



Notice of Preparation

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

TO: Property Owners, Responsible Agencies, and Interested Parties

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

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location and the probable environmental effects are contained in this document and the attached materials. Electronic format of the document can also be obtained online using the following link:

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

The proposed project ☒ is, ☐ is not, considered a project of statewide, regional, or area-wide significance. The proposed project ☒ will, ☐ will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation. A scoping meeting ☒ will, ☐ will not, be held by the lead agency.

Scoping Meeting: If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time, and location of the scoping meeting are as follows:

Date and Time: February 22, 2023, at 5:30 p.m.

Location (this meeting will be held as a virtual meeting via Zoom): The Zoom meeting information, link and call-in phone numbers are available via the following link:

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

Review Period: The 30-day review period for this Notice of Preparation begins on February 10, 2023. Comments will be received until the close of business day on March 13, 2023, at 5:30 p.m. Please send your response to the contact person identified below. Please be sure to include the name of a contact person for your agency.

Contact Person: Edmelynn V. Hutter, City of Ontario Planning Department, 303 East B Street, Ontario, CA 91764, Phone: (909) 395-2429, Email: ehutter@ontarioca.gov

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

Project Location: The Project is located on an 84.1-acre site along the western boundary of the City, within San Bernardino County. The 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 (refer to **Figure 1, Vicinity Map**).

The Project site consists of 19 parcels that include the Assessor Parcel Numbers (APNs) presented in **Table 1: Assessor Parcel Numbers for the Project site**.

Table 1: Assessor Parcel Numbers for the Project Site

1053-071-04	1053-281-04
1053-071-03	1053-281-05
1053-071-02	1053-281-06
1053-071-01	1053-281-07
1053-211-01	1053-281-08
1053-211-02	1053-081-01
1053-211-05	1053-081-02
1053-281-01	1053-081-03
1053-281-02	1053-081-04
1053-281-03	

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, 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 Interstate 91 (I-91) in unincorporated Riverside County.

Project Setting: The Project site is currently occupied by rural uses, including a dairy farm and vacant land. Dairy farming and agriculture have been the primary uses of the Project site since before the 1930s. 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.

Project Description: The Project to be addressed in the EIR includes a Specific Plan, Development Agreement, Development Plan(s), and Tentative Parcel Map(s), to allow development of up to 290,131 square feet of commercial retail/office uses, a total of 466 residential units, and 1,386,776 square feet of business park uses, on an 84.1-acre site, as described further below. The proposed Specific Plan would bring the Project site zoning into compliance with the adopted TOP 2050 Policy Plan (General Plan). 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 a future Development Plan for PAs 1, 2, and 3A, proposing the construction of business park buildings with ancillary office space, approximating 1,386,776 square feet of business park uses and designated open space. Phase I is expected to start construction in 2024 with an anticipated opening year in 2032. Phase II of the Project will be evaluated at a programmatic level in the EIR, for the potential future development of PA 3B (no specific development proposals have been identified for the Phase II area). Refer to **Figure 2, Conceptual Site Plan**, for further detail. **Figure 2, Conceptual Site Plan** may be modified and reflects current market trends, site conditions, and planned infrastructure, and does not exceed the maximum building areas and range of uses allowed by the Specific Plan, as presented in **Table 2: Maximum Specific Plan Build-Out Summary**, below.

The land use types proposed by the Specific Plan and evaluated in the EIR are summarized below in **Table 2: Maximum Specific Plan Build-Out Summary**. **Table 2** provides the maximum development intensity (allowable gross building area and maximum residential development for each PA based on the allowable floor area ratio or residential density respectively. Development standards, such as setback requirements, parking, open space, minimum landscaping, infrastructure, and site design, may reduce the maximum gross square footage or density.

Table 2: Maximum Specific Plan Build-Out Summary

Planning Area	Land Use Designation	Site Acreage	Maximum Building Square Footage
Phase I			
1	Business Park	24.60	642,946
2	Business Park	28.46	743,831
3A	Mixed-Use (Office; Retail)	5.71	290,110
4	Open Space/Non-Recreational	6.28	-
Subtotal		65.05	1,676,886
Phase II			
3B	Mixed-Use (Residential)	13.32	-
5	Open Space/Non-Recreational	5.73	-
Subtotal		19.05	-
TOTAL		84.1	1,676,886
Notes: 1. The numbers were rounded to present a conservative estimate. 2. The EIR will evaluate the total maximum allowable development in the Specific Plan. The Floor Area Ratio (FAR) may be increased to the TOP max levels of 0.60 for BP respectively with appropriate CEQA analysis. 3. Phase II uses are being evaluated at programmatic level only; no specific development applications have been submitted; no specific development dates are known.			

The EIR will evaluate the total maximum allowable development in the Specific Plan, which is 1,676,886 square feet of business park and mixed-use land uses and associated onsite and offsite infrastructure improvements. Additional on-site improvements would include landscaping, utility infrastructure, and internal roadways. Off-site improvements may include various street improvements, storm drain infrastructure, sewer infrastructure, domestic water infrastructure, recycled water infrastructure, and underground electric utility infrastructure.

Euclid Mixed Use Specific Plan (SP).

The SP proposes a comprehensive land use plan, circulation plan, streetscape plan, infrastructure service plan, grading plan, maintenance plan, phasing plan, design guidelines, development regulations, and implementation measures to guide the development of the 84.1-acre Project site into a master-planned business park and mixed-use community. The SP consists of three land use designations divided into five Planning Areas (PAs) which would accommodate the development of a mix of land uses including commercial retail/office uses, high density residential uses and open space areas, low-intensity office, and other similar uses. Refer to **Figure 3, Proposed Specific Plan Land Use Plan**. The following summarizes the zoning and land use types contained with the Specific Plan:

- Business Park (BP) Zoning District: The BP zoning district allows for employee-intensive office uses including corporate offices, technology centers, research and development, “clean” industry, light manufacturing, and supporting retail within a business park setting.

- **Mixed-Use (MU) Zoning District:** The MU zoning district accommodates an intense mixture of uses that, when concentrated, create focal points for community activity and identity and facilitate walking, biking, and the use of transit. The MU zoning district accommodates a horizontal and/or vertical mixture of retail, service, office, restaurant, entertainment, cultural, and residential uses.
- **Open Space/Non-Recreational (OS-NR) Zoning District:** The OS-NR zoning district is defined as open space that includes utility easements, and drainage channels. It can also be utilized for as trails, greenways, joint-use recreational amenities, landscaped parkways/medians, parking lots, and landscape nurseries for trees and plants.

Development Agreement. Future Development Agreement(s) would be executed between the Project Applicant and the City strictly in relation to the relevant Development Plan and associated Parcel Map for the Project site. California Government Code §§65864-65869.5 authorizes the use of development agreements between any City, County, or City and County, with any person having a legal or equitable interest in real property for the development of the property.

Development Plan. Future Development Plan(s) will be submitted. The Development Plan site plan will consist of several concrete tilt-up business park buildings with ancillary office space totaling up to 1,386,776 square feet, which is less development than the maximum allowable under the SP.

Tentative Parcel Map(s). Future Tentative Parcel Map(s) (TPM) would subdivide the approximately 84.1-acre Development Plan area (Phase I, comprised of PAs 1, 2, and 3A) to establish a subdivision of Business Park lots.

Access. Access drives would be provided from all four fronting streets, with a total of 7 full access points proposed. Internal drive aisles would provide connectivity throughout the site.

Roadway Improvements. The Project includes frontage improvements to the buildout condition identified in the TOP 2050 Circulation Element and streetscape improvements will be in accordance with the City's Master Plan of Streets. Full buildout is identified below:

- Euclid Avenue is an expressway under Caltrans' jurisdiction that is designated as an eight lane Other Principal Arterial in TOP. The centerline of this street forms the boundary between the City to the east and the City of Chino to the west. Euclid Avenue is designed with a 200-foot wide right-of-way, a 66-foot-wide center median, and 52 feet of pavement including curbs and gutter. The existing half-width street right-of-way is 100 feet; therefore, no dedication is required. The Euclid Avenue streetscape design for the east side of the street adjacent to the Project site specifies a 15-foot-wide parkway including a 5-foot-wide sidewalk and an 8-foot-wide on-site multipurpose trail within a 35-foot-wide landscape buffer, creating a 50-foot-wide neighborhood edge as specified in the Ontario Ranch Colony Streetscape Master Plan.
- Sultana Avenue is designated as a Collector Street with a 66-foot-wide right-of-way and 48 feet of pavement including curb and gutter. The Sultana Avenue streetscape specifies a 9-foot-wide parkway including a 4-foot landscape and a 5-foot-wide sidewalk. The west side of the street adjacent to the Project site provides a 10-foot-wide landscape buffer setback. Sultana Avenue is not yet developed adjacent to the Project site. However, the right-of-way exists, and no dedication is required.

- Edison Avenue will require a 160-foot-wide right-of-way with a 26-foot landscaped median and a 52-foot paved section on each side. The Edison Avenue streetscape design for the north side of the street adjacent to the Project site specifies a 15-foot-wide parkway including a 10-foot-wide curb-adjacent landscaped area and a 5-foot-wide sidewalk. The south side also provides an 8-foot-wide on-site multipurpose trail within a 23-foot-wide landscape buffer setback. Together, the parkway and landscape buffer setback create a 38-foot-wide neighborhood edge, per in the City's Master Plan of Streets.
- Schaefer Avenue will require a 108-foot-wide right-of-way and 84 feet of pavement including curb and gutter. The Schaefer Avenue streetscape design for the south side of the street adjacent to the Project site includes a Class II on-street bike lane at the edge of the street, a 7-foot-wide curb-adjacent landscaped area, and a 5-foot-wide sidewalk. An 8-foot-wide multipurpose trail is located within a 23-foot-wide landscape buffer setback. Together, these improvements establish a 35-foot-wide neighborhood edge, per in the City's Master Plan of Streets.

Utilities. As part of the Euclid Mixed Use Specific Plan, the following infrastructure improvements will be required, and the future development projects will connect to these facilities:

- **Domestic Water Plan** – The City's ultimate domestic water system will consist of five pressure zones. Most of Ontario Ranch (including the Euclid Mixed Use Specific Plan area) is in the 925 Pressure Zone (PZ). The developer of the Euclid Mixed Use Specific Plan will be responsible to provide the required water lines to connect to the existing improvements constructed by the Ontario Ranch Business Park development to the south of the site, as discussed below.

925 PZ Phase 2 Potable Water System facilities that are required to serve the Project but that will be constructed by others include installing a 42-inch potable water main in Grove Avenue connecting from the 30-inch to the 42-inch potable water main in Grove Avenue at Chino Avenue; installing a 42-inch potable main in Chino Avenue connecting from the 42-inch potable water main in Campus Avenue and extending to Francis Street; and, installing a 42-inch potable water main in Bon View Avenue connecting from the 42-inch potable water main in Francis Street and extending to the Bon View Avenue Reservoir site and to the Reservoir; and, installing a 9 million gallon reservoir on the Bon View Reservoir site; and, installing two 2,500 gallon per minute wells with any treatment necessary to meet water quality standards and the 16-inch to 42-inch well collection mains from the wells to the reservoirs. The Project will be required to participate in the future Phase 2 Water System Improvements as detailed in the development agreement with the City.

In addition to extending the 925 PZ Phase 2 West Backbone, the Project site requires a connection between the 925 PZ Phase 2 West Backbone and the 1010 PZ. This will supply a second source of potable water to the Project site. The connection to the 1010 PZ will require extending the Phase 2 West Backbone at Eucalyptus Avenue and Grove Avenue by installing a 30-inch potable water main north on Grove Avenue to Chino Avenue. The connection to the 1010 Pressure Zone will require installing an 18-inch potable water main in Chino Avenue easterly to the existing 18-inch potable water main located on the west side of the Cucamonga Creek channel and installing a Pressure Reducing Station between the 1010 PZ and 925 PZ near the intersection of Grove Avenue and Chino Avenue. The balance of Phase 2 Water System will be completed as required by future development of Ontario Ranch. The Project will be required to participate in the future

Phase 2 Water System improvements, as detailed in the development agreement with the City.

The Euclid Mixed-Use Specific Plan is responsible to provide domestic water service to serve future development and will construct a 16-inch line in Euclid Avenue and a 12-inch line along the remaining perimeter of the Project site in Schaefer, Sultana, and Edison Avenues. The Project site will extend the 12-inch line in Schaefer Avenue to connect to the future line at Grove Avenue and the 16-inch line in Euclid Avenue south to connect to the future line in Eucalyptus Avenue.

- **Recycled Water Plan** – The Project is responsible to provide recycled water service to serve future development and will construct a 12-inch line along the perimeter of the Project site. The Project will extend the 12-inch line in Euclid Avenue south to connect to the existing line in Eucalyptus Avenue. The 12-inch line in Sultana Avenue may be reduced to an 8-inch line if the development to the east is required to provide individual meters to serve future development.
- **Sewer Plan** – The Project is responsible to provide sewer service to serve future development and will construct a 15-inch line approximately 1,320 feet along the Project frontage in Euclid Avenue and extend an 18-inch main line along the Euclid Avenue to the south to connect to the Kimball Interceptor Sewer. The Project will construct an 8-inch line along approximately 1,320 feet of the eastern boundary of the Project site to Edison Avenue and extend the 12-inch line in Sultana Avenue to connect to the existing line in Merrill Avenue. A sewer line may be extended along a portion of Edison Avenue, if necessary to serve the adjacent parcels to the north.
- **Storm Drain Plan** – The Project is responsible to provide storm drain to serve future development and will construct a 90-inch line in Euclid Avenue along the western perimeter of the Project site, a 48-inch to 90-inch line in Schaefer Avenue along the northern perimeter of the Project site and a 78-inch to 96-inch in Edison Avenue along the southern perimeter of the Project site. The Project will construct a 102-inch trunk line in Euclid Avenue south to connect to the existing 108-inch line at Euclid Avenue and Eucalyptus Avenue. Catch basins located throughout the Project site will collect runoff. On-site storm drain systems serving the Project will connect to the master planned system in Euclid Avenue to serve the Project development.

The Project proposes new onsite and offsite public sewer, potable water, and storm drain infrastructure, and would receive Southern California Edison electrical service. Onsite improvements would include storm drains, water quality systems, a sewer main and sewer lines, water lines, and dry utility connections.

Required Entitlements and Approvals

The City is serving as the CEQA Lead Agency and will consider the EIR for certification and the Project for approval. Additional permits and/or approvals from the following agencies are anticipated to be necessary for implementation of the Project:

Table 4: Anticipated Permits and Approvals Required

Lead Agency	Action
City of Ontario City Council	<ul style="list-style-type: none"> • Certification of the Euclid Mixed Use Specific Plan EIR • Adoption of the Mitigation Monitoring and Reporting Program • Adoption of the Euclid Mixed Use Specific Plan
Responsible Agencies	Action
San Bernardino County	<ul style="list-style-type: none"> • Well removal permit from County Health Department (if required)
City of Chino	<ul style="list-style-type: none"> • Street and drainage improvements
Caltrans	<ul style="list-style-type: none"> • Encroachment permit (if required)
Santa Ana Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a National Pollutant Discharge Elimination system (NPDES) Permit
Inland Empire Utilities Agency	<ul style="list-style-type: none"> • Recycled water and connection to trunk sewer line
Federal Aviation Administration	<ul style="list-style-type: none"> • Obstruction evaluation
State Water Resources Control Board	<ul style="list-style-type: none"> • Stormwater Pollution prevention Plan (SWPPP), and Water Quality Monitoring Program (WQMP)
South Coast Air Quality Management District	<ul style="list-style-type: none"> • Demolition Notification

Environmental Issues to be Evaluated in the EIR

The following issues are anticipated to be addressed in the EIR:

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


The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the Project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed for any proposed mitigation as required by §15097 of the CEQA Guidelines.

Cortese List Notice: Pursuant to Public Resources Code §21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).¹

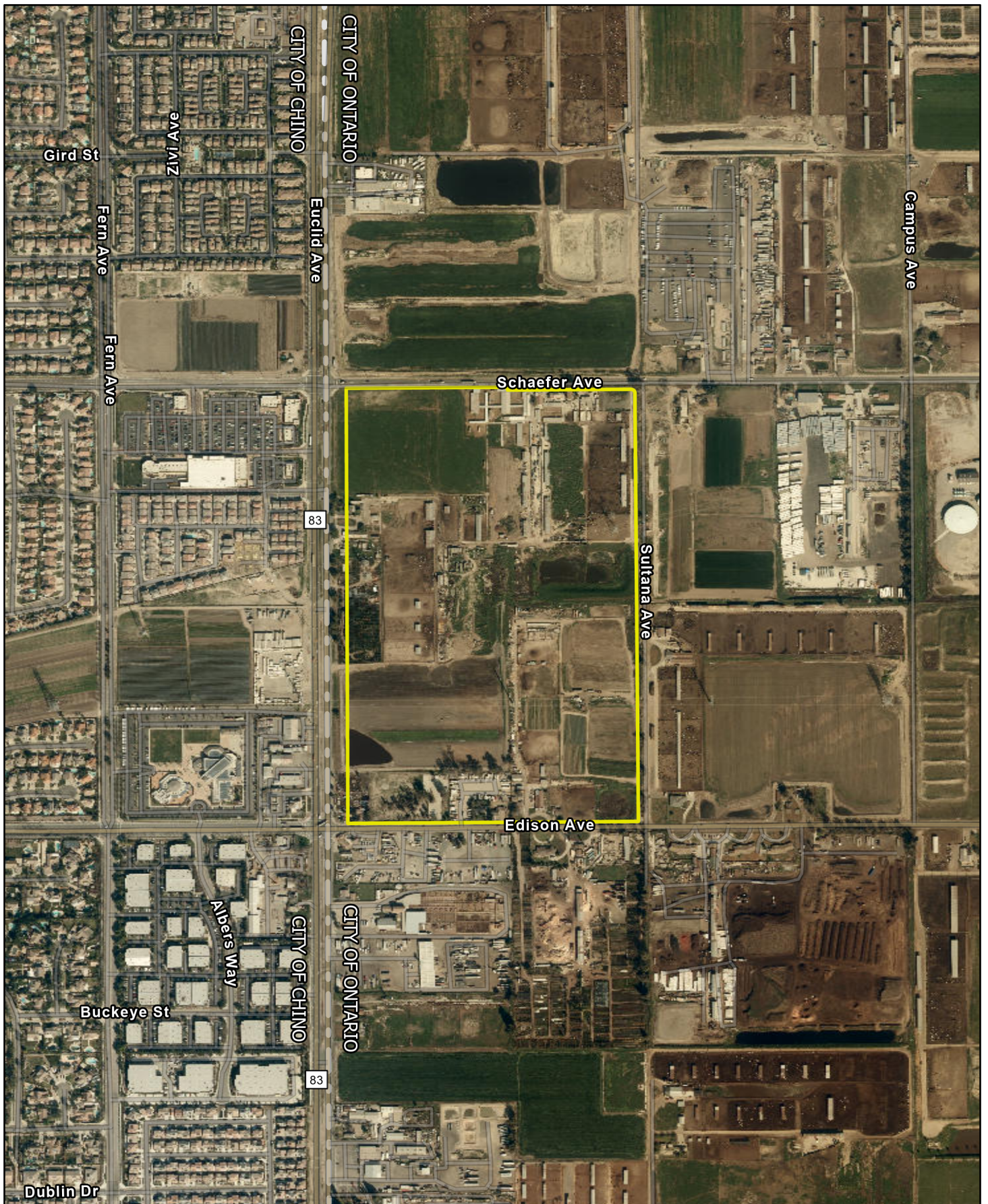
¹ Department of Toxic Substances Control. EnviroStor. (2021). Retrieved from: <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=ontario>.

Project Applicant: RCCD Inc., ATTN: Jason Lee, 8101 E. Kaiser Blvd. Suite 140, Anaheim Hills, CA 92808

Consulting firm retained to prepare Draft EIR: Kimley-Horn & Associates Inc., ATTN: Kevin Thomas, 3801 University Avenue Suite 300, Riverside, CA 92501

Signature: 		Date: 2/7/2023
Name: Edmelynn V. Hutter		Title: Senior Planner


Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, and 15375.



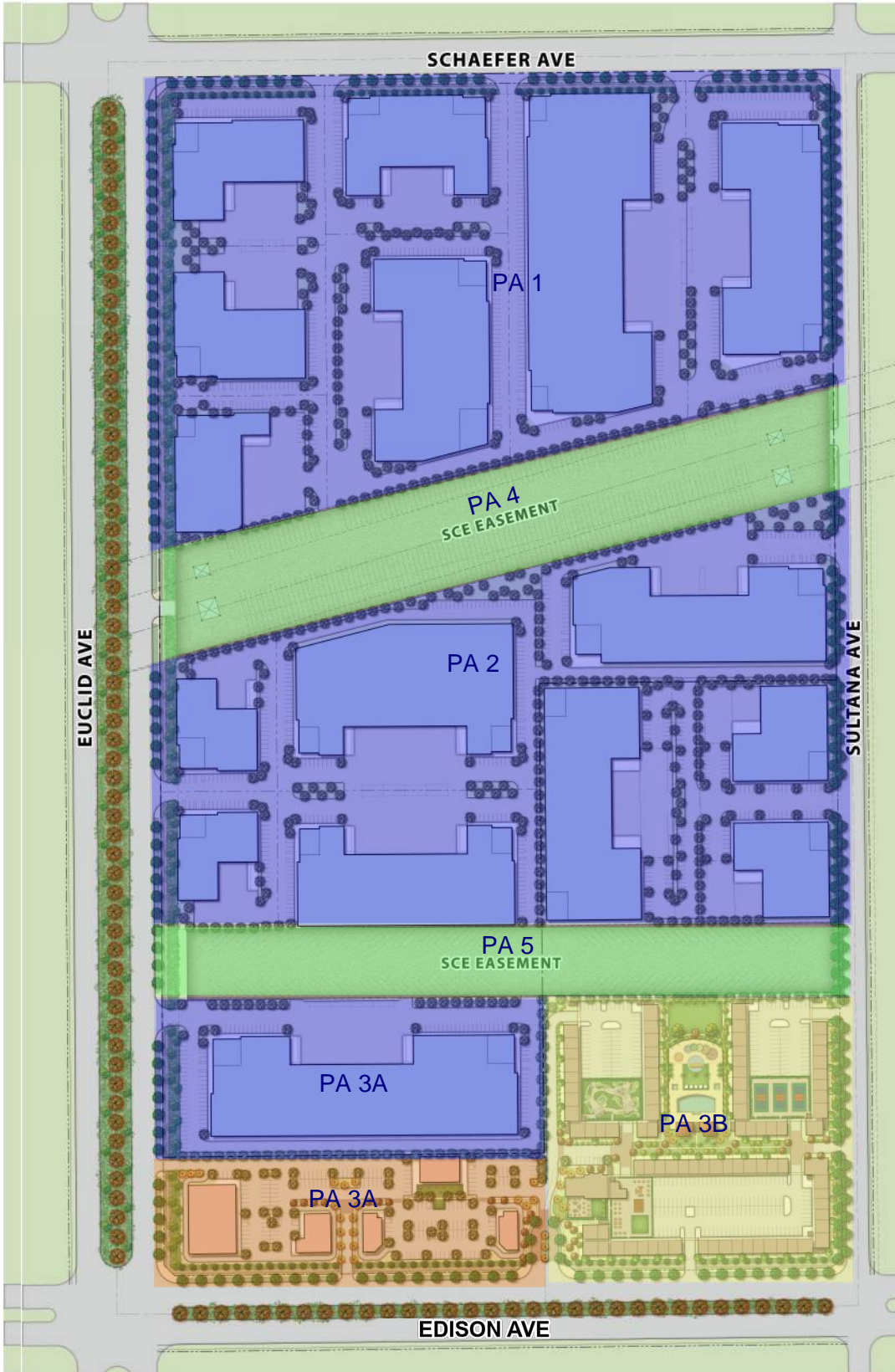
 PROJECT SITE  CITY BOUNDARY

Source: ESRI, 2022

FIGURE 1: Vicinity Map
Euclid Mixed Use Specific Plan

 Not to scale

Kimley»Horn



EUCLID MIXED USE SUMMARY

PA	LAND USE
1	BUSINESS PARK
2A	BUSINESS PARK
2B	BUSINESS PARK
3A	BUSINESS PARK
3A	COMMERCIAL
3B	APARTMENTS
4	SCE EASEMENT
5	SCE EASEMENT

Note: Conceptual site plan may be modified and reflects current market trends, site conditions, and planned infrastructure and does not exceed the maximum building area and range of uses allowed by the Specific Plan. Future Development Areas - PA 2B, 3A, and 3B, land use concept is illustrative only.

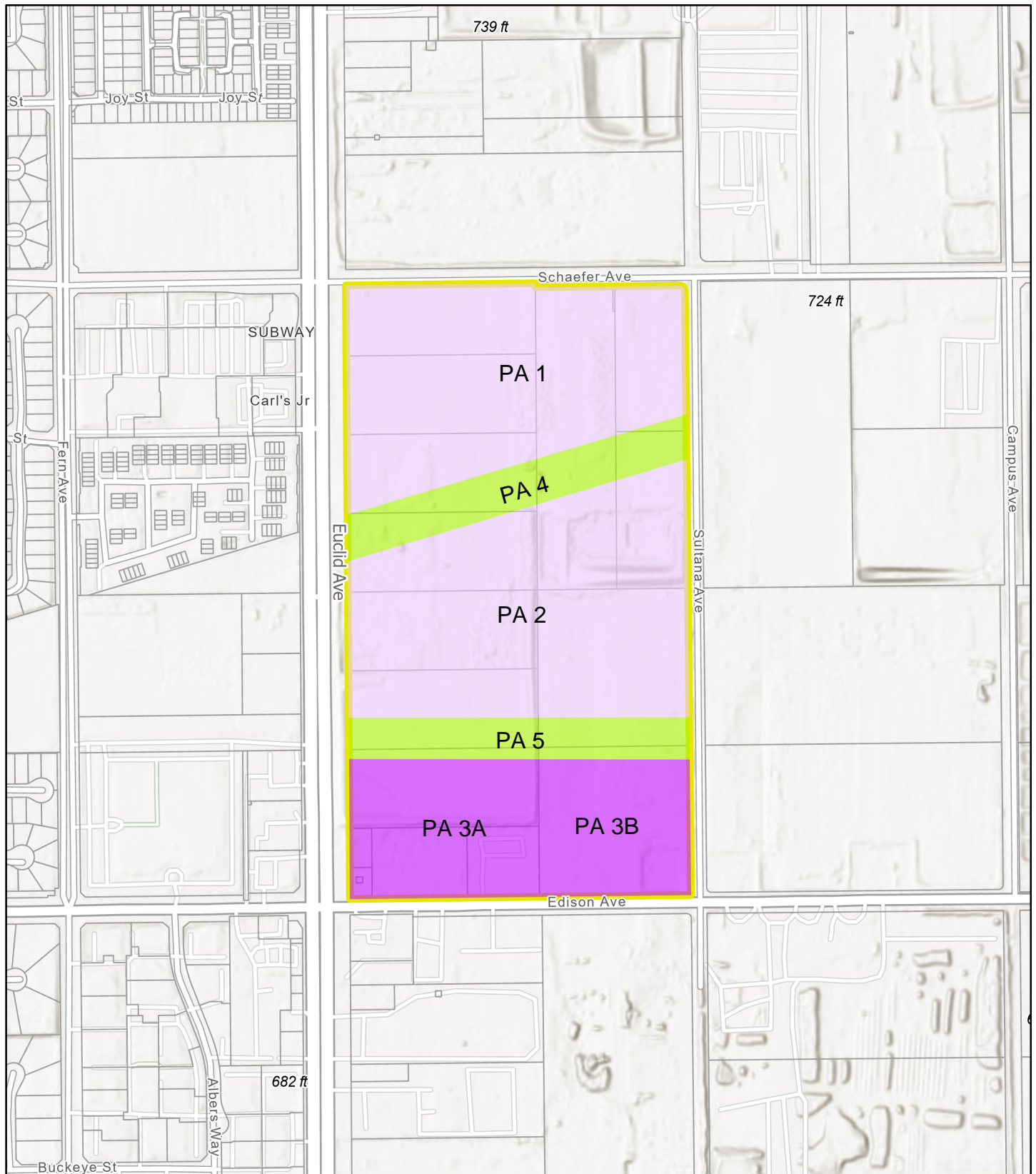
Source: RGA Office of Architectural Design, 2022

FIGURE 2: Conceptual Site Plan
Euclid Mixed Use Specific Plan



Not to scale

Kimley»Horn



- Legend:**
- Project Site
 - MU Mixed Use
 - BP Business Park
 - OS-NR Open Space - Non-Rec

Source: Placeworks, 2022; ESRI, 2022

FIGURE 3: Proposed Specific Plan Land Use Plan
Euclid Mixed Use Specific Plan



Not to scale

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