Notice of Preparation

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

DATE: **September 2, 2025**

TO: **Property Owners, Responsible Agencies, and Interested Parties**

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

SUBJECT: **Notice of Preparation and Scoping Meeting – Draft Environmental Impact Report for the Public Works Corporate Yard Project**

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 City of Ontario, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with CEQA Guidelines Section 15082(b)and Public Resources Code (PRC) Section 21080.4. Responsible and trustee agencies must submit any comments in response to this notice during the 30-day public review period. The public review period will commence on September 2, 2025, and will close on October 2, 2025. A copy of the NOP can be viewed electronically on the City's web page at: https://www.ontarioca.gov/government/community-development/planning/environmental-documents/draft-environmental-impact.

Scoping Meeting: The proposed Project is considered a project of statewide, regional, or areawide significance. Pursuant to Section 21083.9(b)(2) of the California Environmental Quality Act (CEQA), scoping meetings are required for projects that may result in significant environmental effects on a broader scale. The City of Ontario will hold a virtual public scoping meeting to receive input on the scope and content of the Draft Environmental Impact Report (DEIR). The Scoping Meeting information is provided below:

Date and Time: September 17, 2025, at 5:30 p.m.
Location (this meeting will be held as a virtual meeting via Zoom). To participate, please email your full name and physical address to the contact person identified below.

Review Period: The 30-day review period for this Notice of Preparation begins on September 2, 2025. Comments will be received until the close of business day on October 2, 2025, at 5:30 p.m. Please send your response to the contact person identified below. Please be sure to include the name of a contact person for your agency.

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

Project Title/File No.: PGPA25-003, PZC-25-004

Project Location: The Project site is located in the central portion of the City of Ontario, County of San Bernardino; refer to ***Figure 1: Regional Vicinity Map*** and ***Figure 2: Local Vicinity Map***. The Project is bound by East Philadelphia Street to the north, the Cucamonga Channel (also known as the Cucamonga Creek) to the east, California State Route 60 (SR-60) to the south, and the Kaiser Permanente Ontario Medical Center to the west. Regionally, to the north is the Ontario International Airport, to the east is Interstate 15 (I-15), to the south is Ontario Ranch, and to the west State Route 83 (Euclid Avenue). Direct access to the Project site is provided via East Philadelphia Street. Regional access to the Project site is provided by Archibald Avenue and Vineyard Avenue which connects southerly with SR-60. The Project site comprises one Assessor's Parcel Number (APN) totaling approximately 53.94 acres: 0113-281-13.

Project Setting: The Project site is presently developed with open space recreational uses. Specifically, a portion of the Whispering Lakes Golf Course is in the northern and western portions of the site. The remainder of the Project site is developed with the Ontario Soccer Park and includes soccer fields and associated facilities such as parking lots, park maintenance infrastructure, covered seating, and a restroom facility. There is ornamental landscaping throughout the site and a large fence/netting between the golf course and soccer fields used to prevent errant golf balls from entering the soccer fields. The West Cucamonga Channel, a branch of and tributary to the Cucamonga Channel, bisects the Project site in an east-west fashion in the northern portion of the Project site and crosses the entirety of the Project site to its confluence with the Cucamonga Channel on the southeast corner of the site. The Cucamonga Channel runs along the eastern boundary of the Project site. Both channels are rectangular concrete channels.

Project Description: The Project to be addressed in the EIR includes a Development Review, a General Plan Amendment, and a Zone Change to allow for the development and operation of a new Public Works Corporate Yard (Project) at 2200 East Philadelphia Street in the City of Ontario. This new corporate yard would replace the existing facility located at South Bon View Avenue. The Project will consolidate multiple City departments, including administrative services, public works, information technology, and the Ontario Municipal Utilities Company (OMUC), into a state-of-the-art facility designed to support current needs and anticipated growth over the next fifteen years or more. In total, 9 buildings and 8 non-building structures are planned and consist of the following elements:

- Office
- Centralized Employee Facility
- Support Buildings
- Plaza Spaces for Pedestrian/Occupant Use
- Operations Building
- Supervisory Control and Data Acquisition (SCADA)
    - Ability to Serve as Disaster/Emergency Operations Center (DEOC)
- Water Control Quality Lab
    - Approximately 400 SF
- Shops
    - Lifts
    - Welding Bays
    - Tool Room
    - Material Storage
    - Paint Booth
    - Decontamination Booth for Public Works

    - Fleet Maintenance Shop on Bottom Floor of Multi-level Parking Structure
- Warehouse
    - General Space
    - Community Life and Culture Warehouse Space with HVAC and Humidity Controls for Proper Museum Storage (approximately 20,000 SF)
- Storage
    - Shop Storage: Enclosed, Covered
    - Site Storage: Covered, Uncovered
    - Storage Space for Community Life and Culture Division, Information Technology and the Development Agency
- Waste Transfer Station
    - The building will support only municipal waste transfer by a commercial operator under contract with the City.
    - No residential loading will be permitted.
    - Tilt-up building with two (2) truck lanes in ramped tunnel, tipping floor, and compactor
    - Misting system
    - Restroom
    - Breakroom
    - Office space
    - In ground in- and out-bound booth with scales
- Parking
    - Fleet/Equipment Parking
    - Employee Parking
    - Visitor Parking
    - Multi-level Parking Structure
        - Designated employee/visitor levels
- Covered Wash Bay
- Clean natural gas (CNG) fueling station with capacity for approximately twenty (20) pumps and covered by canopy structure
- Electrical infrastructure and facilities to support phased implementation of all-electric fleet
- Laydown Area
- Generator

A total of 9 building structures are proposed to be constructed and operated for the Project. Refer to ***Table 1: Building Statistical Summary*** and ***Figure 3: Conceptual Site Plan*** for building specific information. For the purposes of the EIR and its land use-based analyses (Air Quality, Energy, Greenhouse Gas Emissions, and Traffic), each use within the individual buildings will be analyzed separately. These uses will correspond to the Institute of Transportation Engineers (ITE) rate codes most closely associated; a breakdown of these uses and building statistics are similarly provided in ***Table 1***.

The Parking structure would provide 685 parking stalls for both employees and visitors. In addition, 530 surface parking stalls would be provided. In total 1,215 parking spaces would be provided throughout the Project site.

Other on-site improvements would include stormwater retention basins and chambers, hydrogen refueling stations, electric vehicle charging stations, and sound walls along the SR-60 corridor.

Off-site improvements would include a new bridge that would span the West Cucamonga Channel along the northern boundary of the Project site, extension of utility services, wayfinding signage, half-width street improvements along the Project frontage of East Philadelphia Street, and a bus turn-out along East Philadelphia Street.

The Project would be constructed in one phase, starting in the Fall of 2026 and lasting approximately 40 months, ending in Summer of 2030.

General Plan Amendment and Change of Zone: The Project would require a general plan amendment and zone change to change the existing land use designation and zoning district from Open Space – Parkland (OS-R) and Open Space – Recreation (OS-R), respectively, to Industrial (IND) and General Industrial (IG), respectively.

Required Entitlements and Approvals
The City is 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 for the implementation of the Project:

Table 2: Anticipated Permits and Approvals Required

Lead Agency	**Action**
City of Ontario City Council	Certification of the Public Works Corporate Yard EIR Adoption of the Mitigation Monitoring and Reporting Program Adoption of the General Plan Amendment and Zone Change
City of Ontario Planning Commission	Recommendation certification of the Public Works Corporate Yard EIR Recommend adoption of the General Plan Amendment and Zone Change
Responsible Agencies	**Action**
California Department of Fish and Wildlife	Notification of Impacts to blue-lined stream
California Department of Transportation	Encroachment Permit
Cal Recycle	Solid Waste Facility Permit Certified Oil Collection Center Program Tire Program Identification
Department of Toxic Substances Control	Hazardous Waste Generator Permit
Federal Aviation Administration	Obstruction Evaluation / Airport Airspace Analysis
Inland Empire Utilities Agency	New Utility Connection
Ontario International Airport – Inter Agency Collaborative	Airport Land Use Compatibility Analysis
Regional Water Quality Control Board	MS4/Construction General Permit Industrial General Permit Section 401 of the Clean Water Act
San Bernardino County Flood Control District	Building Permit
United States Army Corps of Engineers	Section 404 of the Clean Water Act

Other permits required for the Project may include, but are not limited to, the following: issuance of encroachment permits for driveways, sidewalks, and utilities; security and parking area lighting; demolition permits; building permits; grading permits; tenant improvement permits; and permits for new utility connections.

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
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR will address the short- and long-term effects of the Project on the environment, including the impacts of any off-site improvements. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the 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 Section 15097 of the CEQA Guidelines.

Cortese List Notice: Pursuant to Public Resources Code Section 21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).[1]

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 via mail or email to this NOP within the 30-day NOP public review period, which runs from September 2, 2025, through October 2, 2025. Please indicate a contact person for your agency or organization. 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 any comments to:
City of Ontario Planning Department, c/o Thomas Grahn
303 East B Street, Ontario, CA 91764
Email: tgrahn@ontarioca.gov
Telephone: (909) 395-2413

Public Scoping Meeting
Pursuant to Section 21083.9(a)(2) of CEQA (California Public Resources Code, Section 21000, et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental significance. A public scoping meeting will be held by the City on September 17, 2025, at 5:30 PM 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 24 hours prior to the hearing, which can be accessed at http://www.ontarioca.gov/planning

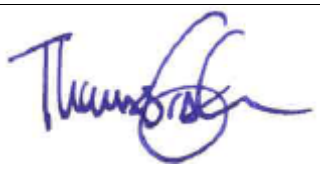
[1] Department of Toxic Substances Control (2025). *EnviroStor*. https://www.envirostor.dtsc.ca.gov/public/map/ (accessed July 2025).

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 no later than 4:00 PM on the day of the meeting.

Special Accommodations
Should you require special accommodations at the public scoping meeting, such as assistance for the hearing impaired or an English translator, please contact the City no later than September 12, 2025 (see contact information above). 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 Thomas Grahn, Principal Planner, Ontario Planning Department, 303 East B Street, Ontario, CA 91764, (909) 395-2413 or tgrahn@ontarioca.gov no later than October 2, 2025.

Project Applicant: City of Ontario, 303 East B Street, Ontario, CA 91764

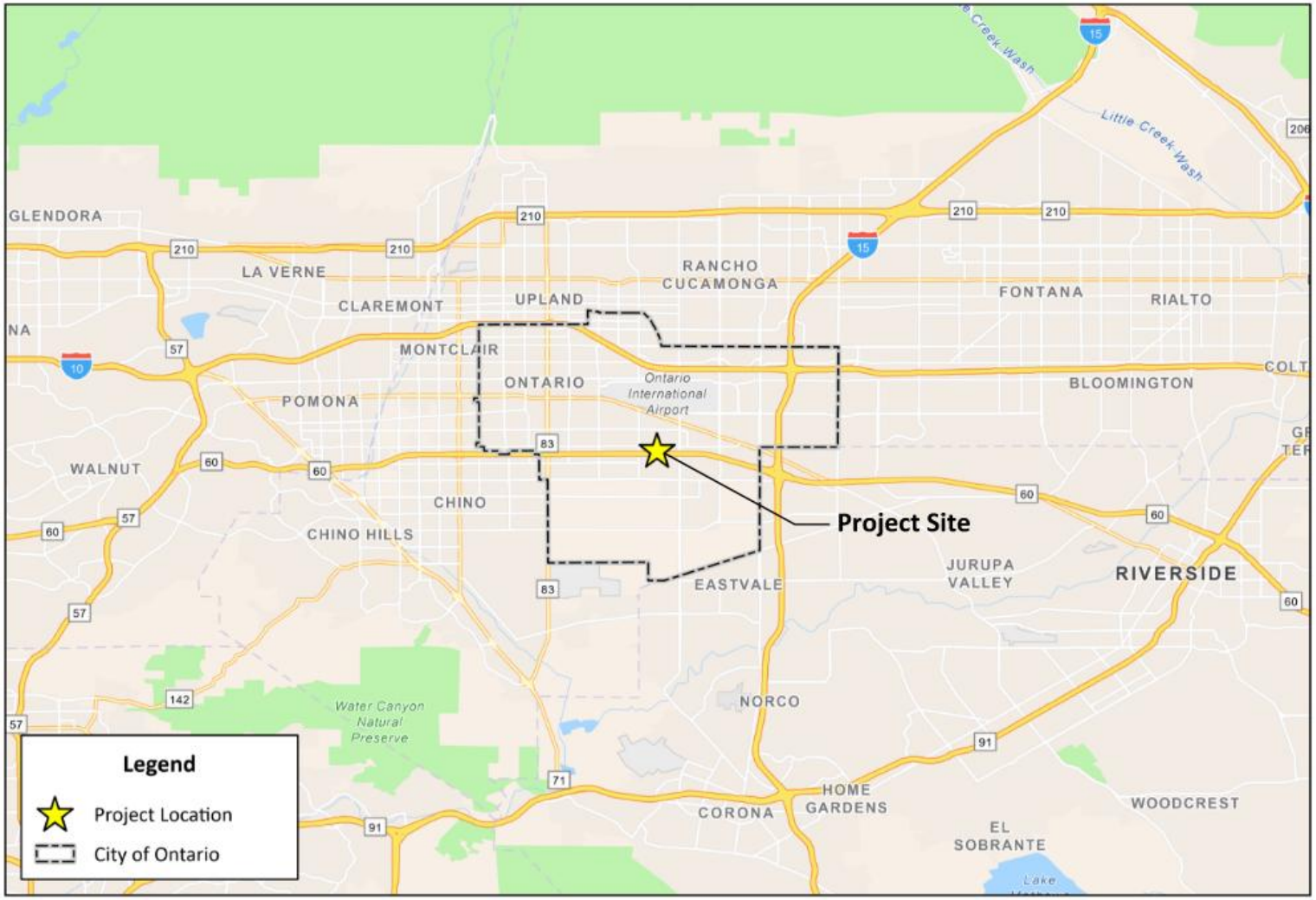
Consulting firm retained to prepare Draft EIR: Kimley-Horn & Associates, Inc., 3801 University Ave, Suite 300 Riverside, CA 92501

Signature: 	Date: 9/2/2025
Name: Thomas Grahn	Title: Principal Planner

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

Table 1: Building Statistical Summary

Statistic	Building								
	A Office	**B SCADA**	**C Shops**	**D Warehouse**	**E Fleet Maintenance Building**	**F Integrated Waste Shops**	**G San Bernardino Hazardous Waste**	**H Waste Transfer Facility**	**J Parking Structure**
Footprint (SF)	27,947	9,650	30,702	68,603	56,507	13,277	3,527	48,000	63,995
GSF (SF)	55,894	9,650	47,756	68,603	60,743	13,277	3,527	48,000	-
Floors	2	1	2	1	2	1	1	1	4
Allowable Height (FT)	75	60	60	160	75	55	40	75	75
Proposed Height (FT)	34	20	34	34	34	24	24	34	50
ITE Rate Code	**Uses Analyzed for the Purposes of the EIR**								
	Square Feet (Thousand SF)								
Manufacturing (140)	-	-	47.756	-	-	-	-	-	Not an independent generator of vehicle trips
Warehousing (150)	-	-	-	68.603	-	-	-	48.000	
Utility (170)	-	-	-	-	-	13.277	3.527	-	
General Office Building (710)	55.894	-	-	-	-	-	-	-	
Research and Development (760)	-	9.650	-	-	-	-	-	-	
Automobile Parts and Service Center (943)	-	-	-	-	60.743	-	-	-	



Source: ESRI World Navigation Map, 2025.

FIGURE 1: Regional Vicinity Map
Public Works Corporate Yard Project, City of Ontario

Not to scale

Kimley»Horn

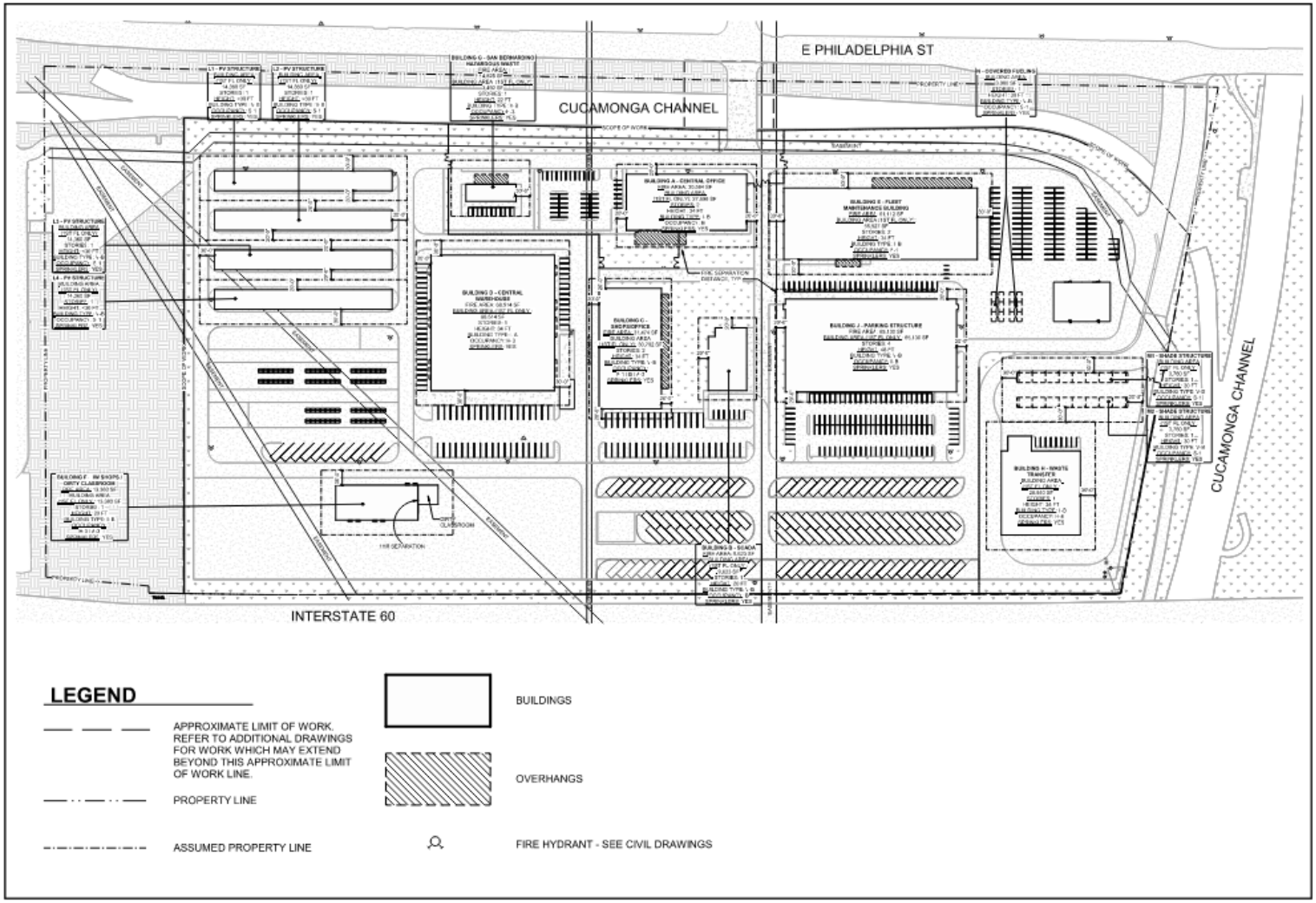


Source: ESRI World Imagery, 2025.

FIGURE 2: Local Vicinity Map
Public Works Corporate Yard Project, City of Ontario

Not to scale

Kimley»Horn



Source: HMC Architects, 2025.

FIGURE 3: Conceptual Site Plan
Public Works Corporate Yard Project, City of Ontario

Not to scale

Kimley»Horn