VIRTUAL COMMUNITY MEETING NOTICE

Please join the City of Ontario Planning Department for a Virtual Community Meeting. The Planning Department will host a 2nd Community Meeting for a project located at the southwest corner of Riverside Drive and Hamner Avenue. This notice has been mailed to you because your property is located near the project site and/or because you have requested this notification.

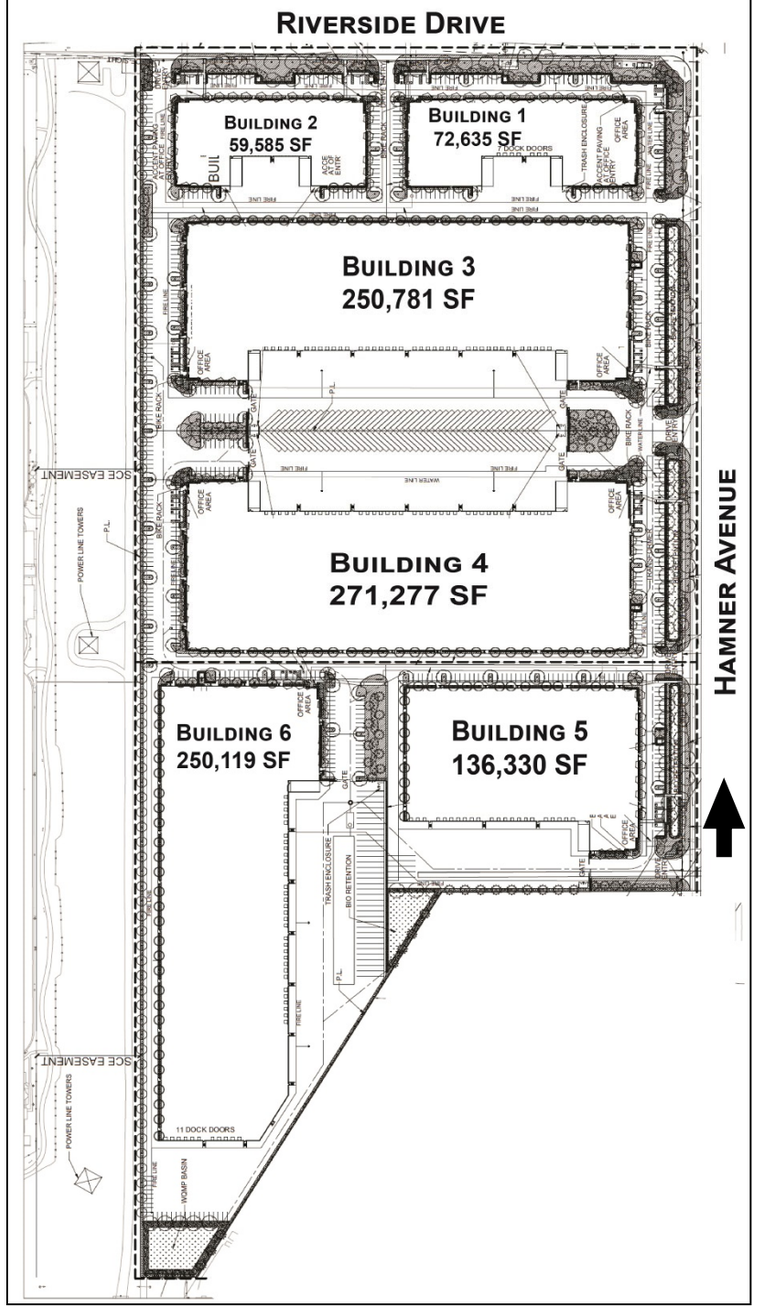
Please follow the link below to view the web-based presentation, access project information and comment on the proposed project. **Project information will be available on the website June 1, 2020.**

MEETING WEBSITE LINK :
ontarioca.gov/Planning

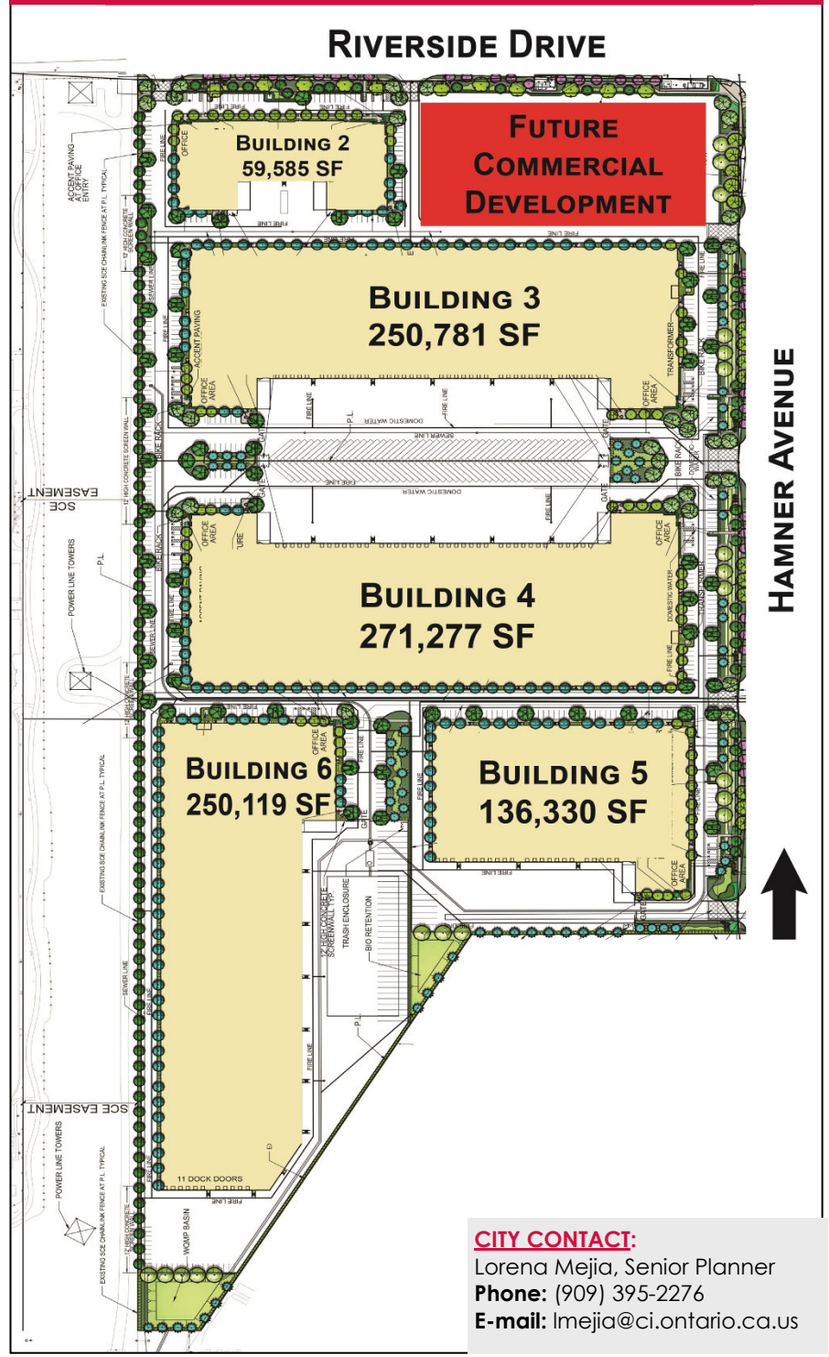
PROJECT COMMENT PERIOD:
Monday, June 1, 2020 thru
Monday, June 15, 2020

CITY OF ONTARIO PLANNING DEPARTMENT

Development Plan Proposal from First Community Meeting



New Revised Development Plan Proposal



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PROJECT DESCRIPTION

The project site is located at the southwest corner of Riverside Drive and Hamner Avenue (APN's: 218-171-27 & 218-171-21) and the applicant has submitted the following four applications:

- **General Plan Amendment (File No. PGPA18-002)** — A General Plan Amendment to the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designation of 46.28 acres of land from General Commercial and Business Park to 4.13 acres of Community Commercial, 3.51 acres of Business Park and 38.64 acres of Industrial.

- **Specific Plan Amendment (File No. PSPA18-003)** — An amendment to the Edenglen Specific Plan to change the land use designation from Community Commercial, Commercial/Business Park Flex Zone and Business Park/Light Industrial to 4.13 acres of Neighborhood Commercial, 3.51 acres of Business Park and 38.64 acres of Light Industrial.

- **Tentative Parcel Map (File No. PMTT18-009)** — A Tentative Parcel Map (TPM 20027) to subdivide 46.28 acres of land into 6 numbered parcels.

- **Development Plan (File No. PDEV18-31)** — A Development Plan to construct 5 industrial buildings totaling 968,092 square feet.

FIRST COMMUNITY MEETING RECAP

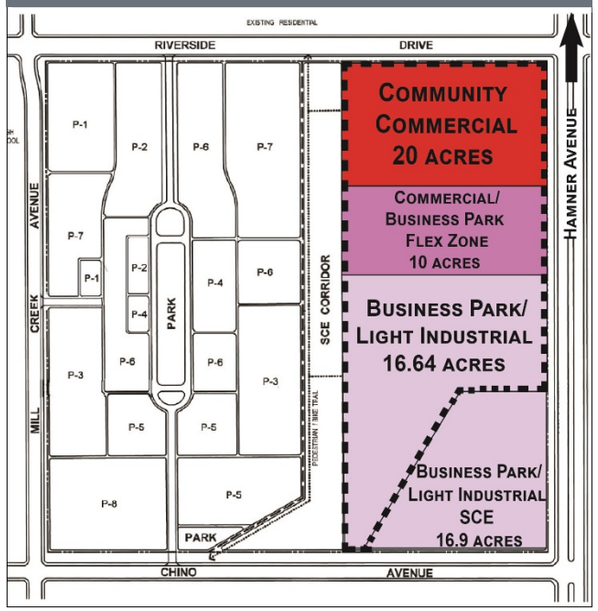
The Planning Department held a Community Meeting for the proposed project on **December 12, 2018, at the Colony High Branch Library**. Below is a recap of the major concerns raised during the first Community Meeting comment period.

- Excluding commercial land use from Edenglen Specific Plan. The Plan was developed as a walkable residential community with pedestrian linkages to trails and a future commercial center to serve the community.
- Larger industrial buildings in close proximity to existing residential neighborhood.
- Noise, air quality and truck traffic impacts from the proposed industrial uses.
- Requested limiting hours of operations for any future industrial uses to minimize impacts.
- Requested landscape buffers between the proposed project and existing residential community.

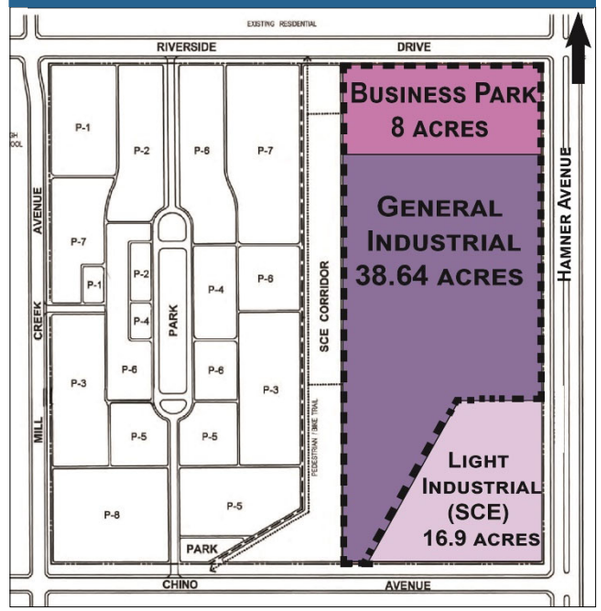
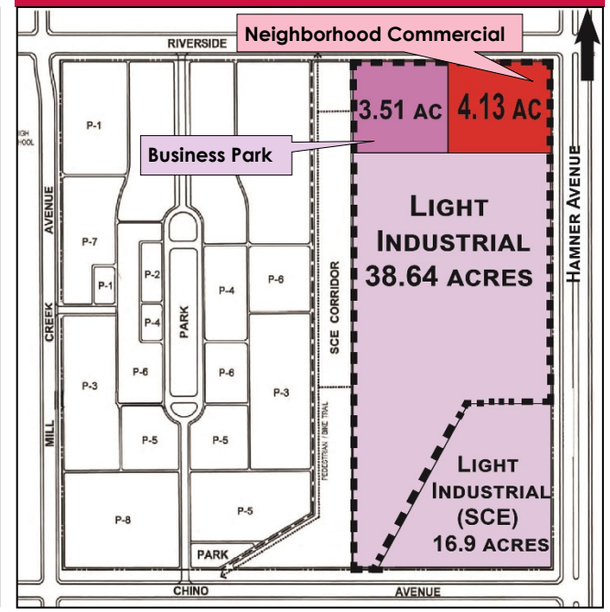
The web-based presentation will discuss concerns raised from the first Community Meeting and responses from the project applicant will be provided. The presentation will discuss the existing conditions of the site, a recap of the first proposal and a review of the applicant's new revised proposal.

The exhibits below illustrate the existing approved Edenglen Specific Plan Land Use map, the land use plan proposal presented at the first community meeting and the new proposed revised land use plan. On the back cover of this Pamphlet is the proposed development plan shared at the first Community Meeting and the new revised proposed development plan for the project site.

Existing Edenglen Specific Plan Land Use Map



Proposal from First Community Meeting Edenglen Specific Plan Land Use Map



New Revised Proposal Edenglen Specific Plan Land Use Map