



Notice of Preparation

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, Planning Department, 303 East "B" Street, Ontario, CA 91764

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that pursuant to the California Environmental Quality Act (CEQA), the City of Ontario will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. For regulatory agencies, 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 a permit or other approval for the project.

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

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. As illustrated on Figures 1, 2, and 3 attached, the 13.08-acre 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.

Project Description: The Project Applicant seeks to demolish all existing on-site structures and re-develop the site as a warehouse distribution facility with approximately 270,337 square feet (s.f.) of building area as shown on Figure 4, *Site Plan*. Of the total building square footage, the Project would allocate 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, 48-foot-tall speculative warehouse/ distribution facility with office. The Project includes surface parking with 251 parking spaces including 135 standard automobile parking stalls, 7 accessible parking stalls, 25 electric vehicle parking stalls, and 84 additional standard stalls within the truck court. The Project would further include 48 truck trailer parking spaces located south of the building near the building's 54 proposed dock doors. A new 5' 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 per compliance with the City's Municipal Code. Vehicular access would be provided via 2 driveways connecting with East Airport Drive. A 14-foot-high concrete screen wall would border the Project site's southern boundary along the trailer parking spaces, which would transition to an 8-foot-high black tube steel gate from the gate entry to the truck driveways connecting with East Airport Drive. An 8-foot-high painted tube steel fence would border the Project's eastern and western boundaries. Although the future building user is not presently known, the proposed building is assumed to operate 24 hours a day, 7 days a week.

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forestry Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population and Housing | |

Public Review Period: The City welcomes input and comments regarding preparation of the EIR. In accordance with CEQA, the 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 extends from September 1, 2022 to September 30, 2022. Pursuant to 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. Please send your response to the contact person identified below. We will need the name and contact information for a contact person in your agency.

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

Scoping Meeting: 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.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time, and location of the scoping meeting are as follows:

Meeting Date and Time: September 13, 2022, at 6 PM

Meeting Location (Via Zoom): <https://us02web.zoom.us/j/83565725981>; Webinar ID: 835 6572 5981

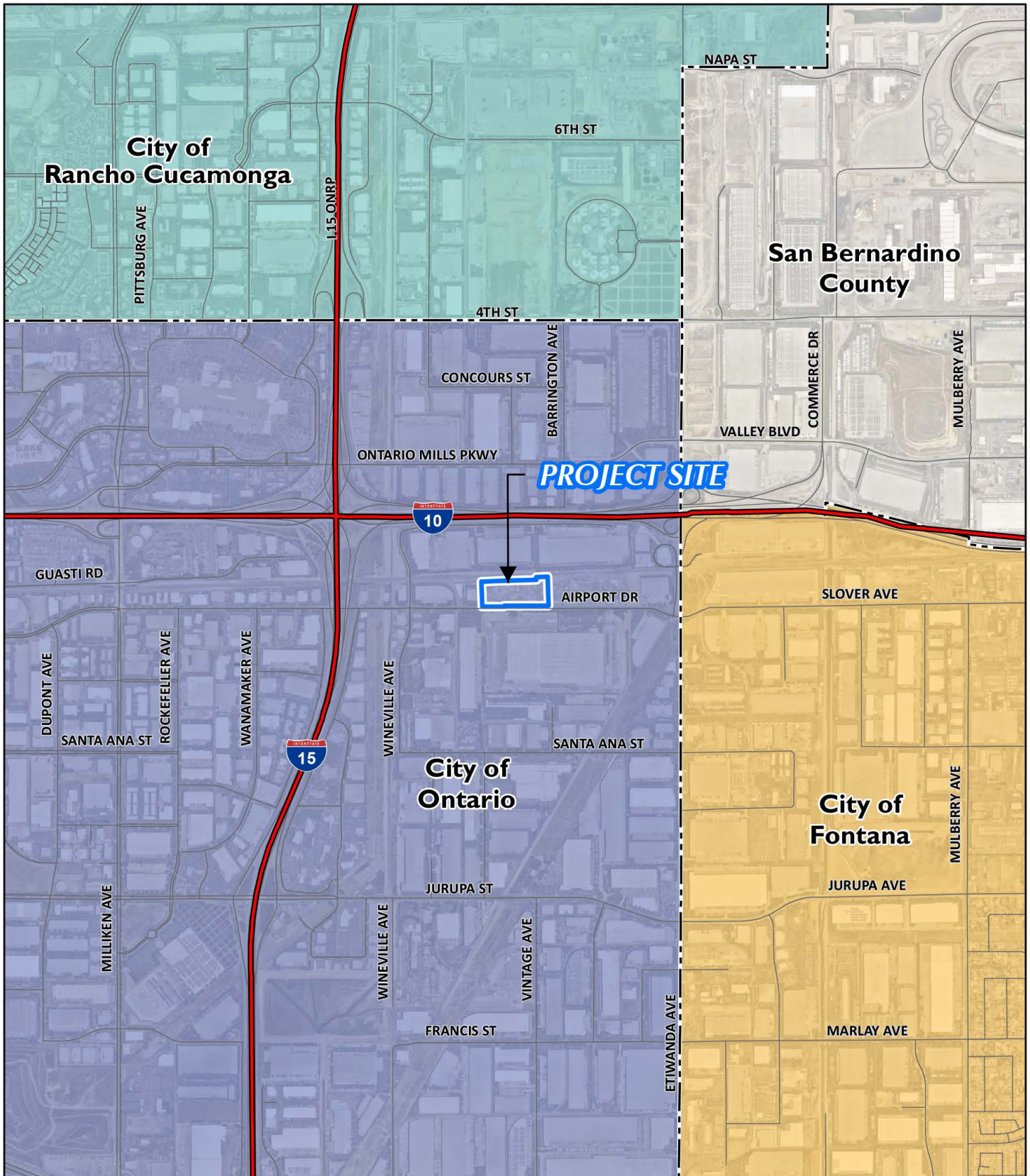
By Phone: +1(669)900-9128,,83565725981# or +1(669)444-9171,,83565725981#

Project Applicant: Prologis, Inc.; 17777 Center Court Dr N, Suite 100, Cerritos, CA 90703

Consulting firm retained to prepare draft EIR: T&B Planning, Inc.; 3200 El Camino Real, Suite 100, Irvine, CA 92602

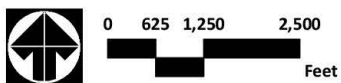
Signature: 		Date: 8/31/2022
Name: Thomas Grahn		Title: Senior Planner

Reference: California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082(a), 15103, and 15375.



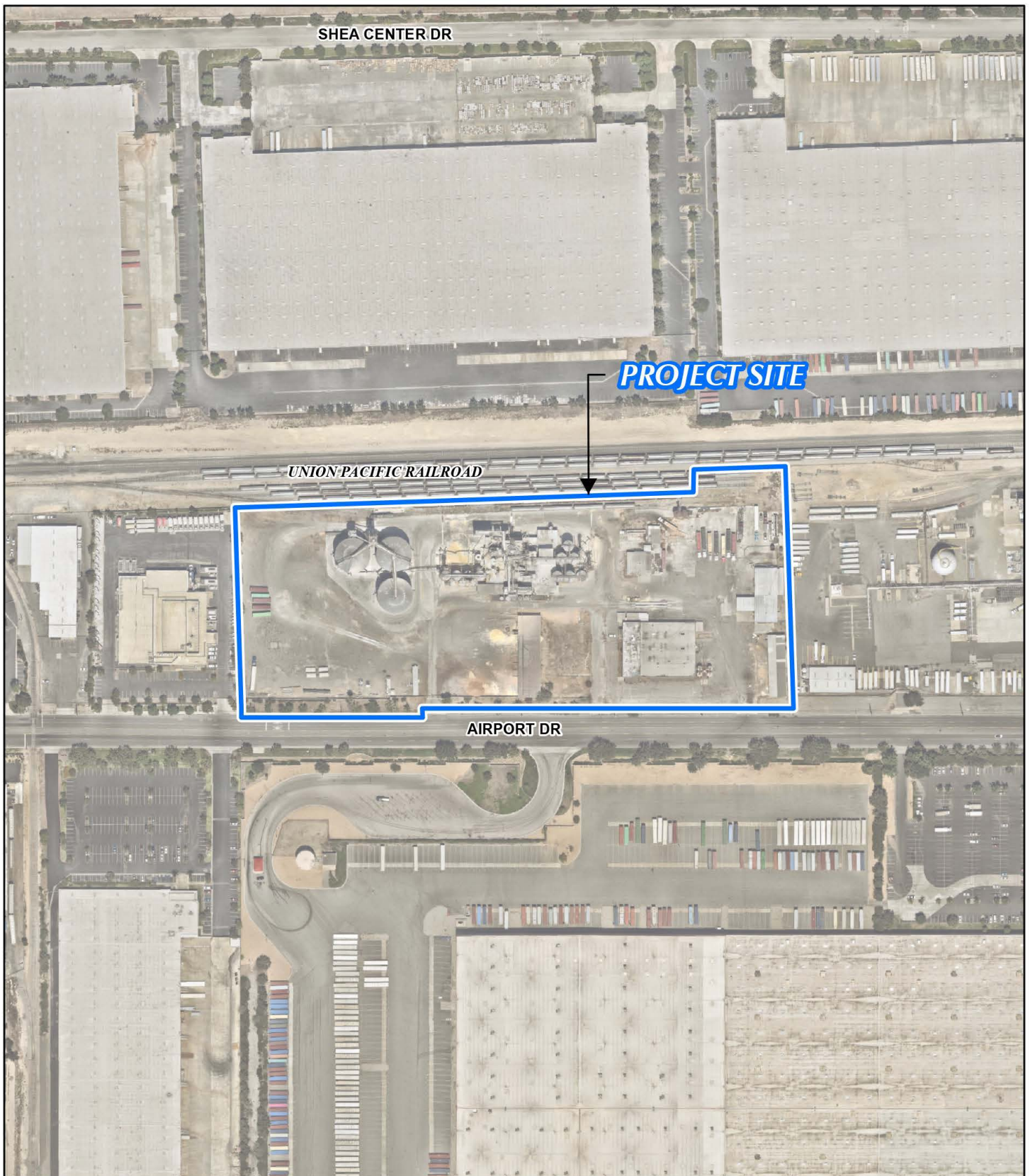
Source(s): ESRI, Nearmap Imagery (2022), SB County (2022)

Figure 1



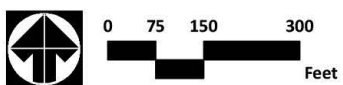
Vicinity Map

5355 East Airport Drive



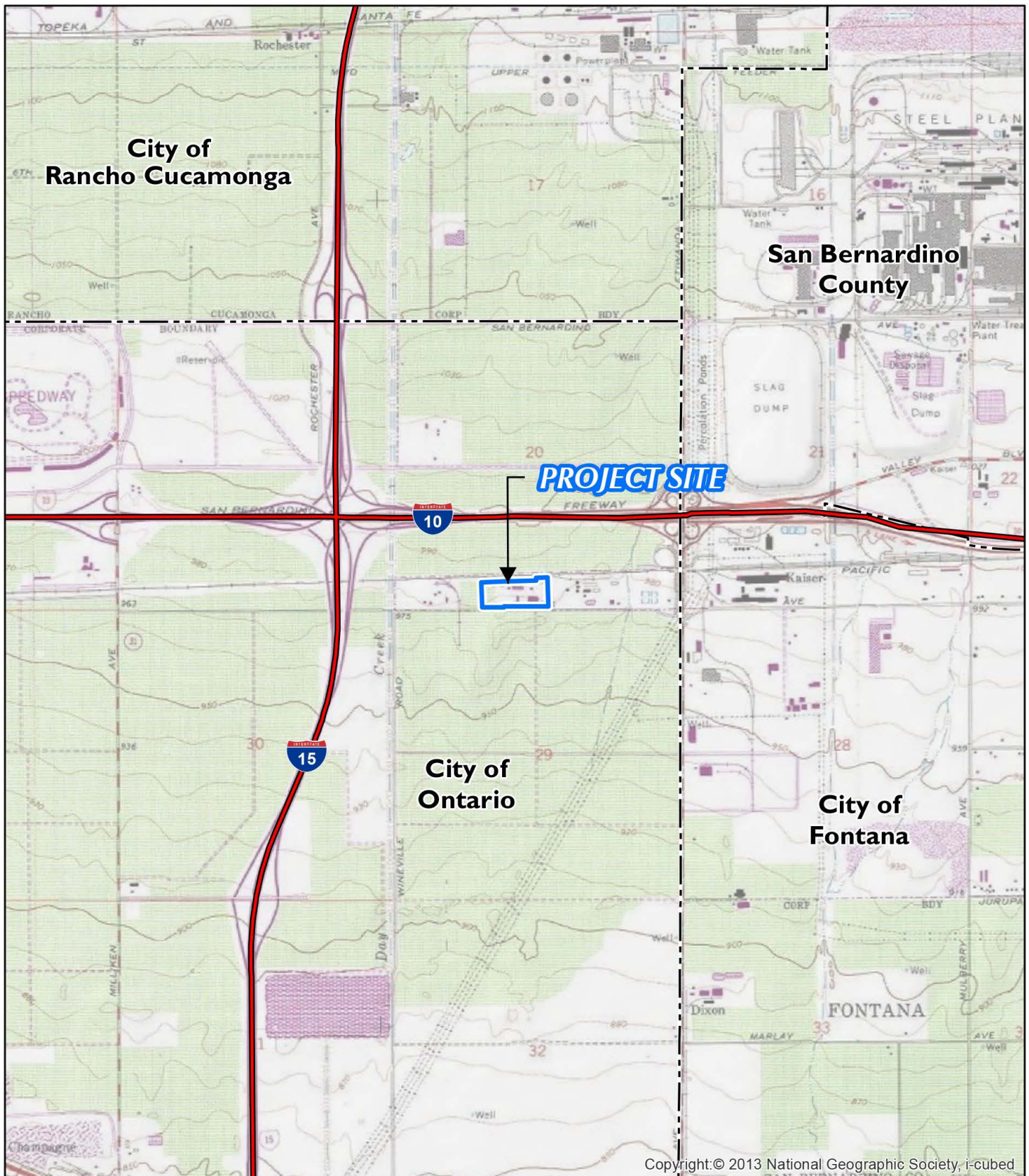
Source(s): ESRI, Nearmap Imagery (2022), SB County (2022)

Figure 2



Aerial Photograph

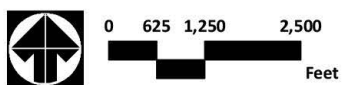
5355 East Airport Drive



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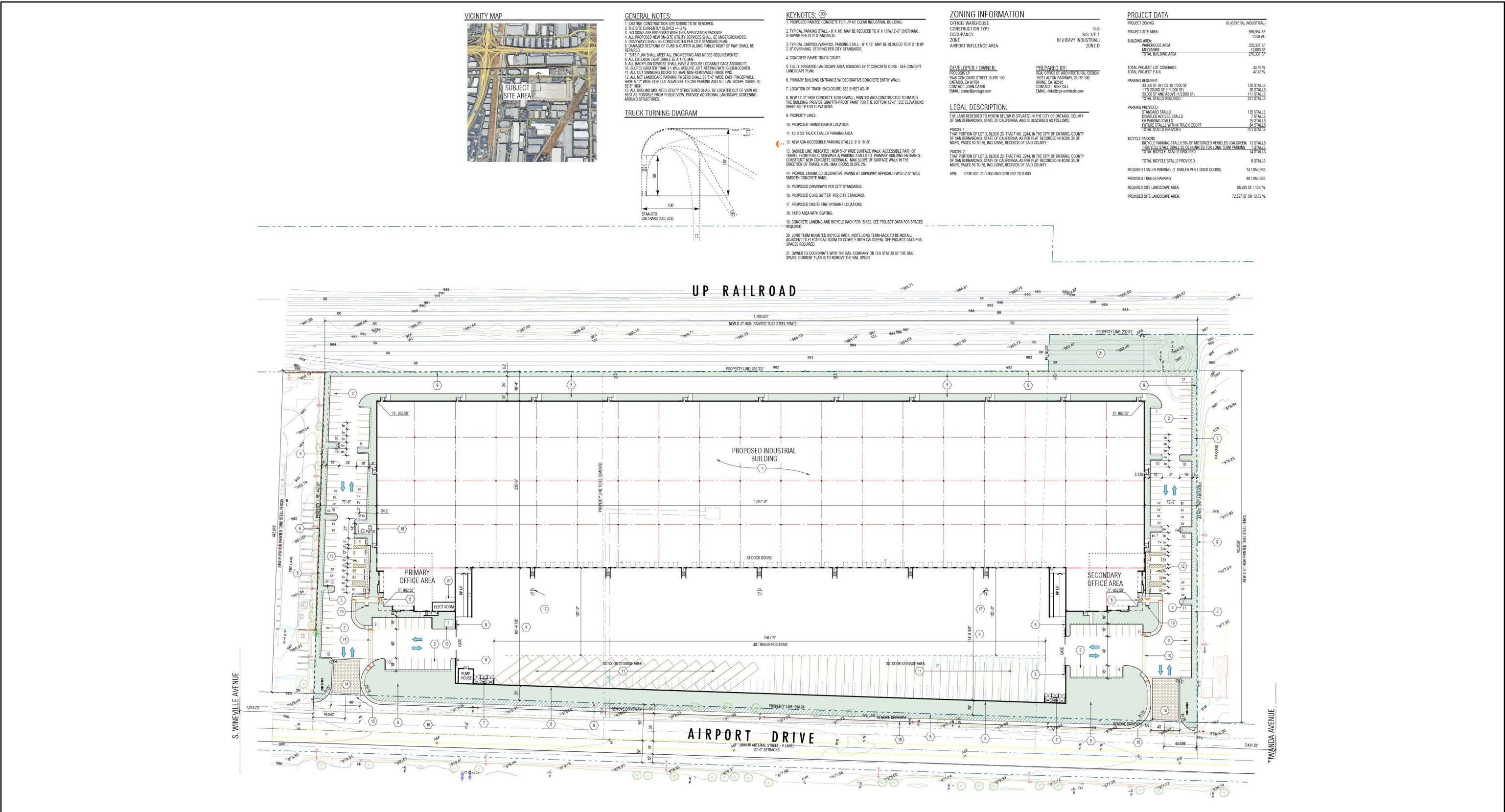
Source(s): ESRI, USGS (2013)

Figure 3



USGS Topographic Map

5355 East Airport Drive



Source(s): RGA (08-10-2022)

Figure 4



5355 East Airport Drive

Site Plan