



Notice of Availability of a Draft Environmental Impact Report

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

TO: Property Owners, Responsible Agencies & Interested Parties

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

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT
CenterPark Specific Plan Project
State Clearinghouse No. 2025060731

NOTICE IS HEREBY GIVEN that a Draft Focused Environmental Impact Report ("DEIR") has been prepared for the project identified below. Copies of the DEIR and all documents referenced in the DEIR are available for public review at the locations identified below, as well as on the City's website: <https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact>.

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

City of Ontario
City Clerk
303 East B Street
Ontario, CA 91764

Ovitt Family Community
Library
215 East C Street
Ontario, CA 91764

The 45-day public review period begins on 12/29/2025. Comments will be received until 5:30 p.m. 2/12/2026. Any property owner, responsible agency, or interested party wishing to comment on the DEIR must submit such comments, in writing, to the following contact person:

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City of Ontario Planning Department
303 East B Street
Ontario, CA 91764
P: (909) 395-2036
E: rtorres@ontarioca.gov

Project Title/File No.: CenterPark Specific Plan (PSP24-002)

Project Location: The Project site is located on 29 parcels totaling 257.34 acres in the southwestern portion of the City of Ontario, in San Bernardino County. The proposed Project site is bounded by a Southern California Edison (SCE) easement located approximately 330 feet north of Edison Avenue, Walker Avenue on the east, Eucalyptus Avenue on the south, Campus Avenue on the west, and bisected by Edison Avenue.

Project Description: The Project consists of a Specific Plan to allow the development of 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" 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 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.

The project site [☐ is/☒ is not] on a list of hazardous materials sites as defined by California Government Code Section 65962.5.

Discretionary actions associated with the Project:

- Certification of the CenterPark Specific Plan Final EIR (SCH# 2025060731)
- Adoption of the Mitigation Monitoring and Reporting Program
- Adoption of the CenterPark Specific Plan (PSP24-002)

Potential environmental impacts examined by the DEIR:

- Biological Resources
- Historic Resources

Potentially significant impacts identified by the DEIR:

- Biological Resources
- Historic Resources

Note: The DEIR appendices include a CEQA Guidelines Section 15183 Consistency Determination which addresses additional environmental resource topics.

Public Hearing: Noticing for public hearings for this Project will be scheduled at a later time. Future public hearings for this Project will be held at the City of Ontario City Council Chambers at 303 East B Street, Ontario, CA 91764.

Notice Mailing Date: 12/29/2025