

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



California Environmental Quality Act
Notice of Preparation

TO: Property Owners, Responsible Agencies & Interested Parties
FROM: City of Ontario, 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 potential environmental effects are summarized herein. A copy of the Initial Study is attached and/or available at City Hall, Planning Department, 303 East "B" Street, Ontario, CA 91764.

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. A project **scoping meeting** will be held on **Monday, June 3, 2019 at 6:00 PM** at:

Ontario Police Department Community Room
2500 South Archibald Avenue
Ontario, CA 91761

Please send your comments, including contact information, to Richard Ayala, Senior Planner, Ontario Planning Department, 303 East "B" Street, Ontario, CA 91764, (909)395-2036 or rayala@ontarioca.gov no later than **Monday, June 24, 2019**.

Project Title/File No.: Ontario Ranch Business Park Specific Plan

Project Location: Ontario Ranch Business Park Specific Plan (Specific Plan) EIR is located east of Euclid Avenue, north of Merrill Avenue, south of Eucalyptus Avenue and west of Sultana Avenue in Ontario, California, 91764. The project consists of 11 parcels: APN 1504-011-01, -02, -04; 1054-021-01, -02; 1054-271-01, -02, -03; and 1054-281-01, -02, -03). Regional access is provided by California State Route 83 (CA-83) which is adjacent to the project site and Interstate 15 (I-15), approximately 5.75 miles east of the project site.

The project site is on an existing operational dairy farm with two single-family residential homes, a dairy barn, a storage structure and approximately 10 feed storage barns, and numerous livestock corrals. To the north of the site exist mostly agricultural and commercial uses, east of the site is an existing operational dairy farm, to the west are single-family home residential uses and to the south is the Chino Airport.

Project Description: The project includes a general plan amendment, specific plan, development plan review, tentative parcel map, and development agreement to develop a warehouse facility on 85.6 acres of land. The general plan amendment is proposed to change the site's land use designation from general commercial, office commercial and low-medium density residential to approximately 24 acres of business park (0.6 FAR) and 62 acres of industrial (0.55 FAR). The facility would be comprised of eight warehouse buildings with areas ranging from 46,900 square feet to 618,353 square feet, for a maximum development of 1,905,027 square feet of warehouse and office uses. Office uses are ancillary to the warehouses and are included in each of the eight buildings. The Specific Plan will provide zoning regulations for development of the project. It will establish permitted land use, development standards, infrastructure requirements, and implementation requirements for development consistency.

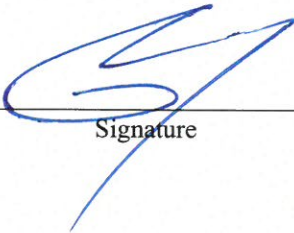
Environmental Issues: Based on the Initial Study prepared for the Project, the following environmental topics will be analyzed further within the forthcoming EIR:

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

Public Review Period: The City welcomes input and comments regarding preparation of the EIR. The NOP and Initial Study are available for a 30-day public review period **beginning May 24, 2019 and ending June 24, 2019**. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt of the notice.

Project Sponsors: Bill Goltermann, Principal, Real Estate Development Associates, 4100 MacArthur Blvd, Suite 120, Newport Beach, CA 92660.

Consulting firm retained to prepare Draft EIR: PlaceWorks, 3 MacArthur Place, Suite 1100, Santa Ana, CA 92707; Contact: Nicole Morse (714) 966-9220.



Signature

Senior Planner
Title

May 21, 2019
Date