



City of Ontario
Planning Department
303 East B Street
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Date: July 1, 2021

To: Property Owners, Responsible and Trustee Agencies/Interested Organizations and Individuals

Subject: **Notice of Preparation and Public Scoping Meeting Notice for an Environmental Impact Report for the Proposed Ontario Ranch Business Park Specific Plan Amendment Subsequent Environmental Impact Report**

Lead Agency:

CITY OF ONTARIO
Planning Department
303 East B Street
Ontario, CA 91764
Contact: Alexis Vaughn
Email: AVaughn@ontarioca.gov

EIR Consulting Firm:

KIMLEY-HORN & ASSOCIATES INC.
3880 Lemon Street
Suite 420
Riverside, CA 92501
Contact: Kevin Thomas

The City of Ontario (City), as the lead agency, has determined that the proposed Ontario Ranch Business Park Specific Plan Amendment project (Project) will require the preparation of a Subsequent Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section (Section) 21000 et seq.). In accordance with Section 15082 of CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The EIR will be prepared as a Subsequent EIR pursuant to CEQA Guidelines Section 15162, due to the expanded area of the Specific Plan. The Subsequent EIR will tier off of the previously certified Ontario Ranch Business Park Specific Plan EIR (SCH# 2019050018, approved on October 6, 2020).

Due to time limits mandated by state law, your response to this NOP must be submitted as soon as possible but no later than 30 days after receipt of this notice. Please address your response to Alexis Vaughn at the City of Ontario address listed above and provide the name, phone number, and address of a contact person for your response. If your agency or organization will be a responsible or trustee agency for this proposed Project, please so indicate, and provide input in accordance with CEQA Guidelines Section 15096(b).

PROJECT TITLE Ontario Ranch Business Park Specific Plan Amendment

PROJECT LOCATION

The proposed Project is located on a 71.69-acre site in the southwest portion of the City of Ontario, within San Bernardino County. The proposed Project site is east of the unimproved right-of-way (ROW) of Sultana Avenue, north of Merrill Avenue, south of Eucalyptus Avenue, and east of Campus Avenue (refer to Exhibit 1, *Vicinity Map*).

The proposed Project site consists of eight parcels that include the Assessor Parcel Numbers (APNs) presented in Table 1.

Table 1: Assessor Parcel Numbers

| | |
|-------------|-------------|
| 1054-041-01 | 1054-041-02 |
| 1054-031-01 | 1054-031-02 |
| 1054-261-01 | 1054-261-02 |
| 1054-291-01 | 1054-291-02 |

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 5.75 miles to the east, and State Route 71 (SR-71) approximately 3 miles to the southwest. SR-71 connects the project to Interstate 91 (I-91) in unincorporated Riverside County.

PROJECT SETTING

The Project site is currently occupied by agricultural uses, including a dairy farm and row crops, and vacant land. There are several residential structures located throughout the Project site. The Project site also includes dairy barns, a storage structure, feed storage barns, and numerous livestock corrals. There are large existing retention ponds that collect agricultural waste. The site is currently served by a domestic potable water well located at the northeast corner of the site. There is no identified septic system on the property. The remainder of the Project site is used as irrigated cropland with berms located along the site perimeter. To the north, east, and west of the Project site exists mostly rural farmland, and to the south is the Chino Airport.

PROJECT DESCRIPTION

The Ontario Ranch Business Park Specific Plan (ORBP SP) was approved in October of 2020 and consisted of a General Plan Amendment (GPA), Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for development of an industrial and business park on eleven parcels covering 85.6 acres in the City. The ORBP SP project included eight warehouse buildings ranging from 46,900 square feet (sf) to 618,353 sf, totaling a maximum development of 1,905,027 sf of warehouse and office uses. The proposed Project would incorporate the abutting approximately 72 acres to the east of the approved ORBP SP site into the overall ORBP SP area.

The Project to be addressed in the EIR includes a GPA, Specific Plan Amendment (SPA), a Development Agreement, Development Plan(s), and Tentative Parcel Map(s) to allow development of approximately 1.6 million square feet of industrial and business park land uses on the 71.69-acre site, as described further below. The Project would allow for the development of six warehouses on six parcels, ranging from 61,300

sf to 530,460 sf in building size. The Project adds two new planning areas (PAs) to the ORBP SP (PAs 3 and 4), and would allow Business Park and Industrial development uses totaling 1,640,690 sf. The expansion of the approved ORBP SP is depicted in Exhibit 2, ***Proposed General Plan Land Uses***.

In addition, in compliance with the Housing Accountability Act (SB 330), a GPA is proposed to increase residential densities on a separate site to replace residential capacity lost due to implementation of the proposed Project.

The following summarizes the discretionary approvals to be evaluated in the EIR as part of the Project review and approval process by the City of Ontario.

General Plan Amendment (GPA). The proposed GPA would amend the Project site's land use designations from 18 acres of Business Park (BP) and 56 acres of Low-Medium Density Residential (LMDR) to approximately 12 acres of BP and 60 acres of Industrial General (IG). As mentioned above, as part of SB330, an additional GPA will be processed concurrently to increase residential density elsewhere in the City to achieve no net loss of residential unit capacity (see further discussion below).

Ontario Ranch Business Park Specific Plan Amendment (also referenced as a Zone Change herein). The SPA would add the Project site to the existing ORBP SP. The SPA 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 71.69-acre Project site into a master-planned industrial and business park. The SPA consists of two PAs which would accommodate a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, warehouse/distribution, and other similar uses that are compatible with the Project site's location within Safety Zone 6 of the Chino Airport. Refer to Exhibit 2, ***Proposed General Plan Land Uses***.

The SPA would allow up to 1,640,690 sf of building space for these PAs. PAs 3 and 4 would be located between Eucalyptus Avenue to the north, Merrill Avenue to the south, Sultana Avenue to the west and Campus Avenue to the east.

- Business Park: The SPA would allow for up to 227,951 sf of Business Park building space to be developed on a total of 11.63 acres within PA 3. This PA would be developed with business park buildings that would allow for the development of uses such as offices, technology centers, research and development, enterprises, light manufacturing, and warehouse/distribution uses.
- Industrial: The SPA would allow up for up to 1,412,739 sf of Industrial building space to be constructed within PA 4. This PA would comprise 60.06 acres and would allow for the development of uses such as general light industrial, manufacturing, warehouse/distribution, and e-commerce fulfillment center operations.

The land use types proposed by the SPA are summarized below in Table 2, ***Maximum Specific Plan Build-Out Summary***.

Table 2: Maximum Specific Plan Build-Out Summary

| Planning Area | Maximum Floor Area Ratio | Site Acreage | Maximum Building Square Footage |
|-------------------------------------|--------------------------|---------------|---------------------------------|
| Phase 2 | | | |
| Planning Area 3: Business Park | 0.45 | 11.629 | 227,951 sf |
| Planning Area 4: General Industrial | 0.54 | 60.059 | 1,412,739 sf |
| TOTAL | | 71.688 | 1,640,690 sf |

Development Agreement. A Development Agreement would be executed between the Project Applicant and the City strictly in relation to the proposed 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. A Development Plan (DP) is proposed to be submitted concurrently with the GPA and SPA. The DP site plan will consist of six industrial concrete tilt-up business park and industrial/warehouse buildings with ancillary office space totaling up to 1,522,240 sf, which is less development than the maximum allowable under the Specific Plan. Each warehouse and its associated parking would be constructed on a separate parcel listed as building 8 through 13. (see Table 3, *Conceptual Site Plan Summary*, and Exhibit 3, *Conceptual Site Plan*).

Table 3: Conceptual Site Plan Summary

| Planning Area | SP Zoning District | Site Acreage | Proposed Conceptual Building Square Footage |
|---|--------------------|--------------|---|
| Planning Area 3 | BP | 11.63 | 83,110 sf |
| | | | 61,300 sf |
| | | | 67,380 sf |
| Subtotal | | | 211,790 sf |
| Planning Area 4 | IG | 60.06 | 352,830 sf |
| | | | 530,460 sf |
| | | | 427,160 sf |
| Subtotal | | | 1,310,450 sf |
| TOTAL | | 71.69 | 1,522,240 sf |
| Note: | | | |
| 1. PA 3 and PA 4 sf reflect the conceptual site plan which reflects the Tentative Parcel Map to be considered as part of the Project review and approval process. The conceptual site plan reflects current market trends, site conditions, and planned infrastructure. However, the conceptual site plan may be modified provided it does not exceed the maximum building area presented in Table 2 and complies with this Specific Plan and applicable provisions of the City of Ontario Development Code. The ORBP SP, including PAs 3 and 4, has analyzed maximum FAR allowances that are less than those allowable by the respective TOP land use district thresholds. | | | |

Tentative Parcel Map(s). A Tentative Parcel Map(s) (TPM) would subdivide the approximately 71.69-acre Development Plan area to provide 6 lots and establish a subdivision of Business Park lots and General Industrial lots.

Phasing and Construction. The Project site is anticipated to be developed in one phase with a completion date by 2023 and expected full occupancy by 2024 (depending on market conditions and other factors). The proposed Project entitlement and construction permitting process is expected to take approximately one and a half years followed by one year of construction and buildout occurring in mid-2022.

Access. Access drives would be provided from all four fronting streets, with a total of 16 driveway access points proposed. Internal drive aisles would provide connectivity throughout the site.

Landscaping and Stormwater Management. The Project will meet the minimum landscape requirement of the Ontario Ranch Business Park Specific Plan. Onsite stormwater treatment would incorporate underground chambers installed within each building's parking area.

Roadway Improvements. The Project includes frontage improvements to the buildout condition identified in the TOP Circulation Element. Full buildout is identified below, with the Project responsible for a half-width improvement only:

- Merrill Avenue: Collector Street, 4 Lanes (98' ROW)
- Campus Avenue: Minor Arterial Street 4 Lanes (108' ROW)
- Eucalyptus Avenue: Collector Street, 4 Lanes (108' ROW)
- Sultana Avenue: Collector Street, 2 Lanes (66' ROW)

Eucalyptus and Merrill Avenues each require additional dedication (21 feet) and half-width improvements, to include curb and gutter 42 feet from centerline and a 12-foot parkway including sidewalk.

Campus Ave will require a 29-foot half-width dedication and a 12-foot parkway including the sidewalk. An additional 23-foot dedication in fee simple for the neighborhood edge is required.

Sultana Avenue is a fully-dedicated paper street; half-width improvements would be required to include curb and gutter 24 feet from centerline and a 13-foot parkway including sidewalk.

Utilities. As part of the Ontario Ranch Business Park Specific Plan, the following infrastructure improvements were required, and the proposed Project will connect to these facilities:

- Recycled water infrastructure is planned to include installing an 8-inch recycled water main in Euclid Avenue connecting the existing IEUA 30-inch 930 Pressure Zone Recycled Water main in Eucalyptus Avenue to an 8-inch recycled water main in Merrill Avenue. The 8-inch recycled water main in Merrill Avenue will extend from Euclid Avenue easterly to Sultana Avenue. An 8-inch recycled water main will be installed in Sultana Avenue connecting the recycled water main in Merrill Avenue to the existing IEUA 30-inch recycled water main in Eucalyptus Avenue.
- A 36-inch sewer main will connect to an existing IEUA interceptor trunk main sewer located in Kimball Avenue to the south, run north in Euclid Avenue to Merrill Avenue, then reduces to a 30-inch sewer main east to Sultana Avenue. The IEUA interceptor trunk sewer main is 54- inches east of Euclid and 60-inches west of Euclid Avenue. A 21-inch sewer main will run from Merrill Avenue north within Euclid Avenue to Eucalyptus Avenue. An eight-inch public sewer main will be located along Sultana Avenue.

- Storm drains in Eucalyptus Avenue and Euclid Avenue north of Merrill Avenue will be constructed. The reinforced concrete box facility in Merrill Avenue will end just north of the existing earthen channel, located between the paved portions of Euclid Avenue and the existing easterly right-of-way. The storm water will then bubble up in the structure and spill out into the existing channel where it will continue to flow south to eventually discharge south of Pine Avenue in the City of Chino.

The Project proposes new on-and offsite public sewer, potable water, and storm drain infrastructure, and would receive Southern California Edison electrical service. There are power poles and overhead facilities located opposite the site along Eucalyptus Avenue and Sultana Avenue. Onsite improvements would include storm drains, water quality systems, a sewer main and sewer lines, water lines, and dry utility connections.

Housing Accountability Act (SB 330)

The Project also includes evaluation of “replacement housing” in accordance with SB 330, the Housing Crisis Act of 2019 (Government Code Section 6300). SB 330 requires in part that, where a development project results in reducing the number of housing units allowed under existing zoning, the City must concurrently rezone other parcels such that there is no “net loss” of the total allowable housing development in the City. The City has evaluated the proposed Project and has determined that the General Plan Amendment and Zone Change would result in the “loss” of approximately 479 low- to moderate-density housing units. Therefore, the City is evaluating replacement sites for rezoning to ensure that there is no net loss in allowable housing density due to the Project.

The proposed Project would eliminate the LMDR housing designation, thereby theoretically eliminating 479 units (as determined by the City’s density determinations to be 8.5 units per acre, based on 56 acres of LMDR residential land within the proposed area to be added to the ORBP SP). Pursuant to SB330, the Project will create an Overlay District on an “SB330 Replacement Site” to increase the residential zoning capacity by 479 units, which will offset the “loss” of residential zoning capacity within the Project site. Refer to Exhibit 4, **Proposed SB330 Replacement Site**. Due to this offset, the Project would result in a no net loss of residential zoning in the City.

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 Ontario Ranch Business Park Specific Plan Amendment EIR • Adoption of the Mitigation Monitoring and Reporting Program • Approval of the General Plan Amendment • Approval of the Ontario Ranch Business Park Specific Plan Amendment • Approval of the Development Plan Review • Approval of the Tentative Parcel Maps • Approval of a Development Agreement |
| 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:

- 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 proposed Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the proposed Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed 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 Section 15097 of the CEQA Guidelines.

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

PUBLIC REVIEW PERIOD

In accordance with CEQA, this NOP will be circulated for a 30-day public review period. Should you have any comments, please provide a written response to this NOP within the 30-day NOP public review period, which runs from July 1 through August 6, 2021. Please indicate a contact person for your agency or organization. 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.

Please send any comments to:

City of Ontario Planning Department, c/o Alexis Vaughn
303 East B Street, Ontario, CA 91764
Email: AVaughn@ontarioca.gov
Telephone: (909) 395-2036
Fax: (909) 395-2420

PUBLIC SCOPING MEETING

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. A public scoping meeting will be held by the City of Ontario on Wednesday, July 21, 2021, at 5:30 PM via Zoom. To ensure the health and safety of residents, limitation of contact will be enforced to prevent the spread the COVID-19 virus. Therefore, there will be no members of the public in attendance of the scoping meeting. Members of the public, project applicants and consultants, and staff will participate in this meeting via Zoom. The public scoping will begin promptly at 5:30 PM and end no later than 7:30 PM. Verbal and written comments regarding the scope of the environmental issues to be addressed in the EIR will be accepted at the virtual meeting. Written comments can also be mailed to the above-mentioned lead agency address, addressed to Alexis Vaughn, during the NOP 30-day public comment period.

Special Accommodations

Should you require special accommodations at the public scoping meeting, such as for the hearing impaired or an English translator, please contact the City of Ontario no later than Friday, July 16, 2021 (see contact information above).

Scoping Meeting Date: Wednesday, July 21, 2021

Scoping Meeting Time: 5:30 PM (beginning promptly at) and ending no later than 7:30 PM

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

Scoping Meeting Location: Zoom (Link will be made available on the City's website 24 hours prior to the meeting)



Signature:

Name: Alexis Vaughn, Assistant Planner

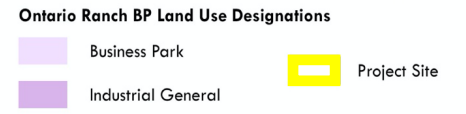
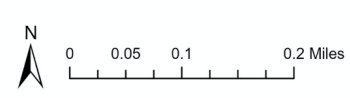
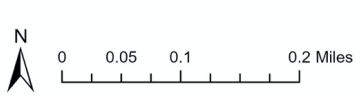
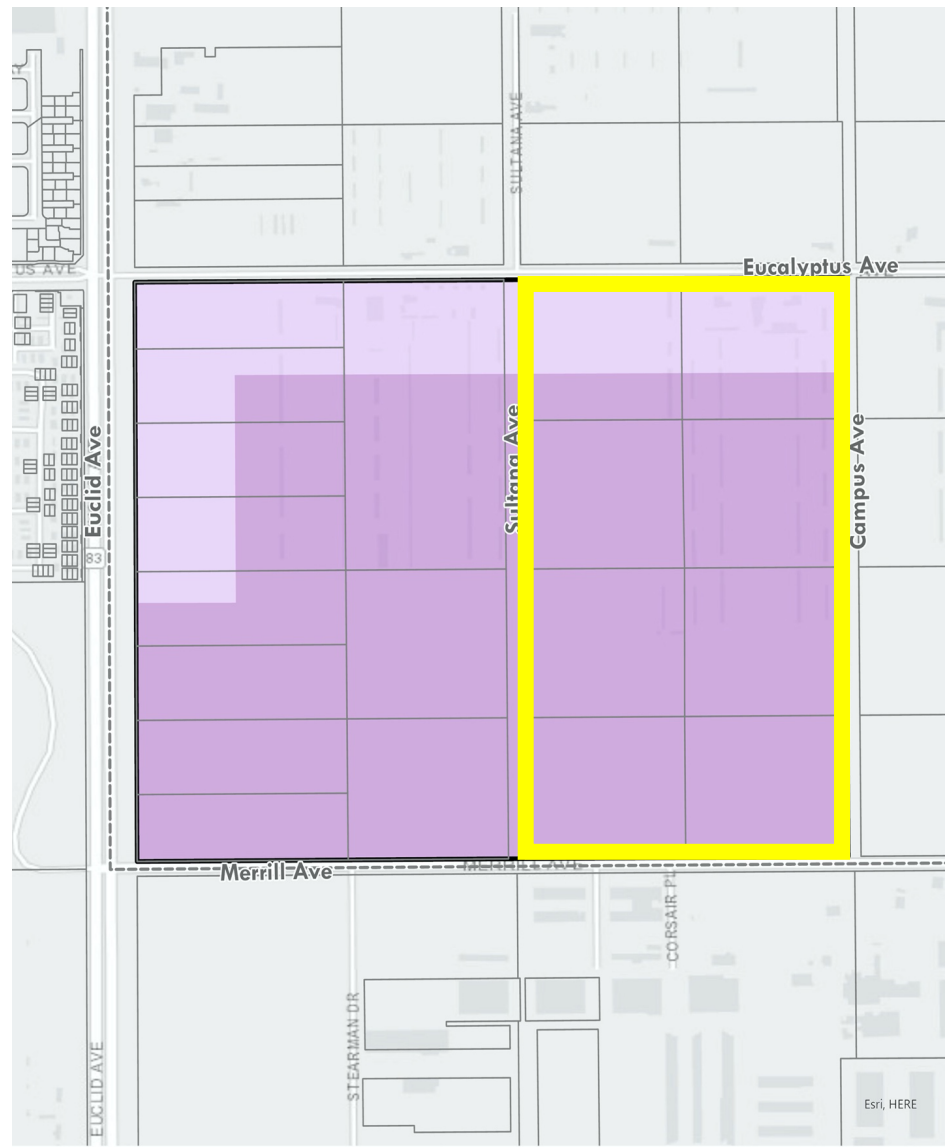
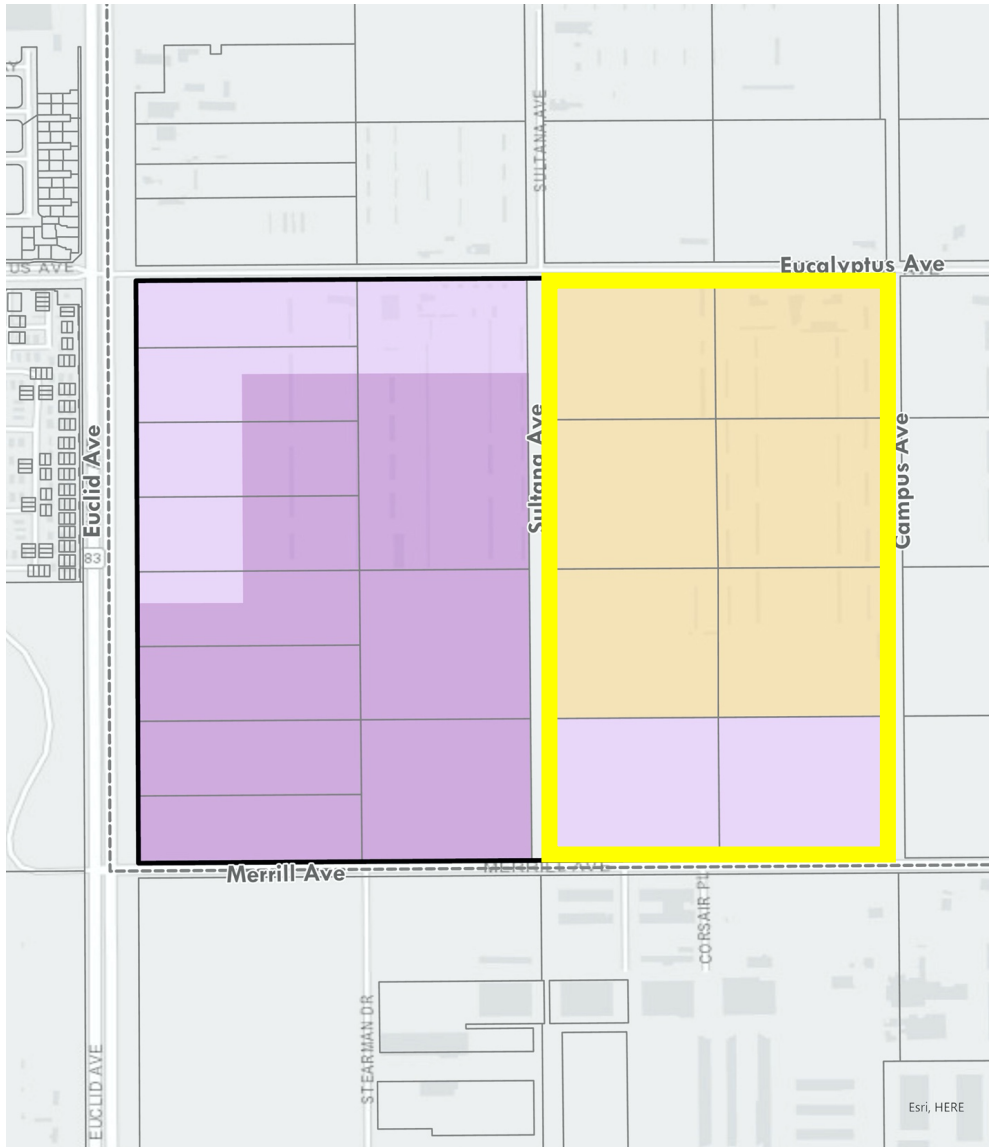


Source: ESRI World Imagery

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EXHIBIT 1: Vicinity Map
*Ontario Ranch Business Park Specific
Plan Amendment*





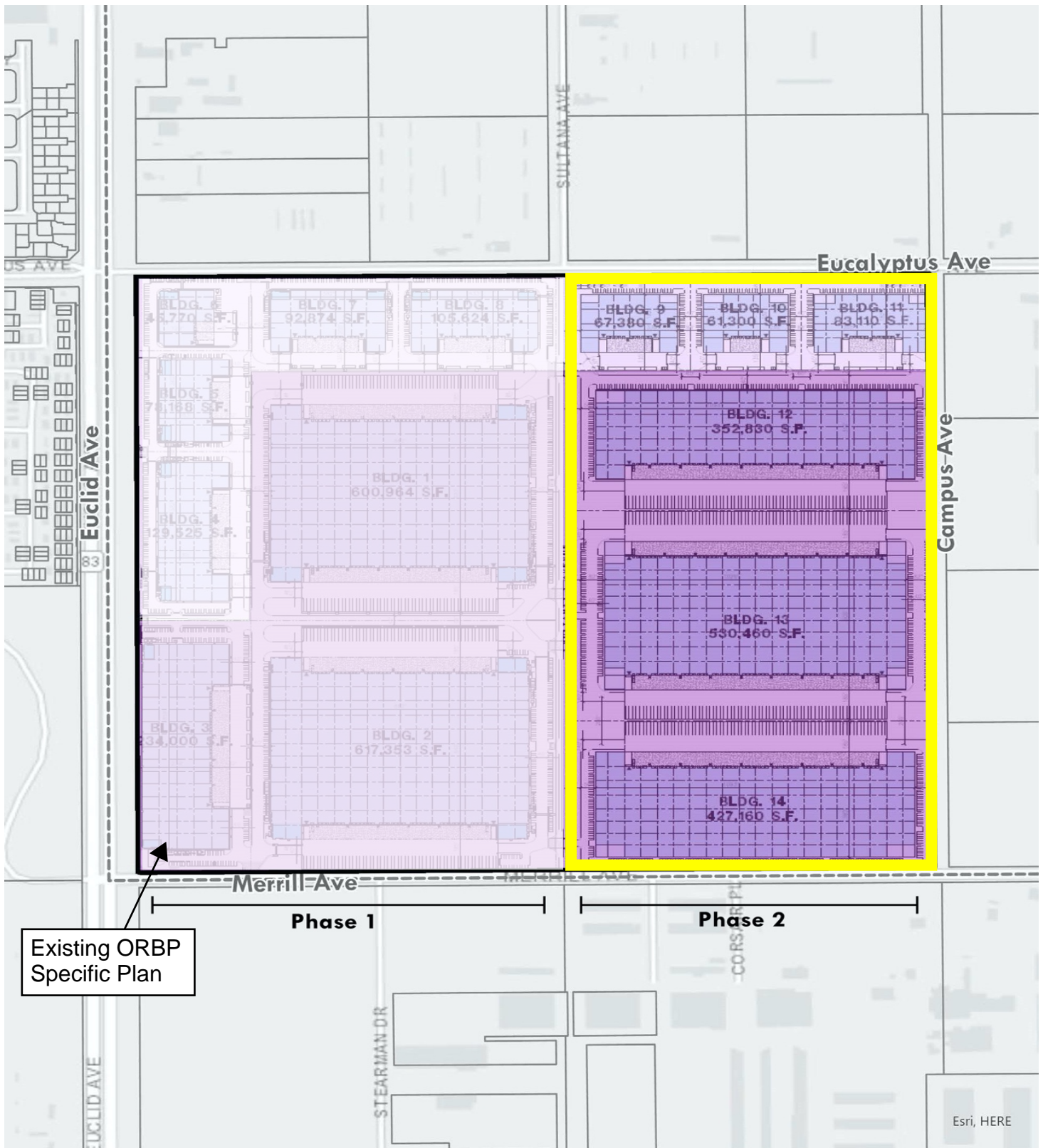
Existing Land Use

Proposed Land Use

Source: Ontario Ranch Business Park Specific Plan Amendment Project Description

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EXHIBIT 2: Existing and Proposed General Plan Land Use Designations
Ontario Ranch Business Park Specific Plan Amendment

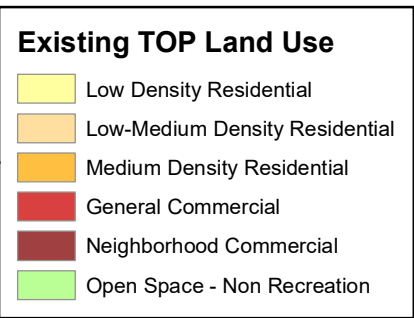
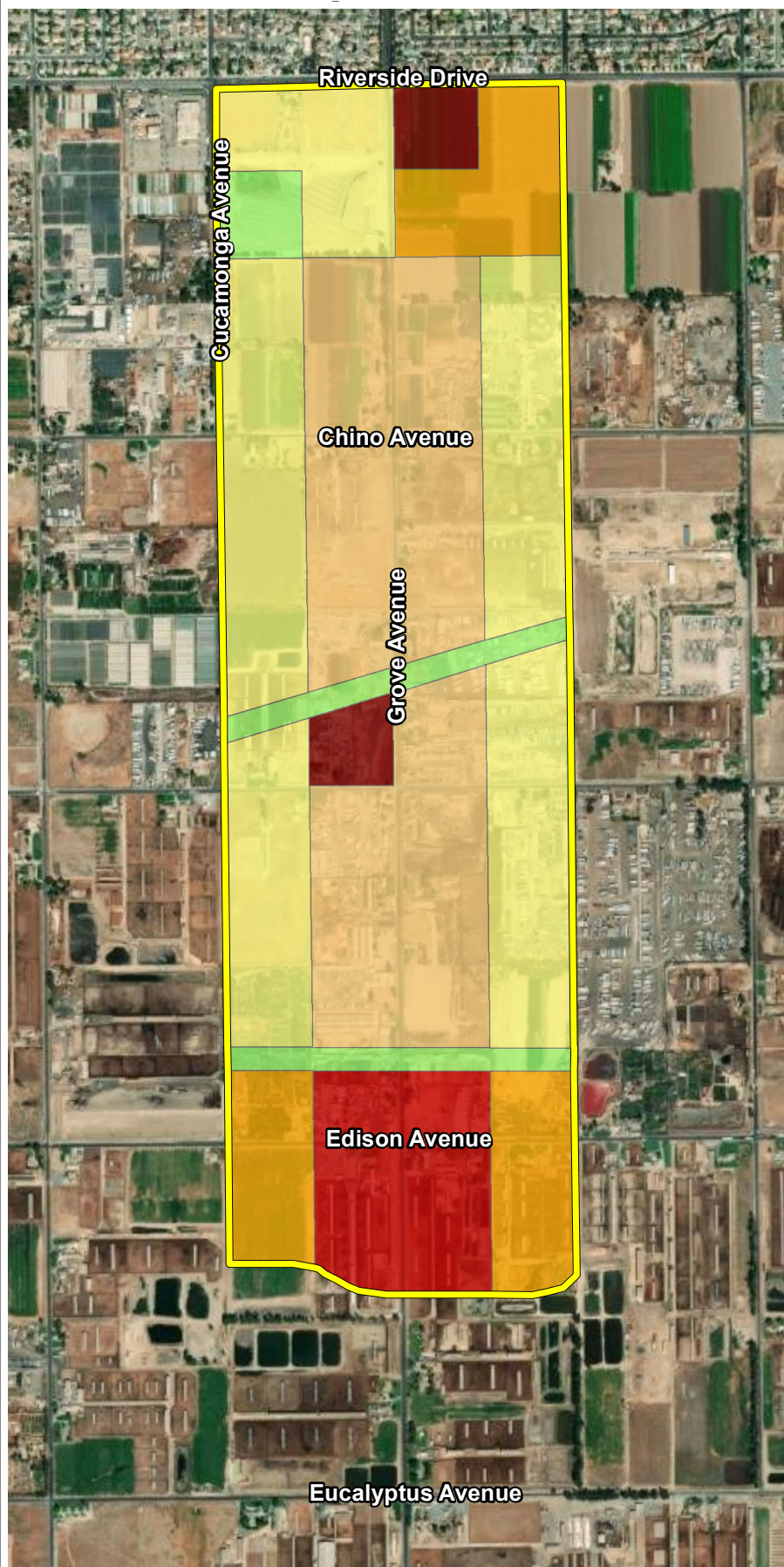


0 0.05 0.1 0.2 Miles

Ontario Ranch BP Land Use Designations

- Business Park
- Industrial General

Project Site



Source: City of Ontario, ESRI World Imagery, (2020)

EXHIBIT 4: SB 330 Replacement Site
 Ontario Ranch Business Park Specific Plan
 Amendment

