

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021010318

Project Title: South Ontario Logistics Center Specific Plan Project

Lead Agency: City of Ontario, Planning Department Contact Person: Alexis Vaughn
 Mailing Address: 303 East B Street Phone: (909)395-2036
 City: Ontario Zip: 91764 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Ontario/Ontario Ranch

Cross Streets: Campus Avenue, Bon View Avenue, Merrill Avenue, Eucalyptus Avenue Zip Code: 91762

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 219.39

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: CA-83 Waterways: _____

Airports: Chino Airport Railways: _____ Schools: Egan Lyle High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 919,048 Acres 35.17 Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 4,414,470 Acres 184.22 Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

The existing land usage districts of the Project area are composed of both Business Park and Low-Medium Density Residential General Plan land use districts with an Agricultural Preserve Overlay zoning.

Project Description: (please use a separate page if necessary)

The "Project" to be addressed in the EIR consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for the development of an industrial and business park encompassing 23 parcels totaling 219.39 acres in the City of Ontario. The development proposes eight warehouse buildings, totaling a maximum development of 5,333,518 square feet of warehouse and office uses. The Project is proposed in two phases. Phase 1, comprised of Planning Areas (PA) 1 and 2, would allow for a maximum development of approximately 3,174,518 SF of industrial and business park uses; however, the related development plan application proposes 8 buildings at a total square footage less than what is being analyzed, at 2,920,792 million SF. Phase 2 will be reviewed via the development plan process in the future, and will allow for a maximum of 2,159,000 SF. The EIR evaluates the total maximum allowable development in the Project area, which is 5,333,518 SF of industrial and business park land uses and associated on-site and off-site infrastructure improvements. The proposed Project is located in the southwest portion of the City, within San Bernardino County. The proposed Project site is bound by Eucalyptus Avenue to the north, Campus Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east.

Furthermore, pursuant to the Housing Accountability Act, or Senate Bill 330 (SB330), the Project will create an Overlay District on an "SB330 Replacement Site" to increase the residential zoning capacity by 1,352 units, which will offset the "loss" of residential zoning capacity within the Project site. In order for this Overlay District to be approved, a Zone Change and General Plan Amendment are required. This SB330 Replacement Site is also being evaluated for substantial additional density (beyond what is required for this Project's SB330 compliance) as part of the City's The Ontario Plan 2050 Update EIR and also as part of the City's Housing Element Update EIR, both of which are planned for City Council approval in 2022.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 15, 2021 Ending Date January 3, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn & Associates Inc.</u>	Applicant: _____
Address: <u>3880 Lemon Street Suite 420</u>	Address: _____
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: _____
Contact: <u>Kevin Thomas</u>	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: *Edmelyne Hutter for Alexis Vaughn* Date: 11-15-2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.