

California Environmental Quality Act
**Notice of Availability of a
Draft Environmental Impact Report**

City of Ontario
Planning Department
303 East "B" Street
Ontario, California
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TO: Property Owners, Responsible Agencies & Interested Parties
FROM: City of Ontario, 303 East "B" Street, Ontario, CA 91764
SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
ONTARIO RANCH BUSINESS PARK – STATE CLEARINGHOUSE #2019050018.

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (DEIR) has been prepared for the project identified below. Copies of the DEIR and all documents referenced in the DEIR are on file at Ontario City Hall (Planning Department), 303 East "B" Street, Ontario, CA 91764, and are available for public review. The DEIR has also been made available for review at the following locations, as well as the City's website at <https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact>.

City of Ontario
Planning Department
303 East "B" Street
Ontario, California 91764

Ovitt Family Community Library
215 East "C" Street
Ontario, CA 91764

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

The 45-day public review period extends from February 13, 2020 to March 30, 2020. Comments will be received until **5:00 p.m. March 30, 2020**. Any person wishing to comment on this matter must submit such comments, in writing, to:

Richard Ayala, Senior Planner
City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764
(909) 395-2036
rayala@ontarioca.gov

Project Title/File No.: Ontario Ranch Business Park Specific Plan EIR/ PSP18-002/PGPA18-008

Project Location: The Ontario Ranch Business Park Specific Plan (project site) encompasses eleven parcels totaling 85.6 acres in the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of downtown San Bernardino, and 30 miles east from the Orange County line. 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 5.5 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.

The project site is located in the southwestern portion of Ontario, immediately north of the City of Chino in San Bernardino County, east of Euclid Avenue, north of Merrill Avenue, west of the unimproved right-of-way of Sultana Avenue, and south of Eucalyptus Avenue.

Project Description: The proposed project 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 eleven parcels totaling 85.6 acres in the City of Ontario. The development proposes eight warehouse buildings ranging from 46,900 square feet to 618,353 square feet, totaling a maximum development of 1,905,027 square feet of warehouse and office uses. Office uses are ancillary to the warehouses and occupy up to 236,000 square feet spread across the eight buildings.

The DEIR examines the potential environmental impacts as a result of the project on the following:

- 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

Potentially significant impacts were identified with respect to:

- Agricultural Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards/Hazardous Materials;
- Noise;
- Transportation; and
- Tribal Cultural Resources

The project site is on a list of hazardous materials sites as defined by California Government Code Section 65962.5.

Lead Agency: City of Ontario, 303 E. B Street, Ontario, California 91764

Date when project noticed to public: February 13, 2020

Review Period: February 13, 2020 to March 30, 2020



Signature

Senior Planner
Title

2/12/20
Date