



Notice of Availability of a Draft Environmental Impact Report

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

TO: Property Owners, Responsible Agencies & Interested Parties

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

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
Euclid Mixed Use Specific Plan Project
State Clearinghouse No. 2023020281

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

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

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

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

The 45-day public review period begins on 12/22/2023. Comments will be received until 5:30 p.m. 2/6/2024. Comments will be accepted until 5:30 PM on 2/6/2024. Any property owner, responsible agency, or interested party wishing to comment on the DEIR must submit such comments, in writing, to the following contact person:

Edmelyne V. Hutter, Senior Planner
City of Ontario Planning Department
303 East B Street
Ontario, CA 91764
P: (909) 395-2036
E: EHutter@ontarioca.gov

Project Title/File No.: Euclid Mixed Use Specific Plan EIR (PSP22-001)

Project Location: Euclid Mixed Use Specific Plan ("Project") and associated environmental impact report ("EIR") is located on an 84.1-acre site in the southwest portion of the City of Ontario, within San Bernardino County. The proposed Project site is bounded by Schaefer Avenue on the north, Sultana Avenue on the east, Edison Avenue on the south, and Euclid Avenue on the west. The Assessor Parcel Numbers (APNs) for this Project are 1053-071-01, -02, -03, -04; 1053-211-01, -02, -05; 1053-281-01, -02, -03, -04, -05, -07, -08; 1053-081-01, -02, -03, -04. Regional access to the Project site is provided by State Route 83 (SR-83; Euclid Avenue), which connects to State Route 60 (SR-60) and Interstate 10 (I-10) to the north; Interstate 15 (I-15) approximately 5.5 miles to the east; and State Route 71 (SR-71) approximately 4.3 miles to the west. SR-71 connects the Project to State Route 91 (SR-91) in unincorporated Riverside County. The Project site is currently occupied by agricultural uses, including the raising of livestock, dairy farming activities, a commercial nursery,

and numerous residential structures. Existing uses surrounding the Project site are similar to those on the site. Ongoing crop farming is located to the north of the Project site and a vacant property that was a former dairy farm is located to the east of the site. The property to the south is currently utilized for residential, farming, or trucking related uses. North across Schaefer Avenue is an existing dairy farm; south across Edison Avenue is an existing trucking facility; east across Sultana Avenue is vacant land and an existing trucking facility; west across Euclid Avenue, is the City of Chino with existing commercial and residential uses, and a truck/trailer storage yard.

Project Description: The proposed Project consists of a Specific Plan to allow for a business park and mixed-use development on 18 parcels covering 84.1 acres in the City. The development would include up to 290,110 square feet of commercial retail/office uses, up to 466 residential units, and 1,386,777 square feet of business park uses, and associated on-site and off-site infrastructure improvements. The Project site is anticipated to be developed in two phases within five Planning Areas (PAs), with only Phase I proposed at a project-level entitlement. Phase I would include PAs 1, 2A, and 3A, proposing the construction of 13 buildings. The 13 Phase I buildings would provide up to 1,473,026 square feet of business park and commercial retail/office mixed uses (the maximum development allowed in the proposed Specific Plan). The EIR conservatively evaluates the maximum development potential for Phases I and II as permitted in the proposed Specific Plan. Note that the applicant intends to process a Development Plan and Tentative Parcel Map for the Phase I Project following processing of the Project Specific Plan. Phase I is expected to start construction in 2024, with an anticipated opening year in 2032. The EIR also evaluates, at a "programmatic" level, potential future development of Phase II, comprised of PAs 2B and 3B. Phase II is being evaluated at the programmatic level for a number of reasons, consistent with CEQA Guidelines Section 15168 (Program EIR). These reasons include: 1) the Applicant does not own the parcels within the Phase II area (PAs 2B and PA 3B); 2) the Applicant does not have access to the Phase II area; 3) no specific development proposals have been identified for the Phase II area at this time; and 4) the Phase II area will be developed at an unknown, later date following Phase I. Therefore, this EIR appropriately evaluates the Phase II area at a programmatic level. Consistent with TOP, the Specific Plan proposes the Phase II area with a maximum development potential of 203,861 square feet of business park uses, in addition to up to 466 dwelling units. Combined, the Phase I and Phase II portions of the Specific Plan would allow up to 1,676,887 square feet of non-residential business park and commercial retail/office mixed uses in addition to up to 466 residential units.

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

Discretionary actions associated with the Project:

- Certification of the Euclid Mixed Use Specific Plan Final EIR (SCH# 2023020281)
- Adoption of the Mitigation Monitoring and Reporting Program
- Adoption of the Euclid Mixed Use Specific Plan (PSP22-001)

Potential environmental impacts examined by the DEIR:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy

- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Population/Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

Potentially significant impacts identified by the DEIR:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials

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

Notice Mailing Date: 12/22/2023