

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025060731

Project Title: CenterPark Specific Plan

Lead Agency: City of Ontario

Contact Name: Rafael Torres

Email: rtorres@ontarioca.gov

Phone Number: 909-395-2979

Project Location: Ontario, San Bernardino County

City

County

Project Description (Proposed actions, location, and/or consequences).

The CenterPark Specific Plan Project consists of a Specific Plan to allow for a residential and mixed-used retail/office development on the 29 parcels covering approximately 257.34 acres in the City of Ontario. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Even with implementation of regulatory requirements and reasonable and feasible mitigation measures, the Project would result in unavoidable and significant impacts with respect to Biological Resources and Historic Resources. Specifically, the Project would cause a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5 of the CEQA Guidelines, despite the implementation of mitigation measures. With respect to Biological Resources, impacts within Ownership Area 2 are not fully known and are therefore considered significant and unavoidable despite the implementation of mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Some issues raised during the notice of preparation comment period (June 11, 2025, to July 14, 2025) and scoping meeting (held on July 2, 2025, via Zoom) included potential impact from loss or conversion of farmland; potential roadway and intersection traffic impacts; and potential impacts to burrowing owl habitat. The Draft Focused EIR, intended to focus solely on the Project's potential impacts to historic resources, has therefore been expanded to include an assessment of the Project's potential impacts to biological resources. No other known areas of controversy have been identified.

Provide a list of the responsible or trustee agencies for the project.

City of Ontario City Council, City of Ontario, San Bernardino County, Caltrans, California Department of Fish and Wildlife, Santa Ana Regional Water Quality Control Board, Federal Aviation Administration, South Coast Air Quality Management District.