

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, Planning Department, 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 (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 EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is, is not, 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 on **Tuesday, June 23, 2015 at 6pm** 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, Senior Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title/File No.: Colony Commerce Center Specific Plan (File No. PSP15-001)

Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 through 3, the project site is located in the southern portion of the City, near to the San Bernardino/Riverside County boundary. The project site is generally located north of Remington Avenue, south of Merrill Avenue, east of Carpenter Avenue, and west of the Cucamonga Creek flood control channel in the City of Ontario, San Bernardino County, California. The Project site is located within Ontario's New Model Colony area, which comprises a portion of the former San Bernardino County Agricultural Preserve annexed by the City in 1999. The recently incorporated City of Eastvale (October 2010) is located southeast of Ontario in the County of Riverside, while the City of Chino is located to the west in San Bernardino County.

Project Description: The proposed Project is the Colony Commerce Center Specific Plan for the development of a master planned industrial development on approximately 123.17 acres of land. The Colony Commerce Center Specific Plan consists of two (2) planning areas. Planning Area 1 (PA-1) includes approximately 57.58 gross acres of industrial development on the north portion of the site allowing for a total development up to 1,379,501 square feet at a Floor Area Ratio (FAR) of 0.55. Planning Area 2 (PA-2) includes approximately 65.60 gross acres of industrial development on the south portion of the site allowing for a total development up to 1,571,645 square feet at a 0.55 FAR. Exhibit 4 of the Initial Study shows the proposed land use plan. The Colony Commerce Center Specific Plan is comprised of one (1) land use designation, Industrial (0.55 FAR). It is anticipated that Tentative Tract Map application(s) and Development Agreement(s) will be submitted in conjunction with the Specific Plan.

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

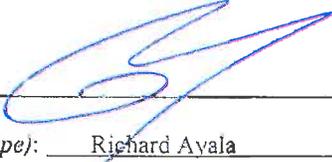
- Aesthetics;
- Agriculture Resources;
- Air Quality, including potential Greenhouse Gas (GHG) Emissions and Global Climate Change (GCC) impacts;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Land Use;
- Noise;
- Population and Housing;
- Public Services and Utilities; and
- Transportation and Circulation.

Project Sponsor:

CapRock Partners
2050 Main Street, Suite 240
Irvine, CA 92614

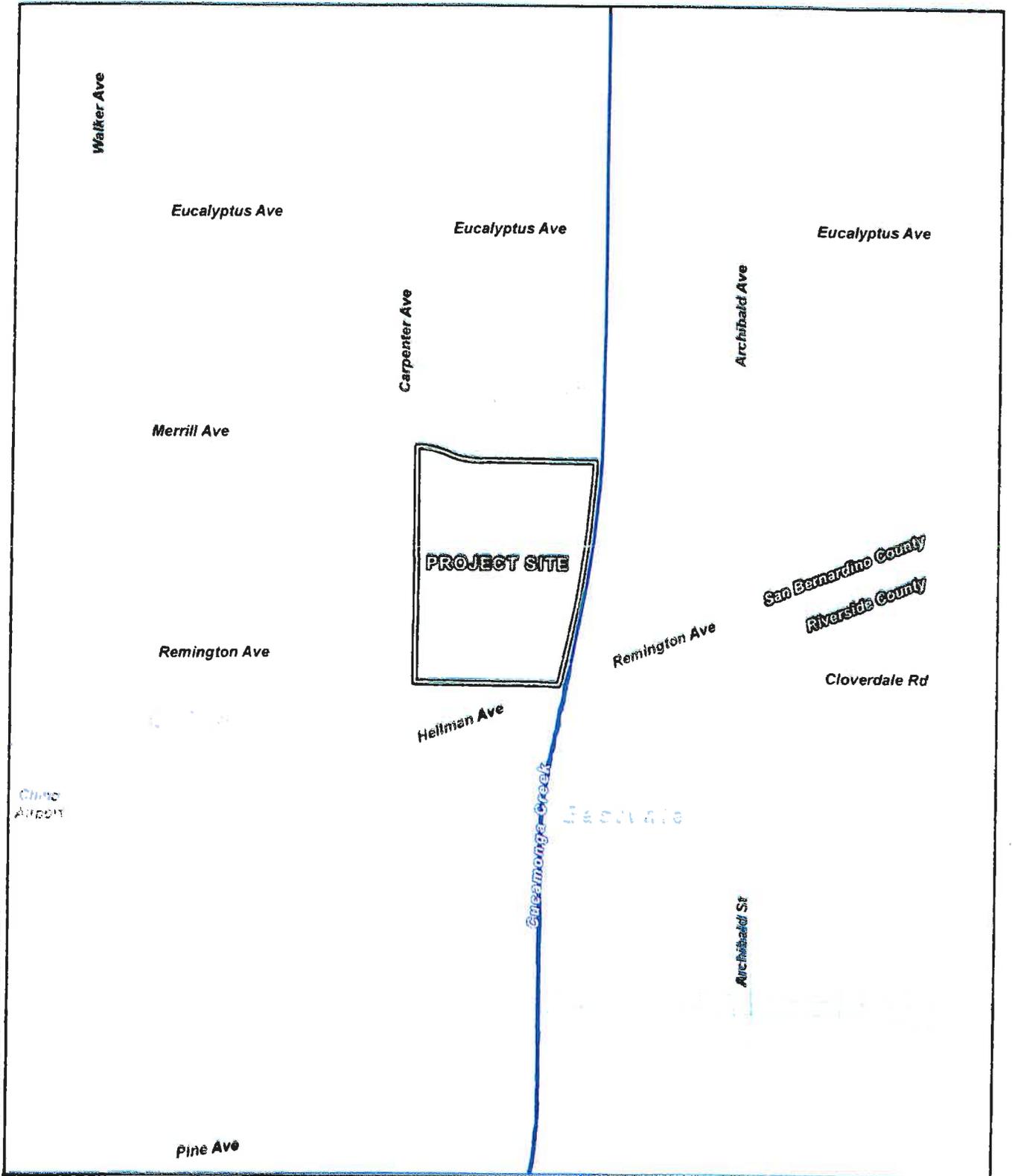
Consulting firm retained to prepare draft EIR:

AECOM
901 Via Piemonte, 5th Floor
Ontario, CA 91764
Contact: Thomas Holm, AICP

Signature:  _____ Date: 6/8/15

Name (*print or type*): Richard Ayala Title: Senior Planner

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



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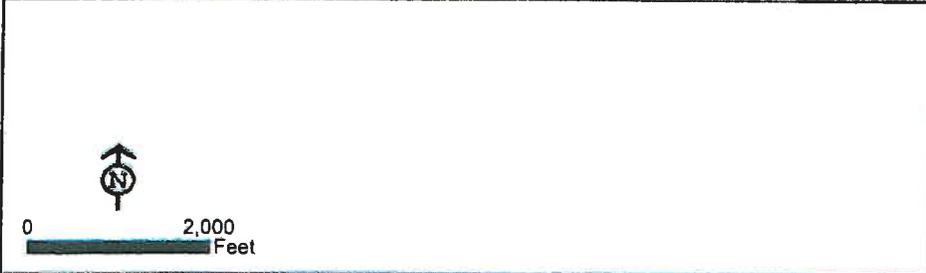
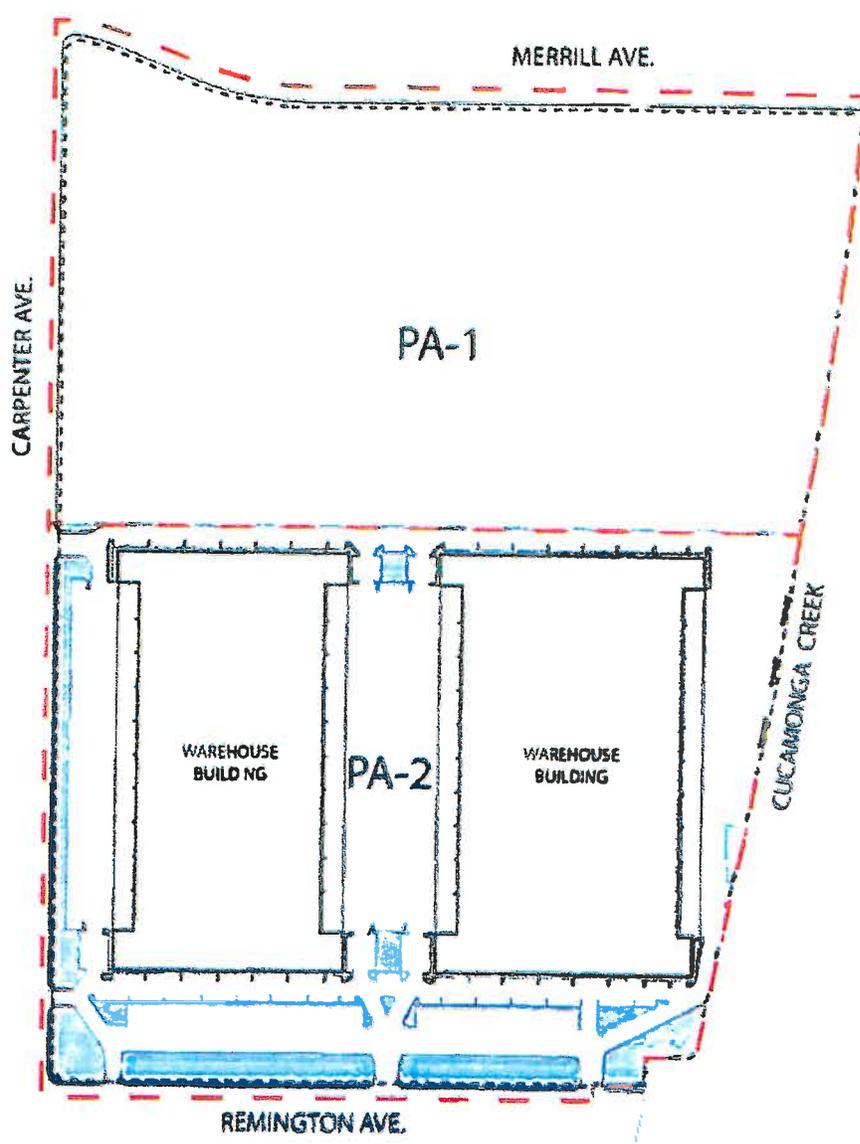


Exhibit 2
Project Vicinity Map

Colony Commerce Specific Plan





Land Use	Acres	Maximum Potential Intensity (Gross Floor Area)	Max. Floor Area Ratio
PA-1 Industrial	57.58 ac	1,379,501 SF	0.55
PA-2 Industrial	65.60 ac	1,571,645 SF	0.55
Total	123.17 ac	2,951,146 SF	0.55

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Exhibit 4
Concept Land Use Plan

Colony Commerce Specific Plan

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