



# Notice of Intent to Adopt a Mitigated Negative Declaration

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

NOTICE IS HEREBY GIVEN that the Lead Agency named below has completed an Initial Study of the following described project at the following location:

**Lead Agency:** Planning Department, City of Ontario, 303 East B Street, Ontario, California 91764

**Project Applicant:** Prologis ; 3546 Concours Street, Ontario, CA 91764

**Project Title/File Nos.:** PMTT22-008 (TPM 20531) & PDEV22-010 – East State Street Warehouse Project

**Project Description:** A Tentative Parcel Map No. 20531 to merge 16.39 acres of land from 5-parcels into 1-parcel, in conjunction with a Development Plan to construct a 336,761-square-foot industrial warehouse building on 16.39 acres of land for property located at 316 S. Bon View Avenue, within the IG (General Industrial) zoning district. Of the total building square footage, the Project would allocate 322,261 s.f. for warehousing/distribution and 14,500 s.f. for office use. The Project would require demolition of the existing buildings and structures, and associated on-site landscaping, and on-site parking

**Project Location:** The Project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. The Project site is located at the northeast corner of East State Street and South Campus Avenue (APNs: 1049-111-01; 1049-111-03; 1049-111-04; 1049-111-05, 1049-111-07). The Project site is bordered by East State Street to the south, South Campus Avenue to the east, South Bon View Avenue to the west, and the railroad to the north. Regional access is provided via Interstate 10 (I-10) and State Route (SR-60).

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment and has, therefore, prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

- (1) The Project site [ is,  is not] on a list compiled pursuant to Government Code Section 65962.5.
- (2) The proposed project [ is,  is not] considered a project of statewide, regional or areawide significance.
- (3) The proposed project [ will,  will not] affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- (4) A scoping meeting [ will,  will not] be held by the Lead Agency.

Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at:

City of Ontario  
City Hall  
303 East B Street  
Ontario, California 91764

**The proposed Mitigated Negative Declaration and supporting materials are available online as follows:**

CEQA.net  
Ontarioca.gov

**Public Comment Period:** A 30-day public review period will begin on December 22, 2022. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency prior to 5:30 PM, January 20, 2023. Comments of all Responsible Agencies are also requested.

The Lead Agency will consider the project and the Draft Mitigated Negative Declaration at its meeting on January 24, 2023, at 6:30 PM, at the following location:

City of Ontario  
City Council Chambers  
303 East B Street  
Ontario, California 91764

If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.