



## Notice of Preparation

**Lead Agency:**  
THE CITY OF ONTARIO  
Planning Department  
303 East "B" Street  
Ontario, CA 91764  
Contact: Richard Ayala

**Consulting Firm Preparing the Draft EIR:**  
DAVID EVANS AND ASSOCIATES  
800 North Haven Avenue  
Suite 300  
Ontario, CA 91764  
Contact: David Agnew

The City of Ontario will be the Lead Agency and will prepare a Subsequent Environmental Impact Report (EIR) 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 Subsequent EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are summarized herein. A copy of the Initial Study is attached and/or available at City Hall, Planning Department.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

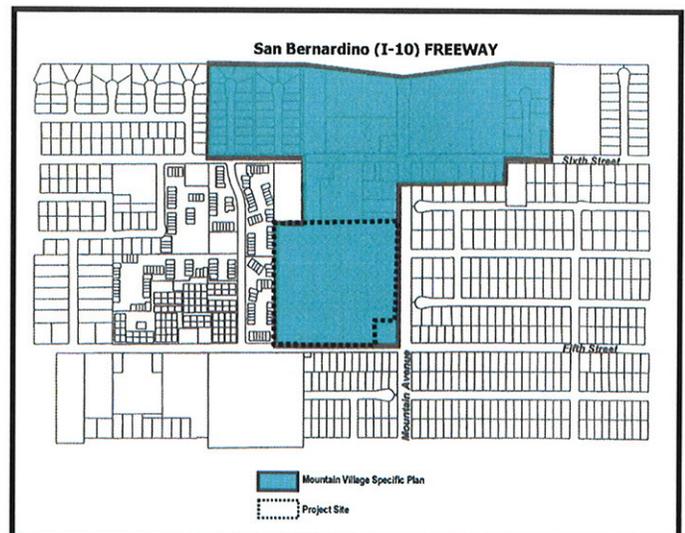
Please send your response to Richard Ayala, Senior Planner, at the City of Ontario address shown above.

### **Project Title: ONTARIO WALMART SUPERCENTER**

**Project Applicants:** EN Engineering

**Project Description:** The proposed project would involve the demolition of existing on-site structures that are currently not in use and the construction of an approximately 190,803-square-foot building on the western portion of the site, with parking areas on the eastern portion. The proposed Walmart Supercenter would include the sale of general merchandise, groceries, alcoholic beverages, and garden supplies. It would also include a pharmacy, vision center, food service, photo studio, bank, and game arcade. Infrastructure and street improvements would also accompany the project. The existing gas station (76 Station on an approximately 0.52-acre parcel southeast of the site) at the northwestern corner of the intersection of Mountain Avenue and Fifth Street and the video store (Hollywood Video on approximately 1.06 acres) at the northeastern corner of the site are expected to remain in place.

**Project Location:** The project site for the Walmart Supercenter is approximately 15.23 acres of land located west of Mountain Avenue and north of Fifth Street, approximately ¼ mile south of the San Bernardino (I-10) Freeway in the northwestern section of the City of Ontario. The site is located within the Main Street District of the Mountain Village Specific Plan area and



is currently developed with commercial buildings that were formerly used by Target, Toys R Us, Food 4 Less, and Jack's Key Service. The site is not included in government databases as a hazardous material user or hazardous waste generator.

**Environmental Issues:** Based on the Initial Study prepared for the proposed project, the City anticipates several potential impacts that will need to be addressed in the Subsequent Environmental Impact Report. Potential impacts associated with environmental resource areas that will be analyzed in the Subsequent EIR include the following:

- ◆ Aesthetics
- ◆ Air Quality
- ◆ Biological Resources
- ◆ Geology and Soils
- ◆ Hazards and Hazardous Materials
- ◆ Hydrology and Water Quality
- ◆ Land Use and Planning
- ◆ Mineral Resources
- ◆ Noise
- ◆ Population and Housing
- ◆ Public Services
- ◆ Recreation
- ◆ Socio-economic Impacts
- ◆ Transportation and Traffic
- ◆ Utilities and Service Systems

The Subsequent EIR will address the short- and long-term effects of the project on the environment. 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 proposed project will be evaluated that may reduce impacts that are determined to be significant in the Subsequent EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by §15150 of the CEQA Guidelines.

The environmental determination in this Notice of Preparation is subject to a 30-day public review period per Public Resources Code §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify those environmental issues, which have the potential to be affected by the project, and should therefore be addressed further in the Subsequent EIR.

A scoping meeting will be held by the City of Ontario. The scoping meeting will be held on Monday, November 20, 2006 at 6:00 PM at the :

Ontario Convention Center  
2000 Convention Center Way  
Ontario, CA 91764

Date: October 19, 2006

Signature \_\_\_\_\_



Richard Ayala  
Senior Planner  
City of Ontario  
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