Notice of Intent to Adopt a Negative Declaration / Mitigated Negative Declaration

CITY OF
ONTARIO
PLANNING DEPARTMENT

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

NOTICE IS HEREBY GIVEN that the Lead Agency named below has completed an Initial Study of the following described project at the following location:

Lead Agency: City of Ontario, 303 East B Street, Ontario, California 91764

Project Applicant: City of Ontario

Project Title/File No.: Downtown West Planned Unit Development, File No. PUD23-004

Project Description: The City of Ontario (City) is proposing the Downtown West Planned Unit Development (PUD) in Ontario. The PUD is intended to function as a set of development regulations and planning and design principles to govern the future development or redevelopment of an eight-and-a-half block area in downtown. The PUD would support a variety of businesses, housing opportunities for residents, open spaces, entertainment uses, and institutional uses while preserving its historic character, buildings, neighborhoods, and places. The PUD contains the following sections: (1) Introduction, (2) Vision and Guiding Principles, (3) District and Block Plan, (4) Zoning and Land Use Plan, (5) Development Regulations and Guidelines, (6) Public Realm Standards and Guidelines, and (7) Administration.

Project Location: The PUD project area is between E Street to the north, Holt Boulevard to the south, Palm Avenue to the west, and Euclid Avenue to the east, in addition to the portion of the block between D Street connecting Fern Avenue and Palm Avenue, as shown in Figure 1, PUD Project Area.

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment and has, therefore, prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

(1) The Project site [☐ is, ☒ is not] on a list compiled pursuant to Government Code Section 65962.5.

(2) The proposed project [☐ is, ☒ is not] considered a project of statewide, regional or areawide significance.

(3) The proposed project [☐ will, ☒ will not] affect highways or other facilities under the jurisdiction of the State Department of Transportation.

(4) A scoping meeting [☐ will, ☒ will not] be held by the Lead Agency.

Copies of the Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at:

City of Ontario
City Hall
303 East B Street
Ontario, California 91764

The proposed Negative Declaration/Mitigated Negative Declaration and supporting materials are available online as follows:

City of Ontario website at https://www.ontarioca.gov/Planning

Public Comment Period: A 30-day public review period will begin on April 26, 2024. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to May 28, 2024. Comments of all Responsible Agencies are also requested.

The Lead Agency will consider the project and the Draft Negative Declaration/Mitigated Negative Declaration at its meeting on May 28, 2024, at 6:30 pm, at the following location:

City of Ontario
City Council Chambers
303 East B Street
Ontario, California 91764

If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.

Signature: _Diane Ayala_ Date: _4/25/2024_

Name *(print or type)*: _Diane Ayala_ Title: _Senior Planner_

Date received for filing and posting: _____