

## **Appendix A1    NOP EIR**

## Appendices

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# NOTICE OF PREPARATION AND SCOPING MEETING CITY OF ONTARIO

COUNTY OF SAN BERNARDINO  
NOV 13 2023  
CLERK OF THE BOARD

**Date:** November 14, 2023

**Subject:** Notice of Preparation (NOP) and Scoping Meeting for Ontario Regional Sports Complex Environmental Impact Report (EIR)

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

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

**Project Title:** Ontario Regional Sports Complex Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Ontario (Latitude 34°03'N / Longitude 117°39'W) will prepare an Environmental Impact Report (EIR) for Ontario Regional Sports Complex. 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 EIR 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 EIR 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 and § 21080.4 of the Public Resources Code. Responsible agencies must submit any comments in response to this notice during the 30-day public review period. The public review period will commence on **November 14, 2023**, and will close on **December 15, 2023**. A copy of the NOP can be viewed electronically on the City's web page at:

<https://www.ontarioca.gov/Planning/Reports/EnvironmentallImpact>

**Written Comments:** Comments in response to this notice can be emailed to Thomas Grahn at [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov) or can be physically mailed to the address below by the close of the 30-day NOP review period at 5:00 pm on December 15, 2023.

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.

**CLERK OF THE BOARD**  
**Received on:** 11/13/23  
**Remove on:** 12/14/23

**Scoping Meeting:** The City will hold a scoping meeting in conjunction with this NOP in order to present the project and the EIR 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 EIR. The City will host an online public meeting to receive public comments on the scope of the EIR rather than an in-person event. The online public meeting will be hosted on the evening of **Wednesday, December 6, 2023, at 6:00 pm** and conducted via a live Zoom meeting. In order to participate in the scoping meeting, please email your full name and physical address to Thomas Grahn, at [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov), by 5:00 pm on Wednesday, December 6, 2023, to obtain the Zoom meeting invite. The scoping meeting will begin with a presentation at 6:00 pm, followed by questions from the public.

## Project Location

The approximately 199-acre project site is in the southern portion of the City of Ontario, known as the Ontario Ranch, as shown on Figure 1, *Regional Location*. The project site is bounded to the north by Riverside Drive, to the south by Chino Avenue, to the west by the unimproved right-of-way for Vineyard Avenue, and to the east by the Cucamonga Creek Flood Control Channel (see Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*). Regional access to the site is provided by State Route 60 (SR-60) north of the site and Interstate 15 (I-15) east of the site. Local access is provided by Riverside Drive, Chino Avenue, and Ontario Avenue.

## APNs

Assessor's Parcel Numbers (APN) within the project site include: 218-101-01, 218-101-02, 218-101-03, 218-101-04, 218-101-05, 218-101-06, 218-101-07, 218-101-08, 218-102-10, 218-102-11, 218-111-04, 218-111-05, 218-111-06, 218-111-08, 218-111-09, 218-111-11, 218-111-12, 218-111-45, 218-111-49, 218-111-50 (see Figure 4a, *Assessor's Parcels in the Project Site*). APNs with land use and zoning changes required to comply with Senate Bill (SB) 330 and SB 166 include: 216-214-05, 216-214-06\*, 216-214-07\*, 216-314-07, 216-314-08\*, 218-121-01, 218-121-02\*, 218-121-03\*, 218-121-04, 218-181-02\*, 218-181-15 (see Figure 4b *Assessor's Parcels for SB 330/SB 166 Compliance*). APNs listed with an asterisk (\*) will only change the land use on a portion of the APN as shown in Figure 4b; the remaining portion of the parcel is not proposed to change.

## Project Description

The Proposed Project, known as the Ontario Regional Sports Complex, would consist of developing the site with a 6,000-capacity, semi-pro, minor league baseball stadium and new City Parks and Recreation facilities, including a new recreational center; aquatics center; and baseball, softball, and soccer fields. The land use plan under the Proposed Project comprises four subareas: the baseball stadium and stadium retail hospitality, the City Parks and Recreation facilities, commercial retail, and the Community Recreation Center, as shown on Figure 5, *Conceptual Land Use Plan*. The proposed changes to the General Plan land use designations and zoning are described below under "Related Implementation Actions."

The Proposed Project would also require street widening and intersection improvements, with half-width to potentially full-width improvements along Vineyard Avenue, Riverside Drive, and Chino Avenue.

Table 1, *Proposed Project Amenities Summary*, shows the land use designations proposed for each subarea of the Proposed Project and the acreage, building square feet, and number of amenities for each component of the Proposed Project. As shown in Table 1, the Proposed Project would result in 540,750 square feet of commercial building space, 450,000 square feet of stadium space, and 272,000 square feet of parking structures.

**Table 1 Proposed Project Amenities Summary**

Land Use	Acres	Building Square Feet			Number of Amenities
		Commercial	Parking	Stadium	
<b>PA 1 BASEBALL STADIUM</b>	<b>16.01</b>	—	<b>185,000</b>	<b>450,000</b>	<b>6,000-Seat Capacity 1,600 Parking Spaces</b>
Baseball Field Facility	11.33	—	—	—	6,000-Seat Capacity
Conditioned Space	—	—	—	110,000	—
Unconditioned Space	—	—	—	340,000	—
Parking Structure A (4-stories)	4.68	—	185,000	—	1,600 parking spaces
<b>PA 2 COMMERCIAL RETAIL</b>	<b>19.62</b>	<b>45,000</b>	—	—	<b>1,500 Parking Spaces</b>
Retail/Commercial, East	5.06	45,000	—	—	—
Surface Parking, East	14.56	—	—	—	1,500 parking spaces
<b>PA 3 BASEBALL STADIUM RETAIL Stadium Retail and Hospitality</b>	<b>4.58</b>	<b>91,000</b>	—	—	<b>100 Rooms</b>
Retail/Commercial	2.17	21,000	—	—	—
Hotel	2.41	70,000	—	—	100 Rooms
<b>PA 4 BASEBALL STADIUM RETAIL and Hospitality South</b>	<b>8.54</b>	<b>114,000</b>	—	—	<b>250 Parking Spaces</b>
Retail/Commercial	6.54	114,000	—	—	—
Surface Parking, South	2.00	—	—	—	250 Parking Spaces
<b>PA 5 CITY PARK, Active Fields</b>	<b>110.90</b>	<b>23,300</b>	—	—	<b>2,000 Parking Spaces</b>
Multipurpose Fields (Soccer/Football)	41.13	—	—	—	13 Fields
Multiuse Fields (Baseball/Softball/Little League)	45.11	—	—	—	8 Fields
Park	10.87	23,000	—	—	—
Parking Structure B (3 stories)	3.59	—	87,000	—	1,000 Parking Spaces
Surface Parking, South	10.2	—	—	—	1,000 Parking Spaces
<b>PA-6 CITY PARK, Indoor Athletic Facility</b>	<b>7.58</b>	<b>159,450</b>	—	—	<b>388 Parking Spaces</b>
Indoor Athletic Facility	4.46	159,450	—	—	26 Courts
Surface Parking	3.12	—	—	—	388 Parking Spaces
<b>PA-7 COMMUNITY RECREATION CENTER</b>	<b>15.68</b>	<b>108,000</b>	—	—	<b>525 Parking Spaces</b>
Community Center/ Admin Building	3.46	70,000	—	—	—
Activity Area	8.05	38,000	—	—	1 Field/8 Courts
Recreation Surface Parking	4.17	—	—	—	525 parking spaces
<b>Right-of-Way</b>	<b>16.10</b>	—	—	—	—
<b>TOTAL</b>	<b>199.01</b>	<b>540,750</b>	<b>272,000</b>	<b>450,000</b>	<b>6,000-Seat Capacity 100 rooms 6,263 Parking Spaces</b>

The following paragraphs describe each of the four major components.

### **BASEBALL STADIUM AND BASEBALL STADIUM RETAIL**

The Ontario Regional Sports Complex would create a 16-acre sports entertainment area with a semiprofessional baseball stadium in Planning Area (PA) 1, supported by an ancillary retail buildings (135,000 square feet) and a 100-room hotel (70,000 square feet) for a total of 205,000 square feet of retail and hotel uses in PA-3 and PA-4 in the northeastern portion of the project site.

### **CITY PARK**

The western part of the 199-acre project site, west of Ontario Avenue and excluding the stadium site, would be dedicated for use as a regional sports park in PA-5 and PA-6. The 118.5-acre regional sports park would have 13 lighted soccer fields, 8 multiuse lighted baseball/softball fields, and a 159,450-square-foot indoor athletic facility.

### **COMMERCIAL RETAIL**

The commercial retail area in PA-2 is east of Ontario Avenue and west of the Cucamonga Creek Flood Control Channel but excludes the southeast corner of the project site. The 19.62-acre area is envisioned with 45,000 square feet of retail and with a 14.25-acre surface parking area to accommodate 1,500 surface parking spaces.

### **COMMUNITY RECREATION AREA**

The community recreation center in PA-7 is at the southeast corner of the project site. It would be bounded by the commercial retail area to the north, the Cucamonga Creek Flood Control Channel to the east, Chino Avenue to the south, and Ontario Avenue to the west. The community recreation center would include a 70,000-square-foot, state-of-the-art community center/administration building; new, 13,000-square-foot aquatics facility with outdoor pool; Little League field; 25,000-square-foot operator facility; picnic shelter; exercise stations; playground; outdoor skate park; and eight tennis and pickleball courts.

### **RELATED IMPLEMENTATION ACTIONS**

#### **General Plan Amendments and Zoning Changes**

The Ontario Plan (TOP) current land use designations are Low-Density Residential and Medium Density Residential with an Affordable Housing Overlay. The Proposed Project would require changing the existing land use designations to Open Space–Parkland (OS-R) and Hospitality to allow for recreational amenities and ancillary retail. Approval of the Proposed Project would nullify the existing Armstrong Ranch Specific Plan and rezone the defined area of the plan. The proposed rezoning involves changing the area to Open Space–Recreation and Convention Center Support Retail (CCS).

#### **SB 330 and SB 166 Compliance**

SB 330 mandates that there be no net loss of residential capacity throughout the city, and SB 166 mandates that a jurisdiction maintains an inventory of sites suitable to fulfill its low and very low RHNA obligation at all times. TOP 2050 allowed for a total of 1,471 units within the 199-acre project site, which are required to be reallocated throughout the city as a result of the proposed project to comply with SB 330. The City identified parcels in the Vineyard Corridor south of the project site where it will change the land use designations from Low-Density to Medium-Density (see Figure 6, *Existing TOP 2050 Land Uses of the Project Area*, and Figure 7, *Proposed General Plan Amendment of the Project Area*). A total capacity of 1,471 units within the project site will be reallocated to the Vineyard Corridor. The Vineyard Corridor parcels, where the residential capacity will be increased to offset the

reduced capacity on the project site, include 94 acres currently designated as Low-Density and currently have a development capacity of 424 units under the TOP. SB 330 requires the total existing capacity for project site and the Vineyard Corridor parcels combined be maintained so the Vineyard Corridor parcels must be redesignated to support a minimum capacity of 1,895 units to comply with SB 330. To achieve this, the Proposed Project requires a General Plan Amendment designating the Vineyard Corridor parcels (94 acres) as Medium Density instead of Low-Density creating capacity for 2,075 units (see Figure 7). As a result, the proposed project exceeds the requirements of SB 330, creating capacity for 180 units more than required.

The City's Housing Element also designated four parcels (36 acres) fronting Vineyard Avenue within the project site in the site inventory and allocated 194 units of its low and very low income RHNA obligation to those sites. To comply with SB 166, the City must maintain an inventory of sites with the capacity to accommodate its low and very low income RHNA obligation at all times. To offset the loss of the 194 low and very low income units allocated to the project site, the Affordable Housing Overlay, a zoning designation, will be applied to two of the Vineyard Corridor parcels (19.25 acres). With the application of the Overlay, the Vineyard Corridor parcels will qualify as sites suitable to support housing affordable to low and very low income households under State law. The Housing Element estimated the proportion of the units that could be used to satisfy their low and very low income RHNA obligation based on the anticipated time frame when water and sewer would be available. Because the proposed project will bring back bone infrastructure to the Vineyard Avenue parcels earlier than anticipated, it is estimated that the 19.25 acres designated with the Affordable Housing Overlay will create capacity for 212 units affordable to low and very low income households. This not only maintains the city's current capacity, but also creates a surplus of 13 low and very low income units that can be used to meet future SB 166 requirements (see Figure 7).

## **Environmental Factors Potentially Affected**

The City determined that the Ontario Regional Sports Complex would require preparation of an EIR to 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 EIR:

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

The project site is on a list compiled pursuant to Government Code § 65962.5.

If you have further questions or require additional information, please contact Thomas Grahn, Senior Planner at 909-395-2413, or email [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov).

**Date:** November 14, 2023

Signature:

A handwritten signature in black ink, appearing to read 'Thomas Grahn', written over a horizontal line.

Thomas Grahn, Senior Planner

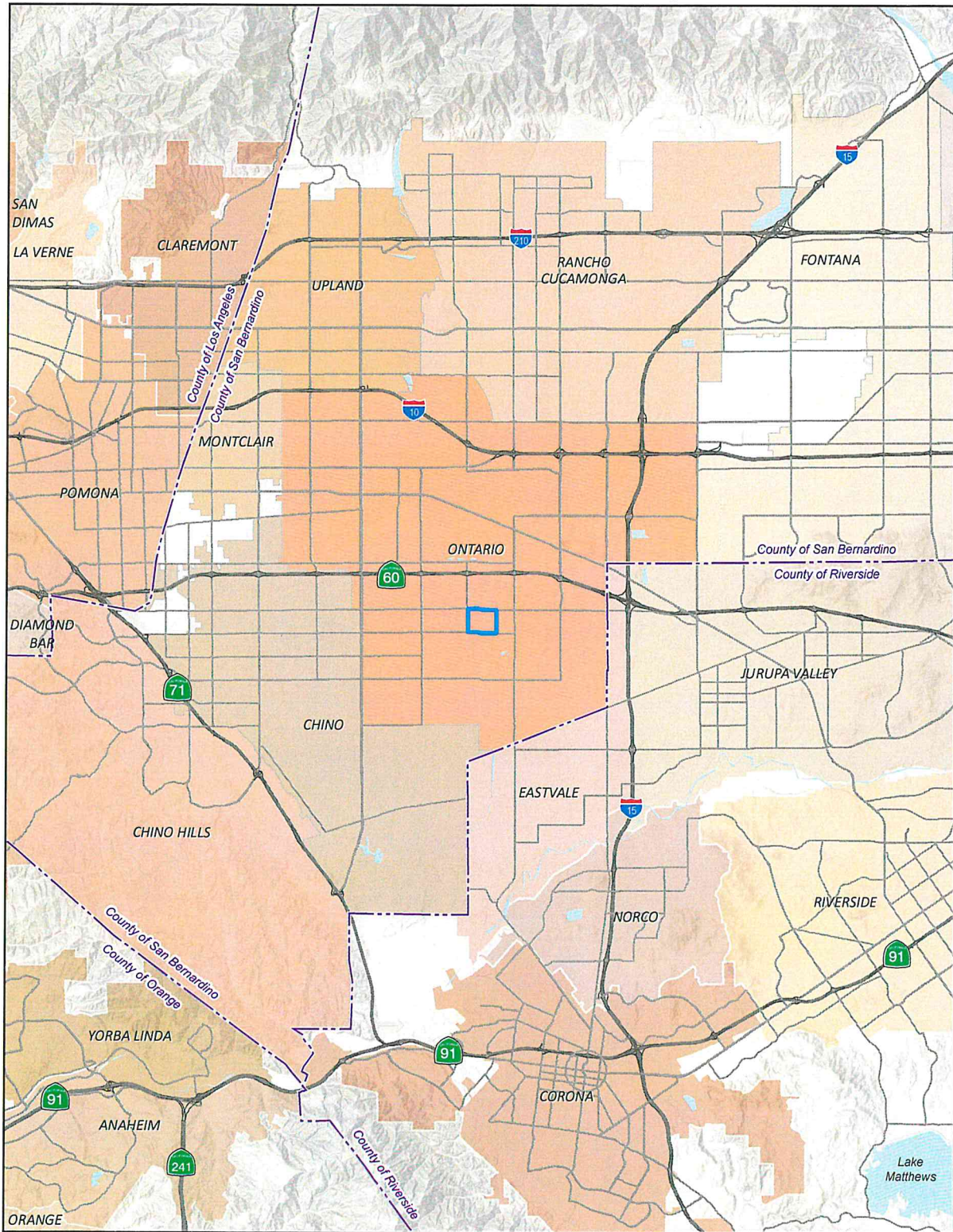
**ATTACHMENTS:**

- Figure 1: Regional Location
- Figure 2: Local Vicinity
- Figure 3: Aerial Photograph
- Figure 4a: Assessor's Parcels in the Project Site
- Figure 4b: Assessor's Parcels for SB 330/SB 166 Compliance
- Figure 5: Conceptual Site Plan
- Figure 6: Existing TOP 2050 Land Uses of the Project Area
- Figure 7: Proposed General Plan Amendment of the Project Area



1. Introduction

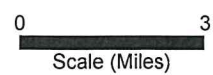
Figure 1 - Regional Location



Project Boundary

Note: Unincorporated county areas are shown in white.

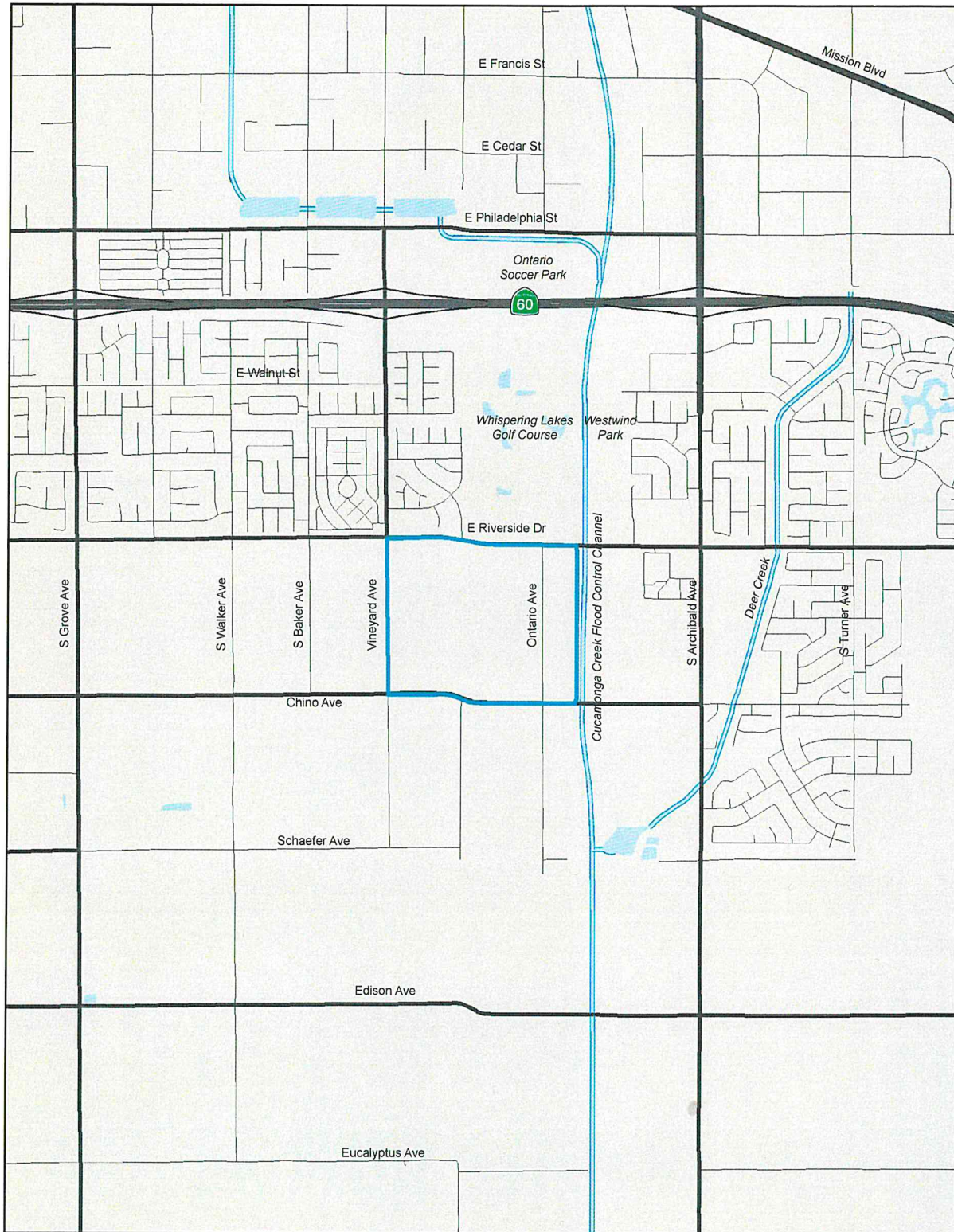
Source: Generated using ArcMap 2023.



PlaceWorks



Figure 2 - Local Vicinity



— Project Boundary

0 2,000  
Scale (Feet)

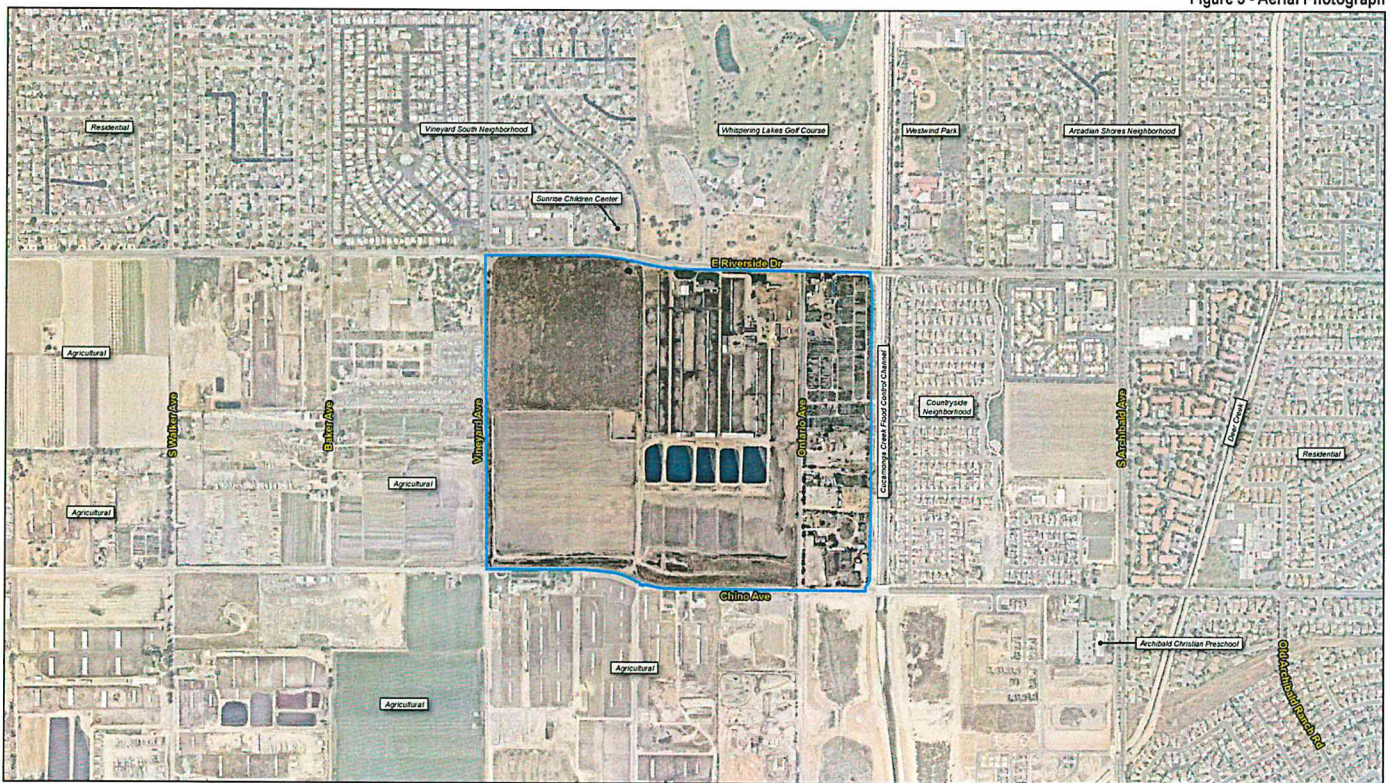


Source: Generated using ArcMap 2023.

PlaceWorks



Figure 3 - Aerial Photograph



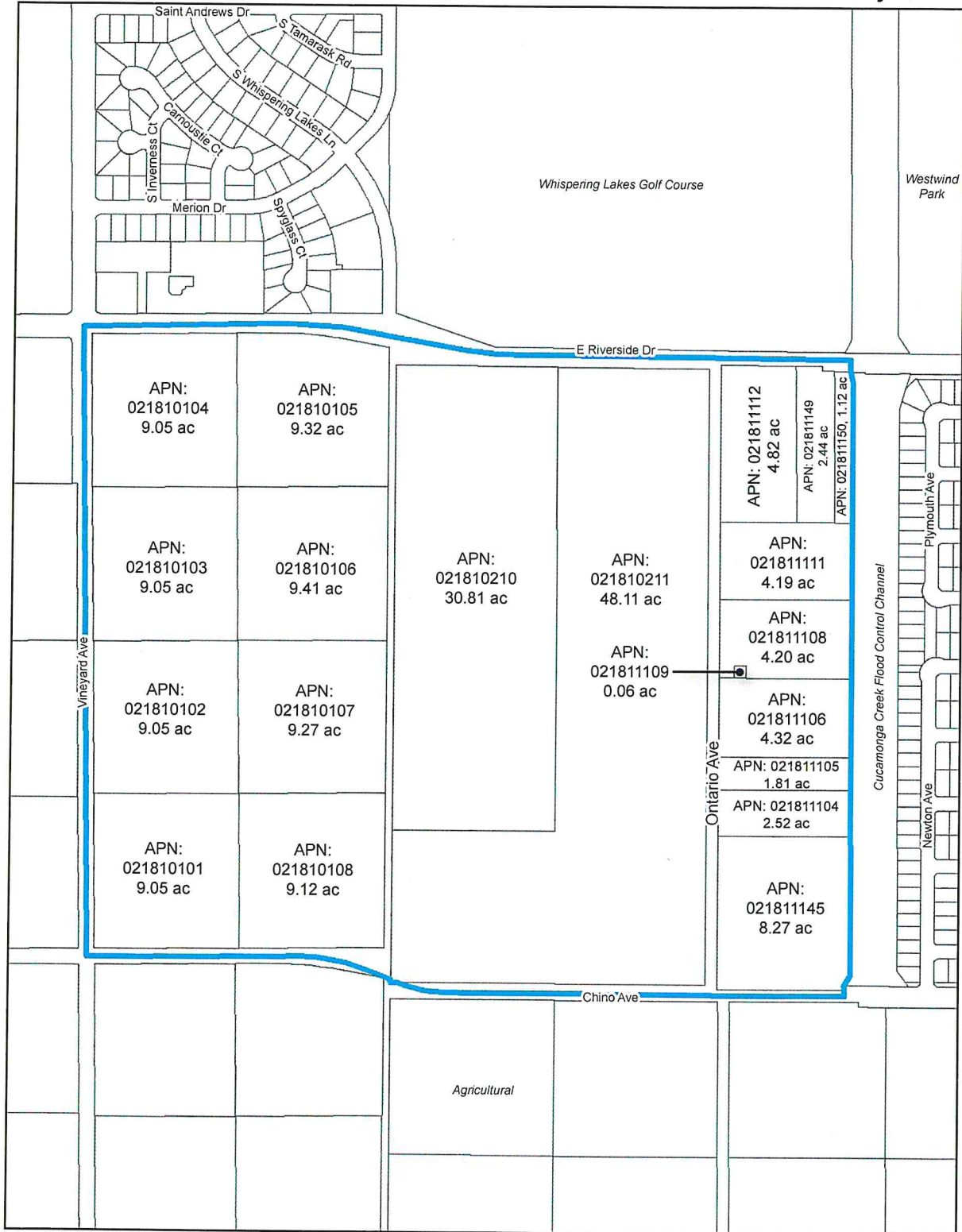
Project Boundary

Source: Neimap 2023



PlaceWorks

**Figure 4a - Assessor's Parcels in the Project Site**



Project Boundary

Right-of-Way (ROW) is 13.04 acres.

0 600  
Scale (Feet)



Source: San Bernardino County GIS 2023.

PlaceWorks



1. Introduction

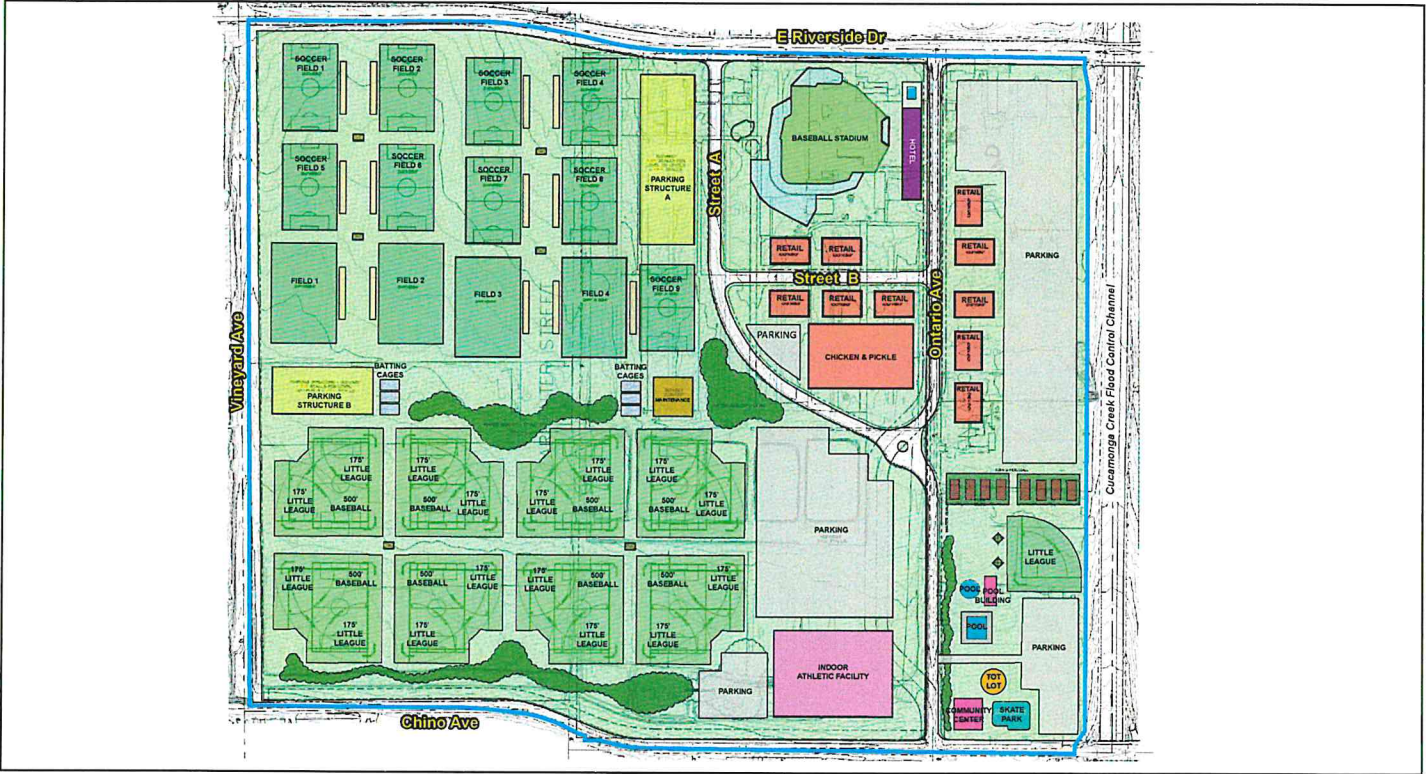
**Figure 4b - Assessor Parcels SB330/SB166 Compliance**



— Project Boundary
 Total of SB330/SB166 (11) parcels is 94.27 acres.
0  1,000
Scale (Feet)

Source: San Bernardino County GIS 2023.

Figure 5 - Conceptual Land Use Plan



Project Boundary

Source: RUM Design Group 2023; Ontario 2023.

0 500  
Scale (Feet)



PlaceWorks

Figure 6 - Existing TOP 2050 Land Uses of the Project Area

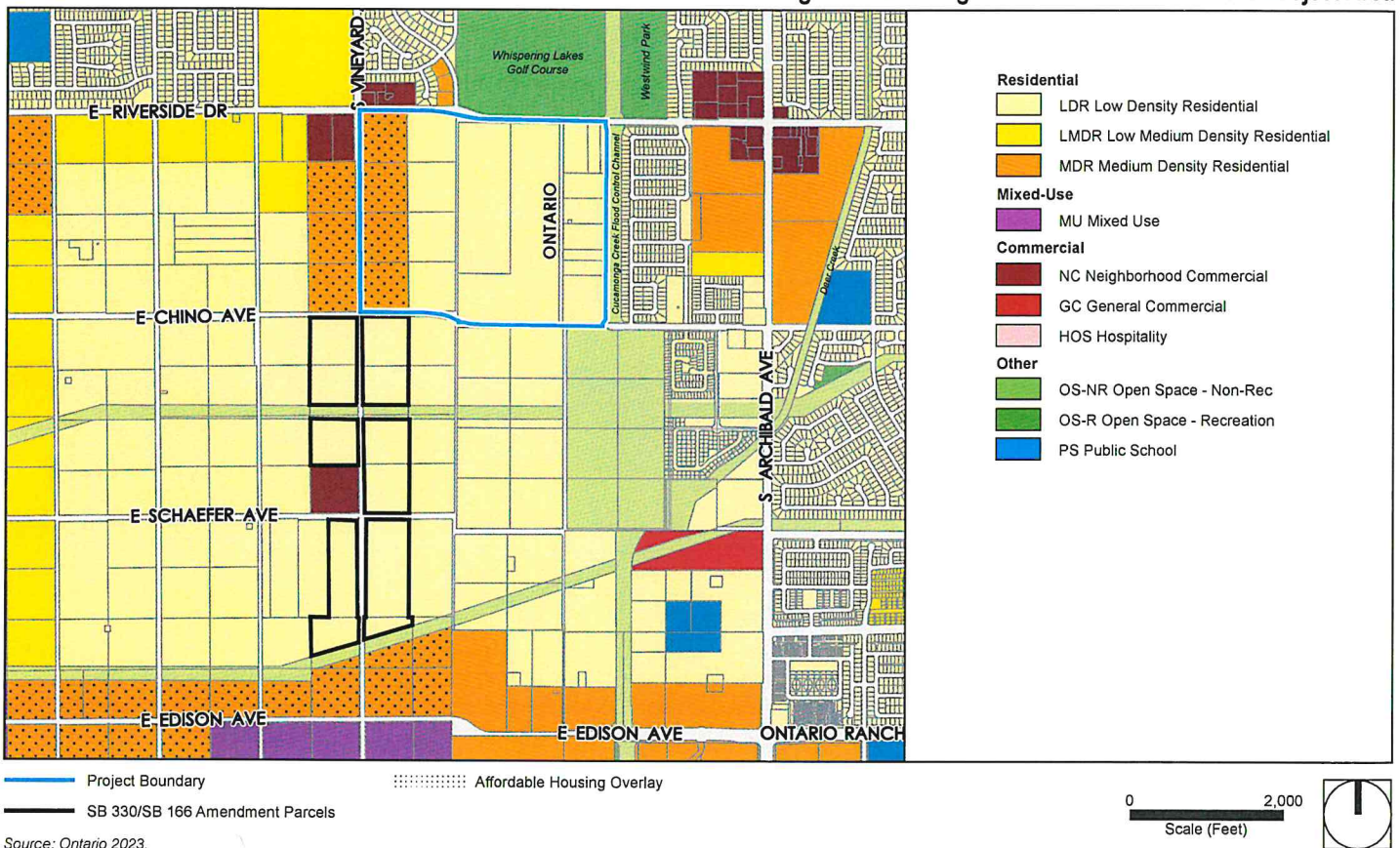
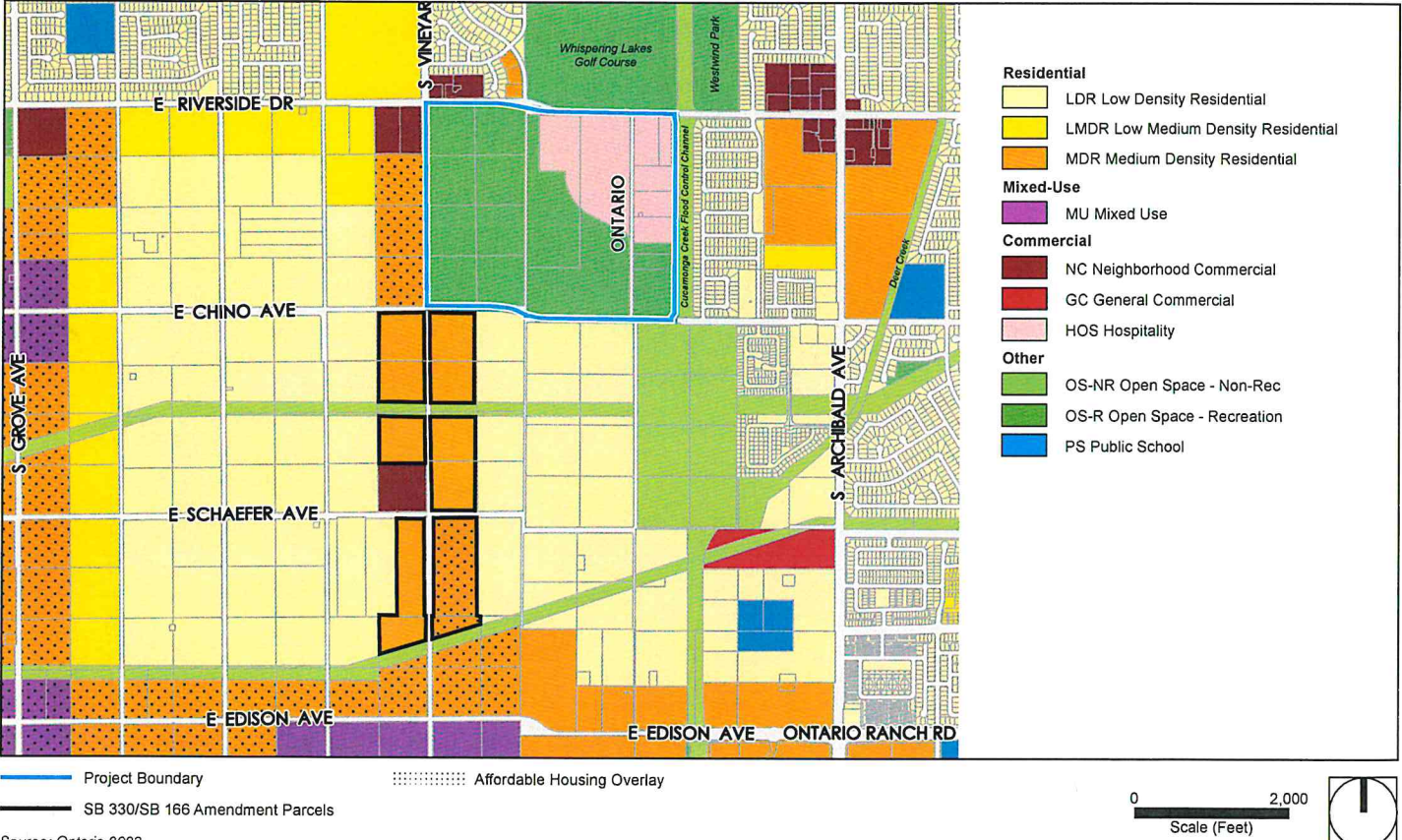




Figure 7 - Proposed General Plan Amendment of the Project Area



Source: Ontario 2023.