

CLERK OF THE BOARD

Received on: 12/08/2020

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City of Ontario  
Planning Department  
303 East "B" Street  
Ontario, California  
Phone: (909) 395-2036  
Fax: (909) 395-2420



## California Environmental Quality Act Notice of Preparation

**TO:** Property Owners, Responsible Agencies & Interested Parties  
**FROM:** City of Ontario, 303 East "B" Street, Ontario, CA 91764  
**SUBJECT:** NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT.

NOTICE IS HEREBY GIVEN that the City of Ontario will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are summarized herein. A copy of the Expanded Notice of Preparation (NOP) is available at City Hall, Planning Department, 303 East "B" Street, Ontario, CA 91764, and on the City's website at <http://www.ontarioca.gov>.

The proposed project ☒ is, ☐ is not, considered a project of statewide, regional, or area-wide significance. The proposed project ☒ will, ☐ will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation. A scoping meeting ☒ will, ☐ will not, be held by the lead agency. A project **scoping meeting** will be held on **Monday, December 21, 2020 at 6:00 PM** via Zoom.

Pursuant to Governor Gavin Newsom's executive order N-29-20, the San Bernardino County Department of Public Health requirements, and to ensure the health and safety of our residents by limiting contact that could spread the COVID-19 virus, 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.

In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely in one of three ways:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** The Zoom meeting link and call-in phone number will be made available on the City's website a minimum of 72 hours prior to the hearing, which can be accessed at <http://www.ontarioca.gov/planning>
2. **E-MAIL:** Please e-mail your comments to the City Contact no later than 4:00 PM on the day of the meeting.
3. **TELEPHONE BEFORE THE MEETING:** Please call the City Contact prior to and no later than 4:00 PM on the day of the meeting to submit your comments on the project.

Any members of the public who require special assistance or a reasonable accommodation to participate in the scoping meeting may contact the project planner or the Planning Department at (909) 395-2036, 72 hours prior to the meeting.

If you do not wish to participate in the scoping meeting, but would like to comment on the project, please send your comments, including contact information, to Alexis Vaughn, Assistant Planner, Ontario Planning Department, 303 East "B" Street, Ontario, CA 91764, (909)395-2036 or [avaughn@ontarioca.gov](mailto:avaughn@ontarioca.gov) no later than **Monday, January 4, 2021**.

**Project Title/File No.:** South Ontario Logistics Center Specific Plan (File No. PSP19-001)

**Project Location:** South Ontario Logistics Center Specific Plan (Specific Plan) EIR is located east of the existing right-of-way for the future Campus Avenue extension, north of Merrill Avenue, south of Eucalyptus Avenue and west of Grove Avenue in Ontario, California, 91764. The project consists of 23 parcels: APNs 1054-071-01, -02; 1054-081-03; 1054-091-01, -02; 1054-101-01, -02; 1054-231-01, -02; 1054-241-01, 02; 1054-321-01, -02; 1054-311-01, -02; 1054-051-01, -02; 1054-061-01, -02; 1054-251-01, -02 and 1054-301-01, -02. Regional access is available to the Project site via State Route 83 (CA-83) approximately one mile to the west, State Route 60 (CA-60) approximately

three miles to the north, Interstate 15 (I-15) approximately five miles to the east, and State Route 91 (CA-91) approximately eight miles to the south.

The project site is on an existing operational dairy farm with several residential structures, dairy barns, storage structures and feed storage barns, and numerous livestock corrals. To the north, east, and west of the proposed Project site exists mostly rural farmland, and to the south is the Chino Airport within the City of Chino.

**Project Description:** The Project includes a General Plan Amendment, Specific Plan, Development Agreement, Development Plan(s), and Tentative Parcel Map(s) to allow development of approximately 5.4 million square feet (SF) of industrial and business park land uses on the 222.18-acre site, as described further below. The Project is proposed in two phases. Phase I, comprised of Planning Areas 1 and 2, would allow approximately 3,172,780 SF of industrial and business park uses. Phase I will be evaluated at a project-specific level in the EIR. The Development Plan for Phase I currently proposes the construction of eight industrial concrete tilt-up industrial/warehouse buildings totaling 2,926,955 SF of industrial/warehouse and ancillary office space. The EIR will also evaluate, at a programmatic level, the potential future development of Phase II, which is comprised of Planning Areas 3, 4 and 5 (no specific development proposals have been identified for the Phase II area). The development of Phase II including construction phasing and timing would be determined based on market conditions and other factors. The EIR will evaluate the total maximum allowable development in the Specific Plan, which is 5,412,591 SF of industrial and business park land uses and associated onsite and offsite infrastructure improvements. The proposed General Plan Amendment would amend the City's General Plan Land Use Map by changing the existing land designations of the project site from 159.04 acres of "Low Medium Density Residential" (5.1-11 du/ac) and 63.14 acres of "Business Park" (0.6 FAR) to 181.04 acres of "General Industrial," (0.55 FAR) and 41.14 acres of "Business Park," (0.6 FAR) to facilitate the development of the Project site. The Specific Plan 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 five Planning Areas.

**Environmental Issues:** An Initial Study has not been prepared for the Project as the City has determined that an EIR will clearly be required for the Project, which is in the discretion of the Lead Agency as set forth in State CEQA Guidelines Section 15063(a). Accordingly, the following environmental topics will be analyzed within the forthcoming EIR:

- |                                       |                                  |
|---------------------------------------|----------------------------------|
| ▪ Aesthetics;                         | ▪ Land Use and Planning;         |
| ▪ Agriculture and Forestry Resources; | ▪ Mineral Resources              |
| ▪ Air Quality;                        | ▪ Noise;                         |
| ▪ Biological Resources;               | ▪ Population/Housing;            |
| ▪ Cultural Resources;                 | ▪ Public Services;               |
| ▪ Energy;                             | ▪ Recreation                     |
| ▪ Geology and Soils;                  | ▪ Transportation;                |
| ▪ Greenhouse Gas Emissions;           | ▪ Tribal Cultural Resources;     |
| ▪ Hazards/Hazardous Materials;        | ▪ Utilities/Service Systems; and |
| ▪ Hydrology/Water Quality;            | ▪ Wildfire.                      |

**Public Review Period:** The City welcomes input and comments regarding preparation of the EIR. The NOP and Expanded NOP are available for a 30-day public review period **beginning December 4, 2020 and ending January 4, 2021**. Pursuant to State 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.

**Project Sponsor:** Bill Goltermann, Principal, Real Estate Development Associates, 4450 MacArthur Blvd., Suite 100, Newport Beach, CA 92660.

**Consulting firm retained to prepare Draft EIR:** Kimley-Horn & Associates Inc., 3880 Lemon Street, Suite 420, Riverside, CA 92501; Contact: Kevin Thomas (951) 543-9868.

  
Signature

Assistant Planner  
Title

December 3, 2020  
Date



City of Ontario  
Planning Department  
303 East B Street  
Ontario, CA 91764  
Telephone: (909) 395-2036  
Fax: (909) 395-2420

**Date:** December 3, 2020

**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 South Ontario Logistics Center Specific Plan Project

**Lead Agency:**

CITY OF ONTARIO  
Planning Department  
303 East B Street  
Ontario, CA 91764  
Contact: Alexis Vaughn  
Email: [AVaughn@ontarioca.gov](mailto: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 South Ontario Logistics Center Specific Plan Project (Project) will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section (§) 21000 et seq.). In accordance with §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.

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, within the public comment period set to end January 4, 2021. 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 §15096(b).

**PROJECT TITLE** South Ontario Logistics Center Specific Plan Project

**PROJECT LOCATION**

The proposed Project is located on a 222.18-acre site in the southwest portion of the City of Ontario, within San Bernardino County. The proposed Project site is bound by Eucalyptus Avenue to the north, existing right-of-way for the future Campus Avenue extension to the west, Merrill Avenue to the south, and Grove Avenue to the east (refer to Exhibit 1, *Vicinity Map*).



The proposed Project site consists of 23 parcels that are associated with the San Bernardino County Assessor's Parcel Numbers (APNs) presented in Table 1.

**Table 1: Assessor Parcel Numbers**

1054-071-01	1054-071-02	1054-081-03	1054-091-01	1054-091-02
1054-101-01	1054-101-02	1054-231-01	1054-231-02	1054-241-01
1054-241-02	1054-321-01	1054-321-02	1054-311-01	1054-311-02
1054-051-01	1054-051-02	1054-061-01	1054-061-02	1054-251-01
1054-251-02	1054-301-01	1054-301-02		

Regional access is available to the Project site via State Route 83 (CA-83) approximately one mile to the west, State Route 60 (CA-60) approximately three miles to the north, Interstate 15 (I-15) approximately five miles to the east, and State Route 91 (CA-91) approximately eight miles to the south.

### PROJECT SETTING

The proposed 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. Dairy farming and agriculture have been the primary uses of the property since the 1930s or earlier. The Project also includes dairy barns, a storage structure, feed storage barns, and numerous livestock corrals. There are large existing retention ponds that collect agricultural waste. There are potable water wells located throughout the proposed Project site and above ground fuel storage tanks along with various mechanical systems for dairy production practices. The remainder of the proposed Project site is used as irrigated cropland with berms located along the site perimeter. To the north, east, and west of the proposed Project site exists mostly rural farmland, and to the south is the Chino Airport.

### PROJECT DESCRIPTION

The Project includes a General Plan Amendment, Specific Plan, Development Agreement, Development Plan(s), and Tentative Parcel Map(s) to allow development of approximately 5.4 million square feet (SF) of industrial and business park land uses on the 222.18-acre site, as described further below. The Project is proposed in two phases. Phase I, comprised of Planning Areas 1 and 2, would allow approximately 3,172,780 SF of industrial and business park uses. Phase I is depicted in Exhibit 2, **Concept Site Plan**, and will be evaluated at a project-specific level in the EIR. The Development Plan for Phase I currently proposes the construction of eight industrial concrete tilt-up industrial/warehouse buildings totaling 2,926,955 SF of industrial/warehouse and ancillary office space. The EIR will also evaluate, at a programmatic level, the potential future development of Phase II, which is comprised of Planning Areas 3, 4 and 5 (no specific development proposals have been identified for the Phase II area). The EIR will evaluate the total maximum allowable development in the Specific Plan, which is 5,412,591 SF of industrial and business park land uses and associated onsite and offsite infrastructure improvements.

The following summarize 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 City's General Plan Land Use Map by changing the existing land use designations of the 222.18-acre Project site from 159.04 acres of "Low

Medium Density Residential” and 63.14 acres of “Business Park” to 181.04 acres of “General Industrial,” and 41.14 acres of “Business Park,” to facilitate development of the Project site.

*South Ontario Logistics Center Specific Plan (SP)*. The SP 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 222.18-acre Project site into a master-planned industrial/business park. The SP consists of five Planning Areas (PAs) which would accommodate a variety of industrial-serving commercial, low-intensity office, technology, manufacturing, and warehouse/distribution uses that are compatible with the Project site’s location within Safety Zone 6 of the Chino Airport. Refer to Exhibit 3 ***Proposed General Plan Land Uses***.

The SP would allow up to 5,412,591 SF of building space for these PAs combined. PAs 1 and 3 would be located along Eucalyptus Avenue frontage. PAs 2, 4, and 5 will be located south of the PAs 1 and 3, north of Merrill Avenue, along the Bon View Avenue frontage (west) and Grove Avenue (east). The SP would establish two land use designations encompassing the SP area as follows:

- **Business Park:** The SP would allow for up to 1,075,235 SF of Business Park building space to be developed on a total of 41.14 gross acres within PAs 1 and 3. These PAs 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.
- **General Industrial:** The SP would allow up for up to 4,337,356 SF of Industrial building space to be constructed within PAs 2, 4 and 5. These PAs would comprise 181.04 gross acres and would allow for the development of uses such as general light industrial, manufacturing, warehouse/distribution, and e-commerce fulfillment center operations.

These land use designations proposed by the SP are summarized below in Table 2, ***Maximum Specific Plan Build-Out Summary***, and Table 3, ***Phase I Conceptual Site Plan Summary***. Also refer to Exhibit 4 ***Phase I Concept Site Plan***.

**Table 2: Maximum Specific Plan Build-Out Summary**

Planning Area	Maximum Floor Area Ratio <sup>1</sup>	Site Acreage	Maximum Building Square Footage
<b>Phase 1</b>			
Planning Area 1: Business Park	0.60	23.0	601,128 SF
Planning Area 2: General Industrial	0.55	107.34	2,571,652 SF
<b>Subtotal</b>		<b>130.34</b>	<b>3,172,780 SF</b>
<b>Phase 2</b>			
Planning Area 3: Business Park	0.60	18.14	474,107 SF
Planning Area 4: General Industrial	0.55	56.3	1,348,835 SF
Planning Area 5: General Industrial	0.55	17.4	416,869 SF
<b>Subtotal</b>		<b>91.84</b>	<b>2,239,811 SF</b>
<b>TOTAL</b>		<b>222.18</b>	<b>5,412,591</b>
Notes:			

1. Provided the GPA application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2, 4, and 5 as General Industrial is approved.
2. The Project EIR as proposed is reviewing square footages and will be addressing the maximum allowable SF, per The Ontario Plan (TOP) thresholds.

**Table 3: Phase I Conceptual Site Plan Summary**

Planning Area	SP Zoning District	Site Acreage	Proposed Conceptual Building Square Footage
Planning Area 1	BP	23	464,820 SF
Planning Area 2	IG	107.34	2,462,135 SF
<b>TOTAL</b>		<b>130.34</b>	<b>2,926,955 SF</b>
<b>Note:</b> 1. PA 1 and PA 2 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 3 and complies with this Specific Plan and applicable provisions of the City of Ontario Development Code. PAs 3, 4, and 5 SF are based on maximum allowable SF per applicable TOP thresholds.			

**Development Agreement.** A Development Agreement would be executed between the Project Applicant and the City strictly in relation to the proposed Development Plan. California Government Code §§65864-65869.5 authorize 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 application is proposed concurrently with the GPA and Specific Plan for 130.34 gross acres, which constitute PAs 1 and 2. The approximately 91.84 gross acres, which includes PAs 3 and 4, and PA 5 at the southeast corner of the Project site, are only programmatically planned under the Specific Plan and no specific development is proposed at this time. The Development Plan proposes the construction of eight industrial concrete tilt-up industrial/warehouse buildings totaling 2,926,955 square feet of industrial/warehouse and ancillary office space, as described in Table 3 above.

**Tentative Parcel Map(s).** A Tentative Parcel Map(s) (TPM) would subdivide the approximately 130.34 gross acre Development Plan area (Phase I, comprised of PAs 1 and 2) to establish a subdivision of Industrial lots and Business Park lots.

Additional on-site improvements would include storm water detention basins, ornamental landscaping, utility infrastructure, and internal roadways. Off-site improvements may include various street improvements, storm drain infrastructure, sewer infrastructure, domestic water infrastructure, recycled water infrastructure, fiber optic conduits, and underground electric utility infrastructure.

### **Construction and Phasing Schedule**

The Project site is anticipated to be developed in two phases, with only Phase 1 proposed at a project-level entitlement. Phase 1 would include the Development Plan for PAs 1 and 2, which is expected to start construction in late 2021 with an anticipated opening in mid-2023 (depending on market conditions and

other factors). Phase 2 would include the balance of the Project site (PAs 3, 4 and 5), with construction phasing and timing to be determined based on market conditions.

#### **HOUSING ACCOUNTABILITY ACT (SENATE BILL [SB] 330; GOVT. CODE §65589.5 ET SEQ.)**

The EIR will include 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 it would result in the “loss” of approximately 1,352 low to moderate density housing units (due to the proposed rezoning and associated General Plan Amendment and Zone Change). 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 City is considering two different options to address the Project’s required replacement housing sites under SB 330. The City may either rezone a portion of Grove Avenue to create a higher density transit-friendly corridor, or may rezone two specific sites proposed by the applicant at slightly higher residential densities. Both options are shown in see Exhibit 5 **SB330 Replacement Sites**. The Grove Avenue corridor is located approximately 3.2 miles north of the Project site and is generally bound by Bon View Avenue to the west, East Riverside Drive to the north, Baker Avenue to the east, and Schaefer Avenue to the south. The two specific replacement sites would be within the Grove Avenue corridor, although at higher residential densities. Specific residential zoning and densities within these replacement sites will be developed by the City as part of the EIR and Project review process, in order to create the required additional housing capacity of 1,352 dwelling units per SB 330. The EIR will evaluate the potential environmental impacts of rezoning this area for higher density residential uses at a programmatic level, as no specific development has been proposed for these sites and no site-specific applications have been submitted to the City at this time.

#### **OTHER PERMITS AND APPROVALS REQUIRED**

The City 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 implementation of the Project:

**Table 4: Anticipated Permits and Approvals Required**

<b>Lead Agency</b>	<b>Action</b>
City of Ontario City Council	<ul style="list-style-type: none"> <li>• Certification of the South Ontario Logistics Center Specific Plan EIR</li> <li>• Adoption of the Mitigation Monitoring and Reporting Program</li> <li>• Approval of the General Plan Amendment</li> <li>• Adoption of the South Ontario Logistics Center Specific Plan</li> <li>• Approval of the Development Plan Review</li> <li>• Approval of the Tentative Parcel Maps</li> <li>• Approval of the Development Agreement</li> </ul>

**Table 4: Anticipated Permits and Approvals Required**

Other Agencies	Action
San Bernardino County	<ul style="list-style-type: none"> <li>Well removal permit from County Health Department (if required)</li> </ul>
City of Chino	<ul style="list-style-type: none"> <li>Street and drainage improvements</li> </ul>
California Department of Transportation	<ul style="list-style-type: none"> <li>Encroachment permit (if required)</li> </ul>
Santa Ana Regional Water Quality Control Board	<ul style="list-style-type: none"> <li>Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit</li> </ul>
Inland Empire Utilities Agency	<ul style="list-style-type: none"> <li>Recycled water and connection to trunk sewer line</li> </ul>
Federal Aviation Administration	<ul style="list-style-type: none"> <li>Obstruction evaluation</li> </ul>
State Water Resources Control Board	<ul style="list-style-type: none"> <li>Stormwater Pollution Prevention Plan (SWPPP)</li> </ul>
South Coast Air Quality Management District	<ul style="list-style-type: none"> <li>Issuance of Air Quality permits for construction</li> </ul>

**ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR**

The following issues are anticipated to be addressed in the EIR:

- Aesthetics
- 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
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- 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 §15097 of the CEQA Guidelines.

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

**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 December 4, 2020 through January 4, 2021. Please indicate a contact person for your agency or organization. Pursuant to CEQA Guidelines §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, by January 4, 2021.



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](mailto:AVaughn@ontarioca.gov)  
Telephone: (909) 395-2036  
Fax: (909) 395-2420

### **PUBLIC SCOPING MEETING**

Pursuant to §21083.9(a)(2) of CEQA (California Public Resources Code, §21000 et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental significance. Due to Covid-19, the public scoping meeting will be held via teleconference only on December 21st, beginning promptly at 6 PM and ending no later than 8 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.

In place of in-person attendance, members of the public can observe and offer comment at this meeting remotely in one of three ways:

1. **PROVIDE PUBLIC TESTIMONY DURING THE MEETING:** The Zoom meeting link and call-in phone number will be made available on the City's website a minimum of 72 hours prior to the hearing, which can be accessed at <http://www.ontarioca.gov/planning>
2. **E-MAIL:** Please e-mail your comments to the City Contact no later than 4:00 PM on the day of the meeting.
3. **TELEPHONE BEFORE THE MEETING:** Please call the City Contact prior to and no later than 4:00 PM on the day of the meeting to submit your comments on the project.

### ***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 December 16<sup>th</sup> (see contact information above).

Scoping Meeting Date: December 21<sup>st</sup>, 2020

Scoping Meeting Time: 6:00 PM (beginning promptly at) and ending no later than 8:00 PM

Signature: \_\_\_\_\_

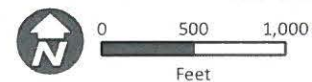
Name: Alexis Vaughn, Assistant Planner





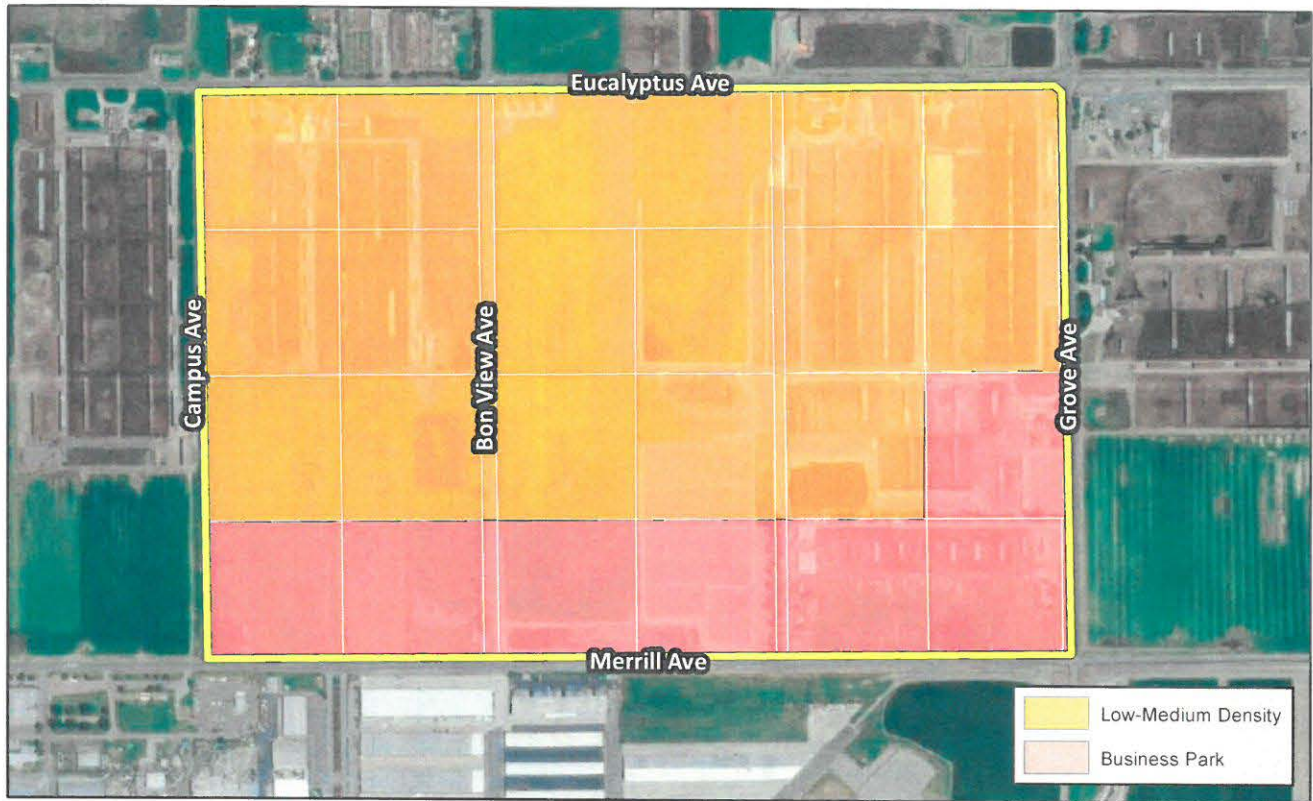
Source: ESRI World Imagery

**EXHIBIT 1:** Vicinity Map  
South Ontario Logistics Center NOP

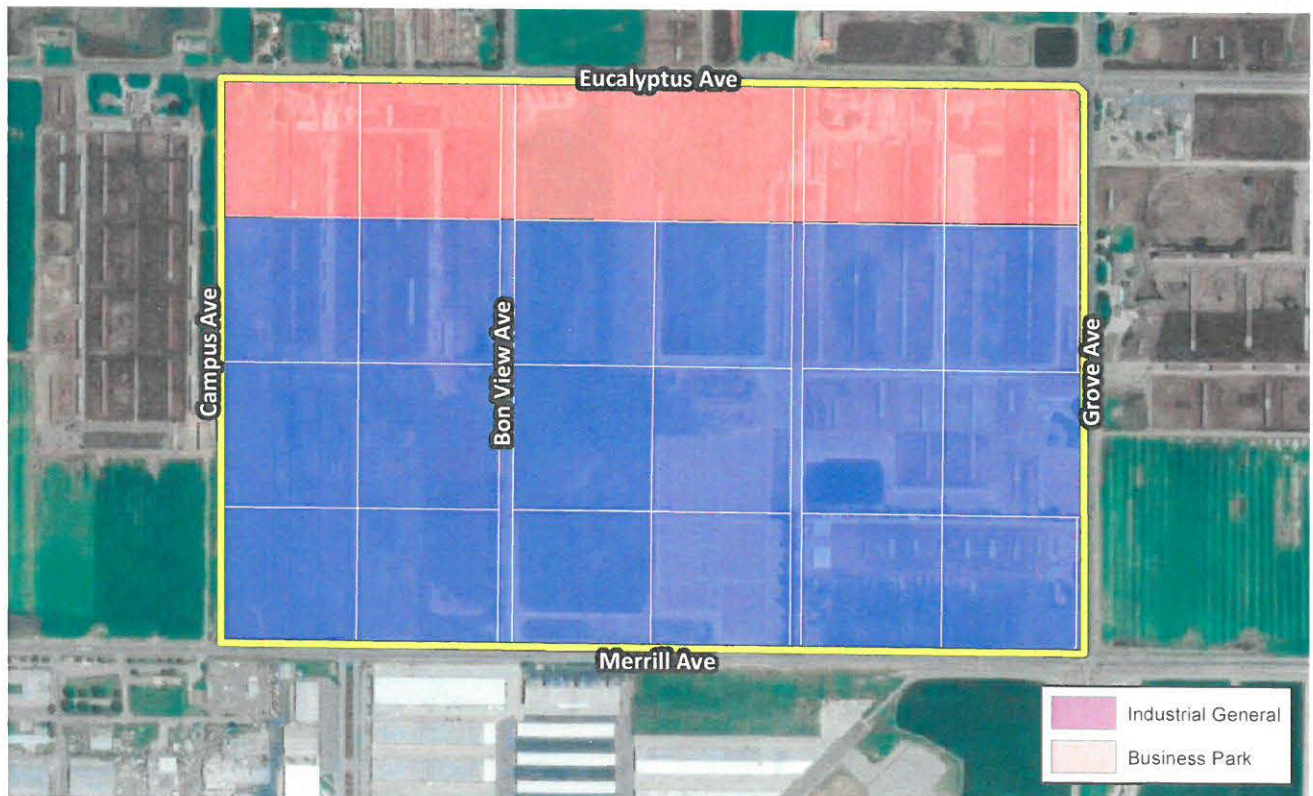


**Kimley»Horn**





Existing Land Use



Proposed Land Use

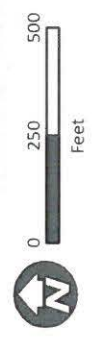
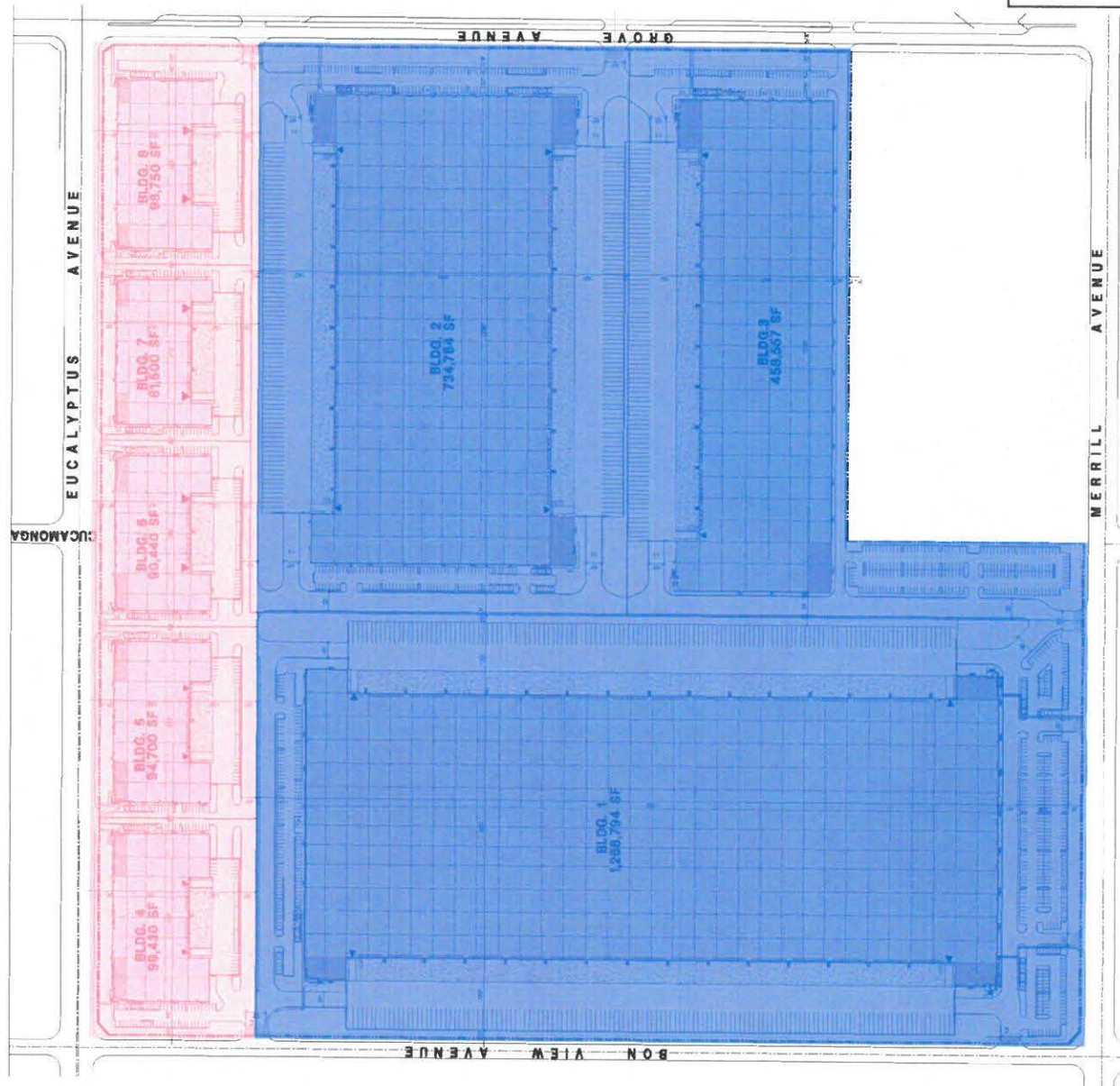
Source: Ontario General Plan, ESRI World Imagery

**EXHIBIT 2: Proposed General Plan Land Uses**  
*South Ontario Logistics Center NOP*



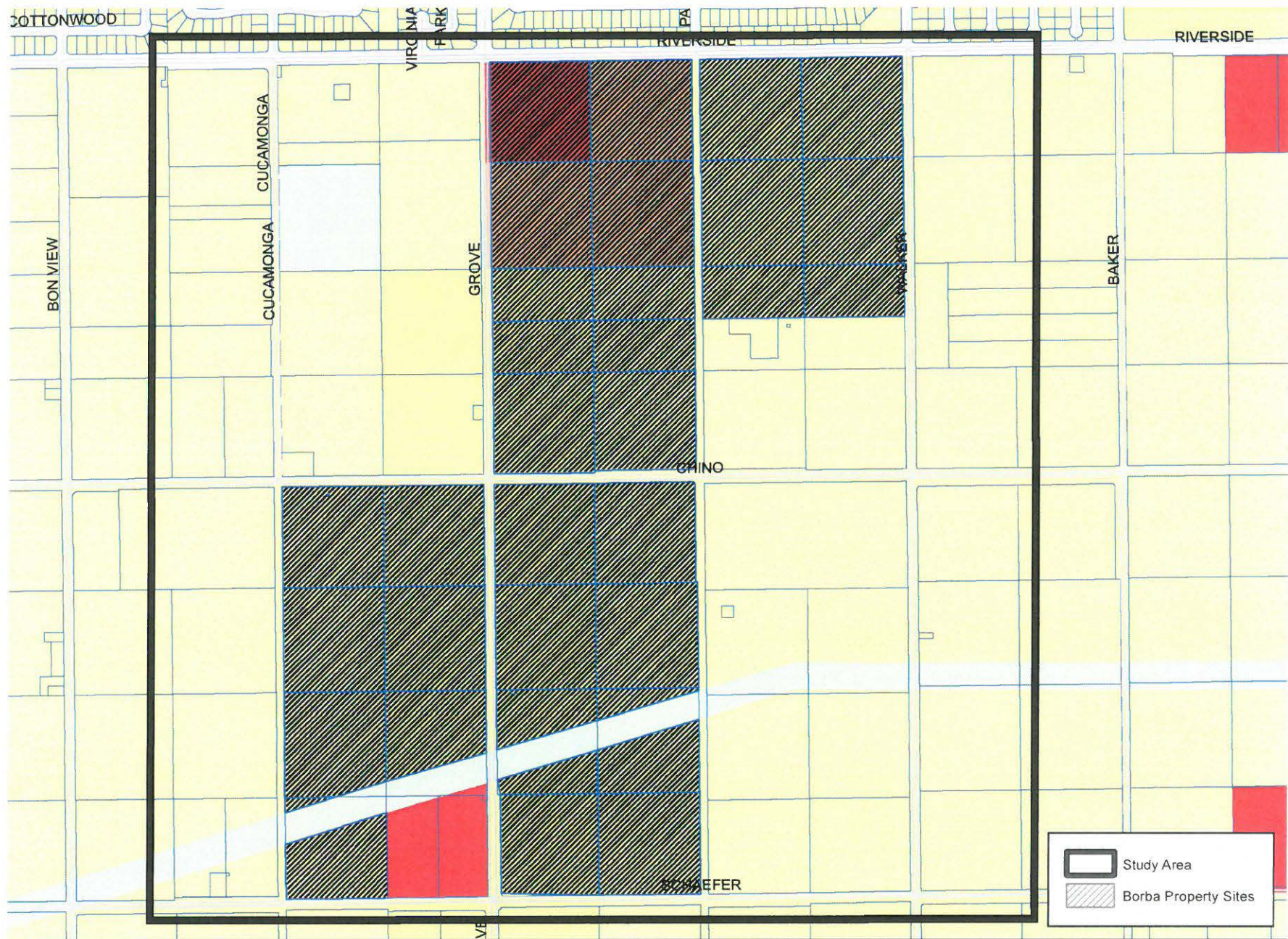
**Kimley»Horn**





Source: South Ontario Logistics Center Specific Plan  
**EXHIBIT 3: Conceptual Site Plan**  
 South Ontario Logistics Center NOP





Source: City of Ontario

# **EXHIBIT 4: SB330 Replacement Sites** South Ontario Logistics Center NOP



0 500 1,000  
 Feet

**Kimley»Horn**