



# Notice of Preparation

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

**DATE:** April 3, 2026

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

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

**SUBJECT:** Recirculated 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. The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming Draft Environmental Impact Report.

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. Interested individuals, organizations, and agencies wanting to provide input must submit any comments in response to this notice during the 30-day public review period. The public review period will commence on April 3, 2026, and will close on May 4, 2026. A copy of the Recirculated 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 revised scope and content of the Draft Environmental Impact Report (DEIR). The Scoping Meeting information is provided below:

Date and Time: April 15, 2026, 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 April 3, 2026. Comments will be received until the close of business day on May 4, 2026, 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](mailto: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 connect southerly with SR-60. The Project site comprises one Assessor's Parcel Number (APN) totaling 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 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 Recirculated NOP addresses changes to the Project which have occurred since the close of the prior 30-day comment period, which occurred from September 2, 2025, to October 2, 2025.

#### General Plan Amendment and Change of Zone

The City approved and adopted the General Plan, The Ontario Plan (TOP) 2050, in January 2010, the comprehensive update to TOP 2050 was adopted in August 2022. Individual elements of the TOP have been updated on a periodic basis since the Plan was adopted in 2010. 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 Public Facility and Civic (CIV), respectively to facilitate the project. A portion of the Project site is designated as Open Space – Non-Recreation and consists of the West Branch Cucamonga Channel, this portion will not be affected by the general plan amendment or zone change. The TOP Elements will be evaluated to address any relevant changes necessary related to the proposed land use and zoning map change or to address any other inconsistency within the texts, tables, figures, or address any additional minor clerical errors.

#### Public Works Corporate Yard

This new corporate yard would replace the existing facility located at South Bon View Avenue. The Project will allow the new Public Works Corporate Yard to 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 15 years or more. In total, 10 buildings and 13 non-building structures are planned for the Project 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)
  - A radio mast
- Water Control Quality Lab
- 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
- Storage
  - Shop Storage: Enclosed, Covered
  - Site Storage: Covered, Uncovered
  - Storage Space for Community Life and Culture Division, Information Technology and the Development Agency
  - Vehicle Storage: Covered, Uncovered
- 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
- 3 Wash Bays (Building K)
- Clean natural gas (CNG) fueling station with capacity for up to 100 vehicles (up to 100 pumps) and covered by canopy structure

- Electrical infrastructure and facilities to support phased implementation of all-electric fleet
- Laydown Area
- Generator(s)

A total of 10 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**. It is important to note that Buildings J and K are not trip generating uses as they will be utilized to maintain and support fleet vehicles which will be stored on-site and will not draw specific trips from other areas of the City.

The Parking structure would provide 663 parking stalls for both employees and fleet vehicles. In addition, 530 surface parking stalls would be provided for employee and visitor use. In total 1,193 parking spaces would be provided throughout the Project site.

#### *On-site Improvements*

Two new driveways would be constructed to serve the Project site. One would be located at the intersection of East Philadelphia Street and South Hellman Avenue. A bridge would span the West Cucamonga Channel, which bisects the northern portion of the Project site. This bridge would require modification to the West Cucamonga Channel. The second driveway would be located on the northwest corner of the Project site and would only be used for emergency access only. This emergency access driveway would not span the West Cucamonga Channel.

The Project site is relatively flat, however, in order to accommodate utilities, the Project site may need to be raised 4 feet above the existing grade. As such, it is anticipated that the Project would result in a net import of soil totaling approximately 400,000 cubic yards.

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

#### *Off-site Improvements*

Off-site improvements would include 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. Additionally, traffic signals would be constructed at each driveway entrance along Philadelphia Street. Further, a temporary construction entrance would be constructed on the northwest corner of the Project site to provide temporary secondary access during construction.

#### *Potential Future Development*

The western portions of the Project site are not currently planned to be developed along with the remainder of the Project. However, the potential for development in this area is possible and as such, for the purposes of the land-use-based analyses in this Draft EIR (e.g., Air Quality, Energy, Greenhouse Gas Emissions, Land Use Planning, Noise, and Transportation), it is assumed that 50,000 SF of general warehousing and 28,000 SF of office uses, with appurtenant infrastructure and

amenities, would be developed in this future development area. Should this portion of the Project site be developed at a later date, a subsequent environmental review will be required to be completed by that project applicant.

#### *Construction Schedule and Phasing*

For the purposes of analyzing the potential impacts of developing the future area, the Project would be implemented in two phases. Phase 1 consists of all Project components, excluding the potential future expansion area. Phase 1 is anticipated to start in the Summer of 2027 and lasting approximately 40 months, ending in Spring of 2031. Phase 2 consists of the development of the potential future development area by others. As of the preparation of this Draft EIR, there are currently no plans to implement Phase 2.

#### *Philadelphia Street Bridge*

The City of Ontario, to implement the Mobility Element of TOP 2050, is planning to widen the existing East Philadelphia Street bridge over the Cucamonga Channel. This new bridge would be designed in conformance with the 4-lane minor arterial classification of East Philadelphia Street, as identified in TOP 2050. Replacement of the Philadelphia Street bridge is not necessary for the construction and operation of the Project, however, to satisfy anticipated permitting requirements for reconstruction of this bridge, the potential environmental impacts associated with that activity will be analyzed within this Draft EIR due to geographic proximity and overlapping timelines with the Project.

Construction would be completed in one phase and would occur over 12 months starting in Spring 2028 and ending in Spring 2029.

**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**

<b>Lead Agency</b>	<b>Action</b>
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	Recommend certification of the Public Works Corporate Yard EIR Recommend adoption of the General Plan Amendment and Zone Change
City of Ontario Development Advisory Board	Review of Development Plan after certification of the Public Works Corporate Yard EIR and adoption of the Mitigation Monitoring and Reporting Program and General Plan Amendment/Zone Change.
<b>Responsible Agencies</b>	<b>Action</b>
California Department of Fish and Wildlife	Notification of Impacts to blue-lined stream (CFGF Section 1602)
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 Encroachment Permit
United States Army Corps of Engineers	Section 404 of the Clean Water Act Section 408 Permission (Section 14 of the Rivers and Harbors 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
- 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 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).<sup>1</sup>

### Public Review Period

In accordance with CEQA, this Recirculated 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 Recirculated NOP within the 30-day public review period, which runs from April 3, 2026, through May 4, 2026. 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](mailto: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 April 15, 2026, 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>

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<sup>1</sup> Department of Toxic Substances Control (N.D.). *EnviroStor*. <https://www.envirostor.dtsc.ca.gov/public/map/> (accessed March 2026).


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 April 13, 2026 (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 April 24, 2026.

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

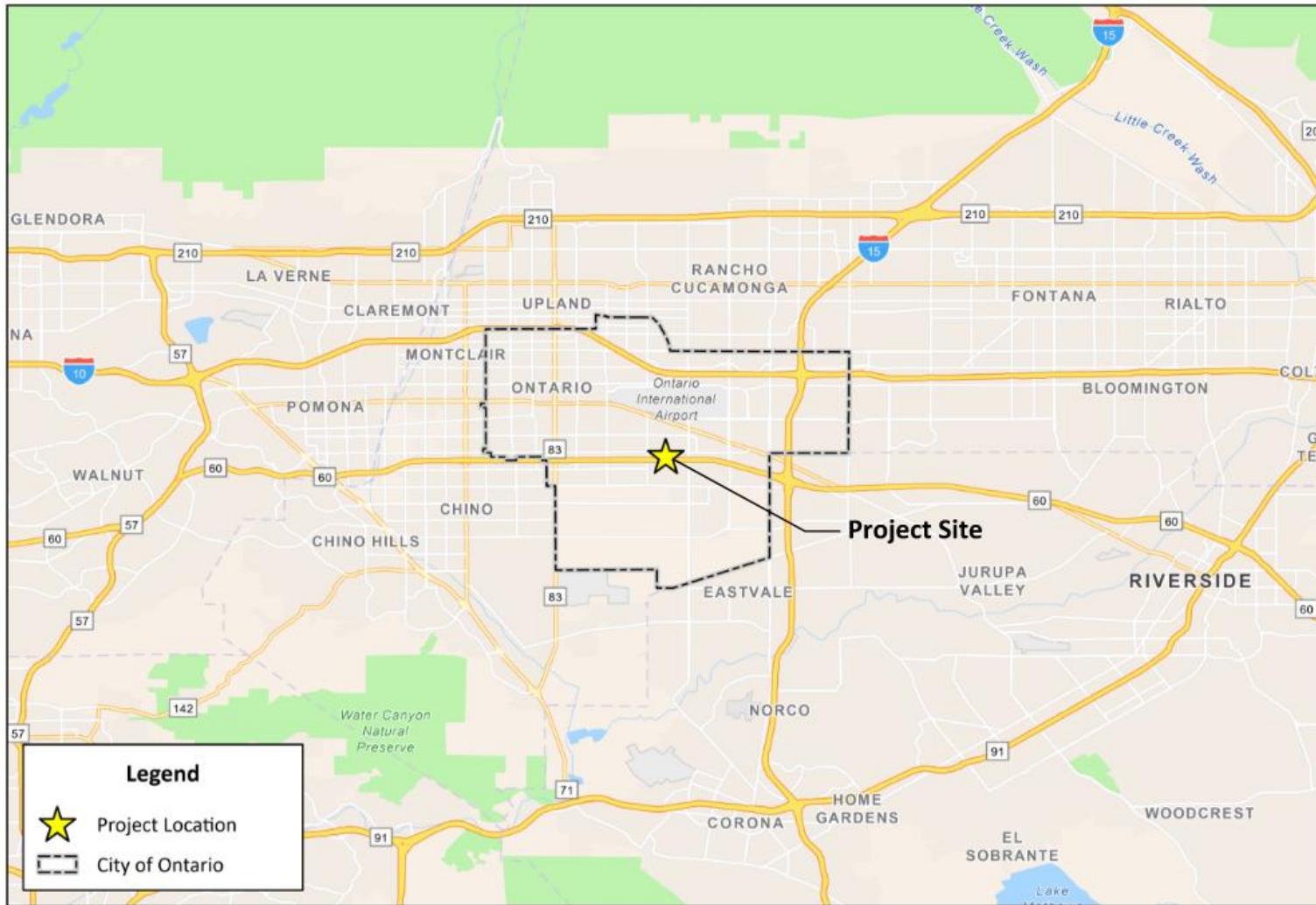
**Consulting firm retained to prepare the Draft EIR:** Kimley-Horn & Associates, Inc., 3801 University Ave, Suite 300 Riverside, CA 92501

		Date: 4/3/2026
Signature:		
Name: Thomas Grahn	Title: Principal Planner	

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

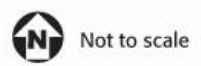
**Table 1: Building Statistical Summary**

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	K Wash Bays
Footprint (SF)	28,086	10,932	31,120	68,587	56,583	12,810	3,565	48,422	63,995	6,804
GSF (SF)	44,900	9,650	39,068	62,466	62,083	8,956	3,106	48,422	-	-
Floors	2	1	1	1	2	1	1	2	4	1
Allowable Height (FT)	75	60	60	160	75	55	40	75	75	75
Proposed Height (FT)	34	20	34	34	34	28	24	42	50	30
<b>ITE Rate Code</b>	<b>Uses Analyzed for the Purposes of the EIR</b>									
	<b>Square Feet (Thousand SF)</b>									
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*





Source: ESRI World Imagery, 2025.

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

