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

A.1 - Notice of Preparation

California Environmental Quality Act
Notice of Preparation

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



June 14, 2012

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 (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 potential probable environmental effects are contained in the attached materials. A copy of the Initial Study is is not, attached and/or available for review at the following locations:

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

Ontario Main Library
215 East "C" Street
Ontario, CA 91764

Electronic format of the document 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. The scoping meeting will be held on Thursday, July 12, 2012 at 6pm at:

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

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but no later than **Wednesday, July 18, 2012**. Please send your comments, including contact information, to:

Richard Ayala, Senior Planner
303 East B Street, Ontario, CA 91764
or rayala@ci.ontario.ca.us

Project Title/File No.: Grand Park Specific Plan (PSP12-001)

Project Location: The project site is generally located north of Eucalyptus Avenue, south of Edison Avenue, east of Archibald Avenue and west of Haven Avenue in the City of Ontario, San Bernardino County, California. Refer to Exhibit 1 in the Initial Study, which shows the state and regional location of the site, Exhibit 2 shows the project vicinity, Exhibit 3 is an aerial with the project site and surrounding area. Eucalyptus Avenue will be renamed to Merrill Avenue and Merrill Avenue will be realigned in the future. The future realignment of Merrill Avenue is not a part of the proposed project.

The project is located in the southeast portion of the city near the San Bernardino/Riverside County Boundary. The recently incorporated cities of Eastvale (October 2010) and Jurupa Valley (July 2011) are located south and east of the project site in Riverside County.

Project Description: The proposed project is the Grand Park Specific Plan for the development of a master planned residential community on approximately 320 gross acres of land. The Grand Park Specific Plan is divided into 10 planning areas and an approximately 130-net-acre Grand Park. Planning Area 10 includes a high school and Planning Area 9 includes an elementary school. The remaining planning areas contain a mix of low-density, medium-density and high-density residential development. Exhibit 4 of the Initial Study shows the proposed land use plan. The Grand Park Specific Plan is comprised of 5 land use designations: 1) Residential: Low-Density (6-12 DU/AC Gross Max); 2) Residential: Medium-Density (12-18 DU/AC Gross Max); 3) Residential: High-Density (18-25 DU/AC Gross Max); 4) public schools; and 5) the Grand Park. The Specific Plan area anticipates the development of up to 1,327 residential units with trails and pocket parks, a high school, elementary school, and the Grand Park. It is also anticipated that Tentative Tract Map application(s), Development Agreement(s), and Williamson Act contract cancellation application(s) will be submitted in conjunction with the Specific Plan.

Environmental Issues: Based on the Initial Study prepared for the proposed project, the City anticipates several potential impacts that will need to be addressed in the EIR. Potential impacts associated with environmental resource areas that will be analyzed in the EIR include the following:

- Aesthetics/Lighting
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

The EIR will address the short-term and long-term effects of the project on the environment. The EIR will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that area determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the CEQA Guidelines.

The environmental determination in this Notice of Preparation is subject to a 30-day public review period per California Public Resources Code Section 21080.4 and the State CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify those environmental issues, which have the potential to be affected by the project, should therefore be addressed further in the EIR.

Project Applicant:
Distinguished Homes
160 S. Old Springs Road, Suite 250
Anaheim Hills, CA 92808

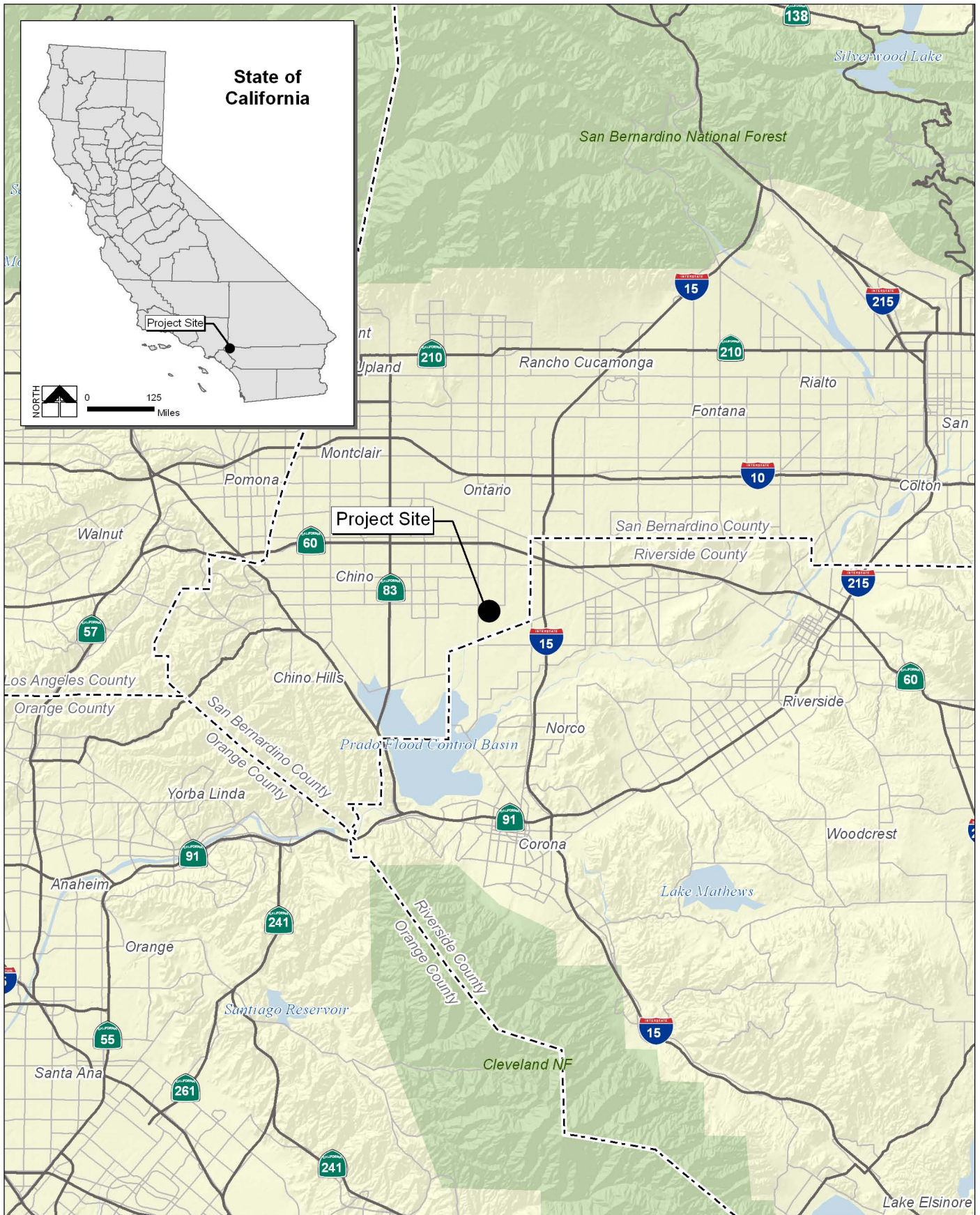
Consulting Firm Retained To Prepare Draft EIR:
Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602
Contact: Thomas Holm, AICP

Signature

Title

Date

Phone Number



Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



Michael Brandman Associates
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Exhibit 1 State and Regional Location

CITY OF ONTARIO • GRAND PARK SPECIFIC PLAN
NOTICE OF PREPARATION



Michael Brandman Associates

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Exhibit 2 Project Vicinity Map



Source: ESRI World Imagery.



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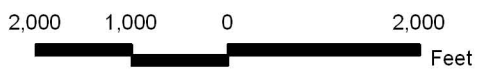
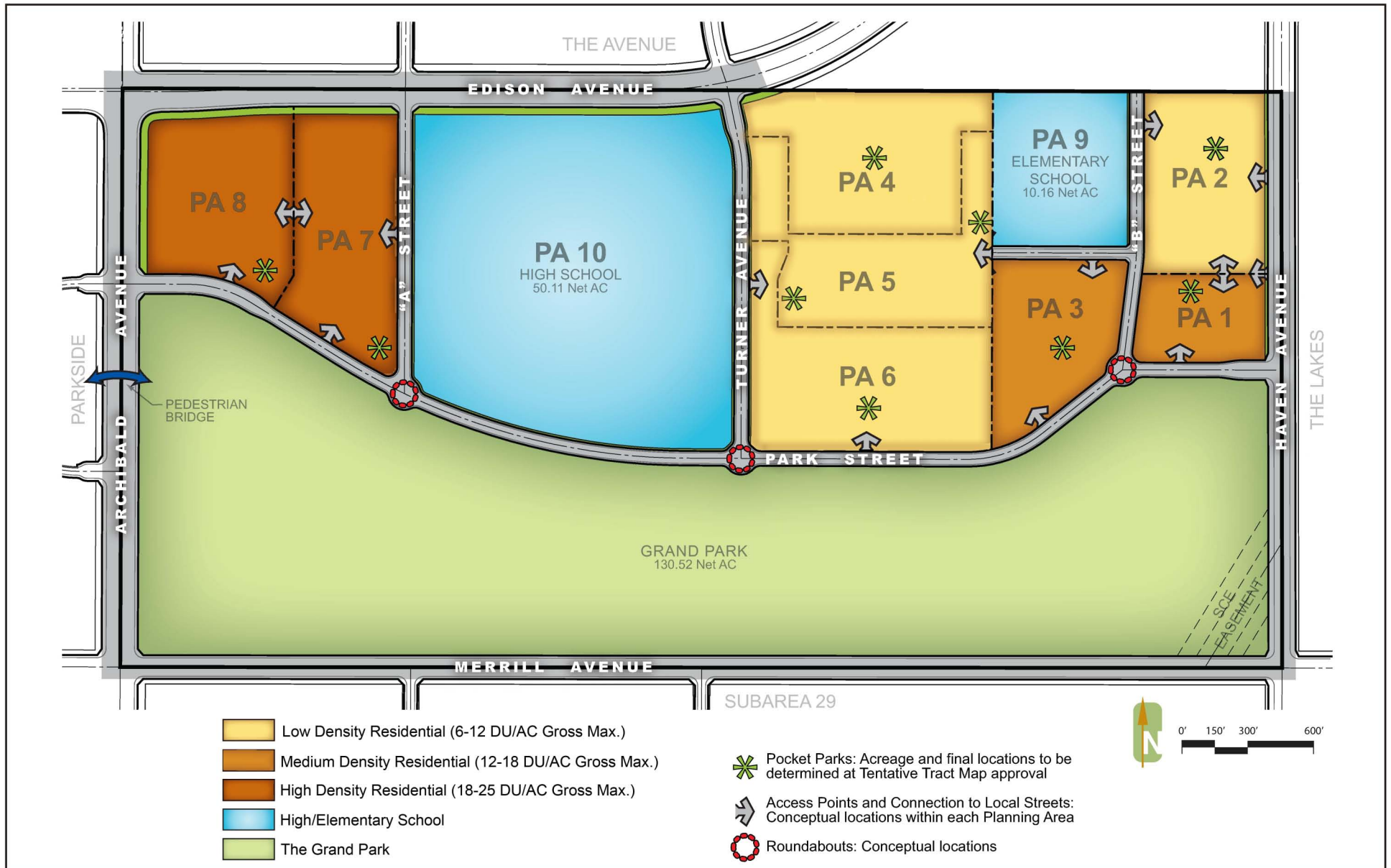


Exhibit 3 Local Vicinity Map Aerial Base



Source: Distinguished Homes, April 2012.



Michael Brandman Associates

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Exhibit 4 Proposed Land Use Plan

CITY OF ONTARIO • GRAND PARK SPECIFIC PLAN
NOTICE OF PREPARATION

A.2 - Initial Study

California Environmental Quality Act
Initial Study

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



Project Title: Grand Park Specific Plan

File Numbers: PSP 12-001

Submittal Date: June 14, 2012

Lead Agency: City of Ontario
303 East "B" Street
Ontario, CA 91764
(909) 395-2036

Project Contact: Richard Ayala, Senior Planner
(909) 395-2421
rayala@ci.ontario.ca.us

Project Sponsor: Distinguished Homes
160 S. Old Springs Road, Suite 250
Anaheim Hills, CA 92808

Prepared by: Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602

Project Location: The proposed Grand Park Specific Plan (Specific Plan) consists of approximately 320 acres located within the City of Ontario (City), which is located in the southeastern portion of San Bernardino County. The City is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated in Exhibit 1, regional access to the project site is provided via the Ontario Freeway (Interstate 15) located approximately 1.5 miles east of the site, Euclid Avenue (State Route 83) located approximately 3.3 miles west of the site, and the Pomona Freeway (State Route 60), approximately 2.3 miles to the north. As shown in Exhibit 2, the project site is bounded by Edison Avenue to the north, Haven Avenue to the east, Eucalyptus Avenue (future Merrill Avenue) to the south and Archibald Avenue to the west. Exhibit 3 is an aerial photograph of the site and surrounding area.

New Model Colony In 1998, the City adopted the New Model Colony (NMC) General Plan Amendment for the portion of the City known at that time as the Sphere of Influence (SOI). This amendment established a comprehensive development strategy for the future development of the SOI that included 32 sub-planning areas known as subareas. Following this, the City adopted The Ontario Plan (TOP) in 2010 that serves as the general plan for the entire City including the NMC. The accompanying TOP Environmental Impact Report (EIR) was certified by the City at the same time.

Project Description: Distinguished Homes is proposing the Specific Plan for the development of a master planned residential community on approximately 320 acres of land within the NMC. The Specific Plan is intended to carry out the goals and policies of TOP.

The Specific Plan is comprised of the following five land use designations: 1) Low-Density Residential; 2) Medium-Density Residential; 3) High-Density Residential; 4) Public Schools;

and, 5) the Grand Park (refer to Exhibit 4). Development would provide up to 1,327 residential units, an elementary school and high school, trails, pocket parks, and the approximately 130-acre Grand Park. The Specific Plan would establish land use designations, development standards, and design guidelines.

In addition to approving the Specific Plan, related approvals would consist of tentative tract maps, development agreements, and cancellation of Williamson Act contracts.

TOP Land Use Designations: Low-Density Residential
Medium-Density Residential
Public Schools
Open Space - Parkland

Ontario Zoning Map Classification: SP/AG (Specific Plan/Agricultural Preserve)

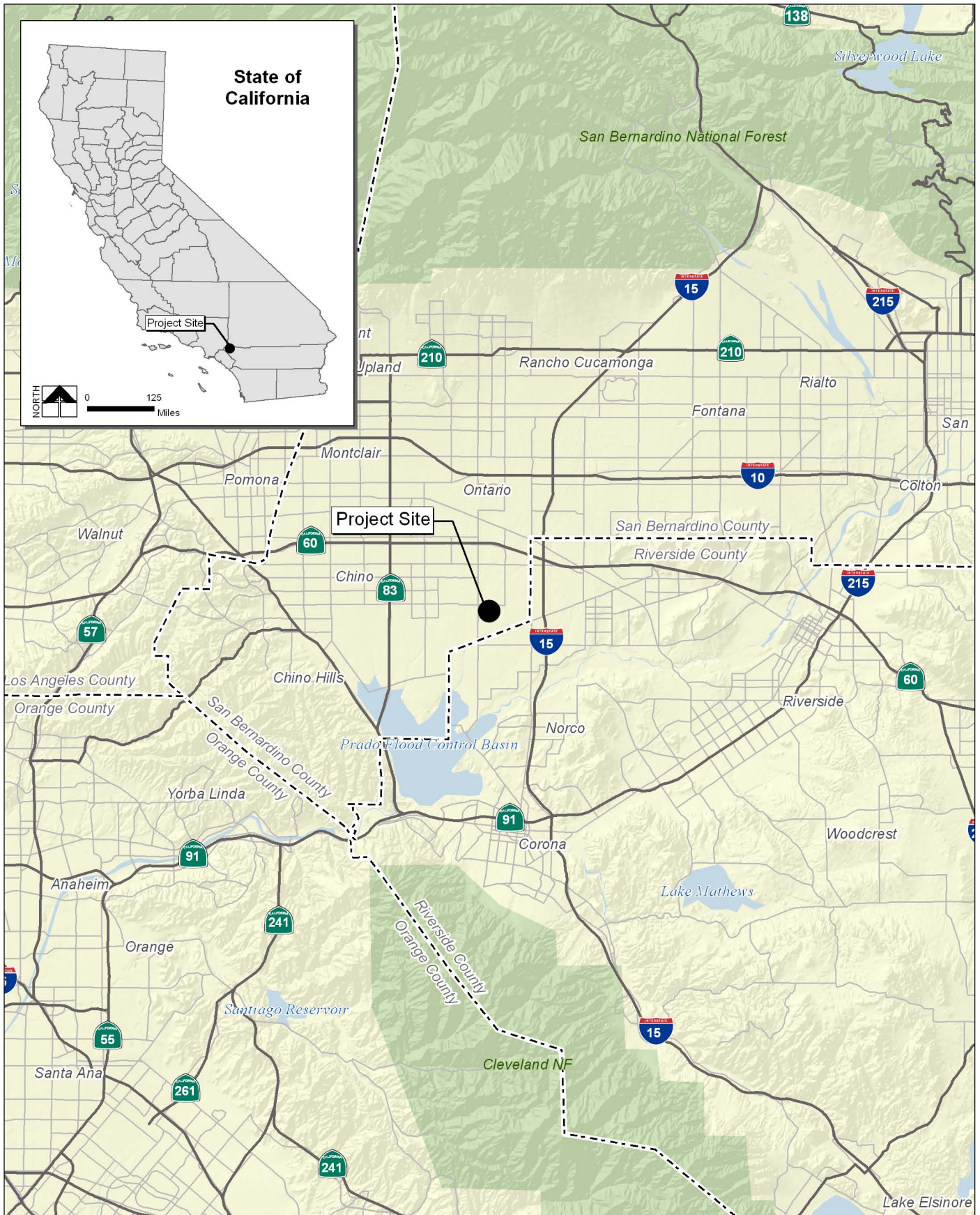
Existing Land Use: Dairy farms, agricultural fields, rural residences

Adjacent Zoning and Existing Land Uses:

Zoning	Current Land Use
North: SP (Specific Plan) The Avenue Specific Plan	Dairy farms, field crops, rural residences
East: AG (Ag Preserve)	Dairy farms, field crops, rural residences
South: SP (Specific Plan) Subarea 29 (Park Place)	Dairy farms, field crops, rural residences
West: SP (Specific Plan) Parkside Specific Plan	Dairy farms, field crops, rural residences

Other public agencies whose approval is required (e.g. permits, financing approval, participation agreement)

- Santa Ana Regional Water Quality Control Board
- San Bernardino County Department of Public Works - Flood Control District
- Inland Empire Utilities Agency



Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



Michael Brandman Associates
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Exhibit 1 State and Regional Location

CITY OF ONTARIO • GRAND PARK SPECIFIC PLAN
INITIAL STUDY



Michael Brandman Associates

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Exhibit 2 Project Vicinity Map



Source: ESRI World Imagery.



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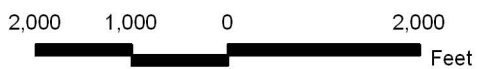
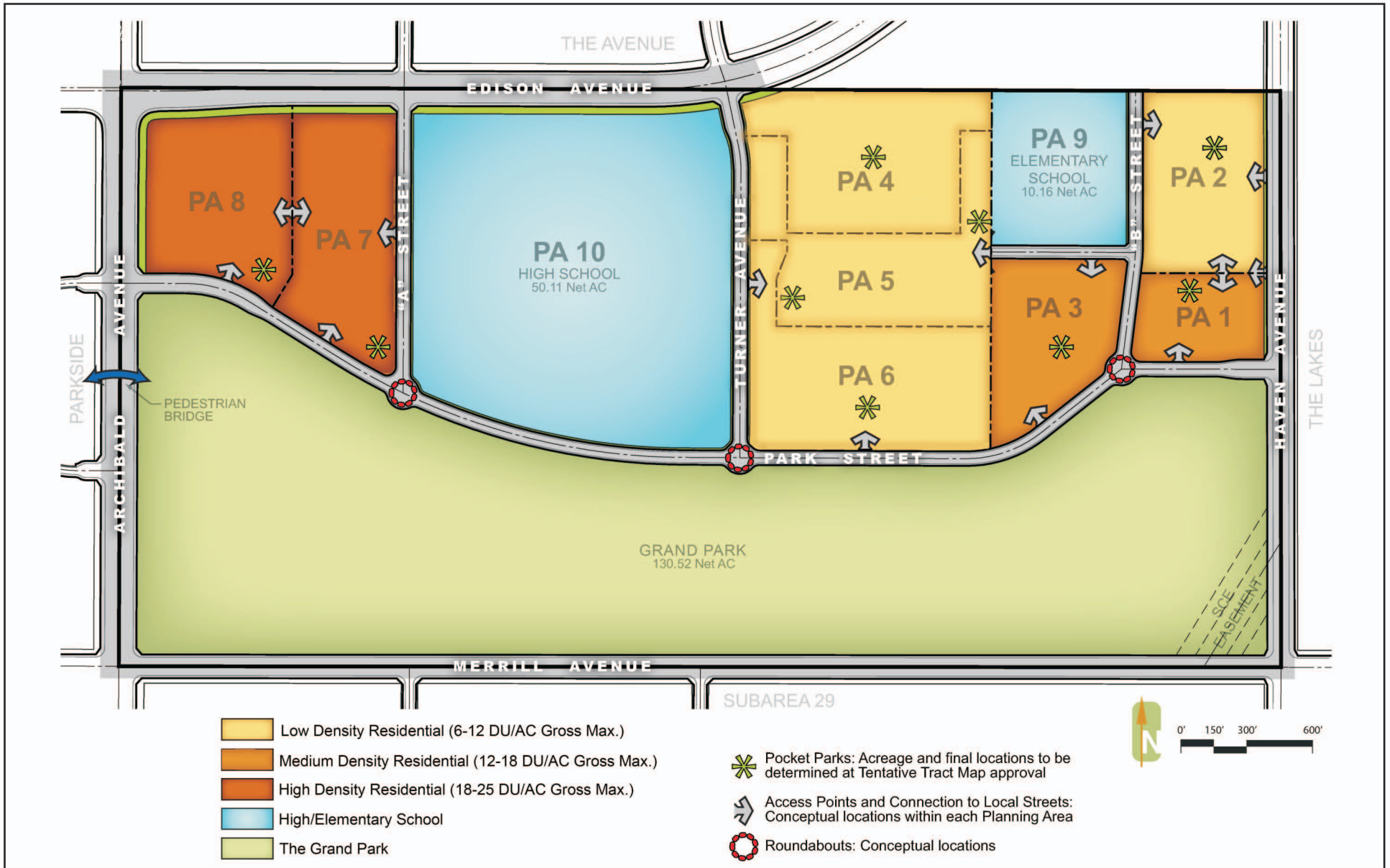


Exhibit 3 Local Vicinity Map Aerial Base



Source: Distinguished Homes, April 2012.



Michael Brandman Associates

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Exhibit 4 Proposed Land Use Plan

CITY OF ONTARIO • GRAND PARK SPECIFIC PLAN
INITIAL STUDY

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

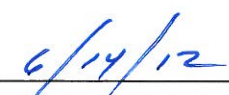
On the basis of this evaluation:

- I find that the proposed project COULD NOT have a significant impact on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant impact on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Richard Ayala, Senior Planner
Printed Name



Date

City of Ontario
For

Environmental Issue	Potentially Significant Unless Mitigation Incorporated	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS: Would the project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES: *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY: *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?

III. AIR QUALITY: (continued)

- e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES: Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?
- b) Have substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?
- c) Have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

V. CULTURAL RESOURCES: Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS: Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or loss of topsoil?

VI. GEOLOGY AND SOILS: (continued)

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Environmental Issue	Potentially Significant Unless Mitigation Incorporated	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS: Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
- e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY: Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

IX. HYDROLOGY AND WATER QUALITY: (continued)

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year flood hazard area as mapped on a

- federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?
 - i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
 - j) Inundation by seiche, tsunami or mudflow?

X. LAND USE AND PLANNING: Would the project:

- a) Physically divide an established community?
- b) Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

XI. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

XII. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

XII. NOISE: (continued)

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XIII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need

Environmental Issue	Potentially Significant Unless Mitigation Incorporated	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XV. RECREATION:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC: Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC: (continued)

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explanation of Checklist Responses

I. AESTHETICS: Would the project:

a) Have a substantial adverse effect on a scenic vista?

No Impact. A scenic vista is typically defined as a view of highly valued visual resources, particularly from public vantage points. There are scenic views of the San Gabriel Mountains, which are located approximately 12 miles north of the site. These mountains are visible on clear days from all north/south roadways near the project area. Currently, windrows and other visual obstructions exist within or near the project site. The proposed project would not introduce structures that would impair views of the mountains from north/south roadways in any more significant ways than existing structures do currently. In addition, TOP EIR does not identify any scenic vistas within or adjacent to the project site that could be impacted by the project. TOP EIR identifies the Euclid Avenue Corridor 3.3 miles to the west and the Mission Boulevard Corridor 2.8 miles to the north as primary scenic resources within the City. As such, no impacts would occur and further analysis of effects on a scenic vista in the EIR is not required.

b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. None of the roadways adjacent to and in the vicinity of the project site is designated as a State scenic highway. The nearest State Scenic Highway, Route 18, is located near Big Bear Lake approximately 60 miles from the site, such that current views experienced from the roadway would not be affected by any development that would occur on the project site. In addition, no valued natural features (i.e., rock outcroppings), or other notable features exist within the site, as the site has been altered through its agricultural use, leaving little or no native vegetation. Therefore, implementation of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. Further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. The existing visual character of the project site is defined primarily by agricultural uses including dairy farms and their related structures, rural residences and farm buildings, and agricultural field crops. The remaining areas of the site that are not in active agricultural production or are not occupied by rural residential housing are undeveloped. The Specific Plan proposes a development plan that would include a community of traditional neighborhoods providing a variety of housing types, a high school site, an elementary school site, parks, and trails specifically intended to carry out the goals of TOP. Therefore, implementation of the Specific Plan would permanently alter the existing visual character of the project site by replacing the agriculture-related uses with a master-planned residential community.

The Specific Plan includes design guidelines and development standards that would guide the physical character of future residential development and community and neighborhood features, including the overall landscape treatment within the Specific Plan area. These guidelines and standards would assist in establishing a unified aesthetic treatment for the overall project site. Nevertheless, the replacement of the existing agricultural uses on the site with a planned, urban development may not be considered to be a positive aesthetic impact. Therefore, potential impacts on the visual character and quality of the site and its surroundings will be further analyzed in the EIR, including an evaluation of the consistency of the project with regulations, plans, and policies related to visual quality.

d) **Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

Potentially Significant Impact. The project will introduce new sources of light and glare compared to the current on-site agricultural uses. The proposed development of up to 1,327 residences, an elementary school, a high school, and the Grand Park would provide nighttime illumination due to the addition of architectural or design elements, streetlights, security lighting, and lighting within the residences, as well as transient vehicular lighting from cars traveling within the proposed community and on adjacent roadways. Therefore, potential impacts due to increased light will be further analyzed in the EIR.

With regard to potential glare, implementation of the proposed Specific Plan is not expected to create unusual or isolated glare impacts since the proposed buildings would be constructed of materials that provide for minimal glare potential. The use of neon or glare-generating materials is not proposed. Therefore, the proposed project would not create a new source of substantial glare which would adversely affect day or nighttime views in the area. Glare-related impacts would be less than significant. Further analysis of potential glare impacts in the EIR is not necessary and no mitigation measures are required.

II. AGRICULTURE AND FORESTRY RESOURCES: *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Potentially Significant Impact. The California Department of Conservation maintains maps identifying important farmland. Portions of the project site are considered by the Farmland Mapping and Monitoring Program of the California Resources Agency to be Prime Farmland. Prime Farmland is defined as lands with the best combination of physical and chemical characteristics necessary to sustain long-term agricultural production, and the land must have been used for production of irrigated crops at some time during the four years prior to the mapping date. Typically, Prime Farmland is characterized by Class I and Class II soil types.

The majority of the site is, or has been in the recent past, used for dairy and field crop farming. Approximately one-third of the project site, in the western portion of the Specific Plan area, is characterized by Class II soils, which would be converted permanently to nonagricultural use upon implementation of the Specific Plan. In addition, surrounding development currently being proposed within the overall NMC area would also result in the conversion of agricultural use to urban development. Therefore, potential impacts associated with conversion of farmland on the site and in the surrounding area will be further analyzed in the EIR.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act Contract?**

Potentially Significant Impact. The zoning classification on the site is SP/AG (Specific Plan/Agricultural Preserve). Two parcels within the project site are currently enrolled in existing Williamson Act contracts. Contract No. 70-161 is active with no notice of non-renewal having been filed. A notice of non-renewal was filed on Contract No. 71-332 with expiration set for 2015. Contract No. 68-115C that formerly existed on the site expired in 2011. Therefore, further analysis of potential impacts associated with the cancellation and non-renewal notice of Williamson Act contracts on the site will be included in the EIR.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No Impact. The site is not zoned as forest land or timberland zoned Timberland Production. The project site is currently zoned as SP/AG (Specific Plan/Agricultural Preserve) in TOP. As such, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

- d) **Result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. There is no forest land on site, as the site currently contains agricultural uses including dairy farms and their related structures, rural residences and farm buildings, agricultural field crops, and wind rows (i.e., eucalyptus trees). Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. As such, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

- e) **Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

Potentially Significant Impact. Surrounding development currently being proposed within the overall New Model Colony area would also result in the conversion of agricultural use to urban development. Therefore, further analysis of potential impacts associated with conversion of farmland to non-agricultural uses will be included in the EIR.

As stated above under II(c) and II(d), the site contains no forest land and there is no forest land in the vicinity of the site, as the areas surrounding the site are comprised of agriculture and/or dairy operations. Therefore, further analysis this issue in the EIR is not necessary and no mitigation measures are required.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The project site is located within the 6,600-square mile South Coast Air Basin. The South Coast Air Quality Management District (SCAQMD) together with the Southern California Association of Governments (SCAG) is responsible for formulating and implementing air pollution control strategies throughout the Basin. The current Air Quality Management Plan (AQMP) was adopted June 1, 2007 and outlines the air pollution control measures needed to meet Federal PM_{2.5} standards by 2015 and O₃ standards by 2024. The AQMP also proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin that are under SCAQMD jurisdiction. In addition, the current AQMP addresses several federal planning requirements and incorporates substantial new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological data, and new air quality modeling tools. The proposed project would support and would be consistent with several key policy directives set forth in the AQMP. Nonetheless, the project would increase the amount of traffic in the area and would consequently generate operational air emissions that could affect implementation of the AQMP. Pollutant emissions associated with the removal of existing onsite structures and construction of the proposed project would also have the potential to affect implementation of the AQMP. Therefore, this issue will be analyzed further in the EIR.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. As indicated above, the project site is located within the South Coast Air Basin, which is characterized by relatively poor air quality. According to TOP EIR, the Basin is in non-attainment for O₃, PM₁₀, and PM_{2.5} on federal and State air quality standards. The proposed project would result in increased air emissions associated with construction and operation activities (e.g., vehicle trips and stationary sources), which could potentially violate air quality standards or contribute to an existing or projected air quality violation. Therefore, this issue will be analyzed further in the EIR.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. The project site is located in a non-attainment region of the Basin. The project would result in increases in air emissions from construction and operations activities occurring in a Basin that, according to TOP EIR, is in non-attainment of federal and State air quality standards for O₃, PM₁₀, and PM_{2.5}. Therefore, this issue will be analyzed further in the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors in the project vicinity consist primarily of rural residences. In addition, areas surrounding the project site have been approved for development that would include residential uses and schools. The Specific Plan also proposes development of residences, an elementary school site, and a high school site; therefore, such sensitive receptors could be exposed to project-generated emissions. Construction activities and operation of the proposed uses could increase air emissions above current levels, thereby potentially affecting nearby sensitive receptors. Further evaluation of impacts associated with the potential exposure of sensitive receptors to pollutant concentrations will be included in the EIR.

e) **Create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact. Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. Via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors. With regard to odor-generating land uses, objectionable odors are typically associated with industries involving the use of agricultural uses, wastewater treatment plants, food-processing plants, chemicals plants, composting, refineries, landfills, dairies, and fiberglass molding. As the project involves a proposed Specific Plan that would guide future development of residential, school, and park uses, no major odor-producing uses that would have the potential to affect a substantial number of people would be introduced. Furthermore, the replacement of the existing agricultural uses on the site would eliminate the objectionable odors associated with the on-site dairy operations. The elimination of such odors would result in a positive impact to the area. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures regarding odors are required.

IV. BIOLOGICAL RESOURCES: Would the project:

- a) **Have substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?**
- b) **Have substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**
- c) **Have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**
- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Potentially Significant Impact. The site currently contains agricultural uses including dairy farms and their related structures, rural residences and farm buildings, agricultural field crops, and windrows (i.e., eucalyptus trees). Due to agricultural operations that have occurred for several decades, the site has been routinely subjected to severe habitat disturbances including but not limited to: livestock trampling; manure accumulation, spreading, and processing; agricultural practices; scraping, digging, stockpiling, and manipulation of soils. A reconnaissance-level survey will be conducted to document the property's general biological resources and further describe the plant communities and wildlife habitats occurring within the project site. Therefore, further analysis of potential impacts associated with affected species will be included in the EIR.

Federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) are not expected to be located within the Specific Plan area. However, numerous dairy ponds exist on-site, and the loss of existing dairy ponds on the site could be considered a significant adverse impact to area habitat for migratory waterfowl. Therefore, further analysis of potential impacts associated with site-specific wetlands or other related affected habitats will be included in the EIR.

The project site's agricultural uses possess many characteristics that make it attractive to several bird species. The open fields and windrows are attractive nesting and roosting sites for a variety of resident and migratory raptors. The project would eliminate the open fields and windrows on the site as a result of proposed development, which could potentially affect wildlife species movement or established native wildlife corridors. Therefore, further analysis of potential impacts associated with wildlife movement or corridors will be included in the EIR.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No Impact. Implementation of the proposed Specific Plan would result in the removal of trees located on the project site. According to TOP EIR, the City Municipal Code does not have any municipal ordinances for the protection of trees on private property. Therefore, no impact would occur.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?**

No Impact. The project site is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state habitat conservation plan. Therefore, the project would not result in

impacts related to potential conflict with provisions of any habitat conservation plans. Further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

V. CULTURAL RESOURCES: Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Potentially Significant Impact. The project site is characterized by agricultural operations, including dairies, and contains only a limited number of structures. However, given the long history of agricultural activities in the area, the site may contain structures or other resources that may be considered historic resources. Therefore, further analysis of potential impacts associated with historical resources as defined in State CEQA 515064.5 will be included in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Although the project site has been utilized for agricultural operations for decades, there exists the potential for undiscovered archaeological resources on-site. Construction activities associated with implementation of the proposed Specific Plan could result in the destruction or damage of such undiscovered resources, if present. Therefore, further analysis of potential impacts associated with archaeological resources will be included in the EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. Although no fossil-bearing geologic formations are known to exist within the project site, their existence has not been determined, and therefore it is not known whether implementation of the proposed Specific Plan would affect such resources, if present. As such, further analysis of potential impacts associated with paleontological resources or other related geologic features will be included in the EIR.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. There are no existing or known formal cemeteries within the boundary of the project site. Therefore, implementation of the proposed Specific Plan is not expected to impact human remains associated with either a formal or informal cemetery. Notwithstanding, in the event that any human remains or related resources are discovered, such resources would be treated in accordance with Federal, State, and local regulations and guidelines for disclosure, recovery, relocation, and preservation, as appropriate, including CEQA Guidelines Section 15064.5(e). As such, no significant impacts are expected. Further analysis of potential impacts associated with the discovery of human remains is not necessary, and mitigation measures are not required.

VI. GEOLOGY AND SOILS: Would the project:

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Potentially Significant Impact. Fault rupture is defined as the displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults are those having historically produced earthquakes or shown evidence of movement within the past 11,000 years (during the Holocene Epoch). The seismically active southern California region is crossed by numerous active and potentially active faults and is underlain by several blind thrust faults (i.e., low angle reverse faults with no surface exposure). Alquist-Priolo Earthquake Fault Zones (formerly Special Study Zones) have been established throughout California by CGS. These zones identify areas where potential surface rupture along an active fault could prove hazardous and identify where special studies are required to characterize hazards to habitable structures.

The Specific Plan area is not located in an Alquist-Priolo Earthquake Fault Zone, and no known active or potentially active faults traverse any portion of the project site. The closest Alquist-Priolo Earthquake Fault Zone to the site has been identified as a portion of the Chino-Central Avenue (Elsinore) Fault Zone, which is part of the Whittier-Elsinore fault system, located approximately 6 miles southwest of the site. In addition, TOP EIR states that the City is one of the more seismically active portions of southern California. Earthquake faulting in the region could have a potentially significant impact to the project. Therefore, further analysis of potential impacts associated with earthquake faults will be included in the EIR.

ii) **Strong seismic ground shaking?**

Potentially Significant Impact. As indicated above, no known active faults have been identified within the Specific Plan area, and it is not located within a designated Alquist-Priolo Earthquake Fault Zone. However, the project site is located within a seismically active region of southern California. TOP EIR states that there are several faults in and near the City, including the: Chino-Central Avenue Fault, San Jose Fault, Sierra Madre Fault, Cucamonga Fault, San Andreas Fault, Whittier Fault, Elsinore Fault, Puente Hills Blind Thrust Fault, and the San Jacinto Fault Zone, all of which are active except for the Puente Hills Blind Thrust Fault. The San Andreas Fault is estimated to have the maximum peak magnitude (8.0), with a peak ground acceleration of 0.37-0.26 and a distance of 14-22 miles from the City. The closest fault is the Chino-Central Fault, with a distance of 4-12 miles from the City, an estimated maximum peak magnitude of 6.7 and a peak ground acceleration of 0.54 -0.23. Therefore, the active faults in the region could result in the exposure of people or structures to potential substantial adverse effects due to strong seismic ground shaking and potential secondary effects. Further analysis of potential impacts associated with seismic ground shaking will be included in the EIR.

iii) **Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact. Liquefaction is a form of earthquake-induced ground failure that occurs primarily in relatively shallow, loose, granular, water-saturated soils. Liquefaction can occur when these types of soils lose their inherent shear strength due to excess water pressure that builds up during repeated movement from seismic activity. Shallow groundwater table, the presence of loose to medium dense sand and silty sand, and a long duration and high acceleration of seismic shaking are factors that contribute to the potential for liquefaction. Liquefaction usually results in horizontal and vertical movements from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials.

As detailed in TOP, the project site is located in an area of the City that has generally fine-grained sediments. Per TOP EIR, most of the New Model Colony area is considered to have moderate liquefaction susceptibility due to sediments that are young, unconsolidated, and generally fine grained. Most of the new development that would occur pursuant to TOP would be in the NMC and projects approved under TOP would be mandated to comply with the California Building Code, thereby reducing hazards from liquefaction. Liquefaction and associated dynamic settlement resulting from the effects of strong ground shaking are deemed negligible considering the depth of groundwater (approximately 120 feet) and the relatively dense nature of underlying soil. Furthermore, the project would comply with the CGS Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997), State and local building and safety codes as well as those recommendations set forth in the Geotechnical Report. Therefore, impacts related to seismic-related ground failure including liquefaction would be less than significant, and no further evaluation of potential impacts associated with seismic-related ground failure is necessary in the EIR.

iv) Landslides?

No Impact. The Specific Plan area is relatively flat and slopes gently to the southwest at an average slope of approximately one percent. There are no slopes adjacent to the site that could impact the project due to a landslide or other slope failure. Furthermore, while grading for the proposed development would occur, the project does not propose substantial alteration to the existing topography. Therefore, implementation of the proposed Specific Plan would have no impact related to the exposure of people or structures to potential adverse effects involving landslides. As such, further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

b) Result in substantial soil erosion or loss of topsoil?

Potentially Significant Impact. The Specific Plan area has been utilized for agricultural operations, including dairy farming, for many decades, which has resulted in up to several feet of manure and other agriculture-related residues in on-site soils. As such, much of the surficial soils on the project site will require removal during initial grading activities, and subsequent replacement with clean soil. Although standard measures would be implemented during grading and construction activities to minimize dust generation and water pollution, the potential exists for soil erosion or loss of topsoil to occur during the construction-related activities. Therefore, further analysis of potential impacts associated with soil erosion or the loss of topsoil will be included in the EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. TOP EIR states that much of the NMC has been intensively farmed, and therefore is especially susceptible to compression. TOP EIR also states that development pursuant to TOP could indirectly lead to increases in the numbers of persons and structures that would be exposed to hazards arising from unstable soils conditions. The entire site is underlain at depth by relatively dense Pleistocene-age alluvial fan deposits. Area subsidence generally occurs at the transition/contact between materials of substantially different engineering properties. Thus, the only potential for this condition exists between the basement bedrock and Quaternary fan deposits.

Overall, the site does not exhibit characteristics that would result in a high potential for geotechnical hazards. However, given the potential for compressible on-site soils to result in settlement, impacts could affect future development. Therefore, further analysis of potential impacts associated with unstable soils will be included in the EIR

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Potentially Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. While the majority of the City, including the Specific Plan area, is located on alluvial soil deposits, some of the soils on the project site could be susceptible to expansion and settlement. Therefore, further analysis of potential impacts associated with expansive soils will be included in the EIR.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No Impact. The project does not propose the use of septic systems or alternative wastewater disposal systems. Therefore, an analysis of the ability of the on-site soils to support the use of septic tanks is not required. As such, no impacts would occur. Further analysis of this issue is not necessary and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS: Would the project:

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Potentially Significant Impact. The project would increase the amount of traffic in the area compared to existing conditions and would consequently have the potential to generate operational air emissions and greenhouse gas emissions that may have a potentially significant impact on the environment. Additionally, pollutant emissions associated with the removal of existing onsite structures and construction of the proposed project would also have the potential to generate greenhouse gas emissions. Therefore, this issue will be analyzed further in the EIR.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. The project has the potential to increase the amount of greenhouse gases above the current levels resulting from the anticipated doubling of population by 2030. The analysis will include reviewing all applicable plans and policies including TOP policies ER4-1, ER4-3, and ER4-8 related to greenhouse gas emissions and mitigation measures from TOP EIR in the absence of an adopted Climate Action Plan. The analysis will also include compliance with CARB's Scoping Plan for AB 32. Therefore, this issue will be analyzed further in the EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact. Due to the historical use of portions of the site for crop production, herbicides and pesticides were likely used and stored on the site. Underground and aboveground storage tanks were also likely used to store diesel fuel for agricultural field equipment or other chemicals. Given the long history of the site in agriculture, and the historic lack of regulation of now-identified hazardous materials, such materials could have been spilled or otherwise discharged on-site, potentially contaminating on-site soils and/or groundwater. It is also likely that existing buildings and structures may contain hazardous materials such as lead based paint, asbestos, mercury lighting fixtures and switches, etcetera. Therefore, further analysis of potential impacts associated with public or environmental hazards will be included in the EIR.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Potentially Significant Impact. As previously indicated, the project site is, and has historically been, characterized by agricultural uses and potential for associated chemicals and wastes, including methane gases. Given the likely presence of hazardous materials, including hazardous materials associated with on-site structures, impacts related to the release of hazardous materials into the environment would be considered potentially significant. Therefore, further analysis of potential impacts related to the release of hazardous materials into the environment will be included in the EIR.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Potentially Significant Impact. There are two school sites proposed within the Specific Plan area. Any existing hazardous materials on-site that are within one-quarter-mile radius of the proposed schools could potentially impact the schools if these schools are occupied prior to completion of remediation activities, should remediation be required. The nearest existing school to the project site is Ranch View Elementary School, located approximately one mile north of the project site. Therefore, further analysis of potential impacts associated with hazardous materials on adjacent or planned schools will be included in the EIR.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment?**

Potentially Significant Impact. The potential significance of listed hazardous materials sites is dependent upon what, if any, hazardous materials incidents occurred and what corrective actions were taken to address the issue. Therefore, further analysis of potential impacts associated with hazardous materials sites will be included in the EIR.

- e) **For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

Potentially Significant Impact. The airport closest to the project site is the Chino Airport, located approximately 2.5 miles southwest of the project site. Although beyond two miles, the western portion of the project site is located within the Chino Airport Influence Area and the western boundary of the project site is adjacent to the Chino Airport Overlay. The Chino Airport Master Plan (AMP) was adopted by the Bernardino County Airport Land Use Commission in 2006. However, the adopted Airport Land Use Compatibility Plan (ALUCP), dated

November 1991, does not reflect the 2006 AMP. Therefore, potential safety hazard impacts in the project site from the Chino Airport will be included in the EIR.

The Ontario International Airport is located approximately 3.5 miles north of the project site. According to the LA/Ontario Airport Land Use Compatibility Plan, the project site is located outside of all safety zones associated with the Ontario Airport. However, the entire City is located within the Airport Influence Area of Ontario International Airport. Therefore, potential safety hazard impacts in the project site from the Chino Airport will be included in the EIR.

f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

No Impact. The Specific Plan area is not located within the vicinity of a private airstrip. Therefore, implementation of the proposed Specific Plan would not result in airport-related safety hazards for the people residing or working in the vicinity of a private airstrip. Further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Construction activities associated with the proposed project would generally be confined to the Specific Plan area and therefore, would not physically impair access to or around the site. In addition, the project does not propose to modify any of the surrounding roadways such that it would limit or restrict emergency access. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project site contains agricultural uses including dairy farms and their related structures, rural residences and farm buildings, agricultural field crops, and windrows (i.e., eucalyptus trees). It is also surrounded by like uses including dairies to the east, dairies and rural residences to the south, field crops to the west, and dairies and field crops to the north. No wildlands are present on the project site or surrounding area. In addition, future development of the Specific Plan area would be designed and built according to applicable fire codes to minimize the potential for adverse impacts. Therefore, the proposed project would not expose people or structures to a significant risk involving wildland fires. Further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

IX. HYDROLOGY AND WATER QUALITY: Would the project:**a) Violate any water quality standards or waste discharge requirements?**

Potentially Significant Impact. Construction associated with development of the Specific Plan would require earthwork activities, including grading of the site. During precipitation events in particular, construction activities would have the potential to result in minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains. In addition, given the historical use of the site for agricultural operations, including dairies, there is a chance that soils affected by animal wastes or agriculture-related compounds could affect water quality in storm water discharges from the site.

Under the authority of the Clean Water Act, the U.S. Environmental Protection Agency (USEPA) established the National Pollutant Discharge Elimination System (NPDES) Program, which is designed to reduce pollutants in storm water runoff. In the State of California, the NPDES Program is overseen by the State Regional Water Quality Control Board, which is divided into nine regions. The City is located within Region 8 (the Santa Ana Regional Water Quality Control Board). The City is a co-permittee with San Bernardino County in the NPDES Program. Accordingly, the development within the Specific Plan would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which outlines Best Management Practices (BMPs) to eliminate or reduce polluted runoff during construction of the proposed project. Despite the requirement to implement a construction period SWPPP, the potential exists for adverse impacts to water quality during construction activities. Therefore, further analysis of potential impacts to water quality related to construction activities will be included in the EIR.

Upon buildout, development associated with implementation of the Specific Plan would substantially change the amount of on-site pervious areas. The existing dairy farms and their related structures, rural residences and farm buildings, and agricultural field crops would be replaced with residential neighborhoods, schools, recreational areas, roadways and other paved areas, and landscaping, which would result in increased impervious surface compared to existing conditions. In addition, the proposed development would introduce new pollutants to surface runoff, which could potentially violate water quality standards and discharge requirements due to the presence of pesticides, fertilizers, automobile-related substances, and herbicides that are typically associated with urban development. The presence of these types of hazardous materials in surface water runoff may have a potentially significant impact on water quality. Therefore, further analysis of potential impacts to water quality due to alteration to the quantity and composition of surface runoff will be included in the EIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. The project site currently utilizes groundwater for irrigation of crops and for livestock, activities, which will cease once the proposed Specific Plan has been fully implemented. Once developed, the Specific Plan would be served by domestic water supplies provided by the City Public Works Agency, the majority of which would be supplied by local groundwater basins. As described in TOP EIR, the City's water demand is accommodated through potable and non-potable water managed by the City's Public Works Agency. Nonetheless, the City will manage groundwater supplies to ensure that withdrawals to meet domestic demands do not exceed the maximum safe yield for the Chino Basin, and preclude the potential for significant adverse effects in this regard. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures would be required.

Project implementation would increase the amount of impermeable surface as compared to existing conditions. However, due to the size and scope of the project, groundwater recharge would not be affected so as to create a net deficit in aquifer volume or lower the groundwater table. Furthermore, the project would not deplete groundwater supplies as direct groundwater extractions are not proposed as part of the project. Thus, less than significant impacts would occur and further analysis of this issue in the EIR is not required.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**

Potentially Significant Impact. As discussed above in response to question VI(b), due to the presence of animal wastes and other agriculture-related residues, extensive soil excavation and removal from the site would occur at the outset of grading activities. The removal of the topsoil during project grading would expose the soil to erosion and could increase soil erosion. Runoff generated during grading and construction must be discharged to receiving waters in accordance with the requirements of NPDES Permit issued by the Santa Ana Regional Water Quality Control Board. Nevertheless, the project could have potentially significant soil erosion impacts during project construction. With regard to operations, development associated with the Specific Plan would increase the amount of impervious surfaces on-site and as such, would modify the drainage pattern of the site and result in greater runoff volume and flow rates without improvements to the drainage infrastructure in the area. Due to the potential for increased flow rates and volumes from the site, and associated potential for erosion and siltation, impacts would be considered potentially significant. Therefore, further analysis of potential impacts associated with increased erosion will be included in the EIR.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner that would result in flooding on- or off-site?**

Potentially Significant Impact. As noted above, implementation of the proposed Specific Plan would increase the impervious surface area on-site, which could lead to greater flow volumes and velocities of runoff leaving the site during storm events. The increase in flow rates and volumes could have deleterious effects on downstream areas related to flooding if not contained or otherwise controlled on-site. As such, the alteration of the existing on-site drainage system by the project could have a potentially significant impact related to flooding on- or off-site. Therefore, further analysis of potential impacts due to alteration of the existing drainage pattern will be included in the EIR.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact. As discussed above in response to question IX(a) above, implementation of the Specific Plan would increase the amount of runoff generated from the site compared to existing conditions due to the increase in the amount of impervious surfaces. In addition, proposed development would introduce surface water runoff from the residential neighborhoods, schools, and recreational areas that has the potential to violate water quality standards and discharge requirements due to the presence of pesticides, fertilizers, automobile-related substances, and herbicides that are typically associated with urban development. The presence of these types of hazardous materials in surface water runoff may result in a potentially significant impact on water quality. Therefore, further analysis of potential impacts associated with runoff water will be included in the EIR.

- f) **Otherwise substantially degrade water quality?**

Potentially Significant Impact. As discussed above in response to questions IX(a), and IX(c) through IX(e) above, construction and operation activities associated with the proposed Specific Plan could result in significant impacts related to water quality. Therefore, further analysis of this issue will be included in the EIR.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

No Impact. According to TOP EIR, the project site is located outside a 100-year flood hazard area but within a 500-year flood hazard area. As such, the project site is not located within a designated 100-year floodplain. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures would be required.

h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?

No Impact. As previously discussed in threshold (g) above, TOP EIR, the project site is located outside a 100-year flood hazard area. The project will have no impact relative to placing structures in a 100-year flood hazard area that would impede or redirect flood flows. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. No dams or levees exist in proximity to the site such project residents or structures on the site would be exposed to significant risk involving flooding as a result of the failure of a levee or dam. The closest body of water is the Cucamonga Creek Channel, which runs in a north-south direction approximately 0.3-mile west of the western Specific Plan area boundary. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

j) Inundation by seiche, tsunami or mudflow?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant undersea disturbance such as tectonic displacement of a sea floor associated with large, shallow earthquakes. Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

There are no lakes, reservoirs, or other large water bodies either onsite or in proximity to the project site that would impact the site due to a seiche. The project site is located more than 40 miles inland from the Pacific Ocean, and is obstructed by the Santa Ana Mountains to the south of the project site. As such, the project will not be exposed to adverse effects from a tsunami. The project site and the area surrounding the site are relatively flat. Therefore, the potential for a mudflow to impact people or structures on the site is considered remote. There is no impact to the project due to a seiche, tsunami, or mudflow. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

X. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community?

No Impact. The project site is currently utilized for agricultural production, including dairy operations and field crops, and contains relatively few structures. The project site and surrounding area is predominantly undeveloped and engaged in agricultural activities. Although implementation of the Specific Plan would permanently replace the agriculture-related uses with a master-planned residential community, it would not physically divide an established community, as no significant communities currently exist in the area. Rather, the proposed Specific Plan would complement planned development associated with approved Specific Plans including The Avenue Specific Plan, Subarea 29 Specific Plan, and Parkside Specific Plan, and the proposed Subarea 24 Specific Plan, which are also part of the overall NMC. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

b) Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigation an environmental effect?

Potentially Significant Impact. The Specific Plan is intended to carry out the goals and policies of TOP. The project is not anticipated to interfere or conflict with any other land use plan, policy, or regulation of the City or other public agencies with jurisdiction over the project to avoid or mitigate an environmental effect. However, given the proposed Specific Plan's implications for land use planning and affected codes and regulations, the project's consistency with TOP and other applicable plans shall be further analyzed in the EIR.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The project site is not located within the jurisdiction of any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not result in an impact to any habitat conservation plan or community conservation plan. As such, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

XI. MINERAL RESOURCES: Would the project:

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact. There are no known mineral resources either on the site or in the immediate vicinity of the site that would be impacted by the project. TOP EIR shows that the entirety of the project site is located in mineral resources zone 3 (MRZ-3), which means that the significance of mineral deposits is unknown. TOP EIR states that development in a MRZ-3 zone would not result in significant impacts because mineral resources of statewide or local importance are not identified in the California Geologic Survey PC maps. As such, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. There are no known mineral resources either on the site or in the immediate project area. The project would have no impact to the loss of important mineral resources. As such, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

XII. NOISE: Would the project result in:

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?**

Potentially Significant Impact. Noise sources currently associated with the project site include the agricultural operations and dairy farms. Other noise sources generated in the project vicinity include vehicle traffic on surrounding streets. The proposed project involves development of urban uses on land that is currently utilized for agricultural activities, which would substantially increase the intensity of land use on-site. The associated traffic and population would incrementally increase the noise currently generated on-site and in the project vicinity. The additional mobile-source and stationary-source noise associated with proposed uses could exceed the City's established noise standards. Additionally, construction activities and the use of heavy equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) during construction of the uses proposed in the Specific Plan would generate noise on a short-term basis. Thus, the proposed Specific Plan could potentially expose people to, or generate noise levels that could potentially be in excess of standards established in TOP, noise ordinances, or other applicable agency standards. Therefore, further analysis of potential impacts associated with exposure of persons to, or the generation of, noise levels in excess of established standards will be included in the EIR.

- b) **Exposure of person to or generation of excessive groundborne vibration or groundborne noise levels?**

Less Than Significant Impact. Construction associated with implementation of the proposed Specific Plan would employ conventional construction activities. Construction equipment and techniques that would be used would not cause excessive ground-borne vibration or noise as no pile driving or tunneling would occur. Furthermore, operation of the proposed land uses associated with the Specific Plan including residential, schools, and recreation, would not generate ground-borne vibration or ground-borne noise levels. Therefore, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. As discussed above in response to question XII(a), implementation of the proposed Specific Plan would increase the intensity of land uses on the project site, as well as associated mobile and stationary source noise levels. The increase in ambient noise levels attributable to the proposed development could be potentially significant. Therefore, impacts associated with a permanent increase in ambient noise levels will be further analyzed in the EIR.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. As discussed above, temporary construction activities would result in increased ambient noise levels in the vicinity of the project site, compared to levels existing without the project. This temporary increase in noise levels could result in a significant short-term noise impact. Therefore, impacts associated with a temporary or periodic increase in ambient noise levels will be further analyzed in the EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Potentially Significant Impact. The airport closest to the project site is the Chino Airport, located approximately 2.5 miles southwest of the project site. Although beyond two miles, the western portion of the project site is located within the Chino Airport Influence Area and the western boundary of the project site is adjacent to the

Chino Airport Overlay. The potential for aircraft operations at the Chino Airport to expose people residing or working in the Specific Plan area will be included in the EIR.

The entire City is located within the Airport Influence Area of Ontario International Airport. Therefore, potential noise impacts in the project site from aircraft operations will be included in the EIR.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no private airstrip facilities located within the vicinity of the project site. Therefore, the proposed Specific Plan would not expose people residing or working in the project area to excessive noise levels from a private airstrip. As such, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

XIII. POPULATION AND HOUSING: Would the project:

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure)?**

Less than Significant Impact. Although the Specific Plan proposes residential development that represents growth, this growth was anticipated and planned for as part of the overall NMC development as evaluated in TOP EIR. The development of Grand Park is consistent with the NMC growth and, as a result, no impacts related to substantial growth would occur. As such, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

Less than Significant Impact (b and c). The project site is currently used for agricultural purposes including dairy operations and field crops. There are a few residences associated with the agricultural uses that are located on the site. Although the existing residences (and related residents) on the site would be required to relocate, such displacement would not be considered substantial such that construction of replacement housing elsewhere would be required as evaluated in TOP EIR. Thus, further analysis of this issue in the EIR is not necessary and no mitigation measures are required.

XIV. PUBLIC SERVICES: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

a) Fire protection?

Potentially Significant Impact. The City Fire Department currently provides fire protection service to the site. The proposed project, which would result in the conversion of agricultural uses to urban uses, would likely require an increase in the provision of fire protection services at the site. This increase could require expansion of existing or construction of new operations or facilities, or increased staffing or equipment in order to provide an adequate level of fire protection and emergency medical services to the project. Therefore, impacts associated with the provision of fire protection services will be further analyzed in the EIR.

b) Police protection?

Potentially Significant Impact. The City Police Department currently provides police protection to the project site. The proposed project, which would result in the conversion of agricultural uses to urban uses, would likely require an increase in the provision of police protection services at the site. This increase could require the construction of new police facilities or expansion of existing operations, including additional police personnel, to ensure the Specific Plan development receives an adequate level of police protection. Therefore, impacts associated with police protection services will be further analyzed in the EIR.

c) Schools?

Potentially Significant Impact. Implementation of the Specific Plan would introduce up to 1,327 residences that would generate school age children expected to attend area schools. The construction of new schools in the project area, including elementary, middle, and high schools, will be required to serve expected development. While the project proposes sites for an elementary school and a high school to serve school age children from the project as well as surrounding development, school age children generated by the project could have a potentially significant impact on the schools that serve the site. Therefore, impacts to schools will be further analyzed in the EIR.

d) Parks?

Potentially Significant Impact. According to TOP EIR, the project area is served by the City, which provides a variety of recreational opportunities in the City and nearby open space areas. The proposed Specific Plan designates approximately 130 acres for the Grand Park, which would serve the project residents and the surrounding community. In addition, the Specific Plan identifies several pocket parks that could be located throughout the Specific Plan area subject to approval of the City. Notwithstanding, project residents may increase the need for new parks as well as increase the use of existing citywide park facilities. The need for additional parks and use of existing nearby parks could have a potentially significant impact to parks and recreation facilities maintained by the City. Therefore, impacts associated with parks will be further analyzed in the EIR.

e) Other public facilities?

Less than Significant Impact. Implementation of the proposed Specific Plan would generate increased population at the site. While the residents would be expected to incrementally increase the demand on public services such as libraries, hospitals, or post offices, this increase is anticipated to be less than significant. It is anticipated that the project's population would increase demand on library services in the project area. According to TOP EIR, the City uses the level of service standard of 0.6 square foot of library facilities per capita to determine how much library space the City needs. The City plans to build a new 37,646 square foot public library in the NMC that would provide similar services as the Main Library and a 6,763 square foot expansion, totaling

44,409 new square feet of public library services. The anticipated population of the City at approximately 2025 would be 360,851 and the total square footage of existing and proposed library services would be 116,409 square feet, which results in 0.32 square foot of library space per capita. Additionally, funding for the libraries in the City comes from the City's General Fund and is generated through development impact fees. Development impact fees received by the public library system to offset the costs of construction come from residential developments. TOP EIR states that since adequate services would be provided and payment of Development Impact Fees would offset the costs associated with library services, impacts on library services would be less than significant. The proposed project would be required to pay any applicable Development Impact Fees to compensate for impacts to library services in the City; therefore, a less than significant impact is anticipated in this regard. Further analysis of other public facilities in the EIR is not necessary, and no mitigation measures are required.

XV. RECREATION:

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Potentially Significant Impact. Implementation of the proposed Specific Plan would provide additional housing and associated population, which would result in an increase in the demand for existing neighborhood parks and other regional recreational facilities. This increased demand could have a potentially significant impact on existing park and recreational facilities in the City. The proposed Specific Plan designates approximately 130 net acres of land for the development of the Grand Park, as well as pocket parks and trails throughout the area, which would assist in meeting the recreational demands of the project residents. The potential for the project to meet its recreational facility requirements, associated with the proposed recreational facilities will be further analyzed in the EIR.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

Potentially Significant Impact. The proposed Specific Plan designates approximately 130 acres of land for the development of the Grand Park, as well as pocket parks and trails throughout the area. The proposed parkland would be constructed during development of the uses proposed in the Specific Plan, which could have environmental impacts. Therefore, impacts associated with recreational facilities will be further analyzed in the EIR.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. Implementation of the proposed Specific Plan would increase the intensity of land uses on the project site, and therefore would increase the traffic generation associated with on-site uses. Given the existing roadway network within the NMC area of the City, the project-related traffic increase could significantly impact levels of service along affected roadway intersections and segments. Construction activities would also result in a temporary increase in traffic due to construction-related truck trips and worker vehicle trips. As the potential increase in traffic could result in a significant traffic impact, this issue will be further analyzed in the EIR.

- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. The Congestion Management Program (CMP) is a state-mandated program enacted by the State legislature to address impacts that urban congestion has on local communities and the region as a whole. The section of Archibald Avenue, adjacent to the western boundary of the project site, is part of the CMP system. Project-related traffic could have a potentially significant impact on the level of service standard established by the County CMP for this designated roadway. The project's increase in traffic would have the potential to result in a significant traffic impact to a CMP roadway; therefore, this issue will be further analyzed in the EIR.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. The project would not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport or Chino Airport, as the project site is located at least two miles from both airports. The project would not impact air traffic patterns at either airport. As such, further analysis of air traffic patterns in the EIR is not necessary, and no mitigation measures are required.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

No Impact. The project does not include any hazardous design features such as sharp curves or dangerous intersections on or off site, nor does the project propose any hazardous or incompatible uses. In addition, there are no existing hazardous design features such as sharp curves or dangerous intersections on-site or within the project vicinity. Notwithstanding, the project would be required to comply with applicable City road design standards including the City's right-of-way design standards. Because the project must meet all applicable roadway design standards, no significant road design hazards are anticipated. Further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

- e) **Result in inadequate emergency access?**

No Impact. The Specific Plan proposes access to the project site via Archibald Avenue, Edison Avenue, Haven Avenue, and Eucalyptus Avenue (future Merrill Avenue). The access would be sufficient to provide emergency vehicular access to the Specific Plan area. Furthermore, development within the Specific Plan area would be designed to provide access for all emergency vehicles and meet all applicable City Fire and Police Department

access requirements. As a result, the project would not result in an impact to emergency access. Further analysis of this issue in the EIR is not necessary, and no mitigation measures are required.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Less than Significant Impact. The proposed Specific Plan is not anticipated to conflict with any transportation policies, plans or programs supporting alternative transportation, as development of the Specific Plan would be required to conform to the City's Mobility Element, which implements various strategies and approaches to accommodate multiple modes of travel. According to TOP EIR, the Mobility Element accounts for improvements and enhancements to roadways (for passenger cars, trucks, buses, and bicycles), rail lines (for freight and passenger rail), and trails and walkways (for bicycles and pedestrians). Additionally, the Specific Plan includes an extensive network of pedestrian, bicycle, and multi-use trails connecting the Specific Plan area and associated future development to the local roadway network, which would connect to future trails on adjacent properties. The proposed project would not impact adopted alternative transportation policies, plans, or programs. Therefore, further analysis of this issue in the EIR is not necessary and no mitigation measures would be required.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. The project site is not currently served by a wastewater collection, conveyance, and treatment system, as properties in the area utilize septic systems for wastewater disposal. Upon implementation of the proposed Specific Plan, however, the City would provide wastewater collection and the Inland Empire Utilities Agency (IEUA) will provide wastewater treatment for the project. As detailed in TOP EIR, the City conveys its wastewater via regional trunk sewers to regional treatment plans operated by IEUA, which serves a 242-square mile service area in the western portion of San Bernardino County. Most of the wastewater generated is treated at IEUA's Regional Water Reclamation Plant No. 1. Wastewater generated in the NMC is treated at Regional Water Reclamation Plant No. 5. The wastewater generated by future development pursuant to the proposed Specific Plan could cause either Regional Water Reclamation Plant No. 1 or No. 5 to exceed its wastewater discharge requirements if there is not adequate treatment capacity. Thus, implementation of the proposed Specific Plan could have a potentially significant impact on wastewater treatment requirements of the Regional Water Quality Control Board. Because the project's increase in wastewater would have the potential to result in a significant water quality impact, this issue will be further analyzed in the EIR.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The Specific Plan area would be served by the City's wastewater collection system. The Specific Plan area would be served by both the City sewer system, which would convey wastewater via regional trunk sewers to regional treatment plans operated by IEUA. As described in threshold a) directly above, Wastewater generated in the NMC is treated at Regional Water Reclamation Plant No. 5. Implementation of the proposed Specific Plan would require the construction of both on and off-site sewer and water mains to serve the site. The construction of these facilities could result in a potentially significant impact. Therefore, potential impacts associated with the construction of new sewer and water facilities will be further analyzed in the EIR.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Due to the frequency of flooding and the lack of adequate storm water drainage facilities in the project area to carry surface water away from the site, the proposed project will require the construction of new drainage facilities and/or the expansion of existing facilities. Implementation of the proposed Specific Plan would increase the amount of surface water from the site due to the increase in the amount of impermeable surfaces on the site relative to existing conditions. The construction of new storm drain facilities and expansion of existing facilities could have a potentially significant impact. Therefore, this issue will be further analyzed in the EIR.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. As detailed in TOP EIR, the City's water demand is accommodated through potable and non-potable water managed by the City's Public Works Agency. Because the project site is not currently served by the City's water system, construction of new water distribution infrastructure will be required to connect the project site to the City's domestic water supply. In addition, the Specific Plan proposes more than 500 residential units; therefore, the provisions of SB 221 and SB 610 are applicable, and a water supply assessment must be prepared for the proposed project. As described in TOP EIR, Under SB 610, Water Supply Assessments (WSA) must be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in Water Code Section 10912[a]) subject to CEQA. Individual development

projects implemented under TOP Land Use Plan would be required to prepare a WSA if they meet the requirements of SB 221 and SB 610. The issue of available water supply to serve the project will be further analyzed in the EIR.

- e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Potentially Significant Impact. The Inland Empire Utilities Agency (IEUA) will provide wastewater treatment for the project. As detailed in TOP EIR, the City conveys its wastewater via regional trunk sewers to regional treatment plants operated by IEUA, which serves a 242-square mile service area in the western portion of San Bernardino County. The proposed project would incrementally reduce the existing excess treatment capacity at Regional Water Reclamation Plant No. 5. As such, the project could result in a potentially significant impact on the capacity of the area's wastewater treatment system. Therefore, further analysis of this issue will be included in the EIR.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. According to TOP EIR, the City provides its own solid waste hauling service within the City. As of 2008, the City serves approximately 28,000 single-family homes with a fleet of 23 residential, 17 commercial, and 10 roll-off container collection trucks, stationed at the City's Public Works yard. Household and business refuse, green waste, and recycling from the City are sent to the West Valley Materials Recovery Facility (MRF) in Fontana for processing, recycling, or landfilling. Most refuse is transported from the MRF to El Sobrante Landfill in the City of Corona. Other landfills that may serve the City include the Badlands Sanitary Landfill, Bakersfield Metropolitan Sanitary Landfill, Colton Sanitary Landfill, Frank R. Bowerman Sanitary Landfill, Lancaster Landfill and Recycling Center, Mid-Valley Sanitary Landfill, Olinda Alpha Sanitary Landfill, and Puente Hills Landfill. The City would provide solid waste collection services to the proposed project. The proposed project would result in an increase in the amount of solid waste generated on-site, thereby contributing waste that would incrementally reduce the remaining disposal capacity at designated landfills. The solid waste generated by uses proposed in the Specific Plan could have a potentially significant impact on the landfills serving the project area. Therefore, potential solid waste impacts of the project will be further evaluated in the EIR.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Potentially Significant Impact. The proposed project would be required to comply with federal, state, and local statutes and regulations regarding solid waste. It is not known at this time the extent to which future development within the Specific Plan area would comply with waste reduction and recycling programs pursuant to Assembly Bill (AB) 939. Therefore, further analysis of this issue will be included an EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. As cited in the foregoing topical discussions, the proposed Specific Plan has the potential to result in significant impacts with regard to the following topical issues: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Each of these potential impact areas could result in the degradation of the quality of the environment. Therefore, these issues will be further analyzed in the EIR.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of the project are combined with the impacts of related projects in proximity to the project site such that impacts occur that are greater than the impacts of the project alone. The proposed Specific Plan is part of a logical sequence of proposed and approved Specific Plans intended to implement the NMC and as such, the proposed project in conjunction with other projects would contribute to potentially significant cumulative impacts. Therefore, potential for cumulative impacts will be further analyzed in the EIR.

- c) **Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. The proposed project could result in potentially significant environmental effects with regard to the following topical issues: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. As these impacts could have potential adverse effects on human beings either directly or indirectly, further analysis of these impacts will be included in the EIR.

XIX. EARLIER ANALYSES: Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. (State CEQA Guidelines Section 15063 (C)(3)(D).

a) Earlier analyses used. Identify earlier analyses used and state where they are available for review:

1. City of Ontario. "The Ontario Plan." January 27, 2010.
2. City of Ontario. "The Ontario Plan Environmental Impact Report." January 27, 2010.
3. City of Ontario. "Master Plan of Drainage for the NMC." October 2000.
4. City of Ontario. City of Ontario Water Master Plan. August 2000.
5. City of Ontario. Sewer Master Plan. January 2001.

All documents listed above under (a) above are on file and available for review with the City of Ontario Planning Department, 303 East B Street, Ontario, California.

b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards.

1. Comment I(a). Aesthetics. The impact to an adverse effect on a scenic vista was adequately analyzed as part of The Ontario Plan Environmental Impact Report.
2. Comment IV(e). Biological Resources. The impact to an adverse effect on conflicts with local policies or ordinances protecting biological resources was adequately analyzed as part of The Ontario Plan Environmental Impact Report.
3. Comment VI(a)(iii). Geology and Soils. The impact to seismic-related ground failure and liquefaction was adequately analyzed as part of The Ontario Plan Environmental Impact Report.
4. Comment XI(a) and (b). Mineral Resources. The impact to mineral resources was adequately analyzed as part of The Ontario Plan Environmental Impact Report.
5. Comment XIII(a), (b), and (c). Population and Housing. The impact to inducing substantial population growth, and displacing substantial number of housing and people was adequately analyzed as part of The Ontario Plan Environmental Impact Report.
6. Comment XIV(e). Public Services. The impact to other public facilities was adequately analyzed as part of The Ontario Plan Environmental Impact Report.
7. Comment XVI(f). Transportation and Traffic. The impact to conflicts with adopted plans, policies, or programs regarding public transit, or pedestrian facilities and the potential to decrease the performance of these facilities was adequately analyzed as part of The Ontario Plan Environmental Impact Report.

XX. MITIGATION MEASURES: For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

All of the effects were identified as no impact, less than significant, or potentially significant. None of the effects were identified as less than significant with mitigation.

A.3 - Comment Letters



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

June 15, 2012

To: Reviewing Agencies
Re: Grand Park Specific Plan
SCH# 2012061057

Attached for your review and comment is the Notice of Preparation (NOP) for the Grand Park Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Richard Ayala
City of Ontario
303 East B Street
Ontario, CA 91764**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2012061057
Project Title Grand Park Specific Plan
Lead Agency Ontario, City of

Type NOP Notice of Preparation

Description The proposed project is the Grand Park Specific Plan for the development of a master planned residential community on approximately 320 gross acres of land. The Grand Park Specific Plan is divided into 10 planning areas and an approximately 130-net-acre Grand Park. Planning Area 10 includes a high school and Planning Area 9 includes an elementary school. The remaining planning areas contain a mix of low-density, medium-density and high-density residential development. Exhibit 4 of the IS shows the proposed land use plan. The Grand Park Specific Plan is comprised of 5 land use designations: 1) Residential: Low-Density (6-12 DU/AC Gross Max); 2) Residential: Medium Density (12-18 DU/AC Gross Max); 3) Residential: High Density (18-25 DU/AC Gross Max); 4) public schools; and 5) the Grand Park. The Specific Plan area anticipates the development of up to 1,327 residential units with trails and pocket parks, a high school, elementary school, and the Grand Park. It is also anticipated that Tentative Tract Map application(s), Development Agreement(s), and Williamson Act contract cancellation application(s) will be submitted in conjunction with the Specific Plan.

Lead Agency Contact

Name Richard Ayala
Agency City of Ontario
Phone 909 395 2036 **Fax**
email
Address 303 East B Street
City Ontario **State** CA **Zip** 91764

Project Location

County San Bernardino
City Ontario
Region
Cross Streets south-east corner of Edison Ave and Archibald Ave.
Lat / Long 33° 59' 45.8" N / 117° 35' 23.9" W
Parcel No. 218-241-06, 10, 11, 13-16, 19, 20, 22, 23
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 15
Airports
Railways
Waterways
Schools Ranch View ES
Land Use PLU: Dairy Farms, ag fields, rural resid.,
 Z: SP/AG
 GP: Low&Med resid., school, OS-parkland

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6; Department of General Services; Office of Emergency Management Agency, California; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 8; Department of Toxic Substances Control; Regional Water Quality

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Control Board, Region 8



STATE OF CALIFORNIA

Date Received

06/15/2012

Start of Review

06/15/2012

End of Review

06/15/2012

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

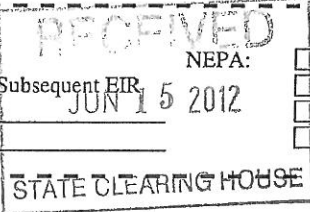
SCH # 2012061057

Project Title: Grand Park Specific Plan

Lead Agency: City of Ontario Contact Person: Richard Ayala, Senior Planner
Mailing Address: 303 East "B" Street Phone: 909-395-2036
City: Ontario, California Zip: 91764 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Ontario
Cross Streets: south-east corner of Edison Ave and Archibald Ave Zip Code: 91762
Longitude/Latitude (degrees, minutes and seconds): 33 ° 59 ' 45.8 " N / 117 ° 35 ' 23.9 " W Total Acres: 320 gross acres
Assessor's Parcel No.: 218-241-06,10,11,13-16,19,20,22,23 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 15 Waterways: Airports: Railways: Schools: Ranch View Elementary

Document Type: CEQA: [X] NOP [] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Mit Neg Dec [] Early Cons [] Neg Dec [] Other: NEPA: [] NOI [] EA [] Draft EIS [] FONSI [] Joint Document [] Final Document [] Other:



Local Action Type: [] General Plan Update [] General Plan Amendment [] General Plan Element [] Community Plan [X] Specific Plan [] Master Plan [] Planned Unit Development [] Site Plan [] Rezone [] Prezone [] Use Permit [] Land Division (Subdivision, etc.) [] Annexion [] Redevelopment [] Coastal Permit [] Other:

Development Type: [X] Residential: Units 1,327 Acres [] Office: Sq.ft. Acres Employees [] Commercial: Sq.ft. Acres Employees [] Industrial: Sq.ft. Acres Employees [] Educational: High School and Elementary School [] Recreational: Grand Park [] Water Facilities: Type MGD [] Transportation: Type [] Mining: Mineral [] Power: Type MW [] Waste Treatment: Type MGD [] Hazardous Waste: Type [] Other:

Project Issues Discussed in Document: [X] Aesthetic/Visual [X] Agricultural Land [X] Air Quality [X] Archeological/Historical [X] Biological Resources [] Coastal Zone [] Drainage/Absorption [] Economic/Jobs [] Fiscal [] Flood Plain/Flooding [] Forest Land/Fire Hazard [] Geologic/Seismic [] Minerals [] Noise [] Population/Housing Balance [] Public Services/Facilities [] Recreation/Parks [] Schools/Universities [] Septic Systems [] Sewer Capacity [] Soil Erosion/Compaction/Grading [] Solid Waste [] Toxic/Hazardous [] Traffic/Circulation [] Vegetation [X] Water Quality [X] Water Supply/Groundwater [] Wetland/Riparian [] Growth Inducement [] Land Use [X] Cumulative Effects [] Other: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation: Present LU: Dairy farms, ag fields, rural resid., Zoning: SP/AG(Specific Plan/Ag Preserve), GP: Low&Med resid,school,OS-parkland

Project Description: (please use a separate page if necessary) See attached project description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Nicole Wong

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Gerald R. Zimmerman

Dept. of Conservation
Elizabeth Carpenter

California Energy Commission
Eric Knight

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation Environmental Stewardship Section

California Department of Resources, Recycling & Recovery
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Agency
Nadell Gayou

Fish and Game

Depart. of Fish & Game
Scott Flint

Environmental Services Division
Donald Koch

Fish & Game Region 1E
Laurie Harrisberger

Fish & Game Region 2
Jeff Drongesen

Fish & Game Region 3
Charles Armor

Fish & Game Region 4
Julie Vance

Fish & Game Region 5
Leslie Newton-Reed

Habitat Conservation Program
Gabrina Gatchel

Fish & Game Region 6
Brad Henderson

Fish & Game Region 6 I/M
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Anna Garbeff
Environmental Services Section

Dept. of Public Health
Bridgette Binning
Dept. of Health/Drinking Water

Delta Stewardship Council
Kevan Samsam

Independent Commissions, Boards

Delta Protection Commission
Michael Machado

Cal EMA (Emergency Management Agency)
Dennis Castrillo

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Leo Wong

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics
Philip Crimmins

Caltrans - Planning
Terri Pencovic

California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Bruce de Terra

Caltrans, District 4
Lisa Carboni

Caltrans, District 5
David Murray

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Dianna Watson

Caltrans, District 8
Dan Kopulsky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Marion Regisford

Cal EPA

Air Resources Board
Airport/Energy Projects
Jim Lerner

Transportation Projects
Douglas Ito

Industrial Projects
Mike Tollstrup

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other _____

Conservancy

June 25, 2012

Attn: Richard Ayala
Senior Planner
City of Ontario
303 East "B" Street
Ontario, CA 91764



Re: Grand Park Specific Plan/ PSP12-001

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a lead consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



July 9th, 2012

Mr. Richard Ayala, Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764

Subject: Comments regarding Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Grand Park Specific Plan.

Dear Mr. Ayala,

Thank you for providing Omnitrans, the public transportation provider for the San Bernardino Valley, the opportunity to offer the following comments with respect to the City of Ontario's Notice of Preparation of an Environmental Impact Report (EIR) for the Grand Park Specific Plan.

The proposed project site is bordered by two future bus rapid transit corridors identified in the *System-wide Transit Corridor Plan for the San Bernardino Valley* (Omnitrans 2009), along Haven Avenue and Edison Avenue. Current local Omnitrans route 81 stops three blocks north of the proposed project site, on Riverside Drive. As laid out in the *Chino-Ontario Community Based Transportation Plan* (June 2005), Omnitrans will partner with the City of Ontario to develop transit service options to best serve the site.

Omnitrans recommends that the EIR outline strategies to support connectivity of various modes of transportation, including Metrolink, bus rapid transit, local fixed route bus service, local circulator bus service, walking, and cycling in accordance with The Ontario Plan policies. Based on the City of Ontario's goals to continue to provide access to multiple modes of transportation, Omnitrans recommends that the EIR carefully examine how the project will:


1. Participate in the necessitation of transportation mitigation and improvements spurred by new development, including non-automobile solutions.
2. Continue to design and operate arterials and intersections for the safe operation of all modes of transportation, including transit, bicyclists, and pedestrians.
3. Enhance pedestrian and bicycle access to local and regional transit, including facilitating connections to transit.
4. Continue to support city-wide and regional multi-modal transportation options.
5. Continue to require that the siting and architectural design of new development promotes safety, pedestrian-friendly design, and access to transit facilities.

Omnitrans • 1700 West Fifth Street • San Bernardino, CA 92411
Phone: 909-379-7100 • Web site: www.omnitrans.org • Fax: 909-889-5779

6. Continue to support and enhance citywide bicycle network of off-street bike paths, on-street bike lanes, and bike streets to provide connections between neighborhoods, schools, parks, civic center/facilities, recreational facilities, and major commercial centers.
7. Require the future development of community-wide serving facilities to be sited in transit-ready areas that can be served and made accessible by public transit and conversely, plan (and coordinate with other transit agencies to plan) future transit routes to serve community facilities.
8. Consult with regional transit operators, including Omnitrans, to provide attractive and convenient bus stops, including shade/weather protection, seats, transit information, and bus shelters as appropriate. (Omnitrans' Bus Stop Design Guidelines are available at http://www.omnitrans.org/about/BusStopGuidelines_10-04-06.pdf and are in the process of being updated.)

Omnitrans always looks forward to assisting our member cities in providing their residents with active transportation options. We look forward to working with the City of Ontario to help accomplish its goals for mobility and quality of life. If you would like to meet with us or would like any additional information, feel free to contact me at (909) 379-7256 or anna.rahtz@omnitrans.org.

Respectfully,



Anna Rahtz
Planning Projects Manager

AR:ns



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

July 10, 2012

Richard Ayala, Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764

Notice of Preparation of a CEQA Document for the Grand Park Specific Plan

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. The lead agency may wish to consider using land use emissions estimating software such as the recently released CalEEMod. This model is available on the SCAQMD Website at: <http://www.aqmd.gov/ceqa/models.html>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources



City of Fontana
CALIFORNIA

July 12, 2012

City of Ontario
Planning Department
Attn: Richard Ayala
303 East "B" Street
Ontario, CA 91764

Re: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Grand Park Specific Plan (PSP No. 12-001)

Dear Mr. Ayala,

On June 20, 2012, the City of Fontana Planning Division received the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the Grand Park Specific Plan (PSP No. 12-001). The proposed project is the Grand Park Specific Plan for the development of a master planned residential community on approximately 320 gross acres of land generally located north of Eucalyptus Avenue, south of Edison Avenue, east of Archibald Avenue and west of Haven Avenue in the City of Ontario. The public review period began on June 14, 2012, through July 18, 2012. At this time, the City has no comments or concerns. Thank you for allowing the City of Fontana to participate in the public review process.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION


Stephanie Hall, Senior Planner



SH: am



Department of Toxic Substances Control



Matthew Rodriguez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

July 12, 2012



Mr. Richard Ayala
City of Ontario Planning Department
303 East B Street
Ontario, California 91764

NOTICE OF PREPARATION (NOP) FOR GRAND PARK SPECIFIC PLAN

Dear Mr. Ayala:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation Report for the above-mentioned project. The following project description is stated in your document: "The proposed project is the Grand Park Specific Plan for the development of a master planned residential community on approximately 320 gross acres of land. The Grand Park Specific Plan is divided into 10 planning areas and an approximately 130-net-acre Grand Park. Planning Area 10 includes a high school and Planning Area 9 includes an elementary school. The remaining planning areas contain a mix of low-density, medium-density and high-density residential development. Exhibit 4 of the IS shows the proposed land use plan. The Grand Park Specific Plan is comprised of 5 land use designations: 1) Residential: Low-Density (6-12 DUIAC Gross Max); 2) Residential: Medium Density (12-18 DUIAC Gross Max); 3) Residential: High Density (18-25 DUIAC Gross Max); 4) public schools; and 5) the Grand Park. The Specific Plan area anticipates the development of up to 1,327 residential units with trails and pocket parks, a high school, elementary school, and the Grand Park. It is also anticipated that Tentative Tract Map application(s), Development Agreement(s), and Williamson Act contract cancellation application(s) will be submitted in conjunction with the Specific Plan".

Based on the review of the submitted document DTSC has the following comments:

- 1) The EIR should evaluate whether conditions within the project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.
- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing

materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 8) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

Mr. Richard Ayala
July 12, 2012
Page 4

If you have any questions regarding this letter, please contact me at ashami@dtsc.ca.gov, or by phone at (714) 484-5472.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
nritter@dtsc.ca.gov

CEQA # 3597

DEPARTMENT OF PUBLIC WORKS

FLOOD CONTROL • LAND DEVELOPMENT & CONSTRUCTION • OPERATIONS
SOLID WASTE MANAGEMENT • SURVEYOR • TRANSPORTATION



COUNTY OF SAN BERNARDINO

825 East Third Street • San Bernardino, CA 92415-0835 • (909) 387-8104
Fax (909) 387-8130

GERRY NEWCOMBE
Director of Public Works

July 17, 2012

File: 10(ENV)-4.01

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


RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE CITY OF ONTARIO GRAND PARK SPECIFIC PLAN

Dear Mr. Ayala:

Thank you for providing the County of San Bernardino Department of Public Works (Department) the opportunity to comment on the above-referenced project. We received this request on June 15, 2012, and have no comments.

If you have any questions or require additional information, please contact Erma Hurse, Senior Planner, at (909) 387-1864, or by e-mail at Erma.Hurse@dpw.sbcounty.gov.

Sincerely,



ANNESLEY IGNATIUS, P.E.
Deputy Director – Land Development & Construction

ARI:EH:nh/CEQA No Comment to NOP_Ontario Grand Park Specific Plan DEIR

GREGORY C. DEVEREAUX
Chief Executive Officer

Board of Supervisors
BRAD MITZELFELT First District NEIL DERRY Third District
JANICE RUTHERFORD Second District GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 725)

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

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*Flex your power!
Be energy efficient!*

July 18, 2012

08-Riv-15-50.13

Richard Ayala
Senior Planner
303 East "B" Street
Ontario, CA 91764

Subject: Grand Park Specific Plan

Dear Mr. Ayala,

The California Department of Transportation (Caltrans) has reviewed the Grand Park Specific Plan. The report shows that there would be significant impact on Transportation/Traffic for the existing road work network. We have the following comments:

Please provide the Traffic Impact Analysis for our review.

If you have any question regarding developmental review procedures or other issues, please contact me at (909) 383-4557 for assistance.

Sincerely,


DANIEL KOPULSKY
Office Chief
Community Planning



From: Hurse, Erma [mailto:Erma.Hurse@dpw.sbcounty.gov]
Sent: Thursday, July 19, 2012 12:41 PM
To: Richard Ayala
Subject: NOP_Draft EIR for City of Ontario Grand Park Specific Plan

Good afternoon Richard,

We realize the deadline for submitting comments for the above project was on July 18, 2012. In general, it appears the Draft EIR has identified the major concerns of the County Flood Control District. However, we would appreciate if you would consider the following comments:

1. We recommend that the project includes, and the City enforces, their regulations for development in floodplains; and
2. It is assumed that the City will establish adequate provisions for intercepting and conducting accumulated drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties.

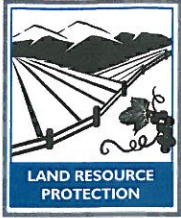
Thank you,

Erma J. Hurse

San Bernardino County Department of Public Works

909.387-1864 - Ofc

909.387-7876 - Fax



DEPARTMENT OF CONSERVATION

Managing California's Working Lands

DIVISION OF LAND RESOURCE PROTECTION

801 K STREET • MS 18-01 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 324-0850 • FAX 916 / 327-3430 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

July 20, 2012

Mr. Richard Ayala, Senior Planner
City of Ontario
303 East B Street
Ontario, CA 91764

Subject: Notice of Preparation for the Grand Park Specific Plan - SCH# 2012061057

Dear Mr. Ayala:

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Notice of Preparation for the Grand Park Specific Plan. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act and other agricultural land conservation programs. We offer the following comments and recommendations with respect to the proposed project's potential impacts on agricultural land and resources.

Project Description

The Grand Park Specific Plan project consists of 320 acres and is located in the City of Ontario, in the southeastern portion of San Bernardino County. The proposed project would include 10 residential neighborhoods or planning areas and open space. Proposed land uses would consist of a maximum total of 1,327 homes with one elementary school and one high school; trails and pocket parks; and the Grand Park (130 acres). These uses would occur in various combinations and quantities with the Grand Park occupying approximately the southern half of the project site.

The project has an existing General Plan land use designation of Low & Medium Residential / School / Open Space - parkland and an existing zoning designation of Specific Plan / Agricultural Preserve. The project has two parcels under Williamson Act contract, but only one has filed a notice of non-renewal. Implementation of the proposed project would convert this farmland to urban uses and would preclude future agricultural uses on the site.

Division Comments

Per the 2010 San Bernardino Farmland Mapping and Monitoring Program (FMMP) map, approximately one-third to one-half of the planning area is designated as Prime Farmland. The conversion of Prime Farmland is considered to be of some importance under the California Environmental Quality Act (CEQA). Therefore, the Division recommends that the draft Environmental Impact Report (DEIR) address the following items to provide a comprehensive discussion of potential impacts of the project on agricultural land and activities:

Agricultural Setting of the Area

- Location and extent of Prime Farmland in the project area and other types of agricultural land adjacent to the project area.
- Current and past agricultural use of the project areas. Please include data on the types of crops grown.

To help describe the full agricultural resource value of the soils on the site, the Department recommends the use of economic multipliers to assess the total contribution of the site's potential or actual agricultural production to the local, regional, and state economies. Two sources of economic multipliers can be found at the University of California Cooperative Extension Service and the United States Department of Agriculture (USDA).

General Plan Update Impacts on Agricultural Land

Land use conversion statistics derived from the Important Farmland Data Availability webpage¹ shows that San Bernardino County lost a total of 46,814 acres of Important Farmland from 1984 to 2010, with an annual average loss of 1,801 acres per year. This cumulative loss represents a significant and permanent impact to the agricultural resources of the County and the State, and shows why the remaining agricultural resources should be protected whenever feasible. In 2010, approximately \$ 427,579 in farm sales was generated in San Bernardino County², which demonstrates the rapid decline of available agricultural lands to the region. The City of Ontario proposes changes to, and adjacent to, pockets of Prime Farmland. Any loss of this agricultural land should be avoided or mitigated whenever possible.

When determining the agricultural value of the land, it is important to recognize that the value of a property may have been reduced over the years due to inactivity, but it does not mean that there is no longer any agricultural value. The inability to use the land for agriculture, rather than the choice not to do so, is what could constitute a reduced agricultural value. The Division recommends the following discussion under the Agricultural Resources section of the DEIR:

- Type, amount, and location of farmland conversion resulting directly and indirectly from the Grand Park Specific Plan implementation.
- Impacts on any current and future agricultural operations; e.g., land-use conflicts, increases in land values and taxes, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the Grand Park Specific Plan, as well as impacts from past, current, and likely projects in the future.

¹ http://redirect.conservation.ca.gov/dlrp/fmmp/product_page.asp

² California Agricultural Resource Directory 2010-2011

http://www.cdfa.ca.gov/statistics/PDFs/ResourceDirectory_2010-2011.pdf

Mr. Richard Ayala
July 20, 2012
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Under California Code of Regulations Section 15064.7, impacts on agricultural resources may also be both quantified and qualified by use of established thresholds of significance. As such, the Division has developed a California version of the USDA Land Evaluation and Site Assessment (LESA) Model. The California LESA model is a semi-quantitative rating system for establishing the environmental significance of project-specific impacts on farmland. The model may also be used to rate the relative value of alternative project sites. The LESA Model is available on the Division's website at:

http://www.consrv.ca.gov/DLRP/qh_lesa.htm

Williamson Act

The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or compatible uses. California Government Code § 51230 enables local governments to enter into Williamson Act contracts, which have an initial term of 10 years. Section 51296 enables local governments to enter into Farmland Security Zone (FSZ) contracts (also known as "super Williamson Act" contracts), which have an initial term of 20 years. Both kinds of contracts are entered into between private landowners and the County. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual, farming, and open space uses, as opposed to potential market value.

The project area has two Williamson Act contracts on different parcels: one parcel has filed a notice of non-renewal set to expire in 2015, and one parcel is still engaged in agricultural activities under an active contract and has not yet filed a notice of non-renewal.

Notification must be submitted to the Division when the County accepts a Williamson Act cancellation application as complete (Government Code §51284.1), and the Board must consider the Department's comments prior to approving a tentative cancellation. Required findings must be made by the Board in order to approve a tentative cancellation (Government Code §51282(c)), and a cancellation fee would need to be paid prior to construction of the project (Government Code §51283).

Under California Administrative Code title 14, §15206(b)(3), a project is deemed to be of statewide, regional or area-wide significance if it would result in the cancellation of a Williamson Act contract for any parcel of 100 or more acres. We recommend that the DEIR include a discussion of how cancellations involved in this project would (or would not) meet the required findings of Government Code §51282(c) Cancellation is in the Public interest, or §51297 Cancellation of Farmland Security Zone Contract. Notification of the application for cancellation must be submitted to the Department of Conservation separately from the California Environmental Quality Act (CEQA) notification process. The notice should be mailed to:

Department of Conservation
C/o Division of Land Resource Protection
801 K Street, MS 18-01

Mr. Richard Ayala
July 20, 2012
Page 4 of 5

Exhibit 2 (Project Vicinity Map), found in the materials accompanying the Notice of Preparation, shows the project site to be isolated from current development on both the northern and southern boundaries. Since the Notice of Preparation does not give sufficient information on cancellation, as a reminder, only parcels subject to Government Code §51243.5 that have the option to succeed the contract may be able to consider termination.. Otherwise, the property under a current active Williamson Act contract must be non-renewed, and apply for cancellation subject to §51282. The Division notes that under Government Code §51282, a Williamson Act contract may not be cancelled if it will result in a discontinuous pattern of urban development.

Mitigation Measures

In the case where the LESA model is used and determines a significant impact to agricultural resources, mitigation measures are recommended. Although direct conversion of agricultural land is often an unavoidable impact under CEQA analysis, mitigation measures must be considered. In some cases, the argument is made that mitigation cannot reduce impacts to below the level of significance because agricultural land will still be converted by the project, and, therefore, mitigation is not required. However, reduction to a level below significance is not a criterion for mitigation. Rather, the criterion is feasible mitigation that lessens a project's impacts. Pursuant to CEQA Guideline §15370, mitigation includes measures that "avoid, minimize, rectify, reduce or eliminate, or compensate" for the impact.

All potentially feasible mitigation measures which could lessen a project's impacts should be included in the DEIR. A measure brought to the attention of the Lead Agency should not be left out unless it is infeasible based on its elements. Because agricultural conservation easements have become more widely used by jurisdictions at the local and state level, they are an available mitigation tool that should be considered in the CEQA process.

Finally, when presenting mitigation measures in the DEIR, it is important to note that mitigation should be specific, measurable actions that allow monitoring to ensure their implementation and evaluation of success. A mitigation consisting only of a statement of intention or an unspecified future action may not be adequate pursuant to CEQA.

The loss of agricultural land represents a permanent reduction in the State's agricultural land resources. As such, the Department recommends the use of permanent agricultural conservation easements on land of at least equal quality and size as compensation for the direct loss of agricultural land. Conservation easements will protect a portion of those remaining land resources and lessen project impacts in accordance with CEQA Guideline §15370. The Department highlights this measure because of its acceptance and use by lead agencies as an appropriate mitigation measure under CEQA and because it follows an established rationale similar to that of wildlife habitat mitigation.

Mitigation via agricultural conservation easements can be implemented by at least two alternative approaches: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural conservation easements. The conversion of agricultural land should be deemed an impact of at least regional significance. Hence, the search for replacement lands need not be limited strictly to lands within the project's surrounding area, but

Mr. Richard Ayala
July 20, 2012
Page 5 of 5

should be roughly equivalent in proximity, acreage, and agricultural characteristics to the affected property.

One source that has proven helpful for regional and statewide land conservation is the California Council of Land Trusts (CCLT), which deals with all types of conservation easements. CCLT may provide the City with information regarding the mechanisms and fees associated with conservation easements, and with referrals to local land trusts. CCLT's web site is:

<http://www.calandtrusts.org>

Another source is the Division's California Farmland Conservancy Program (CFCP), which has worked with CCLT and other partners to secure conservation easements throughout the State of California. CFCP's web site is:

<http://www.conservation.ca.gov/DLRP/CFCP/Pages/Index.aspx>

The establishment of an easement in San Bernardino County is potentially feasible. If the City were not able to make arrangements for easement mitigation through one of these or many other land trusts operating in California, the Department would be glad to help. Of course, the use of conservation easements is only one form of mitigation that should be considered. Any other feasible mitigation measures should also be considered.

Thank you for giving us the opportunity to comment on the Notice of Preparation for the City of Ontario's Grand Park Specific Plan. Please provide this Department with the date of any hearings for this particular action, and any staff reports pertaining to it. If you have questions regarding our comments, or require technical assistance or information on agricultural land conservation, please contact Meri Meraz, Environmental Planner, at 801 K Street, MS 18-01, Sacramento, California 95814, or by phone at (916) 445-9411.

Sincerely,



Molly A. Penberth, Manager
Division of Land Resource Protection
Conservation Program Support Unit

cc: State Clearinghouse

A.4 - Scoping Meeting Information Sign-in Sheet



Grand Park Specific Plan
EIR Scoping Meeting
July 12, 2012

Name	Address	E-Mail
JASON LEE	160 S. OLD SPRINGS RD # 170 ANAHEIM HILLS, CA 92808	JASONLEE@DISTINGUISHEDHOMES.COM
Kevin Shannon	220 Commerce, Suite 200 Irvine, CA 92618	kshannon@brandman.com
Thomas Holm	220 commerce, Suite 200 Irvine, CA 92602	Tholm@brandman.com