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City of Ontario
Planning Department
303 East "B" Street
Ontario, California
Phone: (909) 395-2036
Fax: (909) 395-2420



California Environmental Quality Act
Notice of Preparation

TO: Property Owners, Responsible Agencies & Interested Parties
FROM: City of Ontario, 303 East "B" Street, Ontario, CA 91764
SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT.

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 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. Electronic format of the document(s) can also be obtained by contacting Richard Ayala, Senior Planner at (909)395-2036.

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. A project scoping meeting will be held on **Monday, June 22, 2015 at 6:00 PM at:**

Ontario Police Department Community Room
2500 South Archibald Avenue
Ontario, CA 91761

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 at the address shown above. We will need the name for a contact person in your agency.

Project Title/File No.: Armstrong Ranch Specific Plan (PSP15-002)

Project Location: The Armstrong Ranch Specific Plan is identified as approximately 199 acres in the City of Ontario, San Bernardino County. The project site is bounded by Riverside Drive to the north, Chino Avenue to the south, Vineyard Avenue to the west, and the Cucamonga Creek Channel to the east. The surrounding land uses include residential, commercial, and a public golf course to the north and to east, west and south are agricultural and dairy farms.

Project Description: The proposed Armstrong Ranch Specific Plan will establish land use, development and design standards for approximately 199 acres allowing up to 994 single-family detached and attached residential units at an overall density of 5.0 dwelling units per acre within six (6) Planning Areas (PA's). An elementary school site on approximately 10 acres within the Mountain View School District is proposed. If the elementary school site is not developed, the land will revert to the underlying low density residential use.

Environmental Issues: Based on the Initial Study prepared for the Project, the following environmental topics will be analyzed further within the forthcoming EIR:

- Aesthetics;
- Agriculture Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Noise;
- Public Services;
- Utilities and Service Systems; and
- Transportation and Circulation.

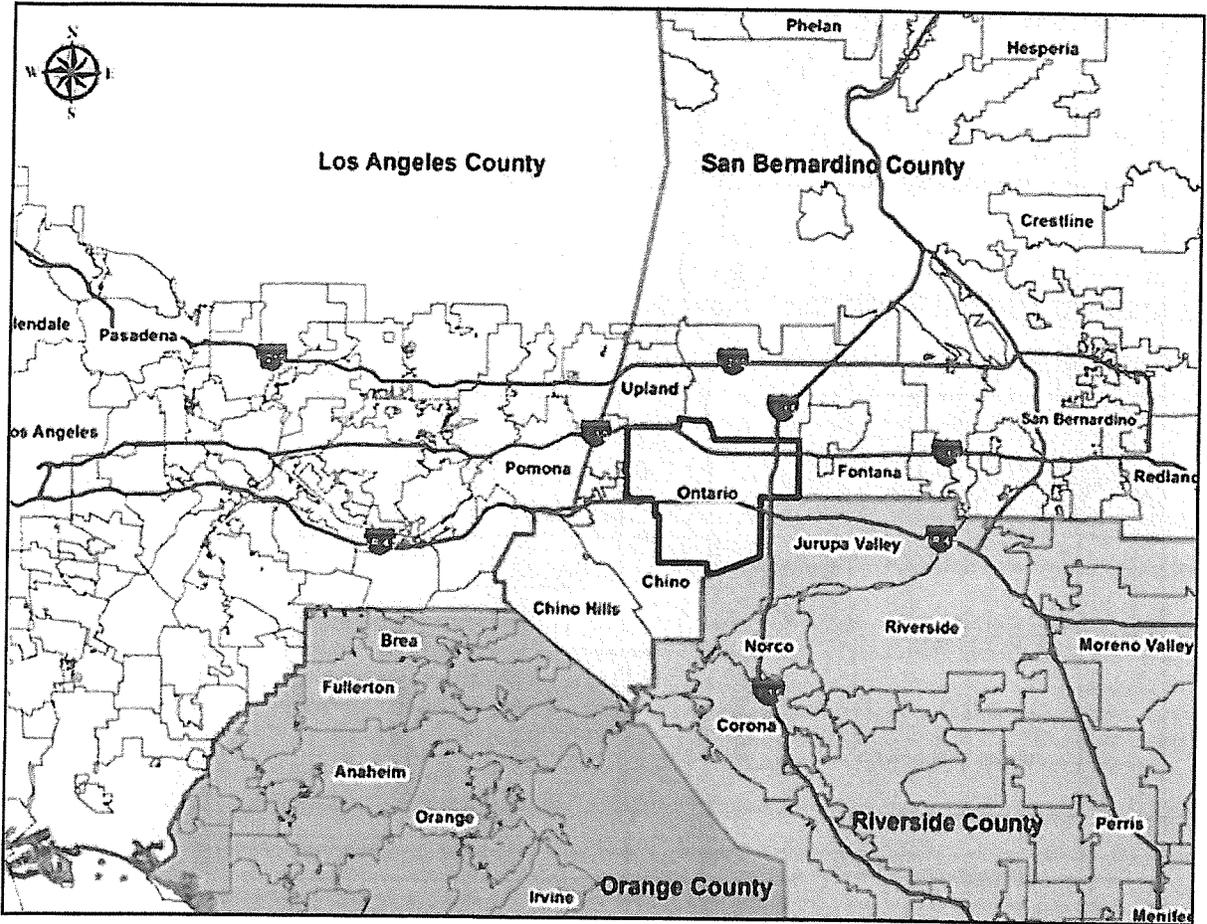
Project Sponsor:

CVRC Ontario, LLC
3121 Michelson Drive, Suite 150
Irvine, CA 92612

Consulting firm retained to prepare Draft EIR:

Phil Martin & Associates, Inc.
4860 Irvine Boulevard, Suite 203
Irvine, CA 92620
Contact: Phil Martin (949) 454-1800

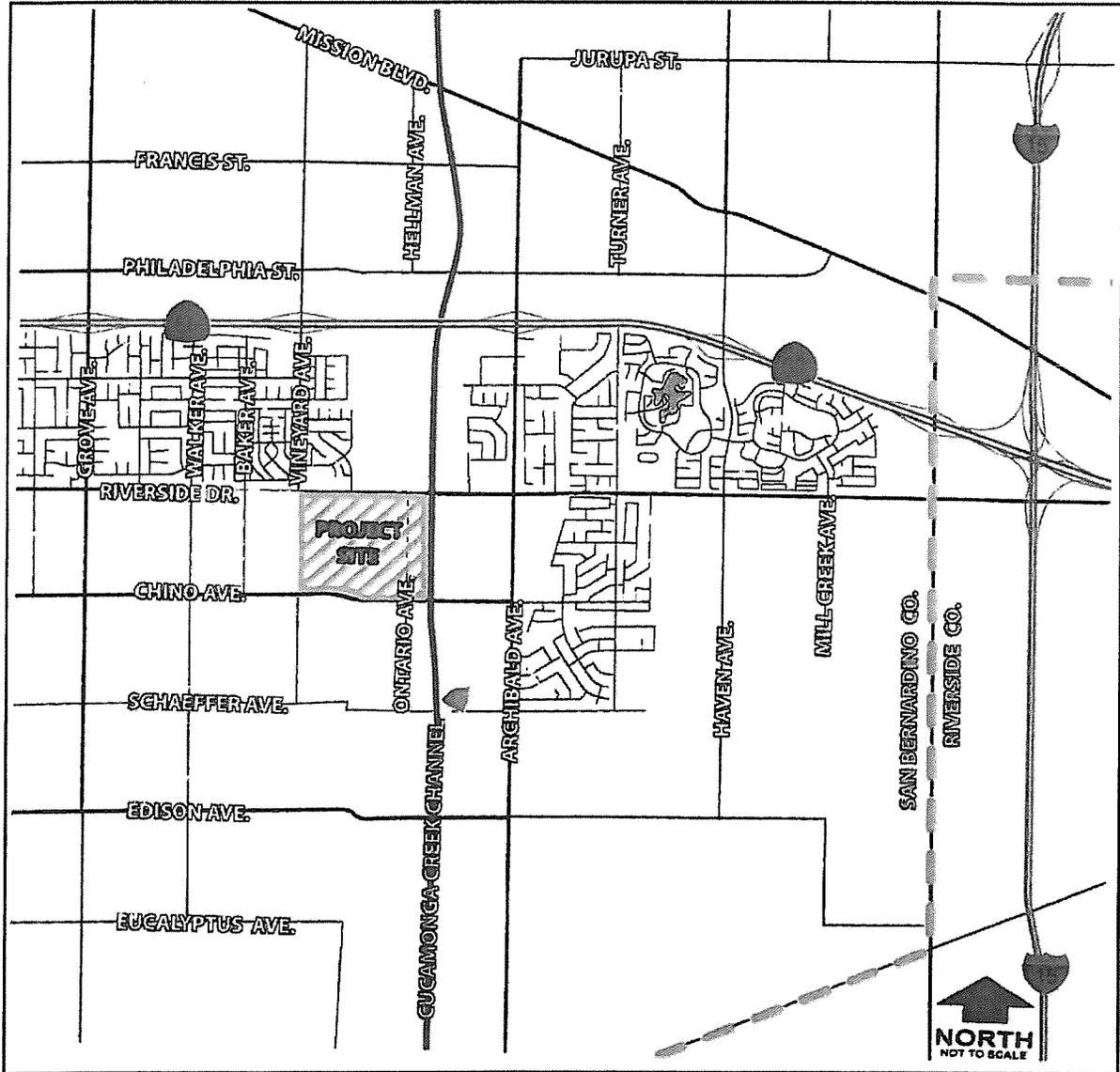
 Signature	Senior Planner Title	June 8, 2015 Date
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Source: City of Ontario



Figure 1
Regional Map



Source: City of Ontario



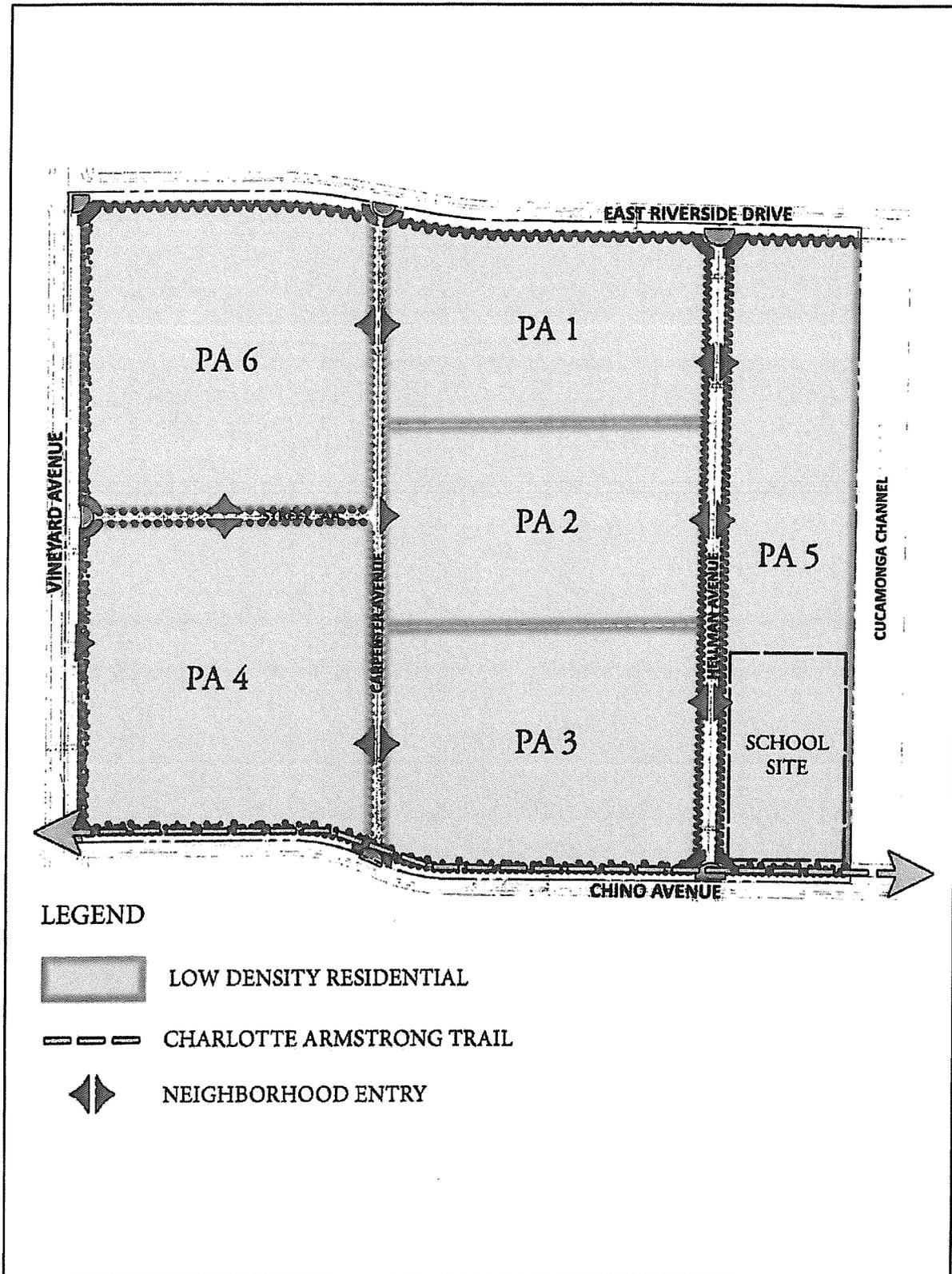
Figure 2
Local Vicinity Map



Source: Google Earth



Figure 3
Aerial Photo



LEGEND



LOW DENSITY RESIDENTIAL



CHARLOTTE ARMSTRONG TRAIL



NEIGHBORHOOD ENTRY

Source: Armstrong Ranch Specific Plan



Figure 4
Proposed Specific Plan