



# Notice of Preparation and Scoping Meeting

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

DATE: November 19, 2024

SUBJECT: Notice of Preparation and Scoping Meeting - Draft Subsequent Environmental Impact Report for the Grand Park Specific Plan Amendment Project

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, and Interested Organizations

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

Project Title: Grand Park Specific Plan Amendment Project (File No. PSPA24-003)

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NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare a Subsequent Environmental Impact Report (SEIR) for the Grand Park Specific Plan Amendment Project (Project) identified below. 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 Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the SEIR to be prepared for the Project, and (3) to notice the public scoping meeting.

Consistent with CEQA Guidelines Section 15162 and Section 15168, the City will prepare a Subsequent EIR to address environmental impacts associated with the proposed amendments to the approved Grand Park Specific Plan, which was evaluated in the *Grand Park Specific Plan Final Environmental Impact Report* (State Clearinghouse [SCH] No. 2012061057) certified by the City of Ontario in February 2014.

**Notice of Preparation:** 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 Project. Your agency may need to use the SEIR prepared by our agency when considering your permit or other approval for the Project. The City of Ontario, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with CEQA Guidelines Section 15082(b) and Public Resources Code (PRC) Section 21080.4. Responsible and trustee agencies must submit any comments in response to this notice during the 30-day public review period. The public review period will commence on Tuesday, November 19, 2024, and will close on Tuesday, December 19, 2024. A copy of the NOP can be viewed electronically on the City's web page at: <https://www.ontarioca.gov/Planning/Reports/Environmentallmpact>

**Written Comments:** Comments in response to this notice can be emailed to Alexis Vaughn, Associate Planner, at [AVaughn@ontarioca.gov](mailto:AVaughn@ontarioca.gov) or can be mailed to the address below by 5:00 p.m. on the close of the 30-day NOP review (Tuesday, December 19, 2024).

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

**Scoping Meeting:** The proposed Project is considered a project of statewide, regional or area-wide significance. Pursuant to Section 21083.9(a)(2) of CEQA (California Public Resources Code, Section 21000 et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental significance. The City will host an online public scoping meeting to receive comments on the scope of the SEIR. The online public scoping meeting will be conducted via a live Zoom meeting on the evening of Wednesday, December 11, 2024. To participate in the scoping meeting, please email your full name and physical address to Alexis Vaughn at [AVaughn@ontarioca.gov](mailto:AVaughn@ontarioca.gov) by 5:00 p.m. on December 11, 2024, to obtain the Zoom meeting invite. The scoping meeting will begin with a presentation at 6:00 p.m., followed by receipt of comments from the public. The meeting will conclude no earlier than 7:00 p.m.

**Project Applicant:** Richland Communities, 3161 Michelson Drive, Suite 425, Irvine, CA 92612 and Loyola Properties I, LLC c/o RCCD, 8101 E. Kaiser Boulevard, Suite 140, Anaheim Hills, CA 92808

**Project Location and Setting:** The Project is located in the southeastern portion of the City of Ontario, in San Bernardino County. The existing approximately 320.2-acre Grand Park Specific Plan area (Planning Areas [PAs] 1 through 10) is bound by Ontario Ranch Road and Edison Avenue to the north, Haven Avenue to the east, Eucalyptus Avenue to the south, and Archibald Avenue to the west. The proposed Grand Park Specific Plan Expansion Area (new PAs 11A-B, 12A-B, 13A-E, 14A-C, and 15A-B) referred to herein as the "Expansion Area" encompasses approximately 150.7 acres and is bound by Edison Avenue to the north, Haven Avenue to the west, Mill Creek Avenue to the east, and Eucalyptus Avenue to the south<sup>1</sup>. Refer to Figure 1, Regional Location Map, and Figure 2, Vicinity Map.

As shown on Figure 3, Aerial Photograph, within the existing Specific Plan area, PAs 4, 5 and 6 are built out, and PAs 7 and 8 are under construction. The remainder of the existing Specific Plan area and proposed Expansion Area are occupied by existing dairy farm, agricultural, and associated residential uses. A Southern California Edison (SCE) corridor traverses the northwest portion of the proposed Expansion Area and southeast portion of the existing Specific Plan area in a northeast-southwest direction. The area to the east of the Expansion Area includes existing residential uses and residential uses currently under construction within the Esperanza Specific Plan area. The area to the west of the Expansion Area includes PAs 1 and 2 of the existing Grand Park Specific Plan. The area south of the Expansion Area is occupied by former dairy farm and agricultural uses within the Subarea 29 Specific Plan area; this area is planned for development with residential and school uses. The area to the north of the Expansion Area is within the Rich-Haven Specific Plan and is occupied by agricultural uses, and residential and commercial uses currently under construction.

**Project Description:** The proposed Expansion Area is currently zoned SP (Specific Plan) with an AG (Agriculture) Overlay.<sup>2</sup> The Project includes the actions required to implement the proposed

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<sup>1</sup> Assessor Parcel Numbers 0218-25-106, -107 and -109.

<sup>2</sup> Pursuant to Division 5.02, General Land Use Provisions, of the Ontario Development Code, the SP zoning district is established to accommodate the adoption of Specific Plans pursuant to Exhibit LU-05 (Overlay Areas) of the Policy Plan component of TOP 2050. All land uses, activities, and facilities within the SP zoning district shall only be allowed pursuant to the applicable Specific Plan document. The AG Overlay District is established to accommodate the continuation of agricultural uses within the City until it is developed as per the Policy Plan component of TOP 2050 and the underlying land use district. The intent of the AG Overlay District is to permit continued agricultural use of properties or to establish general agricultural uses appropriate for areas of concentrated agricultural uses.

Grand Park Specific Plan Amendment Project and all the activities associated with its implementation (including planning, construction, and ongoing operation). The proposed Specific Plan Amendment would:

- Add approximately 150.7 acres of land (Expansion Area) to the approved Grand Park Specific Plan and modify text and exhibits throughout the Grand Park Specific Plan, as appropriate, to reflect the Expansion Area and proposed land uses for the new PAs 11A - B, 12A-B, 13A-E, 14A-C, and 15A-B. Consistent with The Ontario Plan (TOP) 2050, the new PAs would permit a range of land use designations including Low Density Residential (2.1-5.0 dwelling units per acre), Low-Medium Density Residential (5.1- 11.0 dwelling units per acre), Medium Density Residential (11.1-25.0 dwelling units per acre), High Density Residential (25.1-45.0 dwelling units per acre), Neighborhood Commercial, Open Space–Water, and Open Space–Non-Recreation (SCE Easement). Refer to Figure 4, which depicts the existing and proposed Grand Park Specific Plan Land Use Plan.
- Increase the total number of allowed units in the Grand Park Specific Plan from 1,327 units to 3,388 units consistent with that allowed by TOP 2050 (an increase of 2,061 units). Table 1 provides the proposed land use summary for the Grand Park Specific Plan, as amended.
- Provide added development standards for the residential land uses and new Neighborhood Commercial land use designation.
- Broaden the architectural palette to include Authentic Adaptations to allow a contemporary interpretation of traditional architectural styles.
- Relocate the elementary school site from existing PA 9 to PA 3 (the land use designation for existing PA 3 would change from MDR - Medium Density Residential [5.1-11.0 du/acre] to Public School and the land use designation for existing PA 9 would change from Public School to MDR). This change is required because of the location of the overhead SCE transmission lines in relation to PA 9. This change is consistent with an amendment to the TOP 2050 land use plan, which is being processed by the City.
- Make other editorial revisions to update the land use information for existing PAs 2, 3, 7, 8, and 9 for consistency with TOP 2050.

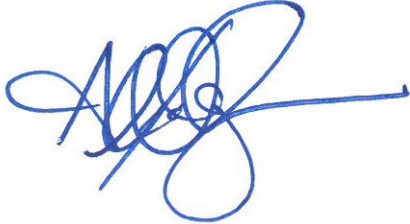
**Environmental Issues:** An Initial Study is not attached and/or available at City Hall, Planning Department. An Initial Study has not been prepared for the Project as the City has determined that an SEIR will clearly be required for the Project, which is in the discretion of the Lead Agency as set forth in the CEQA Guidelines Section 15063(a). Accordingly, the following environmental topics will be analyzed within the forthcoming Draft SEIR to the *Grand Park Specific Plan Final Environmental Impact Report (State Clearinghouse [SCH] No. 2012061057)* certified by the City of Ontario in February 2014:

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

**Table 1  
 Proposed Grand Park Specific Plan Amendment Land Use Plan Summary**

Land Use	Dwelling Units	Gross Acres	Gross Density
<b>Residential Uses</b>			
<b>Approved Specific Plan</b>			
PA 1 (MDR)	99 DU	7.0 AC	14.1 DU/AC
PA 2 ( <del>LDR</del> MDR)	123 DU <sup>3</sup>	12.6 AC	9.8 DU/AC
<del>PA 3 (MDR)</del>	<del>157 DU</del>	<del>10.9 AC</del>	<del>14.4 DU/AC</del>
PA 4 (LDR)	145 DU <sup>2</sup>	13.9 AC	10.4 DU/AC
PA 5 (LDR)	<del>105</del> 106 DU <sup>2</sup>	13.2 AC	8.0 DU/AC
PA 6 (LDR)	111 DU <sup>2, 5</sup>	17.6 AC	6.3 DU/AC
PA 7 ( <del>HDR</del> MDR)	268 DU <sup>3</sup>	14.9 AC <sup>3</sup>	18.0 DU/AC
PA 8 ( <del>HDR</del> MDR)	<del>319</del> 318 DU <sup>3, 5</sup>	16.5 AC <sup>3</sup>	19.3 DU/AC
PA 9 (MDR) <sup>6</sup> (School)	161 DU	11.2 AC	14.4 DU/AC
<b>Subtotal</b>	<del>1,327</del> 1,331 DU	<del>106.6</del> 106.9 AC	<del>12.4</del> 12.5 DU/AC (Avg)
<b>Proposed Expansion Area</b>			
PA 11A (MDR)	462 DU	21.0 AC	22.0 DU/AC
PA11B (LMDR)	85 DU	10.0 AC	8.5 DU/AC
PA 12A (LMDR)	100 DU	11.8 AC	8.5 DU/AC
PA 12B (MDR)	539 DU	24.5 AC	22.0 DU/AC
PA 13A (LMDR)	37 DU	4.3 AC	8.5 DU/AC
PA 13B (HDR)	294 DU	8.4 AC	35.0 DU/AC
PA 13C (HDR)	189 DU	5.4 AC	35.0 DU/AC
PA 14A (LDR)	16 DU	3.5 AC	4.5 DU/AC
PA 14B (LDR)	16 DU	3.6 AC	4.5 DU/AC
PA 15A (LMDR)	198 DU	23.3 AC	8.5 DU/AC
PA 15B (MDR)	121 DU	5.5 AC	22.0 DU/AC
<b>Subtotal</b>	<b>2,057 DU</b>	<b>121.3 AC</b>	<b>16.3 DU/AC (Avg)</b>
<b>Residential Total</b>	<b>3,388 DU<sup>4</sup></b>	<b>228.2 AC</b>	<b>14.8 DU/AC (Avg)</b>
<b>Other Uses</b>			
PA 3 (Elementary School) <sup>5</sup>	-	<del>11.2</del> 10.9 AC	
PA 10 (High School)	-	55.7 AC	
PA 13D (Neighborhood Commercial)	-	4.0 AC	
PA 13E (Lake Park)	-	7.6 AC	
PA 14C (Private Lake)	-	1.5 AC	
SCE Easement	-	16.3 AC	
Great Park	-	146.7 AC	
Other Uses Total	-	<del>213.6</del> 242.7 AC	
<b>Project Total</b>	<del>1,327</del> 3,388 DU	<del>320.2</del> 470.9 AC	<del>12.4</del> 7.2 DU/AC (Avg)
Notes:			
(1) Gross Acres: Calculated to street Centerline and includes Pocket Parks and Paseos.			
(2) PAs 4, 5 and 6 are already built. The total units are based on the actual counts.			
(3) PA 7 and 8 are already under construction. The acreages and total units are revised based on the TTM No. 20399. The land use designations for PAs 2, 7 and 8 have been revised for consistency with TOP 2050.			
(4) The total units in this table are a mix of constructed, approved, and projected units. The maximum buildout of the Specific Plan should be 3,388 units			
(5) 256 DUs were not constructed in PA 6 and 8 creating a 256 unit surplus of units available for density transfer to other PAs.			
(6) The elementary school site has been relocated to PA 3.			

If you have any questions or require additional information, please contact Alexis Vaughn at (909) 395-2036.

		<b>Date:</b> 11/19/2024
<b>Signature:</b>	<b>Name:</b> Alexis Vaughn	<b>Title:</b> Associate Planner

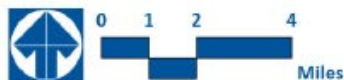
**Reference:** California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, and 15375.

**Figures 1 through 4 to follow this page.**

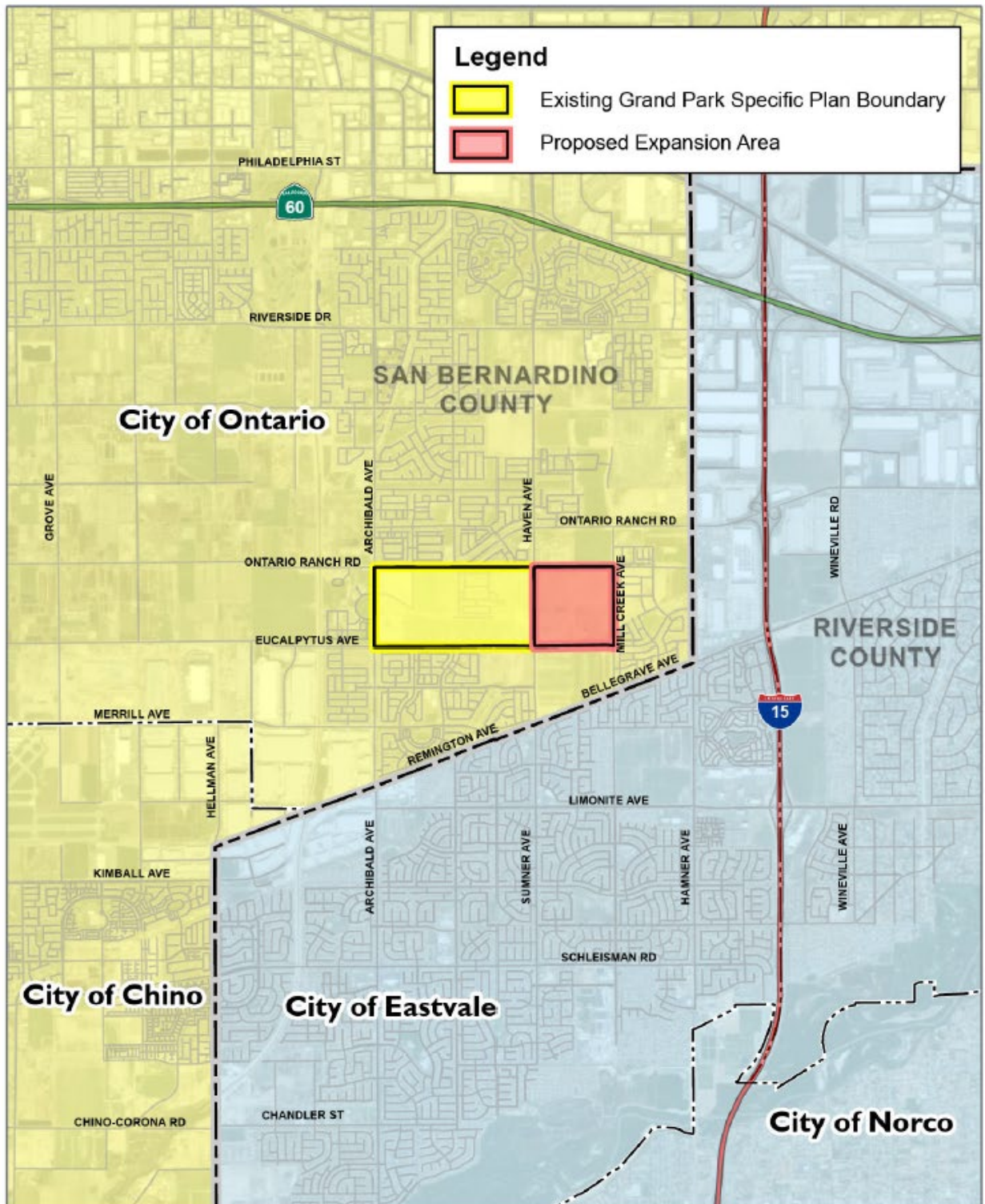


Source(s): Esri, RCIT (2024), SB County (2024)

Figure 1



Regional Location Map

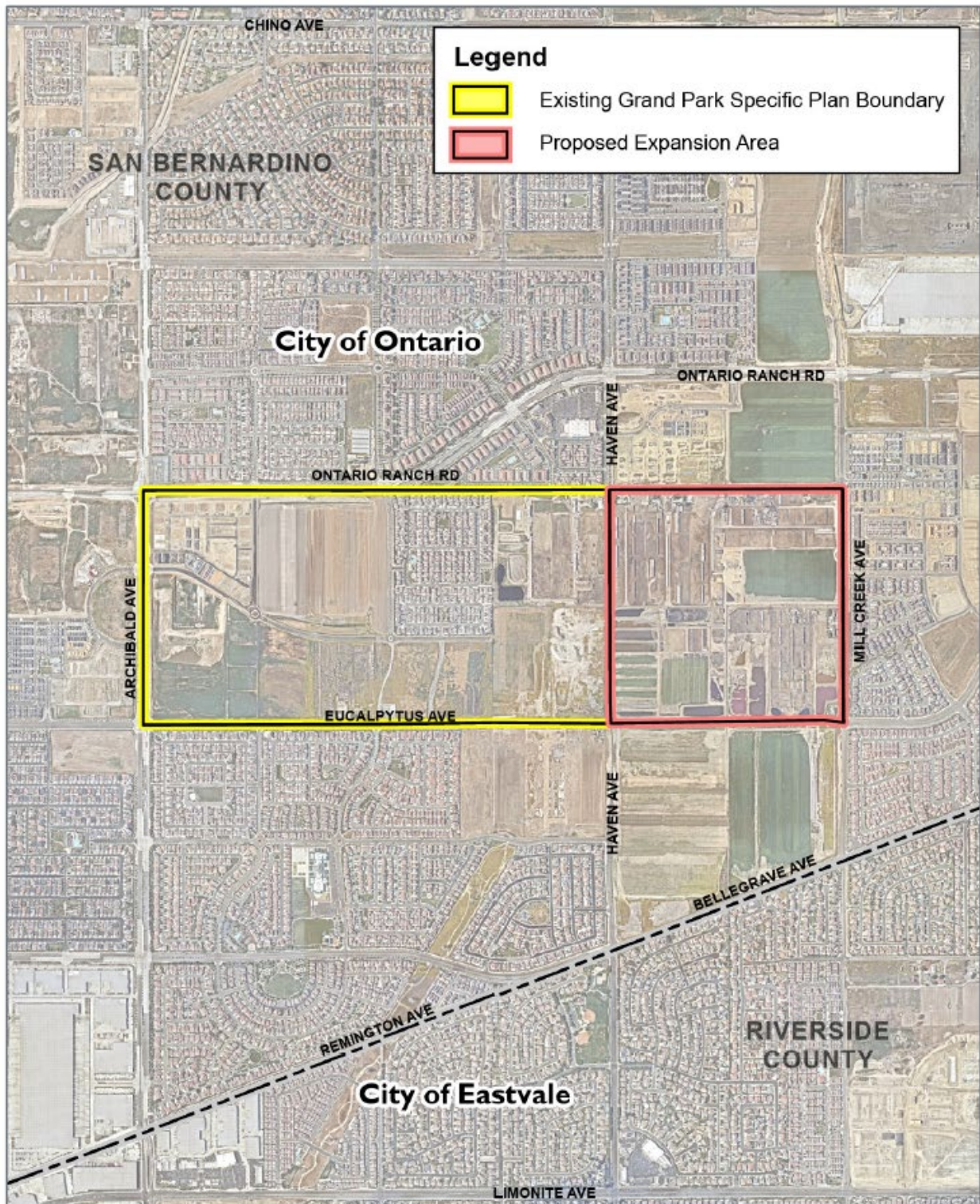


Source(s): Esri, RCIT (2024), SB County (2024)

Figure 2



Vicinity Map



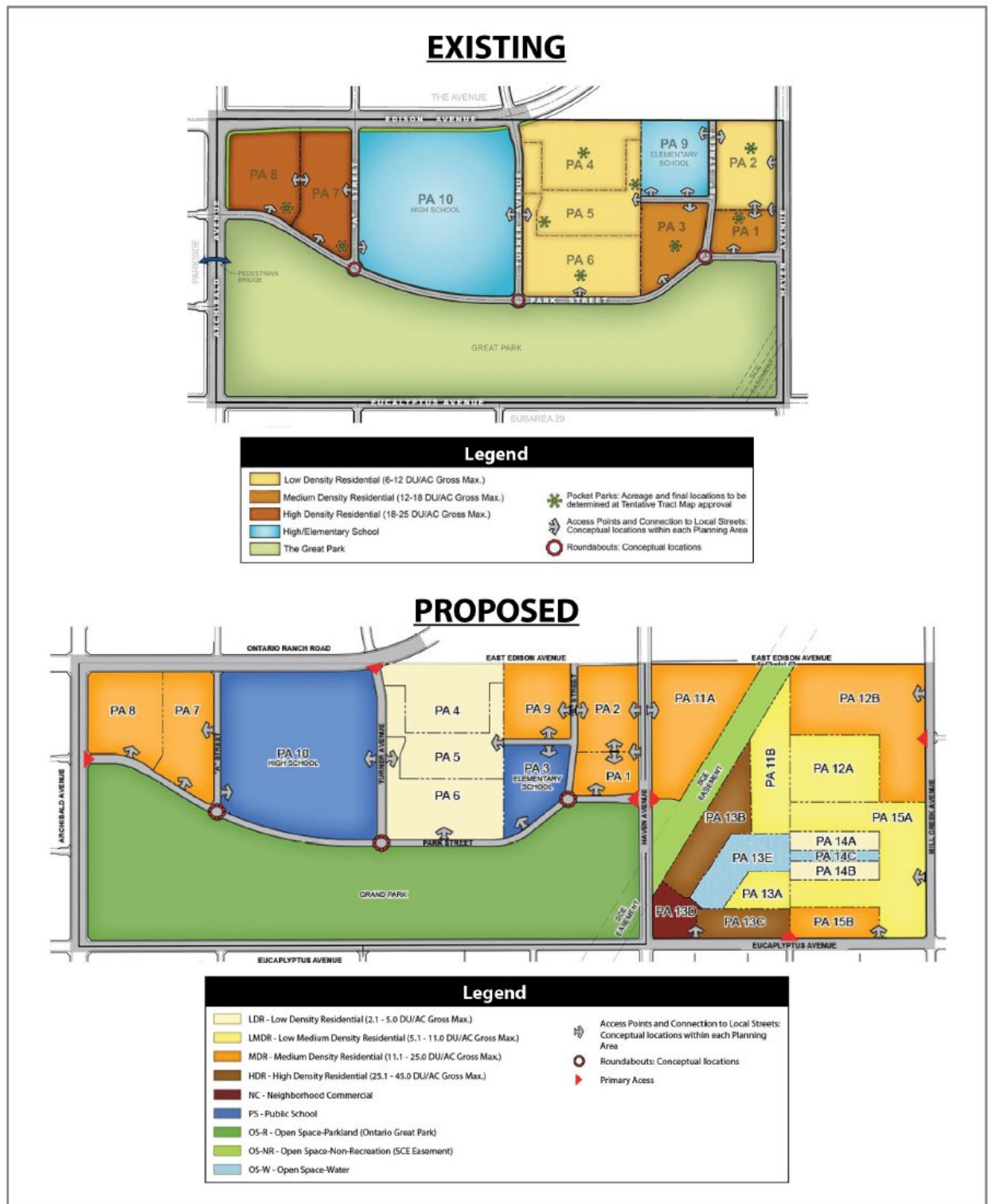
Source(s): Esri, Nearmap Imagery (May 2024), RCIT (2024), SB County (2024)

Figure 3



Aerial Photograph





Source(s): WHA (2024)

Figure 4



Not to Scale

Existing and Proposed  
 Grand Park Specific Plan Land Use Plan