

Notice of Completion & Environmental Document Transmittal

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

SCH # 2025060731

Project Title: CenterPark Specific Plan

Lead Agency: City of Ontario, Planning Department

Contact Person: Rafael Torress

Mailing Address: 303 East B Street

Phone: (909) 395-2979

City: Ontario

Zip: 91764

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Ontario

Cross Streets: Eucalyptus Avenue, Campus Avenue, Walker Avenue, Edison Avenue

Zip Code: 91762

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

Assessor's Parcel No.: multiple

Section: 16 and 17

Twp.: 2 South

Range: 7 West

Base: SBM

Within 2 Miles: State Hwy #: CA-83

Waterways: None

Airports: Chino Airport

Railways: None

Schools: Levi H. Dickey Elementary School

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☒ Residential: Units

4,293

Acres 176.79

☒ Office: Sq.ft.

135,110

Acres 4.43

Employees 72

☐ Transportation: Type☒ Commercial: Sq.ft.

115,809

Acres 8.86

Employees 162

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☒ Other: Open space parkland/non-recreational - 67.26 acres**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☐ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

GP LU: Medium Density Residential (MDR), Mixed Use (MU), Open Space - Non-Recreation (OS-NR), Open Space - Recreation (OS-R); Zoning: Specific Plan/Agricultural preserve (SP/AG)

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

The Project consists of a Specific Plan to allow for a residential and mixed-used retail/office development on 29 parcels covering approximately 257.34 acres in the City. The development would include up to 250,919 square feet of commercial retail/office uses, up to 4,293 residential units across medium density and mixed-use residential uses, 67.26 acres of open space parkland/non-recreation uses, and associated on-site and off-site infrastructure improvements. The Project site is comprised of two "Ownership Areas" (representing different ownership conditions) with 22 planning areas. The "Ownership Area 1" is owned by the applicant of the CenterPark Specific Plan. The "Ownership Area 2" is comprised of 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 up to 3,095 residential dwelling units, 210,544 square feet of mixed-use retail and office uses, and 55.98 acres of parkland use. 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, 40,376 square feet of mixed-use retail and office uses, and 11.28 acres of parkland use.

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

Reviewing Agencies Checklist

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

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

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

Starting Date December 29, 2025 Ending Date February 12, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn & Associates Inc.</u>	Applicant: <u>Ontario Ranch Venture I & II, LLC</u>
Address: <u>3801 University Ave, Suite 300</u>	Address: <u>3501 Jamboree Road, Suite 3000</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Kevin Thomas</u>	Phone: <u>714-412-9263</u>
Phone: <u>(951) 543-9875</u>	

Signature of Lead Agency Representative:  Date: 12-23-25

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