



NOTICE OF PREPARATION AND SCOPING MEETING CITY OF ONTARIO

CLERK OF THE BOARD
Received on: 11/3/25
Remove on: 12/9/25

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
2025 NOV -3 AM 10:25
SAN GERVASIO COUNTY
CALIFORNIA

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)
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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

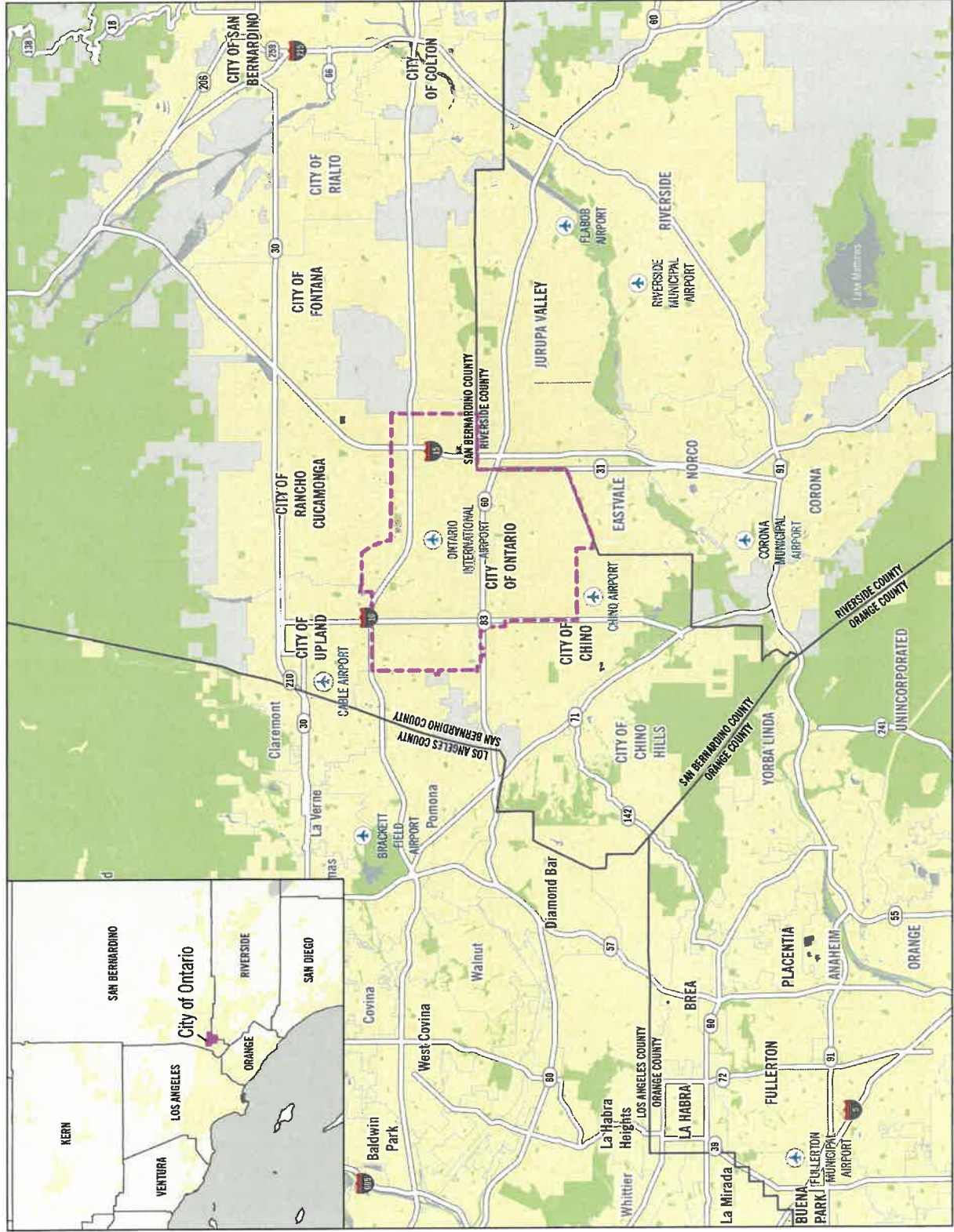
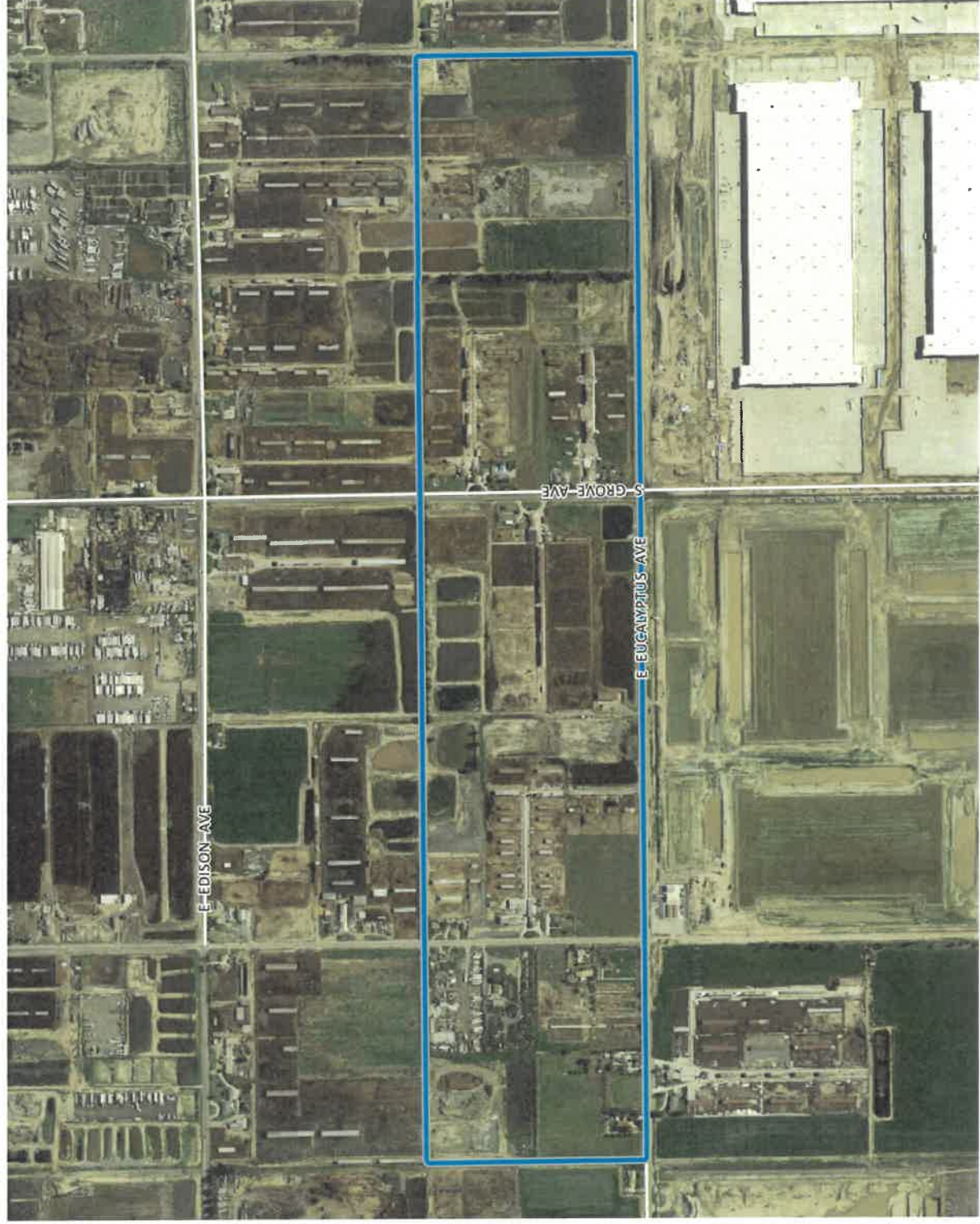


Figure 3
EBPSP Aerial Map



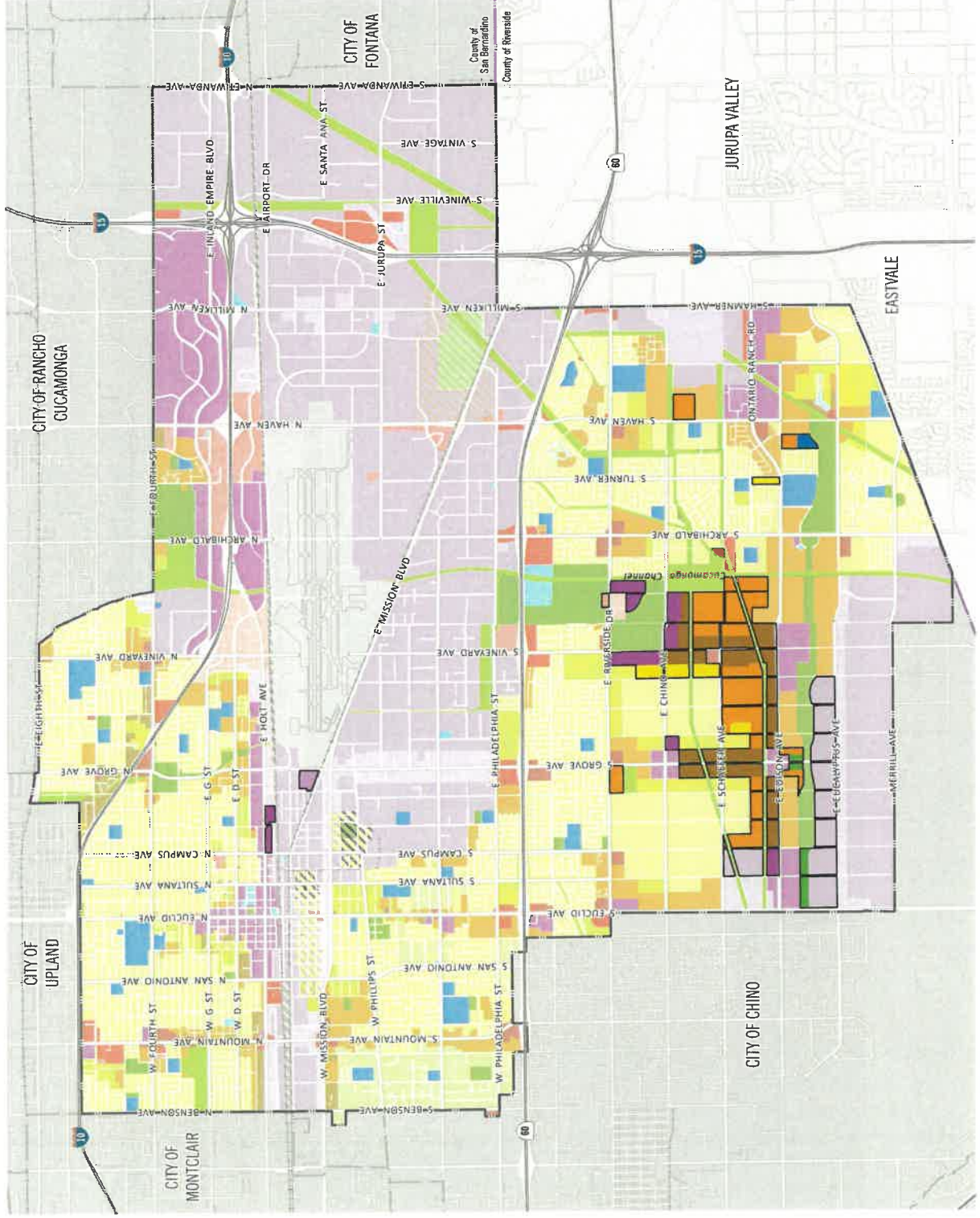
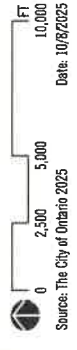
 Eucalyptus Business Park Specific Plan

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



Source: The City of Ontario 2025

Figure 6
EBPSP Proposed Land Use Plan

