



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

May 24, 2019

To: Reviewing Agencies

Re: Ontario Ranch Business Park Specific Plan
SCH# 2019050018

Attached for your review and comment is the Notice of Preparation (NOP) for the Ontario Ranch Business Park Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Richard Ayala
Ontario, City of
303 East "B" Street
Ontario, CA 91761**

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019050018/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

Resources Agency

- ☒ **Resources Agency**
Nadell Gayou
 - ☐ **Dept. of Boating & Waterways**
Denise Peterson
 - ☐ **California Coastal Commission**
Allyson Hitt
 - ☐ **Colorado River Board**
Elsa Contreras
 - ☐ **Dept. of Conservation**
Crina Chan
 - ☐ **Cal Fire**
Dan Foster
 - ☐ **Central Valley Flood Protection Board**
James Herota
 - ☐ **Office of Historic Preservation**
Ron Parsons
- ☒ **Dept of Parks & Recreation**
Environmental Stewardship Section
 - ☐ **S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
 - ☐ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- ☐ **Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**
Curt Babcock
- ☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger
- ☐ **Fish & Wildlife Region 2**
Jeff Drongesen
- ☐ **Fish & Wildlife Region 3**
Craig Weightman

- ☐ **Fish & Wildlife Region 4**
Julie Vance
- ☐ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- ☒ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- ☐ **California Department of Education**
Lesley Taylor
- ☐ **OES (Office of Emergency Services)**
Monique Wilber
- ☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- ☐ **Dept. of General Services**
Cathy Buck
Environmental Services Section
- ☐ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- ☐ **Delta Protection Commission**
Erik Vink
- ☐ **Delta Stewardship Council**
Anthony Navasero
- ☐ **California Energy Commission**
Eric Knight

- ☒ **Native American Heritage Comm.**
Debbie Treadway
- ☐ **Public Utilities Commission**
Supervisor
- ☐ **Santa Monica Bay Restoration**
Guangyu Wang
- ☐ **State Lands Commission**
Jennifer Deleong
- ☐ **Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

- ☐ **Caltrans - Division of Aeronautics**
Philip Crimmins
- ☐ **Caltrans - Planning HQ LD-IGR**
Christian Bushong
- ☐ **California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- ☐ **Caltrans, District 1**
Rex Jackman
- ☐ **Caltrans, District 2**
Marcelino Gonzalez
- ☐ **Caltrans, District 3**
Susan Zanchi
- ☐ **Caltrans, District 4**
Patricia Maurice
- ☐ **Caltrans, District 5**
Larry Newland
- ☐ **Caltrans, District 6**
Michael Navarro
- ☐ **Caltrans, District 7**
Dianna Watson
- ☒ **Caltrans, District 8**
Mark Roberts

- ☐ **Caltrans, District 9**
Gayle Rosander
- ☐ **Caltrans, District 10**
Tom Dumas
- ☐ **Caltrans, District 11**
Jacob Armstrong
- ☐ **Caltrans, District 12**
Maureen El Harake

Cal EPA

Air Resources Board

- ☐ **Airport & Freight**
Jack Wursten
 - ☐ **Transportation Projects**
Nesamani Kalandiyur
 - ☐ **Industrial/Energy Projects**
Mike Tollstrup
- ☐ **California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
- ☐ **State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- ☐ **State Water Resources Control Board**
Cindy Forbes – Asst Deputy
Division of Drinking Water
- ☐ **State Water Resources Control Board**
Div. Drinking Water # _____
- ☐ **State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- ☐ **State Water Resources Control Board**
Phil Crader
Division of Water Rights
- ☐ **Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- ☐ **Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- ☐ **RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- ☐ **RWQCB 3**
Central Coast Region (3)
- ☐ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- ☐ **RWQCB 5S**
Central Valley Region (5)
- ☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- ☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- ☐ **RWQCB 6**
Lahontan Region (6)
- ☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- ☐ **RWQCB 7**
Colorado River Basin Region (7)
- ☒ **RWQCB 8**
Santa Ana Region (8)
- ☐ **RWQCB 9**
San Diego Region (9)

- ☐ **Other** _____
- _____
- _____
- ☐ _____
Conservancy

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2019050018**

Project Title: Ontario Ranch Business Park Specific PlanLead Agency: City of OntarioContact Person: Richard Ayala, Senior PlannerMailing Address: 303 East "B" StreetPhone: (909) 395-2036City: OntarioZip: 91761County: San Bernardino**Project Location:** County: San BernardinoCity/Nearest Community: OntarioCross Streets: Euclid Avenue/Merrill AvenueZip Code: 91761Longitude/Latitude (degrees, minutes and seconds): 34 ° 59 ' 14 " N / 117 ° 38 ' 56 " W Total Acres: 85.6Assessor's Parcel No.: 1504-011-01, -02, -04 ++

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: SR-83 (Euclid Ave.)Waterways: NoneAirports: Chino AirportRailways: NoneSchools: Edwin Rhodes Elementary**Document Type:**

CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI
 Other: ☐ Joint Document
☐ Research Document
☐ Other: _____

Government's Office of Planning & Research
 MAY 24 2019

Local Action Type:

☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☒ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: DPR, DA

STATE CLEARINGHOUSE

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 1.9M Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs
☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☒ Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Dairy Operations/SP-Specific Plan with AG-Agriculture Overlay/General Commercial, Office Commercial, L-M Residential

Project Description: (please use a separate page if necessary)

The development would include eight warehouse and business park buildings ranging from 46,900 square feet to 618,353 square feet, for 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 75,000 SF spread across the eight buildings.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #8	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 24, 2019

Ending Date June 24, 2019

Lead Agency (Complete if applicable):

Consulting Firm: PlaceWorks

Address: 3 MacArthur Place, Suite 1100

City/State/Zip: Santa Ana, CA 92707

Contact: Nicole Morse, Esq.

Phone: (714) 966-9220 ex. 2318

Applicant: Real Estate Development Associates

Address: 4100 MacArthur Blvd., Suite 120

City/State/Zip: Newport Beach, CA 92660

Phone: 949-954-3087

Signature of Lead Agency Representative: _____

Date: 5/03/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.