

California Environmental Quality Act
**Notice of Availability of a
Draft Environmental Impact Report**

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



TO: Property Owners, Responsible Agencies & Interested Parties

FROM: City of Ontario, 303 East "B" Street, Ontario, CA 91764

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
Merrill Commerce Center Specific Plan Project [SCH No. 2019049079]

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (DEIR) has been prepared for the project identified below. Copies of the DEIR and all documents referenced in the DEIR are on file at Ontario City Hall (Planning Department), 303 East "B" Street, Ontario, CA 91764, and are available for public review. The DEIR has also been made available for review at the following locations, as well as the City's website at <https://www.ontarioca.gov/Planning/Reports/EnvironmentalImpact>.

City of Ontario
Planning Department
303 East "B" Street
Ontario, CA 91764

Ovitt Family Community Library
215 East "C" Street
Ontario, CA 91764

City of Ontario
City Clerk
303 East "B" Street
Ontario, CA 91764

The 45-day public review period extends from **October 9 through November 23, 2020**. Comments will be received until **5:00 p.m. November 23, 2020**. Any person wishing to comment on this matter must submit such comments, in writing, to:

Charles Mercier, Principal Planner
City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764
(909) 395-2036
CMercier@ontarioca.gov

Project Title/File No.: Merrill Commerce Center Specific Plan Project [SCH No. 2019049079]

Project Location: The Merrill Commerce Center Specific Plan Project (project site) encompasses approximately 376.3 acres in the City of Ontario. The City of Ontario is located approximately 40 miles east of downtown Los Angeles, 20 miles west of downtown San Bernardino, and 30 miles east from the Orange County line. Regional access to the Project site and surrounding areas is provided by Interstate 15 (I-15), State Route 71 (SR-71), Euclid Avenue and State Route 60 (SR-60). I-15 exists in a north – south alignment approximately 3 miles easterly of the Project site. Euclid Avenue exists in a north – south alignment approximately 1 mile westerly of the Project site. SR-71 exists in a northwest – southeast alignment approximately 3 miles southwesterly of the Project site. SR-60 exists in an east – west alignment approximately 2.5 miles northerly of the Project site.

The project site is located in the southwestern portion of Ontario, immediately north of the City of Chino in San Bernardino County, east of Euclid Avenue, north of Merrill Avenue, west of the unimproved right-of-way of Sultana Avenue, and south of Eucalyptus Avenue.

Project Description: The proposed Project proposes development and operation of up to 7,014,000 square feet of high-cube fulfillment center warehouse uses and up to 1,441,000 square feet of mixed uses (total of 8,455,000 square feet of development) on approximately 376.3 acres.

Discretionary actions associated with the Project include:

- Certification of the Merrill Commerce Center Specific Plan EIR;
- Approval of Policy Plan (General Plan) Amendment (Land Use);
- Adoption of the Merrill Commerce Center Specific Plan;

- Approval of Parcel Maps;
- Adoption of a Development Agreement; and
- Cancellation of the existing Williamson Act Contracts on APN 0218-261-35 (Contract #69-147, initiated in 1973); and APNs 1054-151-02, 1054-161-02, 1054-161-03, 1054-201-02 and 1054-351-02 (Contract #70-167, initiated in 1970).

The DEIR examines the potential environmental impacts as a result of the project on the following:

- Agricultural Resources;
- Air Quality;
- Biological Resources;
- Cultural/Tribal Resources;
- Energy;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards/Hazardous Materials;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population/Housing;
- Transportation; and
- Utilities/Service Systems

Potentially significant impacts were identified with respect to:

- Agricultural Resources;
- Air Quality;
- Biological Resources;
- Cultural/Tribal Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards/Hazardous Materials;
- Noise; and
- Transportation.

The project site is on a list of hazardous materials sites as defined by California Government Code Section 65962.5.

Lead Agency: City of Ontario, 303 East "B" Street, Ontario, CA 91764

Date when project noticed to public: October 9, 2020

Review Period: October 9 through November 23, 2020