



Notice of Availability of a Draft Environmental Impact Report

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

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
5355 East Airport Drive Project
State Clearinghouse No. 2022090006

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 technical documents appended to the DEIR are available for public review at the locations identified below, as-well-as on the City's website: <https://www.ontarioca.gov/Planning/Reports/EnvironmentallImpact>.

City of Ontario
Planning Department
303 East B Street
Ontario, CA 91764

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

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

The 45-day public review period begins on 8/22/2023. Comments will be received until 5:30 p.m. 10/5/2023. Comments will be accepted until 5:30 PM on 10/5/2023. Any property owner, responsible agency, or interested party wishing to comment on the DEIR must submit such comments, in writing, to the following contact person:

Thomas Grahn
City of Ontario Planning Department
303 East B Street
Ontario, CA 91764
P: (909) 395-2413
E: TGrahn@ontarioca.gov

Project Title/File No.: 5355 East Airport Drive (PDEV22-017)

Project Location: The Project site is generally located in southwestern San Bernardino County, approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. More specifically, the Project site is located at 5355 East Airport Drive (APN: 0238- 052-29 and 0238-052-20). The Project site is bordered by East Airport Drive to the south, industrial uses to the east and west, and railroad tracks to the north. The Project Site is located approximately 0.57-mile east of Interstate 15 (I-15) and approximately 0.28-mile south of Interstate 10 (I-10).

Project Description: The Project Applicant seeks to demolish all existing on-site structures and redevelop the site as a warehouse distribution facility with approximately 270,337 square feet (s.f.) of building area and 54 south-facing loading dock doors. Of the total building square footage,

the Project design allocates 255,337 s.f. for ground floor space and 15,000 s.f. for mezzanine space. Development of the Project site would require demolition of the existing buildings and structures, on-site landscaping, and on-site parking. The proposed building would be a one-story, 49-foot-tall speculative warehouse/ distribution facility with ancillary office space. The Project design includes surface parking with 251 parking spaces including 126 standard automobile parking stalls, 7 accessible parking stalls, 25 electric vehicle parking stalls, 93 additional standard stalls within the truck court, and 48 truck trailer parking spaces. The truck court/loading area would be enclosed and screened from public viewing areas by landscaping and minimum 14-foot-tall concrete tilt screening walls, with an 8-foot-tall black tube steel gate used at the access points. Vehicular access would be provided via 2 driveways connecting with East Airport Drive. A new sidewalk would be constructed along East Airport Drive to provide pedestrian access from the public street to the primary building entrances. Bike racks also would be provided near the building entrance and electrical room. Ornamental landscaping, lighting, walls, and utility infrastructure improvements/connections would be installed in compliance with the City's Municipal Code. Although the future building user is not presently known, the proposed building is assumed to operate 24 hours a day, 7 days a week.

The project site [is/ is not] on a list of hazardous materials sites as defined by California Government Code Section 65962.5.

Discretionary actions associated with the Project:

- Certification of the 5355 East Airport Drive Environmental Impact Report (SCH No. 2022090006)
- Adoption of the Mitigation Monitoring and Reporting Program
- Approval of the Development Plan (File No. PDEV22-017)

Potential environmental impacts examined by the DEIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Potentially significant and unavoidable impacts identified by the DEIR:

- Transportation

Lead Agency: City of Ontario, 303 East B Street, Ontario, CA 91764

Notice Mailing Date: 8/22/2023