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## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

**Date:** April 4, 2024

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report (State Clearinghouse No. 2023110328)

**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 has prepared a Draft Environmental Impact Report (EIR) for the Ontario Regional Sports Complex (ORSC) (State Clearinghouse No. 2023110328) to address potential environmental effects associated with the ORSC and offsite General Plan Amendment and Rezone. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the City of Ontario is the lead agency for the project.

**Notice of Availability:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the Draft EIR will be available for a 45-day public review from Thursday, April 4, 2024, through Monday, May 20, 2024. Copies of the EIR are available for review at the following locations:

City Hall, Planning Department  
303 East "B" Street  
Ontario, CA 91764

Ovitt Family Community Library  
215 East "C" Street  
Ontario, CA 91764

The document can also be accessed online at:  
<https://www.ontarioca.gov/Planning/Reports/EnvironmentallImpact>

### **Project Location**

The ORSC project site is in the southern portion of Ontario, which is known as the Ontario Ranch. The project site is on the southeast corner of Vineyard Avenue and Riverside Drive. 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 (ROW) for Vineyard Avenue, and to the east by the Cucamonga Creek Flood Control Channel.

## Project Description

The ORSC would allow for development of a variety of recreational opportunities—from a semi-professional Minor League Baseball stadium, retail, and hospitality area to a new City recreation center and aquatics center surrounded by a variety of baseball/softball, soccer, and multiuse fields—on an approximately 199-gross-acre site in the city. Development on the project site would require expansion of sewer line within the Vineyard Avenue right-of-way (Offsite Improvement Area). The ORSC also requires a concurrent General Plan Amendment and Rezone to offset the potential loss in residential capacity in The Ontario Plan (TOP) of a total of 1,471 units when the site is redesignated and rezoned to accommodate the uses of the ORSC. To offset this loss, 94 acres along the Vineyard Corridor, south of the project site, would be assigned a more intense land use designation, changing from Low Density Residential (LDR) to Medium Density Residential (MDR) to comply with Senate Bill (SB) 330 and SB 166 (General Plan Amendment and Rezone). These components together are referred to as the Proposed Project.

### ONTARIO REGIONAL SPORTS COMPLEX

The ORSC would provide a variety of experiences including a 6,000-capacity, semipro, Minor League Baseball stadium with supportive retail/hospitality uses and a new city regional park and community recreation facilities, including a new recreational center; aquatics center; and baseball, softball, and soccer fields. The land use plan under the ORSC comprises seven planning areas (PA)—Baseball Stadium (PA 1); Commercial Retail (PA 2); Baseball Stadium Retail-Hospitality (PA 3), Baseball Stadium Retail-Hospitality South (PA 4); City Park–Active Fields (PA 5); City Park–Indoor Athletic Facility (PA 6); and Community Recreation Center (PA 7). As shown in the Table below, the ORSC would result in 540,750 square feet of commercial building space, 450,000 square feet of stadium space (110,000 square feet of conditioned space and 340,000 square feet of unconditioned space), and 272,000 square feet of parking structures.

### Ontario Regional Sports Complex 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 Capacity 1,600 Parking Spaces</b>
PA-1 Baseball Field Facility	11.33	—	—	—	6,000 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>
PA-2A Retail/Commercial – East	5.06	45,000	—	—	—
Surface Parking - East	14.56	—	—	—	1,500 parking spaces
<b>PA 3 BASEBALL STADIUM RETAIL – Hospitality</b>	<b>4.58</b>	<b>91,000</b>	—	—	<b>100 Rooms</b>
PA-3A Retail/Commercial	2.17	21,000	—	—	—

## Ontario Regional Sports Complex Amenities Summary

Land Use	Acres	Building Square Feet			Number of Amenities
		Commercial	Parking	Stadium	
PA-3B Hotel	2.41	70,000	—	—	100 Rooms
<b>PA 4 BASEBALL STADIUM RETAIL – Hospitality South</b>	<b>8.54</b>	<b>114,000</b>	—	—	<b>250 Parking Spaces</b>
PA-4A 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>
PA 5A Multi-Purpose Fields (Soccer/Football)	41.13	—	—	—	13 Fields
PA-5B Multi-Use Fields (Baseball/Softball/Little League)	45.11	—	—	—	8 Fields
PA-5C Park	10.87	23,300	—	—	—
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>
PA-6A Indoor Athletic Facility	4.46	159,450	—	—	16 max. 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>
PA-7A Community Center/ Admin Building	3.46	70,000	—	—	—
PA-7B 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 Capacity 100 rooms 6,263 Parking Spaces</b>

Development of the ORSC would require several infrastructure improvements, including roadway widening and signalization, storm drains on the project site and adjacent right-of-way, new water and sewer lines, relocation and undergrounding of electrical poles, and connection to the City's fiber-optic network. One proposed option for the sewer extension would involve off-site trenching along Vineyard Avenue from south of Chino Avenue to Eucalyptus Avenue in the Offsite Improvement Area.

## GENERAL PLAN AMENDMENTS AND REZONES

*ORSC Project Site:* The ORSC would amend the existing Ontario Plan (TOP) land use designations of the project site (Low Density Residential and Medium Density Residential with Affordable Housing Overlay) to Open Space–Parkland (OS-R) and Hospitality to allow for recreational amenities and ancillary retail. The proposed rezoning would change the project site to Open Space–Recreation and Convention Center Support Retail (CCS).

*Offsite General Plan Amendment and Rezone:* Because the ORSC would replace areas planned for residential use with nonresidential uses, the loss in residential capacity must be offset by increasing the residential capacity by an equal amount elsewhere in the city to comply with SB 330, which mandates no net loss of residential capacity citywide. To achieve this, the Proposed Project requires a general plan amendment designating the Vineyard Corridor parcels (94 acres) as MDR instead of LDR. SB 166 mandates that a jurisdiction maintain an inventory of sites suitable to fulfill its low and very low Regional Housing Needs Assessment obligation at all times, and the 194 units that were allocated to the project site must be reallocated to other suitable sites in the city. To comply with this requirement, two of the parcels in the Vineyard Corridor (19.25 of 94.00 acres) that were identified to accept the units reallocated from the project site for SB 330 compliance would be added to the Housing Element’s sites inventory; their APNs are: 218-18-102 and 218-18-115. To achieve the required density, TOP land use designation on these properties would be changed to MDR, and the City’s zoning designation would be updated to include the affordable housing overlay.

## Environmental Issues

Based on the analysis in the Draft EIR and comment letters received in response to the NOP, the City determined that implementation of the proposed project would result in significant and unavoidable impacts to agriculture and forestry resources, air quality, greenhouse gas emissions, noise, and transportation.

The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this Notice of Availability should be submitted in writing to Thomas Grahn, Senior Planner, at City Hall, Planning Department, 303 East “B” Street, Ontario, California 91764 or emailed to [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov) by **Monday, May 20, 2024**.

If you have further questions or require additional information, please contact Thomas Grahn, Senior Planner, at 909-395-2036, or email at [tgrahn@ontarioca.gov](mailto:tgrahn@ontarioca.gov).

**Date:** April 3, 2024

Signature:



Thomas Grahn, Senior Planner