



# NOTICE OF AVAILABILITY CITY OF ONTARIO

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**Date:** March 5, 2026

**Subject:** Notice of Availability (NOA) of a Draft Supplemental Environmental Impact Report The Ontario Plan 2050 Policy Plan Amendment (State Clearinghouse No. 2025110102)

**To:** State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, Interested Organizations

**Lead Agency/Sponsor:** City of Ontario, Planning Department

**Project Title:** The Ontario Plan (TOP) 2050 Policy Plan Amendment Supplemental Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Ontario prepared a Draft Supplemental Environmental Impact Report (SEIR) for The Ontario Plan (TOP) 2050 Policy Plan Amendment (State Clearinghouse No. 2025110102) to address potential environmental effects associated with implementation of the Policy Plan Amendment and Eucalyptus Business Park Specific Plan (EBPSP) (proposed project). Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the City of Ontario is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a Draft SEIR pursuant to the CEQA Guidelines Section 15087 and (2) advise and solicit comments regarding the content of the Draft SEIR.

**Notice of Availability:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the SEIR will be available for a 45-day public review from Thursday, March 5, 2026, through Monday, April 20, 2026. Pursuant to Public Resources Code Section 21080.4, responsible and trustee agencies must submit any comments in response to this notice prior to the close of the specified public review period. The Draft SEIR is available to be viewed online at <https://www.ontarioca.gov/Planning/Reports/EnvironmentallImpact> and at the following locations during regular business hours, starting Thursday, March 5, 2026:

- City of Ontario, City Hall, Planning Department, 303 East B Street, Ontario, CA 91764
- Ovitt Family Community Library, 215 East C Street, Ontario, CA 91764
- Lewis Family Branch, 3850 East Riverside Drive, Ontario, CA 91761

**Written Comments:** The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Comments in response to this notice can be emailed to Thomas Grahn at [tgrahn@ontario.gov](mailto:tgrahn@ontario.gov) or can be physically mailed in writing to the address below by the close of the 45-day review period at **5:00 pm on Monday, April 20, 2026**.

**City Hall, Planning Department**  
303 East B Street  
Ontario, CA 91764

Please include the name, email, and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

## PROJECT LOCATION

The City of Ontario is in the southwestern corner of San Bernardino County and is surrounded by the cities of Chino and Montclair and unincorporated San Bernardino County to the west; the cities of Upland and Rancho Cucamonga to the north; the city of Fontana and unincorporated San Bernardino County to the east; and the cities of Eastvale and Jurupa Valley to the south. Regional circulation to and through the city is provided by Interstate 10 and State Route 60 (east-west) and by Interstate 15 and State Route 83 (north-south). The EBSP project site is in the southwest portion of the City of Ontario, bounded to the south by Eucalyptus Avenue, to the east by Walker Avenue, and to the west by Campus Avenue. The EBSP project site is currently used for dairy and agricultural purposes.

## PROJECT DESCRIPTION

The City of Ontario (City) is the lead agency for a proposed project that is subject to the California Environmental Quality Act (CEQA). The proposed project is a Policy Plan Amendment to TOP, processed concurrently with the EBSP project to strategically evaluate a single set of amendments, allow for a thoughtful and holistic assessment of proposed land use modifications, and ensure consistency with the Policy Plan's overarching purpose and intent.

## Policy Plan Amendment

The Policy Plan Amendment project component primarily involves modifying the currently permitted and planned TOP land use pattern across more than 1,300 acres in southern Ontario. These proposed changes to TOP are driven by requests from property owners and developers who seek to alter the allowable type or intensity of land use on their properties as well as land use changes required to improve land use compatibility, maintain compliance with state laws, uphold long-term planning goals, and plan for a cohesive land use pattern that repositions the southwest portion of the city as a regional employment and logistics center. A critical aspect of these proposed Policy Plan Amendments is to ensure compliance with state laws, including requirements enacted by the following Senate and Assembly Bills (SB/AB).

- **SB 330 (No-Net-Loss Provisions):** If any proposed rezonings convert land from uses that allow housing to uses that do not allow housing, the City must offset this by concurrently upzoning another property elsewhere to prevent a net loss of housing capacity. Since some of the requested

changes would reduce potential housing buildout, the overall amendments include additional land use changes specifically for this offset.

- **SB 166 (Affordable Housing Sites):** The City must maintain enough appropriately zoned sites to accommodate its fair share of lower- and moderate-income housing units according to the regional housing needs assessment (RHNA). If properties currently used to meet the City's lower-income RHNA requirement are rezoned, new suitable sites must be identified on the land use plan. These changes would only be to the Policy Plan; no individual housing projects are being proposed through this process.
- **SB 1000 (Environmental Justice):** The City is required to evaluate its environmental justice policies to comply with SB 1000, which is triggered when two or more elements of the General Plan (such as Land Use, Housing, Mobility, Community Design) are updated, but the review found the current policies and objectives adequate to meet the requirements of state law and no changes are proposed as part of the project.
- **AB 98 (Truck Routes):** The City's network of truck routes that will be impacted by the proposed land use changes will be evaluated for opportunities to minimize impacts to sensitive receptors and ensure direct access and compliance with AB 98.

The proposed land use changes necessitate updates and modifications across the Land Use Element and various other elements of TOP 2050 Policy Plan.

- **Land Use:** Changes to TOP Figures LU-01, LU-02, LU-03, LU-04.
- **Parks and Recreation:** Changes to TOP Figure PR-01 to maintain consistency with the Land Use Element.
- **Environmental Resources:** Policy Amendment ER-5.4.
- **Safety:** TOP Figure S-06a.
- **Mobility:** New Policies: M-1.9, M-1.10, and M-4.6; New Implementation Actions M-1.1, and M-4.2; TOP Figures M-01, M-02, and M-04.
- **Community Design:**
  - Substantive updates include TOP Figures CD-01, CD-02, CD-06, CD-07, CD-08, and CD-09-2.
  - Minor updates include maps and key map revisions in TOP Figures CD-03, CD-04, CD-05, and CD-09-1 to maintain consistency with the Land Use Element.

Finally, the City's Development Code will be updated to maintain consistency with the proposed Land Use Plan.

Table 1, *Comparison of Approved TOP 2050 to Policy Plan Amendment*, provides a statistical summary of the buildout potential of TOP 2050 Policy Plan Amendment compared to the buildout potential under the currently approved TOP 2050. As shown in this table, the Policy Plan Amendment would increase population, dwelling units, nonresidential building square footage, and employment.

**Table 1 Comparison of Approved TOP 2050 to Policy Plan Amendment**

Scenario	Units	Population	Nonresidential Square Feet	Employment
Approved TOP 2050	129,951	411,268	263,828,479	299,204
Policy Plan Amendment	137,177	427,741	268,162,895	301,035
<b>Net Difference (Proposed Project – Approved Project)</b>	<b>7,225</b>	<b>16,473</b>	<b>4,334,416</b>	<b>1,831</b>

## Eucalyptus Business Park Specific Plan

The EBPSP establishes 9 planning areas that would provide for development of the site with approximately 2,939,000 square feet of Business Park uses on 137.9 acres and 36.15 acres of Open Space–Parkland. The remaining 14.97 acres would be utilized for roadway dedications and improvements. Table 2, *EBPSP Land Use Statistical Summary*, provides a breakdown of acreages by planning area.

**Table 2 EBPSP Land Use Statistical Summary**

Planning Area (PA)	Land Use Designation	Acres	Target Buildout Square Feet
1	Business Park	7.70	162,600
2	Business Park	18.33	273,700
3	Business Park	18.21	340,700
4	Business Park	18.19	423,200
5	Business Park	37.76	859,300
6	Business Park	37.71	879,500
7	Open Space–Parkland	8.05	—
8	Open Space–Parkland	14.10	—
9	Open Space–Parkland	14.00	—
-	Roadway	14.97	—
	<b>TOTAL</b>	<b>189.0</b>	<b>2,939,000</b>

Notes:

- A maximum of 10,000 SF of Commercial uses may be provided in Business Park planning areas 1, 2, 3, 4, 5, or 6. This square footage is included in the total in the table.
- A publicly operated animal resource center may be provided in any of the Business Park planning areas. The animal resource center shall not exceed 35,000 SF.
- The EBPSP allows the transfer of development square footage (15 percent or less) within the same land use designation, provided that the shift in square footage would not exceed the maximum allowable overall square footage (2,939,000) and the maximum building FAR (0.55).
- Total acreage of 189.0 is rounded to the nearest one-tenth of an acre.

## ENVIRONMENTAL ISSUES

Based on the analysis in the Draft SEIR and comment letters received in response to the Notice of Preparation, the City determined that implementation of the proposed project would result in significant and unavoidable impacts to air quality, cultural resources (Policy Plan Amendment component only), greenhouse gas emissions, noise, and transportation. Parcels in the City are on a list compiled pursuant to Government Code § 65962.5.

If you have further questions or require additional information, please contact Thomas Grahn, Principal Planner at 909-395-2036, or email at [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov).

Date: March 4, 2026

Signature:



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Thomas Grahn, Principal Planner