or Nation;

(2) The district is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, State, or Nation;

(3) The district is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;

(4) The district embodies the ideals or principles of the "Model Colony," or furthers the ideals or principals established by the Chaffey Brothers;

(5) The district has a direct relationship to one of the principal historic contexts in the City's history, including the "Model Colony," (includes the Chaffey Brothers, the Ontario Land and Improvement Company, or the citrus industry), the Guasti Winery or the wine industry, or the Dairy Preserve or the dairy industry, or the citrus industry; or

(6) The district is related with a business, company, or individual significant in the agricultural history of the City.

The City requires that EIRs associated with Specific Plans in New Model Colony (also referred to as NMC, or Ontario Ranch [OR]) must consider the findings discovered in the City of Ontario's Historic Context for the New Model Colony Area[3] and address impacts to historical resources. Therefore, this analysis of the

[3] Galvin and Associates. 2004. *The City of Ontario's Historic Context for the New Model Colony Area. Prepared for City of Ontario Planning Department.* (accessed June 2025).

resources within the Project site considers the contextual aspects of the NMC Historic Context with an analysis of the Project.

The City Development Code Chapter 7.0: Historic Preservation[4], promotes the public health, safety, and general welfare by:

- Safeguarding the character and history of the City which is reflected in its unique cultural, historical, and architectural heritage, with emphasis on the "Model Colony" as recognized by an Act of Congress and presented at the St. Louis World's Fair in 1904;
- Promoting public knowledge, appreciation, and understanding of the City's past;
- Fostering civic and neighborhood pride in the beauty and accomplishments of the past;
- Promoting the enjoyment and use of Historical Resources appropriate for the education and recreation of the people of the City;
- Enhancing the visual and aesthetic character, diversity, and interest of the City;
- Enhancing property values and stabilizing neighborhoods within the City;
- Recognizing Historical Resources and protecting areas of historical buildings from encroachment of incompatible designs;
- Providing economic benefits to the City and its inhabitants through financial incentives for preservation;
- Protecting and enhancing the City's attraction to tourists and visitors,
- Stimulating business and industry;
- Promoting public awareness of the benefits of preservation; and
- Encouraging public participation in historic preservation, thereby increasing civic pride in the City's heritage.

City of Ontario Adaptive Reuse Plan

The City of Ontario Municipal Code Chapter 14: Historic Building Code, Existing Building Code and Referenced Standards, adopts by reference the 2022 Edition of the California Historic Building Code (CHBC), as adopted by the California Building Standards Commission in California Code of Regulations Title 24, Part 8. The CHBC provides alternative building regulations to address unique construction issues inherent in the maintenance, rehabilitation, preservation, restoration, adaptive reuse, or relocation of structures surveyed and identified as a historic resource. City Municipal Code Section 8-14.04: Alternative building standards for adaptive reuse projects, as well as the Historic Preservation-Adaptive Reuse Plan in Title 9 Development Code, allows for the establishment of alternative building standards for adaptive reuse projects (or change of building classification/occupancy). This furthers the targeted adaptive reuse of designated historic buildings to multiple-family residential, office, commercial, work/live, or retail while removing construction barriers related to zoning, building, and fire code compliance. In turn, the adaptive reuse program further incentivizes preservation of historically significant resources, streamline the review

[4] City of Ontario. 2024. Development Code, Chapter 7.0: Historic Preservation. https://content.ontarioca.gov/sites/default/files/2025-01/Chapter%207%200%20-%20Historic%20Preservation_Rev%2012-03-2024.pdf. (accessed June 2025).

and approval process by waiving the development plan review, reduce underutilized sites, reduce demolition, and foster sustainable community development.

Adaptive Reuse projects are construction and remodeling projects that reconfigure existing spaces within existing buildings to accommodate a new use or purpose other than for what it was originally designed. Adaptive Reuse projects require a change of use and building occupancy from office or commercial to residential, industrial to work/live, residential to office or commercial, or assembly to residential, office or commercial. The City's Adaptive Reuse Plan applies to qualifying buildings, which include those listed on the National Register of Historic Places, on the California Register of Historic Resources, Ontario Register of Historic Resources as designated local landmarks or contributors to designated local historic districts located within the Adaptive Reuse Plan Area. A Certificate of Appropriateness pursuant to Section 4.02.050: Historic Preservation—Certificates of Appropriateness and Demolition of Historic Resources is required for any alteration, addition, restoration, rehabilitation, remodeling, relocation, repainting, and/or resurfacing of an historic resource.

4.2.4 Impact Thresholds and Significance Criteria

State CEQA Guidelines Appendix G contains the Environmental Checklist Form, which includes questions concerning cultural resources. The questions presented in the Environmental Checklist Form have been utilized as significance criteria in this section.

Accordingly, the Project would have a significant effect on the environment if it would:

- Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5;

Historical Resources

State CEQA Guidelines Section 15064.5 provides direction on determining significance of impacts to archaeological and historical resources. Generally, a resource shall be considered "historically significant" if the resource meets the criteria for listing on the CRHR.

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC Section 5024.1; 14 CCR Section 4852).

The fact that a resource is not listed in the CRHR, not determined to be eligible for listing, or not included in a local register of historical resources does not preclude a lead agency from determining that it may be a historical resource. The City is a Certified Local Government (CLG) that is required to review historic resource surveys and make a determination of eligibility for listing on an ongoing basis as part of the implementation of the certified historic preservation program.

Methodology and Assumptions

Cultural Resources Report Results

As discussed previously, a Cultural Resources Report was prepared for the Project site and is provided as **Appendix B** of this Draft Focused EIR. The Cultural Resources Report includes a thorough literature review, a cultural resources field survey, and cultural resources recommendations for the proposed development. The results are discussed herein.

Records Search

The results from the NAHC indicated the Project site was positive for the presence of a Sacred Lands File within or near the Project site. Data from the SCCIC revealed that six previous cultural resources studies have taken place within the Project site plus 0.5-mile buffer, with four of those studies intersecting the Project site. Additionally, two cultural resources consisting of two historic Southern California Edison transmission lines were identified within 0.5-mile of the Project site, though none were identified within the Project site. Subsequent review of national, state, and local inventories and registers revealed five historic built environment resources were listed in the BERD as potentially significant though unevaluated:

- 7587 Edison Avenue
- 7721 Edison Avenue
- 8185 Edison Avenue
- 7914 Edison Avenue
- 14213 Bon View Avenue

Many additional buildings located in the Project vicinity, but outside of the Project site, were also listed in the BERD, specifically along Edison Avenue, Bon View Avenue, and Grove Avenue.

The 2004 Historic Context, prepared by Galvin and Associates, Inc., identified 15 properties within the Project site of potential historical significance:

- 14213 Bon View Avenue (also listed in BERD)
- 14283 Bon View Avenue
- 7587 Edison Avenue (also listed in BERD)
- 7691 Edison Avenue
- 7721 Edison Avenue (also listed in BERD)
- 7891 Edison Avenue
- 7914 Edison Avenue (also listed in BERD)
- 8061 Edison Avenue
- 8185 Edison Avenue (also listed in BERD)
- 8292 Edison Avenue
- 8311 Edison Avenue
- 8381 Edison Avenue
- 8485 Edison Avenue
- 14049 Grove Avenue
- 14117 Grove Avenue

A review of historic aerials and topographic maps indicated one resource, 8270 Ontario Ranch Road, was also of historic age and had not been previously recorded.

Field Survey

The field survey noted that the Project site has been completely disturbed by historic-period and modern dairy and agricultural developments. Additionally, many parcels also contained active dairy farms. Ground

visibility ranged widely during the pedestrian survey but averaged 80 percent. While visibility was excellent in the agricultural pastures, the Project site also contained many paved areas that affected surface soil visibility. However, the result resulted in the successful identification of all 15 historic built environment resources that were previously recorded within the Project site.

Conclusions

As a result of records search and field survey, a total of 15 historic built environment resources were identified within the Project site. However, further review of historic aerials and site information revealed that three of the cultural resources (14283 Bon View Ave, 7691 Edison Ave, and 8185 Edison Ave) were encompassed by larger sites. As such, these three resources were subsumed under three different resource records, resulting in a total of 12 identified historic built environment resources within the Project site.

Figure 4.2-1: Historic Resources Map depicts the 12 properties within the Project site that contain potentially historic built environment resources. Additional details of each site can be found in **Table 4.2-1: Historic Resources within the Project Site**, below.

Table 4.2-1: Historic Resources within the Project Site

Addresses/Name	APNs
7587-7697 Edison Ave	105337101, 105337102, and 105353101
14213-14297, 14333-14353, 14450, and 14451 Bon View Ave	105335101, 105335102, 105354101, 105354102, 105357101, and 105357102
7914 Edison Ave	105317101, 105332102, 105332103, and 105317106
13715-13751 Grove Ave, 13817-13819 Grove Ave, 8270-8292 Edison Ave	021631105, 021631104, 021631103, 021631102, 021631101, and 021631109
8040 Schaefer Ave and 14050 Grove Ave	105332101
8061 Edison Ave	105333101, 105333102, 105333103, 105333104, 105334101, and 105334102
7721-7891 Edison Ave	105336101, 105336102, and 105336103
8185 Edison Ave	021632103
8311 Edison Ave	021632108
8335-8381 Edison Ave	021632201, 021632202, 021632203, and 021632204
8485 Edison Ave and 14350 Walker Ave	021632205 and 021632210
14049 Grove Ave	021631101 and 021631102
Source: Kimley-Horn and Associates, Inc. (Kimley-Horn). 2025. *Cultural Resources Inventory and Evaluation Report, Center Park Specific Plan Project, City of Ontario, San Bernardino County, California,* Table 5: List of Properties (Addresses and APNs) Identified within the Project site. (**Appendix B**)	

Evaluation Results

Review of the 2004 Historic Context

All 12 properties were evaluated for eligibility for listing in the CRHR. All but one property, 8185 Edison Ave (previously identified as 14117 Grove Ave), was evaluated for eligibility as a City of Ontario Historic Landmark, as this particular resource was previously determined eligible for designation by the City in

2014. Evaluations were conducted utilizing the existing Historic Context prepared by Galvin and Associates, Inc. in 2004, which identified nine (9) historic contexts of relevance:

1. Pre-1930: Rural Residential or Free-Grazing Dairy Properties
2. 1920-1940: Art Deco or Streamline Moderne Milk Parlors
3. 1930-1949: Dry Lot Dairying with Mechanization
4. Post-1950: Scientific, Large Capacity Dairies
5. No date specified: Dairy Support Industries or Other Commercial Properties
6. No date specified: Ranch Style Houses
7. No date specified: Craftsman Style Houses
8. No date specified: Buildings with Portuguese Design Influence, and
9. No date specified: Buildings with Dutch Design Influences

However, a review of the City's 2004 Historic Context by BCR Consulting, Inc. (BCR Consulting) in 2023 argued that actual construction of Streamline Moderne Milking Parlors did not take place within the Art Deco era of 1920-1940, but rather associated period of significance of 1940-1965. As such, evaluations for properties within the Project site were conducted with this later time period identified for Streamline Moderne Milk Parlors.

During review of the 2004 study for a nearby project in 2023, BCR Consulting identified issues with data availability within the historic context and argued that actual construction of Streamline Moderne Milking Parlors did not take place within the Art Deco era (1920-1940). Instead, their study resulted in the recordation and evaluation of this building type with an associated period of significance of 1940-1965.

2025 Historic Context

The City is currently undergoing an update to the 2004 Historic Context. Kimley-Horn reviewed the draft Historic Context for the City of Ontario dairy industry prepared by Urbana Preservation & Planning, LLC (Urbana) in 2025. This 2025 Historic Context serves as an update to the 2004 Historic Context, described above, and examined the same 8,200-acre area that makes up the NMC, now known as Ontario Ranch.

During the efforts made for the updated 2025 Historic Context, Urbana recognized a similar error in the 2004 study, though differently from BCR Consulting, concluded that both the Art Deco and Streamline Moderne styles were utilized from the 1920s through the 1960s. Additionally, Urbana's investigations identified inaccuracies with the year-built data utilized in the 2004 report, noting that many properties were developed later than what was recorded. As such, the 2025 Historic Context not only provides an updated historical narrative for the regional dairy industry but also includes necessary corrections to the prior context. In addition to updates to the historical context, the 2025 study included a large-scale survey of the Ontario Ranch area. The survey effort included recordation and evaluations of historic-era resources using the updated historic context, significant themes, and architectural styles. As a result of the survey, Urbana identified 12 potential historic properties within the current Project site that required further study.

One (1) of the identified properties, 8185 Edison Ave (previously identified as 14117 Grove Ave), was determined by the City's Historic Preservation Subcommittee to meet local landmark designation and Tier II criteria in November 2014. The property was subsequently listed in the Ontario Register and is therefore subject to requirements of the City's Historic Preservation Ordinance, including the acquisition of a Certificate of Appropriateness for demolition. The remaining two (2) properties (7587-7697 Edison Ave and 8335-8381 Edison Ave) have not yet been subject to this level of review, but have been formally evaluated and found to be eligible as a part of the 2025 survey effort. The complete results of evaluations conducted for each resource can be found in **Table 4.2-2: Summary of Resource Evaluations** below. Additionally, **Figure 4.2-1: Ontario Ranch Road Widening Cultural Resources Map** depicts the locations of the eligible historic resources relative to the planned Ontario Ranch Road widening.[5] As a result of resource evaluations, three of the identified resources are recommended eligible for listing the CRHR and/or for designation as a City of Ontario Historic Landmark and are considered historic resources under CEQA:

- 7587-7697 Edison Ave
- 8185 Edison Ave
- 8335-8381 Edison Ave

Table 4.2-2: Summary of Resource Evaluations

Addresses/Name *(APNs)*	Evaluation Summary
7587-7697 Edison Ave *(105337101, 105337102, and 105353101)*	The property as a whole is eligible under CRHR criterion 1 and local designation a. Individually, the Craftsman Bungalow and Ranch style residences are each eligible under CRHR criterion 3 and local designation d. The Ranch-style milk parlor is not individually eligible but remains a contributor to the eligibility of the whole property.
14213-14297, 14333-14353, 14450, and 14451 Bon View Ave *(105335101, 105335102, 105354101, 105354102, 105357101, and 105357102)*	The property is not eligible under any criteria for the CRHR or City of Ontario.
7914 Edison Ave *(105317101, 105332102, 105332103, and 105317106)*	The property is not eligible under any criteria for the CRHR or City of Ontario.
13715-13751 Grove Ave, 13817-13819 Grove Ave, 8270-8292 Edison Ave *(021631105, 021631104, 021631103, 021631102, 021631101, and 021631109)*	Only the Ranch Style properties that are outside of the Project site[1] are eligible under CRHR criterion 3 and local designation d. The Minimal Traditional residences within the Project site are not eligible under any criteria for the CRHR or City of Ontario.
8040 Schaefer Ave and 14050 Grove Ave *(105332101)*	The property is not eligible under any criteria for the CRHR or City of Ontario.

[5] The Ontario Ranch Road widening is currently listed in the City's Capital Improvement Program and the City's Master Street Plan (TOP 2050 Figure M-01 Roadway Classifications).

Addresses/Name *(APNs)*	Evaluation Summary
8061 Edison Ave *(105333101, 105333102, 105333103, 105333104, 105334101, and 105334102)*	The property is not eligible under any criteria for the CRHR or City of Ontario.
7721-7891 Edison Ave *(105336101, 105336102, and 105336103)*	The property is not eligible under any criteria for the CRHR or City of Ontario.
8185 Edison Ave *(021632103)*	The Ranch Style residence and Streamline Moderne milk parlor are each eligible under CRHR criterion 3 and local designation d. The Minimal Traditional dwelling is not eligible. The City's Historic Preservation Subcommittee determined the property (identified as 14117 Grove Ave) met local landmark designation and **Tier II** criteria in November 2014.
8311 Edison Ave *(021632108)*	The property is not eligible under any criteria for the CRHR or City of Ontario.
8335-8381 Edison Ave *(021632201, 021632202, 021632203, and 021632204)*	The Craftsman Bungalow style residence is eligible under CRHR criterion 3 and local designation d. The Ranch-style milk parlor is not eligible.
8485 Edison Ave and 14350 Walker Ave *(021632205 and 021632210)*	The property is not eligible under any criteria for the CRHR or City of Ontario.
14049 Grove Ave *(021631101 and 021631102)*	The property is not eligible under any criteria for the CRHR or City of Ontario.
[1] The Project site consists of partial parcels comprising the vacant portions of the former dairy operation.	
Source: Kimley-Horn and Associates, Inc. (Kimley-Horn). 2025. *Cultural Resources Inventory and Evaluation Report, Center Park Specific Plan Project, City of Ontario, San Bernardino County, California,* Table 6: Summary of Resource Evaluations. (**Appendix B**)	

Historic Resources Tiering

As a result of eligibility evaluations, described above, three of the identified resources (7587-7697 Edison Ave, 8185 Edison Ave, and 8335-8381 Edison Ave) are recommended eligible for listing the CRHR and designation as a City of Ontario Historic Landmark, and are considered historical resources under CEQA with the potential to be impacted by the Project. One of these properties, 8185 Edison Ave (previously identified as 14117 Grove Ave) was determined by the City's Historic Preservation Subcommittee to meet local landmark designation and Tier II criteria in November 2014. The property was subsequently listed in the Ontario Register and is therefore subject to requirements of the City's Historic Preservation Ordinance, including the acquisition of a Certificate of Appropriateness for demolition. The remaining two properties (7587-7697 Edison Ave and 8335-8381 Edison Ave) have not yet been subject to this level of review. However, per the City's process, these properties are not subject to Tier determinations, as they have been identified and evaluated as a part of the 2025 survey effort and are not listed in the City's historic inventory. As such, while the City's Historic Preservation Subcommittee maintains authority to make tiering determinations for resources, lacking such a determination for the remaining two properties (7587-7697 Edison Ave and 8335-8381 Edison Ave), the mitigation fee for these historic resources that

are not listed in the Ontario Register shall be determined by the level of historic integrity. Moderate-level integrity shall be 10 percent and high-level integrity shall be 20 percent of the price per square foot construction cost as established in the most current International Code Council Building Valuation Data.

Approach To Analysis

This analysis of impacts on historic resources examines the Project's temporary (i.e., construction) and permanent (i.e., operational) effects based on application of the significance criteria/thresholds outlined above. Each criterion is discussed in the context of the Project site and the surrounding characteristics/ geography. The impact conclusions consider the potential for changes in environmental conditions, as well as compliance with the regulatory framework enacted to protect the environment.

The baseline conditions and impact analyses are based on field observations, review of Project maps and drawings; analysis of aerial and ground-level photographs; and review of various data available in public records, including local planning documents. The determination that any components of the Project may result in "significant" adverse effects on historical and archaeological resources and human remains considers the existing site's historic resource value and the severity of the Project implementation on resources that may be considered historic.

Legend

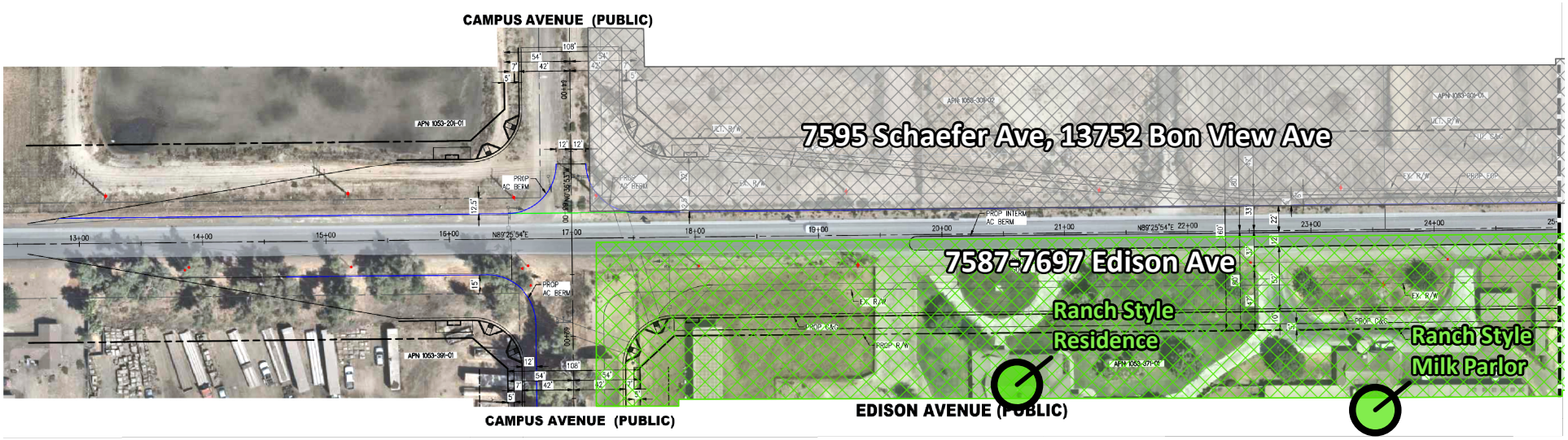
Eligible Buildings

Historic Resources

Excluded - No Historic Structures in Project Site

Not Eligible or Contains No Eligible Structures in the Project Site

Eligible and Contains Eligible Structures in the Project Site



Sources: West Land Group, Inc., 2024; and Kimley-Horn and Associates, Inc., 2025.

Figure 4.2-1: Ontario Ranch Road Widening, Historic Resources Map
CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

Legend

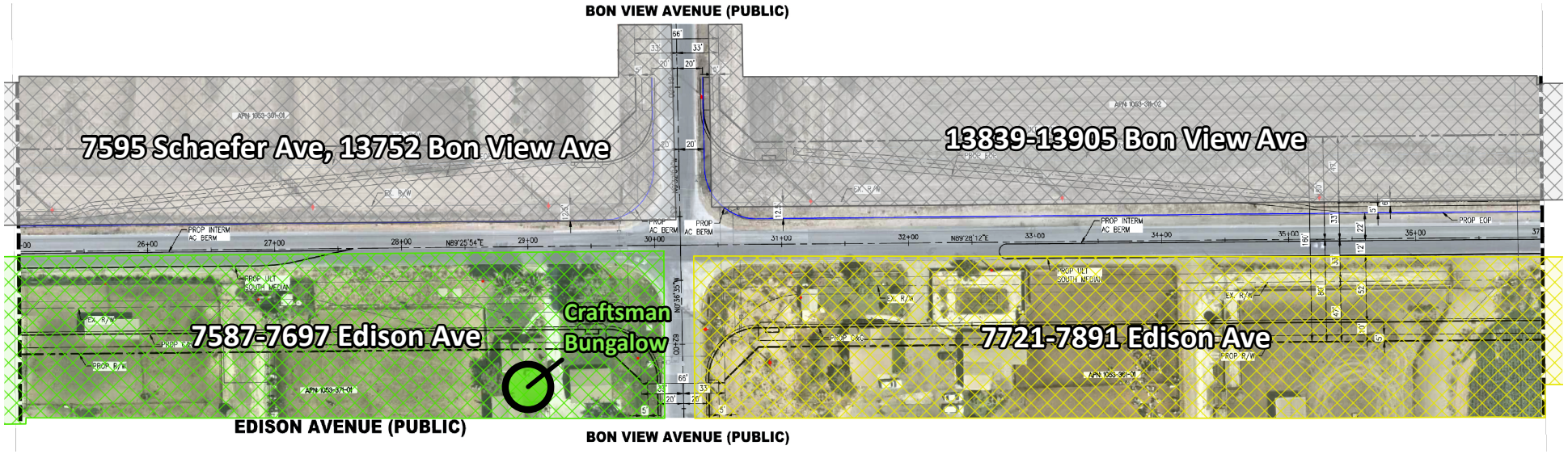
Eligible Buildings

Historic Resources

Excluded - No Historic Structures in Project Site

Not Eligible or Contains No Eligible Structures in the Project Site

Eligible and Contains Eligible Structures in the Project Site



Sources: West Land Group, Inc., 2024; and Kimley-Horn and Associates, Inc., 2025.

Figure 4.2-1: Ontario Ranch Road Widening, Historic Resources Map
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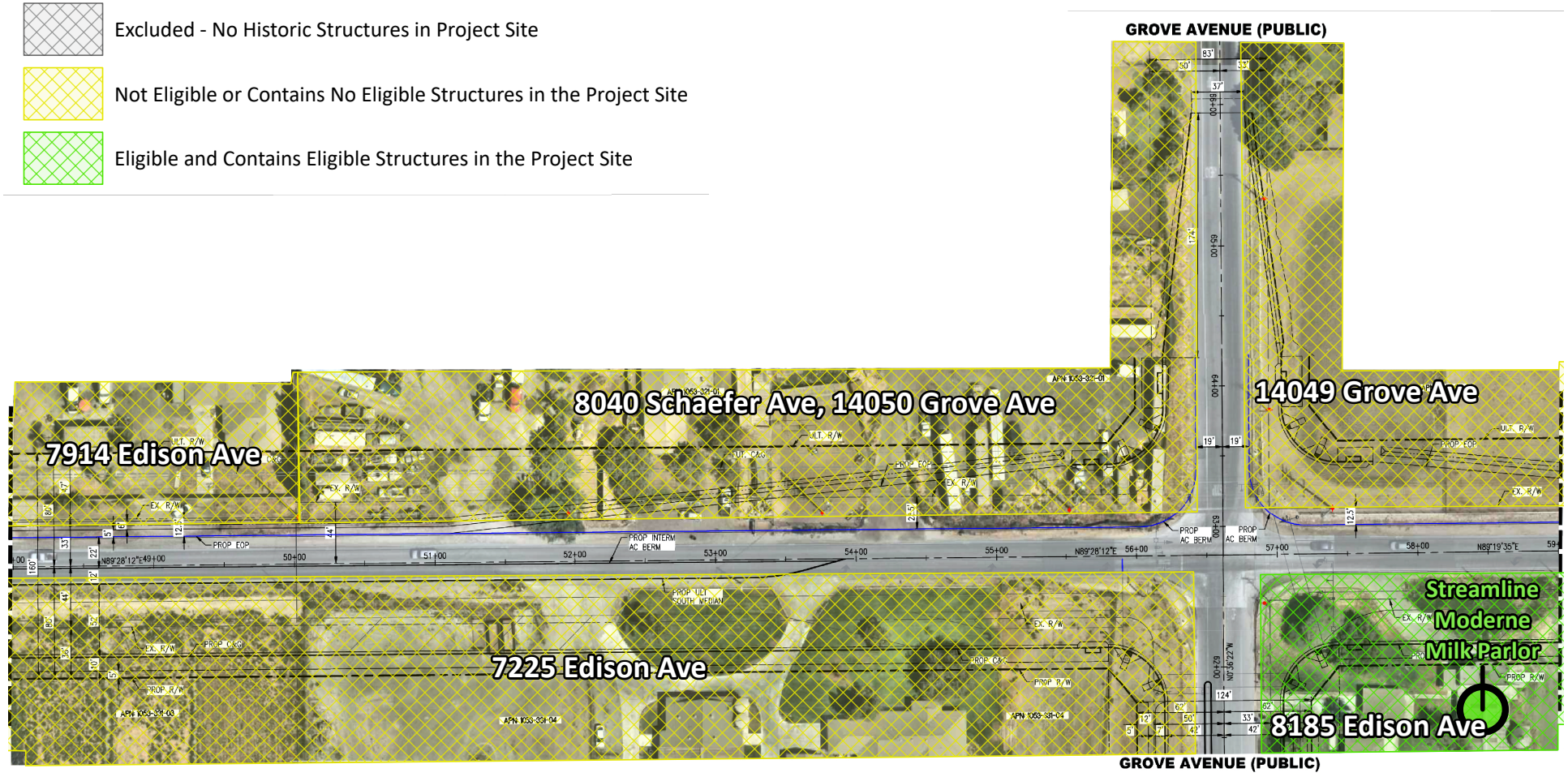
Eligible Buildings

Historic Resources

Excluded - No Historic Structures in Project Site

Not Eligible or Contains No Eligible Structures in the Project Site

Eligible and Contains Eligible Structures in the Project Site



Sources: West Land Group, Inc., 2024; and Kimley-Horn and Associates, Inc., 2025.

Figure 4.2-1: Ontario Ranch Road Widening, Historic Resources Map
CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

Legend

Eligible Buildings

Historic Resources

Excluded - No Historic Structures in Project Site

Not Eligible or Contains No Eligible Structures in the Project Site

Eligible and Contains Eligible Structures in the Project Site



Sources: West Land Group, Inc., 2024; and Kimley-Horn and Associates, Inc., 2025.

Figure 4.2-1: Ontario Ranch Road Widening, Historic Resources Map
CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

Legend

Eligible Buildings

Historic Resources

Excluded - No Historic Structures in Project Site

Not Eligible or Contains No Eligible Structures in the Project Site

Eligible and Contains Eligible Structures in the Project Site



Sources: West Land Group, Inc., 2024; and Kimley-Horn and Associates, Inc., 2025.

Figure 4.2-1: Ontario Ranch Road Widening, Historic Resources Map
CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

4.2.5 Plans, Programs, and Policies

Only the following plans, programs, and policies (PPP) are applicable to the Project:

PPP CUL-1 Cultural and paleontological resources are recognized as nonrenewable resources and receive protection under the PRC and CEQA.

4.2.6 Impacts and Mitigation Measures

Impact 4.2-1 Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Level of Significance: Significant and Unavoidable

Under CEQA, a project has a significant impact on a historical resource if it "would result in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resources would be materially impaired" (State CEQA Guidelines Section 15064.5[b][1]). Material impairment would occur if the Project would result in demolition or material alteration of those physical characteristics that convey the resource's historical significance (State CEQA Guidelines Section 15064.5[b][2]).

Kimley-Horn conducted a Cultural Resources Report for the Project, provided as **Appendix B**. The Cultural Resources Report prepared for the Project identified 12 historical resources associated with early-to-mid 20th century dairy farming. The resources consist entirely of historic-period dairy farms with associated milk parlors, residential buildings, and/or ancillary structures. The study evaluated the 12 cultural resources to identify their association with and the applicability of previously identified historic contexts, as well as their potential eligibility for listing in the CRHR and/or designation as City of Ontario Historic Landmark. As a result of those efforts, three of the identified resources are recommended eligible for listing the CRHR and/or for designation as a City of Ontario Historic Landmark and are considered historic resources under CEQA. Properties with buildings and/or structures that have been surveyed and determined to meet local and state designation criteria, will be considered for adaptive reuse, relocation or other mitigation measures as required by the City of Ontario Historic Preservation Commission. As such, mitigation is recommended to reduce impacts to these resources. Additionally, the Relocation Feasibility Study, provided as **Appendix B**, concluded the following with respect to the three eligible resources, depicted by **Figure 4.2-1**:

- **7587-7697 Edison Ave.** The milk parlor at 7587-7697 Edison Ave can be feasibly relocated in part. Relocation is limited to the front portion of the building. However, the front portion may require repairs, as the wood framing is sagging due to weather and water damage. It is not feasible to relocate the back portion of the building in its current condition. The nature of the concrete construction indicates relocation would be damaging. However, the structure may be relocated if it is first disassembled and then reassembled at the new location.
- **8185 Edison Ave.** The Streamline Moderne Milk Parlor at 8185 Edison Ave, a local Tier II Historic Resource, can be feasibly relocated in part. Relocation is limited to the front portion of the building. The wooden trusses in the back are in poor condition and show evidence of prior repair efforts. It is not feasible to relocate the back portion of the building in its current condition.

- **8335-8381 Edison Ave.** The Craftsman Bungalow at 8335-8381 Edison Ave can be feasibly relocated in its entirety, excluding crawl space framings and foundations.

Pursuant to the City's Adaptive Reuse Plan for historic buildings, the potential may exist for historic resources identified within areas designated for commercial or mixed-use commercial development to be adapted for commercial purposes. Additionally, historic structures located in areas designated by the City for residential use can be adapted into community facilities serving the surrounding residential neighborhoods. The applicability of the City's Adaptive Reuse Plan for the three eligible resources is discussed below. Should the historic resources be deemed ineligible for adaptive reuse, every effort shall be made to relocate the historic resources pursuant to **MM CUL-4**, discussed in further detail below.

- **7587-7697 Edison Ave.** The milk parlor at 7587-7697 Edison Ave is located within an area designated by the City for medium-density residential development. While the medium-density residential designation offers limited opportunities for the adaptive reuse of this historic resource, departures from certain development standards may be waived to encourage adaptive reuse of qualified historic buildings pursuant to, and in accord with, the provisions of Section 4.03.010 of the City's Development Code. According to the City's Adaptive Reuse Plan, the use or occupancy type of the eligible historic building shall be allowed to be changed as part of an adaptive reuse project without conforming to all requirements of Title 8, Building Regulations, and Title 4, Chapter 4, Fire Code of the City of Ontario Municipal Code provided the new or proposed occupancy is equally or less hazardous, based on life and fire risk, than the existing use (civic assembly facilities are otherwise not permitted within residential zoning districts, pursuant to the City's Development Code Section 5.02.101). However, due to the small size (approximately 960 square feet) of the front, enclosed portion of the milk parlor and its documented condition according to the Relocation Feasibility Study (i.e., damaged wood framing), it is considered unsuitable to reuse as a community facility to serve the Project's residential uses. The back portion of the structure (approximately 6,000 square feet), was historically used as animal stalls and occupied by equipment for milking operations. This back portion is an open-air concrete structure composed of steel support beams/columns, concrete walls (potentially tilt-up), and concrete roof slabs. The west side of the building is open while the east side has a solid wall. Therefore, due to its composition, historic use, and condition, the back portion of the structure would not feasibly be adapted for residential or civic use without extensive modification; refer to **Appendix B** for more information on building condition.
- **8185 Edison Ave.** The Streamline Moderne Milk Parlor at 8185 Edison Ave, a local Tier II Historic Resource, is located within an area designated by the City for mixed-use development. While options exist to adapt the milk parlor at 8185 Edison Ave for the surrounding mixed-use development, the Streamline Moderne Milk Parlor, a local Tier II Historic Resource, is proposed for relocation pursuant to **MM CUL-3**, discussed in detail below.
- **8335-8381 Edison Ave.** The Craftsman Bungalow at 8335-8381 Edison Ave, a two-story single-family residence, is located within an area designated by the City for medium-density residential development. The Craftsman Bungalow fronts Edison Avenue/Ontario Ranch Road, which is planned to be improved as an eight-lane arterial road with a 160 ft. right-of-way. As a result, the Craftsman Bungalow is oriented away from the future residential neighborhoods and positioned along their outer edge. Further, its architectural style would lack cohesion with the character and

style of the proposed residential buildings. Lastly, the small size of the Craftsman Bungalow makes it unsuitable for reuse as a community facility to serve the Project's residential uses.

To reduce impacts to historic resources, **MM CUL-1** through **MM CUL-8** would apply. **MM CUL-2** would require that, prior to the issuance of a building permit for demolition of any historic resources pursuant to **MM CUL-1**, adequate documentation, including but not limited to as-built drawings with site plan, floor plan, exterior elevations, and details for any identified significant/character defining feature, historical narrative, and photographs of the three historical resources subject properties, be submitted to the City Planning Department for approval and publication. Additionally, **MM CUL-3** requires that, prior to the issuance of a grading or demolition building permit for the property addressed to 8185 Edison Avenue, a relocation plan for the Streamline Moderne Milk Parlor, a local Tier II Historic Resource, identified as feasible for relocation shall be submitted to the City. The relocation plan shall identify the receiver site in the Grand Park Phase 1 development or alternate suitable location, as well as a relocation schedule and any protective measures to ensure minimal impact to the resource during relocation efforts. Additionally, pursuant to **MM CUL-4**, every effort shall be made to relocate the historic resources, except for the Streamline Moderne Milk Parlor, a local Tier II Historic Resources addressed to 8185 Edison Avenue. The structures shall be offered at no cost for those who can relocate off-site; and advertisements notifying the public of the opportunity to relocate the buildings would be placed on-site with temporary signage, in at least three local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business), for a minimum of 30 days. Pursuant to Ontario Development Code Section 7.01.030, a mitigation fee would be paid to the City Planning Department prior to the issuance of building permits for demolition of any of the identified historical resources for which relocation was determined by the City to be infeasible (**MM CUL-5**). According to **MM CUL-6**, prior to issuance of a building permit for demolition of any of the three significant historic resources, and within 120 days of Project approval, a determination shall be made by the Planning Department whether items within or on the historic properties should be salvaged. Additionally, pursuant to **MM CUL-7**, should 8185 Edison Ave be subject to demolition, and prior to issuance of a building permit for demolition of the resource, which is listed in the City's Historic Resources Inventory, the applicant shall apply for a Certificate of Appropriateness and approval of a Demolition approval by the Historic Preservation Subcommittee prior to demolition pursuant to the Ontario Development Code Section 4.02.050 and **MM CUL-6**. A Certificate of Appropriateness shall not be issued for the demolition of the resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction. **MM CUL-8** requires that, prior to the issuance of a Certificate of Final Occupancy for the first building constructed within the Project site, enhancements to the Ontario Dairy Industry microdocumentary that features the operations of a functioning dairy located within the Ontario Ranch area shall be made.

With these mitigation measures in place, impacts to historical resources as a result of the Project would be substantially reduced. However, given that the resources would be either relocated or, if relocation proves infeasible, demolished, impacts to these resources remains significant.

Mitigation Measures

MM CUL-1 The applicant shall obtain a building permit prior to any demolition, relocation, or alteration of any significant historic resource.

MM CUL-2 Prior to issuance of a building permit for demolition of any significant historical resources and within 120 days of project approval, a Historic American Buildings Survey (HABS) or an Historic American Engineering Record (HAER) documentation in accord with the City's HABS/HAER Checklist Level 2, including but not limited to as built drawings with site plan, floor plan, exterior elevations, and details for any identified significant/character defining feature, historical narrative, and photographs of the three (3) historical resources subject properties, shall be submitted to the Planning Department for review, approval, and subsequent release to the Ovitt Family Community Library, Model Colony History Room. Digital files and 2 printed copies are required (one archival and one non-archival).

MM CUL-3 Prior to issuance of a grading or demolition building permit for the property addressed to 8185 Edison Avenue, a relocation plan for the Streamline Moderne Milk Parlor, a local Tier II Historic Resource, shall be submitted to the City. The plan shall identify the receiver site in the Grand Park Phase 1 development or alternate suitable location, as well as a relocation schedule and any protective measures to ensure minimal impact to the resource during relocation efforts. The Applicant shall be responsible for the relocation to the receiver site and securing the building to its foundation. Issuance of a Certificate of Appropriateness by the Historic Preservation Subcommittee (or Historic Preservation Commission) shall be required for the relocation plan.

MM CUL-4 Prior to issuance of a building permit for demolition or grading, every effort shall be made to relocate the historic resources, except for the Streamline Moderne Milk Parlor, a local Tier II Historic Resource addressed to 8185 Edison Avenue. The structures shall be offered at no cost for those who can relocate the structures off site. Advertisements notifying the public of the opportunity to relocate the structures shall be placed for a minimum of 30 days: on-site with temporary signage, in at least 3 local publications (newspapers, magazines, local organization newsletters), and on local bulletin boards (realtor's offices, local business). A social media campaign, posted on the developer's website or on a local non-profit heritage site, including a dedicated web page with the structures' information (description, square footage, photographs) and contact information should be incorporated into the relocation advertisement.

MM CUL-5 A mitigation fee pursuant to Section 7.01.030 of the Ontario Development Code shall be paid to the Planning Department prior to issuance of building permit for grading the site or for demolition of any of the identified significant historical resources for which relocation was determined by the City to be infeasible. Mitigation fee is equal to 30% of the price per square foot construction cost as established in the most current International Code Council Building Valuation Data. The fee amount will be provided by the Planning Department at the time of payment. Funds will be deposited into the City's Historic Preservation Trust Fund.

MM CUL-6 Prior to issuance of a building permit of any of the three (3) significant historical resources identified in the Focused EIR and within 120 days of project approval, a determination shall be made by the Planning Department whether items within or on the historic properties should be salvaged. The applicant shall be responsible for the removal, relocation, storage, and donation of such items selected for salvaging. An inventory of salvaged items shall be

provided by the applicant and shall include a list of each item name, description, and dimension (as necessary), and the location of each item on a floor plan to the Planning Department prior to the issuance of building permit.

MM CUL-7 Should the Streamline Moderne Milk Parlor, a local Tier II Historic Resource, addressed to 8185 Edison Avenue be proposed for demolition, and prior to issuance of a building permit for demolition of the resource issuance of a Certificate of Appropriateness and approval of a Demolition application by the Historic Preservation Commission or Historic Preservation Subcommittee pursuant to the Ontario Development Code, Section 4.02.050, shall be required. A Certificate of Appropriateness shall not be issued for the demolition of the resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction.

MM CUL-8 Prior to issuance of a Certificate of Final Occupancy for the first building constructed within the Project site, enhancements to the Ontario Dairy Industry microdocumentary that features the operations of a functioning dairy located within the Ontario Ranch area focusing on the dairy history, themes, site, buildings, and stories gathered from new and archived oral interviews, dairy context and recent dairy surveys, shall be made. The Applicant will be responsible for producing additional field work to gather drone video footage of new development on former dairy lands, conduct a minimum of 2 oral interviews of city representatives, and make certain edits to incorporate the new material. Final deliverables include: 1) full length microdocumentary (approx. 30 minutes); 2) transcriptions of the 4 stakeholder interviews; and 3) separate videos of the 4 stakeholder interviews and will be submitted to the Planning Department for review and acceptance.

4.2.7 Cumulative Impacts

A project's cumulative impact is "an impact to which that project contributes and to which other projects contribute as well. The Project must make some contribution to the impact; otherwise, it cannot be characterized as a cumulative impact of that project" (Sierra Club v. West Side Irrigation Dist. [2005] 128 Cal.App.4th 690, 700.). State CEQA Guidelines Section 15355 provides the following definition of cumulative impacts:

"Cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

a. The individual effects may be changes resulting from a single project or a number of separate projects.

b. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

State CEQA Guidelines Section 15130(a) further addresses the discussion of cumulative impacts, as follows:

1. As defined in Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.
2. When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency shall identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.
3. An EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. The lead agency shall identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

Pursuant to State CEQA Guidelines Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements:

1. Either:
   (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or
   (B) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.
2. When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.
3. Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.

4. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available.
5. A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects."

Impacts to historic resources are typically site specific and generally do not combine to result in cumulative impacts. Additionally, the Project site is not located in an area designated as a "Historic District" by the City.[6] However, the Project site is within an area designated by the City as having a singular Historic Context related to the early-to-mid 20th century dairy farming industry. Specifically, the Project site is located within the Ontario Ranch area, formerly known as New Model Colony, an 8,200-acre portion of the former San Bernardino County Agricultural Preserve annexed by the City in 1999. In 2004, the City prepared an inventory of all historic-era properties within the Ontario Ranch area and approved a Historic Context that identified time periods and architectural styles that are historically and culturally significant within the Ontario Ranch area.[7] The agricultural properties within the Ontario Ranch area have a shared history and consistent architectural themes. Therefore, the City recognizes that the historical resources within the Project site exist in a broader historical context that is not site-specific. As discussed in **Section 4.2.6: Impacts and Mitigation Measures**, above, Tier II historic resources were identified within the Project site. As discussed in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*, the TOP EIR did not explicitly analyze impacts to Tier II resources and instead deferred to the City's process for identifying and mitigating impacts. Additionally, the planned Ontario Ranch Road widening, as shown in TOP 2050, would expand the right-of-way of Edison Ranch/Ontario Ranch Road, which traverses the Project site in a north-south direction. The widening of this roadway has the potential to negatively affect eligible historic buildings and properties and is cumulatively considerable, in combination with the Project, with respect to historic resources. That is, vibrations from construction (e.g., grading, excavation, drilling, auguring, use and movement of heavy equipment, and other construction activities to remove the existing sidewalk and construct sidewalk, curb, and other roadway infrastructure) could physically impact historic resources given the proximity of this work to eligible historic buildings adjacent to Edison Ranch/Ontario Ranch Road. Additionally, the integrity of the setting around these historic resources (i.e., historic dairy farm/agriculture uses associated with the structures that lend itself to the historic significance of these resources) may be compromised by the Ontario Ranch Road widening. As depicted on **Figure 4.2-1**, the road widening would require the City to approve the modification/demolition/relocation of at least one of the historic buildings (Craftsman Bungalow) within 7587-7697 Edison Ave, as well as the historic Streamline Modern Milk Parlor within 8185 Edison Ave. Consequently, the Project includes mitigation measures to ensure proper identification, treatment, and preservation of historic resources within the Project site. While implementation of **MM CUL-1** through **MM CUL-8** would reduce Project-specific impacts to the extent feasible, Project-specific impacts to historic resources would remain significant and unavoidable.

[6] City of Ontario. 2022. *The Ontario Plan 2050 Supplemental EIR, Section 5.5, Cultural Resources.* https://www.ontarioca.gov/government/community-development/planning/ontario-plan#environmental-impact-report. (accessed June 2025).

[7] Galvin and Associates. 2004. *The City of Ontario's Historic Context for the New Model Colony Area*. Prepared for City of Ontario Planning Department.

Other projects within the historic resources cumulative study area, defined as the Ontario Ranch area, also have the potential to result in damage and/or loss to these resources. The combination of the Project as well as past, present, and reasonably foreseeable projects in the City and County would be required to comply with all applicable state, federal, County, and local regulations concerning preservation, salvage, or handling of cultural resources, including compliance with required mitigation. Similar to the Project, these projects also would be required to implement and conform to mitigation measures where determined by the City to avoid, minimize or offset impacts to significant historic resources. Additionally, historic resources investigations would be required for other projects before the City of Ontario would permit ground disturbances or demolition or substantial alteration of existing structures. Such investigations would identify resources that are or appear to be eligible for listing on the NRHP or CRHR. Such investigations would also recommend mitigation measures to protect and preserve historic resources. However, as discussed above, other projects have the potential to impact Tier II historic resources not analyzed by the TOP EIR. Therefore, in concert with other cumulative projects, the Project represents a potentially cumulatively considerable impact to historic resources. These Project-related contribution to significant historic resource impacts has been mitigated to the extent feasible.

This Focused EIR has incorporated, by reference, the TOP EIR (State Clearinghouse No. 2021070364), which address cumulative impacts from City buildout. The TOP EIR determined that buildout of TOP 2050 would not have significant impacts to cultural resources through the implementation of proposed general plan policies and TOP EIR mitigation measures that would reduce impacts to less than significant levels for each impact threshold. The cumulative effects resulting from buildout of TOP 2050 were previously identified in the TOP EIR. The TOP EIR concluded that impacts to historical resources categorized under Chapter 4 of the City's Development Code as Tier III could potentially be impacted with implementation of TOP 2050 and would be potentially significant; and therefore, cumulatively considerable. It should be noted that the TOP EIR did not explicitly analyze impacts to Tier II resources and instead deferred to the City's process for identifying and mitigating impacts. The type, scale, and location of the Project is consistent with TOP 2050 land use and zoning designation and is compatible with the pattern of development that has been approved for adjacent properties. Considering this consistency, the potential cumulative environmental effects of the Project would fall within the impacts identified in the TOP EIR.

Therefore, in consideration of the Project's significant and unavoidable impacts to Tier II historic resources, the Project would be cumulatively considerable.

4.2.8 Significant and Unavoidable Impacts

Even with implementation of regulatory requirements and implementation of reasonable and feasible mitigation measures, the Project would result in unavoidable significant impacts with respect to historic resources (Impact 4.2-1).

4.2.9 References

City of Ontario. 2022. *The Ontario Plan 2050 Supplemental EIR.* https://www.ontarioca.gov/government/community-development/planning/ontario-plan#environmental-impact-report. (accessed June 2025).

City of Ontario. 2022. *The Ontario Plan 2050, Community Design Element.* https://www.ontarioca.gov/government/community-development/planning/ontario-plan/ontario-plan-policy-plan/community-design. (accessed December 2025).

City of Ontario. 2024. Development Code, Chapter 7.0: Historic Preservation. https://content.ontarioca.gov/sites/default/files/2025-01/Chapter%207%200%20-%20Historic%20Preservation_Rev%2012-03-2024.pdf. (accessed June 2025).

Galvin and Associates. 2004. *The City of Ontario's Historic Context for the New Model Colony Area. Prepared for City of Ontario Planning Department*. (accessed June 2025).

Kimley-Horn and Associates, Inc. 2025. *Cultural Resources Inventory and Evaluation Report, Center Park Specific Plan Project, City of Ontario, San Bernardino County, California*. (**Appendix B**)

State of California. ND. *Health and Safety Code, Division 13 – Part 2.7, Sections 18950 to 18962 of the California Historic Building Code.* https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=2.7.&chapter=&article=. (accessed June 2025).

5.0 OTHER CEQA CONSIDERATIONS

This section of the Draft Focused Environmental Impact Report (EIR) provides a discussion of additional CEQA impact considerations, including Significant Irreversible Environmental Changes, Growth-inducing Impacts, and Mandatory Findings of Significance.

5.1 CEQA Requirements

Section 15126 of the State CEQA Guidelines requires that all phases of a project must be considered when evaluating its impact on the environment, including planning, acquisition, construction, and operation. Further, the evaluation of significant impacts must consider direct and reasonably foreseeable indirect effects of the project over the short-term and long-term. As part of this analysis, the EIR must identify, to the extent relevant, (1) significant environmental effects of the proposed project, (2) mitigation measures proposed to minimize significant effects, (3) significant environmental effects that cannot be avoided if the proposed project is implemented, (4) significant irreversible environmental changes that would result from implementation of the proposed project, (5) growth-inducing impacts of the proposed project, and (6) alternatives to the proposed project.

Section 4.0: Environmental Impact Analysis and specifically **Section 4.1: Biological Resources** and **Section 4.2: Historic Resources** present the Project's environmental effects to this resource area, proposed mitigation measures, and conclusions regarding the level of significance of each impact both before and after mitigation. The balance of the environmental analysis for other environmental resource areas is contained in the *CEQA Guidelines Section 15183 Consistency Analysis* prepared for the Project, provided as **Appendix F: CEQA Guidelines Section 15183 Consistency Analysis**. Like the analysis on Biological Resources and Historic Resources, impacts to these resources were evaluated based on the CEQA Appendix G Checklist. It was determined there would be no impact, impacts would be less than significant, or impacts could be mitigated to less than significant; and therefore, these resources were not required to be evaluated as part of the EIR.

Chapter 6.0: Alternatives, presents a comparative analysis of alternatives to the Project. The other CEQA-required analyses described above are presented below.

5.2 Significant and Irreversible Environmental Changes

With the exception of biological resources and historic resources, the Project is consistent with the analysis performed for the TOP 2050 Supplemental EIR (TOP EIR). A comprehensive environmental evaluation has been completed for the Project as documented in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*.

Section 15126.2(c) of the State CEQA Guidelines requires that an EIR describe any significant irreversible environmental changes that would be caused by the proposed project should it be implemented. Specifically, the State CEQA Guidelines state:

> *"Uses of nonrenewable resources during the initial and continued phases of the project may be Primary impacts and, particularly, secondary impacts (such as highways*

> *improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified."*

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The proposed irretrievable commitments of nonrenewable resources are not justified (e.g., the project involves the wasteful use of energy).

In the case of the proposed CenterPark Specific Plan Project (Project), its implementation would involve a land use, development, and implementation framework to support up to a maximum build-out of up to 250,919 square feet of commercial retail/office uses, up to 4,293 residential units across low, low-medium, and mixed-use residential uses, 67.26 acres of open space parkland/non-recreation uses, and associated on-site and off-site infrastructure improvements within the City of Ontario (City). According to the Project's *CEQA Guidelines Section 15183 Consistency Analysis*, significant irreversible changes that would be caused by implementation of the Project would be:

- Construction activities that would entail the commitment of nonrenewable and/or slowly renewable energy resources; human resources; and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, water, and fossil fuels.
- Operation that would require the use of natural gas and electricity, petroleum-based fuels, fossil fuels, and water. The commitment of resources required for the operation of the Project would limit the availability of such resources for future generations or for other uses during the life of the Project.
    - Increased traffic on area roadways;
    - Emissions of air pollutants associated with operations; and
    - Consumption of non-renewable energy associated with operation of the Project due to the use of automobiles, lighting, heating and cooling systems, and appliances.
- An increased commitment of social services and public maintenance services (e.g., police, fire, sewer, and water services) would also be required. The energy and social service commitments would be long-term obligations in view of the low likelihood of returning the land to its original condition once it has been developed.
- Employment growth related to Project implementation would increase vehicle trips over the long term. Emissions associated with such vehicle trips would continue to contribute to the South Coast Air Basin's (SCAB) nonattainment designations for ozone, particulate matter (PM_{10} and $PM_{2.5}$), under the California and National Ambient Air Quality Standards (CAAQS and NAAQS, respectively), and nonattainment for nitrogen dioxide (NO_2) under the CAAQS.

Given the low likelihood that the land would revert to lower intensity uses or to its current form, the Project would generally commit future generations to these environmental changes. However, as discussed in **Section 3.0: Project Description**, the Project is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Appropriate strategies would be determined for each phase of the Project. Strategies include, but are not limited to:

Sustainable Construction & Technology Concepts

- Design and construct energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
- Employ passive design including skylights, building orientation, landscaping, and strategic colors to improve building energy performance.
- Reduce the heat island effect by providing shade structures and trees that produce large canopies. In addition, choose roof and paving materials that possess a high level of solar reflectivity.
- Use recycled and other environmentally-friendly building materials wherever possible.
- Use energy-efficient light-emitting diode (LED) (or similar) products.
- Use drought-tolerant landscaping with drip irrigation and include plantings such as trees, shrubs, groundcovers and/or vines. Optional amenities include benches, trellises, thematic fencing, and decorative walkways.

Water Quality

- Utilize landscape areas including retention/infiltration swales and basins, or employ bio-treatment when infiltration is infeasible, as required by the San Bernardino County Municipal Separate Storm Sewer System Permit and Water Quality Management Plan.
- Select native and drought-tolerant plants to reduce water demand.
- Use recycled water to irrigate landscape areas and for other appropriate uses. The use of recycled water for certain purposes is required by the City Recycled Water Master Plan.

The commitment of resources to the Project is not unusual or inconsistent with projects of this type and scope. However, once these commitments are made, it is improbable that the Project area would revert back to its current condition. Thus, the Project would result in significant irreversible changes to the environment throughout the lifespan of the structures.

5.3 Growth Inducing Impacts

With the exception of biological resources and historic resources, the Project is consistent with the analysis performed for the TOP EIR. Further, the TOP EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures, with the exception of Project impacts to biological resources and historic resources, which remains significant despite the implementation of mitigation measures.

A comprehensive environmental evaluation has been completed for the Project as documented in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*. This evaluation concludes that the Project requires additional environmental review because Tier II historic resources were identified within the Project site and, impacts to Tier II historic resources were not explicitly analyzed within the TOP 2050 Supplemental EIR. Therefore, while the Project is consistent with the development density and use characteristics established by TOP 2050, as analyzed by the TOP EIR (SCH # 2021070364, certified August 2022), and all required findings, with the exception of findings related to biological resources and historic resources, can be made. Consequently, a Focused EIR will be required for those Project impacts that were not adequately addressed in the TOP EIR.

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this Project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this Draft Focused EIR.

1. Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?

The removal of a physical obstacle to growth, such as the construction or extension of major infrastructure facilities that are not presently in the area, would be considered a potentially growth inducing impact. As discussed in **Section 3.0**, the Project would include various new infrastructure improvements on-site and off-site, including water, wastewater, storm drain facilities, roadway improvements, and dry utilities (natural gas, electricity, telecommunications).

Implementation of the Project would require the construction and improvement of roadways and extension of major infrastructure into areas off-site that would facilitate additional planned growth, consistent with The Ontario Plan (TOP) 2050. Although the infrastructure improvements are planned for in the City's master plans, the improvements would allow further development to occur within the

Ontario Ranch area. The Project is consistent with TOP 2050 and its associated TOP EIR, which evaluated long-term implications associated with the site's land use designations. Therefore, the Project would remove obstacles to growth to accommodate the demands of this Project at full buildout, which could allow for future development in the area once adequate infrastructure is in place and would be considered growth inducing.

2. Would this project result in the need to expand one or more public services to maintain desired levels of service?

As the City continues to develop, it requires the further commitment of public services in the form of fire protection, police services, and other public facilities. The Project is consistent with TOP 2050 and its associated TOP EIR, which evaluated long-term implications associated with the site's land use designations. As discussed in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*, the Project would not necessitate the immediate expansion of existing resources in order to maintain desired levels of service. The Project would not, therefore, have significant growth-inducing consequences with respect to public services.

3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During Project construction, a number of design, engineering, and construction-related jobs would be created. However, construction related jobs would not result in a significant population increase because they would be filled by workers in the region and the construction phase would be temporary.

As shown in **Table 5-1: Ownership Area 1 Project Generated Employment**, the Ownership Area 1 would result in the creation of approximately 234 new long-term jobs. As the number of employees in the Project area grows, these employees would seek shopping, entertainment, auto maintenance, and other economic opportunities in the surrounding area. This would facilitate economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses to address these economic needs.

Table 5-1: Ownership Area 1 Project Generated Employment

Building	Warehouse Space	Total Building (sf)	Employees/1,000 sf	Total Employees
Mixed-Use Office; Retail	Non-Office (90%)	225,827	0.718	162
	Office (10%)	25,092	2.860	72
Total	-	250,919	-	234

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.
3. Ownership Area 2 uses are being evaluated at programmatic level only; no specific development applications have been submitted; no specific development dates are known.

Source: City of Ontario. 2009. *The Ontario Plan Draft EIR, Appendix J: Land Use Modeling Methodology*.

However, the increase in opportunities for employees would not create substantial growth inducement because it would improve the jobs-housing ratio, growth could be accommodated within regional and local projections, and jobs would be filled by the local workforce. As stated in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*, the Project, inclusive of Ownership Areas 1 and 2, would result in an improvement in the jobs-household balance, which is currently in a housing-rich area. The

majority of new jobs that would be created by implementation of the Project would be positions that do not require a specialized workforce, and this type of workforce exists in the City and surrounding areas. Thus, due to the availability of a workforce within the City, it is anticipated that new jobs would be filled by people within the City and the immediately surrounding communities and would not induce an unanticipated influx of new labor into the City. Although, the Project would result in new permanent employment opportunities and stimulate economic activity, it would meet future employment demands anticipated in SCAG's regional growth projections. Lastly, the Project is consistent with TOP 2050 and its associated TOP EIR, which evaluated long-term implications associated with the site's land use designations. Overall, the Project would not result in increased levels of growth that would otherwise not occur. Therefore, the Project would not encourage or facilitate economic effects that could significantly affect the environment.

4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The Project consists of a Specific Plan to allow for a residential and mixed-use 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 low, low-medium, and mixed-use residential uses, 67.26 acres of open space parkland/non-recreation uses, and associated on-site and off-site infrastructure improvements. Pressures to develop other land in the surrounding area would derive from regional economic conditions and market demands for housing, commercial, and mixed-use land uses that are not directly or indirectly influenced by zoning actions on a particular property. Lastly, the Project is consistent with TOP 2050 and its associated TOP EIR, which evaluated long-term implications associated with the site's land use designations. Approval of the proposed Project would not, therefore, involve a precedent-setting action that could be applied to other properties and thereby encourage or facilitate growth that would not otherwise occur.

Environmental Impacts of Induced Growth

As described above, implementation of the Project would provide development to accommodate City forecasted employment demands. All physical environmental effects from construction of development have been analyzed in the technical section of this Draft Focused EIR. For example, activities such as excavation, grading, and construction as required for the proposed commercial retail/office, residential and open space parkland/non-recreation uses, were analyzed in **Section 4.1 Biological Resources** and **Section 4.2: Historic Resources** and the Project's *CEQA Guidelines Section 15183 Consistency Analysis* (**Appendix F**). Therefore, construction of the Project has been analyzed in this Draft Focused EIR and would be adequately mitigated either through implementation of Plans, Programs, and Policies (PPPs) and/or mitigation measures contained in **Section 4.1** and **Section 4.2**, of this Draft Focused EIR.

5.4 Mandatory Findings of Significance

CEQA requires preparation of an EIR when certain specified impacts may result from construction or implementation of a project. The Project is consistent with the findings of the City's TOP EIR. A CEQA Guidelines Section 15183 was prepared for the Project which fully addresses the consistency of the TOP EIR and all of the Mandatory Findings of Significance; see the **Appendix F** *CEQA Guidelines Section 15183 Consistency Analysis*, Section 4.21: Mandatory Findings of Significance, for further information.

6.0 ALTERNATIVES

6.1 Introduction

Purpose and Scope

The California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) include a discussion of reasonable project alternatives that would "feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any significant effects of the project and evaluate the comparative merits of the alternatives" (State CEQA Guidelines Section 15126.6[a]). As required by CEQA, this section identifies and evaluates potential alternatives to the CenterPark Specific Plan Project (Project).

Section 15126.6 of the State CEQA Guidelines explains the foundation and legal requirements for the alternative's analysis in an EIR. Key provisions are:

- [T]he discussion of alternatives shall focus on alternatives to the Project or its location which are capable of avoiding or substantially lessening any significant effects of the Project, even if these alternatives would impede to some degree the attainment of the Project objectives or would be more costly." (Section 15126.6[b])
- "The specific alternative of 'no project' shall also be evaluated along with its impact." (Section 15126.6[e][1])
- "The no project analysis shall discuss the existing conditions at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." (Section 15126.6[e][2])
- "The range of alternatives required in an EIR is governed by a 'rule of reason' that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project." (Section 15126.6[f])
- "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries…, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)." (Section 15126.6[f][1])
- "Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." (Section 15126.6[f][2][A])
- "An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative." (Section 15126.6[f][3])

For each development alternative, this analysis:

- Describes the alternative.
- Analyzes the impact of the alternative as compared to the Project.
- Identifies the impacts of the Project that would be avoided or lessened by the alternative.
- Assesses whether the alternative would meet most of the basic Project objectives.
- Evaluates the comparative merits of the alternative and the Project.

According to Section 15126.6(d) of the State CEQA Guidelines, "[i]f an alternative would cause…significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed."

Project Objectives

As described in **Section 3.0: Project Description**, the following objectives have been established for the Project and would aid decision makers in their review of the Project, the Project alternatives and associated environmental impacts.

- Design the CenterPark Specific Plan as a Living Community:
    - Locally serving commercial neighborhood designed to be identifiable to the surrounding community and integrated into the overall planned development, visually and physically connected.
    - A traditional village setting comprised of a series of neighborhoods designed with a pattern of smaller, walkable blocks that promote access, activity and safety.
    - Neighborhood streets designed in a simple grid-like system creating short blocks to promote a neighborhood feeling.
    - Streets incorporating traffic-calming techniques such as landscaped areas adjacent to roadways and City approved intersection chokers intended to encourage drivers to reduce their speed and create a pedestrian friendly environment.
    - Landscaped parkways adjacent to sidewalks separated from the curb to create a pedestrian friendly environment.
    - Diversity in architectural design and homes fronting the street with varying lot sizes to enhance the pedestrian experience and instill a sense of place and belonging for residents.
    - A choice of housing types provided to address a diversity of lifestyles and varying economic segments of the marketplace.
    - Residential floor plans that encourage views onto the street, de-emphasize the visual and physical dominance of garages and provide front porches and courtyards along the street to encourage interaction and activity along streets and sidewalks.
    - A system of parks providing active and passive recreation facilities, passive open space areas and walkway connections for informal neighborhood interaction.

  - Pedestrian and bicycle connectivity among all residential neighborhoods, areas and parks within the CenterPark Specific Plan through a comprehensive network of pedestrian walkways and bicycle trails offering opportunities for walking and biking throughout the entire community and to destinations outside of the community.

- Create a Comprehensive Circulation System for Multiple Modes of Travel:
  - Neighborhood street patterns that provide access between neighborhoods and discourage through traffic.
  - A local street system that is logical and understandable for the user avoiding circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials.
  - Streets designed to include landscaped parkways and pedestrian walkways separated from the street encourage walking and social interaction.
  - Local streets designed to slow vehicular traffic to promote walkability through the use of traffic-calming devices, landscaped areas adjacent to streets and narrowed intersections to influence a driver's peripheral vision and encourage drivers to proceed more slowly.
  - A system of City-wide and local bike ways integrated into the design of the community to encourage bicycle travel as an alternative to the automobile.
  - Neighborhoods and parks that are linked by pedestrian paths and greenways which also serve to establish connective and gathering features within and between neighborhoods in the Project Specific Plan area.
- Provide for City-Planned Public Community Facilities and Services:
  - New water, sewer, storm drain and water quality facilities consistent with City's Master Plans.
  - Development of new bike paths as part of project development providing links of a public bike trail system consistent with the City's Bikeway Master Plan.
  - Provision of approximately 56 acres of regional open space – parkland to allow for a centrally located regional public open space facility.
  - Development of new on-site parks at a ratio of 2 acres of developed park space per 1,000 residents including the development of private parks within the community and smaller pocket parks within each neighborhood.
- Integrate Parks and Trails into the Framework of the Project Specific Plan:
  - Provision of a central regional park to include recreational amenities such as playgrounds, gathering areas, walking trails and other public amenities consistent with the City of Ontario programming for future public parks and subject to the approval of the Planning Director.
  - Development of privately maintained neighborhood parks, community facilities, pocket parks and open space trails and walkways within each neighborhood.
  - Proposed amenities will include open park spaces, passive and active park areas and greenbelts to provide a diversity of open spaces that meet the needs of the community.

  - Improvement of landscaped open space within the neighborhood edges to include pedestrian trails adjacent to public arterial and collector streets.

- Compose "A Genius of Place" through Exceptional Planning and Distinct Architecture:
  - Architectural theme and place-making incorporated into buildings, streetscape furniture/ design elements, lighting and signage creating an overall community character.
  - Individual interpretation of the overall intended community character within the commercial center and individual neighborhoods to encourage diversity of architecture within an overall planned aesthetic theme.
  - Homes designed at a human scale with porches, stoops and walkways providing gathering places for neighbors and encouraging interaction among neighbors.
  - A variety of home styles within the Specific Plan area, all of which are located within walking and biking distance to the parks.
  - Homes oriented to the street and comprised of a variety of architectural styles adding interest to the street scene, creating a unique walking experience and encouraging neighborhood interaction along the street.
  - Traditional building types with views of garage doors minimized through setback requirements, location, design elements and landscaping.
  - Streets linked together in a manner which is pedestrian-friendly but also auto-accessible enabling residents to either walk or bike from neighborhoods to the parks.

6.2 Alternatives to the Project

Based on the Project objectives listed above, the following three alternatives have been determined to represent a reasonable range of alternatives which have the potential to feasibly attain most of the basic objectives of the Project, but which may avoid or substantially lessen any of the significant effects of the Project. These alternatives are analyzed in detail in the following sections.

- No Project/No Build Alternative
- Avoidance Alternative
- Reduced Development Area Alternative

An EIR must identify an "environmentally superior" alternative and where the No Project Alternative is identified as environmentally superior, the EIR is then required to identify as environmentally superior an alternative from among the others evaluated. Each alternative's environmental impacts are compared to the Project and determined to be environmentally superior, neutral, or inferior. **Section 6.6: Environmentally Superior Alternative**, identifies the Environmentally Superior Alternative.

6.3 Alternatives Rejected as Infeasible

The following is a discussion of the land use alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in this Draft Focused EIR.

An EIR must examine only a range of alternatives that are "potentially feasible" (CEQA Guidelines Section 15126.6[a]). Agencies may also rely on the definition of feasibility in Public Resource Code Section 21061.1 and CEQA Guidelines Section 15364 when determining whether an alternative is potentially feasible.

None of the factors relevant to a determination of feasibility, taken in isolation, "establishes a fixed limit on the scope of reasonable alternatives" (CEQA Guidelines Section 15126.6[f][1]). Instead, a lead agency must weigh and balance the relevant factors when considering whether an alternative is sufficiently feasible to merit evaluation in an EIR (*See Citizens of Goleta Valley v. Board of Supervisors* [1990] 52 Cal.3d 553, 565).

Alternative Site

CEQA requires that the discussion of alternatives focus on alternatives to the Project or its location that are capable of avoiding or substantially lessening any significant effects of the Project. The key question and first step in the analysis is whether any of the significant effects of the Project would be avoided or substantially lessened by putting the Project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the Project need be considered for inclusion in the EIR (State CEQA Guidelines Section 15126[5][B][1]). In addition, an alternative site need not be considered when implementation is "remote and speculative," such as when the alternative site is beyond the control of a project applicant.

In the event land could be purchased of suitable size and developmental characteristics, based on the known general conditions in the southern portion of the City of Ontario (City), an alternative site would likely have similar impacts as the Project. Given the size and nature of the Project and the Project objectives, it would be impractical and infeasible to propose the Project on an alternate site in the area with fewer environmental impacts.

Additionally, other land in the vicinity of the Project site or within the southern portion of the City have the potential to contain historical resources similar to the Project site. The potential for significant impacts could still occur with an alternative site. Given the size and type of the Project, a similarly sized project and use elsewhere would result in the same Project-level and cumulative impacts. Therefore, analysis of an alternative site for the proposed 250,919 square feet of commercial retail/office uses, up to 4,293 residential units across low, low-medium, and mixed-use residential uses, and 67.26 acres of open space parkland/non-recreation uses, is neither meaningful nor necessary, because the significant impacts resulting from the Project would not be avoided or substantially lessened by its implementation.

6.4 Analysis of Alternatives to the Proposed Project

No Project/No Build Alternative

Section 15126.6(e) of the State CEQA Guidelines requires analysis of the No Project Alternative. In accordance with the State CEQA Guidelines, the No Project/No Build Alternative for a development project on an identifiable property consists of the circumstance under which the Project does not proceed as provided by Section 15126.6(e)(3)(B) of the State CEQA Guidelines. Section 15126.6(e)(3)(B) provides that, "In certain instances, the no project alternative means 'no build' wherein the existing environmental

setting is maintained." Under the No Project/No Build Alternative, the Project would not be developed, and no new development would occur; however, the existing conditions would remain in operation.

The Project site is occupied by existing agricultural uses, including the raising of livestock, field crop farming, dairy farming activities, and rural residences scattered throughout the area. Rural residential housing, farm buildings and other ancillary facilities occupy those areas not in active agricultural production. The natural vegetation and soil conditions that once occurred throughout the Project area have been significantly altered through agricultural uses, leaving little or no native vegetation.

Biological Resources

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. No grading or development would occur under this alternative, and there would be no potential impacts to sensitive wildlife species and migratory and nesting birds that may be present on the Project site. Therefore, the No Project/No Build Alternative would avoid on-site disturbances to biological resources. Ownership Area 1 of the Project would have a less than significant impact on biological resources after implementation of mitigation measures. However, because the extent of impacts within Ownership Area 2 cannot be known at this time, Project impacts relating to biological resources within Ownership Area 2 are considered potentially significant and unavoidable even with the implementation of recommended mitigation. Therefore, impacts under this alternative would be reduced compared to the proposed Project.

Historic Resources

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. There are several dairy farm related buildings and structures within the Project site that are considered potential historic resources by the City of Ontario. Dairy farm related buildings and structures over 45 years or older have been identified, documented, and evaluated for national, state and local historic significance as part of the environmental review for the Project.

Properties with buildings and/or structures that have been surveyed and determined to meet local and state designation criteria, will be considered for adaptive reuse, relocation or other mitigation measures as required by the City of Ontario Historic Preservation Commission.

Existing uses surrounding the Project site are similar to those on the site, consisting of ongoing crop farming, dairy operations, a nursery, and rural residences. Accordingly, the No Project/No Build Alternative provides a comparison between the environmental impacts of the Project as compared to the current environmental conditions, resulting from not approving or denying the Project.

The No Project/No Build Alternative would continue the existing agriculture and residential uses on the Project site. No grading or development would occur under this alternative, and there would be no potential impacts to the five historic resources properties. Therefore, the alternative would avoid the Project's significant and unavoidable impact on historic resources and its less than significant impact with mitigation incorporated on historic resources. Impacts would be reduced compared to the proposed Project.

Avoidance Alternative

The Avoidance Alternative would avoid eligible historic structures identified in **Section 4.2: Historic Resources**.

Biological Resources

The Avoidance Alternative would cover the same impact area as the Project site. For Ownership Area 1, impacts to sensitive wildlife species and migratory and nesting birds would continue to occur, and similar mitigation measures would be implemented to reduce impacts to such resources to a less than significant level for Ownership Area 1. For Ownership Area 2, impacts to sensitive wildlife species and migratory and nesting birds would have significant and unavoidable impacts, because the extent of impacts within Ownership Area 2 cannot be known at this time even with the implementation of recommended mitigation. Therefore, impacts would be the same to those of the proposed Project.

Historic Resources

The Avoidance Alternative could reduce impacts to historic resources on site by orienting the pattern to avoid historic structures, discussed in more detail in **Section 4.2**. See **Figure 4.2-1: Ontario Ranch Road Widening, Historic Resources Map** for locations of eligible historic resources. For the specifics of each address, see below:

7587-7697 Edison Ave (Craftsman Bungalow style residence, Ranch-style residence and milk parlor): At the halfway point between Bon View and Campus, 7587-7697 Edison fronts Edison Avenue/Ontario Ranch Road from the south. A residential development is planned for that area, and 7587 Edison occupies the most logical entry point into the tract. As discussed in **Section 4.2**, 7587-7697 Edison Ave, which is an eligible resource, contains three eligible historic structures including a Craftsman Bungalow, Ranch-style residence and Ranch-style milk parlor adjacent to Edison Avenue/Ontario Ranch Road. Under this alternative, development would be restricted in the immediate area of the historic structures, immediately adjacent to the Edison Avenue/Ontario Ranch Road right-of-way.

8185 Edison Ave (Streamline Moderne Milk Parlor): East of Grove and fronting Edison Avenue/Ontario Ranch Road from the south, 8185 Edison occupies the City's TOP 2050 planned location of a mixed-use residential and retail/office center as well as a regional park that would extend beyond the Project site to the south. As discussed in **Section 4.2**, 8185 Edison Ave, which meets local landmark designation and other City criteria for historic resources, contains two eligible historic structures including a Ranch- Style residence and Streamline Moderne milk parlor. Under this alternative, development would be restricted in the immediate area of the historic structure, at the corner of Grove Avenue and Edison Avenue/Ontario Ranch Road.

8335-8381 Edison Ave (Craftsman Bungalow style residence): Fronting Edison Avenue/Ontario Ranch Road from the south, 8335-8381 Edison Ave occupies the City's TOP 2050 planned location of a mixed-use residential and retail/office center as well as a regional park that would extend beyond the Project site to the south. As discussed in **Section 4.2**, 8335-8381 Edison Ave contains one eligible historic structure, a Craftsman Bungalow style residence. Under this alternative, development would be restricted

in the immediate area of the historic structure, immediately adjacent to the Edison Avenue/Ontario Ranch Road right-of-way.

Under the Avoidance Alternative, the above-mentioned historic buildings would be avoided. However, the integrity of the setting[1] around these historic resources (i.e., historic dairy farm/agriculture uses associated with the structures that lend itself to the historic significance of these resources) may be compromised, including loss of portions of the parcels associated with each historic structure (the parcels themselves are considered historically significant). Therefore, the Avoidance Alternative would avoid impacts to existing historic structures but would have similar impacts as the Project concerning the three historic resources properties, which would not be fully avoided, with a potential to adversely affect any undiscovered historic resources on the Project site. As such, the alternative would not avoid the Project's significant and unavoidable impacts on historic resources. Impacts would be similar compared to the proposed Project.

Reduced Development Area Alternative

The Reduced Development Area Alternative proposes an approximately 21 percent reduction (approximately 55 acres) in building area of the proposed medium-density residential, mixed-use residential, and open space parkland/non-recreation uses within Planning Areas (PAs) 7, 11, 13, 14, 17, and 18. Compared to the proposed Project, the Reduced Development Area Alternative would completely avoid Assessor Parcel Numbers 1053-371-01, 0216-321-03, 0216-322-03, and 0216-322-04. Under this alternative, a total of 162,183 square feet (SF) of commercial retail/office uses; up to 3,137 residential units across medium-density and mixed-use residential uses; and 44.32 acres of open space parkland/non-recreation uses would occur.

Biological Resources

The Reduced Development Area Alternative would result in similar impacts to biological resources, compared to the proposed Project. The Reduced Development Area Alternative would disturb approximately 21 percent less land than the Project; however, similar biological resource impacts would occur as similar level of disturbance would occur. For Ownership Area 1, impacts to sensitive wildlife species and migratory and nesting birds would continue to occur, and similar mitigation measures would be implemented to reduce impacts to such resources to a less than significant level. For Ownership Area 2, impacts to sensitive wildlife species and migratory and nesting birds would have significant and unavoidable impacts, because the extent of impacts within Ownership Area 2 cannot be known at this time even with the implementation of recommended mitigation. Therefore, impacts would be the same as those of the proposed Project.

Historic Resources

The Reduced Development Area Alternative would result in reduced impacts to historic resources compared to the proposed Project. The Reduced Development Area Alternative would completely avoid Assessor Parcel Numbers 1053-371-01, 0216-321-03, 0216-322-03, and 0216-322-04, as these parcels

[1] Under PRC Section 5024.1 and 14 CCR Section 4852(c), a cultural resource must retain integrity to be considered eligible for the California Register of Historical Resources. Refer to **Section 4.2: Historic Resources** for more information and definition of "setting".

contain historic resources; refer to **Section 4.2** for more information. Under this alternative, a total of 162,183 SF of commercial retail/office uses; up to 3,137 residential units across medium-density and mixed-use residential uses; and 44.32 acres of open space parkland/non-recreation uses would occur. That is, compared to the proposed Project, the Reduced Development Area Alternative would develop approximately 521 fewer medium density residential dwelling units (DUs) within PA 7, 384 fewer mixed-use residential units within PA 11, and 251 fewer medium density residential DUs within PA 13 (1,156 total residential DUs). Additionally, the Reduced Development Area Alternative would develop 40,955 SF fewer mixed-use retail uses, and 47,781 fewer mixed-use office uses compared to the proposed Project. The development impact area would generally remain the same as the Project, except for those areas that are considered eligible historic resources and contain eligible structures: 7587-7697 Edison Avenue, 8185 Edison Avenue, and 8335-8381 Edison Avenue; refer to **Figure 4.2-1** for further information. Access to the Project site would be similar to the proposed Project along Edison Avenue, Bon View Avenue, Cucamonga Avenue, Grove Avenue, Parco Avenue, and Walker Avenue. However, access via Campus Avenue would be eliminated under this alternative. Additionally, internal access through the Project site between Campus Avenue and Walker Avenue would be eliminated. Given the infrastructure costs, including off-site improvements, a 21 percent reduction is considered aggressive and further reduction is likely not financially feasible.

The Reduced Development Area Alternative would result in lessened impacts to existing historic resources with a potential to adversely affect any undiscovered historic resources on the Project site. Under the Reduced Development Area Alternative, there would be no potential impacts to the three historic resources properties. Therefore, the alternative would avoid the Project's significant and unavoidable impact on historic resources and its less than significant impact with mitigation incorporated on historic resources. Impacts would be reduced compared to the proposed Project.

6.5 Comparison of Alternatives

No Project/No Build Alternative Conclusion

Ability to Reduce Impacts

The No Project/No Build Alternative would reduce impacts related to biological resources and historic resources that would occur from implementation of the proposed Project.

Ability to Achieve Project Objectives

Implementation of the No Project/No Build Alternative means that new development would not occur on the Project site, and none of the Project objectives would be achieved under this alternative. Under the No Project/No Build Alternative, the Project would not design the project specific plan as a living community, the Project would not create a Comprehensive Circulation System for Multiple Modes of Travel; the Project would not provide for City-Planned Public Community Facilities and Services; the Project would not integrate Parks and Trails into the Framework of the Project Specific Plan; and the Project would not compose "A Genius of Place" through Exceptional Planning and Distinct Architecture.

Therefore, this Alternative is not under further consideration.

Avoidance Alternative Conclusion

Ability to Reduce Impacts

The Avoidance Alternative would cover the same impact area as the Project site. For Ownership Area 1, impacts to sensitive wildlife species and migratory and nesting birds would continue to occur, and similar mitigation measures would be implemented to reduce impacts to such resources to a less than significant level for Ownership Area 1. For Ownership Area 2, impacts to sensitive wildlife species and migratory and nesting birds would have significant and unavoidable impacts, because the extent of impacts within Ownership Area 2 cannot be known at this time even with the implementation of recommended mitigation. Therefore, biological resource impacts would be the same to those of the proposed Project.

The Avoidance Alternative would avoid impacts to existing historic structures, but would have similar impacts as the Project to eligible historic resources properties with potential to adversely affect any undiscovered historic resources on the Project site. However, the Avoidance Alternative would not avoid the Project's significant and unavoidable impacts on the three resources that are recommended eligible for listing under the California Register of Historic Resources and/or for designation as a City of Ontario Historic Landmark. Potentially significant impacts would occur to historic resources under the Avoidance Alternative. Therefore, impacts on historic resources under the Avoidance Alternative would be similar compared to the Project.

Ability to Achieve Project Objectives

Implementation of the Avoidance Alternative would achieve the Project objectives, but not to the extent as would be achieved by the proposed Project. In avoiding these five historic resources, located within PA 7, 11, and 13 of the Project's Specific Plan, circulation into and out of these tracts would be disrupted. In addition, installation of utilities to serve the remaining Specific Plan area would be complicated. Furthermore, 8185 and 8335-8381 Edison Ave occupies the City's TOP 2050 planned location of a retail center in the mixed-use zoning. The retail center is an important draw for the planned City TOP 2050 park, maintaining its character and placing its retail tenants in ideal locations for visibility and accessibility. As the historic structures block potential entry points, marketing visibility, and tenant locations, leaving them in place limits this Alternative's attainment of certain Project objectives: Create a Comprehensive Circulation System for Multiple Modes of Travel and Compose "A Genius of Place" through Exceptional Planning and Distinct Architecture.

Lastly, the planned Ontario Ranch Road widening, as shown in TOP 2050, would expand the right-of-way of Edison Ranch/Ontario Ranch Road, which traverses the Project site in a north-south direction. The widening of this roadway has the potential to negatively affect eligible historic buildings and properties and is cumulatively considerable, in combination with the proposed Project, with respect to historic resources; refer to **Section 4.2** for further discussion on cumulative impacts. That is, vibrations from construction (e.g., grading, excavation, drilling, auguring, use and movement of heavy equipment, and other construction activities to remove the existing sidewalk and construct sidewalk, curb, and other roadway infrastructure) could potentially physically impact historic resources given the proximity of this work to eligible historic buildings adjacent to Edison Ranch/Ontario Ranch Road. Although this Alternative

seeks to avoid impacts to historic structures, the integrity of the setting[2] around these historic resources (i.e., historic dairy farm/agriculture uses associated with the structures that lend itself to the historic significance of these resources) may be compromised. As depicted on **Figure 4.2-1**, the planned Ontario Ranch Road widening would physically impede at least one of the historic buildings (Craftsman Bungalow) within 7587-7697 Edison Ave as well as the historic Streamline Modern Milk Parlor within 8185 Edison Ave. Even if this Alternative were implemented, the historic structures and properties would likely be impacted by planned Ontario Ranch Road widening, rendering the effectiveness of the Alternative in reducing impacts to historic resources moot.

Reduced Development Area Alternative Conclusion

Ability to Reduce Impacts

The Reduced Development Area Alternative would result in similar impacts to biological resources, compared to the proposed Project. The Reduced Development Area Alternative would disturb approximately 21 percent less land than the Project; however, similar biological resource impacts would occur as similar level of disturbance would occur. For Ownership Area 1, impacts to sensitive wildlife species and migratory and nesting birds would continue to occur, and similar mitigation measures would be implemented to reduce impacts to such resources to a less than significant level. For Ownership Area 2, impacts to sensitive wildlife species and migratory and nesting birds would have significant and unavoidable impacts, because the extent of impacts within Ownership Area 2 cannot be known at this time even with the implementation of recommended mitigation. Therefore, biological impacts would be same to those of the proposed Project.

The Reduced Development Area Alternative would result in lessened impacts to existing historic resources with a potential to adversely affect any undiscovered historic resources on the Project site. Compared to the Project, potentially significant impacts would not occur to historic resources under the Reduced Development Area Alternative. Therefore, impacts on historic resources under the Reduced Development Area Alternative would be reduced compared to the Project.

Overall impacts under the Reduced Development Area Alternative would be reduced compared to the Project.

Ability to Achieve Project Objectives

Implementation of the Reduced Development Area Alternative would achieve the Project objectives, but not to the extent as would be achieved by the proposed Project. The 21 percent Project reduction would provide less residential and mixed-used retail/office uses. This alternative would not fully meet the objective of City-Planned Public Community Facilities and Services as with the 21 percent reduction, as this alternative would contribute approximately 23 fewer acres towards the conceptual neighborhood park, a large public regional park around which the Project's open space concept and pedestrian circulation is oriented. See **Figure 3-13: Conceptual Landscape Plan**. Additionally, the Reduced Development Area Alternative would result in reduced internal circulation throughout the Project site,

[2] Under PRC Section 5024.1 and 14 CCR Section 4852(c), a cultural resource must retain integrity to be considered eligible for the California Register of Historical Resources. Refer to **Section 4.2: Historic Resources** for more information and definition of "setting".

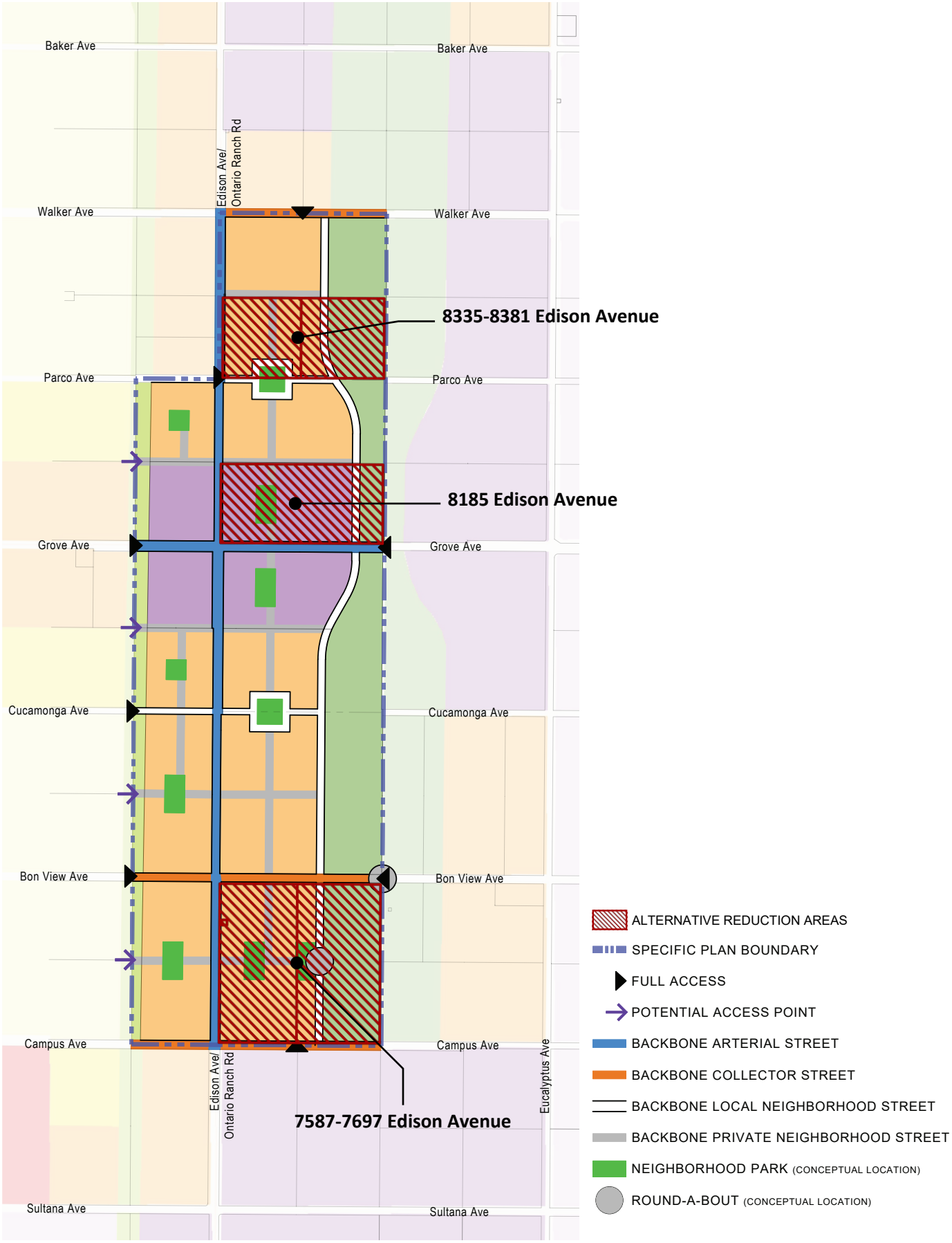
compared to the proposed Project. As shown in **Figure 6-1: Reduced Development Area Alternative**, the exclusion of PAs 7, 11, 13, 14, 17, and 18 (Alternative Reduction Areas) would eliminate local connectivity throughout the entirety of the Project site. As a result, this alternative would not fully meet the objective of a Comprehensive Circulation System for Multiple Modes of Travel, as the local street system envisioned by the proposed Project (see **Figure 3-10: Conceptual Circulation Plan**) would not be achievable under this alternative. Furthermore, the 21 percent Project reduction would attract fewer or smaller businesses and less employment opportunities to area residents. In addition, the smaller development would provide less flexibility to meet the needs of an ever-changing business market.

The City's Housing Element identifies the City's Regional Housing Needs Assessment (RHNA) target for the 2021 to 2029 cycle at 20,854 units which is inclusive of Extremely/Very Low Income, Low Income, Moderate Income, and Above Moderate-Income housing. The proposed Project would create an additional 4,293 units of housing within the City, which would be completed prior to and after 2029. As such, implementation of the Project would aid the City in reaching its 2029 RHNA goal. The Reduced Development Area Alternative would contribute 1,156 fewer residential DUs to help meet the City's Regional Housing Needs Assessment goals, compared to the proposed Project. Therefore, this alternative may also affect the City's ability to meet certain housing objectives identified in TOP 2050.

Lastly, the planned Ontario Ranch Road widening, as shown in TOP 2050, would expand the right-of-way of Edison Ranch/Ontario Ranch Road, which traverses the Project site in a north-south direction. The widening of this roadway has the potential to negatively affect eligible historic buildings and is cumulatively considerable, in combination with the proposed Project, with respect to historic resources; refer to **Section 4.2** for further discussion on cumulative impacts. That is, vibrations from construction (e.g., grading, excavation, drilling, auguring, use and movement of heavy equipment, and other construction activities to remove the existing sidewalk and construct sidewalk, curb, and other roadway infrastructure) could physically impact historic resources given the proximity of this work to eligible historic buildings adjacent to Edison Ranch/Ontario Ranch Road. Additionally, under this alternative, the eligible historic buildings would be left in place. However, the integrity of the setting[3] around these historic resources (i.e., historic dairy farm/agriculture uses associated with the structures that lend itself to the historic significance of these resources) may be compromised. As depicted on **Figure 4.2-1**, the planned Ontario Ranch Road widening would physically impede at least one of the historic buildings (Craftsman Bungalow) within 7587-7697 Edison Ave as well as the historic Streamline Modern Milk Parlor within 8185 Edison Ave.

As with the Avoidance Alternative, even if the Reduced Development Area Alternative were implemented, the historic structures and properties would likely be impacted by planned Ontario Ranch Road widening, rendering the effectiveness of the Alternative moot.

[3] Under PRC Section 5024.1 and 14 CCR Section 4852(c), a cultural resource must retain integrity to be considered eligible for the California Register of Historical Resources. Refer to **Section 4.2: Historic Resources** for more information and definition of "setting".



Source: CenterPark Specific Plan Exhibit 5-2 Conceptual Circulation Plan, 2025.

Figure 6-1: Reduced Development Area Alternative

CenterPark Specific Plan, City of Ontario

Not to scale

Kimley»Horn

6.6 Environmentally Superior Alternative

CEQA requires a lead agency to identify the "environmentally superior alternative" and, in cases where the "No Project" Alternative is environmentally superior to the proposed Project, the environmentally superior development alternative must be identified. The Reduced Development Area Alternative has been identified as "environmentally superior" to the proposed Project.

Reduced Development Area Alternative

The Reduced Development Area Alternative has been identified as the environmentally-superior alternative because it would result in lessened impacts related to historic resources such that the Project's significant and unavoidable impacts would be reduced to a less than significant level under this alternative. Additionally, impacts related to biological resources would be similar to the proposed Project under the Reduced Development Area Alternative. However, while the Reduced Development Area Alternative would reduce impacts related to historic resources, compared to the proposed Project, the Reduced Development Area Alternative would be less effective at accomplishing the Project objectives.

CEQA does not require the lead agency (the City of Ontario) to choose the environmentally superior alternative. Instead, CEQA requires the City to consider environmentally superior alternatives, weigh those considerations against the environmental impacts of the proposed Project, and make findings that the benefits of those considerations outweigh the harm. "Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts" (State CEQA Guidelines Section 15126.6[c]).

7.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

7.1 Introduction

California Public Resources Code (PRC) Section 21003 (f) states: "…it is the policy of the state that…[a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment." This policy is reflected in the California Environmental Quality Act (CEQA) Guidelines Section 15126.2(a), which states that "[a]n EIR [Environmental Impact Report] shall identify and focus on the significant environmental impacts of the Project" and Section 15143, which states that "[t]he EIR shall focus on the significant effects on the environment." State CEQA Guidelines Section 15128 requires that an EIR contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the Draft EIR.

Table 7-1: Impacts Addressed in the 15183 Consistency Analysis prepared for the Project lists all the impacts that were found to have no impact or a less than significant impact based on the analysis conducted during the Draft Focused EIR preparation process. The following sections provide the environmental impact, and the determination based on the Project's *CEQA Guidelines Section 15183 Consistency Analysis* (on file at the City of Ontario Planning Department and provided as **Appendix F: CEQA Guidelines Section 15183 Consistency Analysis**). Threshold letters correspond to the lettering in Appendix G of the CEQA Guidelines.

Table 7-1: Impacts Addressed in the 15183 Consistency Analysis

Environmental Issues	*15183 Exemption Determination*
AESTHETICS. Except as provided in Public Resources Code section 21099, would the project:	
a) Have a substantial adverse effect on a scenic vista?	No New Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No New Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)	No New Impact
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No New Impact

Environmental Issues	*15183 Exemption Determination*
AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:	
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No New Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No New Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No New Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No New Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No New Impact
AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	
a) Conflict with or obstruct implementation of the applicable air quality plan?	No New Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	No New Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	No New Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No New Impact
BIOLOGICAL RESOURCES. Would the project:	
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Peculiar Project Impact (not substantially mitigated by the imposition of uniformly applied development policies or standards); See **Section 4.1:**

Environmental Issues	*15183 Exemption Determination*
	Biological Resources of the Draft Focused EIR.
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Peculiar Project Impact (not substantially mitigated by the imposition of uniformly applied development policies or standards); See **Section 4.1: Biological Resources** of the Draft Focused EIR.
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Peculiar Project Impact (not substantially mitigated by the imposition of uniformly applied development policies or standards); See **Section 4.1: Biological Resources** of the Draft Focused EIR.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Peculiar Project Impact (not substantially mitigated by the imposition of uniformly applied development policies or standards); See **Section 4.1: Biological Resources** of the Draft Focused EIR.
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Peculiar Project Impact (not substantially mitigated by the imposition of uniformly applied development policies or standards); See **Section 4.1: Biological Resources** of the Draft Focused EIR.
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Peculiar Project Impact (not substantially mitigated by the imposition of uniformly applied development policies or standards); See **Section 4.1: Biological Resources** of the Draft Focused EIR.
CULTURAL RESOURCES. Would the project:	
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Peculiar Project Impact (not analyzed in prior EIR and not substantially mitigated by the imposition of uniformly applied development policies or standards); See **Section 4.2: Historic Resources** of the Draft Focused EIR.
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	No New Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	No New Impact

Environmental Issues	*15183 Exemption Determination*
ENERGY. Would the project:	
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No New Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No New Impact
GEOLOGY AND SOILS. Would the project:	
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	No New Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	No New Impact
ii) Strong seismic ground shaking?	No New Impact
iii) Seismic-related ground failure, including liquefaction?	No New Impact
iv) Landslides?	No New Impact
b) Result in substantial soil erosion or the loss of topsoil?	No New Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	No New Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	No New Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No New Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No New Impact
GREENHOUSE GAS EMISSIONS. Would the project:	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No New Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	No New Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the project:	
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No New Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No New Impact

Environmental Issues	*15183 Exemption Determination*
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No New Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	No New Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No New Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No New Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No New Impact
HYDROLOGY AND WATER QUALITY. Would the project:	
a) Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	No New Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No New Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	No New Impact
i) Result in substantial erosion or siltation on- or off-site;	No New Impact
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	No New Impact
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	No New Impact
iv) Impede or redirect flood flows?	No New Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No New Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No New Impact

Environmental Issues	*15183 Exemption Determination*
LAND USE AND PLANNING. Would the project:	
a) Physically divide an established community?	No New Impact
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No New Impact
MINERAL RESOURCES. Would the project:	
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	No New Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	No New Impact
NOISE. Would the project result in:	
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No New Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	No New Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels??	No New Impact
POPULATION AND HOUSING. Would the project:	
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No New Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No New Impact
PUBLIC SERVICES. Would the project:	
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	
i) Fire protection?	No New Impact
ii) Police protection?	No New Impact
iii) Schools?	No New Impact
iv) Parks?	No New Impact

Environmental Issues	*15183 Exemption Determination*
v) Other public facilities?	No New Impact
RECREATION.	
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No New Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	No New Impact
TRANSPORTATION. Would the project:	
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	No New Impact
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	No New Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No New Impact
d) Result in inadequate emergency access?	No New Impact
TRIBAL CULTURAL RESOURCES.	
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	No New Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	No New Impact
UTILITIES AND SERVICE SYSTEMS. Would the project:	
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects??	No New Impact
b) Have sufficient water supplies available to serve the project and	No New Impact

Environmental Issues	*15183 Exemption Determination*
reasonably foreseeable future development during normal, dry and multiple dry years?	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No New Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No New Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No New Impact
WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	No New Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No New Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No New Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No New Impact
MANDATORY FINDINGS OF SIGNIFICANCE.	
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Peculiar Project Impact (not analyzed in prior EIR and not substantially mitigated by the imposition of uniformly applied development policies or standards). See **Section 4.1: Biological Resourcse** and **Section 4.2: Historic Resources** of the Draft Focused EIR.
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?	No New Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	No New Impact

8.0 EIR CONSULTATION AND PREPARATION

This section is consistent with the requirements set forth in Public Resources Code (PRC) Section 21153 and Section 15129 of the CEQA Guidelines, which states: "The EIR shall identify all federal, state, or local agencies, other organizations, and private individuals consulted in preparing the draft EIR, and the persons, firm, or agency preparing the draft EIR, by contract or other authorization." Refer to **Section 2.2: Notice of Preparation/Early Consultation**, for a summary of public notification and consultation.

The Notice of Preparation (NOP) and NOP comment letters are provided in **Appendix A: Notice of Preparation & Public Scoping Meeting**, of this Draft Focused EIR. The City of Ontario (City) provided multiple opportunities for public input, both as part of the CEQA process and as part of Project scoping. In addition to required public notifications under CEQA, the City has engaged in extensive consultation with the Native American tribes, pursuant to Senate Bill (SB) 18, as discussed further in the Project's *CEQA Guidelines Section 15183 Consistency Analysis*.

8.1 EIR Consultation

Lead Agency

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Project Applicant

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Jessica Mauck – Technical Expert (Cultural Resources)
Amanda McCallum – Document Production Specialist

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