APPENDIX A:
NOTICE OF PREPARATION



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CLERK OF THE BOARD
Received on: 11/3/25
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NOTICE OF PREPARATION AND SCOPING MEETING CITY OF ONTARIO

Date:	**November 4, 2025**
Subject:	Notice of Preparation (NOP) and Scoping Meeting for The Ontario Plan Policy Plan Amendment Supplemental Environmental Impact Report
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

CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY CALIFORNIA
2025 NOV -3 AM 10:25

NOTICE IS HEREBY GIVEN that the City of Ontario will prepare a Supplemental Environmental Impact Report (SEIR) for The Ontario Plan (TOP) 2050 Policy Plan Amendment. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation of an SEIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the SEIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

Notice of Preparation: The City of Ontario, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will commence on **Tuesday, November 4, 2025**, and will close on **Friday December 5, 2025**. A copy of the NOP can be viewed electronically on the City's web page at: https://www.ontarioca.gov/government/community-development/planning/environmental-documents.

Written Comments: Comments in response to this notice can be emailed to Thomas Grahn at tgrahn@ontarioca.gov or can be physically mailed in writing to the address below by the close of the 30-day NOP review period at **5:00 pm on Friday December 5, 2025:**

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.

Scoping Meeting: The City will hold an open-house-style scoping meeting in conjunction with this NOP in order to present the project and the SEIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the SEIR. The City will hold the scoping meeting on **Thursday, November 20, 2025,** from 6:00 PM to 8:00 PM. The meeting will be held in person at De Anza Community and Teen Center at 1405 S Fern Ave., Ontario, CA, 91762.

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 (see Figure 1, *Regional Location*, and Figure 2, *Citywide Aerial Map*). 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 Eucalyptus Business Park Specific Plan (EBPSP) 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. Figure 3, *EBPSP Aerial Map*, illustrates the general location of the EBPSP. The 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 EBPSP 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 involves modifying the currently permitted and planned TOP land use pattern across 1,685 acres, with changes primarily focused 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 central business center. A critical aspect of the proposed Policy Plan Amendment is to ensure compliance with state laws, including requirements enacted by the following Senate and Assembly Bills (SB/AB).

- ***No-Net-Loss Provisions (SB 330):*** 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 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 will evaluate and potentially update 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.

- ***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 Element:** Proposed changes to the TOP Land Use Plan are shown on Figure 4, *Proposed Land Use Plan*. These changes will be reflected on TOP Figure LU-01, and additional figures in the Land Use Element will be updated to maintain consistency, including TOP Figures LU-02, LU-03, and LU-04.

- **Housing Element:** In addition to compliance with state law, the Housing Element requires updates to the TOP housing sites inventory map and table to reflect new suitable sites for lower-income housing and potential revisions to the Affirmatively Furthering Fair Housing (AFFH) evaluation.

- **Mobility Element:** The City's network of truck routes, identified on TOP Figure M-04, will be evaluated and updated to maintain compliance with AB 98 in consideration of the proposed land use changes. Minor updates to the City's multipurpose trails and bikeways, identified on TOP Figure M-02, may be necessary to align them with fundamental changes in land use patterns and truck routes in southwestern Ontario.

- **Community Design Element:** Revisions to place types include alterations in mixed-use areas, including creating a new district-level place type for the mixed-use area along Chino Avenue adjacent to the sports park, revising the South Euclid District place type, and removing the South Employment District place type. TOP Figures CD-01, CD-02, CD-06, CD-08.1, and CD-09.2 are anticipated to be updated, and a new TOP figure, describing a new "District Place Type" will be created to define the vision for a new mixed-use area proposed near ONT Field.

- **Parks and Recreation**: Revisions to the location of planned park facilities in TOP Figure PR-01 to maintain consistency with approved projects and the proposed land use plan.

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

- **Development Code Consistency:** The zoning map and development code will be updated to implement the Policy Plan Amendment.

Table 2-4, *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. Figure 5, *Policy Plan Amendment – Areas of Change*, shows the changes in land use between the approved TOP and proposed TOP that will be evaluated in this SEIR.

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
Net Difference (Proposed Project - Approved Project)	**7,225**	**16,473**	**4,334,416**	**1,832**

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 138.01 acres and 36.44 acres of Open Space – Parkland; the remaining 14.50 acres would be utilized for roadway dedications and improvements. Table 2, *EBPSP Land Use Statistical Summary*, provides a breakdown of acreages by planning area. See Figure 6, *EBPSP Proposed Land Use Plan.*

Table 2 EBPSP Land Use Statistical Summary

PA	Land Use Designation	Acres	Buildout Square Feet (sf)
1	Business Park	7.75	162,600
2	Business Park	18.45	273,700
3	Business Park	18.32	340,700
4	Business Park	18.17	423,200
5	Business Park	37.68	859,300
6	Business Park	37.64	879,500
7	Open Space – Parkland	8.11	-
8	Open Space – Parkland	14.22	-
9	Open Space – Parkland	14.11	-
-	Roadway	14.50	-
	TOTAL	**189.0**	**2,939,000**

Table 2 EBPSP Land Use Statistical Summary

PA	Land Use Designation	Acres	Buildout Square Feet (sf)

Notes:

1. A maximum of 10,000 sf of Commercial uses may be provided within Business Park planning areas 1, 2, 3, 4, 5, or 6. This square footage is included in the total listed above.
2. A publicly operated animal resource center may be provided within any of the Business Park planning areas. The animal resource center shall not exceed 35,000 sf.
3. Buildout square footage in the Business Park planning areas is transferable so long as the maximum FAR of 0.55 is not exceeded for the entire Business Park.
4. Total acreage of 189.0 is rounded up to the nearest one-tenth of an acre.

PUBLIC AGENCY APPROVALS

The proposed project will require adoption by the Ontario City Council. The Planning Commission and other decision-making bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of TOP 2050 Policy Plan Amendment and the Specific Plan. However, subsequent development under the proposed project may require approval of state or federal responsible or trustee agencies that may rely on the programmatic/supplemental EIR for decisions in their areas of expertise. The Specific Plan approval would also require approval of Tentative Parcel Map(s) and a Development Agreement.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Consistent with §§ 15168 and 15163 of the CEQA Guidelines, the City will prepare an SEIR to address program-level environmental impacts associated with amendments to the City's previous The Ontario Plan 2050 EIR (SCH 2021070364), certified in August 2022 (2022 Certified SEIR) and project-level environmental impacts for the EBPSP. The City determined that the SEIR would address all 20 environmental topics identified in the CEQA Guidelines; thus, an Initial Study was not prepared in conjunction with this NOP.

The proposed project could potentially affect the following environmental factors, and each will be addressed in the SEIR:

- Aesthetics
- Air Quality
- Agricultural & Forest Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Tribal Cultural Resources
- Wildfire

The City includes properties that 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.

Date: November 4, 2025

Signature:



Thomas Grahn, Principal Planner

Attachments:

Figure 1 Regional Location
Figure 2 Citywide Aerial Map
Figure 3 EBPSP Aerial Map
Figure 4 Proposed Land Use Plan
Figure 5 Policy Plan Amendment – Areas of Change
Figure 6 EBPSP Proposed Land Use Plan

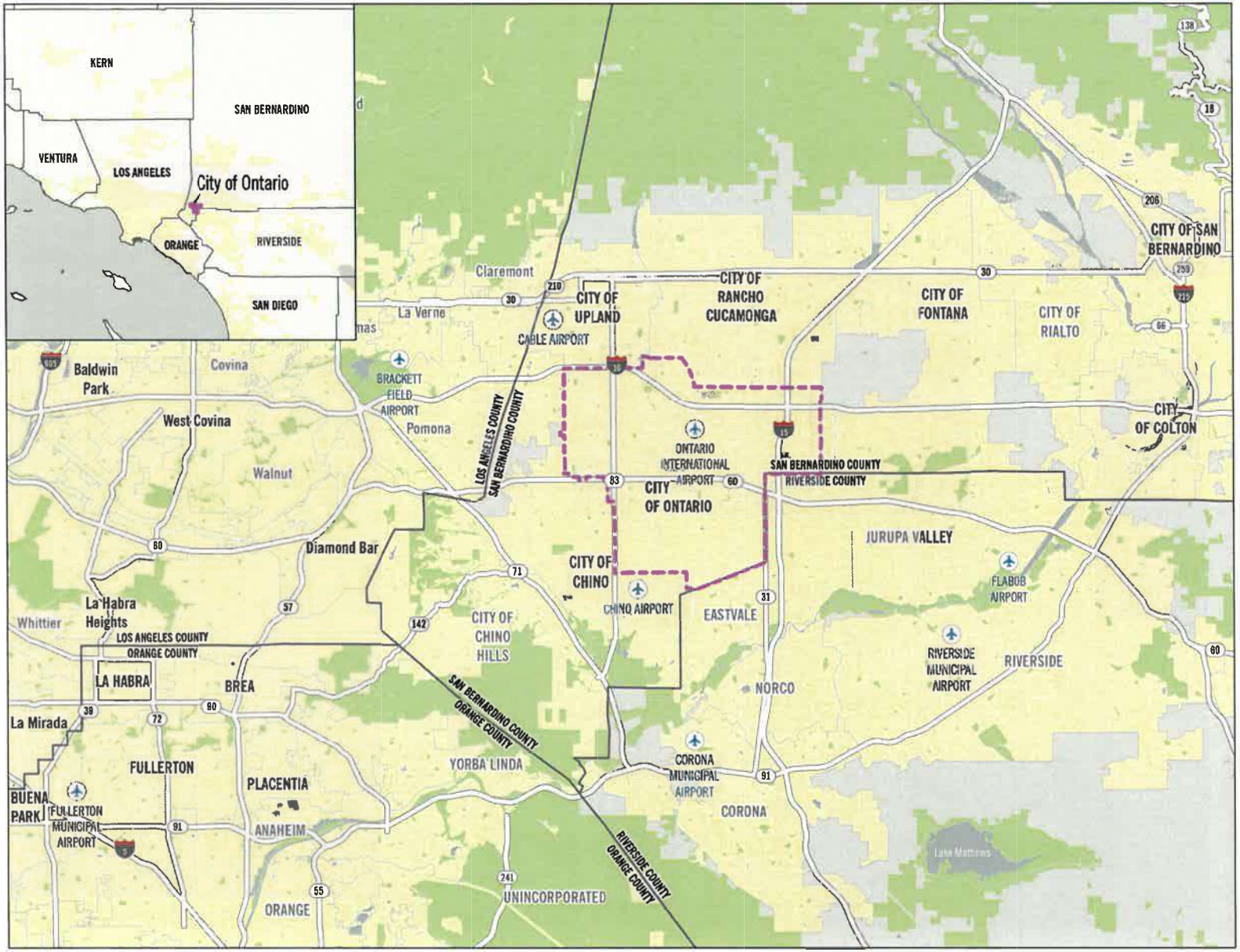


Figure 1
Regional Location

- Airports
- Ontario City Limit
- Parks and Open Space
- City Boundary
- County Boundary
- Unincorporated County

6/7/2021

2·0·5·0 THE ONTARIO PLAN

0 10,000 20,000 40,000 Feet

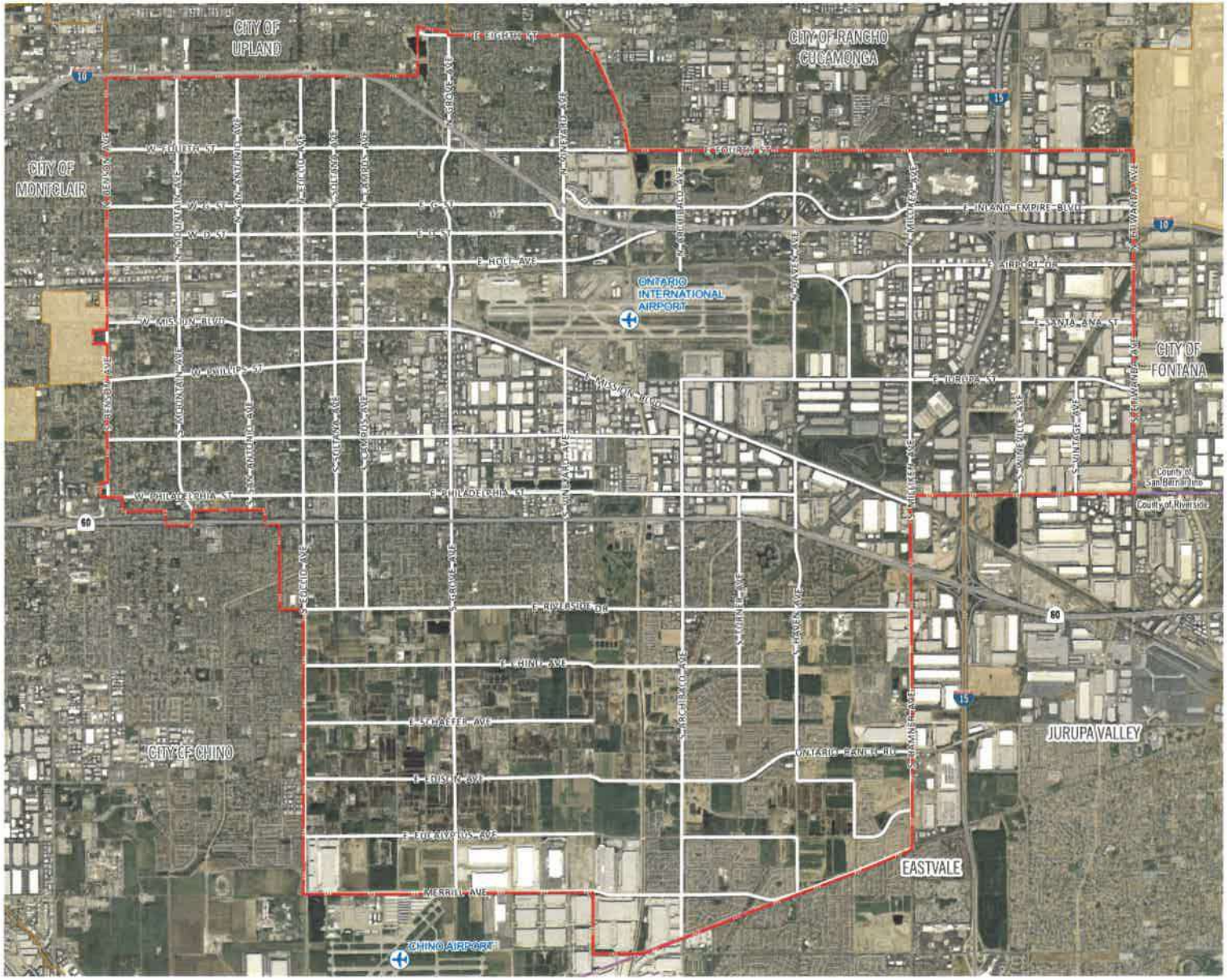


Figure 2
Citywide Aerial Map



Figure 3
EBPSP Aerial Map

Eucalyptus Business Park Specific Plan

2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 250 500 1,000 FT

Source: The City of Ontario 2021

Date: 10/13/2025

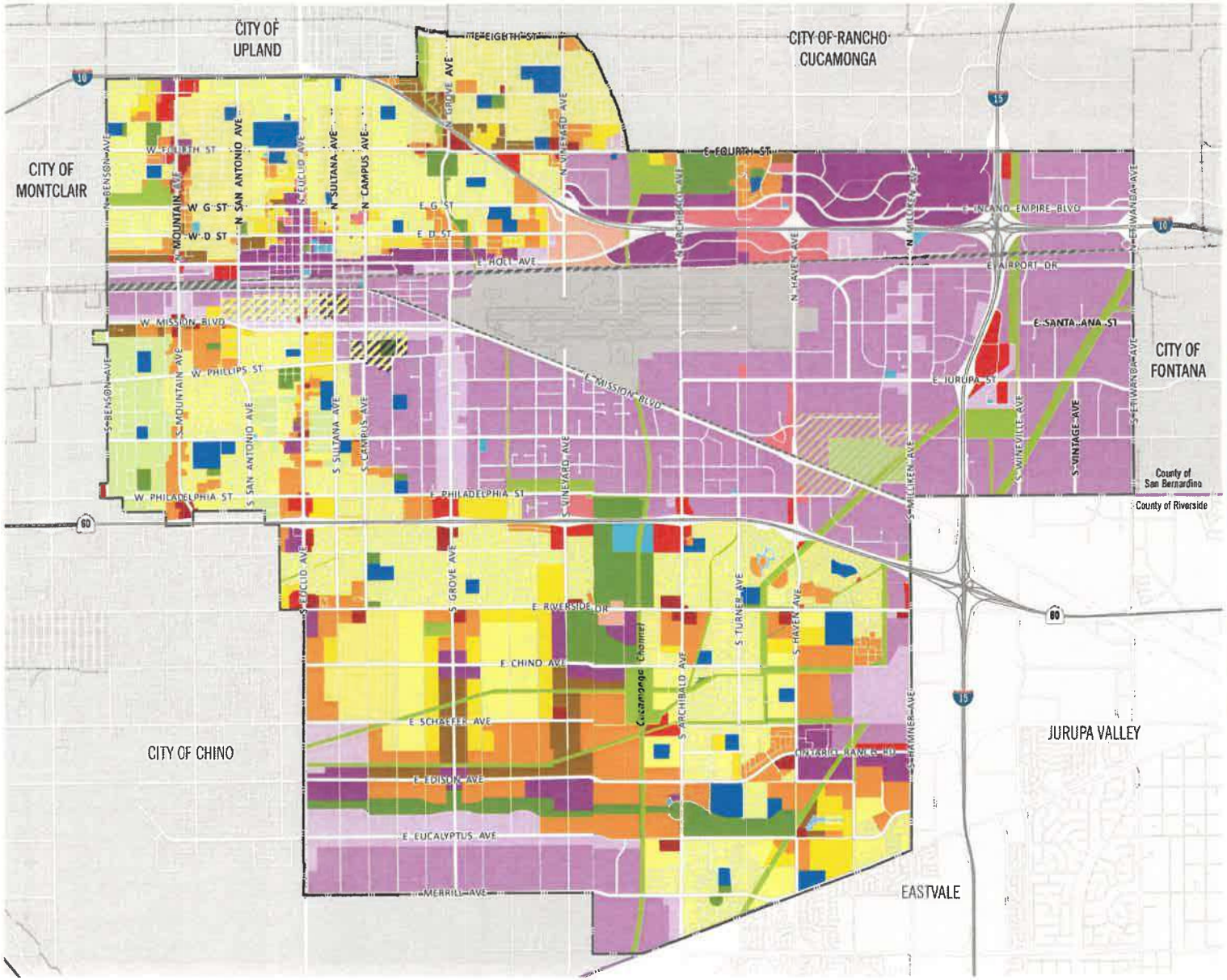


Figure 4
Proposed TOP Land Use

- Ontario City Boundary
- County Boundary
- Rail Network

Overlay Zones
- Business Park
- Industrial
- Landfill Impact Area

Land Use Designations

Residential
- RR Rural Residential
- LDR Low Density Residential
- LMDR Low Medium Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Mixed-Use
- MU Mixed Use

Commercial
- NC Neighborhood Commercial
- GC General Commercial
- OC Office Commercial
- HOS Hospitality

Employment
- BP Business Park
- IND Industrial

Other
- OS-NR Open Space - Non-Rec
- OS-R Open Space - Recreation
- OS-W Open Space - Water
- PF Public Facility
- ROW; ROW-bp
- PS Public School
- ARPT Airport
- LF Landfill
- Rail

2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 FT

Source: The City of Ontario 2025 Date: 10/8/2025

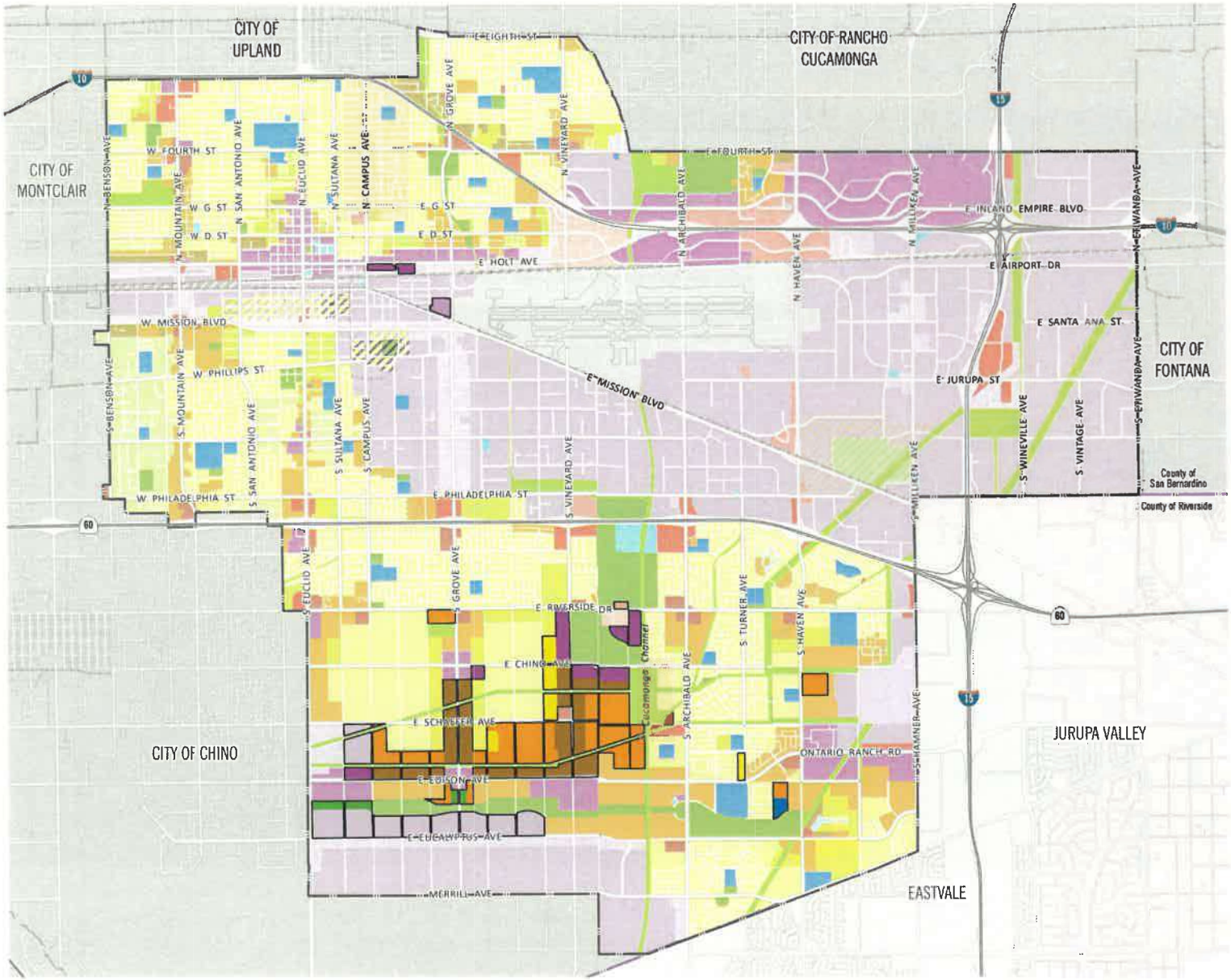


Figure 5

Areas of Change

- Proposed TOP Areas of Change
- Ontario City Boundary
- County Boundary
- Rail Network

Overlay Zones
- Business Park
- Industrial
- Landfill Impact Area

Residential
- RR Rural Residential
- LDR Low Density Residential
- LMDR Low Medium Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Mixed-Use
- MU Mixed Use

Commercial
- NC Neighborhood Commercial
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Employment
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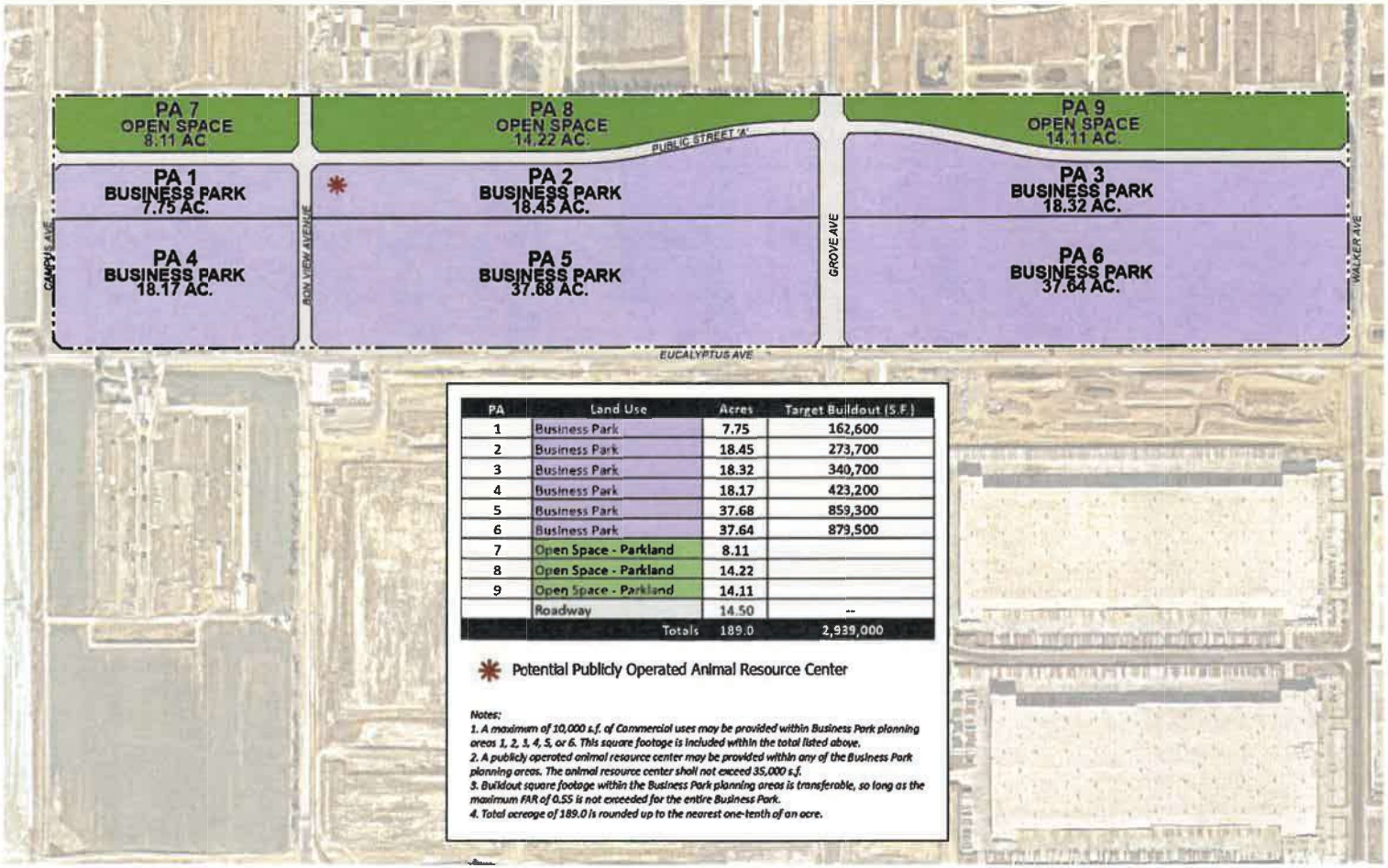
*Areas where no land use change is proposed are shown at 40% opacity

2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 FT

Source: The City of Ontario 2025 Date: 10/8/2025

Figure 6
EBPSP Proposed Land Use Plan



PA	Land Use	Acres	Target Buildout (S.F.)
1	Business Park	7.75	162,600
2	Business Park	18.45	273,700
3	Business Park	18.32	340,700
4	Business Park	18.17	423,200
5	Business Park	37.68	859,300
6	Business Park	37.64	879,500
7	Open Space - Parkland	8.11	
8	Open Space - Parkland	14.22	
9	Open Space - Parkland	14.11	
	Roadway	14.50	--
	Totals	189.0	2,939,000

Potential Publicly Operated Animal Resource Center

Notes:
1. A maximum of 10,000 s.f. of Commercial uses may be provided within Business Park planning areas 1, 2, 3, 4, 5, or 6. This square footage is included within the total listed above.
2. A publicly operated animal resource center may be provided within any of the Business Park planning areas. The animal resource center shall not exceed 35,000 s.f.
3. Buildout square footage within the Business Park planning areas is transferable, so long as the maximum FAR of 0.55 is not exceeded for the entire Business Park.
4. Total acreage of 189.0 is rounded up to the nearest one-tenth of an acre.

2·0·5·0
THE ONTARIO PLAN
SUPPLEMENTAL EIR

0 200 400 Feet

Source: ESRI, NearMap (January 2025), Michael Baker (March 2025).

Date: (10-13-2025)

AVISO DE PREPARACIÓN Y REUNIÓN DE ALCANCE CIUDAD DE ONTARIO

Fecha:	**4 de noviembre de 2025**
Asunto:	Aviso de preparación (Notice of Preparation, NOP) y reunión de alcance para el informe complementario sobre el impacto ambiental de la Modificación del plan de políticas de Ontario.
Para:	Centro de intercambio de información estatal, organismos estatales responsables, organismos fiduciarios estatales, otros organismos públicos, organizaciones interesadas.
Organismo principal/patrocinador:	Ciudad de Ontario, Departamento de Planificación
Título del proyecto:	Plan de Ontario (TOP) 2050 Modificación del plan de políticas Informe complementario sobre el impacto ambiental

POR LA PRESENTE SE NOTIFICA que la ciudad de Ontario elaborará un Informe complementario de impacto ambiental (Supplemental Environmental Impact Report, SEIR) para la Modificación del plan de políticas del Plan de Ontario (The Ontario Plan, TOP) 2050. La Ciudad es la agencia principal del proyecto. El propósito de este aviso es (1) servir como Aviso de preparación de un SEIR de conformidad con las Directrices de la Ley de Calidad Ambiental de California (California Environmental Quality Act, CEQA) Sección 15082, (2) informar y solicitar comentarios y sugerencias sobre el alcance y el contenido del SEIR que se preparará para el proyecto propuesto, y (3) notificar la reunión pública de alcance.

Aviso de preparación: La ciudad de Ontario, como organismo principal, solicita que los organismos responsables y fiduciarios respondan de conformidad con el artículo 15082(b) de las Directrices de la CEQA. De conformidad con la Sección 21080.4 de la CEQA, los organismos responsables deben presentar cualquier comentario en respuesta a este aviso en un plazo máximo de 30 días a partir de su recepción. El periodo de revisión pública comenzará el **martes 4 de noviembre de 2025** y finalizará el **viernes 5 de diciembre de 2025.** Se puede consultar una copia del NOP en formato electrónico en la página web de la ciudad: https://www.ontarioca.gov/government/community-development/planning/environmental-documents.

Comentarios escritos: Los comentarios en respuesta a este aviso pueden enviarse por correo electrónico a Thomas Grahn a tgrahn@ontarioca.gov o por correo postal a la dirección que figura a continuación antes de que finalice el periodo de revisión de 30 días del NOP, a las **5:00 p. m. del viernes 5 de diciembre de 2025:**

City Hall, Planning Department

303 East B Street

Ontario, CA 91764

Incluya el nombre, correo electrónico o número de teléfono de una persona de contacto en su agencia u organización que pueda responder a preguntas sobre el comentario.

Reunión de alcance: La ciudad celebrará una reunión abierta al público en relación con este NOP con el fin de presentar el proyecto y el proceso del SEIR, y brindar a los representantes de las agencias y al público la oportunidad de ayudar a la agencia principal a determinar el alcance y el contenido del análisis ambiental para el SEIR. La ciudad celebrará la reunión de alcance el **jueves 20 de noviembre de 2025,** de 6:00 p. m. a 8:00 p. m. La reunión se llevará a cabo en persona en el De Anza Community and Teen Center (Centro comunitario y juvenil De Anza), ubicado en 1405 S Fern Ave., Ontario, CA, 91762.

UBICACIÓN DEL PROYECTO

La ciudad de Ontario se encuentra en el extremo suroeste del condado de San Bernardino y está rodeada por las ciudades de Chino y Montclair y el condado no incorporado de San Bernardino al oeste; las ciudades de Upland y Rancho Cucamonga al norte; la ciudad de Fontana y el condado no incorporado de San Bernardino al este; y las ciudades de Eastvale y Jurupa Valley al sur (véase la figura 1, *Ubicación regional*, y la figura 2, *Mapa aéreo de toda la ciudad*). La circulación regional hacia y a través de la ciudad se realiza por la Interestatal 10 y la Ruta Estatal 60 (este-oeste) y por la Interestatal 15 y la Ruta Estatal 83 (norte-sur).

El emplazamiento del proyecto del Plan Específico del Parque Empresarial Eucalyptus (Eucalyptus Business Park Specific Plan, EBPSP) se encuentra en la parte suroeste de la ciudad de Ontario, delimitado al sur por Eucalyptus Avenue, al este por Walker Avenue y al oeste por Campus Avenue. La figura 3, *Mapa aéreo del EBPSP*, ilustra la ubicación general del EBPSP. El terreno del proyecto se utiliza actualmente para fines ganaderos y agrícolas.

DESCRIPCIÓN DEL PROYECTO

La ciudad de Ontario (la Ciudad) es la agencia principal de un proyecto propuesto que está sujeto a la Ley de Calidad Ambiental de California (California Environmental Quality Act, CEQA). El proyecto propuesto es una Modificación del plan de políticas al TOP, tramitada simultáneamente con el proyecto EBPSP para evaluar estratégicamente un único conjunto de modificaciones, permitir una evaluación reflexiva y holística de las modificaciones propuestas en el uso del suelo y garantizar la coherencia con el propósito y la intención generales del Plan de políticas.

Modificación del plan de políticas

El proyecto de Modificación del plan de políticas implica modificar el patrón de uso del suelo TOP actualmente permitido y previsto en 1,685 acres, con cambios que se centran principalmente en el sur de Ontario. Estos cambios propuestos al TOP responden a las solicitudes de propietarios y promotores inmobiliarios que desean modificar el tipo o la intensidad permitidos del uso del suelo en sus propiedades, así como a los cambios en el uso del suelo necesarios para mejorar la compatibilidad del uso del suelo, mantener el cumplimiento de las leyes estatales, defender los objetivos de planificación

a largo plazo y planificar un patrón de uso del suelo cohesivo que reposicione la parte suroeste de la ciudad como centro de negocios. Un aspecto fundamental de la Modificación al plan de políticas propuesta es garantizar el cumplimiento de las leyes estatales, incluidos los requisitos establecidos por los siguientes proyectos de ley del Senado y la Asamblea (SB/AB).

- ***Disposiciones sobre pérdida neta cero (SB 330):*** Si alguna de las rezonificaciones propuestas convierte terrenos de usos que permiten viviendas a usos que no las permiten, la Ciudad debe compensar esto mediante la zonificación simultánea de otra propiedad en otro lugar para evitar una pérdida neta de capacidad de vivienda. Dado que algunos de los cambios solicitados reducirían la posibilidad de construir viviendas, las modificaciones generales incluyen cambios adicionales en el uso del suelo específicamente para compensar esto.

- ***SB 166 (Sitios de vivienda asequible):*** La Ciudad debe mantener suficientes terrenos debidamente zonificados para dar cabida a su parte correspondiente de viviendas para personas con ingresos bajos y moderados, de acuerdo con la evaluación regional de las necesidades de vivienda (Regional Housing Needs Assessment, RHNA). Si se rezonifican las propiedades que actualmente se utilizan para cumplir con el requisito de la RHNA para personas de bajos ingresos de la ciudad, se deben identificar nuevos sitios adecuados en el plan de uso del suelo. Estos cambios solo afectarían al Plan de políticas; no se propone ningún proyecto de vivienda individual a través de este proceso.

- ***SB 1000 (Justicia ambiental):*** La Ciudad evaluará y posiblemente actualizará sus políticas de justicia ambiental para cumplir con la ley SB 1000, que se activa cuando se actualizan dos o más elementos del Plan general (como el uso del suelo, la vivienda, la movilidad o el diseño comunitario).

- ***AB 98 (Rutas para camiones):*** Se evaluará la red de rutas para camiones de la Ciudad que se verán afectadas por los cambios propuestos en el uso del suelo, con el fin de minimizar el impacto en los receptores sensibles y garantizar el acceso directo y el cumplimiento de la ley AB 98.

Los cambios propuestos en el uso del suelo requieren actualizaciones y modificaciones en todo el Elemento de uso del suelo y en varios otros elementos del Plan de políticas TOP 2050.

- **Elemento de uso del suelo:** Los cambios propuestos al Plan de uso del suelo TOP se muestran en la Figura 4, Plan de uso del suelo propuesto. Estos cambios se reflejarán en la figura TOP LU-01, y se actualizarán otras figuras del Elemento de uso del suelo para mantener la coherencia, incluidas las figuras TOP LU-02, LU-03 y LU-04.

- **Elemento de vivienda:** Además del cumplimiento de la legislación estatal, el Elemento de vivienda exige actualizaciones del mapa y la tabla del inventario de terrenos para vivienda TOP, a fin de reflejar los nuevos terrenos adecuados para viviendas de bajos ingresos y las posibles revisiones de la evaluación de la Promoción Afirmativa de la Vivienda Justa (Affirmatively Furthering Fair Housing, AFFH).

- **Elemento de movilidad:** La red de rutas para camiones de la ciudad, identificada en la figura M-04 del TOP, se evaluará y actualizará para mantener el cumplimiento de la ley AB 98, teniendo en cuenta los cambios propuestos en el uso del suelo. Es posible que sea necesario realizar pequeñas modificaciones en los senderos multiuso y ciclovías de la ciudad, identificados en la figura M-02 del TOP, para adaptarlos a los cambios fundamentales en los patrones de uso del suelo y las rutas de camiones en el suroeste de Ontario.

- **Elemento de diseño comunitario:** Las revisiones de los tipos de lugares incluyen modificaciones en las áreas de uso mixto, entre ellas la creación de un nuevo tipo de lugar a nivel de distrito para el área de uso mixto a lo largo de Chino Avenue, adyacente al parque deportivo, la revisión del tipo de lugar del distrito South Euclid y la eliminación del tipo de lugar del distrito South Employment. Se prevé actualizar las figuras TOP CD-01, CD-02, CD-06, CD-08.1 y CD-09.2, y se creará una nueva figura TOP que describirá un nuevo "tipo de lugar distrital" para definir la visión de una nueva zona de uso mixto propuesta cerca del campo ONT.

- **Parques y recreación:** Revisiones de la ubicación de las instalaciones previstas para el parque en la figura PR-01 del TOP, con el fin de mantener la coherencia con los proyectos aprobados y el plan de uso del suelo propuesto.

Por último, se actualizará el código de desarrollo de la ciudad para mantener la coherencia con el Plan de uso del suelo propuesto.

- **Coherencia del código de desarrollo:** El mapa de zonificación y el código de desarrollo se actualizarán para implementar la Modificación del plan de políticas.

La tabla 2-4, *Comparación entre el TOP 2050 aprobado y la Modificación del plan de políticas*, ofrece un resumen estadístico del potencial de construcción de la Modificación del plan de políticas TOP 2050 en comparación con el potencial de construcción del TOP 2050 actualmente aprobado. Como se muestra en esta tabla, la Modificación del plan de políticas aumentaría la población, las unidades de vivienda, la superficie construida de edificios no residenciales y el empleo. La figura 5, *Modificación del plan de políticas: áreas de cambio*, muestra los cambios en el uso del suelo entre el TOP aprobado y el TOP propuesto que se evaluarán en este SEIR.

Tabla 1 Comparación entre el TOP 2050 aprobado y la Modificación del plan de políticas

Escenario	Unidades	Población	No residencial Pies cuadrados	Empleo
TOP 2050 aprobado	129,951	411,268	263,828,479	299,204
Modificación del plan de políticas	137,177	427,741	268,162,895	301,035
Diferencia neta (Proyecto propuesto - Proyecto aprobado)	**7,225**	**16,473**	**4,334,416**	**1,832**

Plan específico del Parque empresarial Eucalyptus

El EBPSP establece nueve áreas de planificación que permitirían el desarrollo del sitio con aproximadamente 2,939,000 pies cuadrados destinados a usos de parque empresarial en 138.01 acres y 36.44 acres de espacio abierto (parques); los 14.50 acres restantes se utilizarían para la construcción y mejora de carreteras. La tabla 2, *Resumen estadístico del uso del suelo del EBPSP*, ofrece un desglose de las superficies por zona de planificación. Véase la figura 6, *Plan de uso del suelo propuesto por el EBPSP.*

Tabla 2 Resumen estadístico del uso del suelo del EBPSP

AP	Designación del uso del suelo	Acres	Superficie construida (pies cuadrados)
1	Parque empresarial	7.75	162,600
2	Parque empresarial	18.45	273,700
3	Parque empresarial	18.32	340,700
4	Parque empresarial	18.17	423,200
5	Parque empresarial	37.68	859,300
6	Parque empresarial	37.64	879,500
7	Espacio abierto – Zona verde	8.11	-
8	Espacio abierto – Zona verde	14.22	-
9	Espacio abierto – Zona verde	14.11	-
-	Calzada	14.50	-
	TOTAL	**189.0**	**2,939,000**

Notas:

1. Se puede proporcionar un máximo de 10,000 pies cuadrados para usos comerciales dentro de las áreas de planificación 1, 2, 3, 4, 5 o 6 del parque empresarial. Esta superficie está incluida en el total indicado anteriormente.
2. Se puede habilitar un centro de recursos animales de gestión pública dentro de cualquiera de las áreas de planificación del parque empresarial. El centro de recursos animales no deberá superar los 35,000 pies cuadrados.
3. La superficie construida en las áreas de planificación del parque empresarial es transferible siempre que no se supere el índice de ocupación máxima del suelo (Floor Area Ratio, FAR) de 0.55 para todo el parque empresarial.
4. La superficie total de 189.0 se redondea al décimo de acre más cercano.

AUTORIZACIONES DE ORGANISMOS PÚBLICOS

El proyecto propuesto deberá ser aprobado por el ayuntamiento de Ontario. La Comisión de Planificación y otros órganos decisorios revisarán el proyecto propuesto y formularán recomendaciones al ayuntamiento. Aunque se pueda consultar a otras agencias durante el proceso del proyecto, no se requiere su aprobación para la adopción de la Enmienda al plan de políticas TOP 2050 y el Plan específico. Sin embargo, el desarrollo posterior del proyecto propuesto puede requerir la aprobación de las agencias estatales o federales responsables o fiduciarias, que pueden basarse en el EIR programático/complementario para tomar decisiones en sus áreas de especialización. La aprobación del Plan específico también requeriría la aprobación de los mapas provisionales de parcelas y un acuerdo de desarrollo.

FACTORES AMBIENTALES QUE PUEDEN AFECTAR

De conformidad con los artículos 15168 y 15163 de las Directrices de la CEQA, la ciudad preparará un SEIR para abordar los impactos ambientales a nivel de programa asociados con las enmiendas al anterior EIR del Plan Ontario 2050 de la ciudad (SCH 2021070364), certificado en agosto de 2022 (SEIR certificado en 2022) y los impactos ambientales a nivel de proyecto para el EBPSP. La Ciudad determinó que el SEIR abordaría los 20 temas medioambientales identificados en las Directrices de la CEQA; por lo tanto, no se preparó un estudio inicial junto con esta NOP.

El proyecto propuesto podría afectar potencialmente a los siguientes factores medioambientales, y cada uno de ellos se abordará en el SEIR:

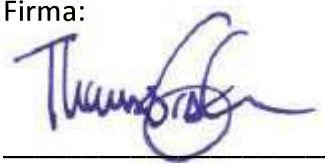
- Estética
- Calidad del aire
- Recursos agrícolas y forestales
- Recursos biológicos
- Recursos culturales
- Energía
- Geología/Suelos
- Emisiones de gases de efecto invernadero
- Sustancias y materiales peligrosos
- Hidrología y calidad del agua
- Uso y planificación del suelo
- Recursos minerales
- Ruido
- Población y vivienda
- Servicios públicos
- Parques y recreación
- Transporte y tráfico
- Sistemas de servicios públicos y servicios
- Recursos culturales tribales
- Incendios forestales

La ciudad incluye propiedades que figuran en una lista elaborada de conformidad con el Código de Gobierno Sección 65962.5.

Si tiene más preguntas o necesita información adicional, comuníquese con Thomas Grahn, planificador principal, al 909-395-2036, o envíe un correo electrónico a tgrahn@ontarioca.gov.

Fecha: 4 de noviembre de 2025

Firma:



_____

Thomas Grahn, planificador principal

Anexos:

Figura 1 Ubicación regional
Figura 2 Mapa aéreo de toda la ciudad
Figura 3 Mapa aéreo del EBPSP
Figura 4 Plan de uso del suelo propuesto
Figura 5 Modificación del plan de políticas: áreas de cambio
Figura 6 Plan de uso del suelo propuesto por el EBPSP

Figura 1
Ubicación regional

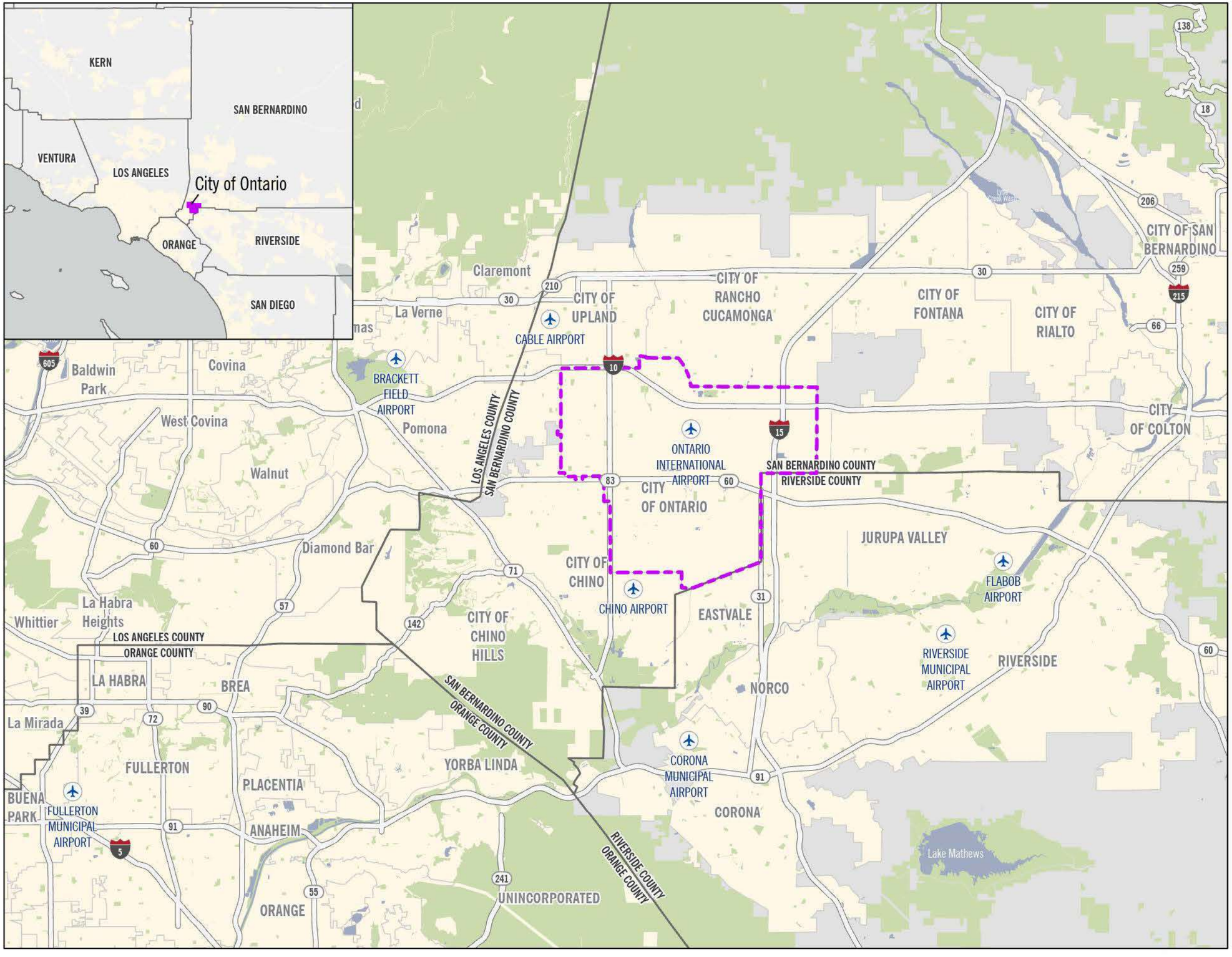
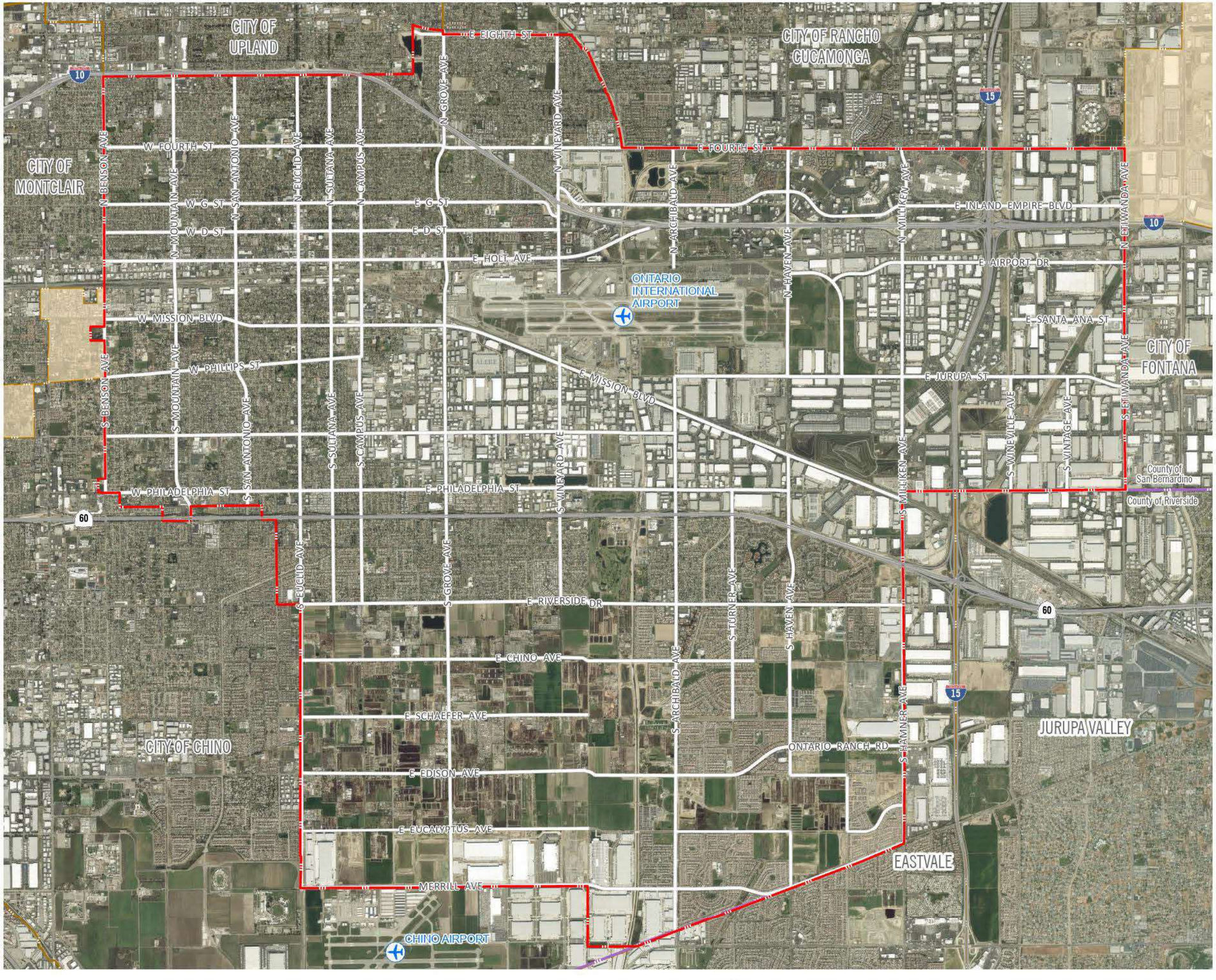


Figura 2

Mapa aéreo de toda la ciudad



Aeropuerto
Límites de la ciudad de Ontario
Límites de la ciudad adyacente
Límites del condado
Condado no incorporado

2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 ft

Fuente: Ciudad de Ontario 2021 Fecha: Oct/29/2025

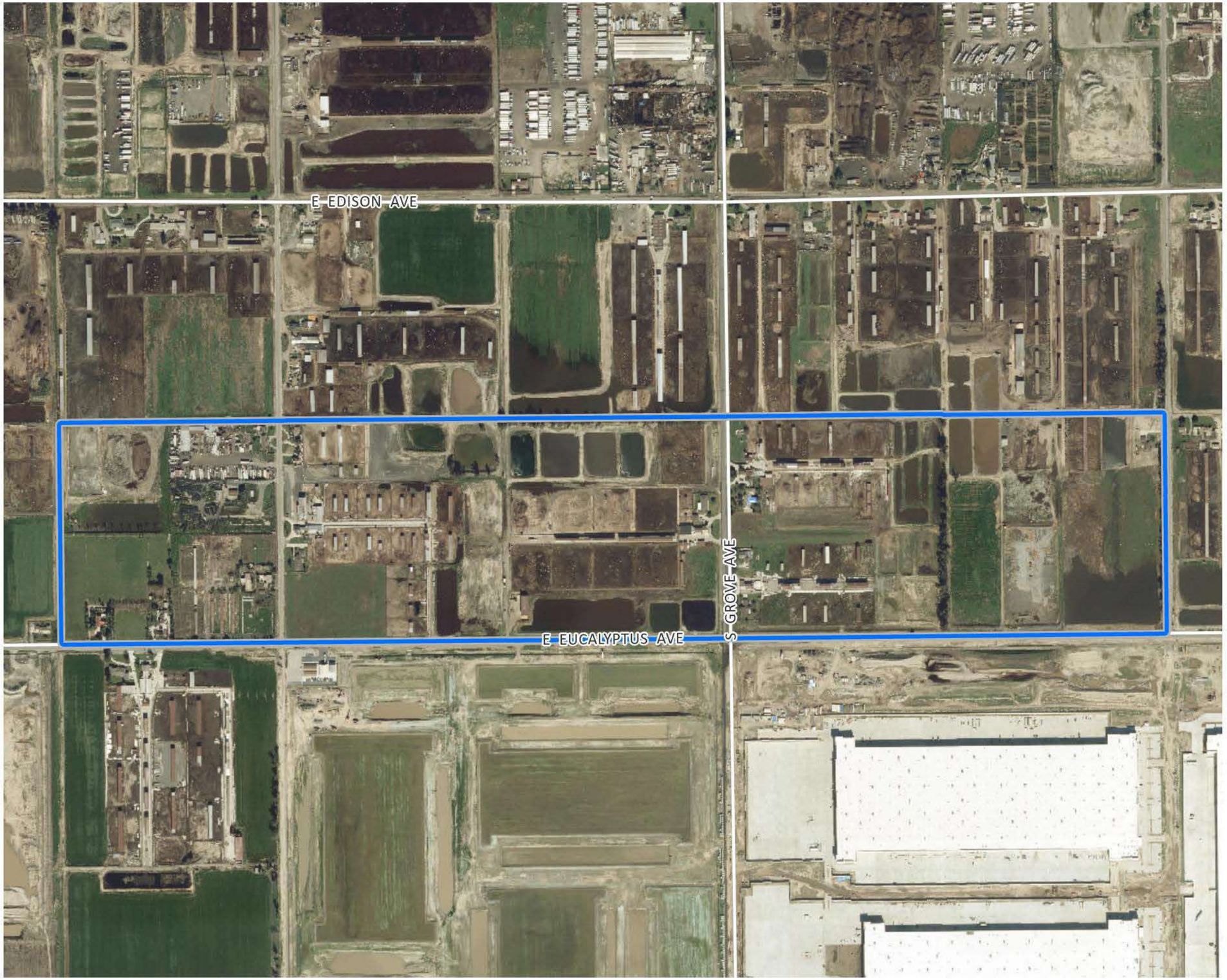


Figura 3
Mapa aéreo del EBPSP

Plan Específico del Parque Empresarial Eucalyptus

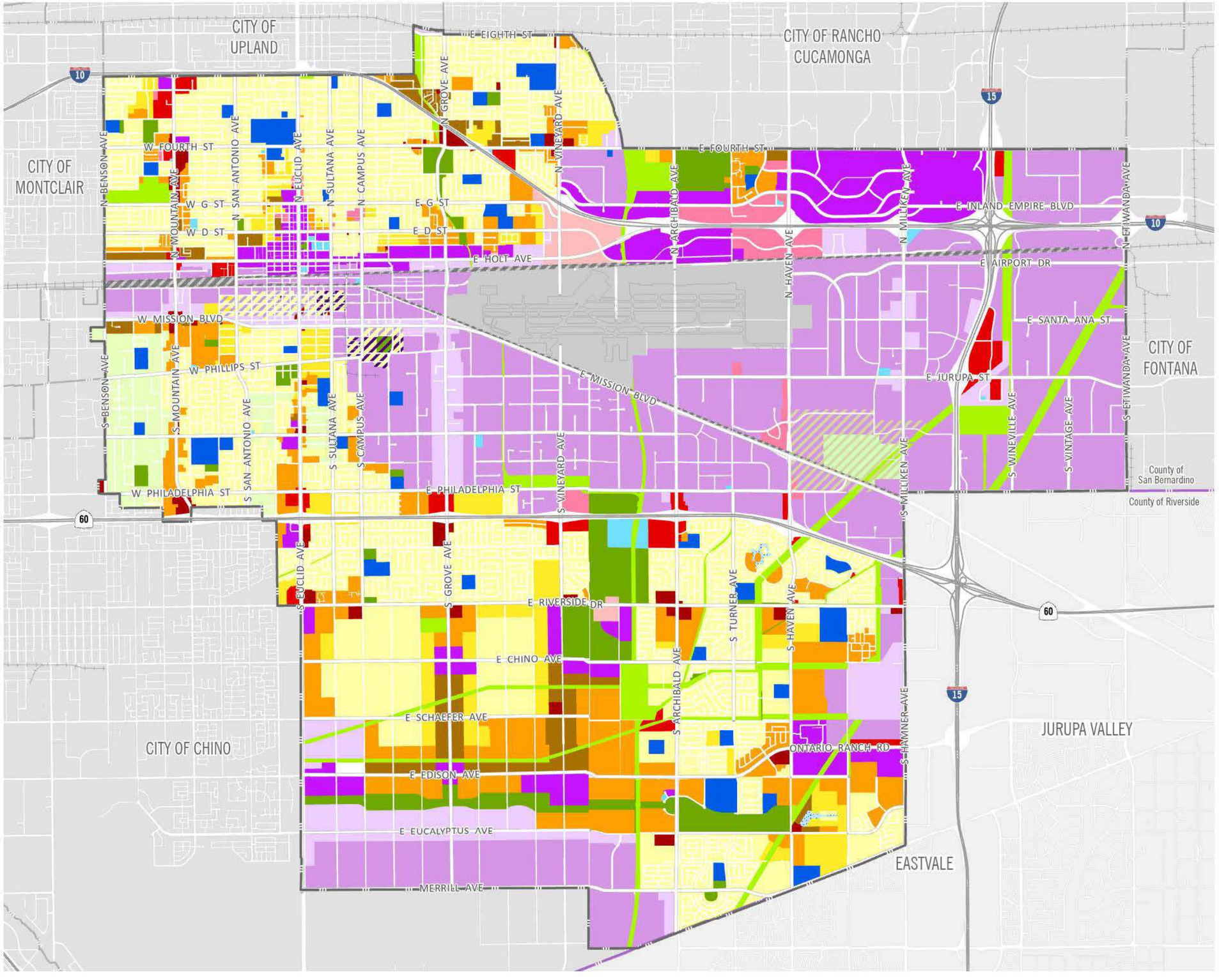
2·0·5·0
THE ONTARIO PLAN
SUPPLEMENTAL EIR

0 250 500 1,000 ft

Fuente: Ciudad de Ontario 2021 Fecha: Oct/29/2025

Figura 4

Plan de uso del suelo propuesto por el TOP



Límites de la ciudad de Ontario
Límites del condado
Red ferroviaria

Zonas de superposición
- Parque empresarial
- Industrial
- Área de impacto del vertedero

Designaciones de uso del suelo

Residencial
- RR Residencial rural
- LDR Residencial de baja densidad
- LMDR Residencial de densidad baja-media
- MDR Residencial de densidad media
- HDR Residencial de alta densidad

Uso mixto
- MU Uso mixto

Comercial
- NC Comercial del vecindario
- GC General Commercial
- OC Comercial de oficinas
- HOS Hotelería

Empleo
- BP Parque empresarial
- IND Industrial

Otro
- OS-NR Espacio abierto - No recreativo
- OS-R Espacio abierto - Recreación
- OS-W Espacio abierto - Agua
- PF Instalación pública
- ROW Derecho de vía; ROW-bp Derecho de vía-parque empresarial
- PS Escuela pública
- ARPT Aeropuerto
- LF Vertedero
- Ferrocarril

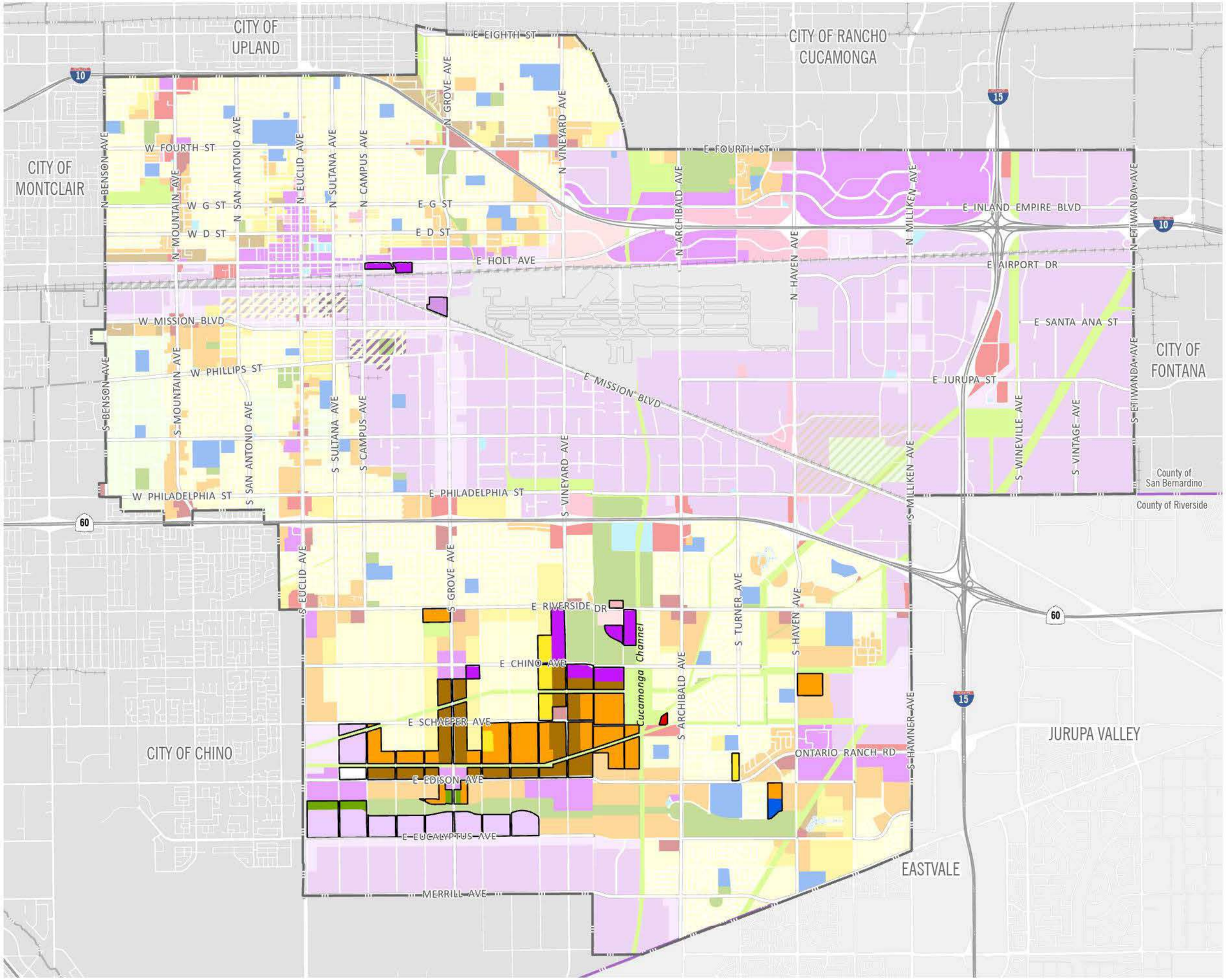
2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 ft

Fuente: La ciudad de Ontario 2025 Fecha: Oct/29/2025

Figura 5

Áreas de cambio



- Áreas de cambio propuestas
- Límites de la ciudad de Ontario
- Límites del condado
- Red ferroviaria

Zonas de superposición
- Parque empresarial
- Industrial
- Área de impacto del vertedero

Residencial
- RR Residencial rural
- LDR Residencial de baja densidad
- LMDR Residencial de densidad baja-media
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Otro
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- OS-W Espacio abierto - Agua
- PF Instalación pública
- ROW Derecho de vía; ROW-bp Derecho de vía-parque empresarial
- PS Escuela pública
- ARPT Aeropuerto
- LF Vertedero
- Ferrocarril

*Las áreas en las que no se propone ningún cambio en el uso del suelo se muestran con una opacidad del 40 %.

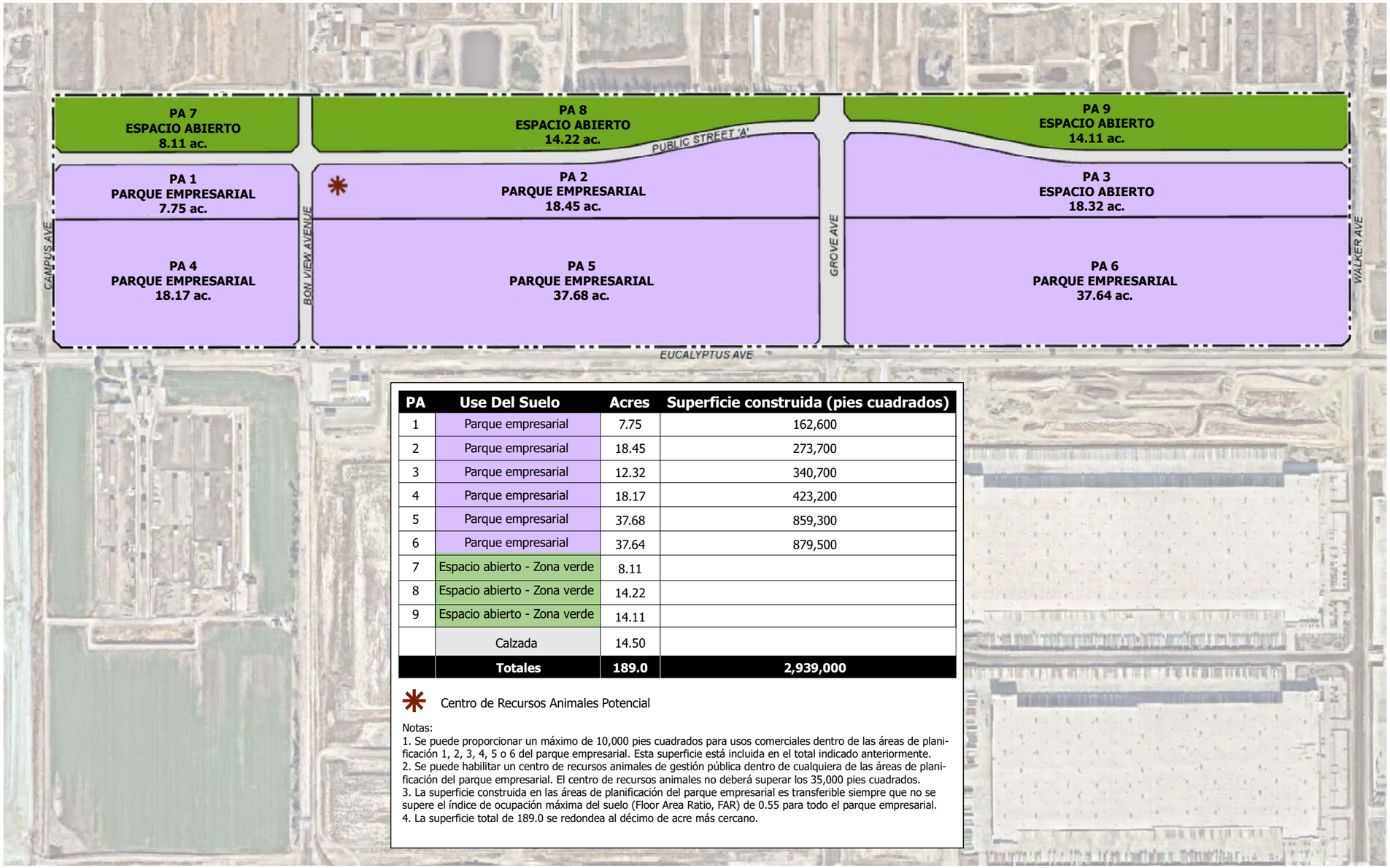
2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 ft

Fuente: La ciudad de Ontario 2025 Fecha: Oct/29/2025

Figura 6

Plan de uso del suelo propuesto por el EBPSP



PA	Use Del Suelo	Acres	Superficie construida (pies cuadrados)
1	Parque empresarial	7.75	162,600
2	Parque empresarial	18.45	273,700
3	Parque empresarial	12.32	340,700
4	Parque empresarial	18.17	423,200
5	Parque empresarial	37.68	859,300
6	Parque empresarial	37.64	879,500
7	Espacio abierto - Zona verde	8.11	
8	Espacio abierto - Zona verde	14.22	
9	Espacio abierto - Zona verde	14.11	
	Calzada	14.50	
	Totales	**189.0**	**2,939,000**

✱ Centro de Recursos Animales Potencial

Notas:
1. Se puede proporcionar un máximo de 10,000 pies cuadrados para usos comerciales dentro de las áreas de planificación 1, 2, 3, 4, 5 o 6 del parque empresarial. Esta superficie está incluida en el total indicado anteriormente.
2. Se puede habilitar un centro de recursos animales de gestión pública dentro de cualquiera de las áreas de planificación del parque empresarial. El centro de recursos animales no deberá superar los 35,000 pies cuadrados.
3. La superficie construida en las áreas de planificación del parque empresarial es transferible siempre que no se supere el índice de ocupación máxima del suelo (Floor Area Ratio, FAR) de 0.55 para todo el parque empresarial.
4. La superficie total de 189.0 se redondea al décimo de acre más cercano.

2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 200 400 Pie

Fuente: ESRI, NearMap (enero 2025), Michael Baker (marzo 2025).

Fecha: (10-13-2025)

Emma Haines

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Tuesday, November 4, 2025 3:49 PM
To: Emma Haines; Thomas Grahn; Robert Morales; Kimberly Ruddins
Cc: Thomas Grahn; Robert Morales; Kimberly Ruddins
Subject: RE: Notice of Preparation (NOP) and Scoping Meeting for the TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR)

Greetings,

A records check of the Tribal Historic Preservation Office's cultural registry revealed that this project is not located within the Tribe's Traditional Use Area. Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Thank you,

Anthony Kline
Cultural Resources Analyst
akline@aguacaliente.net
C: (760) 413-5836 | D: (760) 883-1139
5401 Dinah Shore Drive, Palm Springs

From: Emma Haines <ehaines@placeworks.com>
Sent: Tuesday, November 4, 2025 9:11 AM
Cc: Thomas Grahn <TGrahn@ontarioca.gov>; Robert Morales <rmorales@ontarioca.gov>; Kimberly Ruddins <Kruddins@ontarioca.gov>
Subject: Notice of Preparation (NOP) and Scoping Meeting for the TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR)

This email was sent by a person from outside your organization. Please verify the authenticity of this email before taking further action.

To Whom it may concern,

The City of Ontario is preparing a Policy Plan Amendment to The Ontario Plan (TOP) 2050. Please see the attached Notice of Preparation (NOP) and Scoping Meeting for the TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR). The comment period will commence **Tuesday, November 4, 2025** and will close **Friday December 5, 2025**.

The City will hold an open-house-style scoping meeting in conjunction with this NOP in order to present the project and the SEIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the

SEIR. The City will hold the scoping meeting on Thursday, November 20, 2025, from 6:00 PM to 8:00 PM at the address found in the attached NOP.

Please contact Principal Planner, Thomas Grahn at (909) 395-2036 or tgrahn@ontarioca.gov if you have questions or to provide comments in response to this notice.

A copy of the NOP can be viewed electronically on the City's web page at: https://www.ontarioca.gov/government/community-development/planning/environmental-documents

Thank you,

A quien corresponda,

La ciudad de Ontario esta preparando la Modificación del plan de políticas del Plan de Ontario (The Ontario Plan, TOP) 2050. Por favor vea el aviso de preparación (Notice of Preparation, NOP) y reunión de alcance (adjuntos) para el informe complementario de impacto ambiental (Supplemental Environmental Impact Report, SEIR). El periodo de revisión pública comenzará el **martes 4 de noviembre de 2025** y finalizará el **viernes 5 de diciembre de 2025**.

La ciudad celebrará una reunión abierta al público en relación con este NOP con el fin de presentar el proyecto y el proceso del SEIR, y brindar a los representantes de las agencias y al público la oportunidad de ayudar a la agencia principal a determinar el alcance y el contenido del análisis ambiental para el SEIR. La ciudad celebrará la reunión de alcance el jueves 20 de noviembre de 2025, de 6:00 p. m. a 8:00 p. m en la dirección que se encuentra en el NOP adjunto.

Si tiene más preguntas o necesita información adicional, comuníquese con Thomas Grahn, planificador principal, al 909-395-2036, o envíe un correo electrónico a tgrahn@ontarioca.gov.

Se puede consultar una copia del NOP en formato electrónico en la página web de la ciudad: https://www.ontarioca.gov/government/community-development/planning/environmental-documents

Gracias,

EMMA HAINES
Associate I

PLACEWORKS

700 S. Flower Street, Suite 600 | Los Angeles, CA 90017
213.623.1443 x2132
ehaines@placeworks.com | placeworks.com

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Tuesday, December 2, 2025 5:21 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Proposed Land-Use for Haven & Chino Ave

From: Asa Lu <asayplu@gmail.com>
Sent: Tuesday, December 2, 2025 5:15 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Proposed Land-Use for Haven & Chino Ave

CAUTION – EXTERNAL SENDER

Hi Thomas,

I am a resident here at Peri Rubi in Ontario Ranch. It has come to my attention regarding the proposed land use change at Haven and Chino Ave by the City of Ontario as part of the TOP 2050 Plan. I would like to share my respectful thoughts on this proposed land use to **be an OPEN SPACE / PARKLAND** rather than a medium density residential property as the nearby areas are surrounded by compact and dense residential communities and plazas.

Maintaining parkland on available open space supports balanced urban development, prevents over-densification, and promotes social well-being through accessible public amenities. Keeping the land as a park protects a rare green refuge in a rapidly growing area. Once replaced by dense housing, this open space and its benefits would be gone forever.

Thank you for taking this into consideration.

Regards,

Asa Lu
asayplu@gmail.com
9517767185

Emma Haines

From: Thomas Grahn
Sent: Monday, November 24, 2025 1:51 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Re-zoning Haven Comment

-----Original Message-----
From: Catherine Krieger <krieger.catherine@gmail.com>
Sent: Monday, November 24, 2025 1:36 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Re-zoning Haven Comment

Caution – External Sender

Hi Thomas,

I am a resident in the Peri community in Ontario ranch and I noticed the re-zoning of park land/ open space on haven and chino intersection to medium density homes. I want to comment to dispute this change in re-zoning as the neighborhood needs more open park space which will help keep the air clean. This area is already highly dense and should be broken up with parkland.

Thank you,
Catherine Cho

City of Chino Hills

14000 City Center Drive
Chino Hills, CA 91709
(909) 364-2600
www.chinohills.org

December 2, 2025

Thomas Grahn, Principal Planner
Ontario City Hall, Planning Department
303 East B Street
Ontario, CA 91764

Subject: Comments on Notice of Preparation (NOP) for The Ontario Plan 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR)

Dear Mr. Grahn,

Thank you for the opportunity to comment on the above-mentioned NOP. The proposed land use amendments to the Ontario Plan would add additional industrial land uses to the southern area of Ontario along Eucalyptus Avenue. The plan would also re-allocate residential and mixed-use development within this area. The area between Eucalyptus and Merrill Avenues is already being actively developed with high-cube warehouse and fulfillment center uses, which has created increased truck traffic within the region. The City of Chino Hills would like the SEIR to examine the potential increase in vehicular traffic, particularly truck traffic, that may have cumulative effects to transportation infrastructure adjacent to Chino Hills, including Grand Avenue, Chino Hills Parkway, Pine Avenue, and Euclid Avenue, where they intersect State Route 71. These are likely areas that would be impacted by regional truck traffic travelling between the ports of Los Angeles and Long Beach to warehouse and manufacturing uses in Ontario, as well as commuter traffic from new homes. If you have additional questions, please contact me at nliguori@chinohills.org or (909) 364-2740. We look forward to collaborating with the City of Ontario on solutions to mitigate the potential impacts to the region through this process.

Sincerely,

N. Liguori

Nicholas Liguori, AICP
Community Development Director

City Council: Art Bennett ▪ Brian Johsz ▪ Ray Marquez ▪ Cynthia Moran ▪ Peter J. Rogers

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Thursday, December 4, 2025 5:51 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: NOP Comments - The Ontario Plan 2050 Draft Policy & Land Use Amendments (General Plan Update)
Attachments: TOP Update - Comment Letter 12-4-25.pdf

Follow Up Flag: Follow up
Flag Status: Completed

From: Craig Cristina <ccristina@richlandcommunities.com>
Sent: Thursday, December 4, 2025 5:45 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: Rudy Zeledon <RZeledon@ontarioca.gov>; Henry K. Noh <HNoh@ontarioca.gov>; Derek Barbour <dbarbour@richlandcommunities.com>
Subject: NOP Comments - The Ontario Plan 2050 Draft Policy & Land Use Amendments (General Plan Update)

CAUTION – EXTERNAL SENDER

Good Evening Gentlemen,

Following our review of the proposed General Plan land-use changes and recent discussions with City staff, we are pleased to submit the attached formal comments and recommendations for your consideration.

As we've discussed previously, our primary concern centers on the proposed High Density Residential designations along several Ontario Ranch corridors. If the City imposes rigid minimum density requirements in areas that are still transitioning from former dairylands, it is likely to deter feasible projects and undermine the City's housing goals. The attached letter outlines this issue in detail and offers constructive, market-informed alternatives.

We greatly appreciate the City's leadership on this important update and would welcome the opportunity to meet with you and the planning team after the public comment period closes to discuss these issues and opportunities further.

Thanks,

Craig Cristina
Senior Vice President

Richland
Southern CA | 3161 Michelson Drive, Suite 425 – Irvine, CA 92612
Northern CA | 601 University Avenue, Suite 125 – Sacramento, CA 95825
Direct: 949.383.4124
Office: 949.261.7010
Mobile: 949.439.0525
CCristina@RichlandCommunities.com

RICHLAND

December 4, 2025

Thomas Grahn, Principal Planner
City Hall, Planning Department
303 East "B" Street
Ontario, CA 91764

Sent via email: *tgrahn@ontarioca.gov*

Re: Comments on Notice of Preparation (NOP) to prepare a Supplemental Environmental Impact Report (SEIR) for *The Ontario Plan 2050 Draft Policy & Land Use Amendments* (General Plan Update)

Dear Mr. Grahn,

On behalf of Richland Communities, I am writing to provide formal comments on the City of Ontario's proposed update to The Ontario Plan Policy Plan (General Plan), specifically regarding the proposed redesignation of lands along Ontario Ranch Road (formerly Edison Avenue), Grove Avenue, and Vineyard Avenue from Medium Density Residential (up to 11.1-25 du/ac) and Mixed Use (up to 14-65 du/ac) to High Density Residential (25.1–45 du/ac) with the City's intention to require a minimum density of 25.1 dwelling units per acre. In this zone.

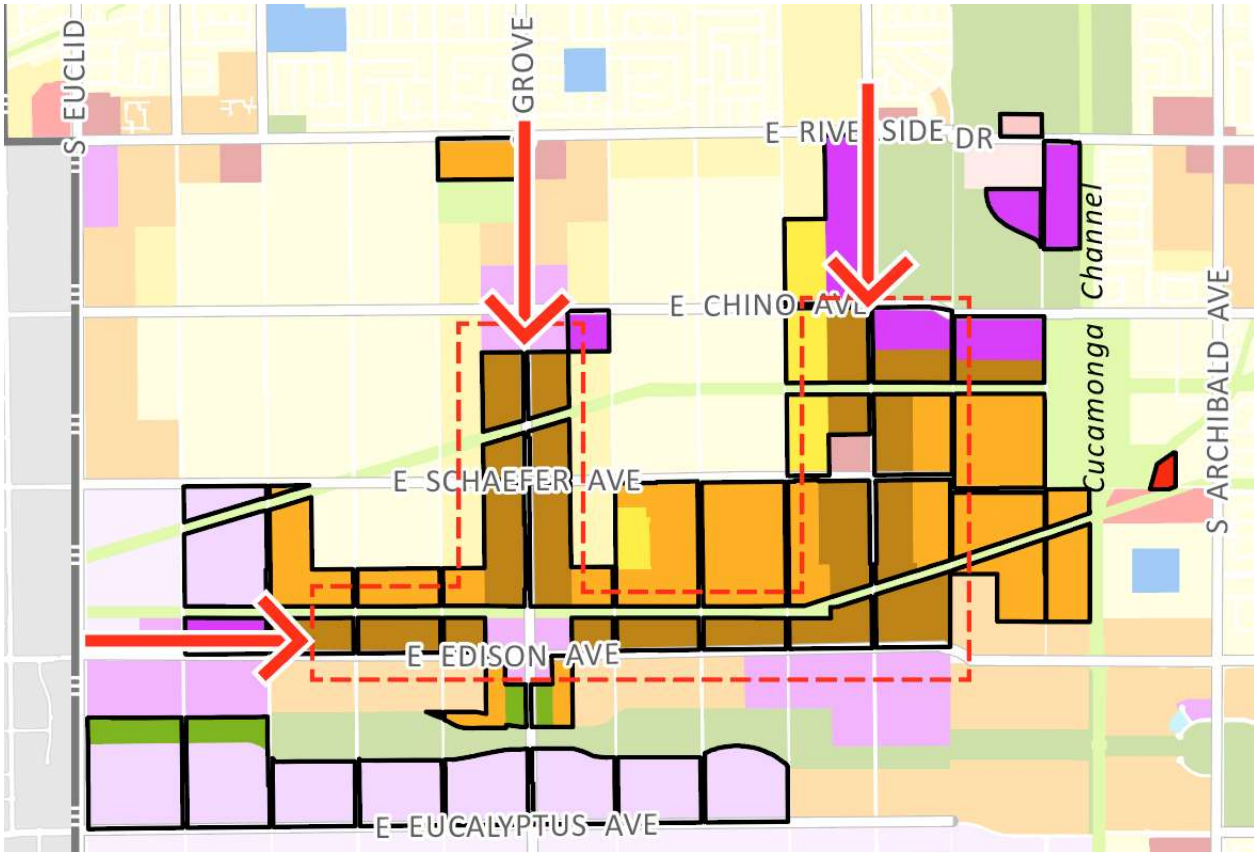
For more than 25 years, Richland Communities has been a proud landowner and master developer in Ontario Ranch, and we remain fully committed to delivering new residential neighborhoods, shopping centers, industrial facilities, and business parks for decades to come. To date, our projects have created 23 distinct residential neighborhoods across most of the Specific Plans on the east side of Ontario Ranch. As one of the original founding members of the New Model Colony (NMC) Builders LLC consortium, we played a pivotal role in designing and funding the backbone infrastructure that enabled development of the east side to begin.

Our substantial and ongoing investment in Ontario reflects our confidence in the City's stable, forward-thinking leadership and shared values. It is with that deep respect and appreciation for the professionalism of the City's staff and elected officials that we submit these comments for your careful consideration.

While we fully support the City's efforts to comply with state housing laws (including no-net-loss requirements and the Regional Housing Needs Allocation determined by SCAG), and we recognize the intent to promote "affordable by design" multifamily housing along key corridors

3161 Michelson Drive – Suite 425 • Irvine, California 92612 • 949.261.7010 • Fax 949.261.7016

in Ontario Ranch, we are concerned that if a minimum density requirement of 25.1 du/ac is written into the General Plan, it will have the opposite of its intended effect: rather than accelerating development and housing production along Ontario Ranch Road, it will disincentivize viable projects and leave large tracts of land fallow for years or decades to come.

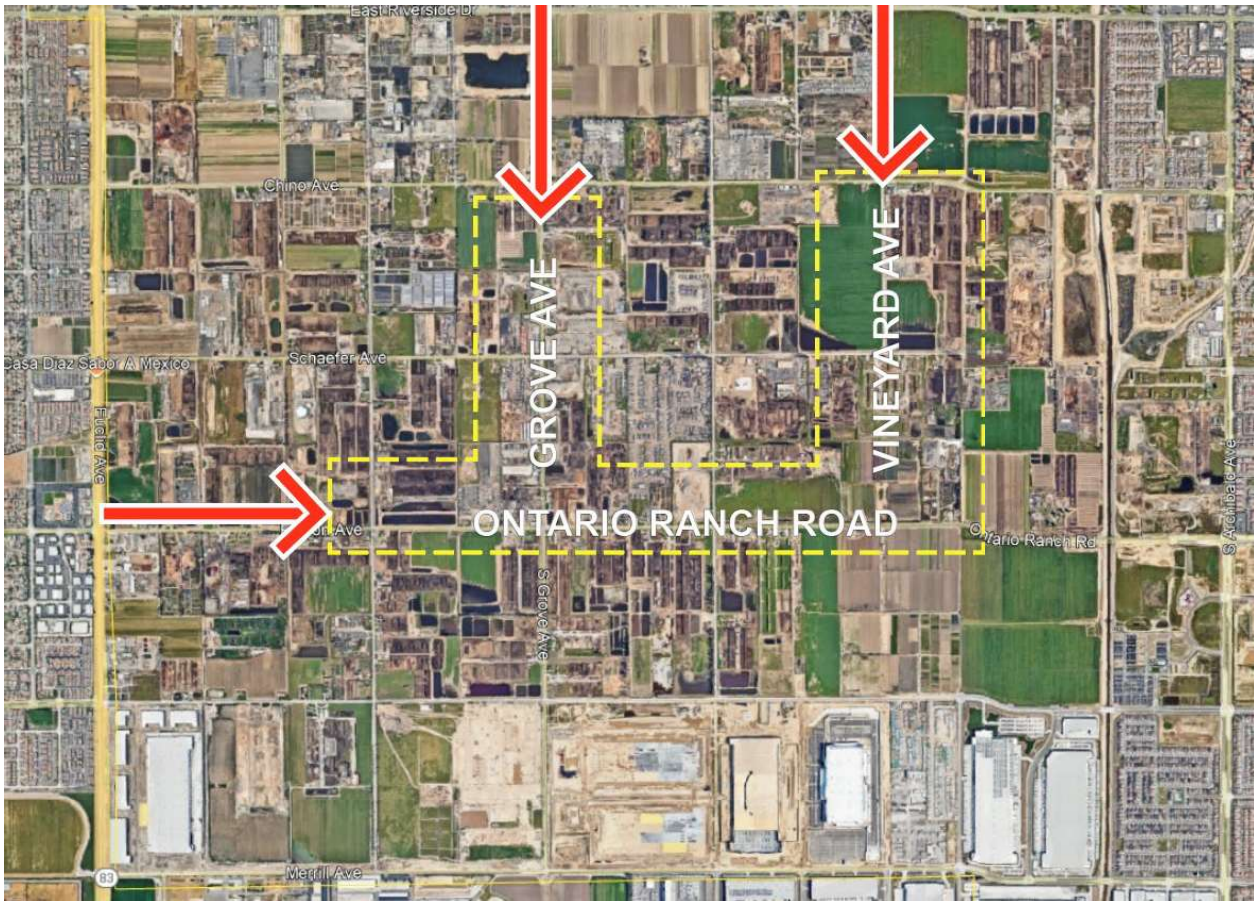


CITY'S PROPOSED HIGH DENSITY RESIDENTIAL CORRIDORS

Economic Feasibility Challenges in a Greenfield Location

The lands along Ontario Ranch Road remain agricultural or undeveloped, with little urban infrastructure or surrounding development on either side of Ontario Ranch Road. In such peripheral locations, the construction costs associated with high-density multifamily projects (structured parking, enhanced fire/life-safety systems, elevators, and greater vertical construction complexity) routinely exceed current market rents and sales prices for the resulting units. This is not a speculative assertion. To date, zero multifamily rental projects have been completed in Ontario Ranch, despite years of planning and entitlement under the area's specific plans. Development activity has been overwhelmingly dominated by for-sale single-family and townhome products, which are more financeable in an emerging area.

Developers and capital providers are well aware of this gap. Imposing a **minimum** density of 25.1 du/ac effectively prohibits lower-intensity projects (e.g., townhomes or garden-style apartments at 15–20 du/ac) that could be delivered profitably today and begin establishing an urban fabric along the corridor. The result will be paralysis: landowners will hold property rather than build infeasible projects, and the corridor the City wishes to activate will remain vacant far longer than necessary.



CITY'S PROPOSE HIGH DENSITY CORRIDORS OVER CURRENT AERIAL PHOTO

Successful Corridors Evolve Incrementally – Lessons from Southern California

Southern California is rich with examples of major boulevards that began with modest-intensity development and evolved organically into vibrant, high-density urban corridors over decades through reinvestment and redevelopment. Forcing high density from day one is not how these places were developed and now currently thrive:

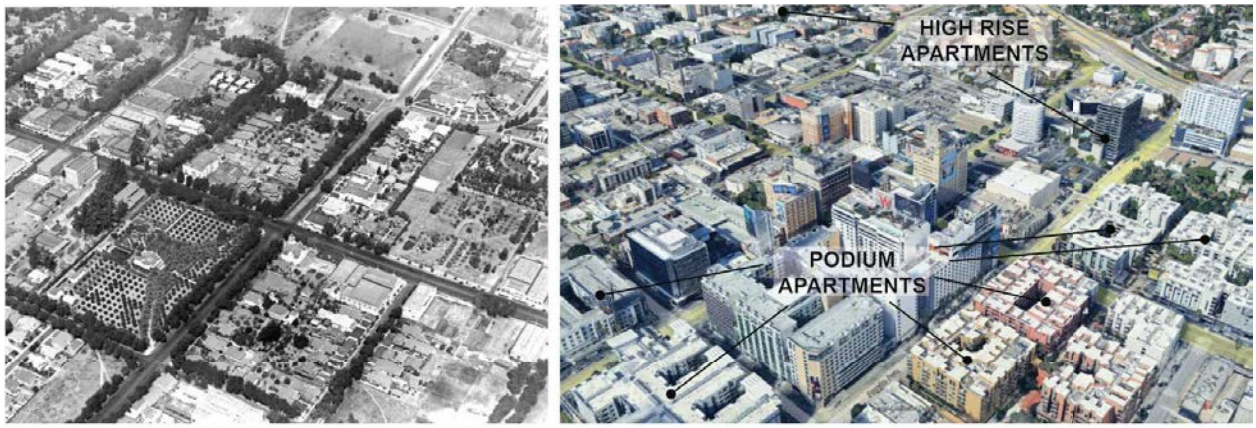
- **Jamboree Road, Irvine (Irvine Business Complex)** – In the 1960s–1980s this was largely agricultural and low-rise industrial/office. Initial development occurred at modest

intensities that were financeable at the time. Only after roads, utilities, and market demand matured did redevelopment bring mid-rise and high-rise offices, hotels, and multifamily housing. Today it is one of the region's most intense employment and housing corridors, but it took 40+ years of incremental growth.



PARK PLACE, IRVINE – 2007 & PRESENT

- **Hollywood & Vine, Los Angeles** – Hollywood evolved from quiet rural orchards in the early 1900s into the early heart of the film industry, followed by decades of low-intensity commercial strips after World War II. The arrival of the Metro line in the 1990s, combined with new zoning ordinances and reduced parking requirements, unleashed a wave of mid- and high-rise apartments that has restored Hollywood as one of Los Angeles' densest and most vibrant residential neighborhoods.



HOLLYWOOD & VINE – 1920 & PRESENT (HOLLYWOOD HIGH IN FOREGROUND)

- **Downtown Long Beach** – Downtown Long Beach, originally low-rise retail and port-related uses, was reborn through redevelopment. Starting with the traditional Redevelopment Agency work in the 1970s, the downtown district's evolution fast-

tracked with the 2012 Downtown Plan that eliminated most parking minimums and dramatically increased allowable heights. The result has been a skyline of 20- to 35-story residential towers and several thousand new units where almost no multifamily housing existed a decade ago.

The experience of Southern California's most successful corridors and districts shows that urbanization along major arterials is typically an evolutionary, market-driven process rather than an instantaneous leap to high density. Early lower-intensity projects, whether retail, office, or light industrial absorb the initial cost of extending infrastructure, generate activity and identity, and steadily increase land values to the point where taller, residential-focused redevelopment becomes economically viable and profitable.

Attempting to mandate maximum density on raw or underutilized land at the outset has repeatedly proven counterproductive, often resulting in prolonged stagnation, unfinished sites, and the very underperformance the City seeks to avoid.

Recommended Alternative Approach

The City can still achieve its RHNA and affordable-housing objectives while genuinely incentivizing near-term development along Ontario Ranch Road by adopting a more flexible land-use framework, such as:

- **OPTION 1** – Retain a **High-Density Residential** designation but set only a **maximum** density (e.g., 45 du/ac) and a modest **preferred minimum** (e.g., 10–14 du/ac) if at all, that can be achieved in the market rather than outright prohibition of lower-density projects. To encourage densities at or above 25 du/ac, incentives should be provided that bridge the gap between the existing market economics and the desired density outcome **or**
- **OPTION 2** – Designate the corridor **Mixed-Use or Business Park/Commercial** as the base land-use, with a **High-Density Residential Overlay** (allowing up to 45 du/ac where market conditions support it), similar to Rich-Haven's mixed use districts with a lower floor density, but with a similar incentives-based approach to encourage construction of higher density residential in the early phases of development.

Either approach would:

- Allow feasible low- to medium-density projects (or commercial/business park uses) to proceed immediately, activating the corridor and absorbing infrastructure costs;
- Preserve the City's overall residential capacity for state-law compliance;

- Enable future upzoning or redevelopment to higher densities as the area matures and economics improve; and
- Align with proven patterns of successful corridor development throughout Southern California.

Beyond the corridors addressed above, we believe several additional opportunity sites within the City's existing Mixed-Use districts, most notably Ontario Center and the Ontario Mills area, are far better positioned for near-term high-density residential development than currently contemplated. These large areas already benefit from regional access, existing infrastructure, and strong market recognition, yet the draft Plan appears to under-plan their density potential. We would welcome the opportunity to collaborate with City staff on implementing policies that fully capture these sites' capacity to deliver substantial housing and affordability, while remaining realistic about the unique development economics and phasing challenges of building within the former dairylands.

We appreciate the City's leadership in addressing the regional needs on housing and fully share the goal of delivering thousands of new homes in walkable, mixed-use environments. We respectfully urge the City to either: (1) clarify the proposed High Density Residential designations will not have a minimum density requirement; or (2) replace the fixed designation with a more flexible mixed-use designation that allows uses and density to increase organically as conditions mature. Coupled with a near-term focus on proven opportunity sites, these adjustments will better ensure that the City's long-term vision for a vibrant Ontario is realized through homes that are built rather than remaining theoretical capacity on paper.

Thank you for considering these comments. I would welcome the opportunity to discuss them further with you and your staff at your earliest convenience.

Sincerely,

Richland Communities



Craig Cristina
Senior Vice President

cc:

Rudy Zeledon, Executive Director, Community Development Agency
Henry K. Noh, Planning Director

Emma Haines

From: Dan Silver <dsilverla@me.com>
Sent: Tuesday, November 4, 2025 11:07 AM
To: Thomas Grahn
Cc: Kimberly Ruddins; mary ann Ruiz; Emma Haines; rmorales@ontarioca.gov
Subject: Notice of Preparation (NOP) and Scoping Meeting for the TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR)
Attachments: Ontario Setttlement Agreement.pdf

November 4, 2025

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

Dear Mr Grahn:

Endangered Habitats League is in receipt of the NOP for the TOP Plan Amendment. We have the following comments:

1) We ask that the Plan Amendment take any and all appropriate steps to incorporate the mitigation fee applicable to the Annexation Area 163 via the Settlement and General Use Agreement. See enclosed for reference.

2) The Plan Amendment should further advance Livable Communities Policies as set forth in the agreement.

> "Liveable Communities Policies" as used in this Agreement shall mean policies (1) promoting a balance of land uses, “walkable” communities, with miixed use community centers, pedestrian amenities with parks, trails and open spaces; and (2) encouraging more employment and related opportunities in proximity to residential development and mixed use activity clusters to allow potential opportunities for public transit and effective traffic circulation between residential and employment areas. The Patties agree that the current General Plan for Annexation Area 163 contains these polictes as set forth in this definition.

Thank you for considering our views and for our current effective partnership in implementation of the Agreement. Please retain EHL on mailing and distribution lists for this project.

Yours truly, and with best personal regards,

Dan Silver

NOTE NEW MAILING ADDRESS

Dan Silver, Executive Director

Endangered Habitats League
505 S Flower St #71001
PO Box 71001
Los Angeles CA 90071

213-804-2750
dsilverla@me.com
https://ehleague.org

SETTLEMENT AND GENERAL RELEASE AGREEMENT

This Settlement and General Release Agreement ("Agreement") is made on the Effective Date defined herein and is by and between petitioners and appellants Endangered Habitats League, Inc. ("EHL") and Sierra Club, Inc. ("Sierra Club") (collectively "Petitioners"), and respondent City of Ontario ("Ontario" or "City"), a municipality organized under the laws of the State of California, all three of whom are collectively referred to as the "Parties," in connection with the settlement of any and all claims, demands, causes of action, obligations, damages, and liabilities of any kind that have arisen between the Parties.

RECITALS

A. On or about February 9, 1998, EHL commenced legal action against Ontario entitled Endangered Habitats League, Inc. v. City of Ontario et al., San Bernardino County Superior Court Case No. RCV 32616 (the "Action"). On March 13, 1998, Sierra Club joined EHL in filing a first amended petition for writ of mandate in the Action.

B. In the Action, Petitioners contested Ontario's approval in January 1998 of a general plan amendment (the "General Plan Amendment"), zoning changes and certification of a final environmental impact report ("Final EIR") involving 8,200 acres of land to the south of Ontario's current city limits and within Ontario's "sphere of influence," also referred to as Annexation Area 163 ("Annexation Area 163") as shown in the solid red-bordered, yellow shaded portion of the attached Exhibit "A." The Petitioners alleged that Ontario's actions and approvals on these matters, inter alia, violated the California Environmental Quality Act ("CEQA") and planning and zoning laws, including inconsistency with Ontario's existing General Plan ("General Plan"). Petitioners also alleged that Ontario violated Water Code sections 10910-10914 by not obtaining and disclosing pertinent public water system matters in the Final EIR. Ontario disputes all of Petitioners' contentions.

C. On or about March 16, 1999, San Bernardino County Superior Court Judge Jeffrey King denied Petitioners' first amended petition for writ of mandate in the Action. On or about April 8, 1999, Judge King issued a judgment and order to that effect.

D. On or about May 11, 1999, Petitioners filed a notice of appeal from Judge King's judgment and order in the Action. That appeal, No. E024964, is currently before the California Court of Appeal, Fourth District, Division 2 (the "Appellate Action").

E. Since the Petitioners filed their notice of appeal, the Parties have engaged in extensive settlement negotiations regarding the Appellate Action.

F. The purpose of this Agreement is to settle and release fully and completely all claims that Petitioners had, have, or may have against Ontario regarding: (1) the Action, (2) the Appellate Action, and (3) any present or future litigation involving development in Annexation Area 163, which conform to the terms of this Agreement, and make certain provisions for the further mitigation of environmental impacts attributable to Ontario's approval of the 1998 General Plan Amendment or future general plan amendments contemplated by this Agreement, as discussed herein.

G. Ontario has previously committed in the Final EIR prepared for the annexation of Annexation Area 163 and elsewhere to a comprehensive effort to protect the environment and maximize the conservation value of land set aside in Annexation Area 163. To that end, through the Final EIR and elsewhere (see Exhibit "B" attached hereto), Ontario has committed to achieving the following: (1) acquiring 145 acres within Annexation Area 163 as a Waterfowl and Raptor Conservation Area; (2) acquiring 160 acres of land or easements within the Chino Basin area to provide wetland and foraging habitat for waterfowl; and (3) coordinating with other governmental entities and making their best efforts in the Habitat Area to attempt to create an inter-jurisdictional plan pursuant to Senate Bill 831.

DEFINITIONS

"Advisory Committee" as used in this Agreement shall mean an advisory committee of stakeholders formed by the Parties pursuant to paragraph 5, below.

"Developable Acres" as used in this Agreement shall mean the actual net area to be developed, excluding only Publicly Dedicated Property. There are approximately 5,259 Developable Acres in Annexation Area 163 based on the current General Plan.

"Ecologically Functional Units" as used in this Agreement shall mean habitat with high or medium biological value or potentially high or medium biological value capable of sustaining species over the long term as a result of their size, location, conductivity, and/or edge effects as determined by a qualified biologist.

"Effective Date" as used in this Agreement shall mean the date on which the request for dismissal of the Appellate Action is filed with the court as provided in paragraph 19.

"Habitat Area" as used in this Agreement shall mean the area within the red and black-dashed border shown in Exhibit A, attached hereto, or other areas which the Land Trust finds to have a biologically functional relationship to waterfowl, Burrowing Owl or other raptors, Delhi Sands flower-loving fly, or other wildlife of the Chino Basin.

"Land Trust" as used in this Agreement shall mean a land trust, conservancy or other non-profit corporation or non-profit entity which is created or selected by the Parties to carry out the responsibilities, goals and objectives pertaining to mitigation of environmental impacts, as set forth in this Agreement, and any further responsibilities to which the Parties may mutually agree at a later time, and which shall be responsible for managing the mitigation as described in paragraphs 2 and 4, with oversight by the Parties.

"Livable Communities Policies" as used in this Agreement shall mean policies: (1) promoting a balance of land uses, "walkable" communities with mixed use community centers, pedestrian amenities with parks, trails and open spaces; and (2) encouraging more employment and related opportunities in proximity to residential development and mixed use activity clusters to allow potential opportunities for public transit and effective traffic circulation between residential and employment areas. The Parties agree that the current General Plan for Annexation Area 163 contains these policies as set forth in this definition.

"Mitigation Fee" as used in this Agreement shall mean a fee of two thousand dollars ($2,000) imposed on a per-acre basis on Developable Acres to be used for mitigation for potential future environmental impacts that may occur from development in Annexation Area 163. The Mitigation Fee amount may be revised upward by Ontario on its own initiative or at the request of any of the Parties or the Land Trust, but Ontario is not obligated at any time to change the Mitigation Fee amount. Ontario may revise the Mitigation Fee downward only if, and to the extent, it replaces any Mitigation Fee shortfall with separate funds.

"Publicly Dedicated Property" shall mean property dedicated to Ontario or any other public entity for schools, fire stations, public parks, public roads and streets, libraries, water well sites, or sewer treatment plants, or other comparable property dedicated or acquired for public uses or public purposes.

"Termination Date" as used in this Agreement shall mean the date on which Ontario determines in its sole and absolute discretion that full build out of all Developable Acres within Annexation Area 163 has occurred.

AGREEMENT AND RELEASE

NOW, THEREFORE, in consideration of the mutual covenants, promises and undertakings set forth herein, Petitioners and Ontario agree as follows:

1. Each recital set forth above is incorporated herein by reference and made a part of this Agreement.

2. The Parties agree that this Agreement is intended to address and provide mitigation for certain potential future environmental effects that could result from development occurring in Annexation Area 163. This Agreement is intended to cover potential environmental impacts in Annexation Area 163 to the Burrowing Owl, the Delhi Sands Flower-Loving Fly ("DSF"), raptor foraging and wildlife habitat, loss of open space, and actual and potential habitat and agricultural lands. This Agreement also covers other sensitive species, both listed and non-listed, that inhabit or may inhabit similar habitat in Annexation Area 163. To this end, the Parties agree to the measures ("Mitigation Measures") set forth below.

a. Ontario shall impose the Mitigation Fee on development of Developable Acres in Annexation Area 163 that requires discretionary approval or permitting from Ontario until the Termination Date. The Mitigation Fee shall be paid by the real property owner or developer on or before the time Ontario issues grading permits for development within Annexation Area 163. The Mitigation Fee shall not be required for discretionary approvals or permits issued under the Agricultural Overlay Ordinance.

b. Notwithstanding subparagraph (a) above, the City of Ontario will identify through CEQA review, and in consultation with DFG, lands occupied by Burrowing Owl and suitable as long-term habitat due to proximity to watercourses, flood control channels, proposed or active trails, or other planned or protected open space. In

such cases, Ontario will require avoidance of those lands necessary to maintain a viable territory and will require their maintenance for long-term habitat value through dedication in fee or grant of easement to the Land Trust. In determining the scope of the viable territory, the City may include contiguous lands which are permanently protected and suitably managed to maintain Burrowing Owl habitat. However, if the City determines that the application of the foregoing measures would result in an unconstitutional taking of private property under then-controlling judicial interpretations and the City's determination is substantiated by a written analysis from an independent expert in land use economics or other expert as appropriate under then-controlling judicial interpretations, who shall be selected by the City based upon the City's standard policies and practices for selecting experts with consideration of any input provided by the other parties, alternative measures for mitigating impacts on Burrowing Owl will be adopted in accordance with paragraph (c) below and through consultation with DFG. Any dedication made by a developer or other entity pursuant to the terms of this subsection may be in lieu of paying all or a portion of the Mitigation Fee set forth in subsection "a" above on those acres conserved, in accordance with this Paragraph.

c. Notwithstanding subsection "a" above, if Burrowing Owl individuals are found on a proposed development site and the site is not viable long-term habitat as determined by Ontario, the developer shall pay the Mitigation Fee and make provisions for the relocation of the Burrowing Owl individuals in a manner consistent with DFG guidelines and protocols.

d. The Parties acknowledge that habitat that benefits DSF can be expected to benefit Burrowing Owl, therefore up to 25% of the Mitigation Fee may be used for the recovery of DSF at Ontario's sole discretion. This percentage may change upon agreement of the Parties.

e. All Mitigation Fees collected shall be utilized for the purposes set forth in paragraphs 2 and 4(b), and may be used to: (1) purchase real property, conservation easements or other land use encumbrances with long-term conservation value for environmental impacts referenced in paragraphs 2 and 4; (2) enhance or restore lands with such values; (3) maintain and operate such lands; and (4) pay for related administrative duties. The amount dedicated to the administrative costs of such property shall not exceed ten percent (10%) of the total Mitigation Fees, unless approved by the Advisory Committee.

f. Real property or easements dedicated, conveyed or purchased to benefit wildlife, waterfowl, raptors and/or Burrowing Owls must have long-term conservation value for those species and must be managed by the Land Trust for their benefit. Such parcels must be located within the Habitat Area. Fee title, conservation easements, and/or long-term management agreements are appropriate legal mechanisms for advancing the environmental protections contemplated by this Agreement. Such property and easements shall be managed by the Land Trust. Examples of acceptable property are those adjacent to known habitat along flood

control channels (e.g., Cucamonga Creek), occupied or suitable lands within the Habitat Area, occupied or suitable uplands contributing to the functional value of wetlands and riparian habitat along the Santa Ana River or its tributaries, and habitat which is also beneficial to the DSF. Examples of unacceptable property are those that would otherwise be purchased by another entity or group as open space mitigation for environmental impacts. At the discretion of the Land Trust, the Mitigation Fee may be used to restore or enhance such property to contribute to long-term conservation values.

3. The Mitigation Fees shall be imposed until the Termination Date. Subject to Ontario's right to retain up to 25% of any Mitigation Fees collected to promote the recovery of DSF (see paragraph 2(d) above), any Mitigation Fees paid to Ontario shall be placed in their entirety in a separate, interest-bearing account managed by Ontario until the Land Trust is created, at which time all funds in the account shall be managed by the Land Trust, less fees retained by Ontario. Ontario shall be reimbursed for its actual and reasonable costs associated with any required annual accounting activities of the fund or any other required management costs.

4. In order to enhance the biological impact mitigation imposed as part of the Final EIR, the City may amend the General Plan, subject to appropriate CEQA review and other applicable legal requirements, to modify provisions for the 145-acre onsite Waterfowl and Raptor Conservation Area ("WRCA") in the manner described herein. In lieu of establishing the on-site WRCA, in whole or part, as provided in the Final EIR, the City may make the following alternative provisions for mitigation.

a. The City shall determine the area to be removed from the WRCA and for each such acre shall provide funding at the rate of forty thousand dollars ($40,000) per acre for mitigation of wildlife impacts outside of Annexation Area 163 ("Offsite Mitigation"). For this purpose, the City shall establish an impact fee or other mechanism for generating revenue. The City may include in this mechanism the generation of funding, at the same rate, to cover preservation of the 160 acres of offsite mitigation lands specified in the Final EIR, for a total of up to 305 acres of Offsite Mitigation. Responsibility for payment shall be borne by development within Annexation Area 163 under the 1998 General Plan Amendment. The funding mechanism shall be established before issuance by the City of any grading permit for any such development. Payment of a proportionate share of the Mitigation Fee shall be a prerequisite to any disturbance of an affected development site which requires a grading permit. The city shall collect the mitigation funding and make it available for Offsite Mitigation purposes at a rate equal to the proportionate share of development of Developable Acres. Funds collected by the City shall be managed by the Land Trust, and prior to establishment of the Land Trust, shall be handled by the City as set forth in paragraph 3.

b. The Land Trust shall be the entity responsible for acquiring and administering the Offsite Mitigation as well as the other properties addressed in this Agreement. In addition to the provisions of paragraph 5, below, concerning operation of the

Land Trust, the following goals and objectives shall govern implementation of the Offsite Mitigation by the Land Trust.

i. The Land Trust activities should emphasize preservation of wildlife values similar to those which will be directly impacted by development of Annexation Area 163, with particular emphasis on habitat for Burrowing Owl and other raptors, waterfowl, and riparian species.

ii Habitat values can be protected through acquisition of real property in fee, easements, or other appropriate legal mechanisms for long-term protection, as well as through restoration, enhancement, and maintenance of habitat values on land otherwise protected from development. Provision should be made for long-term maintenance of habitat values on sites protected by the Land Trust.

iii. Offsite Mitigation lands should be within the Habitat Area or in nearby areas where biological values bear a functional relationship to wildlife of the Habitat Area.

iv. To the maximum extent practicable, Offsite Mitigation areas should be areas of contiguous acreage and comply with the definition of Ecologically Functional Units set forth above.

c. Petitioners will not oppose amendments to the General Plan and/or Final EIR carried out in accordance with this paragraph 4 and will not initiate or join any litigation challenging the implementation of the Offsite Mitigation in accordance with this paragraph. In any such litigation, EHL agrees to provide an amicus brief in support of Ontario's position electing to move a portion or all of the WRCA off site and in implementing the Offsite Mitigation program. Provisions not to initiate or join in any litigation challenging the Offsite Mitigation program will be included in letters to be provided by Pomona Valley Audubon Society and TriCounty Conservation League. This provision is in addition to the requirements set forth in paragraph 12.

d. Prior to its formal actions to amend the General Plan to provide for Offsite Mitigation and to establish a funding mechanism for that purpose, Ontario shall, in addition to all required public notice and participation requirements of CEQA, notify Petitioners of these proposed actions.

5. The Parties shall form the Advisory Committee within 90 days of the Effective Date. The Advisory Committee shall be composed of two representatives appointed by Ontario, two representatives appointed by Petitioners, and one representative appointed by the already named representatives. The Advisory Committee shall oversee creation or selection of the Land Trust. The Land Trust shall be charged with carrying out the responsibilities described in this Agreement concerning mitigation of environmental impacts. The Land Trust shall be accorded flexibility in carrying out its duties; provided, however, that the Land Trust shall act in a fiscally responsible and professional manner in connection with all of its activities under this Agreement. The Advisory Committee shall attempt to select an existing land trust or conservation entity to

conduct the activities and responsibilities set forth for the Land Trust in this Agreement. Such existing land trust or conservation entity will preferably be local to the area and experienced in acquiring and managing conservation or mitigation property. If an existing land trust or conservation entity cannot be selected within a reasonable period of time, the Parties may oversee the creation of a land trust. Upon final approval of the Land Trust by the Advisory Committee, the Advisory Committee shall cease to exist and any responsibilities given to it by this Agreement shall be immediately assumed by the Board of Directors of the Land Trust. The Land Trust and its functions may be merged with or relinquished to any other program specifically designed to protect the environment at any time so as to most efficiently and comprehensively achieve the goals of this Agreement. If the Land Trust is merged with or relinquished to any other program at a time when the Advisory Committee no longer exists, such merger or relinquishment shall be subject to the Parties' approval.

6. If the Land Trust cannot, does not or can no longer carry out its responsibilities under this Agreement in conformance with the requirements, goals and objectives listed above, the Parties shall, at the request of any Party, reconvene the Advisory Committee to identify causes of the nonperformance and prescribe remedial changes. Such changes may include reformation or termination of the Land Trust, replacement of it with another similar entity, or transfer of its responsibilities to the City of Ontario. Any successor entity, whether it be another land trust or conservation entity, or Ontario itself, shall be responsible for carrying out the requirements, goals and objectives for the Land Trust set forth in this Agreement.

7. For every residential, commercial, industrial or other development project in Annexation Area 163 requiring discretionary approval or permitting, Ontario shall require the real property owner or developer to conduct a biological habitat assessment and when appropriate, biological surveys pursuant to formally adopted protocols, by qualified biologists or pursuant to any subsequently adopted Habitat Conservation Plan or a similar planning mechanism as part of a subsequent CEQA environmental review process. Where appropriate, these assessments shall determine whether species listed as threatened or endangered or of special concern after this Agreement has been fully executed are present on the real property proposed to be developed.

8 If changing pedestrian use, mixed use, or compact community design attributable to a particular project causes average daily vehicle trips in Annexation Area 163 to substantially increase beyond those identified in the General Plan and Final EIR, and significant new environmental impacts would thereby result as determined by Ontario, Ontario shall require supplemental environmental review prior to approving the project.

9. Any specific plans approved by Ontario in Annexation Area 163 shall be consistent with the General Plan and the purposes of "Livable Communities Policies" as defined in this Agreement.

10. As specific plans are submitted to Ontario regarding Annexation Area 163, Ontario agrees to allow Petitioners and others the opportunity to consult with Ontario regarding feeder routes from activity centers to transit stations in Annexation Area 163, including any funding proposals to address regional transportation needs. The actual location of such feeder routes shall be determined by Ontario in its sole discretion as afforded by law.

11. Nothing in this Agreement shall be construed to permit real property owners and developers in Annexation Area 163 to disregard the development conditions set forth in the General Plan as it may be amended from time to time, the Final EIR, and related Ontario City Council findings.

12. a. In exchange for the commitments set forth herein, Petitioner EHL and its officers and directors hereby release and forever discharge Ontario and its predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them ("Released Parties") from any and all of Petitioner EHL's claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which Petitioner EHL may now have or might hereinafter have against Released Parties involving the Final EIR and/or implementation of the General Plan Amendment, zoning changes, specific plans, tract maps, subdivision maps, site plan approvals and any other development-related approvals made by Ontario, regarding Annexation Area 163 which authorize a use or uses of land which is listed in Table 3-3 of the General Plan Amendment (attached as Exhibit "C") and which is consistent with this Agreement, which arose out of, relate to or are the subject of the Action and the Appellate Action, or which were asserted or which could have been asserted in the Action or the Appellate Action. By carrying out the actions specified in this paragraph 12, Petitioner EHL will make known its support for the terms of this Agreement and the City's development of Annexation Area 163 in accordance with this Agreement.

i. With respect to any future litigation which challenges a project within Annexation Area 163 on grounds of inadequate mitigation of environmental impacts, EHL will, upon request of Ontario, and subject to the funding provisions stated hereinafter, prepare and submit for filing in Superior Court an amicus brief supporting the adequacy of the mitigation measures in the Final EIR as certified in January 1998, and as modified pursuant to this Agreement, in conjunction with the provisions of this Agreement. EHL shall bear the cost of any such amicus brief which is filed in connection with an action brought by an organization whose primary purpose is conservation. For any lawsuit filed by any other person or organization, the obligations of EHL respecting an amicus brief shall apply only if funding adequate for preparing and filing the brief is provided by or through Ontario.

ii. With respect to any proposed development project or specific plan within Annexation Area 163, EHL will, within 30 days of receiving a request from the City, send the letter attached as Exhibit "D" to any person, organization or group challenging a project on environmental grounds.

b. In exchange for the commitments set forth herein, Petitioner Sierra Club, Inc., and its officers and directors hereby release and forever discharge the Released Parties from any and all of this Petitioner's claims, demands, liabilities, obligations, causes of action,

damages, judgments, payments, attorneys' fees and costs, both known and unknown, which were asserted or could have been asserted in the Action or the Appellate Action.

c. With respect to any future litigation which challenges a project within Annexation Area 163 on grounds of inadequate mitigation of environmental impacts, the Land Trust will, at the request of Ontario, prepare and submit for filing in Superior Court an amicus brief supporting the adequacy of the mitigation measures in the Final EIR as certified in January 1999.

d. If, in the future, any one or more of the Petitioners, or any of their predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, insurers, or reinsurers or any person claiming by or through any of them, files in any court of law a claim, demand, liability, obligation, cause of action, claim of damage or any other form of claim: (1) (A) challenging the City's approval of a general plan amendment, zoning change, specific plan, tract map, subdivision map, site plan or any other development project within Annexation Area 163, or (B) challenging the receipt of any such development approval by an individual developer, property owner, or public agency within Annexation Area 163, or such developer's, owner's, or agency's construction or other activities which have been permitted to proceed under such approval; and (2) (A) any such claim, etc., (i) challenges compliance of the City approval with requirements of the California Environmental Quality Act, (ii) contends that the approval authorizes a use or uses of land not listed in Table 3-3 of the General Plan Amendment (attached as Exhibit "C"), or (iii) fails to require mitigation of impacts on habitat and agricultural values in accordance with this agreement, or (B) such claim contends that an individual development project within Annexation Area 163 is not in compliance with the requirements set forth in this Agreement, then the measures set forth in remainder of this paragraph shall be followed. The City shall continue to collect the Mitigation Fees and Offsite Mitigation fees for the challenged action/project. However, any such fees collected shall not be placed in the interest-bearing account discussed in Paragraphs 3 and 4 of this Agreement nor forwarded to the Land Trust. Instead, the City shall place any such Mitigation Fees and Offsite Mitigation fees collected pursuant to the terms of this subsection into a separate interest-bearing escrow account ("Escrow Account") administered by the City. Mitigation Fees and Offsite Mitigation funds so collected shall remain in the Escrow Account pending judicial or other resolution of the challenge. If judicial or other resolution of the challenge determines that mitigation measures other than those set forth in this Agreement must be implemented, funds contained in the Escrow Account may, at the discretion of the City, be redirected for use in implementing such new or different mitigation measures. If the City does not redirect the funds as described, or if any such challenge is unsuccessful, funds in the Escrow Account shall be distributed according to the provisions of Paragraphs 2, 3 and 4 of this Agreement. In any event, Ontario shall be reimbursed from the escrow proceeds for its actual and reasonable costs associated with any required annual accounting activities of the Escrow Account or any other required management costs.

e. The releases from litigation contained in this Paragraph shall not apply, and Petitioners shall retain the right to bring suit against Ontario or any of the afore-named entities, for any proposed project in Annexation Area 163 which an arbitrator determines pursuant to paragraph 17 deviates substantially from the purposes of the "Livable Communities Policies" as defined above, or which an arbitrator determines pursuant to paragraph 17 deviates

substantially from the mitigation provisions of this Agreement as set forth in paragraphs 2 through 5 above.

13. a. Petitioner EHL, on behalf of its predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them agrees and covenants that it will not institute or join in any way, including the filing of amicus briefs, any new lawsuit which is based on any claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which Petitioner EHL may now have or might hereinafter have against Ontario involving: (i) the Final EIR and/or implementation of the General Plan Amendment, zoning changes, specific plans, tract maps, subdivision maps, site plan approvals and any other development-related approvals made by Ontario, consistent with this Agreement, which claims, demands, etc. arose out of, relate to or are the subject of the Action and the Appellate Action or which were or could have been asserted in the Action or Appellate Action and are released or resolved by this Agreement, or are in derogation of this Agreement, and (ii) for a period of 30 years from Ontario's approval of the General Plan Amendment (January 7, 1998), or until the Termination Date of this Agreement, whichever occurs first, specific plans, tract maps, subdivision maps, site plan approvals or any other land use decision by Ontario regarding Annexation Area 163 which authorize a use or uses of land which is listed in Table 3-3 of the General Plan Amendment (attached as Exhibit "C") and which is consistent with this Agreement, unless an arbitrator determines pursuant to paragraph 17 that such land use decision is not consistent with this Agreement. Ontario, on behalf of itself, its respective past and present City Council members, mayors, predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them do hereby fully, finally, and forever release and discharge Petitioner EHL and its respective predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them from any and all of Ontario's claims arising from the facts, actions, omissions or events which arose out of or relate to the Action.

b. Petitioner Sierra Club, Inc., on behalf of its predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them agrees and covenants that it will not institute or join in any way, including the filing of amicus briefs, any new lawsuit which is based on claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which were or could have been asserted in the Action or Appellate Action and are released or resolved by this Agreement. Ontario, on behalf of itself, its respective past and present City Council members, mayors, predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them do hereby fully, finally, and forever release and discharge Petitioner Sierra Club, Inc., and its respective predecessors, successors, assigns, officers, directors, shareholders, employees, designated agents, designated representatives, attorneys, insurers, and reinsurers and any person claiming by or through any of them from any and all of Ontario's claims which have been or could have been asserted on the basis of the Action or the Appellate Action.

14. The Parties acknowledge that nothing in this Agreement is intended to or shall operate as a limit upon the Ontario's City Council's legislative discretion and right to amend, adopt, supercede and modify those land use, planning, zoning and development standards to be applied within Annexation Area 163. Without limiting the generality of the foregoing, Petitioners acknowledge that, except as otherwise provided in this Agreement, Ontario has the right, without modifying or releasing Petitioners from any of their covenants or obligations hereunder, to amend the General Plan as the Ontario City Council may deem, in its legislative discretion, appropriate, desirable, and/or necessary; provided, however, that Ontario shall comply with all statutorily and judicially required prerequisites to amendment of the General Plan, and, provided further, any amendment of the General Plan and any ordinances, procedures or agreements for implementing the General Plan shall provide for full and timely implementation of paragraphs 2 through 5 of this Agreement concerning mitigation of environmental impacts as specified therein.

15. The Parties represent and warrant that they have not assigned or transferred, or purported to assign or transfer, and shall not hereafter assign or transfer, any obligations, liabilities, demands, claims, costs, expenses, debts, controversies, damages, actions, and causes of action released pursuant to this Agreement. The Parties also agree to indemnify and hold one another harmless against any obligation, liability, demand, claim, cost, expense (including but not limited to attorneys' fees incurred), debt, controversy, damage, action or cause of action based on, arising out of or in connection with any such transfer or assignment or purported transfer or assignment.

16. This Agreement shall in no way affect or limit Ontario's right and ability to approve real property development or other projects outside of Annexation Area 163 now or in the future.

17. Any dispute or controversy arising out of, under, or in connection with this Agreement and any amendments thereto, or the breach thereof, shall be submitted to binding arbitration in accordance with the following procedures: A Party desiring arbitration shall give written notice to the other Party of the controversy to be submitted to arbitration. The Parties shall agree to an arbitrator within 15 days thereafter or shall cause an arbitrator to be appointed pursuant to the California Arbitration Act, sections 1280 through 1294.2 of the Code of Civil Procedure. The matter shall be submitted to the arbitrator chosen by the Parties within 60 days, and the arbitrator shall decide the matter within 15 days of the conclusion of the arbitration. The Parties to the arbitration shall each pay an equal share of the arbitrator's fees. The Parties agree to bear their own costs of arbitration, including attorneys' fees. Any statute of limitations applicable to any cause of action submitted to the arbitrator shall be tolled from the date the demand for arbitration is made until the date the arbitrator reaches a final decision.

18. With regard to the matters being released herein, Petitioners waive the provisions of Section 1542 of the California Civil Code, and any other similar statute, rule or case law. Section 1542 provides as follows:

> A general release does not extend to claims which the creditor does not know or expect to exist in his favor at the time of executing a

release, which if known by him must have materially affected the settlement with the debtor.

19. Within ten (10) business days of receipt of a final version of the Agreement, Petitioners shall fully execute the Agreement and direct and cause their attorneys of record to fully execute a request for dismissal with prejudice of the Appellate Action in its entirety, and return these fully executed documents to Ontario. Within two (2) business days of receipt of the fully executed Agreement and request for dismissal, Ontario shall fully execute the Agreement and file the request for dismissal.

20. The Parties shall bear their own respective costs and attorneys' fees in the Action and Appellate Action, including the cost bill currently pending before the San Bernardino County Superior Court, Case No. RCV 32616.

21. Nothing in the Agreement shall be construed as an admission of any type by any Party.

22. This Agreement shall be binding upon and for the benefit of the Parties and their respective successors, devisees, affiliates, representatives, assigns, officers, directors, agents and employees wherever the context requires or admits.

23. Each of the Parties affirmatively represents that it has been represented throughout by attorneys at law of its own choosing. Each Party has read the Agreement and has had the terms used herein and the consequences thereof explained by its attorneys of choice. The Agreement is freely and voluntarily executed and given by each Party after having been apprized of all relevant information and data furnished by its attorneys of choice. Each party in executing the Agreement does not rely upon any inducements, promises or representations made by any other Party except as set forth herein.

24. This Agreement constitutes the entire agreement between the Parties for the settlement and release of all Petitioners' claims, demands, liabilities, obligations, causes of action, damages, judgments, payments, attorneys' fees and costs, both known and unknown, which Petitioners may now have or might hereinafter have against Ontario involving the Final EIR and/or implementation of the General Plan Amendment and zoning changes, or future development projects in Annexation Area 163 consistent with this Agreement which arose out of, relate to or are the subject of the Action and the Appellate Action and Ontario's claims arising from the facts, actions, omissions or events which arose out of or relate to the Action and supersedes all prior or contemporaneous agreements and understandings between them or anyone or more of them. It is expressly understood and agreed that this Agreement may not be altered, amended, modified or otherwise changed in any respect whatsoever except by writing duly executed by authorized representatives of the Parties.

25. This Agreement shall in all respects be interpreted and enforced and governed by and under the laws of the State of California.

26. Except as provided in this paragraph, if any term of this Agreement be rendered unlawful by state or federal judicial or state or federal legislative action, by action of a state or

federal wildlife agency or by action of the United States Army Corps of Engineers or the United States Bureau of Reclamation, that provision shall be severed and the remaining terms shall continue to be valid and fully enforceable. The foregoing severance provision shall not apply to the provisions of paragraphs 2 and 3 which establish the Mitigation Measures and require payment of mitigation fees, nor to the provisions of paragraph 4 which establish the Offsite Mitigation and require payment of impact fees. If the cited provisions of paragraphs 2, 3, or 4 are rendered unlawful, or if implementation of any mitigation provision of those paragraphs is rendered unlawful by state or federal judicial or state or federal legislative action, by action of a state or federal wildlife agency or by action of the United States Army Corps of Engineers or the United States Bureau of Reclamation, the Parties shall attempt jointly to identify substitute provisions for achieving the purposes of this Agreement. If the Parties are unable to agree upon a mutually acceptable reformation of the Agreement, it shall be terminated in its entirety.

27. Each Party has cooperated in the drafting and preparation of this Agreement. The Agreement shall not be construed against any Party on the basis that such Party drafted the Agreement or any provision thereof.

28. Each of the undersigned signing on the behalf of a party warrants that he or she is authorized to sign for and by such party.

29. The Parties may execute duplicate originals of this Agreement or any documents they are required to sign or furnish pursuant to this Agreement.

DATED: November 28, 2001

CITY OF ONTARIO

By: _____
Greg Devereaux
City Manager

DATED: November __, 2001

ENDANGERED HABITATS LEAGUE, INC.

By: _____
Dan Silver
Coordinator

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CITY OF ONTARIO

By: _____
Greg Devereaux
City Manager

DATED: November 28, 2001

ENDANGERED HABITATS LEAGUE, INC.

By: _____
Dan Silver
Coordinator

DATED: November 28, 2001

SIERRA CLUB, INC.

By: _____
Ralph Salisbury
Chair
San Gorgonio Chapter
Sierra Club

APPROVED AS TO FORM:

DATED: November ____, 2001

CITY OF ONTARIO

_____
John E. Brown
of Best Best & Krieger LLP
City Attorney
City of Ontario

DATED: November ___, 2001

SIERRA CLUB, INC.

By: _____
Ralph Salisbury
Chair
San Gorgonio Chapter
Sierra Club

APPROVED AS TO FORM:

DATED: November 28, 2001

CITY OF ONTARIO

John E. Brown
of Best Best & Krieger LLP
City Attorney
City of Ontario



= HABITAT AREA

Exhibit "A"

CITY OF ONTARIO

303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4196

(909) 986-1151
FAX (909) 391-2567

GARY C. OVITT
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

GERALD A. DuBOIS
PATRICK J. KING
PAUL S. LEON
COUNCIL MEMBERS

GREGORY C. DEVEREAUX
CITY MANAGER

MARY E. WIRTES, CMC/AAE
CITY CLERK

JAMES R. MILHISER
TREASURER

February 24, 2000

Mr. Dan Silver
Endangered Habitat League
8424-A Santa Monica Boulevard #592
Los Angeles, CA 90069

Subject: Biological Mitigation – SOI General Plan Amendment EIR

Dear Mr. Silver:

This is to clarify the City's commitment to acquire land as mitigation for biological resources in the New Model Colony area (formerly Sphere of Influence). Following outlines our understanding of mitigation measures adopted by the EIR for the Sphere of Influence General Plan Amendment:

1. Intent to acquire a minimum of 160 acres of land in the El Prado Basin for wetlands and foraging habitat for waterfowl to offset the discontinued use of dairy manure water retention basins (Policy 18.1, SOI General Plan, p. 6-23; EIR p. 5.8-16).

2. Intent to acquire land to establish an on-site "Wildlife Habitat" or WRCA in the areas adjacent to the Chino Basin Flood Control Ponds located to the south of Chino Avenue, west of Archibald Avenue, north of Schaefer and east of Whispering Lakes Lane consisting of approximately 145 acres adjacent to the 85 acres of existing county-owned detention basins (Policy 18.1.1 SOI General Plan p. 6-23; EIR p. 5.8-16).

Implementation of the above measures is in addition to conditions outlined in the draft settlement currently in negotiation between the City and the Sierra Club/Endangered Habitat League. Lands to be acquired will be managed by a conservancy similar to language discussed in settlement.

Should you have any questions concerning this matter, please contact me or Jim Ragsdale at (909) 391-2506.

Sincerely,

ONTARIO PLANNING DEPARTMENT

Jerry L. Blum
Planning Director

C: Michelle Ouellette
Otto Kroutil
James Ragsdale

TABLE 3-3

Land Use Buildout Analysis Summary

	Acres	Population/Units/ Square Feet	Percent
POPULATION		101,845	
	Acres	*Units*	*Percent*
RESIDENTIAL			
Single Family	4,434	20,396	65%
Multi-family (includes mixed use housing in Town Center)	5,196	10,792	35%
Total	**9,630**	**31,188**	**100%**
COMMERCIAL			
Neighborhood	120	1,045,440	
Community	40	392,040	
Retail			
Town Center Mixed Use (housing units listed above)	15	326,700	
Town Center Retail	35	304,920	
In Business Parks	30	261,360	
Office (Town Center only)	29	442,134	
Regional (Retail, Medical, Research)	195	2,123,550	
Hotel/Conference	40	609,840	
Total	**504**	**5,505,984**	**100%**
INDUSTRIAL			
Light Manufacturing	66	1,006,236	
Business Park			
Research, offices, etc.	272	4,146,912	
Total	**338**	**5,153,148**	**100%**
SPECIALTY			
Educational Campus	80		
Medical	-		
Research Facilities	-		
Sports Complex	20		
PUBLIC			
SCE Sub Station (does not include transmission corridors)	160		
Drainage/Detention	185		
Community Facility	11		
Park	163		
Schools	420		
AMENITY			
"Village Green"	355		
Lake	50		
Habitat	-		
Golf Course	150		
SOCALF	200		
Trails/SCE Transmission Corridors	291		
Trails/Passive Open Space	79		

Notes:

Approved by the Agricultural Preserve Advisory Committee on January 27, 1997.

Date

Name of group challenging project
Address
City

Re: Proposed _____Project *[or Specific Plan]* in Ontario

Dear _____:

We write concerning the *[_____ project or specific plan]* which is being proposed in the *[area of]* the City of Ontario. We understand that the__[*group name*] may oppose this project on grounds that it would create environmental impacts [*optional: designate some specific impacts at issue*] that would not be adequately mitigated. We want to make you aware of the Endangered Habitat League's historic interest and involvement in development issues affecting this area and the reasons which have led us not to oppose this *[project or specific plan].*

In 1998 the Endangered Habitats League filed a lawsuit which challenged the City of Ontario's approval of a general plan amendment and related environmental impact report for annexation and urbanization of 8,200 acres of primarily farm land south of the City. The area included the site of the proposed *[project or specific plan].* Issues raised by the litigation included impacts on wildlife, open space, and farmlands and mitigation of those impacts. The San Bernardino County Superior Court upheld the City's approvals, and the plaintiffs appealed.

Before the appeal was decided, the City and Endangered Habitats League jointly worked out a program for substantially augmenting existing City provisions for mitigation of impacts on wildlife and open space values as well as farm lands. The centerpiece of the plan was institution of a land trust program for acquiring, enhancing and protecting, and maintaining in perpetuity lands in the area which provide the wildlife or farming values that existed in the annexation area. The program is funded by mitigation fees imposed by the City as a condition of development approval in the annexation area. Build-out of this 8,200-acre area over the years is expected to generate in excess of $10,000,000. It will be used to secure long-term protection of habitat and farm lands that would otherwise be developed or to enhance habitat values of existing protected open space.

This mitigation plan was incorporated into an agreement to settle the litigation. The settlement agreement binds the City to require payment of the development

mitigation fees and carry out the mitigation program throughout the time the 8,200 acres is under development. The agreement also reflects the belief of the Endangered Habitats League then and now that the development anticipated by the amended general plan, when carried out in combination with the mitigation fee program and other provisions of the settlement agreement, provides mitigation which is both appropriate and sufficient in the context of this urban edge area.

For these reasons, we urge you to make the same determination that the Endangered Habitats League has made in support of the terms of the settlement agreement, and therefore not oppose the *[_____project or specific plan].*

Sincerely,

[name of Endangered Habitats League official]

CITY OF ONTARIO
303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4196
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February 24, 2000

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Endangered Habitat League
8424-A Santa Monica Boulevard #592
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Should you have any questions concerning this matter, please contact me or Jim Ragsdale at (909) 391-2506.

Sincerely,

ONTARIO PLANNING DEPARTMENT

Jerry L. Blum
Planning Director

C: Michelle Ouellette
Otto Kroutil
James Ragsdale

FOR IMMEDIATE RELEASE
November 29, 2001

Contacts:	**Greg Devereaux, City Manager**	**Dan Silver, Endangered Habitats League**
Phone:	(909) 395-2380 (Office)	(323) 654-1456 (Office)
	(909) 641-9841 (Cell)	(213) 804-750 (Cell)

Settlement of Environmental Lawsuit Gives Green Light to Development in New Model Colony Area

On November 29, 2001, the City of Ontario and Endangered Habitats League and the Sierra Club announced the settlement of a lawsuit which challenged the City's general plan amendment and the environmental impact report prepared for the eight thousand acre New Model Colony area in South Ontario.

Shortly after the City annexed the New Model Colony area in 1998, the two environmental groups filed the lawsuit. The City succeeded in having the lawsuit dismissed in the Superior Court by Judge Jeffrey King, but that ruling was subsequently appealed by the plaintiffs. The parties have been actively negotiating a settlement of the lawsuit since 1999.

"The settlement is great news for the City and the entire community. It means that the City may now proceed with development in the New Model Colony and that all parties agree that the endangered species in the area will be adequately protected. It establishes a comprehensive approach to development which attempts to address all of the needs and concerns related to growth and will establish a legacy that will change the face Ontario forever," said Ontario Mayor Gary Ovitt.

The settlement agreement calls for the City to collect development fees from builders in the New Model Colony to acquire open space and habitat for endangered and other species which may be impacted by development in the that area. The parties have also agreed to establish a land trust to purchase and manage mitigation properties.

Dan Silver of the Endangered Habitats League stated that "This Agreement is truly a win-win for not only the parties but all of the stakeholders. It establishes a forward-looking approach to the provision of a funding source and a mechanism for administering it to preserve habitat without increasing the cost of development any further."

As part of the settlement, the Sierra Club and Endangered Habitats League have agreed to dismiss their lawsuit. Endangered Habitats League has also promised to support the City in the event any future challenges to development in the New Model Colony area are brought provided that the development is consistent with the policies established in the City's General Plan for the area.

Randall Lewis, Executive Vice President/Director of Marketing, Lewis Operating

Corporation said "this settlement is truly one of those rare instances in which everyone benefits. The environmentalists have gained a funding source for the permanent preservation of habitat and species, the City can now move ahead to bring high quality housing and neighborhoods and additional jobs to the area, and has provided residential developers and major retailers the certainty they need in order to commit to building in this area of the Inland Empire."

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Friday, December 5, 2025 1:09 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Edison Ranch LLC Comment Card: The Ontario Plan (TOP) 2050 Policy Plan Amendment Supplemental Environmental Impact Report
Attachments: Comment Letter- The Ontario Plan (TOP) 2050 Policy ER.pdf; NOP_OPTEnglish_wGraphics.pdf

Importance: High

From: Eric S. Chavez, CCIM <eric@carebf.com>
Sent: Friday, December 5, 2025 12:53 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: Connie Gao <connie@jhcainc.com>; edisonranch@gmail.com
Subject: Edison Ranch LLC Comment Card: The Ontario Plan (TOP) 2050 Policy Plan Amendment Supplemental Environmental Impact Report
Importance: High

CAUTION – EXTERNAL SENDER

Thomas,

It was great meeting you in person at the PUBLIC OPEN HOUSE on November 20th.

On behalf of Edison Ranch LLC, I am submitting our formal scoping comments today regarding the Supplemental Environmental Impact Report (SEIR) for The Ontario Plan 2050 Policy Plan Amendment and Eucalyptus Business Park Specific Plan.

Please find the attached comment card and detailed letter for your review.

Thank you. Have a great weekend.

Sincerely,

Eric S. Chavez, CCIM | DRE Lic. 01397806 | CAREBF Inc., Brokered By eXp Commercial Realty
Commercial Real Estate | Property Management | Development & Construction Services
Downtown Los Angeles - US Bank Tower
633 West 5th Street, Floor 26th | Los Angeles, California, 90071-2053
D (213) 996-8578 | C (213) 999-0073
eric@carebf.com | eric.chavez@expcommercial.com | carebf.com
DRE CORP Lic. 01928538 | CSLB Lic. 1051178
DBA: eXp Commercial Realty of CAREBF, CAREBF MGR & CAREBF Builder Services

“Focus On Building Communities & Neighborhoods.”

Public Open House & Scoping Meeting:
THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT & EUCALYPTUS BUSINESS PARK SPECIFIC PLAN

Jornada de puertas abiertas y reunión de alcance público:
MODIFICACIÓN DEL PLAN POLÍTICO ONTARIO PLAN 2050 Y PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Thursday, November 20, 2025 | 6:00 PM-8:00PM | De Anza Community and Teen Center
Jueves, 20 de noviembre de 2025 | 6:00 PM-8:00 PM | Centro comunitario y juvenil De Anza

ERIC S. CHAVEZ

Name: *Nombre* c/o EDISON RANCH LLC

Phone (Optional): *Teléfono (opcional)* (213) 999-0073

Address: *Dirección* 7914 EDISON AVE, ONTARIO, CA 91762

Email: *Email* ERIC@CAREPF.COM

Would you like to join the email list? *¿Le gustaría suscribirse a la lista de correo electrónico?* ☑ **Yes** *Sí* ☐ **No** *No*

POLICY PLAN AMENDMENT
MODIFICACIÓN DEL PLAN DE POLÍTICAS

Please share any feedback regarding the Policy Plan Amendment:
Por favor, comparta cualquier comentario que tenga sobre la modificación del plan de políticas:

SEE ATTACHED LETTER DATED 12/5/25

EUCALYPTUS BUSINESS PARK SPECIFIC PLAN
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Please share your comments on the Specific Plan:
Por favor, comparta sus comentarios sobre el Plan Específico:

SEE ATTACHED LETTER DATED 12/5/25

Please continue on the back ⟶
Continúe detrás

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
INFORME COMPLEMENTARIO DE IMPACTO AMBIENTAL

Topics in the EIR *(Select one or more)*
Temas en el EIR (Seleccionar uno o más)

- [ ] **Aesthetics** *Estética*
- [x] **Agriculture and Resources** *Agricultura y Recursos*
- [ ] **Air Quality** *Calidad del Aire*
- [ ] **Biological Resources** *Recursos Biológicos*
- [ ] **Cultural Resources** *Recursos Culturales*
- [ ] **Energy** *Energía*
- [ ] **Geology/Soils** *Geología/Suelos*
- [ ] **Greenhouse Gas Emissions** *Emisiones de Gases Invernadero*
- [ ] **Hazardous Wase/ Hazardous Materials** *Residuos Tóxicos/ Materiales Tóxicos*
- [x] **Hydrology/Water Quality** *Hidrología/Calidad del Agua*
- [x] **Land Use/Planning** *Uso de la Tierra/ Planificación*
- [ ] **Mineral Resources** *Recursos Minerales*
- [ ] **Noise** *Ruido*
- [x] **Population/Housing** *Población/Vivienda*
- [x] **Public Services** *Servicios Públicos*
- [ ] **Recreation** *Recreación*
- [x] **Transportation** *Transporte*
- [ ] **Tribal Cultural Resources** *Recursos Tribales Culturales*
- [x] **Utilities/Service Systems** *Utilidades/Servicios Públicos*
- [ ] **Wildfire** *Incendios*

Please identify any comments or concerns you may have regarding the SEIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives:

Identifique cualquier comentario o inquietud que pueda tener con respecto al SEIR, incluyendo cualquier tema ambiental adicional, posibles medidas de mitigación o alternativas al proyecto:

SEE ATTACHED LETTER DATED 12/5/25

Please return this comment card at the end of the Scoping Meeting. It can also be mailed to the City of Ontario (Attn: Thomas Grahn 303 East B Street Ontario, CA 91764). Comments may also be submitted via email to tgrahn@ontarioca.gov; Thomas may be reached at 909-395-2036. **All comments must be submitted by 5:00 p.m. on Friday, December 5, 2025.**

Por favor, devuelva esta tarjeta de comentarios al final de la reunión de alcance. También puede enviarla por correo a la ciudad de Ontario (A la atención de: Thomas Grahn, 303 East B Street, Ontario, CA 91764). Los comentarios también pueden enviarse por correo electrónico a tgrahn@ontarioca.gov; puede ponerse en contacto con Thomas en el 909-395-2036. ***Todos los comentarios deben enviarse antes de las 5:00 p. m. del viernes 5 de diciembre de 2025.***

Edison Ranch LLC

7914 Edison Ave, Ontario, CA 91762
APN: 1053-321-02; 03 & 1053-171-01

Date: December 5, 2025

To:

Thomas Grahn, Principal Planner
City of Ontario, Planning Department
303 East B Street
Ontario, CA 91764
Email: tgrahn@ontarioca.gov

Subject: Notice of Preparation (NOP) and Scoping Comment for the Supplemental Environmental Impact Report (SEIR) for The Ontario Plan (TOP) 2050 Policy Plan Amendment (PGPA25-002) and Eucalyptus Business Park Specific Plan (PSP24-003)

Dear Mr. Grahn and the City of Ontario Planning Department,

Edison Ranch LLC is an affected owner and stakeholder in southern Ontario, and we appreciate the opportunity to provide comments on the scope and content of the Supplemental Environmental Impact Report (SEIR) for the proposed TOP 2050 Policy Plan Amendment and the Eucalyptus Business Park Specific Plan (EBPSP). The City, as lead agency, is preparing an SEIR to address environmental impacts related to the Policy Plan Amendment and the EBPSP.

Our comments focus on ensuring the SEIR thoroughly evaluates alternatives that prioritize maximum job creation, e-commerce logistics, data centers, and fiscal sustainability as the essential foundation for achieving the City's long-term master plan goals for housing and quality of life. The proposed Policy Plan Amendment aims to reposition the southwest portion of the city as a central business center, and our recommendations seek to strengthen this objective.

1. Fiscal and Infrastructure Justification for Increased Industrial/Commercial Uses

The SEIR must include a rigorous Fiscal Impact Analysis that establishes the revenue generation necessary to support the City's ambitious growth plans, particularly in critical infrastructure.

- **Utility Infrastructure Funding:** We assert that maximizing the amount of Industrial, Commercial, E-commerce, and Data Center land use in the southwest is essential to generate the higher property and sales tax revenues required to fund the substantial new **water and sewer utility infrastructure** needed to service the anticipated future residential units.

- **Alternative Modeling for Funding:** The SEIR must model an Alternative Project Scenario that re-designates a larger portion of the southern area, specifically the Edison Avenue corridor and adjacent parcels, to major Industrial (IND), Business Park (BP), or high-value E-commerce/Data Center uses. This scenario should be analyzed to determine:
    - The resulting net annual tax revenue and ability to fund large-scale **utility and transportation infrastructure** compared to the proposed plan.
    - The difference in public infrastructure cost and cost efficiency between high-value industrial/commercial development and high-density residential development in this specific area.
    - The calculated job-to-housing ratio under this alternative, demonstrating a stronger economic base for the city.

2. Truck Traffic and Goods Movement Circulation

The SEIR's evaluation of the Mobility Element, which will update the truck route network to maintain compliance with AB 98, must proactively plan for the efficient, optimized movement of goods critical to a central business center.

- **Optimized Circulation:** We request that the SEIR analyze the feasibility of utilizing and potentially expanding the capacity of major arterial streets, including Edison Avenue and Eucalyptus Avenue, to serve as optimized and dedicated truck routes for the new EBPSP and other future e-commerce developments.
- **Infrastructure Investment:** The SEIR should evaluate specific physical infrastructure improvements (e.g., dedicated truck lanes, specialized intersections) that would allow for increased, efficient truck traffic. This proactive approach supports compliance with AB 98 while supporting the economic growth needed to pay for other city infrastructure.
- **Land Use Alignment:** The traffic analysis must be consistent with the land use alternatives proposed, assuming that a well-designed increase in truck traffic is necessary to support job creation.

3. Phased Transition Plan for Agricultural Resources

The SEIR must include a detailed analysis of the **Phased Transition Plan for Agricultural and Resources** to support existing economic activity during the transition period.

- **Continuity and Phasing:** We request the SEIR include an analysis of **Agricultural and Resources** that incorporates a **Phased Transition Plan**. This plan should specifically allow existing agricultural operations focused on **plant, tree, and landscape material cultivation** to **continue to operate** until the immediate time the new industrial/commercial and residential development requires the land. This approach ensures continuity for existing businesses and provides necessary landscaping materials that align with the ultimate Community Design Element vision, preventing premature cessation of business operations.

4. Comprehensive Environmental Factors

We request that the SEIR provide project-level analysis for all potential impacts on adjacent properties, including Edison Ranch LLC, particularly regarding the conversion of agricultural land to Business Park uses.

- **Air Quality:** A comprehensive Health Risk Assessment (HRA) must be conducted that specifically models air quality impacts (e.g., diesel particulate matter) on our property and other adjacent sensitive receptors, considering the increased truck traffic generated by the approximately 2,939,000 square feet of Business Park proposed in the EBPSP.

- **Hydrology and Water Quality:** The SEIR must thoroughly analyze how the significant increase in impervious surfaces from new industrial development will impact stormwater runoff volume and quality on surrounding properties, detailing robust and enforceable drainage and flood control measures.

Edison Ranch LLC

7914 Edison Ave, Ontario, CA 91762
APN: 1053-321-02; 03 & 1053-171-01

Conclusion

Edison Ranch LLC is committed to supporting a fiscally sustainable vision for Ontario. We urge the City to incorporate the requested analyses—specifically the **Fiscal Impact Analysis of a job-centric alternative** focusing on the Edison Avenue corridor and its ability to fund essential **water and sewer utilities**, and the **Phased Transition Plan for existing agricultural cultivation uses**—into the SEIR scope. These analyses are necessary to ensure the SEIR fully informs the decision-makers on the long-term economic viability and infrastructure capacity of the proposed growth.

We look forward to reviewing the comprehensive analysis in the draft SEIR.

Sincerely,

Edison Ranch LLC
Eric S. Chavez, Manager/Agent
PH: (213) 999-0073

Cc: Connie Gao, Eoin McCarron, Eoin, Ryan Chen, Cameron Bauer, Candyce Burnett & Kevin Thomas

NOTICE OF PREPARATION AND SCOPING MEETING CITY OF ONTARIO

Date:	**November 4, 2025**
Subject:	Notice of Preparation (NOP) and Scoping Meeting for The Ontario Plan Policy Plan Amendment Supplemental Environmental Impact Report
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 will prepare a Supplemental Environmental Impact Report (SEIR) for The Ontario Plan (TOP) 2050 Policy Plan Amendment. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation of an SEIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the SEIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

Notice of Preparation: The City of Ontario, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will commence on **Tuesday, November 4, 2025**, and will close on **Friday December 5, 2025**. A copy of the NOP can be viewed electronically on the City's web page at: https://www.ontarioca.gov/government/community-development/planning/environmental-documents.

Written Comments: Comments in response to this notice can be emailed to Thomas Grahn at tgrahn@ontarioca.gov or can be physically mailed in writing to the address below by the close of the 30-day NOP review period at **5:00 pm on Friday December 5, 2025:**

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.

Scoping Meeting: The City will hold an open-house-style scoping meeting in conjunction with this NOP in order to present the project and the SEIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the SEIR. The City will hold the scoping meeting on **Thursday, November 20, 2025,** from 6:00 PM to 8:00 PM. The meeting will be held in person at De Anza Community and Teen Center at 1405 S Fern Ave., Ontario, CA, 91762.

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 (see Figure 1, *Regional Location*, and Figure 2, *Citywide Aerial Map*). 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 Eucalyptus Business Park Specific Plan (EBPSP) 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. Figure 3, *EBPSP Aerial Map*, illustrates the general location of the EBPSP. The 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 EBPSP 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 involves modifying the currently permitted and planned TOP land use pattern across 1,685 acres, with changes primarily focused 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 central business center. A critical aspect of the proposed Policy Plan Amendment is to ensure compliance with state laws, including requirements enacted by the following Senate and Assembly Bills (SB/AB).

- ***No-Net-Loss Provisions (SB 330):*** 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 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 will evaluate and potentially update 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.

- ***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 Element:** Proposed changes to the TOP Land Use Plan are shown on Figure 4, *Proposed Land Use Plan*. These changes will be reflected on TOP Figure LU-01, and additional figures in the Land Use Element will be updated to maintain consistency, including TOP Figures LU-02, LU-03, and LU-04.

- **Housing Element:** In addition to compliance with state law, the Housing Element requires updates to the TOP housing sites inventory map and table to reflect new suitable sites for lower-income housing and potential revisions to the Affirmatively Furthering Fair Housing (AFFH) evaluation.

- **Mobility Element:** The City's network of truck routes, identified on TOP Figure M-04, will be evaluated and updated to maintain compliance with AB 98 in consideration of the proposed land use changes. Minor updates to the City's multipurpose trails and bikeways, identified on TOP Figure M-02, may be necessary to align them with fundamental changes in land use patterns and truck routes in southwestern Ontario.

- **Community Design Element:** Revisions to place types include alterations in mixed-use areas, including creating a new district-level place type for the mixed-use area along Chino Avenue adjacent to the sports park, revising the South Euclid District place type, and removing the South Employment District place type. TOP Figures CD-01, CD-02, CD-06, CD-08.1, and CD-09.2 are anticipated to be updated, and a new TOP figure, describing a new "District Place Type" will be created to define the vision for a new mixed-use area proposed near ONT Field.

- **Parks and Recreation**: Revisions to the location of planned park facilities in TOP Figure PR-01 to maintain consistency with approved projects and the proposed land use plan.

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

- **Development Code Consistency:** The zoning map and development code will be updated to implement the Policy Plan Amendment.

Table 2-4, *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. Figure 5, *Policy Plan Amendment – Areas of Change*, shows the changes in land use between the approved TOP and proposed TOP that will be evaluated in this SEIR.

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
Net Difference (Proposed Project - Approved Project)	**7,225**	**16,473**	**4,334,416**	**1,832**

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 138.01 acres and 36.44 acres of Open Space – Parkland; the remaining 14.50 acres would be utilized for roadway dedications and improvements. Table 2, *EBPSP Land Use Statistical Summary*, provides a breakdown of acreages by planning area. See Figure 6, *EBPSP Proposed Land Use Plan.*

Table 2 EBPSP Land Use Statistical Summary

PA	Land Use Designation	Acres	Buildout Square Feet (sf)
1	Business Park	7.75	162,600
2	Business Park	18.45	273,700
3	Business Park	18.32	340,700
4	Business Park	18.17	423,200
5	Business Park	37.68	859,300
6	Business Park	37.64	879,500
7	Open Space – Parkland	8.11	-
8	Open Space – Parkland	14.22	-
9	Open Space – Parkland	14.11	-
-	Roadway	14.50	-
	TOTAL	**189.0**	**2,939,000**

Table 2 EBPSP Land Use Statistical Summary

PA	Land Use Designation	Acres	Buildout Square Feet (sf)

Notes:

1. A maximum of 10,000 sf of Commercial uses may be provided within Business Park planning areas 1, 2, 3, 4, 5, or 6. This square footage is included in the total listed above.
2. A publicly operated animal resource center may be provided within any of the Business Park planning areas. The animal resource center shall not exceed 35,000 sf.
3. Buildout square footage in the Business Park planning areas is transferable so long as the maximum FAR of 0.55 is not exceeded for the entire Business Park.
4. Total acreage of 189.0 is rounded up to the nearest one-tenth of an acre.

PUBLIC AGENCY APPROVALS

The proposed project will require adoption by the Ontario City Council. The Planning Commission and other decision-making bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of TOP 2050 Policy Plan Amendment and the Specific Plan. However, subsequent development under the proposed project may require approval of state or federal responsible or trustee agencies that may rely on the programmatic/supplemental EIR for decisions in their areas of expertise. The Specific Plan approval would also require approval of Tentative Parcel Map(s) and a Development Agreement.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Consistent with §§ 15168 and 15163 of the CEQA Guidelines, the City will prepare an SEIR to address program-level environmental impacts associated with amendments to the City's previous The Ontario Plan 2050 EIR (SCH 2021070364), certified in August 2022 (2022 Certified SEIR) and project-level environmental impacts for the EBPSP. The City determined that the SEIR would address all 20 environmental topics identified in the CEQA Guidelines; thus, an Initial Study was not prepared in conjunction with this NOP.

The proposed project could potentially affect the following environmental factors, and each will be addressed in the SEIR:

- Aesthetics
- Air Quality
- Agricultural & Forest Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Tribal Cultural Resources
- Wildfire

The City includes properties that 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.

Date: November 4, 2025

Signature: 

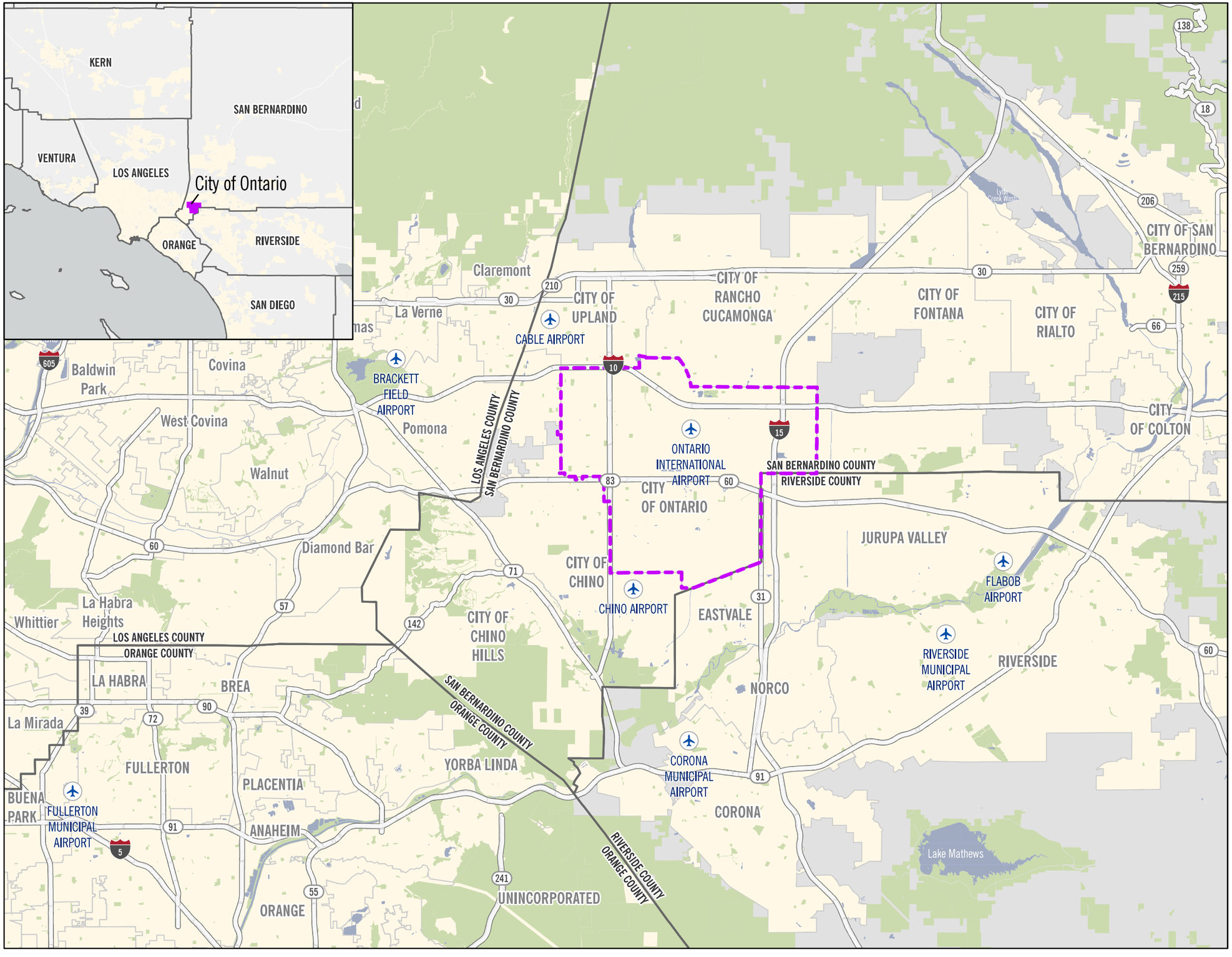
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Thomas Grahn, Principal Planner

Attachments:

Figure 1 Regional Location
Figure 2 Citywide Aerial Map
Figure 3 EBPSP Aerial Map
Figure 4 Proposed Land Use Plan
Figure 5 Policy Plan Amendment – Areas of Change
Figure 6 EBPSP Proposed Land Use Plan

Figure 1
Regional Location



- Airports
- Ontario City Limit
- Parks and Open Space
- City Boundary
- County Boundary
- Unincorporated County

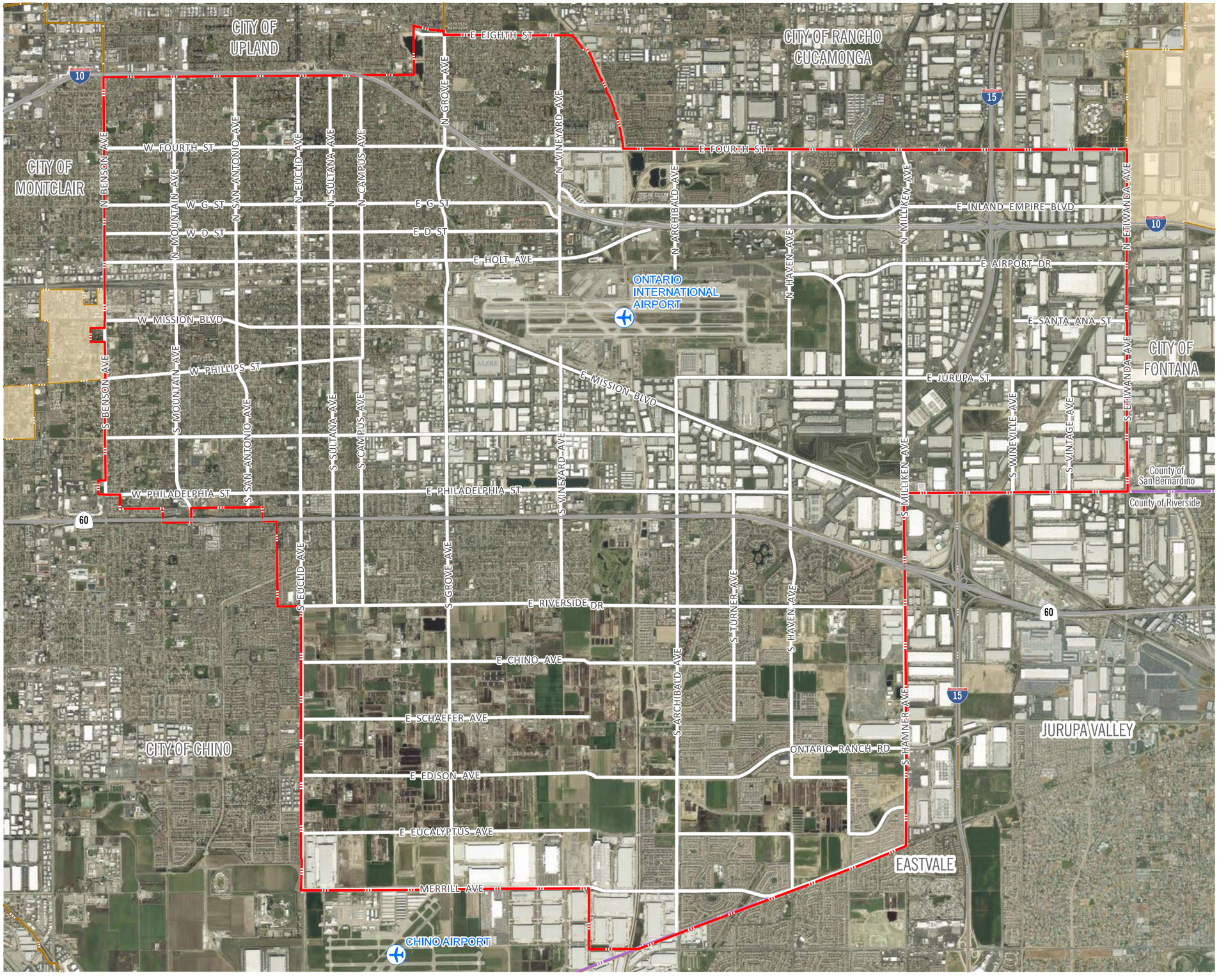
6/7/2021

2·0·5·0 THE ONTARIO PLAN

0 10,000 20,000 40,000 Feet

Figure 2

Citywide Aerial Map



Airport
Ontario City Boundary
Adjacent City Boundary
County Boundary
Unincorporated County

2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 FT

Source: The City of Ontario 2021 Date: 10/9/2025

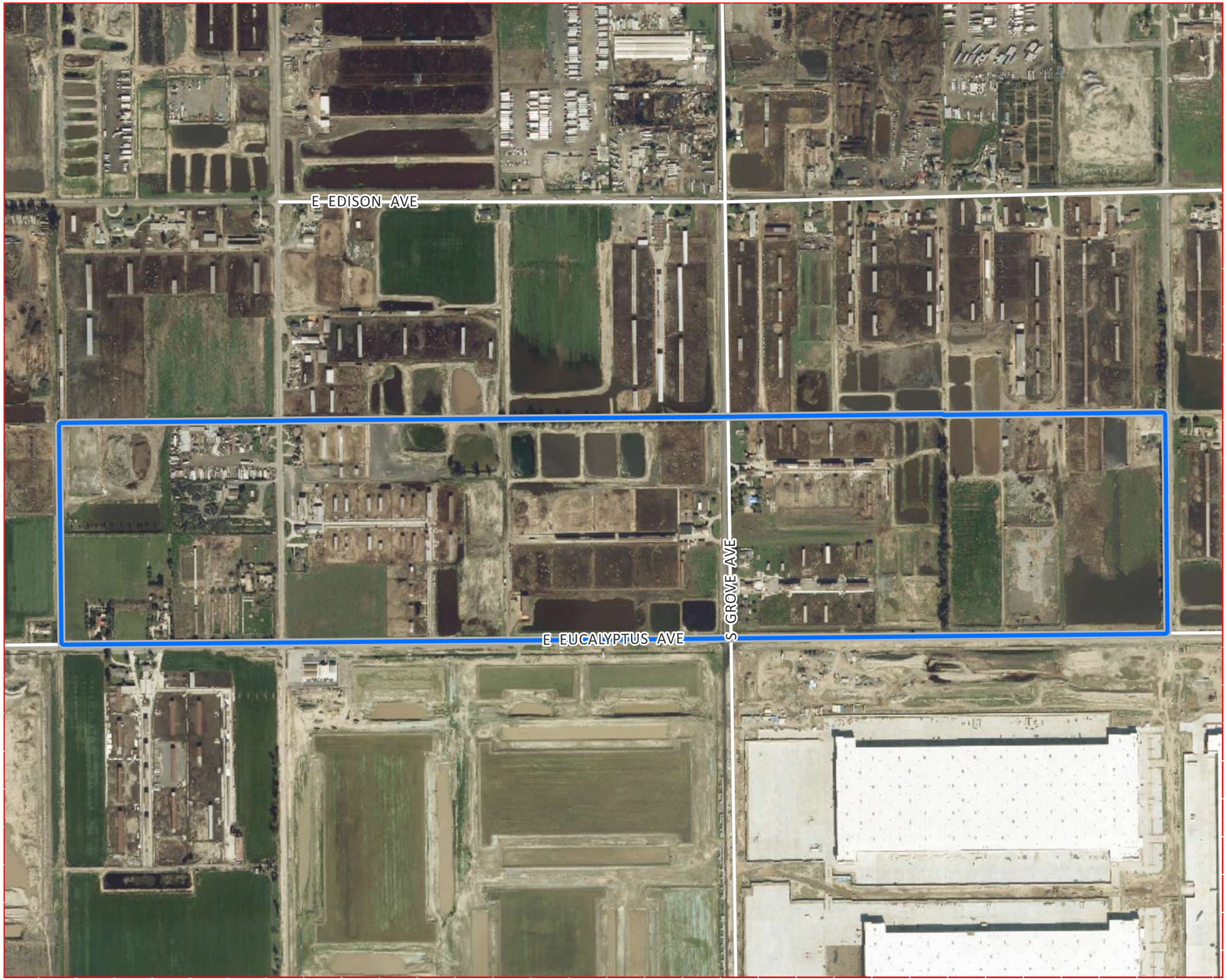


Figure 3
EBPSP Aerial Map

Eucalyptus Business Park Specific Plan

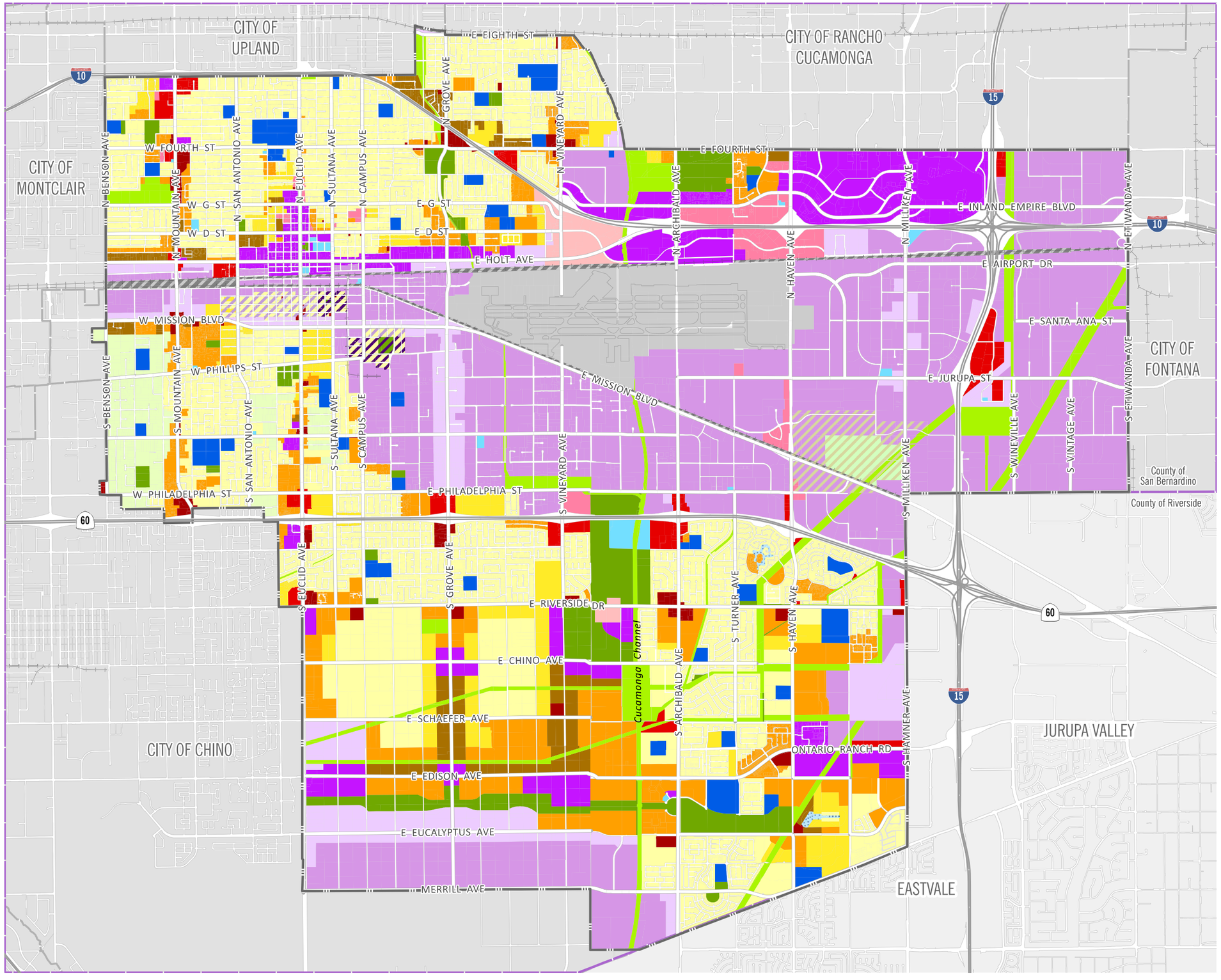
2·0·5·0
THE ONTARIO PLAN
SUPPLEMENTAL EIR

0 250 500 1,000 FT

Source: The City of Ontario 2021 Date: 10/13/2025

Figure 4

Proposed TOP Land Use



- Ontario City Boundary
- County Boundary
- Rail Network

Overlay Zones
- Business Park
- Industrial
- Landfill Impact Area

Land Use Designations

Residential
- RR Rural Residential
- LDR Low Density Residential
- LMDR Low Medium Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Mixed-Use
- MU Mixed Use

Commercial
- NC Neighborhood Commercial
- GC General Commercial
- OC Office Commercial
- HOS Hospitality

Employment
- BP Business Park
- IND Industrial

Other
- OS-NR Open Space - Non-Rec
- OS-R Open Space - Recreation
- OS-W Open Space - Water
- PF Public Facility
- ROW; ROW-bp
- PS Public School
- ARPT Airport
- LF Landfill
- Rail

2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 FT

Source: The City of Ontario 2025 Date: 10/8/2025

Figure 5

Areas of Change

- Proposed TOP Areas of Change
- Ontario City Boundary
- County Boundary
- Rail Network

Overlay Zones
- Business Park
- Industrial
- Landfill Impact Area

Residential
- RR Rural Residential
- LDR Low Density Residential
- LMDR Low Medium Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Mixed-Use
- MU Mixed Use

Commercial
- NC Neighborhood Commercial
- GC General Commercial
- OC Office Commercial
- HOS Hospitality

Employment
- BP Business Park
- IND Industrial

Other
- OS-NR Open Space - Non-Rec
- OS-R Open Space - Recreation
- OS-W Open Space - Water
- PF Public Facility
- ROW; ROW-bp
- PS Public School
- ARPT Airport
- LF Landfill
- Rail

*Areas where no land use change is proposed are shown at 40% opacity

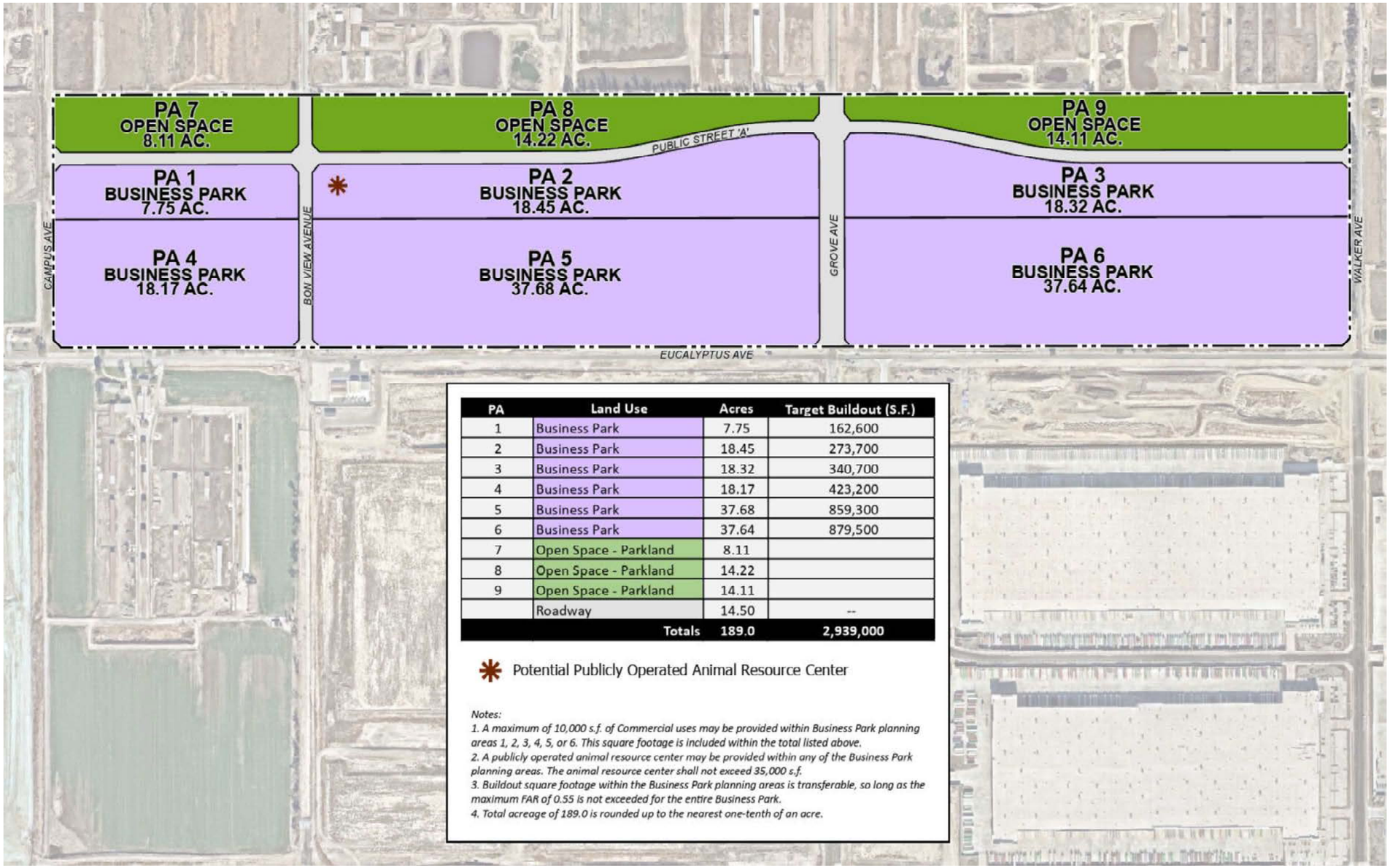
2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 FT

Source: The City of Ontario 2025 Date: 10/8/2025

Figure 6

EBPSP Proposed Land Use Plan



PA	Land Use	Acres	Target Buildout (S.F.)
1	Business Park	7.75	162,600
2	Business Park	18.45	273,700
3	Business Park	18.32	340,700
4	Business Park	18.17	423,200
5	Business Park	37.68	859,300
6	Business Park	37.64	879,500
7	Open Space - Parkland	8.11	
8	Open Space - Parkland	14.22	
9	Open Space - Parkland	14.11	
	Roadway	14.50	--
	Totals	189.0	2,939,000

* Potential Publicly Operated Animal Resource Center

Notes:
1. A maximum of 10,000 s.f. of Commercial uses may be provided within Business Park planning areas 1, 2, 3, 4, 5, or 6. This square footage is included within the total listed above.
2. A publicly operated animal resource center may be provided within any of the Business Park planning areas. The animal resource center shall not exceed 35,000 s.f.
3. Buildout square footage within the Business Park planning areas is transferable, so long as the maximum FAR of 0.55 is not exceeded for the entire Business Park.
4. Total acreage of 189.0 is rounded up to the nearest one-tenth of an acre.

2·0·5·0
THE ONTARIO PLAN
SUPPLEMENTAL EIR

0 200 400 Feet

Source: ESRI, NearMap (January 2025), Michael Baker (March 2025).

Date: (10-13-2025)

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Monday, December 8, 2025 10:52 AM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Edison Ranch LLC Comment Card: The Ontario Plan (TOP) 2050 Policy Plan Amendment Supplemental Environmental Impact Report

Importance: High

From: Eric S. Chavez, CCIM <eric@carebf.com>
Sent: Monday, December 8, 2025 9:10 AM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: Connie Gao <connie@jhcainc.com>; edisonranch@gmail.com
Subject: Re: Edison Ranch LLC Comment Card: The Ontario Plan (TOP) 2050 Policy Plan Amendment Supplemental Environmental Impact Report
Importance: High

CAUTION – EXTERNAL SENDER

Good Morning Thomas Grahn, Principal Planner City of Ontario,

I am writing this quick follow-up to our formal scoping comments submitted on Friday, as I realized an important point regarding the City's state housing mandates (SB 166) was omitted.

To fully support our request to re-designate properties like ours along the Edison Avenue corridor to **Industrial/Commercial/Data Center** use, we propose a clear solution for meeting the corresponding residential capacity replacement requirements under SB 166:

- **Residential Density Optimization:** We urge the City to analyze an alternative where **all existing Low-Density Residential (LDR) sites** within the City—specifically those identified north of Schaefer Avenue and south of Riverside Drive—are **upzoned to Medium-Density Residential (MDR) or higher.**

- **Benefits:** This move would efficiently create the required affordable housing capacity (addressing SB 166/No Net Loss), naturally encourage a more **walkable community** in those better-suited northern areas, and justify the conversion of the less-suitable southern land (like the Edison corridor) to job-creating **Business Park/Industrial** uses.

We believe this strategy provides the most viable and fiscally responsible solution for achieving both the state housing goals and the City's vision for the central business district. Please include this proposal as an urgent addendum to our formal scoping comment letter.

Thank you for your attention to this critical detail.

Sincerely,

Eric S. Chavez, CCIM | DRE Lic. 01397806 | CAREBF Inc., Brokered By eXp Commercial Realty
Commercial Real Estate | Property Management | Development & Construction Services
Downtown Los Angeles - US Bank Tower
633 West 5th Street, Floor 26th | Los Angeles, California, 90071-2053
D (213) 996-8578 | C (213) 999-0073
eric@carebf.com | eric.chavez@expcommercial.com | carebf.com
DRE CORP Lic. 01928538 | CSLB Lic. 1051178
DBA: eXp Commercial Realty of CAREBF, CAREBF MGR & CAREBF Builder Services

"Focus On Building Communities & Neighborhoods."

From: Eric S. Chavez, CCIM <eric@carebf.com>
Sent: Friday, December 5, 2025 12:52 PM
To: tgrahn@ontarioca.gov <tgrahn@ontarioca.gov>
Cc: Connie Gao <connie@jhcainc.com>; edisonranch@gmail.com <edisonranch@gmail.com>
Subject: Edison Ranch LLC Comment Card: The Ontario Plan (TOP) 2050 Policy Plan Amendment Supplemental Environmental Impact Report

Thomas,

It was great meeting you in person at the PUBLIC OPEN HOUSE on November 20th.

On behalf of Edison Ranch LLC, I am submitting our formal scoping comments today regarding the Supplemental Environmental Impact Report (SEIR) for The Ontario Plan 2050 Policy Plan Amendment and Eucalyptus Business Park Specific Plan.

Please find the attached comment card and detailed letter for your review.

Thank you. Have a great weekend.

Sincerely,

Eric S. Chavez, CCIM | DRE Lic. 01397806 | CAREBF Inc., Brokered By eXp Commercial Realty
Commercial Real Estate | Property Management | Development & Construction Services
Downtown Los Angeles - US Bank Tower
633 West 5th Street, Floor 26th | Los Angeles, California, 90071-2053
D (213) 996-8578 | C (213) 999-0073
eric@carebf.com | eric.chavez@expcommercial.com | carebf.com
DRE CORP Lic. 01928538 | CSLB Lic. 1051178
DBA: eXp Commercial Realty of CAREBF, CAREBF MGR & CAREBF Builder Services

"Focus On Building Communities & Neighborhoods."

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Tuesday, December 2, 2025 2:55 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Comments

From: Henry <contacthckim@gmail.com>
Sent: Tuesday, December 2, 2025 2:33 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Comments

CAUTION – EXTERNAL SENDER

Hello,

I currently own two parcels: 1049-101-06 & 1049-101-07 in the proposed land use change area. Before the widening of E Holt Blvd and a change of zoning to industrial park, I had a restaurant, flower shop, and two residential houses in the back rented out to tenets.

I would really like to have it changed back to the previous multi-use zoning. What's left of my two parcel area is 13,170 sq. ft. total, far too small for warehouse, or industrial use!

I thank you for your consideration in this matter.

Henry Kim
C: 323-717-6772
Email: contacthckim@gmail.com

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Tuesday, November 18, 2025 7:59 AM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Concern Regarding Land Use Change in Ontario Ranch

From: Jason Alonzo <alonzojay04@yahoo.com>
Sent: Monday, November 17, 2025 10:44 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Concern Regarding Land Use Change in Ontario Ranch

Dear Ontario City Council and Planning Department,

I am writing to express my strong dissatisfaction with the recent decision to change portions of the Ontario Ranch land use map from Mixed-Use to Business Park. This change moves us further away from building a vibrant, community-centered region and instead prioritizes industrial expansion over resident quality of life.

Ontario Ranch is one of the fastest-growing communities in the Inland Empire, and yet we continue to lack third spaces—places where families, young professionals, and longtime residents can gather, connect, and enjoy our city beyond work and home. Mixed-use areas are essential for creating walkable, livable neighborhoods with cafés, restaurants, parks, boutique retail, entertainment, and community hubs. These are exactly the elements that build culture and identity, and they are what this community is asking for.

Replacing mixed-use zones with business park designations undermines the long-term vision many of us have for Ontario Ranch. We need more thoughtfully planned spaces that enrich daily life, support local small businesses, and provide residents with things to do close to home. Parks, plazas, gathering spots, family-friendly venues, and true mixed-use centers should be at the forefront of Ontario's planning decisions.

I urge the City to reconsider this direction and prioritize land uses that align with the needs and aspirations of the people who live here. Ontario Ranch deserves to grow into a complete community—not just another cluster of warehouses and industrial campuses.

Thank you for your time, and I hope the City will take resident concerns seriously as planning for this region continues.

Sincerely,

Jason Alonzo
2602 E Harper st.
Ontario CA 91762

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Wednesday, December 3, 2025 7:58 AM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Public Housing

From: Jodi Ruiz <jodiruiz@gmail.com>
Sent: Tuesday, December 2, 2025 6:59 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Public Housing

CAUTION – EXTERNAL SENDER

Hello,
I am a resident of Ontario Ranch in the Neuhouse community. Please put a park at Haven Ave and Chino Ave.
Thank you,
Jodi Ruiz
3661 S Allston Paseo
Unit 12
Ontario, Ca 91761
626-533-7094

Get Outlook for Android [aka.ms]

Public Open House & Scoping Meeting:
THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT & EUCALYPTUS BUSINESS PARK SPECIFIC PLAN

Jornada de puertas abiertas y reunión de alcance público:
MODIFICACIÓN DEL PLAN POLÍTICO ONTARIO PLAN 2050 Y PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Thursday, November 20, 2025 | 6:00 PM-8:00PM | De Anza Community and Teen Center
Jueves, 20 de noviembre de 2025 | 6:00 PM-8:00 PM | Centro comunitario y juvenil De Anza

Name: *Nombre* John Anker

Phone (Optional): *Teléfono (opcional)* 909-3224669

Address: *Dirección* 13524 S. Grove Avenue

Email: *Email* COWhaulers@aol.com

Would you like to join the email list? *¿Le gustaría suscribirse a la lista de correo electrónico?* ☒ **Yes** *Sí* ☐ **No** *No*

POLICY PLAN AMENDMENT
MODIFICACIÓN DEL PLAN DE POLÍTICAS

Please share any feedback regarding the Policy Plan Amendment:
Por favor, comparta cualquier comentario que tenga sobre la modificación del plan de políticas:

Less high density housing

RECEIVED
DEC 01 2025
City of Ontario
Planning Department

EUCALYPTUS BUSINESS PARK SPECIFIC PLAN
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Please share your comments on the Specific Plan:
Por favor, comparta sus comentarios sobre el Plan Específico:

Better / more routes for trucks

Please continue on the back ⟶
Continúe detrás

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
INFORME COMPLEMENTARIO DE IMPACTO AMBIENTAL

Topics in the EIR *(Select one or more)*
Temas en el EIR (Seleccionar uno o más)

- ☐ **Aesthetics** *Estética*
- ☐ **Agriculture and Resources** *Agricultura y Recursos*
- ☐ **Air Quality** *Calidad del Aire*
- ☐ **Biological Resources** *Recursos Biológicos*
- ☐ **Cultural Resources** *Recursos Culturales*
- ☐ **Energy** *Energía*
- ☐ **Geology/Soils** *Geología/Suelos*
- ☐ **Greenhouse Gas Emissions** *Emisiones de Gases Invernadero*
- ☐ **Hazardous Wase/ Hazardous Materials** *Residuos Tóxicos/ Materiales Tóxicos*
- ☐ **Hydrology/Water Quality** *Hidrología/Calidad del Agua*
- ☐ **Land Use/Planning** *Uso de la Tierra/ Planificación*
- ☐ **Mineral Resources** *Recursos Minerales*
- ☐ **Noise** *Ruido*
- ☐ **Population/Housing** *Población/Vivienda*
- ☐ **Public Services** *Servicios Públicos*
- ☐ **Recreation** *Recreación*
- ☒ **Transportation** *Transporte*
- ☐ **Tribal Cultural Resources** *Recursos Tribales Culturales*
- ☐ **Utilities/Service Systems** *Utilidades/Servicios Públicos*
- ☐ **Wildfire** *Incendios*

Please identify any comments or concerns you may have regarding the SEIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives:

Identifique cualquier comentario o inquietud que pueda tener con respecto al SEIR, incluyendo cualquier tema ambiental adicional, posibles medidas de mitigación o alternativas al proyecto:

I would like to help the city with the transportation routes that are being implemented. Trucks need to be able to access Warehouses with more than one route. The city approved Warehouses, they need to be able to have trucks move the product. Would invite you or all to travel with me in a semi truck and see first-hand the problems that are here now and what you/city are trying to implement.

I would like a call so we can make Arrangements for a ride along. Thank you!

Please return this comment card at the end of the Scoping Meeting. It can also be mailed to the City of Ontario (Attn: Thomas Grahn 303 East B Street Ontario, CA 91764). Comments may also be submitted via email to tgrahn@ontarioca.gov; Thomas may be reached at 909-395-2036. **All comments must be submitted by 5:00 p.m. on Friday, December 5, 2025.**

Por favor, devuelva esta tarjeta de comentarios al final de la reunión de alcance. También puede enviarla por correo a la ciudad de Ontario (A la atención de: Thomas Grahn, 303 East B Street, Ontario, CA 91764). Los comentarios también pueden enviarse por correo electrónico a tgrahn@ontarioca.gov; puede ponerse en contacto con Thomas en el 909-395-2036. ***Todos los comentarios deben enviarse antes de las 5:00 p. m. del viernes 5 de diciembre de 2025.***

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Friday, December 5, 2025 4:58 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: TOP 2050 SEIR NOP
Attachments: ont_top2050-ebpsp_nop_5dec25.pdf

From: Marven Norman <marven.n@ccaej.org>
Sent: Friday, December 5, 2025 4:32 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: Susan Phillips <susan_phillips@pitzer.edu>; Ana Gonzalez <Ana.g@ccaej.org>
Subject: TOP 2050 SEIR NOP

CAUTION – EXTERNAL SENDER

Hello,

Please find attached a letter from CCAEJ responding to the NOP for the proposed TOP 2050 SEIR that has been available for comment. A response acknowledging receipt would be appreciated.

Cheers,
Marven E. Norman (he/him/his), Environmental Policy Analyst
Center for Community Action and Environmental Justice
Centro de Acción Comunitaria y Justicia Ambiental
| C: (951) 543-1743 | E: marven.n@ccaej.org | W: https://www.ccaej.org [ccaej.org]

December 5, 2025

City of Ontario
Attn: Planning Department
303 East B Street
Ontario, CA 91765
Submitted via email to tgrahn@ontarioca.gov.

Re: The Ontario Plan (TOP) Policy Plan Amendment Supplemental Environmental Impact Report (SEIR) Notice of Preparation (SCH #2025110102)

Dear Thomas Grahn,

This letter is being submitted on behalf of the Center for Community Action and Environmental Justice (CCAEJ) in response to the Notice of Preparation for the Supplemental Environmental Impact Report for the proposed Policy Plan Amendment to the Ontario Plan (SCH #2025110102) which has been proposed there in Ontario. After reviewing the documents, there are additional concerns which we would like to ensure are addressed as part of the SEIR process.

There are several areas of interest which warrant thorough review as part of the SEIR process. The first item of concern is for Prop 70 lands in the area. At present, Prop 70 lands are present to the north, south, and west of the proposed Project site. This Project would disrupt the continuity in ag land which currently exists in the area between all the Prop 70 lands so it is imperative that the SEIR evaluate Project alternatives that would maintain that connection between the Prop 70 lands as dissecting them into ever-smaller pieces does **not** serve the public interest or meet the intent of Prop 70, which specifically names the San Bernardino County Agricultural Preserve as an example of the type of project that would be funded by the Prop 70 funds.[1]

We also want to make sure that the cumulative impacts of the proposal are adequately quantified and addressed by the SEIR. There continue to be a large number of warehouse projects approved in the area which are not just consuming all of the Prop 70 land, but also are exacerbating the existing harms that already exist due to the previous rounds of warehouses which have not been as thorough in limiting harm to the community as is necessary to meet the moment. We want to ensure that the proper health studies, GHG studies, and Air Quality studies are completed and that all mitigation measures are explored, including for the construction phase of the Project. While traditionally, Tier 4 offroad equipment has been considered to be adequate to provide for addressing the air quality concerns during that portion of the Project, there are now a growing

[1] https://repository.uclawsf.edu/cgi/viewcontent.cgi?article=1988&context=ca_ballot_props

number of completely zero-emissions options which would fill a number of different roles on a jobsite including front/wheel loaders[2], excavators[3], various jobsite trucks e.g. water trucks or dump trucks[4], and of course other light(er)-duty vehicles such as pickups and cars and delivery vans.

Additionally, while it is commonly asserted that even if such machines were available, it would not be possible to power them at the site during construction as a reason why they are not feasible for use, there are in fact mobile charging stations and opportunities available that could be brought to a jobsite for charging after hours[5], much in the same way that construction equipment is commonly fueled today by after-hours deliveries of diesel or other fuels. Not only would this address one of the more challenging areas of warehouse air pollution that remain unaddressed by existing regulations such as SCAQMD's Rule 2305 Warehouse Indirect Sources Rule, but it would also greatly improve the noise profile of jobsites which is another area of study under CEQA. We would like to ensure that the SEIR includes a thorough analysis of all available zero-emissions construction equipment options currently available on the market as well as those which are likely to be available by time construction would actually begin and how those options stack up against the diesel-powered status quo.

Finally, while it is good to see that the NOP mentions the need to address AB98 as part of the SEIR process, there is no mention of SB932 (Portantino, 2022) which is to be undertaken upon revisions to the Circulation Element. Though the proposed Project is not going to cover an extremely large area of the city geographically, the SEIR needs to at a minimum, ensure that the SB932 requirements are covered and included in the Specific Plan area to both not deny the area around the Project the safest street environment deliverable as well as prevent the Project area from becoming a point of the city that is a weak link and missed opportunity that requires large expenditures to fix instead of being built right to the latest standards from the beginning. This is most critical for bike facilities as other recently-completed projects in the area feature bikeways which are not appropriate for the context in which they are being placed. It is vital that the Specific Plan provide the bikeways which are appropriate for the roads being built as per the Caltrans bikeway selection guide[6], especially given the relatively clean slate nature of the Project which will likely require/result in a large-scale rebuild of the existing roads as part of the Project. While retrofitting can be expensive, building the correct infrastructure from the beginning has minimal cost difference and can be instrumental in helping address VMT concerns by making it

[2] LiuGong North America | Wheel Loaders | 856HE MAX
[3] EC230 Electric | Electric Machines | Volvo Construction Equipment
[4] T880E Work Truck | Kenworth
[5] FLEXX Mobile DC Fast Chargers | Advanced Portable EV Charger
[6] Caltrans Planning Contextual Guidance Memo March 2020

more likely/viable for people to use non-car options to commute to the Project e.g. bicycle or scooter as they feel safe enough to do so.

We would reiterate the preference to not see the Project move forward as it continues to represent a loss of open space land which state voters approved for protecting as specifically designated in the bill text of Prop 70 in 1988. This land was foreseen for preservation and that should be carried out as desired. Nevertheless, if the SEIR is continuing, it needs to ensure that it is analyzing the full cumulative impacts of the Project and that outdated assumptions about what equipment is available for what are updated to ensure that a thorough analysis is completed. Finally, SB932 compliance is paramount to ensure that if built, the Project is able to deliver an environment which is an improvement for the transportation situation for years to come, not a hindrance.

Thank you for your time and consideration of these matters. If there are any further questions, please do not hesitate to reach out for clarification.

Sincerely,



Marven E. Norman
Environmental Policy Analyst

CC: Robert Redford Conservancy

CCAEJ is a long-standing community based organization with over 40 years of experience advocating for stronger regulations through strategic campaigns and building a base of community power. Most notably, CCAEJ's founder Penny Newman won a landmark federal case against Stringfellow Construction which resulted in the 'Stringfellow Acid Pits' being declared one of the first Superfund sites in the nation. ***CCAEJ*** prioritizes community voices as we continue our grassroots efforts to bring lasting environmental justice to the Inland Valley Region.

Mailing Address
PO Box 33124
Jurupa Valley, CA 92519
www.ccaej.org

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Thursday, November 6, 2025 9:09 AM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Proposed Truck Route

I received this likely in response to the NOP, although it doesn't mention it. I also forwarded it to our Traffic division.

Tom

From: Micaella Mosley <micaellamosley@gmail.com>
Sent: Thursday, November 6, 2025 6:05 AM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Proposed Truck Route

Good morning,

I hope this message finds you well. I am writing to bring attention to an ongoing issue affecting residents along **Ontario Ranch Road**. The constant flow of large trucks traveling along this route is causing **significant vibrations that make our homes shake throughout the day**.

These vibrations are not only disruptive but also concerning, as they may affect the structural integrity of our homes and reduce our overall quality of life. Many of us have noticed the shaking intensifies when loaded semi-trucks or construction haulers pass by, suggesting that the pavement and truck speed may be amplifying the impact.

We kindly request that the City review this truck route and consider possible solutions—such as **rerouting heavy trucks, enforcing weight or speed limits, or adding vibration-reducing pavement treatments**—to help reduce the impact on nearby homes.

Thank you for your time and attention to this matter. We appreciate your efforts to keep our community safe and livable and look forward to hearing what actions can be taken to address this issue.

Sincerely,

Micaella Mosley
3590 E Delight Paseo
Ontario, CA 91761

NATIVE AMERICAN HERITAGE COMMISSION

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VICE-CHAIRPERSON
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Michelle Carr

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

November 4, 2025

Thomas Grahn
City of Ontario
303 East B Street
Ontario CA 91764

Re 2025110102 The Ontario Plan (TOP) Policy Plan Amendment Supplemental Environmental Impact Report (SEIR) Project, San Bernardino County

Dear Mr. Grahn:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that 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. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation *and monitoring* reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@NAHC.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Friday, December 5, 2025 1:10 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Public Park on Haven Ave. and Chino Ave.

From: Parveena Mendes <parveenas96@gmail.com>
Sent: Friday, December 5, 2025 12:18 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Public Park on Haven Ave. and Chino Ave.

CAUTION – EXTERNAL SENDER

Good afternoon,

I am writing this email to discuss the recent proposal by the City of Ontario to eliminate the 27-acre public park at the corner of Haven Ave. and Chino Ave to replace with medium density housing.

My husband and I bought our townhome in the Neuhouse community, excited and happy with the potential development of a park and green space so close by. To hear that the city is considering eliminating this is disheartening, especially because having a park close by means children and members of the community can enjoy a place to play, interact, and have an important third space that can further build our growing community. Additionally, development of further housing instead will increase traffic in that intersection area, which already experiences so much congestion.

I am asking you to reconsider this proposal and keep the park in the planned location.

Thank you,
Parveena Mendes

3661 S Allston Paseo Unit 1
Ontario CA
91761

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Tuesday, November 25, 2025 11:34 AM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Public Comment Opposing Land-Use Change at Haven and Chino Ave

-----Original Message-----
From: Paul Cho <seven2875@gmail.com>
Sent: Tuesday, November 25, 2025 9:49 AM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Public Comment Opposing Land-Use Change at Haven and Chino Ave

Caution – External Sender

Hi Thomas,

My name is Paul Cho, and I am a resident of Ontario Ranch. I am writing to formally oppose the proposed land use change at Haven and Chino Ave, which would shift designated open space and future parkland into medium-density residential development.

Our community is already seeing rapid expansion of housing, and the ratio of residential units to available parkland has become increasingly imbalanced. Families moving into these developments are expecting livable neighborhoods with sufficient outdoor space for recreation, wellness, childhood development, and community gathering. The long-term quality of life in Ontario depends significantly on thoughtful planning that prioritizes shared public spaces, not just housing revenue.

Reducing future parkland in favor of additional housing may solve a short-term development goal but would create long-term deficits in community resources and environmental value. Once open space is gone, it cannot be reclaimed. Parkland is an investment in the health, cohesion, and sustainability of the community.

I respectfully request that the City maintain this parcel as open space or parkland rather than converting it to residential zoning. I would also appreciate clarification on the reasoning behind this change and whether community impact assessments were conducted regarding park space per capita.

Thank you for your time and consideration.

Paul Cho
951-459-2622
seven2875@gmail.com
3463 E Moonstone Dr
Ontario CA 91761

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Monday, November 17, 2025 12:01 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: STRONG OBJECTION: Rezoning of OS-R to MDR on Haven Ave. (Near Peri Rubi Community)

From: Philip Guevara <philguevara@gmail.com>
Sent: Saturday, November 15, 2025 12:28 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: STRONG OBJECTION: Rezoning of OS-R to MDR on Haven Ave. (Near Peri Rubi Community)

Dear Principal Planner Thomas Grahn and the Ontario Planning Department,

I am writing as a new resident of the **Peri Rubi community** to formally and strongly object to the proposed rezoning of the property on Haven Avenue from Open Space - Recreation (OS-R) to Medium Density Residential (MDR).

My primary request is that the City reject the MDR rezoning application and instead commit to developing this land as a high-quality neighborhood park, consistent with its current OS-R designation.

Here are the specific reasons why this land must be retained for public recreation:

1. **Lack of Public Parkland:** While our new community includes private, resident-only amenities, these do not fulfill the City's mandate to provide **public, accessible parkland** for the entire surrounding area. The OS-R site on Haven Avenue represents a crucial, and perhaps last, opportunity to meet this need in a neighborhood characterized by very low walkability.

2. **Strain on Local Schools:** The Peri Rubi and surrounding new developments have already placed a significant burden on local infrastructure. The added density of MDR housing will exacerbate the strain on our assigned schools: **Ranch View Elementary School** and **Grace Yokley Middle School**, which are already seeing substantial enrollment growth from the Ontario Ranch development.

3. **Traffic Safety on Haven Avenue:** Haven Avenue is a major transportation corridor. Introducing a medium-density residential development at this location will drastically increase traffic hazards and congestion, compromising the safety of children and families walking in the area. We need spaces that **reduce** traffic, not generate more.

I urge the Planning Commission and City Council to prioritize a balanced, sustainable community by investing in this critical park resource and preserving the OS-R zoning.

Thank you for your time and consideration.

Sincerely,

Philip Guevara
3234 S Jasper Paseo
626-419-4868
philguevara@gmail.com

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Monday, November 24, 2025 7:58 AM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Comments on Scoping Meeting

From: Ran Cheng <crrcrrc@gmail.com>
Sent: Friday, November 21, 2025 9:21 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Comments on Scoping Meeting

Dear Mr. Thomas Grahn,

My comments, echoing the majority of my neighbors' concerns, are pretty simple.

While we do understand the proposed changes to accommodate the increasing housing demand (and to comply with the state's law), we are very concerned (if not angry) that many of these changes take place in areas that already have many residents who were misled by the original plan to believe that the area will be developed as LDR and/or LMDR. Then after we had already settled, we were suddenly told by the city that our neighbors will be up-zoned to build more houses, but with no more schools and no more public parks (because all PAs are taken).

The city can certainly use currently vacant land (such as farms) to build HDR in the future, but please, do not play this gimmick in areas that started to be built 5 years ago or so, which will inevitably de-appreciate our property value, and our communities will be flooded/packed with people.

With all due respect, if the city first drew a seemingly good plan to attract residents and investors then increase the population density at some later stages, this is blatant cheating.

Best regards,
Ran

RECEIVED
NOV 21 2025
City of Ontario
Planning Department

Public Open House & Scoping Meeting:
THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT & EUCALYPTUS BUSINESS PARK SPECIFIC PLAN

Jornada de puertas abiertas y reunión de alcance público:
MODIFICACIÓN DEL PLAN POLÍTICO ONTARIO PLAN 2050 Y
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Thursday, November 20, 2025 | 6:00 PM-8:00PM | De Anza Community and Teen Center
Jueves, 20 de noviembre de 2025 | 6:00 PM-8:00 PM | Centro comunitario y juvenil De Anza

Name: *Nombre* RANDY BEKENDAM

Phone (Optional): *Teléfono (opcional)* 909-973-4539

Address: *Dirección* 14389 SULTANA AVE ONTARIO

Email: *Email* BROAMYOWEN@ME.COM

Would you like to join the email list? *¿Le gustaría suscribirse a la lista de correo electrónico?* ☒ **Yes** *Sí* ☐ **No** *No*

POLICY PLAN AMENDMENT
MODIFICACIÓN DEL PLAN DE POLÍTICAS

Please share any feedback regarding the Policy Plan Amendment:
Por favor, comparta cualquier comentario que tenga sobre la modificación del plan de políticas:

As executive director of the SOUTHERN CALIFORNIA AGRICULTURAL LAND FOUNDATION (SCALF) I am deeply concerned about the ongoing loss of farmland to development. The footprint of the proposed Eucalyptus Business Park covers the parcel where my family operated Amy's Farm for 35 years. Since the property owner would never sell to us and in the end defrauded us out of our first right of refusal and evicted us, the community lost and incredibl

EUCALYPTUS BUSINESS PARK SPECIFIC PLAN
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Please share your comments on the Specific Plan:
Por favor, comparta sus comentarios sobre el Plan Específico:

public benefit resource. Since our eviction we have been focusing on the preservation of Prop. 70 land. As the attached letter from the Planning and Conservation League states, the County of San Bernardino has been in violation of the public trust for 34 years! (35 YRS AT THE DATE OF THE LETTER) Conservation easements in perpetuity must be placed on these properties immediately. The clock on this matter has run out. As the PCL letter implies and everyone agrees, consolidating the Prop 70 lands prior to the easements makes sense.

Please continue on the back →
Continúe detrás

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
INFORME COMPLEMENTARIO DE IMPACTO AMBIENTAL

Topics in the EIR *(Select one or more)*
Temas en el EIR (Seleccionar uno o más)

- ☐ **Aesthetics** *Estética*
- ☐ **Agriculture and Resources** *Agricultura y Recursos*
- ☐ **Air Quality** *Calidad del Aire*
- ☐ **Biological Resources** *Recursos Biológicos*
- ☐ **Cultural Resources** *Recursos Culturales*
- ☐ **Energy** *Energía*
- ☐ **Geology/Soils** *Geología/Suelos*
- ☐ **Greenhouse Gas Emissions** *Emisiones de Gases Invernadero*
- ☐ **Hazardous Wase/ Hazardous Materials** *Residuos Tóxicos/ Materiales Tóxicos*
- ☐ **Hydrology/Water Quality** *Hidrología/Calidad del Agua*
- ☐ **Land Use/Planning** *Uso de la Tierra/ Planificación*
- ☐ **Mineral Resources** *Recursos Minerales*
- ☐ **Noise** *Ruido*
- ☐ **Population/Housing** *Población/Vivienda*
- ☐ **Public Services** *Servicios Públicos*
- ☐ **Recreation** *Recreación*
- ☐ **Transportation** *Transporte*
- ☐ **Tribal Cultural Resources** *Recursos Tribales Culturales*
- ☐ **Utilities/Service Systems** *Utilidades/Servicios Públicos*
- ☐ **Wildfire** *Incendios*

Please identify any comments or concerns you may have regarding the SEIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives:

Identifique cualquier comentario o inquietud que pueda tener con respecto al SEIR, incluyendo cualquier tema ambiental adicional, posibles medidas de mitigación o alternativas al proyecto:

(Continued from front) We have been proposing for years that these lands be consolidated on the exact footprint of the proposed business park. This consolidation south of the Grand Park makes the most sense since it would be the ideal buffer between the large warehouses and the Grand Park. The business park could move north of the Grand Park. Another consolidation option could be west of the existing Sultana ave. prop 70 parcels and north to Edison ave. Or they could simply stay where they are. Consolodation west of the proposed business park could still provide good interface with the Grand Park. Amy's farm type activities would be a very compatible neighbor to the Grand Park. Developments like the proposed business park would also be compatible with Prop 70 farm activities which would be regenerative farming versus dairies. Public sentiment is anti warehouse and pro Ecommerce. This disconnect is unfortunate but real. Lets at least preserve some farmland. Thank-you Randy Belendon

Please return this comment card at the end of the Scoping Meeting. It can also be mailed to the City of Ontario (Attn: Thomas Grahn 303 East B Street Ontario, CA 91764). Comments may also be submitted via email to tgrahn@ontarioca.gov; Thomas may be reached at 909-395-2036. **All comments must be submitted by 5:00 p.m. on Friday, December 5, 2025.**

Por favor, devuelva esta tarjeta de comentarios al final de la reunión de alcance. También puede enviarla por correo a la ciudad de Ontario (A la atención de: Thomas Grahn, 303 East B Street, Ontario, CA 91764). Los comentarios también pueden enviarse por correo electrónico a tgrahn@ontarioca.gov; puede ponerse en contacto con Thomas en el 909-395-2036. ***Todos los comentarios deben enviarse antes de las 5:00 p. m. del viernes 5 de diciembre de 2025.***

President
John Van De Kamp

President Emeritus
Sage Sweetwood

Senior Vice President
Kevin Johnson

Secretary/Treasurer
Bill Center

Regional Vice Presidents
Elisabeth Brown
Jan Chatten-Brown
Dorothy Green
Phyllis Faber
Rick Hawley
Doug Linney
David Magavern
Lynn Sadler
Serena Villegas

PLANNING AND CONSERVATION LEAGUE

October 20, 2006

Bill Postmus, Chairman
San Bernardino County Board of Supervisors
385 North Arrowhead Avenue, 5th Floor
San Bernardino, CA 92415-0110

RE: Fulfilling the Public Trust Responsibilities of San Bernardino County

Dear Chairman Postmus:

This letter is to request that the County of San Bernardino take immediate action to fulfill its public trust responsibilities under Proposition 70 (the California Wildlife, Coastal and Parkland Conservation Act of 1988), without the need for citizen action to enforce these responsibilities. The important "missing piece" is action by the County to establish permanent agricultural land conservation easements on lands acquired with Proposition 70 funds, and subsequently generated trust funds.

As you undoubtedly know, the County of San Bernardino has received and expended almost $20,000,000 of state bond funds (authorized by Proposition 70) for the purpose of providing permanent protection to various parcels of agricultural land located in San Bernardino County. These parcels are currently owned by the County in fee, and agricultural operations on the parcels have generated a trust fund, also controlled by the County, with a current balance of approximately $5 million dollars. In addition to the expended Bond Act Funds, the County has utilized approximately $1,700,000 of program trust funds (1996 – 1998) to acquire additional property that must meet the same requirements as the original Bond Act allocations to the County.

Before receiving the funds that led to the purchase of the real property just mentioned, and as a specific condition precedent to receiving the funds, the County of San Bernardino promised to take effective legal action to ensure that the parcels acquired with Bond Act funds, and with subsequently generated program trust funds, would be encumbered with a conservation easement that will constitute a deed restriction in perpetuity. By Resolution No. 91-334, adopted by a unanimous vote of the Board of Supervisors on October 7, 1991 (over fifteen years ago), the County:

> Certifies that properties acquired in fee shall be encumbered with an agricultural or open space Conservation Easement; said conservation easements shall constitute a deed restriction in perpetuity… [and]
>
> Certifies that funds derived from acquisitions, leases, joint venture operation of properties acquired shall be utilized only for operation, maintenance, improvement, and acquisition of additional property in accordance with the specified original purpose of the Act.

1107 9th Street, Suite 360 Sacramento, CA 95814 Website: www.pcl.org Email: pcl@pcl.org

Despite repeated requests from the Southern California Agricultural Land Foundation (SCALF), a long time member of the Planning and Conservation League Board of Directors, and despite the legally-binding commitment quoted above, the County has failed to carry out these public trust obligations, and to provide an "in perpetuity" protection for the agricultural lands purchased with Proposition 70 funds and post-acquisition trust funds.

The failure and refusal of the County to live up to its public trust obligations to the people of the State of California cannot be permitted to continue. The Planning and Conservation League was the sponsor of Proposition 70, and has a great interest in making sure that the objectives of Proposition 70 are attained. The people of the state made money available to the County

(and the County took the money and spent it) on the basis that the agricultural values of the properties purchased would be given permanent protection through an appropriate easement. That commitment by the County must be honored.

As you undoubtedly know, the Southern California Agricultural Land Foundation has managed the County's agricultural lands, obtained with Proposition 70 funds and program trust funds, since the time of their acquisition by the County, pursuant to a contractual delegation from the County to SCALF. SCALF's management of these properties has resulted in the $5 million dollars in trust fund assets currently possessed by the County, and in all other ways SCALF has admirably carried out and implemented the objectives of Proposition 70, to help preserve agricultural lands in San Bernardino County for agricultural use.

SCALF has now been informed that its contractual delegation from the County of San Bernardino will be terminated, effective November 30, 2006, and that the County will take responsibility for managing the Proposition 70 agricultural preservation properties "in house." Had SCALF been qualified as a tax exempt nonprofit corporation at the time Proposition 70 was written, SCALF (instead of the County) would undoubtedly have been named the trustee organization designated to receive the funds allocated for agricultural land preservation in San Bernardino County. PCL was responsible for the drafting the initiative measure, and this is a model that was followed elsewhere. Because SCALF was not legally capable of receiving bond monies in 1988, and because the County took the money, and spent it, and made the quoted promise and certifications in order to obtain the money, it is now the County's responsibility to discharge the public trust obligations that came with the funding.

We think it is regrettable that the County has apparently decided to terminate the contractual arrangement with SCALF. However, that is certainly within the prerogative of the Board of Supervisors. What is not an option, however, is for the County to ignore its promise and "certifications," made over fifteen years ago. In terminating its contractual arrangement with SCALF, the County is discharging from management authority a nonprofit group which is required by its Articles of Incorporation to act on behalf of agricultural land preservation. The County has no such general commitment to agricultural land preservation, which is why action to establish the required easements must take place now, as the County takes over direct management of these lands.

PCL understands that the situation of the properties has changed since they were acquired in the early 1990's (they are, for instance, now located within the city limits of the City of Ontario and the City of Chino), and reconfiguration and reorganization of the agricultural properties acquired with Proposition 70 funds may make sense. As I am sure you will remember, this was actually contemplated by Assembly Bill 2063, enacted into law in 2004. However, the County has not proceeded to implement that bill, two years after its enactment as an "urgency statute," and is now proposing to discharge the nonprofit organization that has heretofore carried out its public trust responsibilities under Proposition 70. Again, the time to establish the required easements is now.

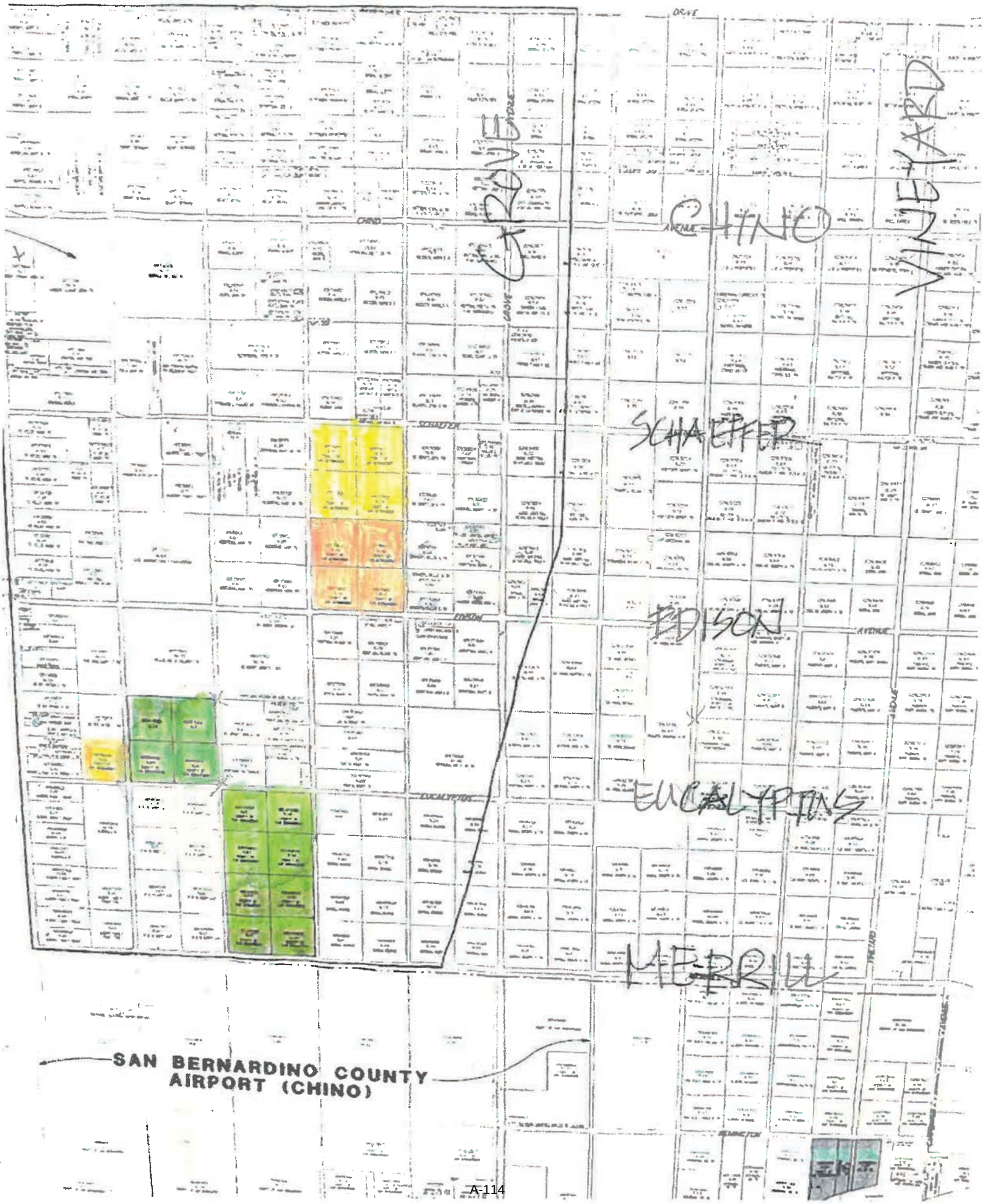
PCL is very serious about the need to reach an immediate resolution of this matter, and the PCL Executive Director will be in touch with you and the County Administrative Officer in the near future, to discuss how this can most easily be accomplished. PCL is looking forward to working with the County, SCALF, and other concerned individuals and organizations in San Bernardino County, to ensure that the County promptly and properly discharges its public trust responsibilities with respect to the properties acquired with funding made available by Proposition 70, and by subsequently generated program trust funds.

Thank you for your attention to these important matters.

Yours truly,

John Van de Kamp, President
PCL Board of Directors

Gary A. Patton, Executive Director
Planning and Conservation League


CHINO
SCHAEFER
EDISON
EUCALYPTUS
MERRILL
SAN BERNARDINO COUNTY
AIRPORT (CHINO)

Public Open House & Scoping Meeting:
THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT & EUCALYPTUS BUSINESS PARK SPECIFIC PLAN

Jornada de puertas abiertas y reunión de alcance público:
MODIFICACIÓN DEL PLAN POLÍTICO ONTARIO PLAN 2050 Y PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Thursday, November 20, 2025 | 6:00 PM-8:00PM | De Anza Community and Teen Center
Jueves, 20 de noviembre de 2025 | 6:00 PM-8:00 PM | Centro comunitario y juvenil De Anza

Name: *Nombre* Raymond Smith

Phone (Optional): *Teléfono (opcional)* 909.418.8733

Address: *Dirección* 3937 San Lorenzo River Road, Ontario

Email: *Email* rfs702@verizon.net

Would you like to join the email list? *¿Le gustaría suscribirse a la lista de correo electrónico?* ☒ **Yes** *Sí* ☐ **No** *No*

POLICY PLAN AMENDMENT
MODIFICACIÓN DEL PLAN DE POLÍTICAS

Please share any feedback regarding the Policy Plan Amendment:
Por favor, comparta cualquier comentario que tenga sobre la modificación del plan de políticas:

The citizens of Ontario resent being known as the Warehouse Capital of SoCal. Citizen opposition to warehouses is constantly thwarted by the City Council and Managers. The tacit agreement that no warehouses would be permitted north of Eucalyptus threatened. The attached CAL MATTERS excerpt repeats the generally agreed conviction that housing demand is strong. Per IE-RE home closings in Ontario are up 8.2% YTD. The cities assertion that there is more call for warehouse development than for housing is false and irrelevant. The simple fact is that the citizens are opposed to the ever increasing air pollution and traffic. Just ask them!

EUCALYPTUS BUSINESS PARK SPECIFIC PLAN
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Please share your comments on the Specific Plan:
Por favor, comparta sus comentarios sobre el Plan Específico:

This plan shows the lack of imagination and creativity needed as South Ontario is developed. A far better trajectory would be, for example, shown on the attached map. Here the long desired consolidation of the historic Proposition 70 land could be accomplished. It would be a perfect buffer between the Great Park and mega-warehousing to the South. The land would be suitable for regenerative farming and other more passive designs for rehabilitation and restoration of natural lands including other general farm lands. Many citizen groups are already mustered in support of such a concept including GODC, OFA, Fair Ontario and CCAEJ, et.al.

Of course SB County and State Parks and Rec approval would be needed.

Please continue on the back ⟶
Continúe detrás

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
INFORME COMPLEMENTARIO DE IMPACTO AMBIENTAL

Topics in the EIR *(Select one or more)*
Temas en el EIR (Seleccionar uno o más)

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- ☐ **Agriculture and Resources** *Agricultura y Recursos*
- ☐ **Air Quality** *Calidad del Aire*
- ☐ **Biological Resources** *Recursos Biológicos*
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- ☐ **Tribal Cultural Resources** *Recursos Tribales Culturales*
- ☐ **Utilities/Service Systems** *Utilidades/Servicios Públicos*
- ☐ **Wildfire** *Incendios*

Please identify any comments or concerns you may have regarding the SEIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives:

Identifique cualquier comentario o inquietud que pueda tener con respecto al SEIR, incluyendo cualquier tema ambiental adicional, posibles medidas de mitigación o alternativas al proyecto:

How does the city expect us to trust their competence when they spend thousands to develop TOP 2050 designed to last for decades but within 1 year they propose wholesale revisions to the plan.?

Given the decade high industrial vacancy rate and rush to use robotics instead of human staffing it is difficult to see the benefit to our city re: employment, quality of life and peaceful city streets. Explain.

The distance from this warehouse jungle to major arterials shows further lack of planning. This area is not an "Industrial Zone" in the classic sense. Justify turning it into one among homes and farmland.

Show how using Edison Ave as a truck route meets the requirements of AB98. Archibald Ave, same question.

Show how job estimates are derived. Explain how this justifies more warehouses.

Assuming Air Quality and Greenhouse Gas Emissions requirements will not be met detail how mitigation measures will completely offset these hazards.

Please return this comment card at the end of the Scoping Meeting. It can also be mailed to the City of Ontario (Attn: Thomas Grahn 303 East B Street Ontario, CA 91764). Comments may also be submitted via email to tgrahn@ontarioca.gov; Thomas may be reached at 909-395-2036. **All comments must be submitted by 5:00 p.m. on Friday, December 5, 2025.**

Por favor, devuelva esta tarjeta de comentarios al final de la reunión de alcance. También puede enviarla por correo a la ciudad de Ontario (A la atención de: Thomas Grahn, 303 East B Street, Ontario, CA 91764). Los comentarios también pueden enviarse por correo electrónico a tgrahn@ontarioca.gov; puede ponerse en contacto con Thomas en el 909-395-2036. ***Todos los comentarios deben enviarse antes de las 5:00 p. m. del viernes 5 de diciembre de 2025.***

CAL MATTERS

November 26, 2025

The Southern California Association of Governments (SCAG) published their annual community survey in October, bringing a snapshot of housing and commuting across San Bernardino, Riverside, Orange County, Los Angeles and Imperial Counties.

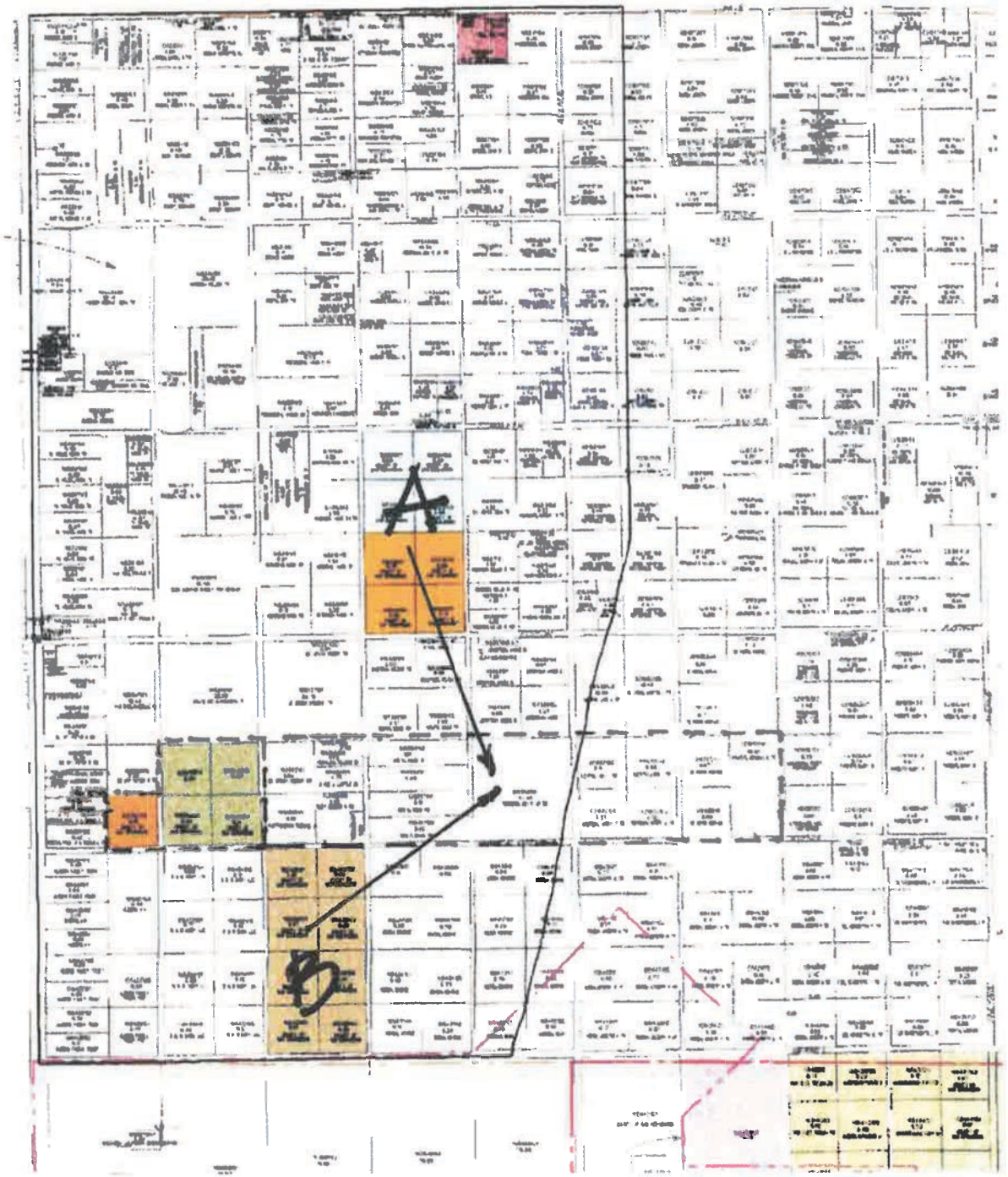
The report's conclusions: we need more childcare, more family-friendly workplace policies and more housing.

Seventy percent of children live in a household where both parents work, requiring these families to pay for childcare.

The construction of new housing has not continued to match demand, said Kevin Kane, SCAG program manager for demographics and housing policy. He pointed to the region's overcrowding rates, a figure he says is representative of supply not meeting demand, and of people jamming into homes to save on rent.

Overcrowding is defined as more than one person per room in a household. Nine percent of homes are considered overcrowded in San Bernardino County, compared to 8% in Riverside, 10.5% in Los Angeles County, 10% across the SCAG region, 7% in California, and only 3.5% across the country.

F.E.M.A. 100 YEAR FLOOD ZONE



EXCHANGE PROPERTIES 'A' & 'B' TO CONSOLIDATE PROP. TO LAND

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Thursday, November 20, 2025 5:04 PM
To: Nicole Vermilion; Emma Haines; Halley Grundy; Colin Drukker
Subject: Fwd: CEQA Comment Letter - City of Ontario - NOP 105216103
Attachments: image001.png; FCD_CEQA Comments Letter_ml_20251120.pdf

- Tom

Begin forwarded message:

> **From:** "Camacho, Maria" <Maria.Camacho@dpw.sbcounty.gov>
> **Date:** November 20, 2025 at 4:51:00 PM PST
> **To:** Thomas Grahn <TGrahn@ontarioca.gov>
> **Cc:** "Lopez, Kathryn" <Kathryn.Lopez@dpw.sbcounty.gov>, "Alvarez, Alejandra - DPW" <Alejandra.Alvarez@dpw.sbcounty.gov>, "Sansonetti, Nancy" <Nancy.Sansonetti@dpw.sbcounty.gov>, "Chun, Arlene - DPW" <Arlene.Chun@dpw.sbcounty.gov>
> **Subject: CEQA Comment Letter - City of Ontario - NOP 105216103**
>
> Good afternoon City of Ontario Planning Department,
>
> Please see attached comment letter for your review.
>
> If you have any questions, please contact Kathryn López.
>
> Thank you,
>
> **Maria Camacho**
> **Senior Office Assistant**
> ***Department of Public Works***
> ***Environmental Management Division***
> **Phone: 909-387-7897**
> **825 E. Third Street, Room 123**
> **San Bernardino, CA 92415-0835**
>
> [sbcounty.gov]

825 East Third Street, San Bernardino, CA 92415-0835 | Phone: 909.387.7910 Fax: 909.387.7911

www.SBCounty.gov

Flood Control District

Noel Castillo, P.E.
Chief Flood Control Engineer

Byanka Velasco, P.E.
Assistant Director

David Doublet, M.S., P.E.
Assistant Director

November 20, 2025

Transmitted Via Email
File: 10(ENV)-4.01

City of Ontario Planning Department
Attn: Thomas Grahn, Principal Planner
303 East B Street
Ontario, CA 91764
tgrahn@ontarioca.gov

RE: Project Notice: THE ONTARIO PLAN (TOP) POLICY PLAN (GENERAL PLAN) – APN 105216103

Dear City of Ontario Planning Department,

Thank you for allowing the San Bernardino County Department of Public Works (DPW) the opportunity to comment on the above-referenced project. **We received this request on November 12, 2025,** and pursuant to our review, the following comments are provided:

Water Resources Division (Michael Fam, P.E., Engineering Manager, 909-387-8120):

1. The project site (APN 1052-161-03) is currently owned in fee by the San Bernardino County Flood Control District. Development cannot proceed at this time because the Grove Basin project occupies the property. This basin is an active flood control facility and provides flood protection for downstream properties.

We respectfully request to be included on the circulation list for all project notices, public reviews, or public hearings. In closing, I would like to thank you again for allowing the San Bernardino County Department of Public Works the opportunity to comment on the above-referenced project. Should you have any questions or need additional clarification, please contact the individual who provided the specific comment, as listed above.

Sincerely,

Nancy Sansonetti

Nancy J. Sansonetti, AICP
Supervising Planner
Environmental Management Division

NS:KL:ml
Cc: Kathryn López, Planner III, Environmental Management Division, DPW

BOARD OF SUPERVISORS
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Luther Snoke Chief Executive Officer

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Monday, November 24, 2025 5:40 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: SCAG Staff Comments on the NOP for The Ontario Plan Policy Plan Amendment Supplemental EIR (proposed project) [SCAG NO. IGR10627]
Attachments: IGR10627 NOP The Ontario Plan (TOP) 2050.pdf

From: IGR – Intergovernmental Review <IGR@scag.ca.gov>
Sent: Friday, November 21, 2025 1:10 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: Lijin Sun <sunl@scag.ca.gov>; IGR – Intergovernmental Review <IGR@scag.ca.gov>
Subject: SCAG Staff Comments on the NOP for The Ontario Plan Policy Plan Amendment Supplemental EIR (proposed project) [SCAG NO. IGR10627]

Good afternoon Thomas,

Please find attached SCAG staff comments on the NOP for the Supplemental EIR for the proposed project [SCAG NO. 10627].

Please contact me at (213) 630-1532 or IGR@scag.ca.gov if you have any questions or difficulties with the attached file.

If you wish to submit documents for IGR review, please submit it online via the IGR webpage** [scag.ca.gov] **or via email to IGR@scag.ca.gov.

Thank you!

[scag.ca.gov]

Intergovernmental Review (IGR) Program
Ryan Bañuelos, Senior Regional Planner
Tel: (213) 630-1532
IGR@scag.ca.gov

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
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www.scag.ca.gov

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Transportation Commission

November 21, 2025

Thomas Grahn, Principal Planner
City of Ontario, Planning Department
303 East B Street
Ontario, CA 91764
Phone: (909) 395-2036
E-mail: tgrahn@ontarioca.gov

Subject: SCAG Staff Comments on the Notice of Preparation and Scoping Meeting for The Ontario Plan Policy Plan Amendment Supplemental Environmental Impact Report [SCAG NO. IGR10627]

Dear Thomas:

Thank you for submitting the Notice of Preparation for The Ontario Plan (TOP) 2050 Policy Plan Amendment Supplemental Environmental Impact Report ("proposed project") to the Southern California Association of Governments (SCAG) for review. SCAG is responsible for providing informational resources to regionally significant plans, projects, and programs per the California Environmental Quality Act (CEQA) to facilitate the consistency of these projects with SCAG's adopted regional plans, to be determined by the lead agencies.[1]

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP), including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of and alignment with adopted Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and policies. Finally, SCAG is the authorized regional agency for Intergovernmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372.

SCAG staff has reviewed the Notice of Preparation for TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report in San Bernadino County. The proposed project includes amendments to the TOP land use pattern and various elements of the TOP 2050 Policy Plan across 1,685 acres.

When available, please email environmental documentation to IGR@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached SCAG staff comments, please contact the IGR Program, attn.: Ryan Bañuelos, Senior Regional Planner, at (213) 630-1532 or IGR@scag.ca.gov. Thank you.

Sincerely,

Lijin Sun

Lijin Sun
Planning Supervisor, Planning Strategy Department

[1] Local jurisdictions and other lead agencies shall have the sole discretion to determine a local project's or plan's consistency and/or alignment with Connect SoCal 2024 for the purpose of determining consistency for CEQA purposes.

SCAG STAFF COMMENTS ON THE NOTICE OF PREPARATION FOR THE ONTARIO PLAN (TOP) 2050 POLICY PLAN AMENDMENT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT [SCAG NO. IGR10627]

CONNECT SOCAL 2024

Connect SoCal 2024 (Plan) is a long-range visioning plan for the six-county SCAG region, reflecting a continuation of the shift towards more efficient resource management including transportation infrastructure resources, land resources and environmental resources. The Plan highlights the existing land use and transportation conditions throughout the SCAG region and forecasts the region's evolving transportation needs between 2024 and 2050. The Plan identifies and prioritizes expenditures of the anticipated funding for transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle, and pedestrian, as well as aviation ground access.

The Plan was developed to achieve greenhouse gas (GHG) per capita emission reduction targets, consistent with Senate Bill (SB) 375 and other regional goals. In accordance with federal fiscal constraint requirements, Connect SoCal 2024 is a financially constrained Plan in terms of transportation revenues and expenditures. Connect SoCal 2024 would reduce traffic congestion, improve air quality, and improve the region's long-term economic viability through more than $751 billion in transportation investments and a more sustainable regional development pattern. To view Connect SoCal 2024 and the accompanying technical reports, please visit the Connect SoCal 2024 webpage.

Connect SoCal 2024 Vision and Goals

The SCAG Regional Council fully adopted the Plan on April 4, 2024. Connect SoCal 2024 represents the vision for the region and reflects the planned transportation investments, policies, and strategies that integrate with the Forecasted Regional Development Pattern to achieve the Plan's goals. The Vision and Goals for Connect SoCal 2024 are rooted in the direction set forth by Connect SoCal 2020, reflecting both SCAG's statutory requirements, the emerging trends, and persistent challenges facing the region. Reflecting input from engagement with stakeholders and members of the public, SCAG's vision for Southern California in the year 2050 is "*A healthy, prosperous, accessible and connected region for a more resilient and equitable future."* The following goals and subgoals helps the SCAG region to achieve this vision.

Mobility: ***Build and maintain an integrated multimodal transportation network***

- Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions
- Ensure that reliable, accessible, affordable and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities
- Support planning for people of all ages, abilities and backgrounds

Communities: ***Develop, connect and sustain communities that are livable and thriving***

- Create human-centered communities in urban, suburban and rural settings to increase mobility options and reduce travel distances
- Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households

Environment: ***Create a healthy region for the people of today and tomorrow***

- Develop communities that are resilient and can mitigate, adapt to and respond to chronic and acute stresses and disruptions, such as climate change
- Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water
- Conserve the region's resources

Economy: ***Support a sustainable, efficient and productive regional economic environment that provides opportunities for all residents***

- Improve access to jobs and educational resources
- Advance a resilient and efficient goods movement system that supports the economic vitality of the region, attainment of clean air and quality of life for our communities

For ease of review, SCAG staff encourages the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency, or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG CONNECT SOCAL 2024 GOALS AND SUBGOALS		
	Goal/Subgoal	Analysis
Mobility Goal:	*Build and maintain an integrated multimodal transportation network*	*Consistent: Statement as to why; Not-Consistent: Statement as to why; or Not Applicable: Statement as to why; DEIR page number reference*
Mobility Subgoal:	*Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions*	*Consistent: Statement as to why; Not-Consistent: Statement as to why; or Not Applicable: Statement as to why; DEIR page number reference*
etc.		etc.

Connect SoCal 2024 Key Elements

Unique to this plan cycle, SCAG developed a set of Regional Planning Policies and Implementation Strategies to guide decision-making in the region toward integrated land use and transportation planning and other goals in Connect SoCal 2024. Eighty-eight Regional Planning Policies provide guidance for integrating land use and transportation planning to realize the vision of Connect SoCal 2024. The Implementation Strategies help the region to achieve this vision for the future and are priorities for SCAG efforts in fulfilling or going beyond the Regional Planning Policies. The Regional Planning Policies and Implementation Strategies were developed to achieve California's greenhouse gas emission reduction goals as set forth in SB 375 and federal Clean Air Act Section 176(c) requirements for transportation conformity while meeting the broader regional objectives, such as improved equity and resilience in addition to preservation of natural lands, improvement of public health, increased roadway safety, support for the region's vital goods movement industries and more efficient use of resources. The Plan also includes a detailed project list; strategic investments to bridge local plans with overarching regional performance targets and goals; a growth forecast and regional development pattern based on population, household and employment growth projections by 2050; and a transportation network including a list of transportation projects and investments.

Connect SoCal 2024 presents a summary of that work in five chapters of the Main Plan with additional details on Plan elements and analysis in the Plan's accompanying 15 Technical Reports. Connect SoCal 2024 builds upon the progress from previous RTP/SCS cycles, reflecting both SCAG's statutory requirements, the emerging trends, and persistent challenges facing the region. These policies offer a resource by which County Transportation Commissions (CTCs) or local jurisdictions within the SCAG region, when seeking resources from state or federal programs, can refer to specific policies to demonstrate alignment with the RTP/SCS.

Regional Growth Forecast and Forecasted Regional Development Pattern

As part of developing a Sustainable Communities Strategy per SB 375, SCAG must include a "forecasted development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies …" enables SCAG to reach its per capita GHG emission reduction target of 19 percent below 2005 levels by 2035. SCAG staff prepared a Forecasted Regional Development Pattern for Connect SoCal 2024 through 2050, the horizon year of the Plan. The regional growth forecast determines the projected increase in population, households, and jobs based on local general plans and known development entitlement agreements, including available data from 6th cycle housing element updates. The Connect SoCal 2024 Demographic and Growth Forecast Technical Report includes detailed discussions on socioeconomic data, including additional detail on the growth forecast, growth vision, and Sustainable Communities Strategy (SCS) consistency in Section of the Technical Report. The Connect SoCal 2024 Land Use and Communities Technical Report includes the most recent planning assumptions and estimates of population and housing.

SCAG's work helps facilitate implementation, but SCAG does not directly implement or construct projects or have land use authority. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2035 and 2050, please refer to the Final Connect SoCal 2024 growth forecast data. The growth forecasts for the region and the applicable jurisdiction is below.

	Adopted SCAG Region Growth Forecasts				City of Ontario Growth Forecasts		
	Year 2019	**Year 2030**	**Year 2035**	**Year 2050**	**Year 2019**	**Year 2035**	**Year 2050**
Population	18,827,000	19,476,000	19,946,000	20,909,000	174,800	200,400	240,000
Households	6,193,000	7,006,000	7,311,000	7,814,000	50,500	76,700	95,500
Employment	8,976,000	9,609,000	9,885,000	10,276,000	122,000	164,100	187,700

Consistency with Connect SoCal 2024

SCAG provides informational resources to facilitate the lead agency's consistency determination of the proposed project with Connect SoCal 2024. For the purpose of determining consistency with CEQA, local jurisdictions shall have the sole discretion to determine a local project's or plan's consistency and/or alignment with Connect SoCal 2024[2].

CEQA MITIGATION MEASURES

The SCAG Regional Council certified the Final Program Environmental Impact Report for Connect SoCal 2024 (2024 PEIR) and adopted the Mitigation Monitoring and Reporting Program (MMRP), Findings of Fact, and a Statement of Overriding Considerations on April 4, 2024. The mitigation approach used in the 2024 PEIR recognizes the limits of SCAG's authority; distinguishes between SCAG commitments and project-level responsibilities and authorities; optimizes flexibility for project implementation; and facilitates CEQA streamlining (e.g., SB 375) and tiering where appropriate on a project-by project basis determined by each lead agency. Consistent with the approach, the 2024 PEIR identifies regional-level mitigation measures to be implemented by SCAG over the lifetime of the Plan as well as project-level mitigation measures that lead agencies can and should consider, as applicable and feasible, in subsequent project-specific design, CEQA review, and decision-making processes. Given that SCAG is not an implementing agency and has no decision-making authority over projects or any land use authority, it is ultimately up to each lead agency's own discretion to determine the appropriateness of mitigation measures, including exploring opportunities of voluntary regional advance mitigation programs, based on project-specific circumstances such as individual site conditions, project specific details, and community values. Therefore, SCAG staff recommends that the proposed project's CEQA lead agency review the 2024 PEIR for guidance, as appropriate.

[2] SCAG. April 2024. Connect SoCal 2024 Demographic and Growth Forecast Technical Report. Accessible at: https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Friday, December 5, 2025 1:18 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: NOP Comments - TOP 2050 Policy Plan Amendment SEIR
Attachments: NOP TOP 2050 Policy Plan Amendment- Comment Letter - Sierra Club - Dec 5 2025.pdf

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From: Abigail A. Smith <abby@socalceqa.com>
Sent: Friday, December 5, 2025 1:06 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: NOP Comments - TOP 2050 Policy Plan Amendment SEIR

CAUTION – EXTERNAL SENDER

Dear Mr. Grahn and City of Ontario:

On behalf of the Sierra Club, please find attached a comment letter regarding the Notice of Preparation of SEIR for The Ontario Plan (TOP) 2050 Policy Plan Amendment Project. Thank you for your consideration of these comments and including them in your record of the proposed Project.

Sincerely,

Abigail A. Smith, Esq.
Law Office of Abigail Smith, A Professional Corporation
2305 Historic Decatur Road, Suite 100
San Diego, CA. 92106
951-808-8595

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Law Office of Abigail Smith
A Professional Corporation

2305 Historic Decatur Road, Suite 100, San Diego, CA 92106

Abigail A. Smith, Esq.
Email: abby@socalceqa.com
Telephone: (951) 808-8595

VIA E-MAIL ONLY

December 5, 2025

Mr. Thomas Grahn
City of Ontario
City Hall, Planning Dept.
303 East B Street
Ontario, CA 917
tgrahn@ontarioca.gov

Re: ***Notice of Preparation of Environmental Impact Report for The Ontario Plan (TOP) 2050 Policy Plan Amendment***

Dear City of Ontario:

On behalf of the Sierra Club-San Gorgonio Chapter, thank you for the opportunity to comment on the Notice of Preparation ("NOP") for the Ontario Plan Policy Plan Amendment Project ("the Project") including Supplemental Environmental Impact Report ("SEIR"). The Project is a proposal for (1) a Policy Plan Amendment to The Ontario Plan ("TOP") and (2) the Eucalyptus Business Park Specific Plan ("EBPSP"), a new industrial park development on land that is currently used for dairy and agricultural purposes. Changes to the TOP to accommodate the EBPSP include amendments to land use designations under the TOP and amendments to the TOP's mobility element namely the City's network of truck routes. The EBPSP will establish 9 planning areas that would provide for development of the site with approximately 2,939,000 square feet of Business Park uses on 138.1 acres and 36.44 acres of Open Space-Parkland.

In accordance with the California Environmental Quality Act ("CEQA"), the Draft SEIR must fully describe and evaluate the Project's potentially significant impacts and propose all feasible mitigation for significant project impacts.

The Draft SEIR must fully disclose, analyze and mitigate the Project's air quality and greenhouse gas emission impacts ("GHGs"). For instance, the City should require the Project's operators and tenants to utilize the cleanest available vehicle technologies; and it should require adequate infrastructure to support near-zero and zero emission vehicles and equipment. This should include, at a minimum, requirements that the Project's operators and tenants shall use exclusively zero emission light and medium-duty trucks and vans, and that it shall use only zero emission service equipment such as forklifts. As the State moves toward its goal of zero emission goods movement [1] [2], the City must ensure that the Project is in line with this important objective including requiring the exclusive use of zero emission heavy duty trucks as well. In short, the

[1] https://ww2.arb.ca.gov/new-california-requirements-road-and-road-heavy-duty-vehicles#:~:text=Starting%20January%201%2C%202024%2C%2050,ZEV%20purchases%20beginning%20in%202027.
[2] https://calmatters.org/environment/2022/09/california-phase-out-diesel-trucks-zero-emission/

City must fully investigate, promote, and adopt all feasible mitigation through the SEIR that promotes the use of the cleanest available vehicle technologies.

With respect to GHGs, Assembly Bill 1279 [3] requires the State to achieve net zero GHGs as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter. The bill requires California to reduce GHG emissions by 40% below 1990 levels by 2030, and by 85 percent compared to 1990 levels. Therefore, the City must take all steps through its land use plans to ensure that future projects are in conformance with these GHG emission reduction targets.

As the transportation sector is the largest source of GHG emissions in the State, accounting for roughly 40 percent of California's GHGs [4], the City must propose transportation measures through the Draft SEIR that are designed to reduce fuel use in cars and trucks. This would include reducing vehicle miles traveled ("VMT") as required by Senate Bill 743[5]. According to the California Air Resources Board ("CARB")'s Scoping Plan, "VMT reductions will play an indispensable role in reducing overall transportation energy demand and achieving the state's climate, air quality and equity goals." (CARB 2022 Scoping Plan p. 192.)[6] The Project proposes a massive amount of industrial warehousing within a specific plan zoning framework. The City should explore, as feasible mitigation, alternatives to the Project that balance industrial land uses and housing, thus reducing the need for residents to commute longer distances to employment centers.[7] In addition, the City should explore programmatic VMT reducing measures, such as establishing a mitigation fund that will help to address the Project's VMT impacts. [8] [9] [10] [11] Global climate change has already resulted in irreversible environmental consequences. Particularly where the transportation sector is the largest source of GHG emissions in California, the Project must fully evaluate the cumulative impact of the proposed land use changes, and the Project shall be designed to lessen the Project's cumulative impacts by reducing VMT, not increasing it. At the least, the Draft SEIR should propose measures to increase the use and availability of public transit, pedestrian walkways, and the extension of bike trails and lanes as well as other measures that reduce VMT impacts.

The SEIR must fully evaluate the Project's consistency with all regional planning documents such as the Southern California Association of Governments (SCAG)'s Regional Transportation Plan/Sustainable Communities Strategy ("RTP/SCS") including SCAG's Transportation Management Demand Strategies.[12] [13] . The SEIR must fully evaluate the Project's consistency with the goals and policies of the TOP[14] including, but not limited to, its Environmental Justice. Environmental justice impacts shall be considered particularly relative to air quality impacts on disadvantaged populations. According to the RTP/SCS, "potential

[3] https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB1279
[4] https://www.lao.ca.gov/Publications/Report/4821#:~:text=Transportation%20is%20the%20largest%20source,statewide%20emissions%20in%20recent%20years.
[5] https://opr.ca.gov/ceqa/sb-743/faq.html#what-is
[6] https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf
[7] https://dot.ca.gov/programs/esta/sb-743/resources/housing
[8] https://www.metro.net/projects/vehicle-miles-traveled-vmt-mitigation-program/#overview
[9] https://wrcog.us/DocumentCenter/View/10174/VMT-Fact-Sheet?bidId=
[10] https://cdi.santacruzcountyca.gov/UPC/EnvironmentalPermitsTechnicalReviews/VMTMitigationProgram.aspx
[11] https://www.smwlaw.com/2024/01/17/mitigating-vehicle-miles-traveled/
[12] https://scag.ca.gov/sites/main/files/file-attachments/tdm-strategic-plan_scag.pdf?1607732260
[13] https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-tdm-toolbox-strategies.pdf?1715621181
[14] https://www.cityoflancasterca.org/home/showpublisheddocument/9323/635775792210230000

mitigation for environmental justice impacts" includes: "fund proactive measures to improve air quality in neighboring homes, schools and other sensitive receptors"; "provide education programs about environmental health impacts to better enable residents to make informed decisions about their health and community"; and "engage in proactive measures to train and hire local residents for construction or operation of the project to improve their economic status and access to health care." (emphasis added).

The Draft SEIR must fully disclose, analyze and mitigate the Project's energy impacts. The Project shall propose measures to ensure compliance with and the advancement of the policies and goals of Senate Bill 100 which commits to 100% clean energy in California by 2045. The City must consider measures that promote energy efficiency beyond existing regulatory requirements such as Title 24. For instance, requiring industrial projects to maximize the use of solar energy with complete roof coverage with photovoltaic solar panels (PV panels) is one means to ensure that the State can meet its energy efficiency goals. A project of this size and type is prime for maximizing solar energy usage.

The Draft SEIR must fully evaluate the Project's agricultural impacts. The Specific Plan site is currently used for agricultural purposes. The permanent conversion of agricultural lands to urban uses should be considered a significant impact of the Project and all feasible mitigation must be proposed for adoption.

The SEIR must fully evaluate the Project's impacts to transportation routes. Truck routes must be established that avoid impacts to sensitive receptors to the maximum extent feasible. In this regard, the Specific Plan project shall also be designed and operated in full compliance with Assembly Bill 98[15].

Thank you for your consideration of these comments as you prepare the Draft SEIR Please include my office on the list of recipients of all future CEQA notices including the Notice of Availability and/or Notice of Completion of Draft SEIR.

Sincerely,

Abigail Smith

Abigail Smith, Esq.

[15] https://legiscan.com/CA/text/AB98/id/3023370

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Thursday, November 13, 2025 8:25 AM
To: Nicole Vermilion; Emma Haines
Subject: FW: RE "The Ontario Plan"

From: Tiffany Johnson <td.john708@gmail.com>
Sent: Wednesday, November 12, 2025 10:17 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: RE "The Ontario Plan"

To the City of Ontario

Please stop building warehouses in this city! Your Instagram post states that the plan is to align with the wants of the residents in the city. Do you even read the comments on these posts you have? Literally no one has asked for a new warehouse to be built in this city. We want more parks, stores for the community, better improved schools, and actual family homes. We're tired of the "luxury" apartments next to the freeway that no one can really afford. And we're dying from the pollution emitting from all of the warehouses and plants that have been built in this city.

We ask for a Trader Joe's, Aldi, or Sprouts to have more healthy options to spend our money on in this city, and you all completely ignore us. I drive to Claremont, Upland, and Chino Hills to spend my money in their stores and businesses instead of putting the money back into my community because my community doesn't offer me the same options.

Many of the schools in this city have grades that are over populated and leave students at risk of being transferred to a different school after school has already started and the student has gotten comfortable. Do you know how traumatizing that is for a kid?

There are plenty of parks in this city that could use a little refresh to make families feel safe and welcomed. Chino Rancho Park was built last year and we prefer to drive to that park for my son because of how clean and family oriented it is instead of utilizing one of the parks near our home.

All of these new built apartments end up completely trashed within a year or 2, and they're always right next to the freeway. How is that even remotely ok to build a place for people to live next to a freeway so the water can get polluted and children breathe in exhausted? But you know what helps with air pollution? Less warehouses and more trees.

Listen to the actual residents of this and not to the corporations promising you big payouts just so they can take over the city.

Kind regards,

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Thursday, December 4, 2025 3:33 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Concerns Regarding Ontario Plan 2050 Amendments & Eucalyptus Business Park Specific Plan

Follow Up Flag: Follow up
Flag Status: Completed

From: TINA SILVA <tsilva6766@msn.com>
Sent: Thursday, December 4, 2025 11:51 AM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Concerns Regarding Ontario Plan 2050 Amendments & Eucalyptus Business Park Specific Plan

CAUTION – EXTERNAL SENDER

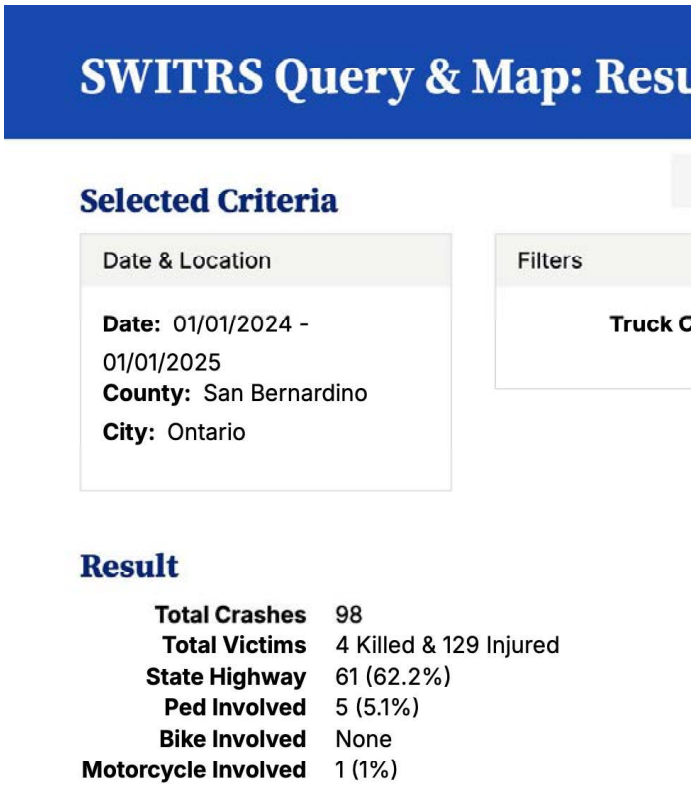
Dear Mr. Grahn,

I am writing as an Ontario resident to share my concerns regarding the Ontario Plan 2050 Policy Plan Amendment and the Eucalyptus Business Park Specific Plan, specifically related to truck routes and the expected increase in truck traffic.

One of my key questions is why **North Euclid Avenue continues to prohibit truck traffic**, while South Ontario neighborhoods are designated to absorb the majority of truck routes. If our City is planning such a major expansion of industrial and logistics uses, then equity and environmental justice must be part of the discussion. Our City Council and residents on the north end should have to breathe the same air and bear the same impacts that South Ontario families have endured for decades.

The proposed business park will undoubtedly **increase truck activity**, which raises concerns about air quality, roadway safety, and neighborhood livability. Ontario already experiences a significant volume of truck-related incidents, and the data reflects that burden:

Truck-Involved Crash Data in Ontario:



SWITRS Query & Map: Resu

Selected Criteria

Date & Location	Filters
Date: 01/01/2024 - 01/01/2025 **County:** San Bernardino **City:** Ontario	**Truck C**

Result

Total Crashes	98
Total Victims	4 Killed & 129 Injured
State Highway	61 (62.2%)
Ped Involved	5 (5.1%)
Bike Involved	None
Motorcycle Involved	1 (1%)

- Even without the amendments, our community is already carrying a disproportionate share of logistics-related risks.

Given these realities, I respectfully request clarification on the following:

1. **Why is North Euclid protected from truck routes while South Ontario is not?**
2. **How will the City mitigate the additional truck traffic generated by the Eucalyptus Business Park?**
3. **What safety, air-quality, and traffic-impact measures will be required before approving any future development under the amended plan?**
4. **Will the City reconsider distributing truck routes more equitably across all districts?**

Ontario residents deserve transparency and a planning process that centers public health, fairness, and long-term environmental sustainability. I appreciate your time and look forward to your response.

Sincerely,
Tina Silva, Ontario Resident

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Thursday, November 6, 2025 4:45 PM
To: Nicole Vermilion; Emma Haines
Subject: FW: The Eucalyptus Business Park Specific Plan (EBPSP) project
Attachments: 20251106150059.pdf

From: Liao, William <WLiao@socalgas.com>
Sent: Thursday, November 6, 2025 4:30 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Cc: SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>
Subject: FW: The Eucalyptus Business Park Specific Plan (EBPSP) project

Hi Thomas.

My name is Will Liao. I am the Region Planner Supervisor for SoCalGas, Redlands HQ. I just received your package regarding The Eucalyptus Business Park Specific Plan (EBPSP) project.

SoCalGas has numerous medium- and high-pressure facilities in the project area, including but not limited to:

- High and Medium within Bon View
- Medium within Grove
- Medium within Walker
- High and Medium within Eucalyptus

Please help us ensure everyone's safety and require that 811 be contacted prior to any demolition and/or excavation activities so that we can get out to Locate & Mark out our facilities.

If any developments need alterations to existing or need to add new facilities, please reach out to our Builder Services group to begin the application process as soon as practicable, at Builder Services | SoCalGas [socalgas.com].

If any plans are available for us to review for possible conflicts with our existing facilities, please forward them to our Utility Request inbox email address copied on this email.

Lastly, please let me know if you have any questions.

Sincerely,

Will Liao
Region Planning Supervisor
Redlands HQ / Southeast Region
Mobile: 840-213-5899

From: Liao, William <WLiao@socalgas.com>
Sent: Thursday, November 6, 2025 3:02 PM
To: Liao, William <WLiao@socalgas.com>
Subject:

NOTICE OF PREPARATION AND SCOPING MEETING CITY OF ONTARIO

Date:	**November 4, 2025**
Subject:	Notice of Preparation (NOP) and Scoping Meeting for The Ontario Plan Policy Plan Amendment Supplemental Environmental Impact Report
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 will prepare a Supplemental Environmental Impact Report (SEIR) for The Ontario Plan (TOP) 2050 Policy Plan Amendment. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation of an SEIR pursuant to the California Environmental Quality Act (CEQA) Guidelines § 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the SEIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

Notice of Preparation: The City of Ontario, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to CEQA § 21080.4, responsible agencies must submit any comments in response to this notice no later than 30 days after receipt. The public review period will commence on **Tuesday, November 4, 2025**, and will close on **Friday December 5, 2025**. A copy of the NOP can be viewed electronically on the City's web page at: https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact.

Written Comments: Comments in response to this notice can be emailed to Thomas Grahn at tgrahn@ontarioca.gov or can be physically mailed in writing to the address below by the close of the 30-day NOP review period at **5:00 pm on Friday December 5, 2025:**

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.

Scoping Meeting: The City will hold an open-house-style scoping meeting in conjunction with this NOP in order to present the project and the SEIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the SEIR. The City will hold the scoping meeting on **Thursday, November 20, 2025,** from 6:00 PM to 8:00 PM. The meeting will be held in person at De Anza Community and Teen Center at 1405 S Fern Ave., Ontario, CA, 91762.

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 (see Figure 1, *Regional Location*, and Figure 2, *Citywide Aerial Map*). 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 Eucalyptus Business Park Specific Plan (EBPSP) 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. Figure 3, *EBPSP Aerial Map*, illustrates the general location of the EBPSP. The 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 EBPSP 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 involves modifying the currently permitted and planned TOP land use pattern across 1,685 acres, with changes primarily focused 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 central business center. A critical aspect of the proposed Policy Plan Amendment is to ensure compliance with state laws, including requirements enacted by the following Senate and Assembly Bills (SB/AB).

- ***No-Net-Loss Provisions (SB 330):*** 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 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 will evaluate and potentially update 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.

- ***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 Element:** Proposed changes to the TOP Land Use Plan are shown on Figure 4, *Proposed Land Use Plan*. These changes will be reflected on TOP Figure LU-01, and additional figures in the Land Use Element will be updated to maintain consistency, including TOP Figures LU-02, LU-03, and LU-04.

- **Housing Element:** In addition to compliance with state law, the Housing Element requires updates to the TOP housing sites inventory map and table to reflect new suitable sites for lower-income housing and potential revisions to the Affirmatively Furthering Fair Housing (AFFH) evaluation.

- **Mobility Element:** The City's network of truck routes, identified on TOP Figure M-04, will be evaluated and updated to maintain compliance with AB 98 in consideration of the proposed land use changes. Minor updates to the City's multipurpose trails and bikeways, identified on TOP Figure M-02, may be necessary to align them with fundamental changes in land use patterns and truck routes in southwestern Ontario.

- **Community Design Element:** Revisions to place types include alterations in mixed-use areas, including creating a new district-level place type for the mixed-use area along Chino Avenue adjacent to the sports park, revising the South Euclid District place type, and removing the South Employment District place type. TOP Figures CD-01, CD-02, CD-06, CD-08.1, and CD-09.2 are anticipated to be updated, and a new TOP figure, describing a new "District Place Type" will be created to define the vision for a new mixed-use area proposed near ONT Field.

- **Parks and Recreation**: Revisions to the location of planned park facilities in TOP Figure PR-01 to maintain consistency with approved projects and the proposed land use plan.

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

- **Development Code Consistency:** The zoning map and development code will be updated to implement the Policy Plan Amendment.

Table 2-4, *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. Figure 5, *Policy Plan Amendment – Areas of Change*, shows the changes in land use between the approved TOP and proposed TOP that will be evaluated in this SEIR.

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
Net Difference (Proposed Project - Approved Project)	**7,225**	**16,473**	**4,334,416**	**1,832**

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 138.01 acres and 36.44 acres of Open Space – Parkland; the remaining 14.50 acres would be utilized for roadway dedications and improvements. Table 2, *EBPSP Land Use Statistical Summary*, provides a breakdown of acreages by planning area. See Figure 6, *EBPSP Proposed Land Use Plan.*

Table 2 EBPSP Land Use Statistical Summary

PA	Land Use Designation	Acres	Buildout Square Feet (sf)
1	Business Park	7.75	162,600
2	Business Park	18.45	273,700
3	Business Park	18.32	340,700
4	Business Park	18.17	423,200
5	Business Park	37.68	859,300
6	Business Park	37.64	879,500
7	Open Space – Parkland	8.11	-
8	Open Space – Parkland	14.22	-
9	Open Space – Parkland	14.11	-
-	Roadway	14.50	-
	TOTAL	**189.0**	**2,939,000**

Table 2 EBPSP Land Use Statistical Summary

PA	Land Use Designation	Acres	Buildout Square Feet (sf)

Notes:

1. A maximum of 10,000 sf of Commercial uses may be provided within Business Park planning areas 1, 2, 3, 4, 5, or 6. This square footage is included in the total listed above.
2. A publicly operated animal resource center may be provided within any of the Business Park planning areas. The animal resource center shall not exceed 35,000 sf.
3. Buildout square footage in the Business Park planning areas is transferable so long as the maximum FAR of 0.55 is not exceeded for the entire Business Park.
4. Total acreage of 189.0 is rounded up to the nearest one-tenth of an acre.

PUBLIC AGENCY APPROVALS

The proposed project will require adoption by the Ontario City Council. The Planning Commission and other decision-making bodies will review the proposed project and make recommendations to City Council. Though other agencies may be consulted during the project process, their approval is not required for adoption of TOP 2050 Policy Plan Amendment and the Specific Plan. However, subsequent development under the proposed project may require approval of state or federal responsible or trustee agencies that may rely on the programmatic/supplemental EIR for decisions in their areas of expertise. The Specific Plan approval would also require approval of Tentative Parcel Map(s) and a Development Agreement.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Consistent with §§ 15168 and 15163 of the CEQA Guidelines, the City will prepare an SEIR to address program-level environmental impacts associated with amendments to the City's previous The Ontario Plan 2050 EIR (SCH 2021070364), certified in August 2022 (2022 Certified SEIR) and project-level environmental impacts for the EBPSP. The City determined that the SEIR would address all 20 environmental topics identified in the CEQA Guidelines; thus, an Initial Study was not prepared in conjunction with this NOP.

The proposed project could potentially affect the following environmental factors, and each will be addressed in the SEIR:

- Aesthetics
- Air Quality
- Agricultural & Forest Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Tribal Cultural Resources
- Wildfire

The City includes properties that 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.

Date: November 4, 2025

Signature:

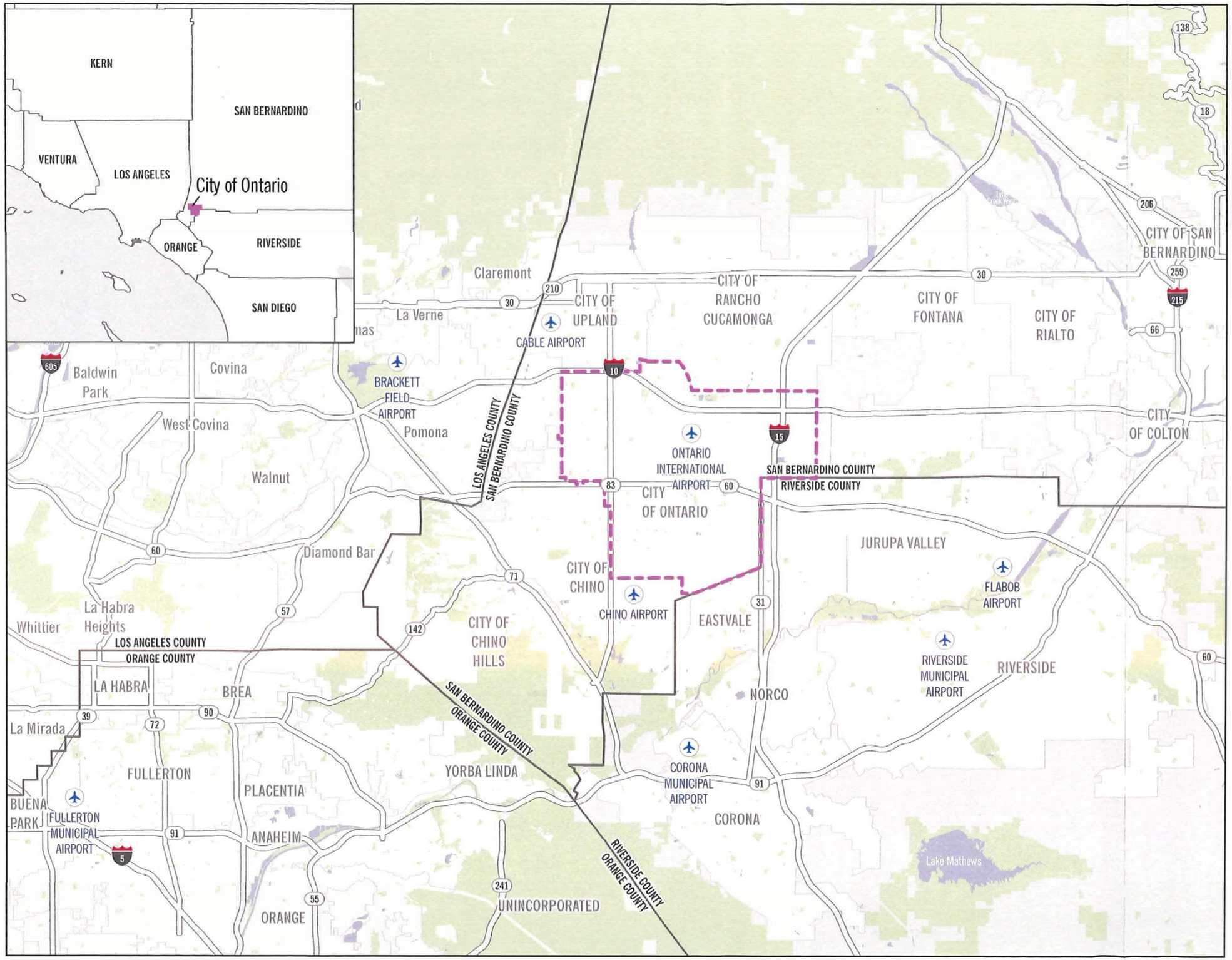
_____

Thomas Grahn, Principal Planner

Attachments:

Figure 1 Regional Location
Figure 2 Citywide Aerial Map
Figure 3 EBPSP Aerial Map
Figure 4 Proposed Land Use Plan
Figure 5 Policy Plan Amendment – Areas of Change
Figure 6 EBPSP Proposed Land Use Plan

Figure 1
Regional Location



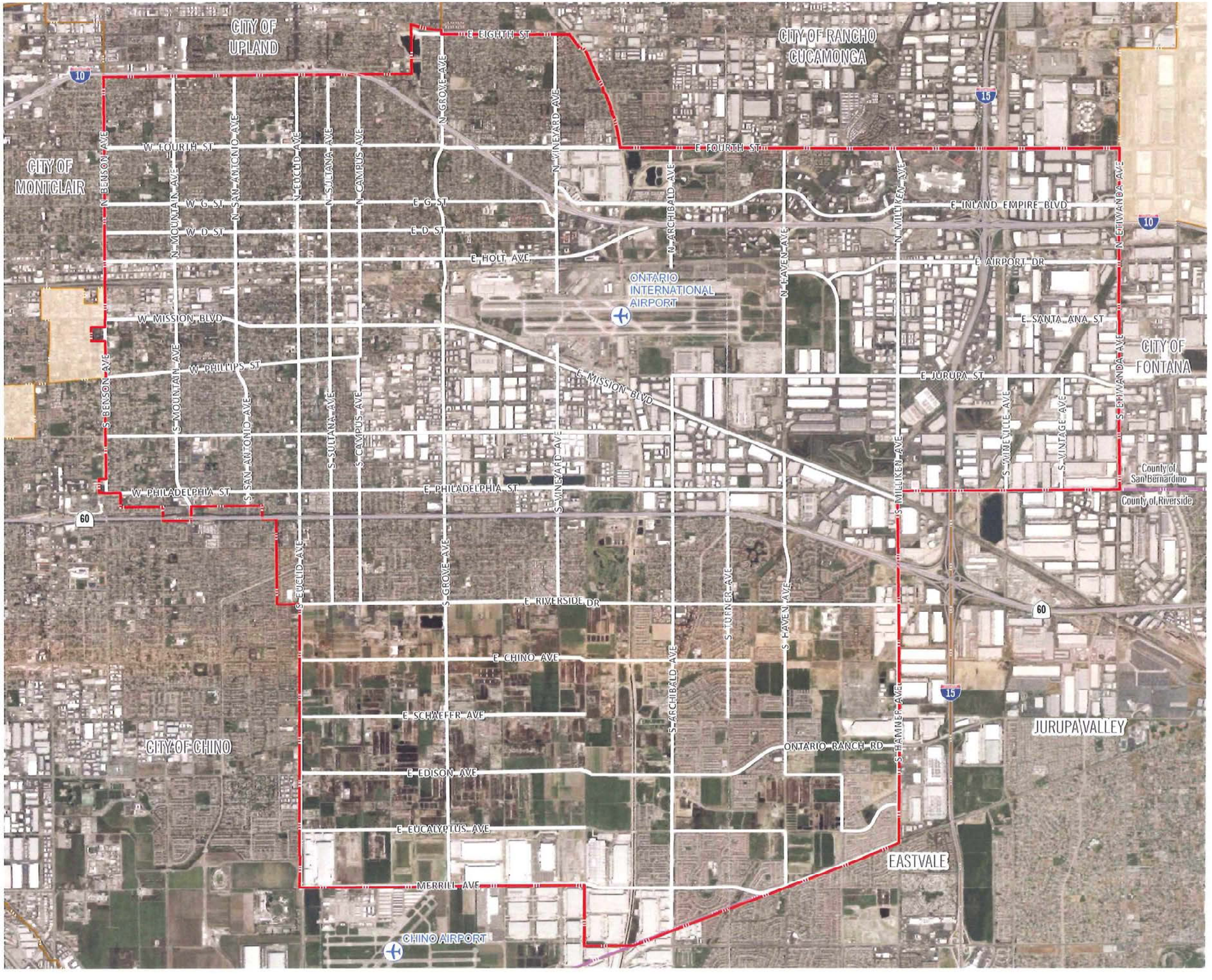
- Airports
- Ontario City Limit
- Parks and Open Space
- City Boundary
- County Boundary
- Unincorporated County

6/7/2021

2·0·5·0 THE ONTARIO PLAN

0 10,000 20,000 40,000 Feet

Figure 2
Citywide Aerial Map



- Airport
- Ontario City Boundary
- Adjacent City Boundary
- County Boundary
- Unincorporated County

2·0·5·0
THE ONTARIO PLAN
SUPPLEMENTAL EIR

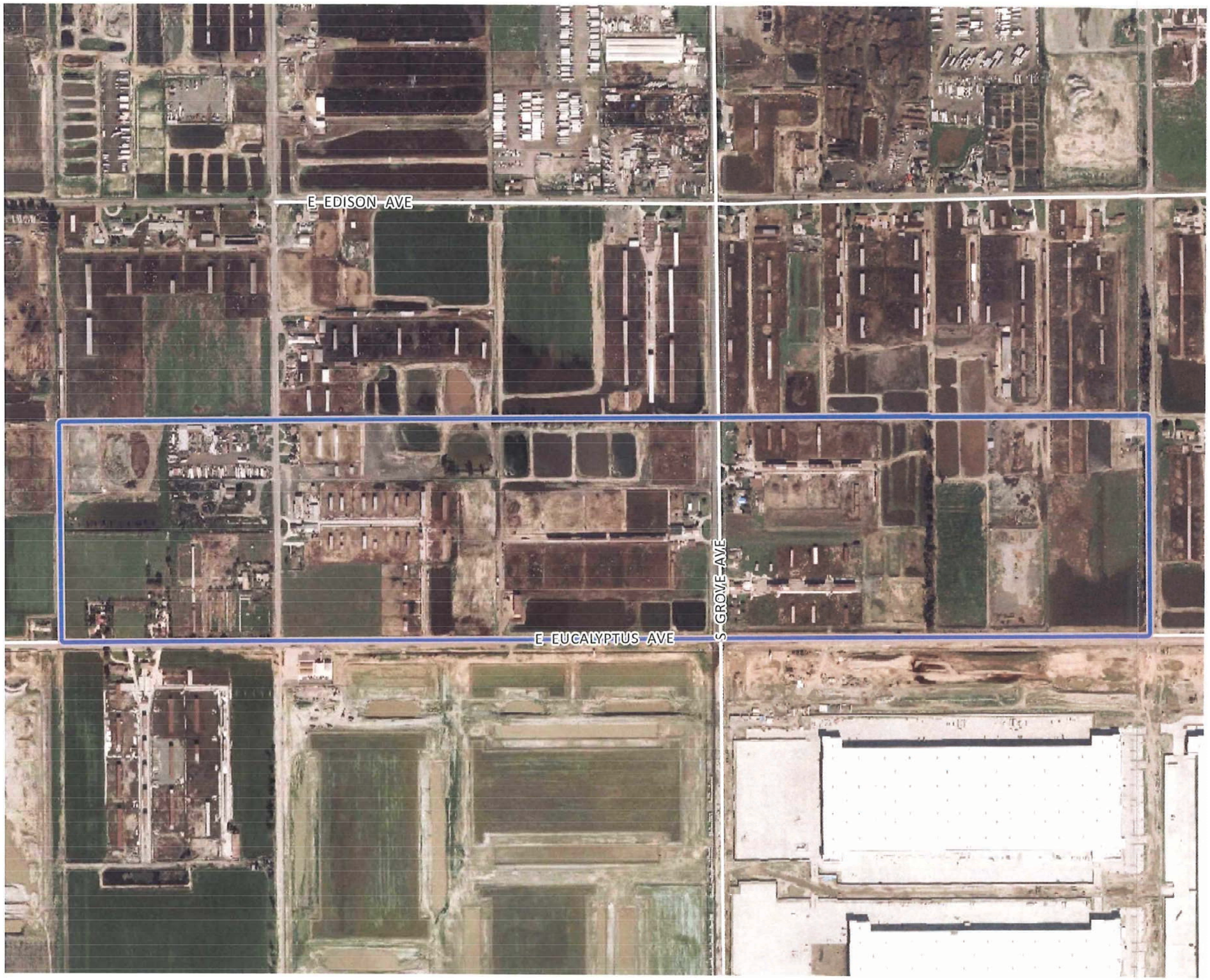
0 2,500 5,000 10,000 FT

Source: The City of Ontario 2021
Date: 10/9/2025

Figure 3

EBPSP Aerial Map

Eucalyptus Business Park Specific Plan



2·0·5·0
THE ONTARIO PLAN
SUPPLEMENTAL EIR

0 250 500 1,000 FT

Source: The City of Ontario 2021

Date: 10/13/2025

Figure 4

Proposed TOP Land Use



- Ontario City Boundary
- County Boundary
- Rail Network

Overlay Zones
- Business Park
- Industrial
- Landfill Impact Area

Land Use Designations

Residential
- RR Rural Residential
- LDR Low Density Residential
- LMDR Low Medium Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Mixed-Use
- MU Mixed Use

Commercial
- NC Neighborhood Commercial
- GC General Commercial
- OC Office Commercial
- HOS Hospitality

Employment
- BP Business Park
- IND Industrial

Other
- OS-NR Open Space - Non-Rec
- OS-R Open Space - Recreation
- OS-W Open Space - Water
- PF Public Facility
- ROW; ROW-bp
- PS Public School
- ARPT Airport
- LF Landfill
- Rail

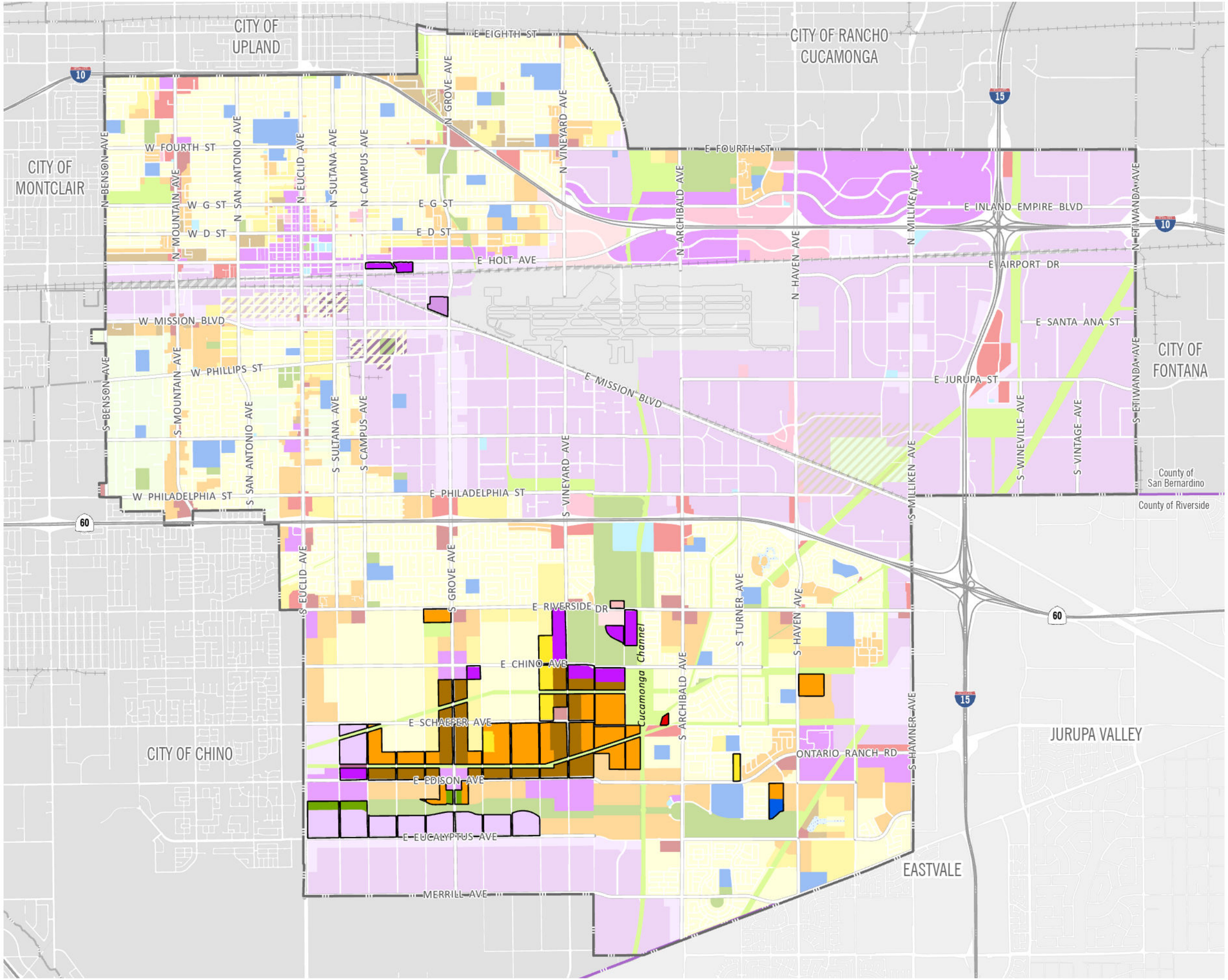
2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 FT

Source: The City of Ontario 2025 Date: 10/8/2025

Figure 5

Areas of Change



- Proposed TOP Areas of Change
- Ontario City Boundary
- County Boundary
- Rail Network

Overlay Zones
- Business Park
- Industrial
- Landfill Impact Area

Residential
- RR Rural Residential
- LDR Low Density Residential
- LMDR Low Medium Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Mixed-Use
- MU Mixed Use

Commercial
- NC Neighborhood Commercial
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- OS-R Open Space - Recreation
- OS-W Open Space - Water
- PF Public Facility
- ROW; ROW-bp
- PS Public School
- ARPT Airport
- LF Landfill
- Rail

*Areas where no land use change is proposed are shown at 40% opacity

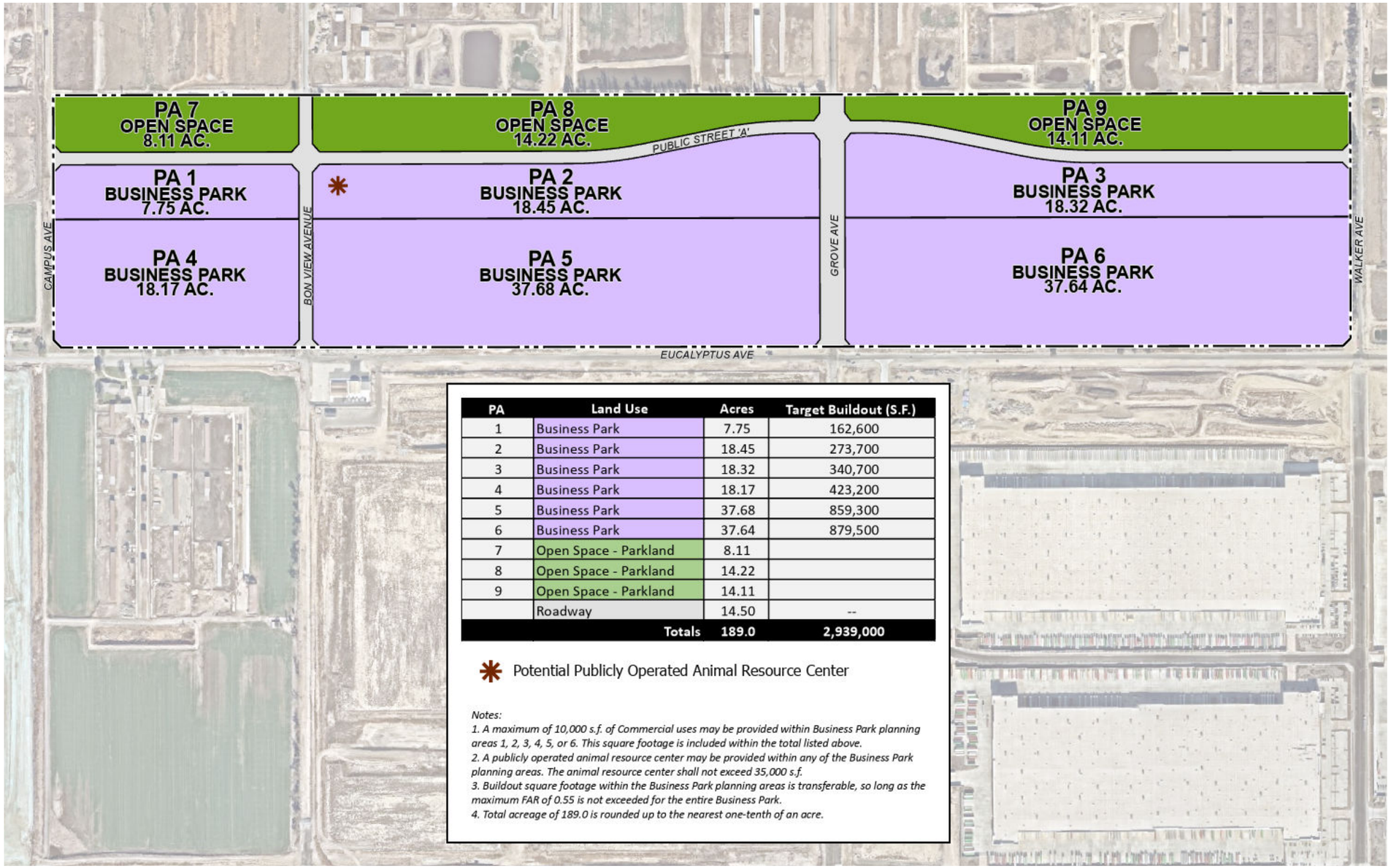
2·0·5·0 THE ONTARIO PLAN SUPPLEMENTAL EIR

0 2,500 5,000 10,000 FT

Source: The City of Ontario 2025 Date: 10/30/2025

Figure 6

BPSP Proposed Land Use Plan



PA	Land Use	Acres	Target Buildout (S.F.)
1	Business Park	7.75	162,600
2	Business Park	18.45	273,700
3	Business Park	18.32	340,700
4	Business Park	18.17	423,200
5	Business Park	37.68	859,300
6	Business Park	37.64	879,500
7	Open Space - Parkland	8.11	
8	Open Space - Parkland	14.22	
9	Open Space - Parkland	14.11	
	Roadway	14.50	--
	Totals	**189.0**	**2,939,000**

* Potential Publicly Operated Animal Resource Center

Notes:
1. A maximum of 10,000 s.f. of Commercial uses may be provided within Business Park planning areas 1, 2, 3, 4, 5, or 6. This square footage is included within the total listed above.
2. A publicly operated animal resource center may be provided within any of the Business Park planning areas. The animal resource center shall not exceed 35,000 s.f.
3. Buildout square footage within the Business Park planning areas is transferable, so long as the maximum FAR of 0.55 is not exceeded for the entire Business Park.
4. Total acreage of 189.0 is rounded up to the nearest one-tenth of an acre.

2·0·5·0
THE ONTARIO PLAN
SUPPLEMENTAL EIR

0 200 400 Feet

Source: ESRI, NearMap (January 2025), Michael Baker (March 2025).

Date: (10-13-2025)

Public Open House & Scoping Meeting:
THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT & EUCALYPTUS BUSINESS PARK SPECIFIC PLAN

Jornada de puertas abiertas y reunión de alcance público:
MODIFICACIÓN DEL PLAN POLÍTICO ONTARIO PLAN 2050 Y
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Thursday, November 20, 2025 | 6:00 PM-8:00PM | De Anza Community and Teen Center
Jueves, 20 de noviembre de 2025 | 6:00 PM-8:00 PM | Centro comunitario y juvenil De Anza

Name: *Nombre* Aida Cuamatzi

Phone (Optional): *Teléfono (opcional)*

Address: *Dirección* 607 Marin Avenue

Email: *Email* guerrmatzi7@yahoo.com

Would you like to join the email list? *¿Le gustaría suscribirse a la lista de correo electrónico?* ☒ **Yes** *Sí* ☐ **No** *No*

POLICY PLAN AMENDMENT
MODIFICACIÓN DEL PLAN DE POLÍTICAS

Please share any feedback regarding the Policy Plan Amendment:
Por favor, comparta cualquier comentario que tenga sobre la modificación del plan de políticas:

Land Use Plan - My biggest concerns is the chemicals that will be use and how it will impact the population.
Truck Route - we need less truck traffic overall.

EUCALYPTUS BUSINESS PARK SPECIFIC PLAN
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Please share your comments on the Specific Plan:
Por favor, comparta sus comentarios sobre el Plan Específico:

I am concern overall do to
traffic
- pollution - papulation
- safety
- chemicals
- noise

Please continue on the back →
Continúe detrás

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
INFORME COMPLEMENTARIO DE IMPACTO AMBIENTAL

Topics in the EIR *(Select one or more)*
Temas en el EIR (Seleccionar uno o más)

- ☐ **Aesthetics** *Estética*
- ☐ **Agriculture and Resources** *Agricultura y Recursos*
- ☒ **Air Quality** *Calidad del Aire*
- ☐ **Biological Resources** *Recursos Biológicos*
- ☐ **Cultural Resources** *Recursos Culturales*
- ☐ **Energy** *Energía*
- ☐ **Geology/Soils** *Geología/Suelos*
- ☐ **Greenhouse Gas Emissions** *Emisiones de Gases Invernadero*
- ☒ **Hazardous Wase/ Hazardous Materials** *Residuos Tóxicos/ Materiales Tóxicos*
- ☐ **Hydrology/Water Quality** *Hidrología/Calidad del Agua*
- ☐ **Land Use/Planning** *Uso de la Tierra/ Planificación*
- ☐ **Mineral Resources** *Recursos Minerales*
- ☒ **Noise** *Ruido*
- ☒ **Population/Housing** *Población/Vivienda*
- ☐ **Public Services** *Servicios Públicos*
- ☐ **Recreation** *Recreación*
- ☒ **Transportation** *Transporte*
- ☐ **Tribal Cultural Resources** *Recursos Tribales Culturales*
- ☒ **Utilities/Service Systems** *Utilidades/Servicios Públicos*
- ☐ **Wildfire** *Incendios*

Please identify any comments or concerns you may have regarding the SEIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives:

Identifique cualquier comentario o inquietud que pueda tener con respecto al SEIR, incluyendo cualquier tema ambiental adicional, posibles medidas de mitigación o alternativas al proyecto:

Please return this comment card at the end of the Scoping Meeting. It can also be mailed to the City of Ontario (Attn: Thomas Grahn 303 East B Street Ontario, CA 91764). Comments may also be submitted via email to tgrahn@ontarioca.gov; Thomas may be reached at 909-395-2036. **All comments must be submitted by 5:00 p.m. on Friday, December 5, 2025.**

Por favor, devuelva esta tarjeta de comentarios al final de la reunión de alcance. También puede enviarla por correo a la ciudad de Ontario (A la atención de: Thomas Grahn, 303 East B Street, Ontario, CA 91764). Los comentarios también pueden enviarse por correo electrónico a tgrahn@ontarioca.gov; puede ponerse en contacto con Thomas en el 909-395-2036. ***Todos los comentarios deben enviarse antes de las 5:00 p. m. del viernes 5 de diciembre de 2025.***

Public Open House & Scoping Meeting:
THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT & EUCALYPTUS BUSINESS PARK SPECIFIC PLAN

Jornada de puertas abiertas y reunión de alcance público:
MODIFICACIÓN DEL PLAN POLÍTICO ONTARIO PLAN 2050 Y
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Thursday, November 20, 2025 | 6:00 PM-8:00PM | De Anza Community and Teen Center
Jueves, 20 de noviembre de 2025 | 6:00 PM-8:00 PM | Centro comunitario y juvenil De Anza

Name: *Nombre* PAUL HAMMES

Phone (Optional): *Teléfono (opcional)*

Address: *Dirección* 2784 E MURDOCK LN ONTARIO

Email: *Email* PH0105@GMAIL.COM

Would you like to join the email list? *¿Le gustaría suscribirse a la lista de correo electrónico?* ☑ **Yes** *Sí* ☐ **No** *No*

POLICY PLAN AMENDMENT
MODIFICACIÓN DEL PLAN DE POLÍTICAS

Please share any feedback regarding the Policy Plan Amendment:
Por favor, comparta cualquier comentario que tenga sobre la modificación del plan de políticas:

EUCALYPTUS BUSINESS PARK SPECIFIC PLAN
PLAN ESPECÍFICO DEL PARQUE EMPRESARIAL EUCALYPTUS

Please share your comments on the Specific Plan:
Por favor, comparta sus comentarios sobre el Plan Específico:

Please continue on the back →
Continúe detrás

A-151

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
INFORME COMPLEMENTARIO DE IMPACTO AMBIENTAL

Topics in the EIR *(Select one or more)*
Temas en el EIR (Seleccionar uno o más)

- ☐ **Aesthetics** *Estética*
- ☐ **Agriculture and Resources** *Agricultura y Recursos*
- ☐ **Air Quality** *Calidad del Aire*
- ☐ **Biological Resources** *Recursos Biológicos*
- ☐ **Cultural Resources** *Recursos Culturales*
- ☐ **Energy** *Energía*
- ☐ **Geology/Soils** *Geología/Suelos*
- ☐ **Greenhouse Gas Emissions** *Emisiones de Gases Invernadero*
- ☐ **Hazardous Wase/ Hazardous Materials** *Residuos Tóxicos/ Materiales Tóxicos*
- ☐ **Hydrology/Water Quality** *Hidrología/Calidad del Agua*
- ☐ **Land Use/Planning** *Uso de la Tierra/ Planificación*
- ☐ **Mineral Resources** *Recursos Minerales*
- ☐ **Noise** *Ruido*
- ☐ **Population/Housing** *Población/Vivienda*
- ☐ **Public Services** *Servicios Públicos*
- ☐ **Recreation** *Recreación*
- ☑ **Transportation** *Transporte*
- ☐ **Tribal Cultural Resources** *Recursos Tribales Culturales*
- ☐ **Utilities/Service Systems** *Utilidades/Servicios Públicos*
- ☐ **Wildfire** *Incendios*

Please identify any comments or concerns you may have regarding the SEIR, including any additional environmental topic areas, potential mitigation measures, or project alternatives:

Identifique cualquier comentario o inquietud que pueda tener con respecto al SEIR, incluyendo cualquier tema ambiental adicional, posibles medidas de mitigación o alternativas al proyecto:

Support removal of truck route on Archibald Ave.
City to improve bicycle infrastructure, at minimum buffered bike lanes should be the standard.

A-152

Please return this comment card at the end of the Scoping Meeting. It can also be mailed to the City of Ontario (Attn: Thomas Grahn 303 East B Street Ontario, CA 91764). Comments may also be submitted via email to tgrahn@ontarioca.gov; Thomas may be reached at 909-395-2036. **All comments must be submitted by 5:00 p.m. on Friday, December 5, 2025.**

Por favor, devuelva esta tarjeta de comentarios al final de la reunión de alcance. También puede enviarla por correo a la ciudad de Ontario (A la atención de: Thomas Grahn, 303 East B Street, Ontario, CA 91764). Los comentarios también pueden enviarse por correo electrónico a tgrahn@ontarioca.gov; puede ponerse en contacto con Thomas en el 909-395-2036. ***Todos los comentarios deben enviarse antes de las 5:00 p. m. del viernes 5 de diciembre de 2025.***

Emma Haines

From: Jill Mccormick <historicpreservation@quechantribe.com>
Sent: Tuesday, November 4, 2025 9:33 AM
To: Emma Haines
Cc: Thomas Grahn; Robert Morales; Kimberly Ruddins
Subject: Re: [EXTERNAL]:Notice of Preparation (NOP) and Scoping Meeting for the TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR)

Good morning,
This email is to inform you that the Historic Preservation Office of the Ft. Yuma Quechan Tribe does not wish to comment on this project. We defer to the local Tribes and support their determinations on this matter.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

From: Emma Haines <ehaines@placeworks.com>
Sent: Tuesday, November 4, 2025 10:10 AM
Cc: Thomas Grahn <TGrahn@ontarioca.gov>; Robert Morales <rmorales@ontarioca.gov>; Kimberly Ruddins <Kruddins@ontarioca.gov>
Subject: [EXTERNAL]:Notice of Preparation (NOP) and Scoping Meeting for the TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

The City of Ontario is preparing a Policy Plan Amendment to The Ontario Plan (TOP) 2050. Please see the attached Notice of Preparation (NOP) and Scoping Meeting for the TOP 2050 Policy Plan Amendment Supplemental Environmental Impact Report (SEIR). The comment period will commence **Tuesday, November 4, 2025** and will close **Friday December 5, 2025**.

The City will hold an open-house-style scoping meeting in conjunction with this NOP in order to present the project and the SEIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the SEIR. The City will hold the scoping meeting on Thursday, November 20, 2025, from 6:00 PM to 8:00 PM at the address found in the attached NOP.

Please contact Principal Planner, Thomas Grahn at (909) 395-2036 or tgrahn@ontarioca.gov if you have questions or to provide comments in response to this notice.

A copy of the NOP can be viewed electronically on the City's web page at:
https://www.ontarioca.gov/government/community-development/planning/environmental-documents

Thank you,

A quien corresponda,

La ciudad de Ontario esta preparando la Modificación del plan de políticas del Plan de Ontario (The Ontario Plan, TOP) 2050. Por favor vea el aviso de preparación (Notice of Preparation, NOP) y reunión de alcance (adjuntos) para el informe complementario de impacto ambiental (Supplemental Environmental Impact Report, SEIR). El periodo de revisión pública comenzará el **martes 4 de noviembre de 2025** y finalizará el **viernes 5 de diciembre de 2025**.

La ciudad celebrará una reunión abierta al público en relación con este NOP con el fin de presentar el proyecto y el proceso del SEIR, y brindar a los representantes de las agencias y al público la oportunidad de ayudar a la agencia principal a determinar el alcance y el contenido del análisis ambiental para el SEIR. La ciudad celebrará la reunión de alcance el jueves 20 de noviembre de 2025, de 6:00 p. m. a 8:00 p. m en la dirección que se encuentra en el NOP adjunto.

Si tiene más preguntas o necesita información adicional, comuníquese con Thomas Grahn, planificador principal, al 909-395-2036, o envíe un correo electrónico a tgrahn@ontarioca.gov.

Se puede consultar una copia del NOP en formato electrónico en la página web de la ciudad:
https://www.ontarioca.gov/government/community-development/planning/environmental-documents

Gracias,

EMMA HAINES
Associate I

PLACEWORKS

700 S. Flower Street, Suite 600 | Los Angeles, CA 90017
213.623.1443 x2132
ehaines@placeworks.com | placeworks.com

Emma Haines

From: Thomas Grahn <TGrahn@ontarioca.gov>
Sent: Tuesday, December 2, 2025 2:54 PM
To: Nicole Vermilion; Emma Haines
Cc: Colin Drukker; Halley Grundy
Subject: FW: Proposed Land-Use for Haven & Chino Ave

From: Zuleika Wang <zuleikawang@gmail.com>
Sent: Tuesday, December 2, 2025 1:45 PM
To: Thomas Grahn <TGrahn@ontarioca.gov>
Subject: Proposed Land-Use for Haven & Chino Ave

CAUTION – EXTERNAL SENDER

Good afternoon Thomas,

I am a resident here at Peri Rubi in Ontario Ranch. It has come to my attention regarding the proposed land use change at Haven and Chino Ave by the City of Ontario as part of the TOP 2050 Plan. I would like to share my respectful thoughts on this proposed land use to **be an OPEN SPACE / PARKLAND** rather than a medium density residential property as the nearby areas are surrounded by compact and dense residential communities and plazas.

To *meet the needs* of our community, I believe there should be a communal park and open space for the following:

1) Practicality:
Replacing open land with parkland rather than dense housing preserves valuable green space that supports community recreation, environmental health, and long-term livability.

2) Community-focused:
Transforming open land into parkland ensures that current and future residents have access to shared outdoor spaces that enhance quality of life, rather than crowding the area with more dense housing.

3) Environmental Emphasis:
Converting open land into parkland safeguards natural habitats, reduces urban heat, and improves air quality - benefits that would be lost if the space were developed into dense residential properties.

Therefore, maintaining parkland on available open space supports balanced urban development, prevents over-densification, and promotes social well-being through accessible public amenities. Keeping the land as a park protects a rare green refuge in a rapidly growing area. Once replaced by dense housing, this open space and its benefits would be gone forever.

Thank you for taking this into consideration.

Regards,

Zuleika Wang