
TABLE OF CONTENTS

I.	Executive Summary	I-1
A.	Purpose of the Draft EIR.....	I-1
B.	Scope of the EIR.....	I-2
C.	Lead, Responsible and Trustee Agencies	I-3
D.	Proposed Project	I-4
E.	Public Review Process.....	I-5
F.	Summary of Alternatives	I-5
G.	Environmental Issues Determined To Be Not Significant.....	I-7
H.	Summary of Environmental Impacts and Mitigation Measures	I-8
I.	EIR Organization	I-44
II.	Project Description	II-1
A.	Introduction.....	II-1
B.	Project Location and Surrounding Uses	II-1
C.	Site Background and Existing Conditions	II-2
D.	Description of Proposed Project	II-10
E.	Project Objectives	II-34
F.	Necessary Approvals	II-39
III.	General Description of Environmental Setting.....	III-1
A.	Overview of Environmental Setting	III-1
B.	Project Location.....	III-1
C.	Topography	III-2
D.	Aesthetics.....	III-2
E.	Agricultural Resources.....	III-3
F.	Air Quality	III-4
G.	Biological Resources	III-5
H.	Cultural Resources.....	III-6
I.	Geology and Soils	III-8
J.	Greenhouse Gas Emissions.....	III-10
K.	Hazards and Hazardous Materials	III-11
L.	Hydrology and Water Quality.....	III-12
M.	Land Use and Planning.....	III-14
N.	Mineral Resources	III-14
O.	Noise	III-15
P.	Population and Housing.....	III-16
Q.	Public Services.....	III-17
R.	Recreation	III-18
S.	Transportation and Traffic	III-18
T.	Utilities and Service Systems.....	III-19
U.	Related Projects and Basis for Cumulative Analysis.....	III-21

IV.	ENVIRONMENTAL IMPACT ANALYSIS.....	IV.A-1
IV.A	Aesthetics	IV.A-1
IV.B	Agricultural Resources.....	IV.B-1
IV.C	Air Quality and Greenhouse Gas	IV.C-1
IV.D	Biological Resources	IV.D-1
IV.E	Cultural Resources and Historic Resources.....	IV.E-1
IV.F	Geology and Soils.....	IV.F-1
IV.G	Hazards and Hazardous Materials	IV.G-1
IV.H	Hydrology and Water Quality.....	IV.H-1
IV.I	Land Use and Planning	IV.I-1
IV.J	Noise	IV.J-1
IV.K.	Public Services.....	IV.K.1-1
IV.K.1	Public Services - Police	IV.K.1-1
IV.K.2	Public Services - Fire.....	IV.K.2-1
IV.K.3	Public Services - Schools.....	IV.K.3-1
IV.K.4	Public Services - Parks and Recreation	IV.K.4-1
IV.L	Transportation and Circulation	IV.L-1
IV.M	Utilities and Service Systems.....	IV.M.1-1
IV.M.1	Utilities and Service Systems: Water Supply	IV.M.1-1
IV.M.2	Utilities and Service Systems: Wastewater.....	IV.M.2-1
IV.M.3	Utilities and Service Systems: Solid Waste	IV.M.3-1
V.	Alternatives.....	V-1
A.	Summary of the Alternatives	V-1
B.	Alternatives Considered and Rejected.....	V-2
C.	Analysis Format.....	V-3
D.	Alternative 1 - No Project/No Development	V-7
E.	Alternative 2 - Maximum Density As Allowed by TOP	V-12
F.	Alternative 3 - Reduced Density	V-17
G.	Alternative 4 - Agriculture Retention Alternative	V-22
H.	Environmentally Superior Alternative.....	V-28
VI.	Other Environmental Considerations.....	VI-1
A.	Significant Unavoidable Impacts.....	VI-1
B.	Reasons Why the Project Is Being Proposed, Notwithstanding Significant Unavoidable Impacts	VI-1
C.	Significant Irreversible Environmental Changes.....	VI-2
D.	Growth-Inducing Impacts	VI-3
E.	Potential Secondary Effects	VI-4
F.	Effects Not Found To Be Significant.....	VI-4
VII.	References.....	VII-1
VIII.	Report Preparation Personnel	VIII-1
A.	Michael Brandman Associates.....	VIII-1
B.	Technical Subconsultants.....	VIII-1
C.	Organizations and Persons Consulted.....	VIII-1

LIST OF APPENDICES

Appendix A: Notice of Preparation, Initial Study, Comment Letters, and Scoping Meeting Sign-in Sheet

- A.1 - Notice of Preparation
- A.2 - Initial Study
- A.3 - Comment Letters
- A.4 - Scoping Meeting Information Sign-in Sheet

Appendix B: LESA Worksheets

Appendix C: Air Quality and Greenhouse Study

Appendix D: Biological Resources Study

Appendix E: Cultural Resources Study

- E.1 - Cultural Assessment of the Grand Park Specific Plan
- E.2 - Historical Resource Evaluation of 10084 Eucalyptus Avenue

Appendix F: Geotechnical Investigations

- F.1 - Feasibility Level Geotechnical Investigation, Sleger and Martin Properties, GeoSoils, Inc., June 18, 2003
- F.2 - Due Diligence Geotechnical Investigation, Sleger and Martin Properties, Petra, May 1, 2006
- F.3 - Due Diligence Geotechnical Investigation, Planning Area 4, 5, and 6, LGC Inland, July 20, 2011

Appendix G: Hazards Investigations

- G.1 - Phase I ESA, Sleger-Aspen Property, LGC Inland, July 29, 2011
- G.2 - Phase I ESA, Bosma Property, GeoKinetics, December 1, 2002
- G.3 - Phase I ESA, Shone-Tevelde Property, GeoKinetics, June 20, 2003
- G.4 - Phase I ESA, VanMeeteren Property, GeoKinetics, October 20, 2002
- G.5 - Subsurface Methane Gas Investigation, Martin-Sleger Property, GeoKinetics, May 9, 2003
- G.6 - Subsurface Methane Gas Investigation, Schone-Tevolde Property, GeoKinetics, June 20, 2003
- G.7 - Subsurface Methane Gas Investigation, Bosma Property, GeoKinetics, December 1, 2002
- G.8 - Subsurface Methane Gas Investigation, VanMeeteren Property, GeoKinetics, October 23, 2002
- G.9 - First American, Natural Hazard Disclosures, Vacant Land San Bernardino County, June 15, 2010

Appendix H: Hydrology Study

- H.1 - Hydrology Existing Conditions
- H.2 - 2012 Master Plan of Drainage

Appendix I: Noise Study

Appendix J: Traffic Impact Analysis Report

**Appendix K: 2012 Old Model Colony and New Model Colony Sewer Master
Plan Update**

Appendix L: Water Supply Assessment

L.1 - Water Supply Assessment Technical Study

L.2 - 2012 Water Master Plan

L.3 - Recycled Water Master Plan

LIST OF TABLES

Table I-1: Summary of Environmental Impacts and Mitigation Measures	I-9
Table II-1: Summary of Proposed Specific Plan Land Uses	II-17
Table III-1: Summary of Related Projects and Cumulative Development	III-22
Table IV.B-1: San Bernardino County Agricultural Land Summary	IV.B-2
Table IV.B-2: LESA Significance Ratings	IV.B-8
Table IV.C-1: City of Ontario TOP Air Quality Resources Element	IV.C-8
Table IV.C-2: Air Quality Monitoring Summary	IV.C-19
Table IV.C-3: South Coast Air Basin Attainment Status	IV.C-21
Table IV.C-4: City of Ontario Greenhouse Gas Inventory	IV.C-24
Table IV.C-5: SCAQMD Regional Significance Thresholds	IV.C-26
Table IV.C-6: SCAQMD Localized Significance Thresholds	IV.C-27
Table IV.C-7: Construction Regional Air Pollutant Emissions	IV.C-32
Table IV.C-8: Operational Regional Air Pollutant Emissions (Horizon Year 2030)	IV.C-34
Table IV.C-9: Construction Greenhouse Gas Emissions	IV.C-41
Table IV.C-10: Project Operational Greenhouse Gases at Horizon Year 2030 - Source	IV.C-42
Table IV.C-11: Project Operational Greenhouse Gases at Horizon Year 2030 - Land Use	IV.C-42
Table IV.C-12: Select Regional Transportation Plan Strategies	IV.C-45
Table IV.D-1: Plant Community Acreages	IV.D-6
Table IV.D-2: Offsite Habitat Preservation	IV.D-29
Table IV.E-1: PCR Technical Findings (2008) and Galvin Technical Findings (2004)	IV.E-15
Table IV.G-1: Summary of On-site Properties	IV.G-4
Table IV.H-1: Existing Condition Site Hydrology	IV.H-18
Table IV.J-1: Maximum Exterior Noise Levels	IV.J-5
Table IV.J-2: Summary of Ambient Noise Measurements	IV.J-10
Table IV.J-3: Roadway Vehicle Mix	IV.J-13
Table IV.J-4: Maximum Vibration in M Districts	IV.J-15

Table IV.J-5: Maximum Noise Levels Generated by Typical Construction Equipment	IV.J-17
Table IV.J-6: Construction Average L_{eq} Noise Levels by Distance and Construction Stage	IV.J-18
Table IV.J-7: Typical Vibration Velocities for Potential Project Construction Equipment	IV.J-19
Table IV.J-8: Project Traffic Noise Contributions	IV.J-21
Table IV.K.1-1: City of Ontario Crime Statistics	IV.K.1-5
Table IV.K.2-1: Ontario Fire Department Fire Stations	IV.K.2-7
Table IV.K.2-2: Minimum Fire Apparatus for Emergency Response.....	IV.K.2-8
Table IV.K.3-1: Schools Serving the Project Site	IV.K.3-3
Table IV.K.3-2: Student Generation Rates for Residential Uses.....	IV.K.3-6
Table IV.K.3-3: Estimated Number of Students to be Generated by the Proposed Project	IV.K.3-6
Table IV.K.3-4: Projected Capacity and Enrollment of Schools Serving the Project Site	IV.K.3-7
Table IV.K.3-5: Proposed School Facilities in the Project Area	IV.K.3-7
Table IV.L-1: Level of Service Definitions.....	IV.L-12
Table IV.L-2: Existing (2012) Plus Project Peak Hour Levels of Service	IV.L-21
Table IV.L-3: 2030 No Project Peak Hour Levels of Service	IV.L-22
Table IV.L-4: 2030 with Project Peak Hour Levels of Service.....	IV.L-23
Table IV.L-5: 2030 with Project with Proposed Improvements Peak Hour Levels of Service	IV.L-26
Table IV.M.1-1: Water Demand Generation Factors	IV.M.1-7
Table IV.M.1-2: Potable and Recycled Water Demand Estimates.....	IV.M.1-8
Table IV.M.2-1: Wastewater Generation Factors.....	IV.M.2-3
Table IV.M.3-1: Disposal Facilities Utilized by the City of Ontario	IV.M.3-3
Table IV.M.3-2: Existing Solid Waste Generation.....	IV.M.3-4
Table IV.M.3-3: Solid Waste Generated by the Proposed Project	IV.M.3-6
Table V-1: Comparison of Impacts Associated with the Proposed Project and Impacts of the Alternatives	V-5
Table V-2: Project Objective Comparison of Alternatives.....	V-29

LIST OF FIGURES

Figure II-1: Project Location Map	II-3
Figure II-2: Project Vicinity Map	II-5
Figure II-3: Aerial Photograph.....	II-7
Figure II-4: Existing Property Ownership and Williamson Act Contract Status.....	II-11
Figure II-5a: Surrounding General Plan Designations.....	II-13
Figure II-5b: Surrounding Planned Land Uses	II-15
Figure II-6: Proposed Specific Plan Land Use Map	II-19
Figure II-7: Circulation Plan.....	II-25
Figure II-8: Pedestrian and Regional Trail Circulation Plan	II-27
Figure II-9: Onsite Domestic Water and Recycled Water Systems.....	II-31
Figure II-10: Onsite Wastewater System.....	II-35
Figure II-11: Storm Water Improvements	II-37
Figure III-1: Location of Related Projects	III-25
Figure IV.A-1: Project Site Photograph Location Map	IV.A-5
Figure IV.A-2a: Project Site Photographs 1 and 2	IV.A-7
Figure IV.A-2b: Project Site Photographs 3 and 4	IV.A-9
Figure IV.A-2c: Project Site Photographs 5 and 6	IV.A-11
Figure IV.D-1: Soils Map	IV.D-15
Figure IV.D-2: DSFLF Ontario Recovery Unit.....	IV.D-25
Figure IV.D-3: Cumulative Impact Study Area.....	IV.D-31
Figure IV.H-1: Existing Conditions Hydrology Map	IV.H-21
Figure IV.H-2: FEMA Flood Map.....	IV.H-23
Figure IV.H-3: Proposed Conditions Hydrology Map	IV.H-27
Figure IV.J-1: City of Ontario Land Use Compatibility Guidelines for Noise Impacts	IV.J-7
Figure IV.J-2: Project Site and Noise Meter Locations.....	IV.J-11
Figure IV.K.1-1: Police Stations in the Project Vicinity	IV.K.1-3
Figure IV.K.2-1: Fire Stations in the Project Vicinity.....	IV.K.2-5
Figure IV.L-1: Study Intersections	IV.L-5
Figure IV.L-2: Existing (2012) AM (PM) Peak Hour Volumes.....	IV.L-7

Figure IV.L-3: 2012 Project Percentage Trip Generation	IV.L-13
Figure IV.L-4: 2012 Project Only AM (PM) Peak Hour Volumes	IV.L-15
Figure IV.L-5: Existing + Project AM (PM) Peak Hour Volumes.....	IV.L-17
Figure IV.M.2-1: Great Park Master Plan Sewer	IV.M.2-5