

2. Introduction

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. This draft environmental impact report (DEIR) has been prepared to satisfy CEQA and the CEQA Guidelines. The environmental impact report (EIR) is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

The lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment” (Guidelines § 21067). The City of Ontario has the principal responsibility for approval of the Ontario Ranch Business Park Specific Plan project (proposed project) project. For this reason, the City of Ontario is the CEQA lead agency for this project.

CEQA requires each EIR to reflect the independent judgment of the Lead Agency, including but not limited to the thresholds of significance used to analyze project impacts, analyses and conclusions regarding the level of significance of impacts both before and after mitigation, the identification and application of mitigation measures to avoid or reduce project-related impacts, and the consideration of alternatives to the proposed project. In preparing this EIR, the City of Ontario has employed CEQA and environmental technical specialists; however, the City of Ontario, as the lead agency, has reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment, including reliance on City technical personnel from other departments and review of all technical subconsultant reports. Therefore, the analyses and conclusions set forth in this EIR reflect the independent judgment of the City as Lead Agency.

The intent of the DEIR is to provide sufficient information on the potential environmental impacts of the proposed Ontario Ranch Business Park Specific Plan project to allow the City of Ontario to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the City are described in Section 3.4, *Intended Uses of the EIR*.

This DEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code, §§ 21000 et seq.)

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- State Guidelines for the Implementation of the CEQA of 1970 (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.)
- Other applicable provisions of State law.

The overall purpose of this DEIR is to inform the lead agency, responsible agencies, decision makers, and the general public about the environmental effects of the development and operation of the proposed Ontario Ranch Business Park Specific Plan project. This DEIR addresses effects that may be significant and adverse; evaluates alternatives to the project; and identifies mitigation measures to reduce or avoid adverse effects.

2.2 NOTICE OF PREPARATION AND INITIAL STUDY

The City of Ontario determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) and Initial Study on May 24, 2019 (see Appendix A). Comments received during the Initial Study’s public review period, from May 24, 2019 to June 23, 2019, are in Appendix B. In addition, a public scoping meeting was held during the 30-day public review period, on June 3, 2019 at 6:00 PM at the Ontario Police Department Community Room, 2500 South Archibald Avenue, Ontario, California 91761. No agencies or members of the public attended the public scoping meeting.

Table 2-1 compiles the comment letters received from commenting agencies/persons during the NOP process and identifies the section(s) of the DEIR where the issues are addressed. All NOP comments received during the public review period are in Appendix B.

Table 2-1 NOP Written Comments Summary

Commenting Agency/Person	Letter Dated	Summary of Comments	Issue Addressed In:
Agencies			
California Air Resources Board (CARB)	June 24, 2019	<ul style="list-style-type: none"> • CARB identifies concerns about air pollution impacts and global climate change associated with heavy-duty diesel truck traffic and operation of onsite equipment. • Existing sensitive receptors (residences and schools) and exposure to existing toxic emissions, from truck trips, industrial uses, and Chino Airport. • Address cumulative health impacts associated with construction and operation of the project. • Address AB 617 (Garcia, Chapter 136, Statutes of 2017). • Address Health and Safety Code, Section 39711; disadvantaged communities. • Address cold storage and transport refrigeration units. • Address construction health risk in addition to operation, in accordance with the Office of Environmental health Hazard Assessment’s guidance and South Coast Air Quality Management District’s CEQA Air Quality Handbook. • Incorporate all existing and emerging zero-emission technologies. 	<ul style="list-style-type: none"> • Section 5.2, <i>Air Quality</i> • Section 5.7, <i>Greenhouse Gas Emissions</i>

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Commenting Agency/Person	Letter Dated	Summary of Comments	Issue Addressed In:
		<ul style="list-style-type: none"> See Attachment A, Recommended Air Pollution Emission Reduction Measures for Warehouses and Distribution Centers. 	
California Department of Conservation	June 21, 2019	<ul style="list-style-type: none"> Loss of agricultural land is a significant impact; include all feasible mitigation measures. Include an analysis of 1) amount of farmland impact by the project, 2) impacts on current and future farmland operations, 3) cumulative impacts, 4) mitigation measures. 	<ul style="list-style-type: none"> Section 5.1, <i>Agricultural Resources</i>
California Department of Transportation (Caltrans)	June 4, 2019	<ul style="list-style-type: none"> Provided direction for submittal of TIA and supporting documentation. Design streets to serve vehicular and pedestrians for a safe pedestrian friendly environment. Provide a continuous multi-modal circulation system throughout the City. The City should take advantage of incentive programs for efficiency measures and other low emission technology. Recommends locations for parking spaces and preferential parking for vanpools, carpools, etc. Incorporate electric vehicle charging stations. 	<ul style="list-style-type: none"> Section 5.14, <i>Transportation</i> Appendix L1 and L2
City of Chino	June 24, 2019	<ul style="list-style-type: none"> The city would like to collaborate and review infrastructure-related improvements that have downstream and potential off-site impacts to the city of Chino. Public Works would like to review the traffic study scoping agreement. 	<ul style="list-style-type: none"> Section 5.9, <i>Hydrology and Water Quality</i> Section, 5.14, <i>Transportation</i> Section 5.16, <i>Utilities and Service Systems</i>
Native American Heritage Commission (NAHC)	June 7, 2019	<ul style="list-style-type: none"> NAHC details their role and laws pertinent to analyzing impacts to tribal cultural resources, along with the requirements of Native American consultation pursuant to AB 52 and SB 18. 	<ul style="list-style-type: none"> Section 5.14, <i>Tribal Cultural Resources</i>
Southern California Association of Governments (SCAG)	June 24, 2019	<ul style="list-style-type: none"> Show consistency with SCAG's 2016 RTP/SCS. Provided growth projections. Recommends mitigation measures. 	<ul style="list-style-type: none"> Section 5.10, <i>Land Use and Planning</i>
South Coast Air Quality Management District (SCAQMD)	June 11, 2019	<ul style="list-style-type: none"> Provides direction for submittal of technical documents related to air quality, health risk, and greenhouse gas analyses. Recommends methodology and compliance with SCAQMD's CEQA Handbook. Prepare health risk assessment Concerned about potential public health impacts of siting warehouses within close proximity of sensitive uses. Recommends truck trip rates from ITE; or a non-default trip rate supported by substantial evidence. Recommends sources for mitigation measures. 	<ul style="list-style-type: none"> Section 5.2, <i>Air Quality</i> Section 5.7, <i>Greenhouse Gas Emissions</i> Appendix C1 and C2
State of California Governor's Office of Planning and Research (OPR)	May 24, 2019	<ul style="list-style-type: none"> Release of Notice of Preparation 	<ul style="list-style-type: none"> Section 2, <i>Introduction</i>

Appendix B of the DEIR.

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The NOP process helps determine the scope of the environmental issues to be addressed in the DEIR. Based on this process and the initial study for the project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this DEIR, but issues identified as Less Than Significant or No Impact are not. Refer to the initial study in Appendix A for discussion of how these initial determinations were made.

2.3 SCOPE OF THIS DEIR

The scope of the DEIR was determined based on the City's initial study and comments received in response to the NOP. A scoping meeting was also conducted by the City; however, no comments were received. Pursuant to Sections 15126.2 and 15126.4 of the CEQA Guidelines, the DEIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

The information in Chapter 3, *Project Description*, establishes the basis for analyzing future, project-related environmental impacts.

2.3.1 Impacts Considered Less Than Significant

During preparation of the Initial Study, City of Ontario determined that 4 environmental impact categories were not significantly affected by or did not affect the Proposed Project. These categories are not discussed in detail in this DEIR.

- Aesthetics
- Mineral Resources
- Recreation
- Wildfire

2.3.2 Potentially Significant Adverse Impacts

The City of Ontario determined that 16 environmental factors have potentially significant impacts if the proposed project is implemented.

- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land use and Planning

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- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

2.3.3 Unavoidable Significant Adverse Impacts

This DEIR identifies four significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. The City must prepare a “statement of overriding considerations” before it can approve the project, attesting that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impacts that were found in the DEIR to be significant and unavoidable are:

- Agricultural Resources
- Air Quality
- Greenhouse Gas Emissions
- Transportation

2.4 INCORPORATION BY REFERENCE

In accordance with Section 15150 of the CEQA Guidelines, the following documents are hereby incorporated by reference into this EIR and are made available for public review on the City’s website (<https://www.ontarioca.gov/planning>; and <http://www.ontarioplan.org/environmental-impact-report/>).

- **City of Ontario General Plan and The Ontario Plan:** The City’s General Plan was comprehensively updated and adopted as a component of The Ontario Plan on January 27, 2010. The Ontario Plan is the City’s comprehensive business plan and serves as the major blueprint for directing growth in Ontario for the next 20 years or more. The General Plan analyzes existing conditions in the City, including physical, social, cultural, and environmental resources and opportunities. The General Plan also looks at trends, issues, and concerns that affect the region, includes City goals and objectives, and provides policies to guide development and change. The General Plan consists of a six-part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback.
- **City of Ontario General Plan EIR:** The Ontario General Plan EIR addresses the short and long-term effects of build out of the City’s General Plan, which includes development within the project area. Mitigation measures were imposed for impacts determined to be significant or potentially significant. Significant and unavoidable impacts were identified for agricultural resources, air quality, cultural

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resources, greenhouse gas emissions, noise, and transportation. The General Plan policies that are related to the proposed project are cited in various sections throughout this EIR.

- **Ontario Development Code:** This Development Code is enacted to assist in the implementation of Federal and State planning, zoning, development, subdivision, and environmental laws, and The Ontario Plan, and guide the orderly development of the City in a manner that promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its inhabitants. The Development Code is referenced throughout this document as regulations governing development and land use activities within the City. Regulatory information from the Development Code are cited in various sections of this EIR.

2.5 FINAL EIR CERTIFICATION

This DEIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the DEIR to the City address shown on the title page of this document. Upon completion of the 45-day review period, the City of Ontario will review all written comments received and prepare written responses for each. A Final EIR (FEIR) will incorporate the received comments, responses to the comments, and any changes to the DEIR that result from comments. The FEIR will be presented to the City of Ontario for potential certification as the environmental document for the project. All persons who comment on the DEIR will be notified of the availability of the FEIR and the date of the public hearing before the City.

The DEIR is available to the general public for review at various locations:

- City of Ontario, Planning Department, 303 East “B” Street, Ontario, CA 91764
- Ontario Main Library 215 East “C” Street, Ontario, CA 91764
- City’s website: <https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact>

2.6 MITIGATION MONITORING

Public Resources Code, Section 21081.6, requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081(a)(1) or adopted a Negative Declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or Negative Declaration.

The Mitigation Monitoring Program for the proposed project will be approved as part of the Final EIR, prior to consideration of the project by the Ontario City Council.